



## Shrewsbury Sports Village Transformation – Proposals for new fitness and pool facilities at Sundorne

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<b>Cabinet Member (Portfolio Holder):</b>		Rob Macey	

### 1. Synopsis

This report is seeking Cabinet approval to undertake an 8-week public consultation on development proposals including a new swimming and fitness centre based at the Shrewsbury Sports Village (SSV) on Sundorne Road, Shrewsbury.

### 2. Executive Summary

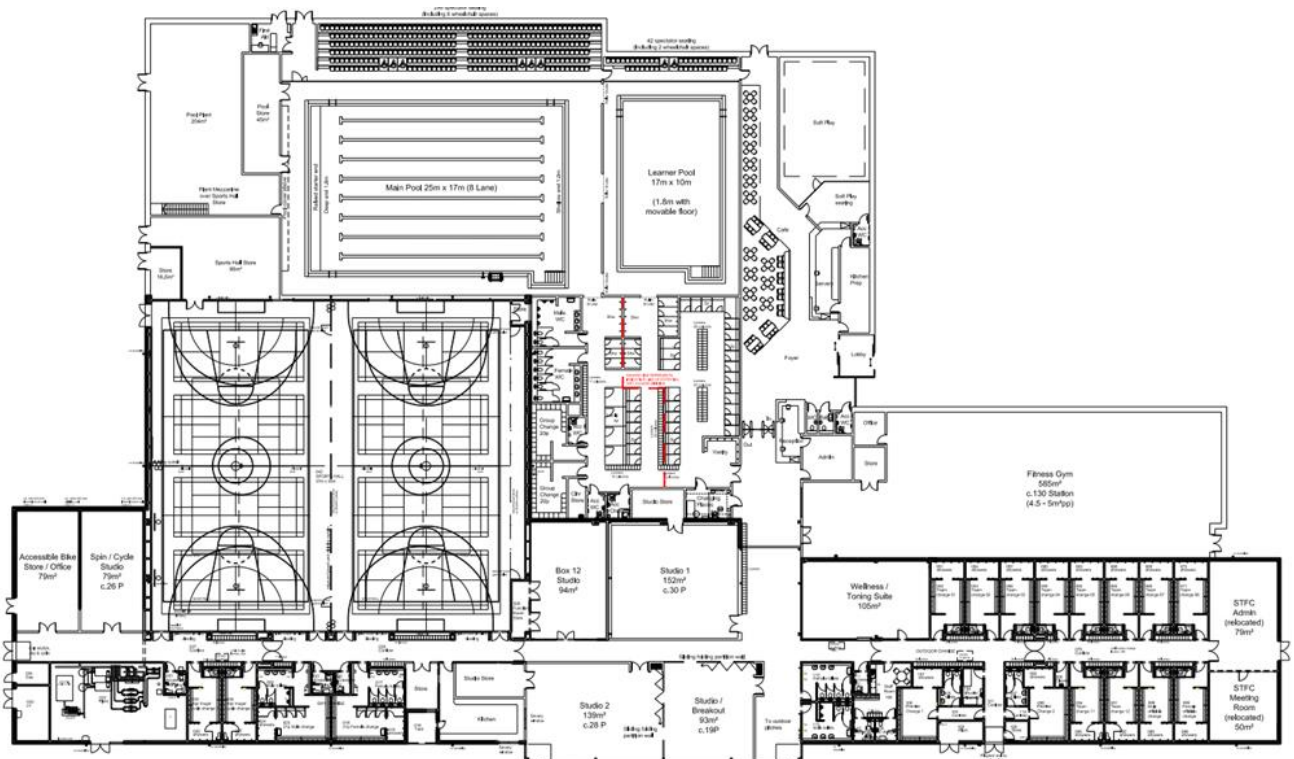
2.1. There are currently two leisure facilities in Shrewsbury owned by Shropshire Council and managed by Shropshire Community Leisure Trust: The Shrewsbury Sports Village (SSV) and Quarry Swimming & Fitness Centre. The two centres, operating as they are, do not provide a long-term viable solution for Shropshire and Shrewsbury’s swimming and fitness needs due to the following reasons:

- The sites are currently not financially viable,
- Absence of a competition standard pool in the County,
- Poor utilisation of the Shrewsbury Sports Village,
- The need to meet carbon reduction targets,

- The need to have leisure facilities that meet accessibility standards,
  - The need to refresh and broaden the Council's health and fitness provision.
- 2.2. Neither the current Quarry site nor the SSV generate enough revenue to cover their operating costs. As a result, the Council is subsidising the operation of both sites.
- 2.3. In addition, the poor condition and age of the Quarry site has resulted in increasing repairs and maintenance costs. Recent failures have necessitated closing the main pool and repair costs over the past 12 months of £422,800, on top of which the Council has had to make provision to compensate the operator for loss of revenue while the facility was closed. The risk of further building and plant failure continues to grow, and a new, modern energy efficient and supportable facility is an ever-clearer necessity.
- 2.4. In 2020 the Cabinet proposed that the Council investigate developing a new Competition Pool at the Sports Village and once this was open look to develop a new leisure centre at the Quarry. However, the results of the feasibility study showed that this dual site approach would require over £68m investment at 2024 prices, which is unaffordable given the current financial challenges.
- 2.5. In April 2022 the Council agreed to proceed with the new pool and fitness centre at Whitchurch as a priority. At the same time, it was announced in the press that the plans for Shrewsbury would be put on hold whilst the Council explored other options including exploring partnerships and the possibility of pursuing opportunities at SSV.
- 2.6. In November 2022, the Council commissioned a new feasibility study, to examine the costs and benefits of a simple single storey extension to the SSV which would address the challenges facing sports and leisure provision in Shrewsbury and offer opportunities to the County.
- 2.7. The proposed approach would be to maintain the current facilities at the SSV but add new facilities to create a multi-feature centre which is more appealing to a wider demographic, is more accessible, will attract greater revenue and are in an energy efficient modern building. Such a proposal would include:
- 25 metre x 8 lane pool – suitable for County competitions, galas, and general swimming
  - 17 x 10 metre studio teaching pool with moveable floor for learners and other water sports including a children's water party module.
  - Seating in pool hall for 300 spectators and space for 200 competitors
  - Changing village plus Changing Places facility.
  - New reception area and lobby with Café overlooking the pool.
  - New children's soft play area adjacent to cafe
  - New 130 station fitness-suite.
  - Multi-purpose studio with access to existing kitchen - divisible into 2 areas for group activities and events
  - New Dance Studio
  - New 30 station cycle spin studio
  - Refurbish the existing dry changing facilities.

- Maintain all other internal and external facilities on the SSV site including: the main sports hall with 8 badminton courts, Box 12 studio, 16 football pitches and football changing, Football Academy offices, bowls hall, cycle track and 8 Netball courts.

2.8. Following engagement with stakeholders including the Portfolio Holder for Culture and Digital and the Shropshire Amateur Swimming Association a preferred layout has been identified. This will provide a new range of facilities at the SSV site to attract new visitors and make the site financially viable, in addition to creating a new pool hall which may be divided to allow separate activities to occur simultaneously. The feasibility study has produced initial designs for the new facility and the design, construction and fit-out costs are estimated to be in the order of £28 million.



**Feasibility Study – Outline Design Layout**

- 2.9. Should the proposal be approved, it would take 3 years to complete the detailed design, build and be opened to the public.
- 2.10. In financial terms, the new facility is expected to recover sufficient new income to generate a budget saving, based on the assumption that the Council were to borrow up to 80% of the Capital and fund the 20% from other sources such as Community Infrastructure Levy, grants, and/ or capital receipts.
- 2.11. The new facility would be more energy efficient than the current Sports Village, being better insulated and all-electric. This will contribute towards the Council's target of being net Carbon neutral by 2030. The new facility would be designed and built to sustainable building principles, including striving to achieve the BREEAM excellent standard and make use of photovoltaic cells and air source heat pumps amongst other environmental initiatives.

- 2.12. The site will be accessible to people with mobility issues through disabled parking facilities, easy embarkation, and disembarkation from buses, being a single storey site, with disabled changing and a Changing Places facility for people with severe mobility issues, easy access pool steps and pool access pods.
- 2.13. Regarding public transport: the site is accessible via the Arriva 24 bus route. Arriva have been notified of this proposal and if approval is given to proceed, discussions will be held regarding possible public transport enhancements.
- 2.14. The site is accessible by several cycle paths and the Council's draft walking and cycling strategy is proposing new cycle paths approaching the SSV site.
- 2.15. This proposal is looking to make a significant investment in health, wellbeing and fitness provision for Shrewsbury and the surrounding area, likely operating for the next 30-40 years.
- 2.16. This is also an opportunity for the Council to confirm that no decision regarding the future of the Quarry facility has been made. The Council will look at future options for the Quarry site once the SSV project is sufficiently advanced, which would be subject to a separate consultation in due course.

### **3. Recommendations**

Cabinet is requested to:

- 3.1. Confirm that the previous decision made in December 2020 to develop a dual split site proposal, with new pools being developed at both the Quarry and SSV, is currently unaffordable and development of SSV needs to be prioritised, with a full assessment being undertaken in due course on the future options for the Quarry site.
- 3.2. Authorise an 8-week public consultation on the development proposals for SSV, including a competition standard pool and studio pool and improvements to the fitness centre.
- 3.3. Agree that once the public consultation is completed, the results are to be reported back to Cabinet and then Full Council for a decision on whether to amend the proposals and/ or to proceed with the capital funding for the design and construction of the SSV facilities.

## **Report**

### **4. Risk Assessment and Opportunities Appraisal**

- 4.1. There are currently two leisure facilities in Shrewsbury owned by Shropshire Council and managed by Shropshire Community Leisure Trust: The Shrewsbury Sports Village (SSV) and Quarry Swimming & Fitness Centre. The two centres as they are, are not a long-term viable solution for Shrewsbury's swimming and fitness needs, in particular because of:

- **Poor financial viability of both sites** – neither site has the optimal mix of facilities, which limits the revenue they generate. As a result, the Council must make a significant annual subsidy to the operator.
- **Development of a competition standard pool for the County** – There is currently no pool available in Shropshire which can host major swimming competitions. Currently the County Championships are held at Wolverhampton, with parents and swimmers having to travel out of County to participate. A modern 25 metre pool with sufficient seating and space for spectators and participants, along with easy access and parking is currently not available.
- **Poor utilisation of the Shrewsbury Sports Village** – SSV is focussed on traditional sports particularly football, but it is currently under-utilised for large periods of time. Diversifying and enhancing the range of facilities would make the site more appealing to a wider demographic, provide better social value to the Shrewsbury community and generate greater revenues.
- **The need to meet carbon reduction targets** – The Council has committed to ensuring all new buildings meet sustainable building standards and to reduce its carbon footprint. Leisure facilities are one of the Council’s largest users of power and producers of CO<sub>2</sub>. Developing new energy efficient and electric facilities and would be a significant step towards meeting the Council’s carbon targets.
- **The need to meet accessibility standards** – with new standards for accessibility at leisure centres and public buildings and an aging population, there is a need for new leisure facilities which met these standards and adopt new access features.
- **The need to refresh and broaden the Council’s health and fitness provision** – Health and wellbeing of the whole community are a key objective of the Shropshire Plan. Current facilities at the SSV are limited in scope, which reduces levels of participation by large proportions of the population. More modern and more diverse offerings are needed to improve health and fitness participation levels.

- 4.2. One approach to addressing these challenges would be to maintain the current facilities at the SSV but add additional new facilities to create a multi-feature centre which is appealing to a wider demographic, will attract greater revenue and delivered in a modern, energy efficient building.
- 4.3. The proposal would meet many of the goals set out in the Shropshire plan, most noticeably around Healthy People:

Shropshire Plan Goals	Strategic Fit
<p><b>The Shropshire Plan - Healthy people:</b> Support Shropshire residents to take responsibility for their own health and wellbeing, choosing healthy lifestyles and preventing ill-health, reducing the need for long-term or hospital care.</p>	<p>The proposal will provide new and extended fitness facilities. The scope includes specific facilities to aid wellbeing for all generations – particularly the young through a learner pool, competition opportunities and active play and the</p>

	elderly or those with special needs, through accessible swimming and a toning studio.
<b>The Shropshire Plan - Healthy Economy:</b> Develop a vibrant destination that attracts people to live in, work in, learn in and visit.	The new swimming and fitness facilities are an essential attraction for attracting investment and new residents.
Deliver excellent connectivity and infrastructure, and increasing access to social contact, employment, education, services, and leisure opportunities	The facility will provide major new leisure opportunities for Shrewsbury and the surrounding communities.
<b>The Shropshire Plan - Healthy Environment:</b> reduce our carbon footprint, including the adoption of low-carbon energy for our assets and for communities	The new facility will be energy efficient and all electric with photovoltaic cells and air source heat pumps which will contribute to meeting the carbon reduction targets
<b>The Shropshire Plan - Healthy Organisation:</b> We will communicate clearly and transparently about what Shropshire Council delivers, signposting to the right places for services and support, and listen to what communities say about their place and what they need.	The proposals will be subject to a public consultation and have been designed to provide fitness and wellbeing facilities that meet the needs of all sections of the population.
We will put our resources in the right place using accurate data, insights, and evidence to support the delivery of the organisation's priorities and balance the books.	The facility will be more efficient to run and attract sufficient new income to become as near self-financing as possible and therefore will offer better value for money.

4.4. The development of new health, fitness and swimming provision at SSV is a significant investment and so should be subject to a full public consultation before any decision is made by the Council. The Consultation will be accompanied by a communications plan. The key aims of the consultation will be to:

- Gauge public response on development proposals,
- Assess the demand for new health and fitness offerings including a competition standard pool and studio learner pool, across different age groups,
- Obtain views on the proposed facilities mix,
- Allow opportunity to present any alternative suggestions for the Shrewsbury Sports Village.

4.5. Whilst the consultation will be run in-house and hosted on the Council website, external support will be commissioned to provide outreach activities to increase the participation levels. It is proposed that external support will be commissioned to undertake an assessment of the Social Value of the new facilities mix. The cost of the consultation support and social value assessment will be sought from the Council's project feasibility budget.

4.6. A copy of the proposed consultation questionnaire and the content of a proposed information brochure are included in Appendix 3.

4.7. The following key risks have been identified that relate to the proposal:

Ref	Item	Description	Mitigation
1	Inflation	Issue – UK Inflation high and has driven up build costs and materials threatening the financial affordability of the Project and making accurate forecasting difficult.	UK Interest rates (CPI) have fallen between Feb 2023 (9.2%) and November 2023 (4.3%). The cost model includes allowance for inflation and estimates from subject matter experts and lessons learned from the Whitchurch Project.
2	Interest Rates	Issue – UK Interest rates have been rising and this affects the cost of borrowing to the Council on Capital Projects and can make projects unaffordable.	The Council can borrow from the Government via the Public Works Loan Board (PWLB), albeit the current rate is 4.5% and may rise in the coming months. Seeking capital funds from other sources can reduce the borrowing costs e.g.: from Capital Receipts and the Community Infrastructure Levy (CIL)
3	Scope Creep	Risk – Adding new features or conditions to the project will inevitably increase both the time and cost of the project – threatening the Project viability	The project should agree a fixed scope through the Council approval process. Strong change control and project governance is required to avoid scope creep and should not vary without the appropriate approvals
4	Public response	Risk – This proposal will be viewed purely in terms of swimming and the Quarry – and not seen as creating a range of new viable health and fitness facilities at the SSV as well as a new pool offering.	This is an opportunity for the Council to confirm that no decision regarding the future of the Quarry facility has been made. The Council will look at future options for the Quarry site once the SSV project is sufficiently advanced, which would be subject to a separate consultation in due course.
5	Availability of Capital funds	Issue – The Council's Capital Programme includes reference to a Swimming in Shrewsbury initiative and the project is recognised as a priority need- however, there are no capital funds yet secured to enable implementation.	Subject to the results of the Consultation, the proposal will need to return to Cabinet and Full Council for a decision to be made on whether to proceed with Capital funding and approve the inclusion of the project in the Capital Programme. The Council should explore all means of Capital funding not least: Public Works Loan Board, Capital Receipts and Community Infrastructure Levy (CIL), grants and any others which may be available.

## 5. Financial Implications

- 5.1. Neither the current Quarry site nor the SSV generate enough revenue to cover their operating costs. As a result, the Council is subsidising the operation of both sites. The poor condition and age of the Quarry site has resulted in increasing repairs and maintenance costs. Recent failures have necessitated closing the main pool and repair costs over the past 12 months of £422,800. In addition, the Council has had to make provision to compensate the operator for loss of revenue in the last financial year. The risk of further building and plant failure continues to grow, and a new, modern energy efficient and supportable facility is a growing necessity.
- 5.2. The SSV Feasibility study included a detailed cost estimate of the design, construction and fit out of the new facility. The total costs are estimated at £28 million at March 2023 prices. The costs were benchmarked against other similar projects to ensure that are representative of current market conditions and are summarised as follows:

Cost Summary	£
New build	£10,652,450
Refurbishment	£2,599,080
Other construction cost and fit out	£7,046,685
Project costs	£3,263,241
Operator Fixtures and Fittings	£825,000
Contingency & Inflation	£3,616,718
<b>Total Costs</b>	<b>£28,003,175</b>

- 5.3. Officers have consulted Sport England and there is currently no grant funding available for new capital works, but they will continue to liaise with Sports England should this situation change. Grant aid will also be sought from other sources such as green energy initiatives.
- 5.4. If the Council were able to fund 20% of the project and borrow 80% from the Public Works Loan Board (PWLB) - the additional revenue from new facilities would be sufficient to cover the operating costs, repay the annual capital repayment and generate a saving on current subsidies of over £0.25 m per annum. Other sources of Capital might include capital receipts and the Community Infrastructure levy. A summary of the outline business case is as follows:

£m	Year 1 2026/27	Year 6 2031/32	Year 11 2036/37	Year 16 2041/42	Year 21 2046/47
<b>EXPENDITURE</b>	<b>(1.576)</b>	<b>(4.304)</b>	<b>(4.602)</b>	<b>(4.902)</b>	<b>(5.196)</b>
Borrowing Repayments		(1.306)	(1.306)	(1.306)	(1.306)
Operation Costs	(1.576)	(2.998)	(3.296)	(3.596)	(3.890)
<b>INCOME / SAVINGS</b>	<b>2.512</b>	<b>4.471</b>	<b>4.835</b>	<b>5.200</b>	<b>5.564</b>
<b>NET INCOME / EXPENDITURE</b>	<b>0.936</b>	<b>0.167</b>	<b>0.233</b>	<b>0.298</b>	<b>0.368</b>

### Summary Cost Model – Assuming 80% Borrowing and 20% other Sources of Capital



## 6. Climate Change Appraisal

- 6.1. Swimming pools and leisure centres are large users of energy. However, the development of a new energy efficient facility at SSV with an all-electric heating solution, making use of solar panels and air source heat pumps offers the potential for the facility to operate at a carbon net zero position.
- 6.2. The new facility would be designed and built to sustainable building principles, including striving to achieve the BREEAM Excellent standard. This will include quantifying and reporting the carbon performance of this project using a 'lifecycle carbon assessment' approach.
- 6.3. The project will consider using features which have the potential to capture and store carbon (e.g., landscaping, or low carbon building materials) and ensure the design addresses the challenge of extreme weather associated with climate change (high winds, extreme rainfall, very high or low temperatures etc.).
- 6.4. Transport and travel are currently a major source of carbon emissions in Shropshire – the SSV site is accessible by Public Transport and cycle paths and if approved the project will seek enhancements to both transport modes. The site will also install electric vehicle charging points.

## 7. Background

- 7.1. The last formal member decisions regarding swimming and fitness in Shrewsbury was at Cabinet December 2020 when it was agreed to develop designs and costings for a 'split site' proposal (looking at redevelopment of the Quarry Site and a new pool proposal at SSV) with an intention to return to Cabinet with more detail in future.
- 7.2. The results of the feasibility studies on a split site indicated the costs of redeveloping both the Quarry and SSV sites were £58m in 2022 (Appendix 4). This has subsequently been reviewed to reflect increased inflation and other costs, and a realistic estimate for the redevelopment of both sites as described in the report, is around £68 million at 2024 prices. This is considered unaffordable in the current financial situation.
- 7.3. It was announced in the press by the Council in April 2022 that for this reason the plans for Shrewsbury would be put on hold whilst the Council explored other options including exploring partnerships and the possibility of pursuing opportunities at SSV.
- 7.4. In November 2022, the Council commissioned a new feasibility study, to examine the costs and benefits of a simple single storey extension to SSV, which would address several challenges facing sports and leisure provision in Shrewsbury. The objectives of the initiative would be to provide:
  - New leisure facilities for Shrewsbury and the surrounding area which will be cost effective to operate,
  - Improved financial viability of the SSV site through an improved revenue stream,

- A carbon efficient facility,
- A wider range of fitness and leisure facilities at SSV which will appeal to a more diverse section of the community, in particular: children, women and girls and the elderly,
- Easier access to sports and fitness facilities for people with disabilities and the elderly,
- New, high quality pool facilities for: swimming lessons, general swimming, water-based activities, swimming club use and County based competitions and galas.

7.5. Officers commissioned the study using the UK Leisure Framework, which is a procurement route organised by Denbighshire Council and is used extensively by local authorities for leisure projects. Through the framework the Council appointed Alliance Leisure Ltd and Roberts Limbrick Architects. The team completed a feasibility study which included a RIBA Stage 1 design for the new facility and a benchmarked cost estimate for completing the design, construction and fit out. A summary feasibility report is contained within Appendix 1.

7.6. The RIBA Stage 1 designs and a summary report of the features which could be delivered are contained in the Appendices. The study demonstrated that a new facility could be delivered on the site including:

- 25 metre x 8 lane pool – suitable for county competitions, galas, and general swimming,
- 17 x 10 metre studio and teaching pool with moveable floor for learners and other water sports including a children's water party module.
- Seating and space in pool hall for up to 500 spectators and competitors
- Changing village plus Changing Places facility.
- New reception area and lobby with Café overlooking the pool.
- New children's soft play area adjacent to cafe
- New 130 station fitness-suite.
- Multi-purpose studio with access to existing kitchen - divisible into 2 areas for group activities and events
- New Dance Studio
- New 30 station cycle spin studio
- Refurbish the dry changing facilities.
- Keeping all other internal and external facilities on site including the main sports hall with 8 badminton courts, Box 12 studio, 16 football pitches and football changing, Football Academy offices, bowls hall, cycle track and 8 Netball courts.

## 8. Additional Information

8.1. Competition pool proposals – There is no swimming pool available in Shropshire which meets the Swim England standards necessary to host major short course (25 metre) swimming competitions and galas (See Appendix 3). As a result, major competitions such as the Shropshire County Championship are held in other regional pools, most often at Wolverhampton. Major short course pools are also available in Birmingham and Coventry and Sandwell Council operates the long pool (50 metres) created for the 2020 Commonwealth games.

8.2. The proposal would create a pool capable of hosting a major short course competitions and galas and would be available for clubs in Shropshire. The

proposal pool would be constructed to competition standards and be 25 metres length with 8 lanes. There would be 300 permanent spectator seats with room in the pool hall to accommodate an additional 200 competitors on temporary seating. The SSV site offers good accessibility and parking which is essential for County competitions. In this proposal, the pool hall is elongated and can be segregated to allow different activities to be held simultaneously in both pools – see additional design in Appendix 2.

- 8.3. Election Counts - The main hall at SSV is used for counting elections. General elections, Police and Crime Commissioner elections and Local Government elections are held 4 yearly. The main hall would be unaltered by the proposals and would be unaffected during construction. In any event, the next elections are not likely to coincide with any construction programme.

