

# GODALMING LEISURE CENTRE

## GODALMING, SURREY

**Status:** Completed 2012  
**Client:** Waverley Borough Council  
**Operator:** DC Leisure  
**Value:** £4.84m

A new wet and dry leisure facility within a spectacular building form which is energy efficient, well organised and financially sustainable.

In 2009, the council carried out a strategic review of its leisure portfolio and took the decision to develop a new facility in close proximity to the existing Godalming Leisure Centre.

A maximum capital budget of £5 million was set and the project was then tendered on a *Design and Build* basis. A detailed output specification and robust set of contract documents enabled the delivery of the project to a high quality level, on time and to budget.



**Godalming Leisure Centre in the first few months of operation has exceeded all the Council expectations. Attendance and membership numbers have increased threefold.**



Ground plan



Section





## Design

The challenge on the site was to develop a public building that, whilst large in plan, did not dominate the surrounding scale or character of the area, yet highly visible and identifiable as a major public building within the locality and parkland setting.

Because of the proximity with the housing opposite, the centre was pushed as far back from Summer's Road as possible so as not to over dominate the street and its neighbours. Matching the smaller scale of the bungalows, the front (Northerly) elevation is a single storey element housing the entrance, reception, café and pool hall. The wide elevation is almost entirely glazed and is punctuated with randomly spaced timber mullions, arranged to echo the surrounding woodland landscape. The glazing gives the elevation a sense