## 9. Conclusions

- 9.1. The new feasibility study has demonstrated that it would be possible to create a new swimming and fitness centre based at the Shrewsbury Sports Village. Such a facility would:
- Be more cost effective to operate and turn a significant financial deficit into a financial surplus.
  - Provide a carbon efficient fitness and swimming facility,
  - Offer a wider and larger range of fitness and leisure facilities than is currently available in Shrewsbury,
  - Appeal to a more diverse section of the community, in particular: children, women and girls and the elderly,
  - Provide easier access to sports and fitness facilities for people with disabilities and the elderly,
  - Provide a new, high quality pool facility for: swimming lessons, general swimming, water-based activities, swimming club use and County based competitions and galas,
  - Improved financial viability of the Shrewsbury Sports Village site through an improved revenue stream.
- 9.2. The study has produced initial designs for the new facility and the design, construction and fit-out costs are estimated to be £28 million, and should it be approved, would take 3 years to complete the design, build and open to the public.
- 9.3. This proposal should be subject to a full 8-week public consultation before any decision is made by the Council.
- 9.4. This is also an opportunity for the Council to confirm that no decision regarding the future of the Quarry facility has been made. The Council will look at future options for the Quarry site once the SSV project is sufficiently advanced, which would be subject to a separate consultation in due course.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

**Local Member:** Councillor Kevin Pardy – Sundorne  
Councillor Nat Green – Quarry and Coton Hill

**Appendices:**

Appendix 1 – Summary Feasibility Report and Brochure

Appendix 2 – Draft public consultation questionnaire

Appendix 3 – Swim England standards for competition pools

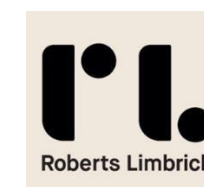
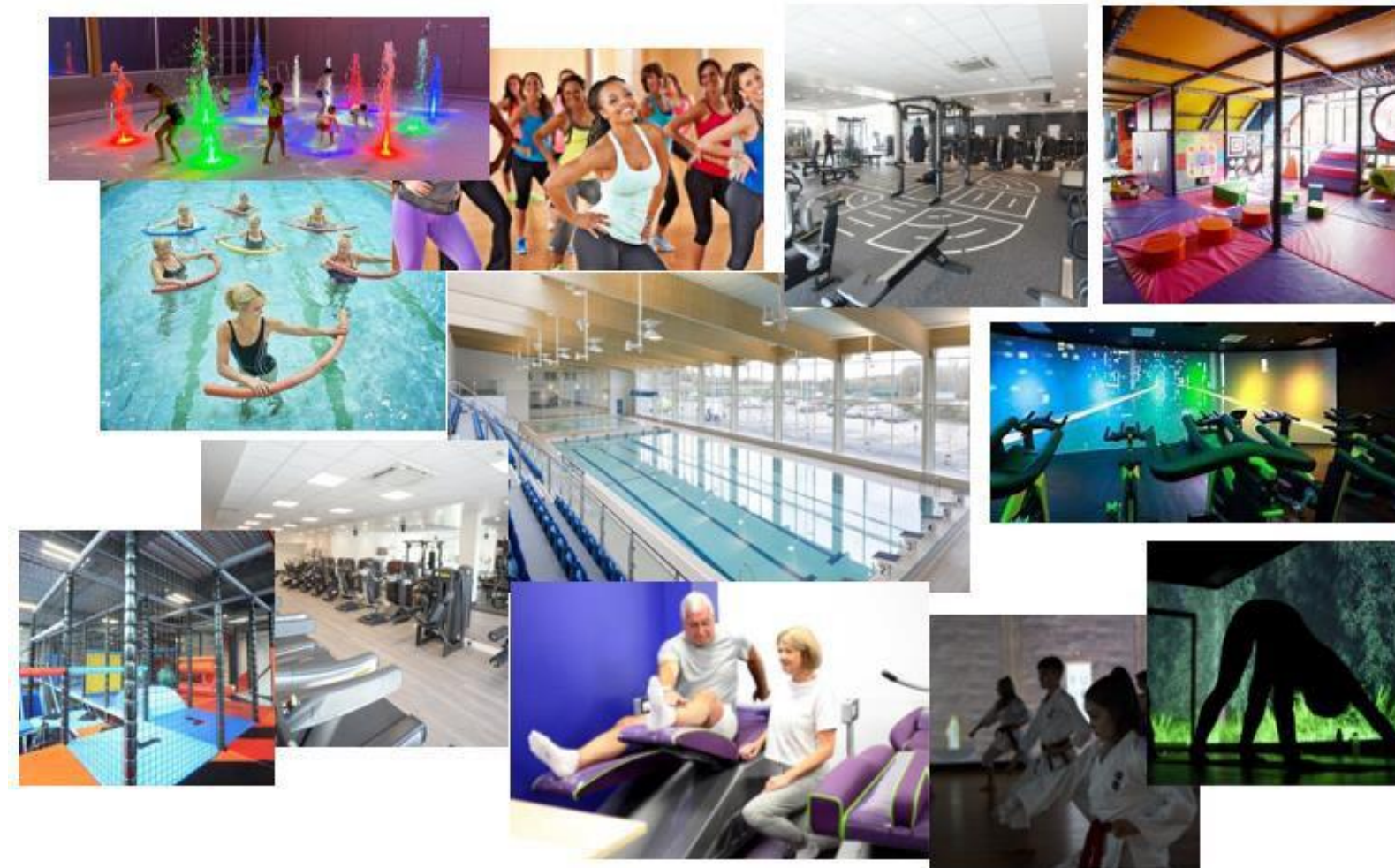
Appendix 4 – Swimming in Shrewsbury Executive Summary

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# Leisure in Shropshire Programme

## Shrewsbury Sports Village Transformation Feasibility Study

Submitted to Shropshire Council



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## 1.0 Summary of Proposal

### Introduction

#### The project brief was to:

- Develop new swimming and fitness facilities as a single storey extension to the existing Shrewsbury Sports Village based in Sundorne Road, Shrewsbury.
- Securing new swimming facilities for Shrewsbury which will be available in the long term.
- Provide high quality facilities for Swimming lessons, general swimming and competitions.
- Creating a more diverse selection of fitness and leisure facilities at the Shrewsbury Sports Village.
- Improving the utilisation and financial viability of the Shrewsbury Sports Village site.
- Creating an efficient facility which is more effective to run.
- Accessible facilities for the fullest range of user groups meeting quality and diversity requirements.
- Principle public facility for residents in Shrewsbury and the surrounding area for swimming, sports, fitness, wellbeing and leisure.
- Reduce the environmental impact of Swimming and Leisure provision in the County, in particular developing a more Carbon efficient solution.
- Transform the Sports Village into a health and wellbeing centre for all.

To support ALS in the RIBA 1 commission ALS has appointed Roberts Limbrick (Architects) to complete a RIBA 1 design and Greenwood Projects to provide a principal Designer service. Through consultation ALS has provided a high-level cost of £28 million. This includes an inflationary allowance until Qtr. 1 2025 plus a construction (whilst on site) inflationary allowance of 5%. A 10% contingency is also included.

It is estimated that a project of this size it will take 3 years to complete the detailed design and construction.

## 2.0 Project overview

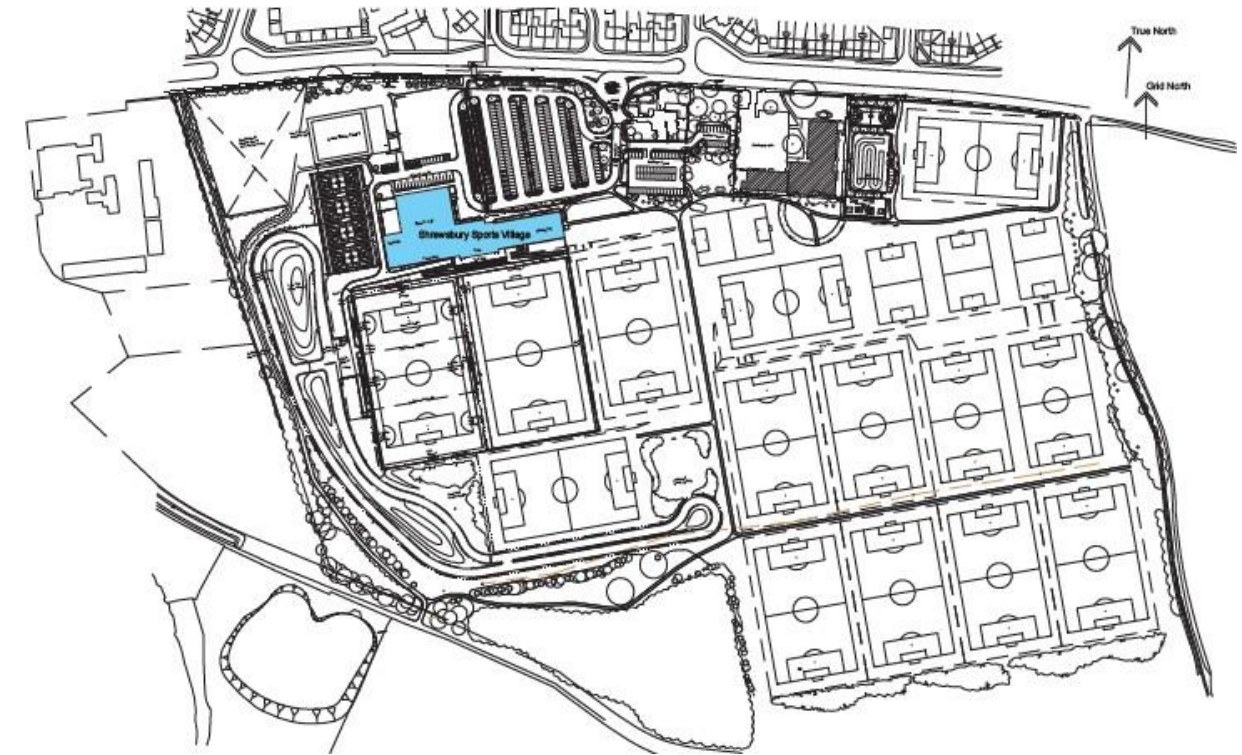
### 2.1 Assessment of Site Context

#### Site Location

Shrewsbury Sports Village is located to the Northeast of Shrewsbury town centre in Sundorne. It is accessible via Sundorne Road and is only a few hundred metres from Shrewsbury's ring road, the A49. The Shrewsbury Sports Village shares its site and car park with Shrewsbury Bowls Centre. There is also a small overflow car park to the East of the main car park. Sundorne Youth Centre is located to the East further along Sundorne Road. A health centre has also been constructed to the Northeast of the sports village which is separately accessed via Sundorne Road. The site address is Shrewsbury Sports Village, Sundorne Rd, Shrewsbury, SY1 4RQ.



Existing Site Plan





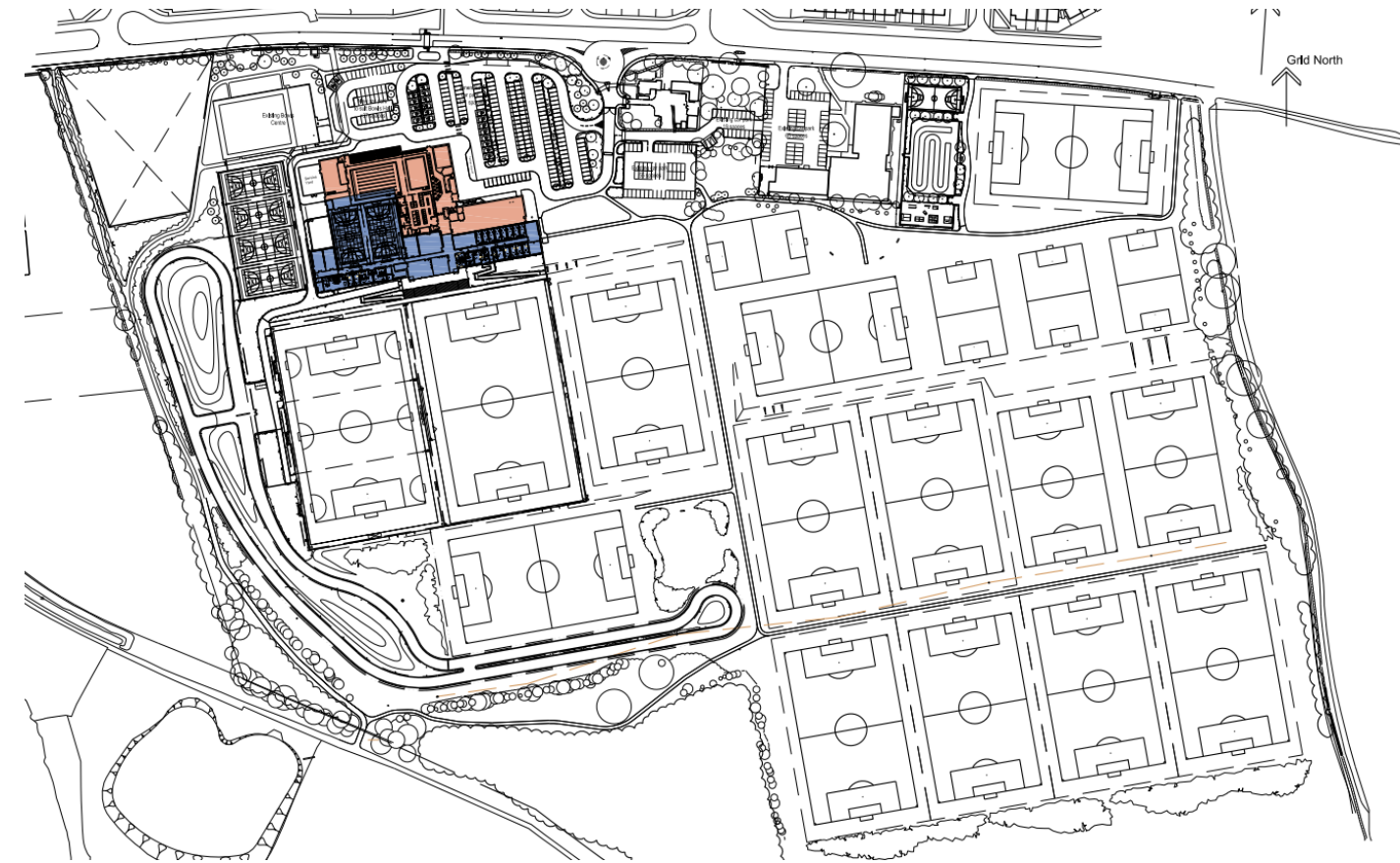
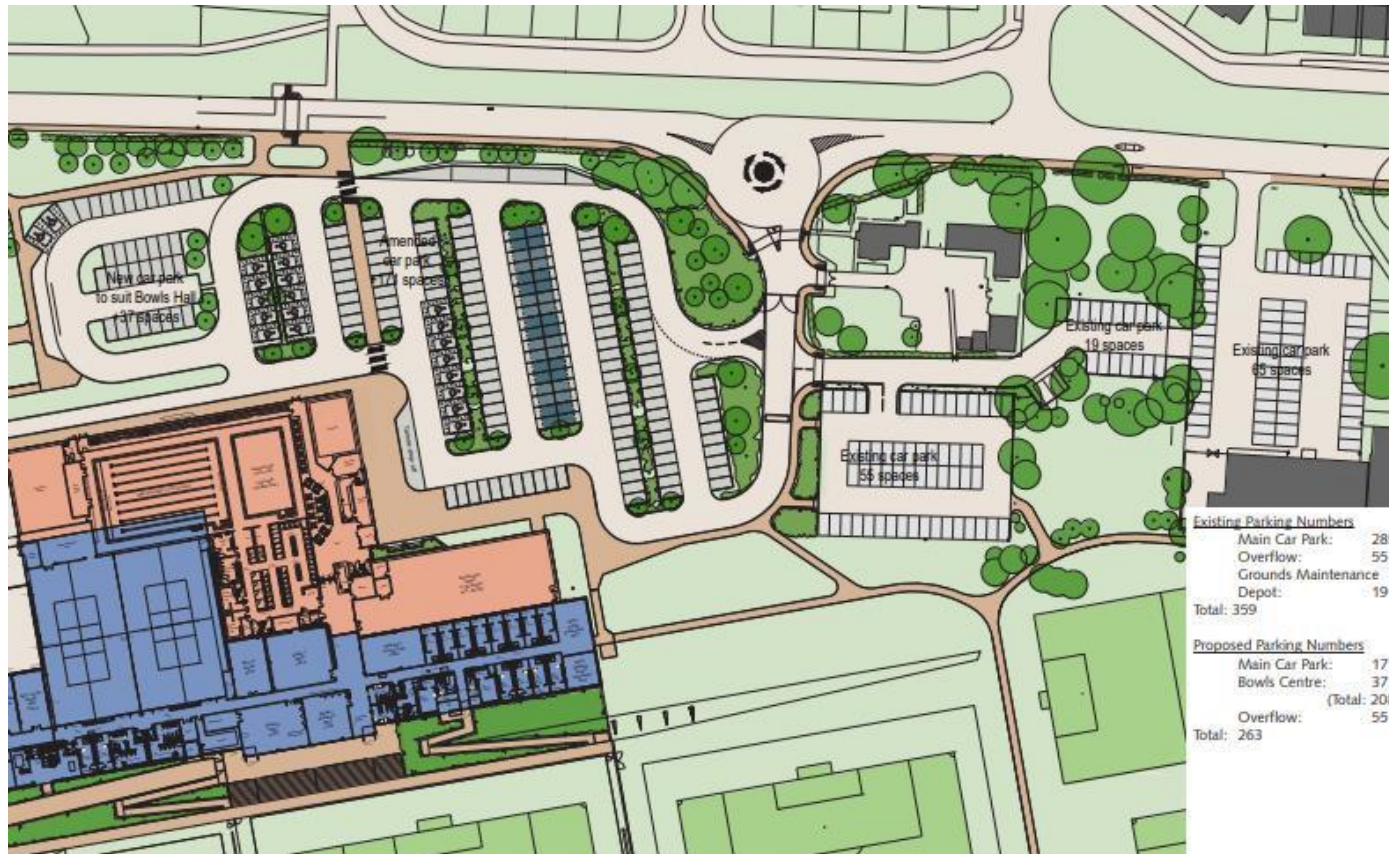
## 2.4 Proposed Site Layout

The new-build elements of the proposed scheme are located to the North and car park side of the existing sports village building. The new build elements therefore extend out into the existing car park requiring resolution of alternative car park layouts. The existing parking aisles helpfully run North South, and these are hence simply shortened where the building is extended. The circulation through the carpark remains as existing, with a one-way route in from the existing roundabout on Sundorne Road and a one-way route out from the main car park back onto Sundorne Road. The grassed area in front of the Bowls centre is remodeled as car park to make up for some of the loss of car parking.

### Proposed Car Park Layout

The existing car park accommodates c.285 parking spaces. The remodeled car park achieves c.208 parking spaces.

The design team have investigated additional parking potential to the East of the sports village buildings. Carpark extension A with 77 additional spaces re-establishes the existing car park capacity of c.285 spaces.



Currently the existing car park has:

Main Car Park: 285 spaces  
 Overflow: 55 spaces  
 Depot : 19 spaces.  
**TOTAL: 359 SPACES**

Proposed parking Numbers:

Main Car Park: 171 spaces  
 Bowls centre: 37 spaces  
 Overflow: 55 spaces  
**TOTAL: 263 SPACES**

## Existing vs Proposed

The existing building constructed during 2004/05 contains a series of dry-side sports facilities and changing rooms. The building largely comprises a steel structural frame clad in brickwork and composite cladding panels. The changing rooms eastern wing comprises load bearing external walls supporting traditional roof trusses. The roofs are a combination of profiled metal sheeting to pitched roof areas and single ply membranes to flat roof areas. The existing building has a GIA of c.3,870m<sup>2</sup>. The following facilities are accommodated within the existing building:

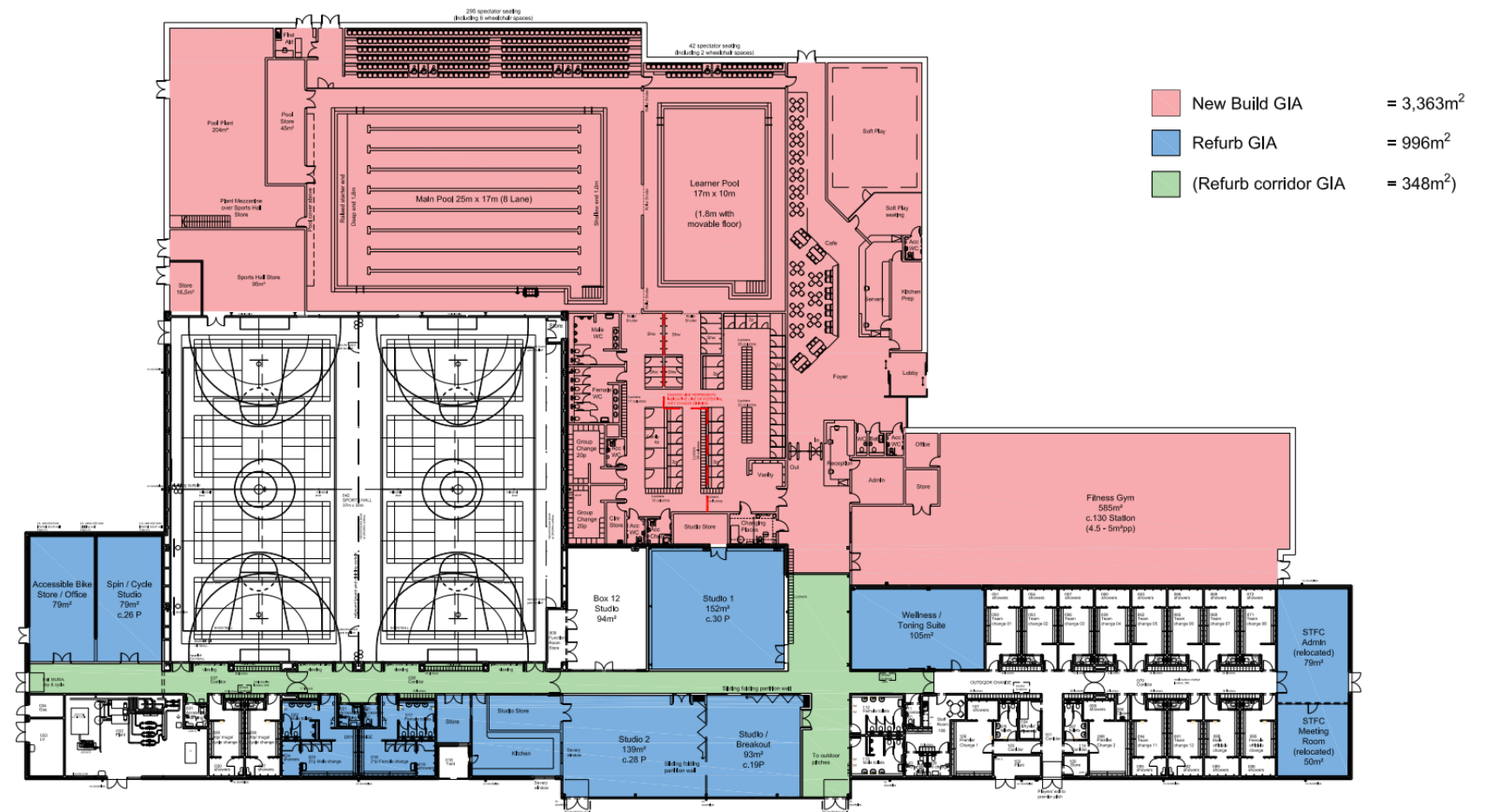
- 8 court hall and stores
- Climbing wall facility
- Fitness suite
- Box 12 studio
- Large café space at
- Dry side changing rooms (male and female) that serve the sports hall.
- Multiple team changing rooms serving the outdoor pitches.
- Shrewsbury Town Football Club (STFC) occupy offices and a meeting room
- Small fitness gym and a small spin/cycle studio

The new build element is to include:

- 25m x 8 lane Swimming Pool
- Spectator Seating 296 seats (with 200 temporary poolside seats for swimmers)
- Learner Pool 17m by 10m (moveable floor)
- Soft Play & Soft Play Café Seating
- Entrance, Lobby & Reception (access control)
- Café Seating Area
- Café Servery & Kitchen
- Changing Village
- Pool Store/ Pool Plant
- Gym

The refurbishment/ reconfiguration is to include:

- 3 studios
- Wellness Suite
- Group Cycling Studio
- Relocation Admin & Education
- Dry changing rooms
- Remodeling kitchen & Servery
- Box 12 (remaining)
- Creating Accessible Bike Store
- Creating additional office space



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### External Site Areas – Considerations/ Impact

Externally to the rear, a large, raised terrace looks out over 16 grass football pitches, a floodlit premier grass pitch with grandstand seating and a full-size synthetic football pitch. In addition, the site accommodates 4 floodlit multi-use netball and tennis courts and a floodlit cycle track. The site is supported with a generous car park with parking for 285 cars plus minibus and coach parking. Further additional parking is available to the east of the site toward the Youth Centre buildings.

The main car park is also shared with the adjacent Shrewsbury Indoor Bowls Centre which has 6 lanes.

### Arboriculture

There are no mature trees in the immediate site vicinity that are likely to be affected by the proposed new development. The car park incorporates small trees and shrubs planted between parking bays and at the end of parking aisles. There are some larger trees around the perimeter of the site along Sundorne Road and around the access into the site. More mature trees exist beyond the proposed development site to the east around the Tae Kwon Do school and Youth Centre buildings. It is unlikely that existing trees will restrict or influence new design proposals.

### Acoustics

The closest residential buildings are located some distance from the Sports Village buildings to the opposite side of the Sundorne Road and to the West beyond the health centre building. It is hence unlikely that acoustic issues associated with residential properties will influence proposed designs.

### Ecology

The proposed development is focused on building over the existing car park entrance and hence it is generally felt unlikely that the proposals will affect site ecology, wildlife habitat or protected species. The design team will need to take direction from pre-app consultation to determine the extent of ecological appraisals required to support the new extended development proposals. It should be noted that SC are aware of great-crested newts to the south-west and adjacent to the sports village.

### Flood Risk

The site sits in an area of very low flood risk from either fluvial or surface water flooding. Refer to Environmental Agency maps adjacent.

### Topography

The site is essentially flat to the north side of the existing sports village building and across the main car park which forms the entire site for the new development proposals. To the south the building sits on a raised terrace with excellent views across the outdoor sports pitches sitting c.1500mm lower.

### Traffic and Highways

The site is well located in Shrewsbury and close to the northeast section of ring road. The site is served by adjacent bus stops and incorporates good pedestrian links. The existing car park is large with c.285 parking spaces inclusive of accessible parking, minibus parking and drop-off facilities close to the main entrance. Coach parking is also provided along the northern boundary of the car park.

The carpark is anecdotally understood to be well underutilised for the majority of the time. Weekend tournament events do however create congestion and occasional overspill parking in local roads. A Transport Assessment is likely to be required to determine the parking requirement for the enlarged centre and to assess any traffic impact, if any.

### Impact on Neighbours

The design will need to appropriately consider the impact of noise from new activities (including parking and building plant) on the nearest residential receptors. Additionally, any new external lighting will need to be designed to minimise any impact on residential amenity. That said, this is an existing well-established centre with existing external lighting and flood lighting, and residential properties are located some distance from the proposed building extensions.

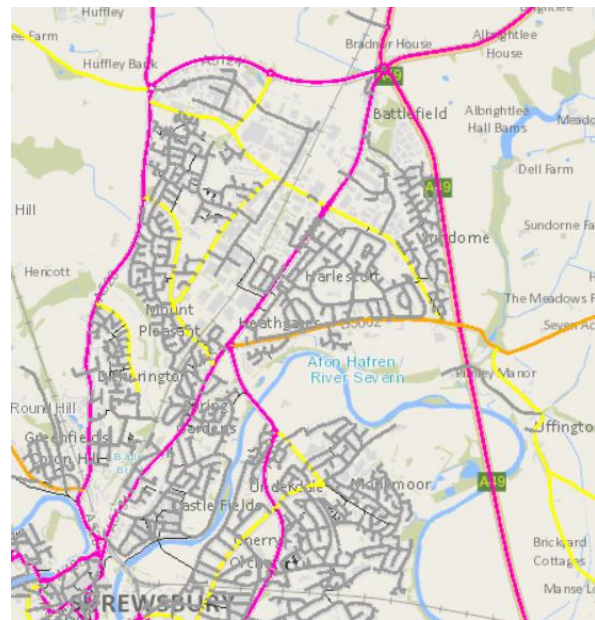
### Arboriculture

An arboricultural and tree survey may be requested to support a Planning Application. Modification to existing carpark landscape will be required albeit this does not involve the removal of mature trees.

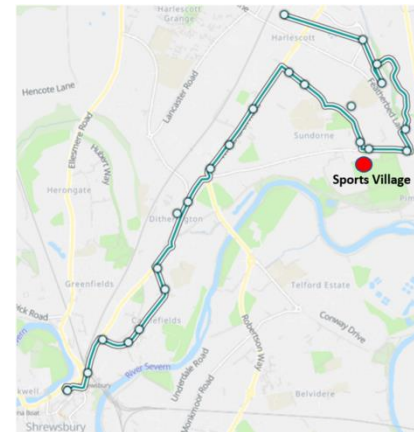
**Access and Transport**

A key aspect of the proposed development will be to establish the additional parking required to serve the enlarged facilities alongside any increase in traffic generation. It is assumed that a Transport Assessment or Statement will be required which will naturally include a parking survey and Green Travel Plan. We assume that the additional parking demand will typically be to a maximum of 1 space per 22m<sup>2</sup> floor area, with c.6% of these provided as accessible spaces all based on the additional floor area created. It is noted however that the existing car park has a significant capacity, and that the car park is currently generally under-utilised except for scheduled weekend events. It is also anticipated that the revised parking arrangements should continue to make provision for coach / minibus parking (for teams, schools etc.) and visitor drop off.

The sports village is well connected by road, located on the B5062, it is 0.5 miles from the A49 eastern by-pass and 0.9 miles from the A5112 and Heathcote's roundabout.

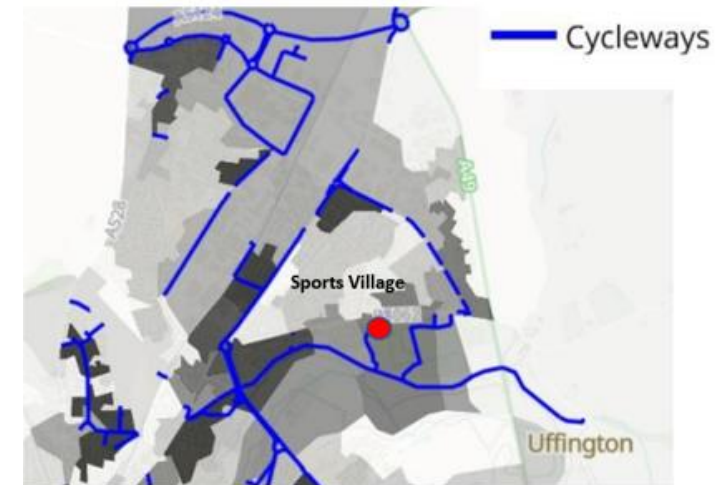


- Key:**
- A roads
  - B roads
  - C roads
  - Unclassified roads



The sports village is connected to the local cycle network along the former Shrewsbury canal towpath. The draft Shropshire Walking and Cycle strategy proposes several local cycle path enhancements and additions which will make the site directly accessible by bike along Sundorne Road and through the Harlescote and Sundorne neighbourhood.

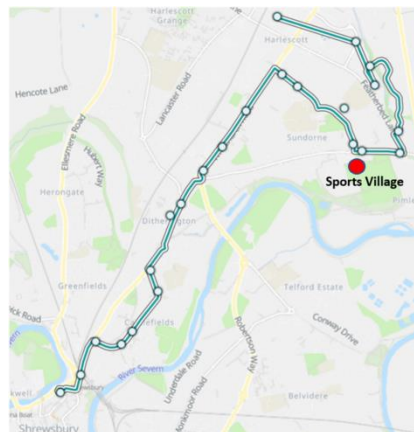
**Local cycle network**



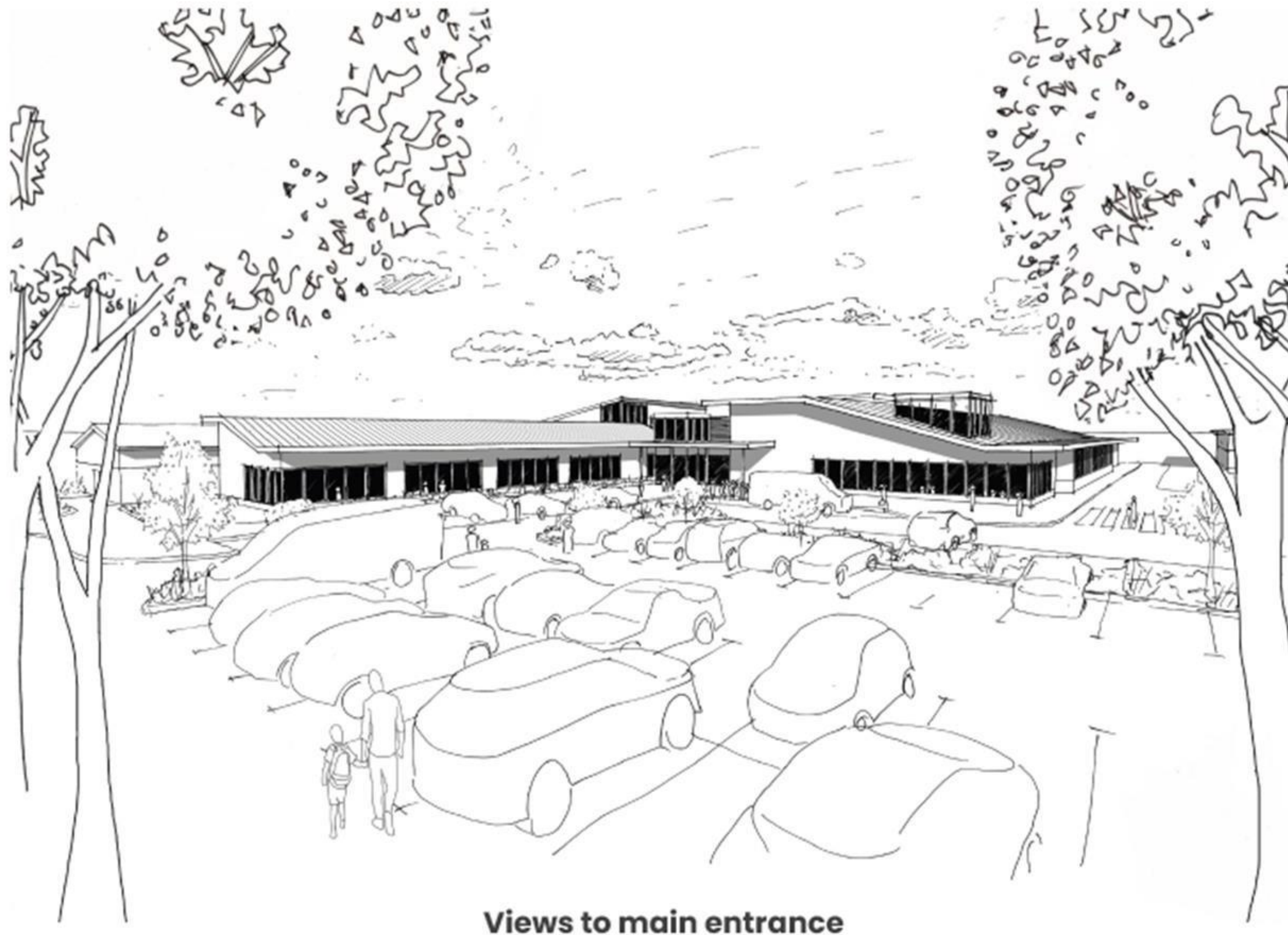
**Draft Shropshire Waking & Cycle strategy**



The number 24 bus links the sports village from the Shrewsbury central bus station every 30 minutes. Should the project be approved discussions will be held with Arriva to explore possible enhancements to the bus service.

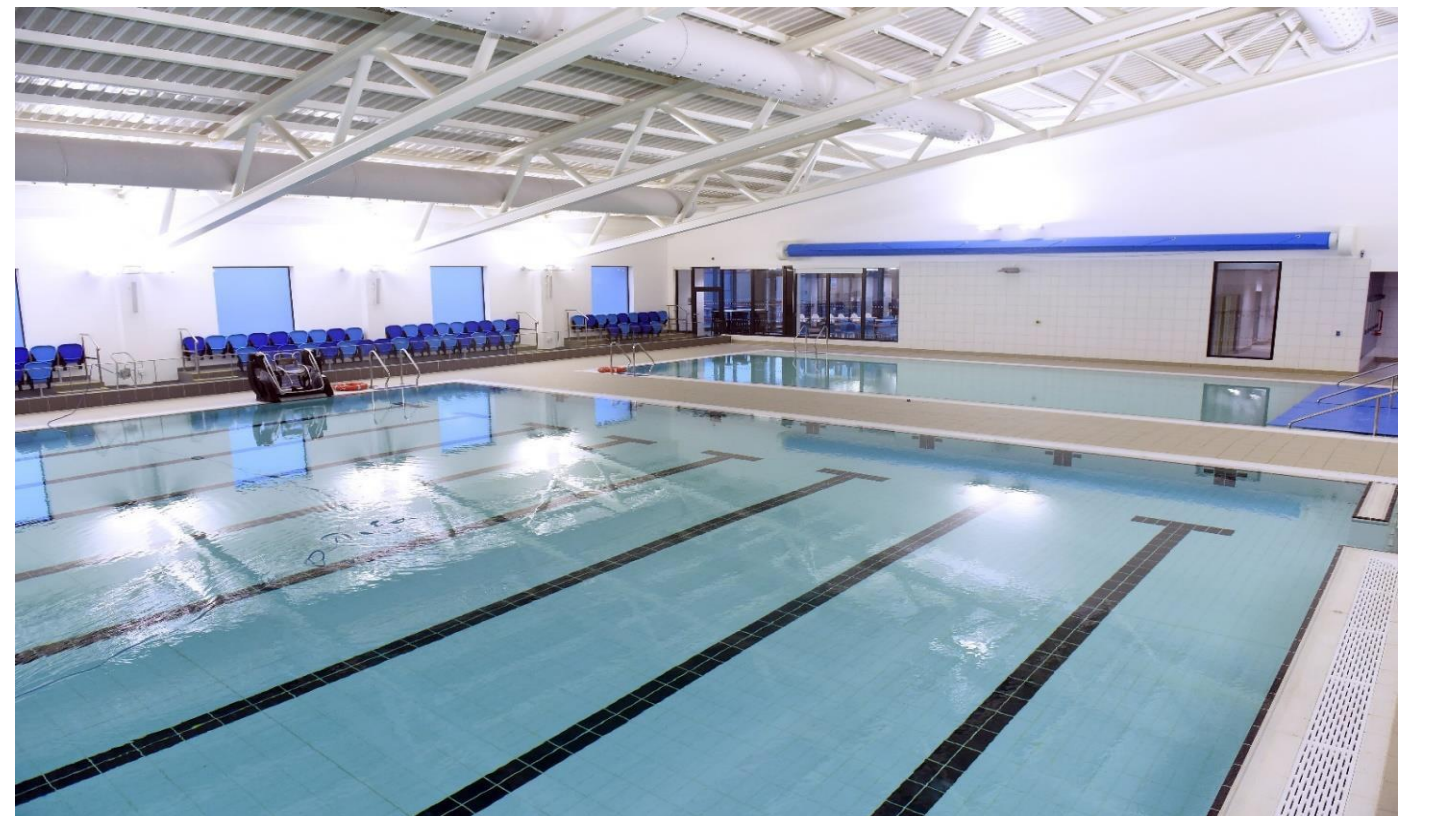


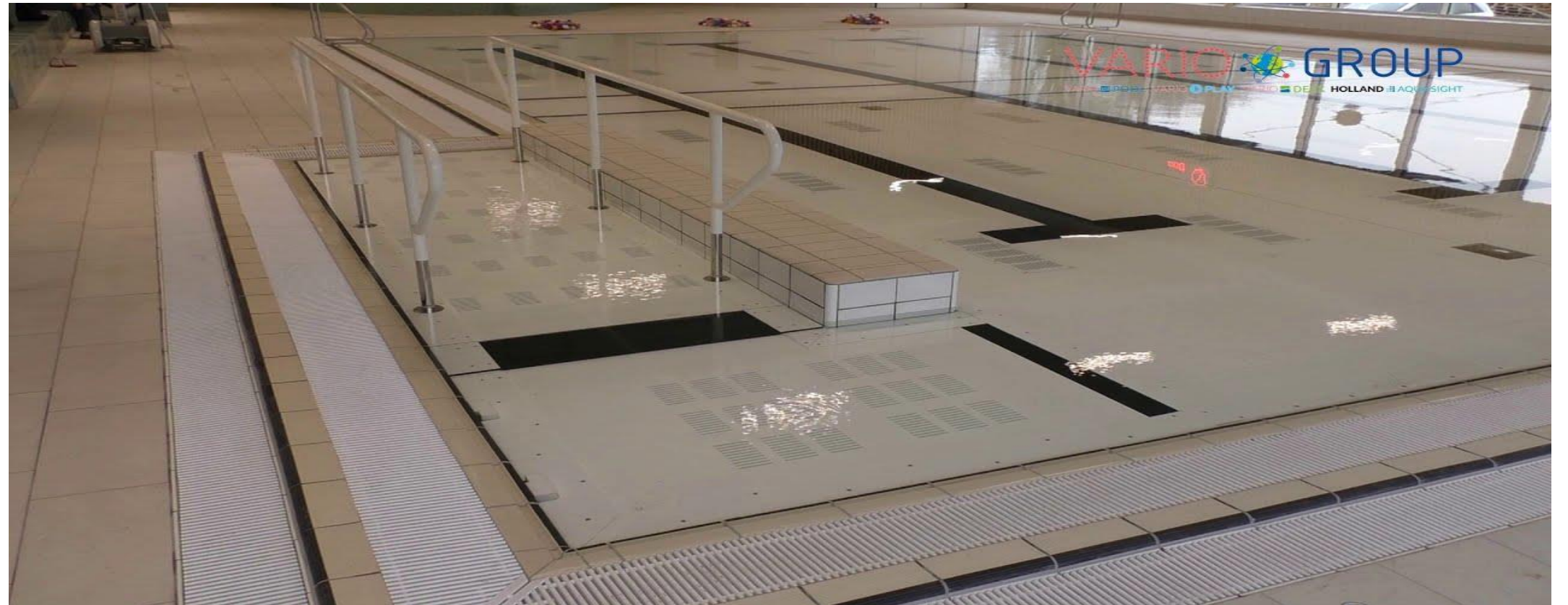
2.5 Computer generated visuals of how the proposal might look



This drawing is for illustration purposes only  
– the actual layout and look of the building will  
change during subsequent design stages

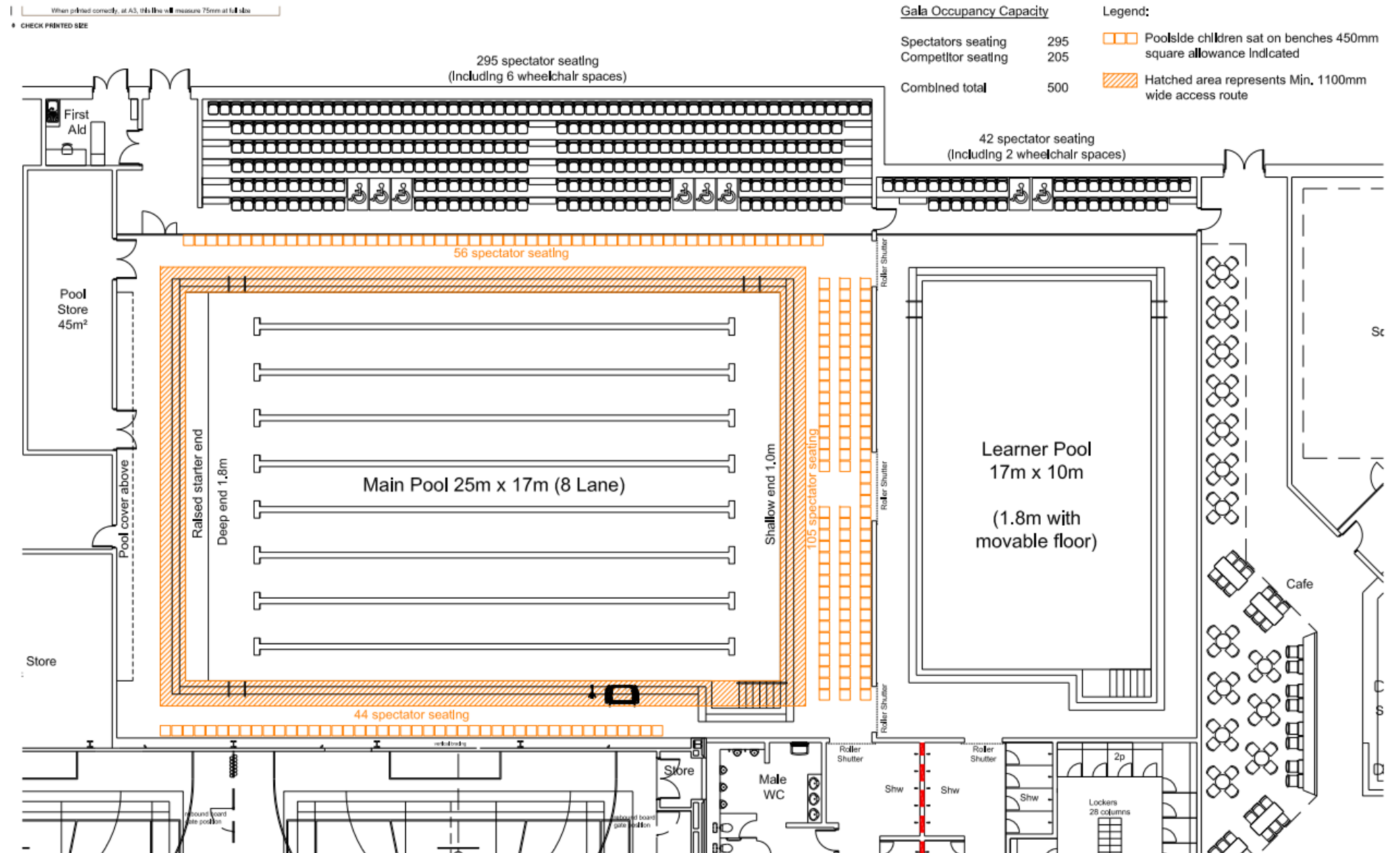
Examples of other local authority pools with similar features to those proposed





## 2.2 Spectator Seating in the pool hall)

The swimming pool seating offers 295 seats including 6 wheelchair spaces. There is a further option to have 200 temporary seats on poolside when competitions are being held.





Changing Room Examples



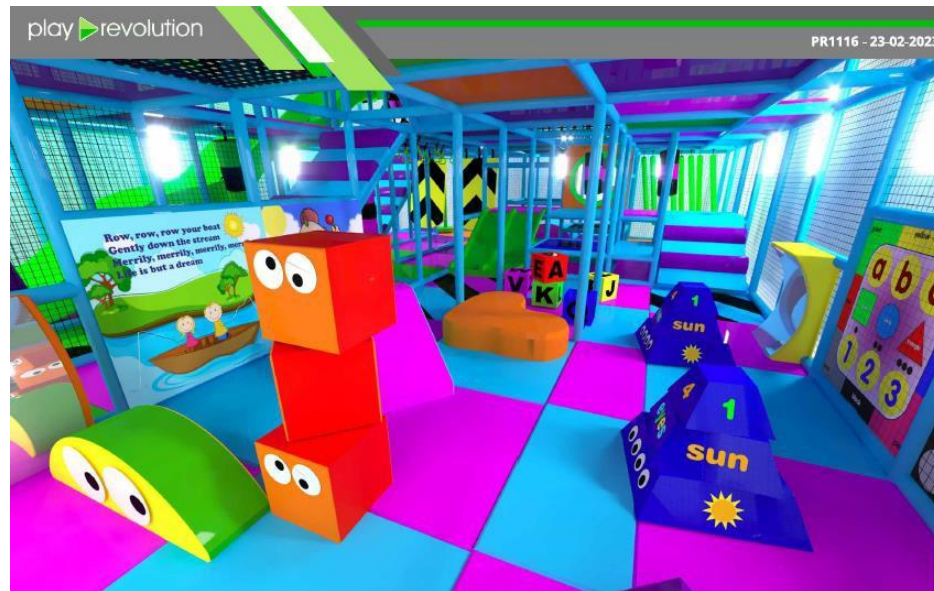
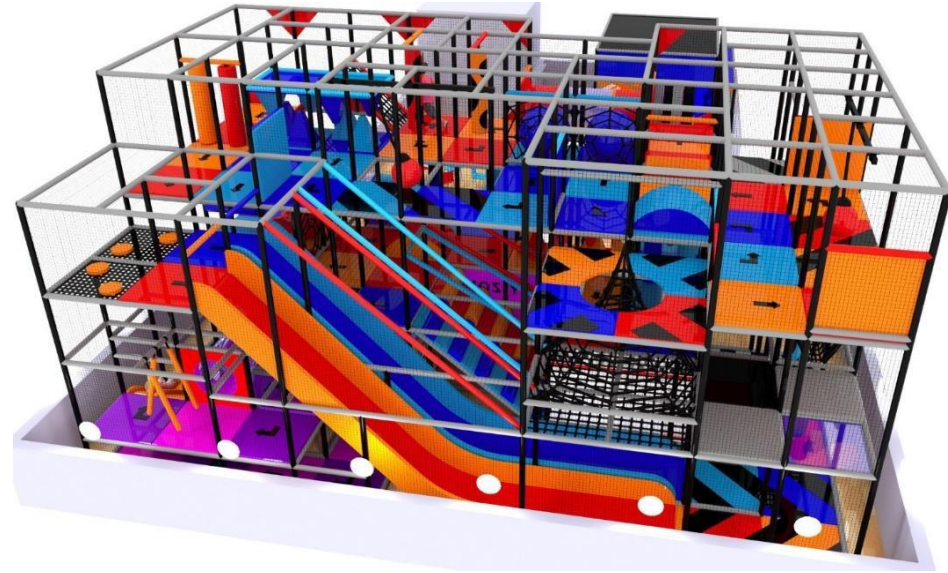
### 3.0 Fit Out

#### 3.1 Adventure Play

Located adjacent to café to encourage participation.

The indicative play layout would accommodate circa 119 children:

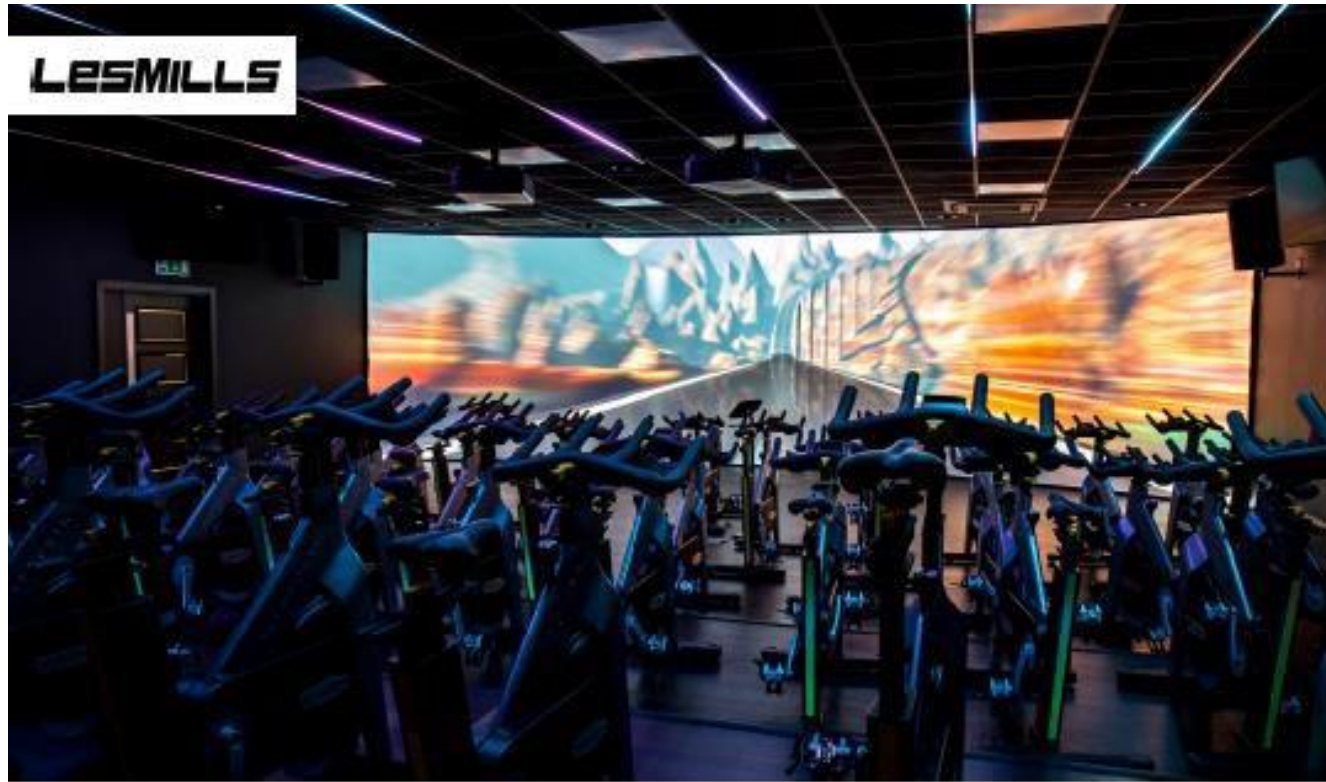
- Junior – 94
- Toddler – 25



#### 3.2 Cafe



### 3.3 Immersive Spin



### 3.4 Immersive Future Studio



### 3.5 Immersive Splash Pad

A moveable pool floor transforms your pool into an interactive playground for both young and old. This can vary from games in the water, to fountains that sprout upwards in response to the actions from the various games available.



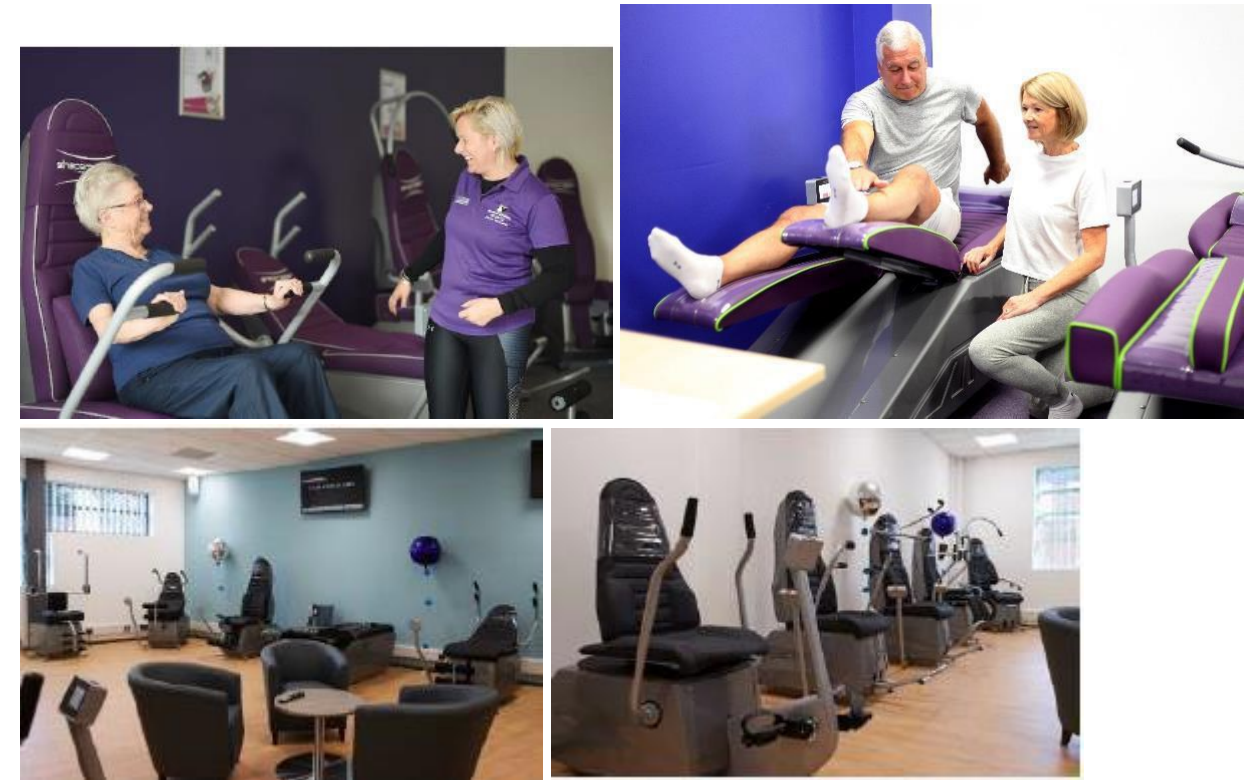
### 3.6 Fitness Equipment

Costings have been included for fitness gym (130 stations) including CV, resistance, equipment, and functional areas.

Visuals are example only.



### 3.7 Innerva Wellness Suite



## 4.0 Carbon Management

### Sustainable Building Standard- BREEAM Introduction for clarity Carbon Strategy

<b>Management</b> • Commissioning • Construction site impacts • Security	<b>Waste</b> • Construction waste • Recycled aggregates • Recycling facilities
<b>Health and Wellbeing</b> • Daylight • Occupant thermal comfort • Acoustics • Indoor air and water quality • Lighting	<b>Pollution</b> • Refrigerant use and leakage • Flood risk • NOx emissions • Watercourse pollution • External light and noise pollution
<b>Energy</b> • CO <sub>2</sub> emissions • Low or zero carbon technologies • Energy sub meeting • Energy efficient building systems	<b>Land Use and Ecology</b> • Site selection • Protection of ecological features • Mitigation/enhancement of ecological value
<b>Transport</b> • Public transport network connectivity • Pedestrian and Cyclist facilities • Access to amenities • Travel plans and information	<b>Materials</b> • Embodied life cycle impact of materials • Materials re-use • Responsible sourcing • Robustness
<b>Water</b> • Water consumption • Leak detection • Water re-use and recycling	<b>Innovation</b> • Exemplary performance levels • Use of BREEAM Accredited Professionals • New technologies and building processes

The BREEAM scheme awards points for meeting certain criteria in each of the above areas. These points are then weighted for their importance in the overall scheme and they added together to award a rating as detailed in the following table:-

BREEAM Rating	% score
UNCLASSIFIED	<30
PASS	≥30
GOOD	≥45
V GOOD	≥55
EXCELLENT	≥70
OUTSTANDING*	≥85

- The Council has a Sustainable Building policy –to support it’s Carbon targets and other environmental policies.
- The Policy requires that all new buildings or extensions over £1 million in value should achieve the BREEAM Excellent Standard, or at least Very Good
- In accordance with this policy the project shall strive to achieve BREEAM Excellent

### Carbon Reduction

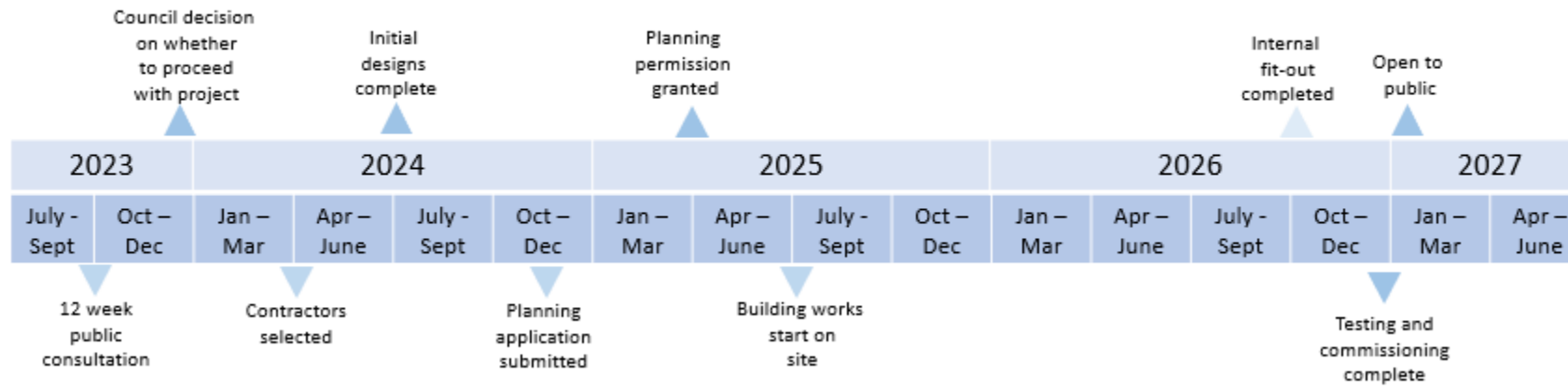
- The Council has a Vision to become carbon net-neutral by 2030 and assist in the ambition for Shropshire as a whole to become carbon net-neutral in the same year.
- The Council declared a climate emergency in May 2019 and agreed a strategy framework in December 2019, which established the objective of net-zero corporate carbon performance by 2030.
- In December 2020 a new Corporate Climate Change Strategy and Action Plan was adopted. The documents outline a strategy to reduce the corporate carbon footprint and promote adaptation measures to increase the resilience of services. The Strategy States:
- Significant investment will be required if Shropshire Council is to achieve its goal of becoming net carbon zero by 2030. A range of potential actions and a pipeline of specific projects which target the most effective areas for investment and intervention are set out in the Action Plan which accompanies this Strategy. The capital investment required to make the transition to net-zero carbon performance is also likely to generate revenue savings from greater efficiency.
- Swimming Pools and Leisure Centres are major users of power and hence producers of Carbon Emissions –this project provides a good opportunity to invest in new facilities which are more energy efficient, lower cost to operate and significantly contribute to the Council’s journey to net Zero
- The Project will adopt the Principles of BREEAM and Passive Haus in energy efficiency measures, will aim to achieve BREEAM Excellent and will incorporate Photovoltaic Cells and Air Source Heat pumps.

### Business Case Summary

- Through a combination of lower running costs and higher income forecast the proposal could generate a new facility with an overall lower budget requirement than the current arrangements
- Funding of **£28 million** is assumed wholly from 40-year PWLB borrowing at an interest rate of 4.5%, annual repayments £1.497m
- For every £1m of alternative funding (e.g., Community Infrastructure Levy, grants or capital receipts) the borrowing repayment reduces by £55,000 per annum.

## 5.0 Programme/Next Steps

Following the public consultation and subject to receiving Council approval it would take three years to complete the design, gain planning permission and complete the construction.



## Appendix 2

# Sports Village Transformation – Proposal for new fitness and pool facilities at Sundorne – public consultation Draft 08/01/2024

### Introduction

The consultation outlines exciting proposals for new swimming, fitness and leisure provision at Shrewsbury Sports Village. The proposals follow extensive work and engagement undertaken over the last few years to consider plans for the future provision of swimming, fitness and leisure provision in Shrewsbury.

There are currently two leisure facilities in Shrewsbury owned by Shropshire Council and managed by Shropshire Community Leisure Trust: The Shrewsbury Sports Village (SSV) and Quarry Swimming & Fitness Centre.

The two centres, operating as they are, do not provide a long-term viable solution for Shropshire and Shrewsbury's swimming and fitness needs due to the following reasons:

- The sites are currently not financially viable,
- Absence of a competition standard pool in the County,
- Poor utilisation of the Shrewsbury Sports Village,
- The need to meet carbon reduction targets,
- Then need to have leisure facilities that meet accessibility standards,
- The need to refresh and broaden the Council's health and fitness provision.

The following proposals relate to Shrewsbury Sports Village. No decision regarding the future of the Quarry facility has been made by Shropshire Council. The Council will look at future options for the Quarry site once the Shrewsbury Sports Village project is sufficiently advanced. The Quarry would be subject to a separate consultation in due course.

Shropshire Council therefore proposes to currently focus on Shrewsbury Sports Village with the aim of creating a multi-feature centre which is more appealing to a wider demographic, is more accessible, will attract greater revenue and offers an energy efficient modern building

### Proposal

The current Shrewsbury Sports Village will be transformed to provide:

- A wider range of fitness and leisure facilities at the Shrewsbury Sports Village which will appeal to a more diverse section of the community
- Easier access to sports and fitness facilities for people with disabilities and the elderly
- New, high quality pool facilities for: swimming lessons, general swimming, water-based activities, swimming club use and County based competitions
- Improved financial viability of the Shrewsbury Sports Village site through an improved revenue stream.
- More carbon efficient swimming and fitness facilities

Work has been undertaken to ensure the proposals align with strategic plans and objectives (such as the Shropshire Plan and Leisure and Indoor Facilities Strategy), including opportunities to enable healthy lifestyles and positively influence the health and wellbeing of local residents.

The proposal will maintain the current facilities at the Sports Village but add additional ones as follows:

- 25 metre x 8 lane pool – suitable for County competitions and general swimming
- 17 x 10 metre learner pool with moveable floor and children's water party module
- Seating in pool hall for 300 spectators and space for 200 Competitors

- Changing village plus Changing Places facility.
- New reception area and lobby with Café overlooking the pool
- New children's soft play area adjacent to cafe
- New 130 station fitness-suite
- New toning and wellness suite for elderly users
- Multi-purpose studio with access to existing kitchen - divisible into 2 areas for events
- New Dance Studio
- New 30 station cycle spin studio
- Refurbish the dry changing facilities
- Maintain all other internal and external facilities on site including the main sports hall with 8 badminton courts, Box 12 Boxing studio, 16 football pitches and football changing, Football Academy offices, bowls hall, cycle track and 8 Netball courts.

**Please read the consultation documents for more detail on the proposals.** Please consider the proposals before responding to the consultation.

It is the expectation that this project may be delivered and opened to the public in 2026, subject to the results of this public consultation, planning permission and council approvals.

We are now seeking your views on these proposals. You may provide your views using the online survey, or alternatively respond to this consultation in writing:

**Email:** [TellUs@shropshire.gov.uk](mailto:TellUs@shropshire.gov.uk)

**Post:** Feedback and Insight Team, Shropshire Council, Shirehall, Abbey Foregate, Shropshire SY2 6ND.

If you would like the survey in an alternative format, please use the email below to request a copy or telephone Shropshire Council's Customer Services on 0345 678 9000 and explain any support you need to allow you to respond.



# Shrewsbury Swimming, Fitness and Leisure Survey

## Your views on the new centre proposal

The proposals have been designed to meet key objectives. Please consider the following statements. Do you agree or disagree with the following objectives...

		Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know
a	The wider range of facilities will increase appeal to people within the community with different swimming, fitness and leisure needs.						
b	Accessibility and equality considerations have been addressed in the proposals.						
c	The proposals offer new opportunities for local swimming, leisure and fitness groups (e.g. county based swimming competitions).						
d	Travel and access considerations have been fully considered.						
e	The proposals offer a centre that will be cost effective to operate allowing financial sustainability.						
f	The proposals are designed to offer a centre that will be energy efficient and feature low carbon operation.						

**Do you have other comments on the objectives outlined above? (If you have selected disagree or strongly disagree your comments will be helpful to understand your views).**

### Swimming

Engagement has taken place with local swimming clubs and group to inform the proposals. The proposal include:

- A main competition standard pool 17m by 25m with 8 lanes and ranges in depth from 1m to 1.8.
- A studio/learner pool 17m by 10m with a moveable floor and self-depositing steps. Pool depth ranges up to 1.8m.

- Easy access steps to both pools.
- Pool pod to both pools for disabled access.
- A changing places facility for use by people with disabilities and access needs.
- Design to allow swimming pools to be used independently of each other.

**What are your views on the proposals for swimming pool provision?**

- Very satisfied
- Satisfied
- Neither satisfied nor dissatisfied
- Dissatisfied
- Very dissatisfied
- Don't know

If you selected dissatisfied or very dissatisfied, please explain below.

The proposal includes swimming spectator seating with 300 permanent seats with space for a further 200 temporary seats on the poolside for competitors (500 in total). This is in line with the standards for competition pools promoted by Swim England.

**How do you feel about the proposal for seats (consistent with Swim England standards for competition pools)?**

- No opinion
- Adequate
- Inadequate (more required)

If you have any concerns about this proposal, please explain below.

**Leisure and Fitness Facilities**

**Which proposed fitness facilities listed below, would you be most likely to use? (select all that apply)**

- 130 station health and fitness suite
- 2 gym and dance studios
- 1 group cycling studio
- New wellness and toning centre
- Box 12 boxing studio (existing)
- 8 court sports hall (existing)
- Football pitches and changing facilities (existing)
- 4 x Multi use games area (existing)
- Cycle track (existing)
- Bowls Hall (existing)

**Which proposed other leisure features listed below, would you be most likely to use?  
(select all that apply)**

- Café and seating
- New soft play area
- Changing Places facility for people with disabilities and access needs

**Do you feel this is an adequate facility mix for the new centre?**

Yes	
No	

**Are there any other comments about facilities you would like to make? Please use the space below.**

**Travel and parking**

**What forms of travel would you most likely use to get to the proposed centre? (select all that apply)**

Walking
Cycling
Public transport/ bus
Car/van
Motorcycle/moped
Adapted vehicle (requiring accessible parking)
Taxi/mini-cab
None, I am unlikely to visit
Other

The proposals allow for 226 car parking spaces on the main car park (reducing provision from the current 340 spaces) with potential options to add extra spaces at peak times (offering 466 spaces approximately). Parking and travel have been built into the proposals outlined, recognising that there is adequate parking for most needs but at times large events may see greater demand.

**How satisfied are you with the proposals for parking?**

- Very satisfied
- Satisfied
- Neither satisfied nor dissatisfied
- Dissatisfied
- Very dissatisfied
- Don't know

**Please rank the following, with your top priority first.**

- Public transport
- Cycling and walking routes
- Increase in car parking spaces

**In your view, how accessible is the proposed site at Sundorne?**

- Very Accessible
- Somewhat Accessible
- Neither accessible nor inaccessible
- Somewhat inaccessible
- Very inaccessible

**If you have any comments about access to the site, travel and parking (i.e. please explain if you selected inaccessible or dissatisfied above) please explain below.**

**Service beneficiaries**

We want to consider the needs of all ages and all abilities when working to design proposals and implement future changes. **Do you feel the swimming and fitness needs of different age groups and members of the community can be met by the proposed new centre and its facilities?**

	<b>Needs met</b>	<b>Needs not met</b>	<b>Don't know</b>
Babies and very young children			
Children			
Teenagers and young adults			
People of all ages learning to swim			
Adult swimmers			
Active adults and youth (fitness)			
Pregnant women and mothers			
People with limited mobility			
People with sensory impairment			
Older people			

Shropshire Council undertakes Equality, Social Inclusion and Health Impact Assessments (ESHIA) for new strategies, plans and service changes. The proposals have been designed to reflect a wide range of needs, but your feedback is important.

**Are there any other specific design requirements you would like to see considered in relation to accessibility and inclusivity of use of the facility? Please explain if you believe any needs of beneficiaries listed above will not be met.**

**The new centre will be an important community facility. Are there any opportunities you would like to see developed at the new centre to increase wider community use (e.g. use by local groups, exercise on prescription etc.)?**

### Overall view

**Overall, how do you feel about the swimming, fitness and leisure proposals for Shrewsbury Sports Village?**

Very satisfied	
Satisfied	
Neither satisfied nor dissatisfied (neutral)	
Dissatisfied	
Very dissatisfied	
Don't know	

**What do you like most about the proposals?**

**Is there anything you dislike about the proposals?**

**Please use the space below for anything else you would like to add. Are there any further comments or observations you would like to make about the proposals?**

### Use of current centres

**Which Shrewsbury based, Shropshire Council owned centre do you use now? (select all that apply)**

- Shrewsbury Sports Village
- Quarry Swimming & Fitness Centre
- I don't use either

**If you use, one or both, how often do you visit?**

	Shrewsbury Sports Village	Quarry Swimming and Fitness Centre
Daily		
A few times a week		
Weekly		
A few times a month		
Once a month		
Less than monthly but more than annually		
Once a year or less often		
Never		

**As a household, which facilities do you make use of?**

- Children’s swimming
- Adult Swimming
- Quarry fitness suite
- Quarry studio
- Quarry cafe
- Sundorne Sports Village Fitness Suite
- Sundorne sports hall
- Spin studio
- Indoor bowls
- Sundorne dance studio
- Sundorne café
- Football pitches
- Cycle track
- Tennis/netball courts
- Skate park
- Other, please describe

**If don’t use either centre please describe any barriers preventing you from accessing the facilities..**

**About You**

The next questions are more personal and are about you. You do not have to complete this section if you don’t want to (all questions are optional). We do not use this information to identify individuals but to make sure people of all different characteristics have been engaged in the survey and that the feedback we have is representative.

**How are you responding to this consultation?**

- As a member of the public
- As a representative of a local leisure/fitness/swimming group
- As a voluntary sector organisation or group (other)
- As a town or parish council
- As a member of staff or elected member at Shropshire Council
- As a representative of a public sector organisation
- As a local business
- Other


If you are answering on behalf of a group or organisation and would like to add the name please use the space below.

.....

**What is your gender?**

- Male
- Female
- Other (e.g. non-binary, prefer to self-describe)
- Prefer not to say


**Which age group are you?**

10 or under	<input type="checkbox"/>
11 - 15	<input type="checkbox"/>
16 - 19	<input type="checkbox"/>
20 - 29	<input type="checkbox"/>
30 - 39	<input type="checkbox"/>
40 - 49	<input type="checkbox"/>
50 - 59	<input type="checkbox"/>
60 - 69	<input type="checkbox"/>
70 - 79	<input type="checkbox"/>
80+	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

**Please provide your postcode.** (This will be used for mapping where respondents to the survey are from and to see if their experiences differ. We do not use this information to try to identify anyone or for any other purpose).

**Postcode:** .....

**Do you have any long-standing illness or disability that limits your daily activity?**

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

**What is your ethnic origin?**

<input type="checkbox"/>	White (British, Irish, Polish, Gypsy or Irish Traveller, Other White)
<input type="checkbox"/>	Mixed (White and Black Caribbean, White and Black African, White and Asian, Other Mixed)
<input type="checkbox"/>	Asian or Asian British (Indian, Pakistani, Bangladeshi, Chinese, Other Asian)
<input type="checkbox"/>	Black or Black British (Caribbean, African, Other Black)
<input type="checkbox"/>	Other Ethnic Group (Arab, Other)
<input type="checkbox"/>	Prefer not to say

**How we will use the information you have provided**

The information you have provided will be used by Shropshire Council to influence the work on the provision of swimming, leisure and fitness facilities in Shrewsbury and to inform the development of leisure services. We will only publish anonymised responses, parts of responses, or a summarized version of responses and will ensure individual survey respondents cannot be identified. Your response will be stored and kept in line with Shropshire Council's Retention Schedule.

The survey results will be shared with other services within Shropshire Council and anonymised data may be shared with services commissioned by Shropshire Council. We will not share your data with any external third parties. A summary report will be developed and made available. Your information will be held securely, only shared internally where necessary. We comply with data protection laws concerning the protection of personal information, including the General Data Protection Regulation (GDPR). For more information on how information is held by Shropshire Council and your rights to gain access to the information we hold on you please see our corporate privacy policy at [www.shropshire.gov.uk/privacy](http://www.shropshire.gov.uk/privacy)

**Thank you for taking the time to complete the survey**

# Design Guidance

## Design Guidance for 25-metre swimming pools.

1. Proposal for community 25-metres by 4-lanes community swimming pool
2. Swim England Swimming Pool Design Requirements for a 25 metres by 6-lane community pool suitable for competition
3. Swim England Swimming Pool Design Requirements for a 25 metres by 8-lane community pool suitable for competition
4. Swim England Swimming Pool Design Requirements for a 25 metres by 10-lane community pool suitable for competition

## General specifications

Pool Specifications	25m x 4-lane pool	25m x 6-lane pool	25m x 8-lane pool	25m x 10-lane pool
Length – maximum	25.030m	25.030m	25.030m	25.030m
Length - minimum	25.000m	25.000m	25.000m	25.000m
Minimum Width	8.4m	12.4m	16.4m	20.4m
Maximum width	10.4m	15.4m	20.4m	25.4m
Minimum Depth – shallow end	0.9m	1m	1m	1m
Minimum depth – deep end	1.8m	1.8m	1.8m	2m
Minimum lane width	2m	2m	2m	2m
Maximum Lane width	2.5m	2.5m	2.5m	2.5m
LUX levels community use	300LUX	300LUX	300LUX	300LUX
LUX levels competition		500LUX	500LUX	500-1000LUX
Pool deck minimum width - sides	1.5m	2m	3m	4m
Pool deck minimum width – turn end	2m	2m	3m	4m
Pool deck minimum width – start end	2m	3m	4m	6m
Water circulation	Deck Level	Deck Level with 1 raised end at start end	Deck Level with 2 raised ends	Deck Level with 2 raised ends
Spectator seating	25	150	250	
Water temperature	28/29°C	28/29°C	28/29°C	27/28°C
Turnover period	2½ hours	3 hours	3 hours	3 hours
Swimming Pool Water Purification	Ultra-Violet	Ultra-Violet	Ultra-Violet	Ultra-Violet
Swimming Pool Water Disinfection	Chlorine	Chlorine	Chlorine	Chlorine
Pool Hall Humidity	50-70%	50-70%	50-70%	50-70%



# 1. Proposal for community/educational 25-metres by 4-lanes community swimming pool

## 1.0 Design

### 1.1 General

The design should provide a facility which

- Primarily meets the needs of the School and the local swimming club for training purposes. It may be made available for out of school activities and to other organisations at times when not required by either the school or the swimming club. If general public bathing is to take place it will be necessary to enhance the changing area.
- Is constructed to a high standard of materials, plant and equipment which meets appropriate manufacturing and operating standards.
- Is sustainable, being responsive to environmental issues in terms of the use of energy and non-sustainable resources and the control of pollution.
- Is cost efficient to allow the facility to be managed with sustainable operating costs.

### 1.2 Energy Efficiency

The 2002 amendments to the Building Regulations refer to “DFEE Guidelines for Environmental Design in Schools’ Building Bulletin 87” as adequate compliance. The design should be aiming to achieve “a good low energy” construction i.e. Band A and should incorporate a total insulation/heating and ventilation strategy for the project to achieve this energy target.

## 2.0 The Pool and Pool Hall

### 2.1 Pool Dimensions

The pool is to provide four swimming lanes and should be:

- Length – Nominal 25m plus 0.03m, minus 0.00m.
- Width – 4 by 2m lanes with 0.25m outside lanes 1 and 4 (8.5m).
- Depth – 0.9m for 5.0m, sloping to 1.8m over 15m.

### 2.2 Pool Construction

Proposals might consider:

- a fully welded stainless steel tank
- a steel tank utilising a liner
- a tiled (epoxy grout) concrete pool and the benefits and disadvantages of these three types of construction should be considered particularly in respect of long term maintenance.

## 2.3 Pool Requirements

The pool tank should incorporate the following:

- Deck level construction on the longitudinal sides with the water overflowing the pool edge into a channel from which the water is returned to a balance tank and then to the filtration plant. The pool edge should provide a finger grip profile and be of a distinct colour contrast with the pool tank and the pool surround.
- Raised ends walls 0.3m above the water level which are provided with a finger grip detail and lane line sockets at water level. The top surface of the raised ends should be slip resistant and at the deep end should be provided with starting platform fixing sockets. Drainage channels, returning to the overflow channels should be provided at the rear of the raised ends to accommodate water from the pool surrounds.
- Slip resistant surfacing on pool end walls extending 0.8m below the water level.
- Slip resistant surfacing on the pool floor in the area where the pool is shallower than 1.35m deep.
- Recessed steps in the longitudinal side walls at each end of the pool.
- Lane markings of a dark contrasting colour (black is most commonly used) on the floor of the pool in the centre of each lane. The width of each lane line should be 0.2m plus or minus 0.05m and should end 2m from the end wall of the pool with a distinctive crossed line 0.80m long and of the same width as the lane line. Target lines should be placed on the end walls, in the centre of each lane of the same width as the lane lines. They should extend from the pool deck edge to the floor of the pool and should have a cross line 0.5m long placed 0.3m below the water surface, measured to the centre point of the crossed line.

## 2.4 Pool Surrounds

These should be of a minimum width of 1.5m on the longitudinal sides and 2m at the ends. If there is to be a requirement for some spectators then these may be accommodated on the longitudinal sides by increasing the width to 2.25m and providing a form of bench seating. Alternatively a small seating area for no more than 25 people might be provided off the pool surround and separated from the pool area by a glazed screen.

Also if general public bathing is to take place the width of the surrounds should be increased by 0.5m on longitudinal sides and ends.

There may be a need to consider increasing the width of the pool surround at the deep end for lane line storage.

The pool surrounds should fall to the overflow channel connected to the filtration plant. (If spectators are allowed on the poolside they should be required to remove outdoor footwear or wear plastic overshoes to prevent soiling entering the filtration system.)

The surface of the poolside should have slip resistant tiling and ponding should be avoided by providing suitable falls in order that water freely runs to the overflow channel and to the drainage channels at the rear of the raised ends.

## **2.5 Pool Hall**

The pool hall finishes have to withstand a warm, relatively humid and potentially corrosive atmosphere.

Up to 2.0m above the pool surround the finish should be smooth, easily cleaned, have minimal water absorption and be unaffected by splashes of pool water.

If water polo is to be played, the design should prevent damage to the building fabric including glazing, plant, controls and equipment from the ball

Above 2.0m the need for sound absorption may affect the choice of material.

If natural lighting is to be provided this should not produce glare, increase specular reflection or cause solar gain unless this latter is to be included in the heating and ventilation balance for the building as an energy conservation measure. Experience has shown that to minimise problems of glare glazing should be restricted to roof lights or areas on North facing walls.

Lighting – 300 lux for general activities. Up-lighting preferred to reduce reflection and glare on the water surface.

## **3.0 Changing/Toilets/Showers**

### **3.1 Design**

The design should allow for the following sequence - changing area - toilet - pre-cleanse - pool hall. Access from the pre-cleansing area to the pool hall should, for safety reasons, lead to the shallow area of the pool.

Floors should be slip resistant and be suitable for hosing down with adequate drains and appropriate falls to drain.

Walls should be smooth with a finish which may be easily cleaned and in shower areas tiling would be a preferred option.

### **3.2 Changing**

Three open plan changing rooms with benching should be provided on the basis of 25 spaces at a minimum of 400mm per person in each.

The changing rooms will be provided with hooks over each changing space and consideration needs to be given as to the provision of clothes storage lockers and if these are to be provided where they will be sited.

A hairdryer point and mirrors should be provided in the area of the changing rooms.

If the pool is to have general public bathing consideration should be given to a village changing room and two club rooms.

### 3.3 Toilets

Provision should be made for:

- Males – minimum one WC, one urinal, and one lavatory basin
- Female – minimum two WC's and one lavatory basin.

### 3.4 Showers

These should be located just prior to the pool hall entry point(s) from the changing areas and bathers should be required to then pass through a pre-cleanse area with a minimum of six warm water showers.

### 3.5 Disabled Changing

A disabled changing room, with shower, WC and hand basin, having direct access to the pool surround should be provided.

Additionally consideration should be given to designing the general toilet and showering facilities with disabled users and also the needs of ethnic minorities in mind.

## 2. Swim England Swimming Pool Design Requirements for a 25 metres by 6-lane community pool suitable for competition

**This information sheet briefly outlines the design requirements for a 25 metres by 6-lane swimming pool to be used for general community swimming and which is also capable of providing for swimming competitions and swimming club training, synchronised swimming and water polo.**

Ideally an additional learner pool, which can be used for warm up and swim down and by persons and groups as well as for the teaching of swimming, should also be provided.

### Main Pool

Length - 25m plus 0.03m minus 0.00m.

Width – 6 by 2m lanes with a preferred space of 0.5m (minimum 0.2m) outside the first and last lanes.

Depth – 1.0m to 2.0m. A moveable floor is an option which may be provided to give a deep water pool of 1.8m to 2m all over depth. (Should the pool be considered for Synchronised Swimming competitions a 12m section of the pool will require a minimum depth of 3m).

Deck level construction with water overflowing the two sides and with raised ends 0.3m above the water level. Finger-grip detail to be provided at water level in the raised ends. The edging tile between the side walls of the tank and the pool surround, over which the water flows, should be of a contrasting colour to the pool tank walls and the pool surround and provide a finger grip for swimmers.

Slip resistant surfacing on pool end walls extending 0.8m below the water level.

Recessed steps in the side walls at each end of the pool.

Lane markings of a dark contrasting colour (black is most commonly used) on the floor of the pool in the centre of each lane. The width of each lane line should be 0.2m plus or minus 0.05m and should end 2m from the end wall of the pool with a distinctive crossed line 0.80m long and of the same width as the lane line. Target lines should be placed on the end walls, in the centre of each lane of the same width as the lane lines. They should extend from the pool deck edge to the floor of the pool and should have a cross line 0.5m long placed 0.3m below the water surface, measured to the centre point of the crossed line.

Pool surrounds to be a minimum of 3m at the start end and 2m at the turning end and on both sides. If League events are to be held the main pool surrounds plus the surrounds of the learner pool should be able to accommodate up to 180 competitors and officials and consideration needs to be given to increasing the width of the pool surrounds and the provision of fixed (bench) or alternatively bleacher seating.

Gallery providing seating for a minimum of 150 spectators and 6 spaces for wheel chairs. The seating and wheel chair spaces should give a view of the whole area of the pool.

Water temperature – 27/28 degrees C

Lighting – 500 lux (in accordance with CIBSE Guidance) for competition and 300 lux for other activities. Up-lighting preferred to reduce reflection and glare on the water surface.

## Equipment

6 lane swim timing system comprising timing computer, printer, start system with 6 speakers (provides a fairer start than a single speaker), 6 touch pads, wiring harness and 6 line alpha-numeric scoreboard. The timing computer and printer to be capable of linking to a results system and ideally to be housed in a separate suitably ventilated control room at the start/finish end of the pool at first floor level with direct access from the pool side. A storage trolley should be considered for the touch pads and it would be prudent to have an extra touchpad in case of damage.

6 by starting platforms (0.75m) for use where the water is more than 1.5m deep. If high level competitions are to be held consideration may be given to providing platforms fitted with an electro mechanical contact device which will provide a split second recording of the take-off time.

In pools where such platforms are not necessary one such block may be provided for training purposes.

Turning boards at both ends if raised ends are not provided.

7 by anti-wave lane lines with the floats extending 5.0m from each end of the pool being red. Additionally there is a need at 15 metres from each end of the pool for the floats to be of a distinctive colour from the surrounding floats.

The colour of the lane ropes should be as follows:

- 4 blue ropes for lanes 1, 2, 5 and 6
- yellow ropes for lanes 3 and 4

False start rope to be suspended across the pool not less than 1.2m above the water level from fixed standards placed 15m in front of the starting end. The rope should be

secured to the standards by a quick release mechanism and should effectively cover all lanes when activated.

2 by backstroke turn indicators which should take the form of flagged ropes suspended across the pool at a minimum height of 1.8m above the water surface from fixed standards placed 5m from each end wall of the pool.

2 by Water Polo goals – depth of goals to be 0.75m providing 23.5m between goal lines.

Water Polo timing equipment, including possession clocks, linked into the 6 line scoreboard (appropriate software package added to timing computer).

Large sweep hand timing clock

White boards at each end of the pool

If Synchronised Swimming is to take place judging equipment and an underwater sound system.

Real time clock

Public address system.

Portable hoist, for use by swimmers with disabilities, with fixings in both the main pool and the learner pool.

Drinking water fountain.

## Learner Pool

4 lane (8m) x 17m.

Deck level construction.

Recessed steps at each corner in the side walls.

Pool surrounds 2m in width in order to allow adequate circulation space at points of access from the changing areas and for wheelchairs users. On sides where there is less movement of bathers a narrower width of 1.5m may be considered.

Moveable floor to provide a variable depth of water down to 1.8m.

Ideally it should be possible for the learner pool to be separated both visually and acoustically from the main pool to allow for use by people or organisations or activities which require quiet or privacy e.g. teaching of swimming, persons with disabilities and ethnic groups. The separation should be such that the pool hall area can be opened out to become contiguous with the main pool area at other times.

Water temperature 29/30 degrees C.

Lighting – 300 lux

Spectator accommodation for up to 30 persons and including a space for a wheelchair adjacent to the pool hall area.

Group, individual cubicles and disability changing areas with direct access to the learner pool which can be separated off from the main changing area if required.

## Equipment

- Swimming and teaching aids
- Play equipment
- Portable stairs or ramp to assist access to and egress from the pool for people with walking difficulties.
- Drinking water fountain.
- Real time clock.

## General

The above are the main requirements to meet the detailed needs of the Swim England but in addition the design should ensure

- a high standard of water treatment with medium rate (24m/h) sand, pressure, air scoured filters, with the continuous dosing of a coagulant, good water circulation within the pools, appropriate turnover periods and chlorine supplemented by ozone or Ultra Violet for disinfection, is recommended. Good practice would dictate that each pool should have its own separate water treatment plant. However, there may be operational advantages if the main and teaching pools are linked
- a good standard of ventilation with heat recovery, but no re-circulation of exhaust air, providing an air temperature of plus or minus 1 degree C of the water temperature and a relative humidity of 50 to 70% in the pool hall areas and a temperature of around 24 degrees C in the changing and shower and toilet areas
- there is no glare or specular reflection in the pools from either natural or artificial light sources and no solar gain unless this is compensated for in the design and used as an energy conservation measure
- if water polo is to be played, that the design is such as to prevent damage to the building fabric including glazing, plant, controls and equipment from the ball
- village and group changing with circulation routes which encourage the use of toilets and showers prior to entry into the pool areas adjacent to shallow water
- the use of appropriate finishes; including slip resistant surfaces in wet areas which comply with the requirements as appropriate of groups A, B and C EN 13451-1 in all directions
- provision of a First Aid room
- pool safety equipment in accordance with a risk assessment including reaching poles and throwing ropes, spine board, push button alarms and consideration should be given to computer aided pool surveillance equipment to supplement but not replace pool lifeguards
- adequate storage areas – this may mean also providing areas for clubs which use the pool to store equipment e.g. swimming training aids, polo balls, sub aqua equipment etc.

- provision of a meeting room
- provision of notice boards for clubs
- adequate safe parking for cars and coaches together with drop off and loading points close to the front of the building
- the building incorporates the requirements of the Disability Discrimination Act 1996 and it is in accordance with the Code of Practice BS8300: Design of Buildings and their Approaches to Meet the Needs of Disabled People and the Sports Council publication “Access For Disabled People” which can be downloaded from the Sport England website.

Indeed these should be part of a design providing a facility which is

- intended to meet the swimming needs of the whole community
- constructed to a high standard of materials, plant and equipment which meet appropriate manufacturing and operating standards
- sustainable, being responsive to environmental issues in terms of the use of energy and non- sustainable resources and the control of pollution
- cost efficient to allow the facility to be managed with sustainable operating costs.

### 3. Pool design requirements for a 25-metre by 8-lane pool

**This information sheet briefly outlines the design requirements for a 25-metres x 8-lane swimming pool to be used for general community swimming and which is also capable of providing for swimming competitions (up to and including National Short Course standard where a 10-lane pool is not available) and training, synchronised swimming and water polo.**

Ideally a learner pool, which can be used for warm up and swim down (essential for National Short Course) and by persons and groups as well as for the teaching of swimming, should also be provided.

For 8 lane pools not providing for major competitions; water depths, seating etc. will vary according to needs.

All swimming pools should be designed with the Sport England/Swim England Design Guidance note and The BS EN 15288-1:2008, Safety requirements for design, taken into full consideration.

#### Main Pool

Length - 25m plus 0.03m minus 0.00m.

Width – Minimum 8 by 2m lanes with minimum 0.2m outside the first and last lanes (16.4m); preferred 8 by 2.5m lanes with 0.5m outside the first and last lanes (21m National Short Course).

Deck level construction with water overflowing the two sides and with raised ends 0.3m above the water level. Finger-grip detail to be provided at water level in the raised ends. The edging tile between the side walls of the tank and the pool surround, over which the



water flows, should be of a contrasting colour to the pool tank walls and the pool surround and provide a finger grip for swimmers.

Slip resistant surfacing on pool end walls extending 0.8m below the water level.

Recessed steps in the side walls at each end of the pool.

Moveable floor to provide a deep water pool of 2m all over depth. (Should the pool be considered for Artistic Swimming a 12m section of the pool will require a minimum depth of 3m). Where a moveable floor is not provided the minimum depth of water at the shallow end should be 1.2m if a learner pool is provided, with a depth of 2.0m at the opposite end. If a learner pool is not provided the minimum depth may be 0.9m but should not be less.

Lane markings of a dark contrasting colour (black is most commonly used) on the floor of the pool in the centre of each lane. The width of each lane line should be 0.2m plus or minus 0.05m and should end 2m from the end wall of the pool with a distinctive crossed line 0.80m long and of the same width as the lane line. Target lines should be placed on the end walls, in the centre of each lane of the same width as the lane lines. They should extend from the pool deck edge to the floor of the pool and should have a cross line 0.5m long placed 0.3m below the water surface, measured to the centre point of the crossed line.

Pool surrounds to be a minimum of 4m at the start end and 3m at the turning end and on both sides. The main pool surrounds plus the surrounds of the learner pool should be able to accommodate 250 competitors and officials and fixed (bench) or alternatively bleacher seating should be provided.

Gallery providing seating for a minimum of 250 spectators (National Short Course 500 plus) and 6 spaces for wheelchairs. The seating and wheel chair spaces should give a view of the whole area of the pool.

Water temperature – 27/28 degrees C

Lighting – 500 lux (in accordance with CIBSE Guidance) for competition and 300 lux for other activities. Up-lighting preferred to reduce reflection and glare on the water surface.

The provision of a pool side land conditioning room should be considered.

## Equipment

8 lane swim timing system comprising timing computer, printer, start system with 8 speakers, 8 touch pads, wiring harness and 8 line alpha-numeric scoreboard. The timing computer and printer to be capable of linking to a results system and ideally to be housed in a separate suitably ventilated control room at the start/finish end of the pool at first floor level with direct access from the pool side. A storage trolley should be considered for the touch pads and it would be prudent to have an extra touchpad in case of damage.

8 no. starting platforms. The height of the platform should be between 0.5m and 0.75m above the water surface with a water depth of no less than 1.35m for a distance of 1m to 6m from the end wall. Consideration should be given to providing platforms fitted with an electro mechanical contact device which will provide a split second recording of the take-off time. In pools where such platforms are not necessary one such block may be provided for training purposes.

9 by anti-wave lane lines with the floats extending 5.0m from each end of the pool being red. Additionally there is a need at 15 metres from each end of the pool for the floats to be of a distinctive colour from the surrounding floats.

The colour of the lane ropes should be as follows

- green ropes for lanes 1 and 8
- blue ropes for lanes 2, 3, 6 and 7
- yellow ropes for lanes 4 and 5

False start rope to be suspended across the pool not less than 1.2m above the water level from fixed standards placed 15m in front of the starting end. The rope should be secured to the standards by a quick release mechanism and should effectively cover all lanes when activated.

2 by backstroke turn indicators which should take the form of flagged ropes suspended across the pool at a minimum height of 1.8m above the water surface from fixed standards placed 5m from each end wall of the pool.

Water polo pitch goal and side lines to provide a field of play (between goal lines) no less than 20m long and no more than 30m long for men and no more than 25m long for women with goals installed. Side lines to be suitably coloured to denote the following:

- White marks – goal line and half distance line.
- Red marks – 2 metres from goal lines.
- Yellow marks – 5 metres from goal lines.

Water Polo timing equipment, including possession clocks, linked into the 8 line scoreboard. (appropriate software package added to timing computer)

If Artistic Swimming is to take place judging equipment and an underwater sound system.

2 by large sweep hand timing clocks.

White boards at both ends of the pool.

Real time clock.

Public address system.

Portable hoist, for use by swimmers with disabilities, with fixings in both the main pool and the learner pool.

Drinking Water fountain.

## Learner Pool

4 lane (8m) x 17m (20m preferred for a National Short Course swim down pool).

Deck level construction.

Recessed steps at each corner in the side walls.

Moveable floor to provide a variable depth of water down to 1.8m.

Pool surrounds ideally a minimum of 2m in width in order to allow adequate circulation space at points of access from changing areas and for wheelchair users. On sides of the pool where there is less movement of bathers a narrower width of 1.5m may be considered.

Ideally it should be possible for the learner pool to be separated both visually and acoustically from the main pool to allow for use by people or organisations or activities which require quiet or privacy e.g. teaching of swimming, persons with disabilities and ethnic groups. The separation should be such that the pool hall area can be opened out to become contiguous with the main pool area at other times.

Water temperature 29/30 degrees C.

Lighting – 300 lux

Spectator accommodation for up to 30 persons and including a space for a wheelchair adjacent to the pool hall area.

Group, individual cubicles and disability changing areas with direct access to the learner pool which can be separated off from the main changing area if required.

## Equipment

- Swimming and teaching aids.
- Play equipment.
- Portable stairs or ramp to assist access to and egress from the pool for people with walking difficulties.
- Drinking water fountain.
- Real time clock.

## General

The above are the main requirements to meet the detailed needs of the Swim England but in addition the design should ensure

- a high standard of water treatment with medium rate (24m/h) sand, pressure, air scoured filters, with the continuous dosing of a coagulant, good water circulation within the pools, appropriate turnover periods and chlorine supplemented by ozone or ultra violet for disinfection is recommended. Good practice would dictate that each pool should have its own separate water treatment plant. However, there may be operational advantages if the main and teaching pools are linked
- a good standard of ventilation with heat recovery, but no re-circulation of exhaust air, providing an air temperature of plus or minus 1 degree C of the water temperature and a relative humidity of 50 to 70% in the pool hall areas and temperature of around 24 degrees C in the changing and shower and toilet areas,
- there is no glare or specular reflection in the pools from either natural or artificial light sources and no solar gain unless this is compensated for in the design and used as an energy conservation measure

- if water polo is to be played, that the design is such as to prevent damage to the building fabric including glazing, plant, controls and equipment from the ball
- village and group changing areas have circulation routes which encourage the use of toilets and showers prior to entry into the pool areas adjacent to shallow water
- the use of appropriate finishes; including slip resistant surfaces in wet areas which comply with the requirements as appropriate of groups A, B and C EN 13451-1 in all directions
- adequate storage areas - this may mean also providing areas for Clubs which use the pool to store equipment e.g. swimming training aids, polo balls, sub aqua equipment etc.
- provision of a First Aid room which will also be suitable for Dope Testing,
- pool safety equipment in accordance with a risk assessment, including reaching poles and throwing ropes, spine board, push button alarms and consideration should be given to computer aided pool surveillance equipment to supplement but not replace pool lifeguards
- provision of a meeting room
- provision of notice boards for clubs
- adequate safe parking for cars and coaches together with drop-off and loading points close to the front of the building
- the building incorporates the requirements of the Disability Discrimination Act 1995 and is in accordance with the Code of Practice BS8300: Design of Buildings and their Approaches to Meet the Needs of Disabled People and the Sports Council publication "Access For Disabled People" which can be downloaded from the Sport England website.

Indeed these should be part of a design providing a facility which is

- intended to meet the swimming needs of the whole community
- constructed to a high standard of materials, plant and equipment which meet appropriate manufacturing and operating standards
- sustainable, being responsive to environmental issues in terms of the use of energy and non- sustainable resources and the control of pollution
- cost efficient to allow the facility to be managed with sustainable operating costs.

#### 4. Swimming Pool Design Requirements for a 25 metres by 10-lane (International Short Course Championship Pool)

**This information sheet briefly outlines the design requirements for a 25 metres by 10-lane swimming pool to be used for general community swimming and which is also capable of providing for swimming competitions up to International Short Course Championships, synchronised swimming competition (where the depth is suitable), low level water polo, competition and all training.**

Ideally a learner pool, which can be used for warm up and swim down (essential for International Short Course) and by persons and groups as well as for the teaching of swimming, should also be provided.

All swimming pools should be designed with the Sport England/Swim England Design Guidance notes and the BS EN 15288-1:2008, Safety requirements for design, taken into full consideration.

## Main Pool

Length - 25m plus 0.03m minus 0.00m.

Width – Minimum 10 by 2.5m lanes.

Deck level construction with water overflowing the two sides and with raised ends 0.3m above the water level. Finger-grip detail to be provided at water level in the raised ends. The edging tile between the side walls of the tank and the pool surround, over which the water flows, should be of a contrasting colour to the pool tank walls and the pool surround and provide a finger grip for swimmers.

Slip resistant surfacing on pool end walls extending 0.8m below the water level.

Recessed steps in the side walls at each end of the pool.

Moveable floor to provide a deep water pool of 2m all over depth (Minimum requirement for International Competition). (Should the pool be considered for Synchronised Swimming a 12m section of the pool will require a minimum depth of 3m). Where a moveable floor is not provided the minimum depth of water at the shallow end should be 1.2m if a learner pool is provided, with a depth of 2.0m at the opposite end. If a learner pool is not provided the minimum depth may be 0.9m but should not be less.

Lane markings of a dark contrasting colour (black is most commonly used) on the floor of the pool in the centre of each lane. The width of each lane line should be 0.2m plus or minus 0.05m and should end 2m from the end wall of the pool with a distinctive crossed line 0.80m long and of the same width as the lane line. Target lines should be placed on the end walls, in the centre of each lane of the same width as the lane lines. They should extend from the pool deck edge to the floor of the pool and should have a cross line 0.5m long placed 0.3m below the water surface, measured to the centre point of the crossed line.

Pool surrounds to be a minimum of 6m wide at the start end and 4m wide at the turning end and on both sides. The main pool surrounds plus the surrounds of the learner pool should be able to accommodate 200 (though provision up to 500 would be preferable) competitors and officials and fixed (bench) or alternatively bleacher seating should be provided.

Gallery providing seating for a minimum of 500 spectators (International Short Course 1000 plus, though these may be temporary) and 12 spaces for wheelchairs. The seating and wheel chair spaces should give a view of the whole area of the pool.

Water temperature – 27/28 degrees C

Lighting – 500 lux (in accordance with CIBSE Guidance) for competition and 300 lux for other activities. Up-lighting preferred to reduce reflection and glare on the water surface. Lighting for major championships where television is to factor requires 1000 lux

The provision of a pool side land conditioning room should be considered.

## Equipment

10 lane swim timing system comprising timing computer, printer, start system with 10 speakers, 10 touch pads, wiring harness and 10 line alpha-numeric scoreboard. The timing computer and printer to be capable of linking to a results system and ideally to be housed in a separate, suitably ventilated control room at the start/finish end of the pool at first floor level with direct access from the pool side. A storage trolley should be considered for the touch pads and it would be prudent to have an extra touchpad in case of damage.

10 no. starting platforms. The height of the platform should be between 0.5m and 0.75m above the water surface with a water depth of no less than 1.35m for a distance of 1m to 6m from the end wall. Consideration should be given to providing platforms fitted with an electro mechanical contact device which will provide a split second recording of the "take off" time.

In pools where such platforms are not necessary one such block may be provided for training purposes.

11 no. anti-wave lane ropes with the floats extending 5.0m from each end of the pool being red. Additionally there is a need at 15 metres from each end of the pool for the floats to be of a distinctive colour from the surrounding floats.

The colour of the lane ropes should be as follows

- green ropes for lanes 0 and 9
- 6 blue ropes for lanes 1, 2, 3, 6, 7 and, 8
- yellow ropes for lanes 4 and 5

False start rope to be suspended across the pool not less than 1.2m above the water level from fixed standards placed 15m in front of the starting end. The rope should be secured to the standards by a quick release mechanism and should effectively cover all lanes when activated.

2 no. backstroke turn indicators which should take the form of flagged ropes suspended across the pool at a minimum height of 1.8m above the water surface from fixed standards placed 5m from each end wall of the pool.

Water polo pitch goal and side lines to provide a field of play (between goal lines) no less than 20m long and no more than 30m long for men and no more than 25m long for women with goals installed. Side lines to be suitably coloured to denote the following:

- White marks – goal line and half distance line
- Red marks – 2 metres from goal lines
- Yellow marks – 5 metres from goal lines

Water Polo timing equipment, including possession clocks, linked into the 10 line scoreboard. (appropriate software package added to timing computer)

If Synchronised Swimming is to take place judging equipment and an underwater sound system.

2 no. Large sweep hand timing clocks

White boards at both ends of the pool

Real time clock

Public address system.

Portable hoist, for use by swimmers with disabilities, with fixings in both the main pool and the learner pool.

Drinking Water fountain

## Learner Pool

4 lane (8m) x 17m (25m preferred for an International Short Course swim down pool).

Deck level construction.

Recessed steps at each corner in the side walls.

Moveable floor to provide a variable depth of water down to 1.8m.

Pool surrounds ideally a minimum of 2m in width in order to allow adequate circulation space at points of access from changing areas and for wheelchair users.

Ideally it should be possible for the learner pool to be separated both visually and acoustically from the main pool to allow for use by people or organisations or activities which require quiet or privacy e.g. teaching of swimming, persons with disabilities and ethnic groups. The separation should be such that the pool hall area can be opened out to become contiguous with the main pool area at other times.

Water temperature 29/30 degrees C.

Lighting – 300 lux

Spectator accommodation for up to 30 persons and including a space for a wheelchair adjacent to the pool hall area.

Group, individual cubicles and disability changing areas with direct access to the learner pool which can be separated off from the main changing area if required.

## Equipment

- Swimming and teaching aids
- Play equipment
- Portable stairs or ramp to assist access to and egress from the pool for people with walking difficulties
- Drinking water fountain
- Real time clock

## General

The above are the main requirements to meet the detailed needs of Swim England but in addition the design should ensure

- a high standard of water treatment with medium rate (24m/h) sand, pressure, air scoured filters, with the continuous dosing of a coagulant, good water circulation within the pools, appropriate turnover periods and chlorine supplemented by ultra violet for disinfection is recommended. Good practice would dictate that each pool should have its own separate water treatment plant. However, there may be operational advantages if the main and teaching pools are linked
- a good standard of ventilation with heat recovery, but no re-circulation of exhaust air, providing an air temperature of plus or minus 1 degree C of the water temperature and a relative humidity of 50 to 70% in the pool hall areas and temperature of around 24 degrees C in the changing and shower and toilet areas
- there is no glare or specular reflection in the pools from either natural or artificial light sources and no solar gain unless this is compensated for in the design and used as an energy conservation measure
- if water polo is to be played, that the design is such as to prevent damage to the building fabric including glazing, plant, controls and equipment from the ball
- village and group changing areas have circulation routes which encourage the use of toilets and showers prior to entry into the pool areas adjacent to shallow water
- the use of appropriate finishes; including slip resistant surfaces in wet areas which comply with the requirements as appropriate of groups A, B and C EN 13451-1 in all directions
- adequate storage areas - this may mean also providing areas for Clubs which use the pool to store equipment e.g. swimming training aids, polo balls, sub aqua equipment etc.
- provision of a First Aid room which will also be suitable for Dope Testing
- pool safety equipment in accordance with a risk assessment, including reaching poles and throwing ropes, spine board, push button alarms and consideration should be given to computer aided pool surveillance equipment to supplement but not replace pool lifeguards
- provision of a meeting room
- provision of notice boards for clubs
- adequate safe parking for cars and coaches together with drop-off and loading points close to the front of the building
- the building incorporates the requirements of the Disability Discrimination Act 1995 and is in accordance with the Code of Practice BS8300: Design of Buildings and their Approaches to Meet the Needs of Disabled People and the Sports Council publication "Access For Disabled People" which can be downloaded from the Sport England website.

Indeed these should be part of a design providing a facility which is



- intended to meet the swimming needs of the whole community,
- constructed to a high standard of materials, plant and equipment which meet appropriate manufacturing and operating standards,
- sustainable, being responsive to environmental issues in terms of the use of energy and non- sustainable resources and the control of pollution,
- cost efficient to allow the facility to be managed with sustainable operating costs.

## Information

The following are useful sources of information

- “Managing Health and Safety in Swimming Pools” – ISBN 0 7176 2686 5 or HSG 179
- “Swimming Pool Water – Treatment and Quality Standards” – ISBN 0 9517007 6 6
- “Swimming Pools” – ISBN 0 419 23590 6

The following may be out of publication but may be obtainable through reference libraries

- “Handbook of Sports and Recreational Building Design – Volume 3 Swimming Pools and Ice Rinks” – ISBN 0 7506 2256 3
- “Design and Planning of Swimming Pools” – ISBN 0 947685 04 9
- “Swimming Pools Design Guidance Note” – Sport England website.

Readers are advised that the guidance or advice given in this information sheet is not inclusive and any decisions on swimming pool design should first be discussed with a member of the Swim England’s Facilities Team. Contact details: [facilities@swimming.org](mailto:facilities@swimming.org) or telephone: **01509 618700**.

# 3902 - Swimming in Shrewsbury

Sundorne and Quarry Sites

RIBA Stage 2 Report - Multi-Disciplinary Team Executive Summary

Rev 1 - 21st February 2022

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# 01. Introduction

The project comprises two separate sites which are treated as two phases of the same overall capital project:

The Quarry Leisure Centre, Priory Road, Shrewsbury SY1 1RU  
Replacement of the existing aging Quarry Leisure Centre with a new destination family-focussed town centre leisure centre.

Sundorne Sports Village, Sundorne Road, Shrewsbury SY1 4RQ  
Extension to the existing Sports Village centre to provide alternative swimming facilities in Shrewsbury and improve the existing health and fitness facilities on offer.

The design team has been appointed to RIBA Stage 2, and have produced Design Stage Reports, summarised in this Executive Summary. The report should be read with the full appendices listed at the end.

RIBA Stage 2 is the Concept Design stage, and is to develop and prepare the architectural concept with the strategic engineering requirements, along with a cost plan, project strategy and outline specification, all aligned with the project brief.

Our project mission is:

For the Swimming in Shrewsbury project to create a high quality and sustainable (financially and environmentally) destination leisure and sport offer, which provides accessible and inclusive activities for Shropshire residents leading to increased participation and active lifestyles, thereby meeting community needs.



## 02. Architectural Design Executive Summary

### SPACE & PLACE

#### Architectural Concept Design

SPACE & PLACE have been appointed to develop the architectural designs for the Swimming in Shrewsbury project, to provide new and improved swimming, sports and leisure facilities in the town.

The current Stage 2 proposal is to develop both the Sundorne and Quarry sites to planning and tender stages, and then for the projects to be constructed as separate phases- Phase 1 being the Sundorne site and Phase 2 the Quarry site- to maintain continuity of the swimming facilities in Shrewsbury.

It is recognised that the current Stage 2 proposals have grown in scope since the Stage 1 report by HLM Architect. This is to incorporate requirements such as the remodelling and refurbishment works to the existing building at Sundorne, which had not previously been allowed for.

S&P's concept design has followed Sports England guidance in order to achieve a high standard of the proposed facilities, helping key building professions, clients, user representatives and other stakeholders to follow best practice and encouraging well designed sports facilities that meet the needs of sports and are a pleasure to use.

#### Proposed Facilities Sundorne Leisure Centre

- 25 metre x 8 lane competition pool with spectator seating for 150
- 17 metre x 10 metre teaching pool with moveable floor (0-1.8m depth range)
- Associated changing facilities, plant room, first aid room and storage
- 2 new multi-purpose dance studios
- 3rd small studio
- 110 station gym
- Improved dry change facilities
- Potential for re-providing existing cafe and entrance in new extension, and associated remodelling of the existing building to provide a new larger fitness gym in the existing building and improve changing facilities for health & fitness users.

#### Quarry Leisure Centre

- 25 metre x 4 lane community training pool with moveable floor (0-1.8m depth range)
- Leisure Water- mix TBA but focus on intergenerational family fun rather than high octane, thrill-seeking rides.
- Fitness suite (86 stations)
- 2 x Dance Studios
- Spin Cycling Studio
- Health Spa
- Associated changing facilities, reception, office, staff room, first aid room, plant room and storage
- Indoor Adventure Play- zoned for younger children and older children
- Party Rooms
- Cafe (number of proposed covers 50 subject to confirmation by F&B Consultant)

## 02. Architectural Design Executive Summary

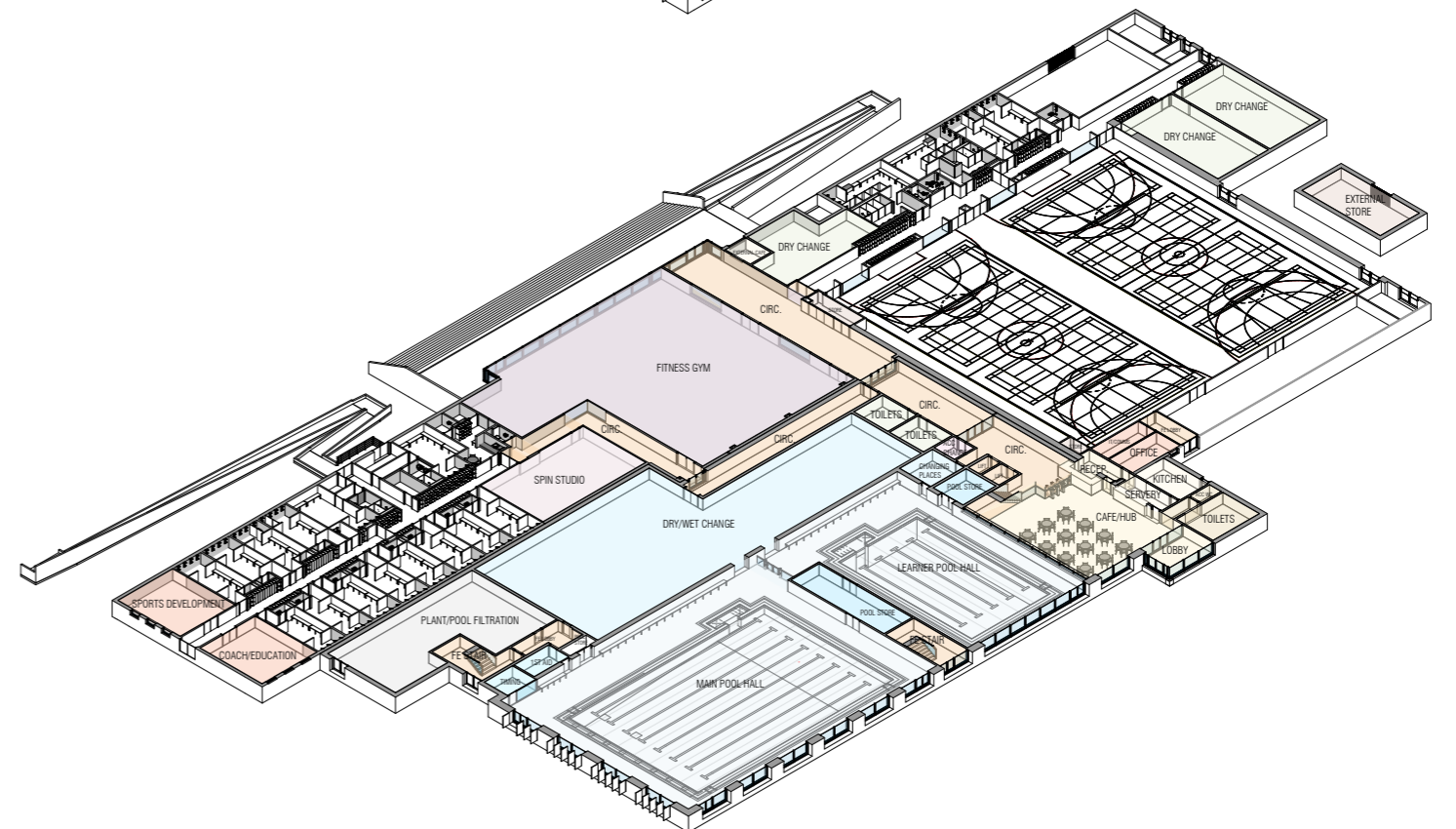
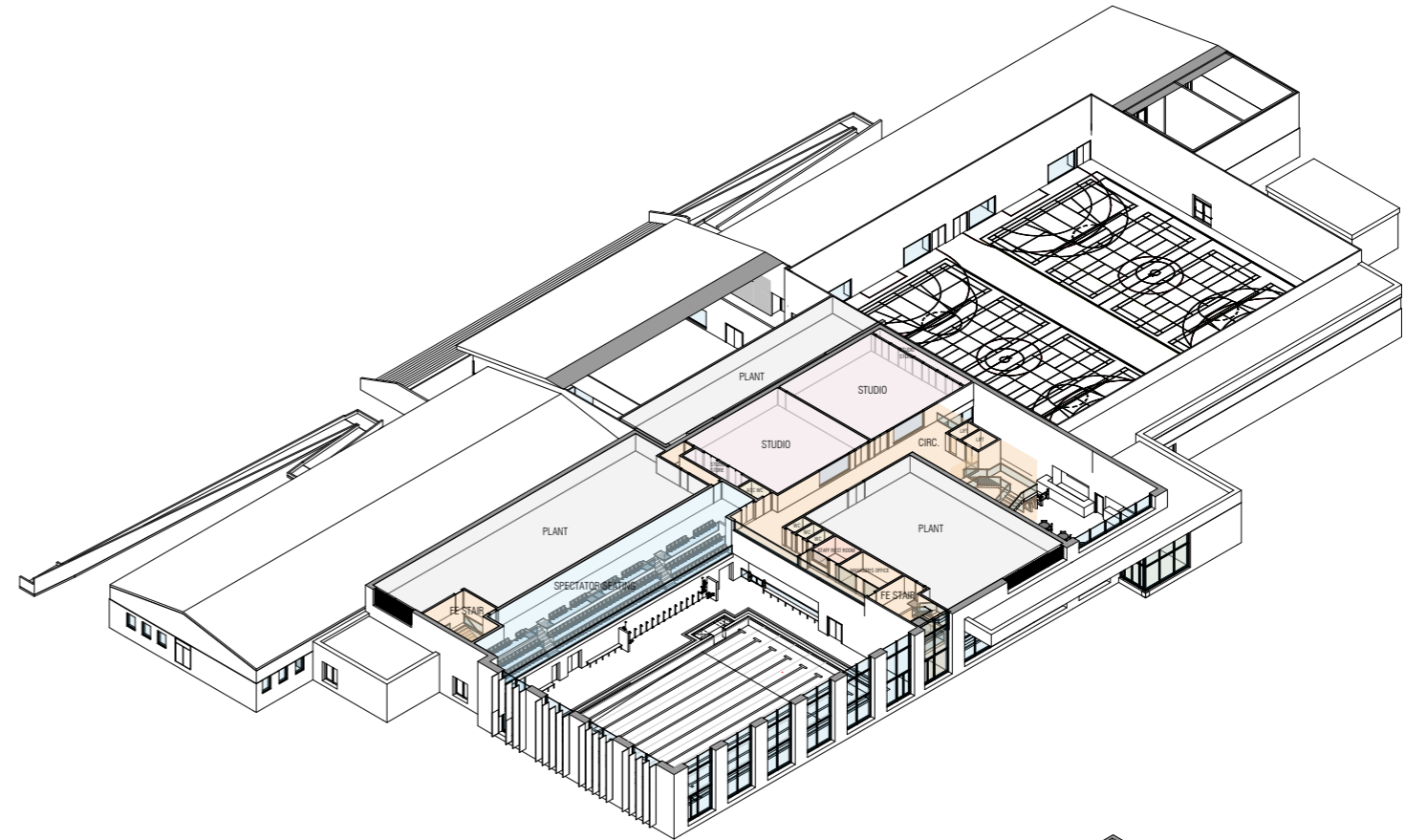
### SPACE & PLACE

## Sundorne

The concept design for the Sundorne Leisure Centre aims to:

- Provide a new swimming facilities on the site, to cater for competition as well as community swimming, by means of a new extension with both a competition pool with spectator gallery and a learner pool.
- To locate and design the new extension to provide visibility from the road, to announce its presence and raise the profile of the centre locally. The new entrance will also have a cafe to appeal to both local residents and users of the centre.
- To improve the health and fitness offer of the existing centre by creating a new larger fitness gym, studio space and improved changing facilities.
- To create a new entrance to the centre which serves spectators to the outdoor pitches and to swimming galas as well as users of the centre.
- To be a positive addition to the Sundorne Sports Village site and buildings.

Incorporating remodelling works to the existing building allows the proposed new extension to knit with the existing, to read as a single new leisure centre and for the existing facilities to be improved to broaden its appeal.



Main entrance approach



View from pedestrian approach

## 02. Architectural Design Executive Summary

### SPACE & PLACE



Sundorne site - View from car park



## 02. Architectural Design Executive Summary

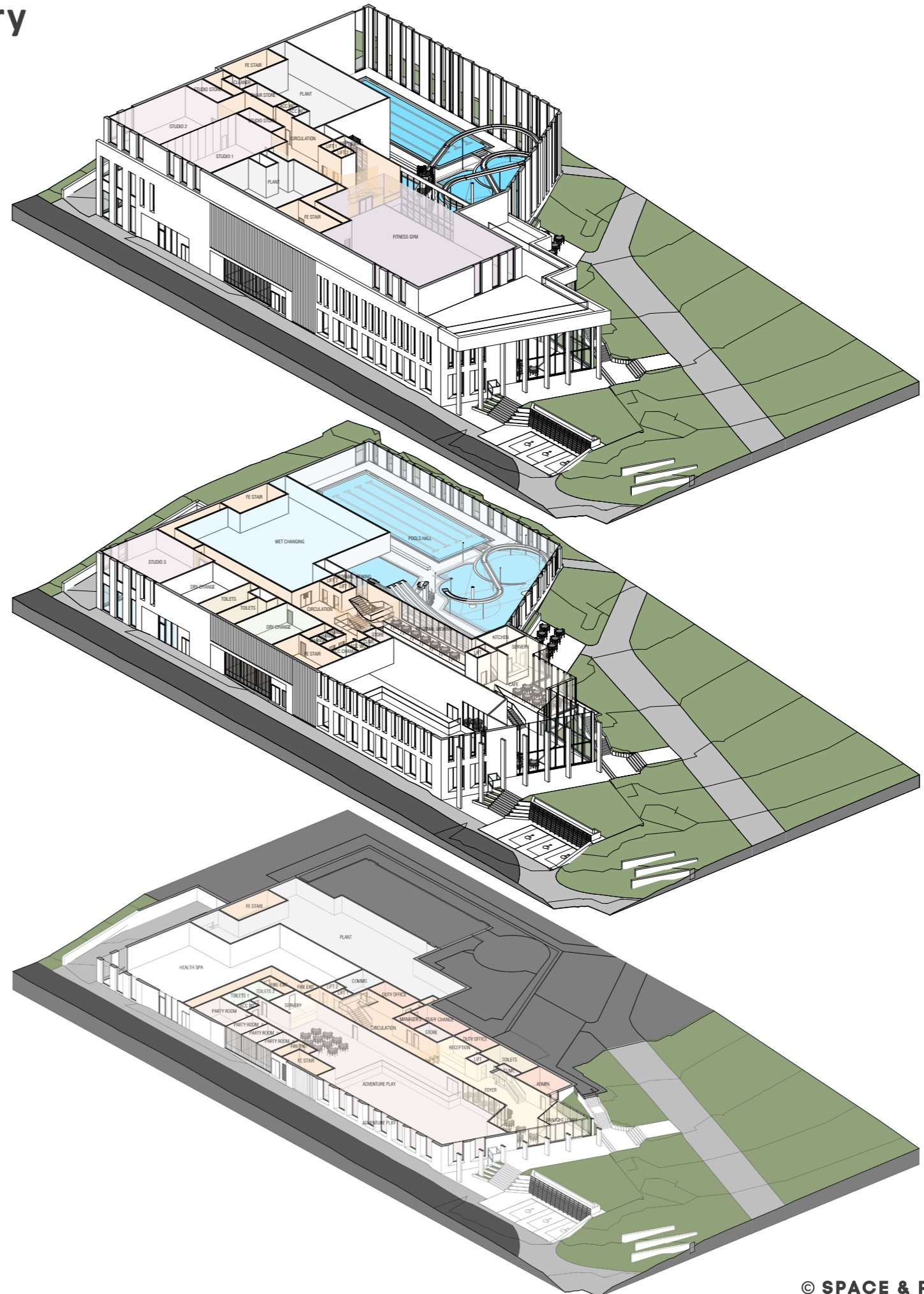
### SPACE & PLACE

## Quarry

The concept design for the Quarry Leisure Centre aims to:

- Provide an attractive, welcoming modern leisure centre, which responds to the location between the town's urban fabric and the green of the Quarry park, by improving circulation between the different levels of Priory Road, the riverside and the park, and creating a fully inclusive and accessible facility.
- To produce a building that accommodates the large volumes required for the adventure play and leisure water activities, but still responds to the scale of the surrounding buildings and street scene.
- To respond to the changes in level and the views towards the building from a number of viewpoints, and produce a building which is sensitive to the surrounding building fabric and trees.
- To be a positive addition to the architectural fabric of Shrewsbury Town Centre, and bringing economic benefit to the town centre.

S&P had an early engagement meeting with Shropshire Council planning department, and they were in general agreement with the design principals suggested.



View from Quarry park footpath



Access to Cafe area

## 02. Architectural Design Executive Summary

### SPACE & PLACE



Quarry site - Main entrance

# 03. MEP Executive Summary

## HOARE LEA

This Stage 2 document has been prepared in accordance with the BSRIA BG6/2018 design framework. The main activities required within that framework are: preparing outline proposal for the concept design; analysis of broad environmental impacts; negotiating incoming services; preparing concept models, sketches and schematics. In line with the RIBA plan of work 2020, Stage 2 activities have also included: strategies for sustainability, maintenance and operation; finalising the project brief.

This report should be reviewed by all parties to make sure the systems presented are in line with expectations. The report captures Hoare Lea's understanding of what is required for the services design of the building and thus will form the basis for further detail to be added in the next stage. This Stage 2 report presents the current proposals for all the systems within the building. It builds upon the Stage 1 proposals put forward by HLM and captures the results of design decisions made and the extra detail added.

Since Stage 1, Hoare Lea has developed the design of the building and progressed the necessary discussions with the appointed design team members and the utility companies. Studies and reports have been undertaken for the following topics, in order to agree a suitable services strategy for the building:

- Sustainability
- Acoustics
- Fire Engineering

- Utilities
- BREEAM
- Air Quality

Key decisions made during Stage 2 are summarised below, with the knock-on effect for each item.

Item/System	Decision	Effect
New substation for Quarry	It is intended that the Quarry pool utilises an 'all electric' solution comprising the use of heat pumps to produce hot water. As a result, a new HV supply and substation is required within the site boundary to cater for the increased electrical loadings.	The location of the proposed new substation has been preliminary indicated in order to obtain budget costs from the DNO. The actual location of the new substation is to be agreed as part of the ongoing design.
Heating and cooling	The intention to use an air source heat pump system for hot water production.	Suitable external plant space is required to locate the air source heat pumps, deviating away from the Architects desire to have all plant located internally.

In developing the Stage 2 design, the following issues have come to light which require further investigation/decisions, in order to fully resolve them:

Item	Implication	Decision with	Next steps
PassivHaus Standards	There is a desire to adopt a number of Passivhaus standards at the facilities in order to achieve as low a carbon footprint as possible.	Client/Architect	Architect to develop the details on which standards are to be adopted such that they can be integrated within the MEP and sustainability design.
Rooftop Plantroom and screening	Deviation away from locating plant internally with the location of ASHP's and air handling plant at roof level in order to provide suitable access and maintenance and suitable connection for fresh air intake and exhaust points. Acoustic screening required.	Architect	Ongoing discussions and workflow with Architect to agree suitable MEP and acoustic strategy.

Following the issue of this report and the Stage 2 design concepts put forward by the design team, the scheme will be taken forward for planning and public consultation. Subject to the outcome, the design will progress into Stage 3 for items that do not require any additional decisions/resolution. Layout drawings and a Stage 3 report will be produced to capture the progress made in the next stage.

For both the Quarry and Sundorne facilities, heating to the pool Air Handling Units (AHU's), Domestic Hot Water (DHW) Calorifiers and Plate Heat Exchangers (PHX's) for heating of the swimming pool water will be provided by low temperature hot water (LTHW).

LTHW will be generated through the combination of single and two-stage Air Source Heat Pump (ASHP) systems comprising externally located ASHP's and internally located Water to Water Heat Pumps. The two stage process allows heat to be stripped from the external ambient air and converted to 'low grade' LTHW (circa 45-50°C) using refrigerant passed through a heat exchanger. The 'low grade' LTHW is then delivered to internally located water to water heat pumps, which convert the fluid to 'high grade' LTHW (circa 70°C) for use within the above plant and equipment, primarily to produce domestic hot water.

# 04. Structural and Civils Executive Summary

## WARDELL ARMSTRONG

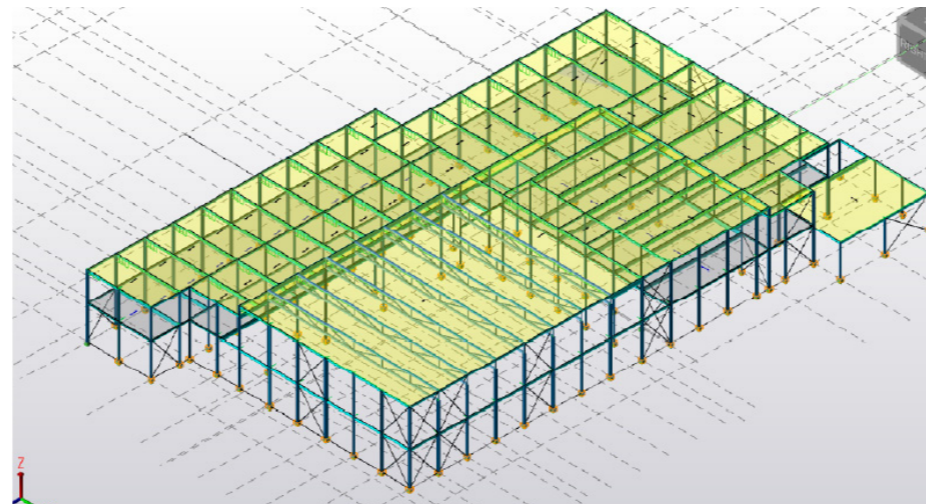
### Sundorne Leisure Centre

Based on the BGS borehole records firm clay is likely to be present in the upper 5.0m of the ground below the made ground. Therefore, depending on loading criteria, shallow pad or strip foundations are likely to be required.

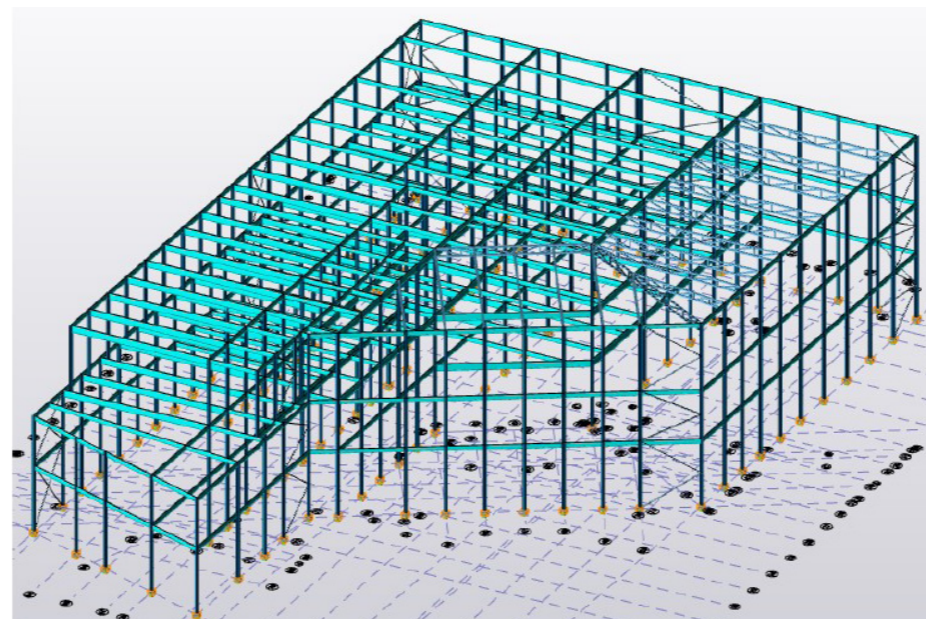
Due to the varying span lengths a structural steelwork frame consisting of a series of columns supporting primary and secondary beams onto which the floor slab can be constructed. Trusses could be considered for the large spans. The flooring for this option could either be precast concrete planks or a metal deck solution. Glulam beams could be a viable alternative to using trusses/ steel beams to span over the pool.

Alternatively, a reinforced concrete frame consisting of columns and flat slabs (generally) could be used for most of the structure, however, precast square/rectangular bridge beams could be considered for the large span over the swimming pool.

The swimming pool is proposed to be constructed from ground bearing in-situ reinforced concrete slab and retaining walls.



Sundorne: Conceptual Structural form (model to be co-ordinated with Rev 1 scheme)



Quarry: Conceptual Structural form (model to be co-ordinated with Rev 1 scheme)

### Quarry Leisure Centre

The BGS borehole records from neighbouring sites indicate that the Glacial Till is stiff at shallow depths and therefore, it is anticipated that deep foundations are unlikely. However, an intrusive site investigation would be required in order to confirm the appropriate foundation options.

The condition of the existing retaining wall to be assessed to confirm any repairs required. The foundation depth is to be identified so that the new construction works minimize the impact on the wall. Temporary supports works are likely to be required for the wall during the construction of the pools.

It is likely that the swimming pool could be constructed as in-situ ground bearing reinforced concrete slab and retaining walls.

Due to the varying span lengths a structural steelwork frame consisting of a series of columns supporting primary and secondary beams onto which the floor slab can be constructed. Trusses could be considered for the large spans. The flooring for this option could either be precast concrete planks or a metal deck solution. Glulam beams could be a viable alternative to using trusses/ steel beams to span over the pool.

Alternatively, a reinforced concrete frame consisting of columns and flat slabs (generally) could be used for most of the structure, however, precast square/rectangular beams could be considered for the large span over the swimming pool.

## 05. Drainage Executive Summary

### WARDELL ARMSTRONG

Separate foul and surface water drainage systems will be provided for the proposed development.

#### Foul Water Drainage

Foul water drainage will discharge to the public combined sewer in Priory Road via the existing connection in the east of the site if feasible based on the proposed internal layout.

Backwash water from the proposed swimming pools will be treated as trade effluent and discharged to the public combined sewer in accordance with a permanent Trade Effluent Consent. Where pools need to be emptied to the public sewer network, this would be done in accordance with a Short Term Discharge Application.

#### Surface Water Drainage

Due to the underlying mudstone bedrock, it is not considered that infiltration can provide the sole means for disposing of surface water runoff. In order to achieve the two BREAAAM points for surface water runoff, it is proposed that runoff is discharged to the public surface water sewers. It is proposed that all flows exceeding this restricted rate will be attenuated on site with underground geocellular tanks for all storm events up to and including the 1 in 100 year storm event (including a 20% allowance for climate change).

The risk of watercourse pollution will be minimised with the use of permeable surfaces in car parking area to provide treatment to surface water runoff.

# 06. Fire Executive Summary

## HOARE LEA

Below is a brief description of both the Quarry and Sundorne Leisure Centre's executive summary taken from the issued report. A brief description of each building has also been included before each summary.

### Sundorne Leisure Centre

Please refer to the issued report for further details on all points stated below: REP-1921812-5A-BG- 20211216-Stage2FireStrategyReport-Rev00.

The existing building will not be assessed at this time as the design is no worse than existing but new extended areas will be assessed to comply with the relevant sections of Approved Document B.

The key fire strategy considerations are as follows:

- This report has been developed in accordance with Approved Document B Volume 2 (2019 Edition). Any variations from the guidance documents will be subject to approval by the Statutory Authorities.
- It is recommended that the building be provided with an automatic fire detection and alarm system to a minimum of an L3 standard in accordance with BS 5839-1, with a simultaneous evacuation procedure to be implemented upon detection in any area of the building.
- As some areas of the building are existing and there are no material alterations to the building façade, it is assumed that all other requirements have been met in these areas. As such, there is no requirement to reassess these areas.
- By virtue of the height and nature of the building considered,

loadbearing elements of structure are to be provided with a minimum of 60 minutes fire resisting construction, as the uppermost habitable floor is less than 5m above external Ground floor level (NB: height of building to be confirmed).

- An external fire spread assessment has been conducted and the results are summarised in Section 7. It should be noted that in order to provide exact detail on the level of protection that may be required to each façade a site plan is required for the assessment.

### Quarry Leisure Centre

Please refer to the issued report for further details on all points stated below: REP-1921812-5A-BG- 20211216-Stage2FireStrategyReport-Rev00.

The Quarry Leisure Centre is a multi-storey Leisure Centre with a double height space between Level 0 and Level 1 and Level 01 and Level 02. Each level is described in detail below:

Level 0: Has 5 independent escape doors (excluding the external access/deliveries entrance) that includes 2 main entrance doors that access the main area and health spa respectively, other escape doors are from escape stairs and plant areas. The ground floor contains an adventure play area, foyer/café, kitchen, staff areas, a health spa, plant room and undefined areas which will need to be assigned/clarified.

Level 1: Is accessed via two protected escape stairs and one open/accommodation stair. Level 1 contains a double height space (void over the adventure play), main pool areas, changing rooms and studio area.

Level 2: Is accessed via two protected escape stairs and one open/accommodation stair. Level 2 contains a fitness gym, multiple plant rooms, studio areas and storage areas.

Roof Level: Is accessed by one protected stair and contains only plant and rooflight areas. This area will not be accessed via the public.

The key fire strategy considerations are as follows:

- This report has been developed in accordance with Approved Document B Volume 2 (2019 Edition). Any variations from the guidance documents will be subject to approval by the Statutory Authorities.
- It is recommended that the building be provided with an automatic fire detection and alarm system to a minimum of an L3 standard in accordance with BS 5839-1, with a simultaneous evacuation procedure to be implemented upon detection in any area of the building.
- Each stair will be designed as a firefighting shaft. Details on the exact configuration are described in Section 8.2 of this report.
- By virtue of the height and nature of the building considered, loadbearing elements of structure are to be provided with a minimum of 60 minutes fire resisting construction, as the uppermost habitable floor is between 5m and 18m above external Ground floor level (NB: height of building to be confirmed).
- An external fire spread assessment has been conducted and the results are summarised in Section 7. It should be noted that in order to provide exact detail on the level of protection that may be required to each façade a site plan is required for the assessment.

# 07. Landscape Executive Summary

## COLOUR

### Quarry

Within the historic and valued Quarry Park, the new facility offers the opportunity to improve the relationship of the building with parkland, River Severn, Victoria Quay and town centre through the proposed landscape, public realm and access arrangements. Enhancing the pedestrian experience of Priory Road is a benefit of the strategy, creating a more appealing gateway into the park from the lower town.

With the dramatic level changes in the location of the main entrance to the building, a landscape has been developed that allows welcoming and inclusive routes into the facility without the need for excessive ramps and handrails from either the St Chads entrance path or Priory Road.

A café terrace opens out from the facility with views into and from the park and an activity lawn is located next to the main entrance for outdoor classes.

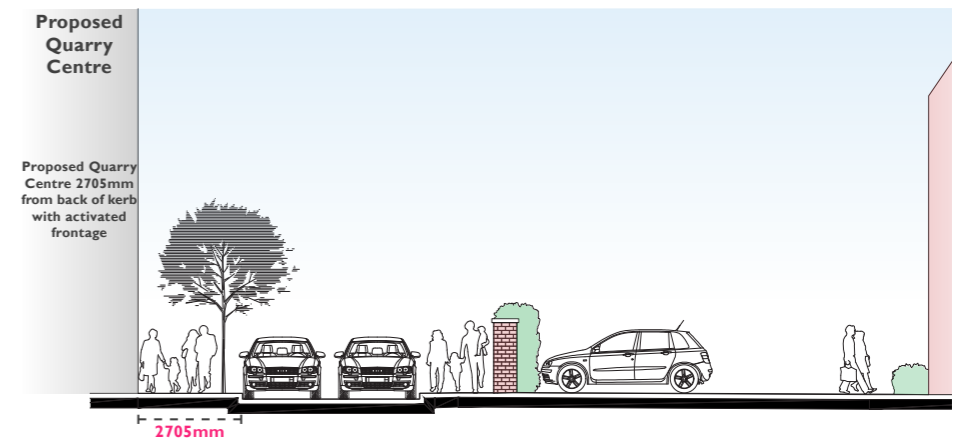
Respect is paid to the Lime avenues planted by Percy Thrower and planting proposed that would enhance biodiversity.

### Sundorne Sports Village

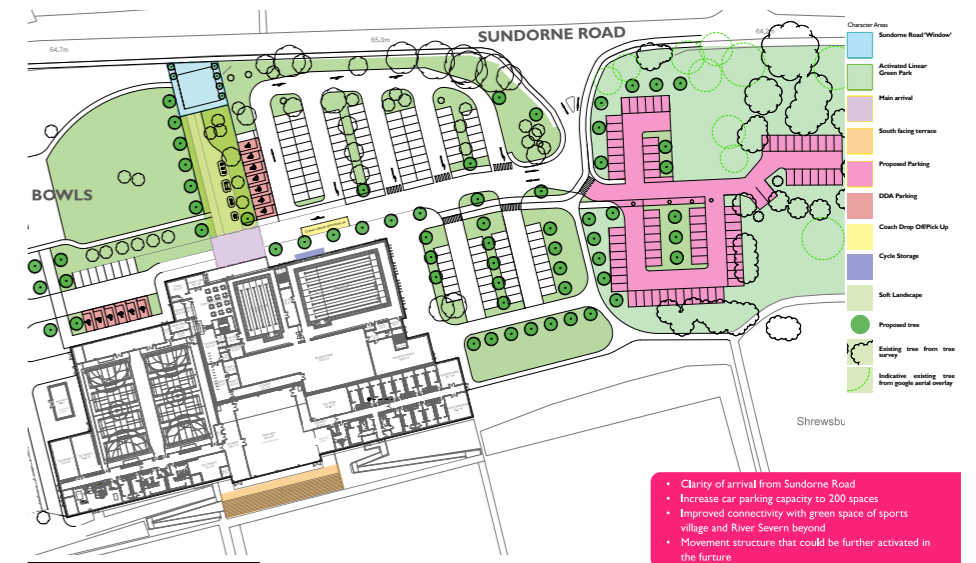
An approach has been taken that seeks to encourage the less active to become more active through opening up the parkland, access to the river and facility to the public eye given the existing facility fails to announce itself to the Sundorne Road and surrounding community due to their great setback from the road and extensive car parking. 200 car parking spaces including coach parking, electric, accessible and minibus bays are proposed.

Broad green routes with improved pedestrian and cycle access are proposed from the Sundorne Road with view corridors of the new building opened up and social wind down spaces created in overarching softer and greener environment that would not only make the experience of using this facility more appealing, but open up the existing paths and cycle routes of the park and river corridor to a wider audience.

All planting would promote biodiversity.



Quarry section through Priory Road



Sundorne landscape proposal

# 08. Sustainability and BREEAM Executive Summary

## HOARE LEA

### Sustainability/Energy Strategy

The approach to the energy strategy for the Proposed Development has been to achieve a reduction in CO2 emissions via passive design and energy efficiency measures (Be Lean) in the first instance prior to the consideration of low and/or zero carbon technologies (LZC) (Be Green).

The passive measures include the specification of high-performance building fabric, including high performing U-values and an air permeability significantly lower than the minimum requirements of the Building Regulations.

With the inclusion of the passive and energy efficiency measures at Be Lean and the contribution of air source heat pumps and PV at Be Green, the initial estimated reduction in regulated carbon dioxide emissions using Part L 2013 carbon factors is currently shown to be 21.5% beyond the Part L2A 2013 compliant baseline scheme. Due to rapid decarbonisation of the national grid, the all-electric energy strategy for the site will allow even greater carbon savings in the future.

### BREEAM

Both Sundorne and Quarry sites are subject to separate BREEAM New Construction 2018 assessments: each targeting a BREEAM 'Excellent' rating. For each development, the project team have identified a strategy that would deliver this and continue to investigate further credits to provide a contingency margin. Sundorne has committed to a minimum baseline score of 70.58% but is investigating credits worth an additional 14.58% to increase this. Similarly, Quarry is at 70.72% with +12.54% under investigation. A minimum of 70% is required for 'Excellent'.





# 09. Acoustic Executive Summary

## HOARE LEA

### Sundorne

The site is located within an existing sports and recreation facility off Sundorne Road, Shrewsbury and is adjacent to existing residential properties on the northern side of the road.

A site noise survey has been carried out to determine the existing ambient noise climate and the daytime and night time background sound levels. The measured levels will be representative of conditions at the site and at the nearest dwellings.

The measurement data and observations made during the site visits indicates that the general noise climate at the site and nearby dwellings is determined by traffic noise from Sundorne Road. There was no other significant noticeable noise impact from any commercial premises in the vicinity of the site.

From the measurement data, it is considered that the internal design criteria of BS 8233 and Sport England with respect to external noise break-in can be achieved for all areas of the new extension by use of standard thermal double glazing and lightweight wall and roof constructions.

In the case of external plant installations and ventilation openings, it will be necessary to limit noise levels to prevent disturbance at the nearby dwellings and also within the new and existing leisure facilities.

Noise limit criteria have been determined from the site measurement data that will enable a BS 4142 assessment of 'low impact' to be achieved at the nearest residential properties.

BS 8233 and Sport England provides guidance on the internal acoustic requirements of the new development with respect to ventilation noise levels, finishes and sound insulation between adjoining spaces. The Architectural and Mechanical Services designs will need to comply with the relevant acoustic design criteria.

### Quarry

The site comprises an existing sports and recreation facility off Quarry Road, Shrewsbury and is adjacent to an existing school on the northern side of the road and public open space to the west and south. The nearest residential properties lie to the east on Claremont Bank.

A site noise survey has been carried out to determine the existing ambient noise climate and the daytime and night time background sound levels. The measured levels will be representative of conditions at the site and nearby properties.

The measurement data and observations made during the site visits indicates that the general noise climate at the site and nearby dwellings is determined by traffic noise from Claremont Bank and the town centre area to the east. There was no other significant noticeable noise impact from any commercial premises in the vicinity of the site.

From the measurement data, it is considered that the internal design criteria of BS 8233 and Sport England with respect to external noise break-in can be achieved for all areas of the new extension by use of standard thermal double glazing and lightweight wall and roof constructions.

In the case of external plant installations and ventilation openings, it will be necessary to limit noise levels to prevent disturbance at the nearby dwellings and also within the new and existing leisure facilities.

Noise limit criteria have been determined from the site measurement data that will enable a BS 4142 assessment of 'low impact' to be achieved at the nearest residential properties.

BS 8233 and Sport England provides guidance on the internal acoustic requirements of the new development with respect to ventilation noise levels, finishes and sound insulation between adjoining spaces. The Architectural and Mechanical Services designs will need to comply with the relevant acoustic design criteria.

# 10. Planning Consultant

## RUMBALL SEDGWICK

### Initial Planning Assessment

A planning consultant has been appointed by the team to carry out an initial planning assessment for both sites. An initial meeting has also been held with the planning officers to discuss the emerging Stage 2 proposals and to ascertain the priorities for each site from a planning viewpoint.

The planning consultant has made a number of recommendations for the way forward, which include:

- A formal pre-application submission is recommended for the complexity and local importance of the sites.
- The validation checklist from Shropshire Council is to be reviewed and complied with.
- A full consultant team is to be assembled including a heritage consultant and specialist input from the heritage consultant is obtained in advance of the pre-application stage.
- The full consultant team should include the consultants listed in Appendix 4 of the report e.g. archaeological consultant, contamination consultant.
- Community Engagement should be carried out, including building overt (and preferably cross party) political support for the development.
- The draft Shropshire Local Plan fails to allocate either site for development, and in the case of the Sundorne Sports Village, excludes the site from the scope of the Shrewsbury 'Development Boundary'. As this Local Plan is still in draft form, there may be the opportunity to introduce alterations to assist both projects.

### Initial Planning Meeting held 19th October 2021

Points discussed at the planning meeting included:

#### Quarry Site

- The height and volume of the new building – necessary to accommodate 10m high internal spaces for Adventure Play and Leisure Water rides. The building will be pulled back slightly from Priory Road to allow pavement to be widened and potential for tree planting. Rooftop plant will be set back from main elevations and screened acoustically and visually. Active frontages to Priory Road and the west entrance are to be explored.
- The Quarry development is proposed to be largely car-free by returning the existing car park area to the Park and creating 3 no accessible car spaces on site.
- Facade materials – preference for masonry and glass on Quarry site, suggestion of a muted palette of materials.
- Trees – retention of and protection of existing trees is a priority for the whole team. If individual trees were proposed to be removed, this would need to be strongly justified and compensatory planting would be expected.

#### Sundorne Site

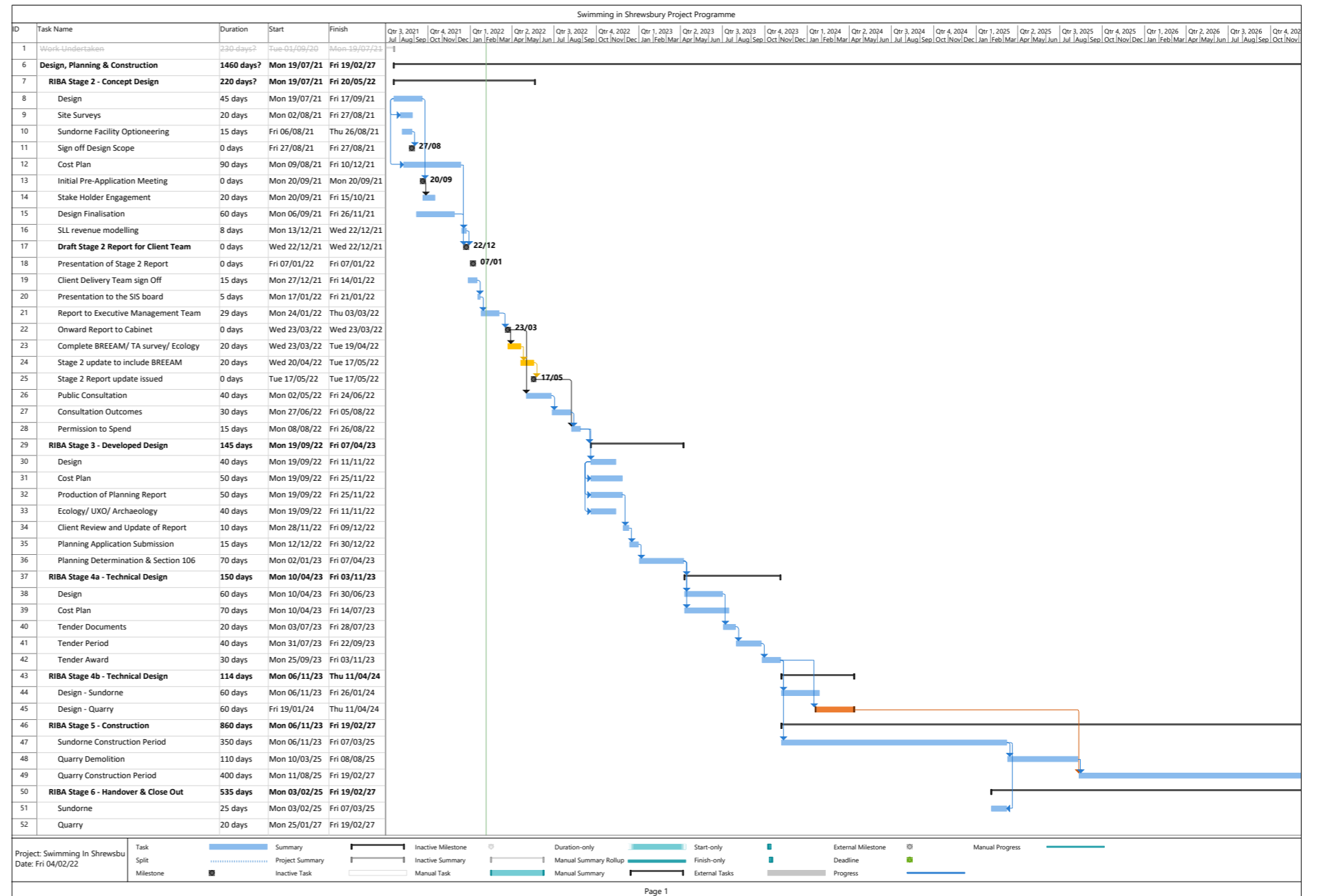
- Proposed new extension would allow the sports centre to be more visible from the road and provide an active frontage into the swimming facility.
- The proposed building would still open up to the south towards the playing fields and pitches.
- The car parking strategy is critical to this scheme, the loss of car spaces associated with the proposed extension are to be reprovided on the site, and the leisure consultant has put forward a total number of car spaces based on anticipated use. This is to be verified by a Transport Consultant.
- The Development Boundary of the draft Local Plan currently excludes the Sundorne site. The planning officers felt that this would not be an issue, but the design team suggest engaging with Shrewsbury Council planning policy team to bring the site within the development boundary in anticipation of the planning application.

# 11. Programme

## FAITHFUL+GOULD

The programme is formatted to follow the RIBA Plan of Work 2020. It has been developed on the assumption that there would be a joint procurement exercise for both schemes. The design activities for the extension of the Sundorne sports Village facility, are programmed in front of the new Quarry Leisure centre. The programme assumes that design, procurement, and contracting activities for Quarry Leisure Centre would be aligned with the completion of the Sundorne Sports village facility, allowing for the construction phase (at Quarry) to begin immediately after the 'Village' is opened to the public.

The programme sets out the estimated duration for each stage, works are not anticipated to begin at Sundorne Sports village until the end of 2023, construction phase is anticipated to be around 16 months, completing the end of 2024, early 2025. This is of course subject to various factors and methods of procurement. The construction phase for the Quarry Leisure centre is anticipated to commence toward the end 2024, again subject to various factors and method of procurement. We anticipate the demolition phase to be around 5 months with a construction phase of around 18 months, completion early 2027.



# 12. Cost Plan Executive Summary

## FAITHFUL+GOULD

Shropshire Council  
Swimming in Shrewsbury  
RIBA Stage 2 Cost Plan  
Feb-22



SUMMARY	RIBA Stage 2 - Cost Plan				Comments
	Total (£)	Area (m2)	£ /m <sup>2</sup> GIA	£ /ft <sup>2</sup> GIA	
Shrewsbury Sports Village - Sundorne	£ 24,936,299.77				Based on BREEAM Excellent and PassivHaus principles (but not full PassivHaus accreditation)
The Quarry	£ 32,558,249.25				Based on BREEAM Excellent and PassivHaus principles (but not full PassivHaus accreditation). Includes Health Spa fitted out
<b>Combined Total Estimated Project Cost (Quarry Health Spa fitted out)</b>	<b>£ 57,494,549.02</b>				Excludes VAT

Shrewsbury Sports Village - Sundorne	Total (£)	Area (m2)	£ /m <sup>2</sup> GIA	£ /ft <sup>2</sup> GIA	Comments
<b>New Build</b>	£ 12,994,539.16	4,168	£ 3,117.69	£ 289.64	Excludes contamination and abnormal ground conditions
<b>Refurbishment, reconfiguration or redecoration of selected existing areas</b>	£ 3,141,071.58	3,025	£ 1,038.48	£ 96.48	Includes varying levels of work (from Nil work to full refurbishment)
<b>External Works</b>	£ 2,264,846.59				Excludes contamination and abnormal ground conditions.
<b>Sub-Total</b>	<b>£ 18,400,457.32</b>				Excludes Client / Operator's direct FF&E i.e. gym and fitness equipment, ICT equipment, furniture, etc.
<b>On Costs</b>					
Professional Fees @ 12%	£ 2,208,054.88				
Design Development & Construction Contingency @ 10%	£ 2,060,851.22				
Inflation (from base date to tender return and mid point of construction) @ 10.00%	£ 2,266,936.34				Based on a commencement during 4Q 2023, completion during 1Q 2025 with a mid point of construction of 3Q 2024
<b>Sundorne Total Estimated Project Costs</b>	<b>£ 24,936,299.77</b>	<b>7,193</b>	<b>£ 3,466.90</b>	<b>£ 322.08</b>	Excludes VAT. Area of 7,193m2 includes new build and refurbishment of existing

The Quarry	Total (£)	Area (m2)	£ /m <sup>2</sup> GIA	£ /ft <sup>2</sup> GIA	Comments
<b>Demolition of existing Leisure Centre and associated site clearance</b>	<b>422,625.00</b>				Includes a nett allowance of £50k for asbestos related works
<b>New Build</b>	£ 20,979,068.15	5,901	£ 3,554.99	£ 330.27	Excludes contamination and abnormal ground conditions.
<b>Site Works</b>	£ 1,158,069.35				Excludes contamination and abnormal ground conditions
<b>Sub-Total</b>	<b>£ 22,559,762.50</b>				Excludes Client / Operator's direct FF&E i.e. gym and fitness equipment, ICT equipment, furniture, etc.
<b>On Costs</b>					
Professional Fees @ 12%	£ 2,707,171.50	12%			
Design Development & Construction Contingency @ 10%	£ 2,526,693.40	10%			
Inflation (from base date to tender return and mid point of construction) @ 17.14%	£ 4,764,621.84	17.14%			Based on a commencement during 3Q 2025, completion during 1Q 2027 with a mid point of construction of 2Q 2026
					Includes nett allowances of £1M for pool hall play equipment and £600k for adventure play equipment
<b>Quarry Total Estimated Project Costs (including Health Spa Fit Out)</b>	<b>£ 32,558,249.25</b>	<b>5,901</b>	<b>£ 5,517.13</b>	<b>£ 512.55</b>	Excludes VAT

Refer to 'Swimming in Shrewsbury Combined RIBA Stage 2 Cost Plan dated 18 February 2022' for a more detailed cost breakdown, basis of estimate, assumptions, exclusions and market conditions commentary.

# 13. Social Value Executive Summary

## FAITHFUL+GOULD

Aligned to Shropshire’s Social Value measurement metrics, our Social Value delivery plan sets out how we will deliver, in stages, an ambitious yet realistic target to drive greater value strategically, tactically and collaboratively to individuals and communities in Shrewsbury.

On project start, we will leverage the intrinsic value of the projects work on the Quarry Swimming and Fitness Centre and the Sports Village projects and add social, economic and environmental benefits to individuals and communities.

We bring innovation, ideas, technical expertise and a methodical approach to social value creation that will have an immediate impact on the local communities and will ensure a legacy that will benefit future generations long after the projects work ends.

### Social Value Impact Forecast

Our Social Value Forecast represents a valuable addition and a practical instrument to any Local Authority’s Cabinet Committee’s decision-



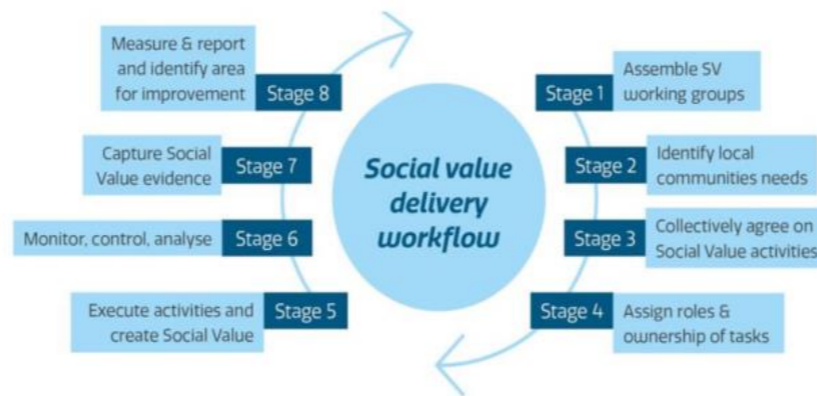
Our Social Value methodology

making process. The report edifies with precision on the anticipated social value that construction projects will yield in £ proxy value terms. It also serves the Authority in their public relations efforts for it illustrates visually the benefits of the projects and provides compelling justification for the business case. For more information on the report please contact Peter Masonbrook.

### OUR SOCIAL VALUE METHODOLOGY AND PERFORMANCE MEASUREMENT

#### Operational Delivery

Our approach to Social Value delivery articulates with four key components: people, processes, systems and organisation, brought together to ensure a timely, safe and GDPR compliant execution and ties together the visions in the Council’s Corporate Plan, the Health and Wellbeing Strategy, Shrewsbury’s Big Town Plan, the Sport and Physical Activity Strategy, and Shropshire’s Social Value Charter.



Social Value delivery workplan

### Performance Measurement

Shropshire has adopted the National TOM’s framework to monitor and measure its social value. We will measure and report on the Social Value created on this programme of works following the metrics selected in the Council’s Social Value guiding principles & intended outcomes

### OUR SOCIAL VALUE DELIVERY PLAN (OUTLINE)

Our delivery plan has been carefully designed to be sympathetic to the RIBA stages to ensure optimum social value creation by leveraging the skillset and resources of the supply chain at every stage of the construction process.

To align with Shropshire’s local and immediate community needs, we propose focussing our efforts on the following priority groups:

Proposed Social Value Priority Beneficiaries

Shropshire’s Social Value Priorities	Beneficiaries	Activities	Method	Date
Jobs & Skills	Learners in Shrewsbury and neighbouring areas	Educational talks, coaching and mentoring initiatives	Directly with local colleges	On project start
	Jobseekers	LinkedIn training for jobseekers, CV writing guidance, and interview preparation	via DWP’s Job Centre Plus	On project start
Economic Growth	SMEs & entrepreneurs at all stages of their evolution	Practical business training and support	via Marches Growth Hub and Shropshire Business Board and Shrewsbury Business Chamber	On project start
	VCSEs	Augment the capacity of supporting organisations and extend their reach	We will work with the Council to identify who within the 1,296 VCSE groups and organisations in the county, can legitimately benefit from the Council’s supply chain’s volunteering manhours.	On project start

# 14. Leisure Consultant Executive Summary

## STRATEGIC LEISURE

### Summary of Stage 2

In developing the Swimming in Shrewsbury project to RIBA Stage 2, there have been some significant changes to the original project proposals to ensure that the facilities provided will:

- Provide high quality provision, which is purpose-designed
- Meet identified needs
- Operate effectively and efficiently
- Deliver BREEAM 'Excellent'
- Address, as far as is practicable green energy technologies

### Sundorne Sports Village

The original concept for this site was to build a separate pool at the end of the existing facility. Whilst addressing the need for a swimming pool, this proposal did not produce an integrated, and operationally efficient solution on site. Two staffing structures would for example have been needed in the separate buildings.

The Stage 2 work has developed an integrated scheme whereby a new 8 lane pool x 25m County standard and a learner pool, plus improved and extended fitness facilities are added to the existing building. This can be achieved by a combination of new build and internal remodelling of the existing facility.

The benefits of this approach are a significantly better connected facility, with a café at its heart; this will provide the optimum customer journey

and opportunity to drive both participation and secondary spend.

In addition to the internal works which respond to the Shropshire Council Strategic Outcomes Planning Guidance report (2019) and therefore the outcomes which is it is crucial to deliver to secure external funding, there will be extensive external works to develop additional car parking on site, and improve existing access routes around the outside of the building. Additional car parking is needed to service the new provision reflecting the fact that Sundorne will become a facility used significantly more during the daytime and weekday evenings.

The increased costs therefore reflect:

- An integrated design which will deliver increased operational efficiencies and revenue generation
- Extensive external works
- The development of an Active Environment and opportunities for Active Lifestyles through links to the wider landscape.

### The Quarry

The Quarry is a very challenging site to develop given its location adjacent to a grade 2 Listed Park and the many changes in level. The Stage 2 concept is for a town centre facility providing for both residents and visitors to Shrewsbury, combining a 4 lane x 25m pool, health and fitness, café, leisure water, spa and adventure play.

The new facility will connect to the Quarry Park creating a link to the outdoor active environment of park and river. It responds to and complements the ambitions for the town set out in the Town Centre

development plan.

The designs for the new facility improve both accessibility to the new facility from Priory Road, and the exterior environment; gone are the blank facades and the interior is opened up through sensitive use of glazing.

The facility mix proposed respond to the identified facility needs set out in the Shropshire Council Strategic Outcomes Planning Guidance report (2019), but also include some more commercial elements eg the Spa, adventure play to attract the visitor market.

The quality and setting of the building impacts upon the building cost as a building with a degree of architectural substance is required.

## 15. Appendices

### The full Stage 2 Reports are:

Architectural Design - SPACE & PLACE	3902- Swimming in Shrewsbury. Stage 2 Report- Architectural Concept Design. Revision 1 - February 2022
MEP - Hoare Lea	Quarry and Sundorne Pools. Swimming in Shrewsbury. MEP Engineering Stage 2 Report. Revision P02- 28th February 2022 (Ref REP-0104076-08-SAS-20211018)
Structural & Civils (includes Drainage) - Wardell Armstrong	Quarry Leisure Centre. Structural and Civil Engineering Stage 2 Report (Ref ST18918-WAR-XX-XX-RP-S-003 V0.2 January 2022) Sundorne Leisure Centre. Structural and Civil Engineering Stage 2 Report (Ref ST8917-WAR-XX-XX-RP-S-003 V0.2 February 2022)
Fire Consultant- Hoare Lea	Quarry Leisure Centre. Fire Engineering Stage 2 Report. Revision 00 - 16th December 2021 (Ref REP-1921812-5A-BG-20211216) Sundorne Leisure Centre. Fire Engineering Stage 2 Report. Revision 00- 16th December 2021 (Ref REP-1921812-5A-BG-20211216)
Landscape - Colour	Quarry Swimming & Fitness Centre, Shrewsbury. Stage 2 Report- 7th February 2022 (Ref SQF-COL-2226-XX-DOC-L-002-02) Sundorne Sports Village, Shrewsbury. Stage 2 Report- 7th February 2022 (Ref SSV-COL-2226-XX-DOC-L-002-02-03)
Sustainability - Hoare Lea	Sundorne & Quarry, Shrewsbury. Sustainability Energy Strategy. Revision 01- 15th December 2021 (Ref REP-2324207-05-SS-20211215-S&Q)
BREEAM - Hoare Lea	Quarry Leisure Centre, Shrewsbury, Sustainability BREEAM New Construction 2018 Pre-Assessment Report, Revision 1.0 – 15th December 2021 (Ref: REP-2324207-5A-DM-20211215-BREEAM 2018Pre-assessment – Quarry – Rev01) Sundorne Sports Village, Shrewsbury, Sustainability BREEAM New Construction 2018 Pre-Assessment Report, Revision 1.0 – 15th December (Ref: REP-2324207-5A-DM-20211215-BREEAM 2018 Pre-assessment – Sundorne – Rev01)
Acoustics - Hoare Lea	The Quarry Centre. Priory Road, Shrewsbury. Proposed new Swimming and Leisure Facilities Stage 2 Acoustic Report. Revision 1- 15th December (Ref REP-1013219-05-AM-20211214) Shrewsbury Sports Village, Sundorne Road, Shrewsbury. Proposed new Swimming Facilities Stage 2 Acoustic Report. Revision 1- 15th December (Ref REP-1013219-15-AM-20211206)
Flood Risk Assessments - Wardell Armstrong	Quarry Leisure Cente, Flood Risk Assessment, ST18918/0002/V1.0 February 2022 Sundorne Leisure Centre Flood Risk Assessment, ST18917/0002/V1.0 February 2022
Planning Consultant - Rumball Sedgwick	The Quarry Swimming & Fitness Centre & Sundorne Sports Village, Initial Planning Issues Report for Leisure Provision Improvements- December 2021
Cost Plan - Faithful & Gould	Swimming in Shrewsbury Stage 2 Cost Plan Report- February 2022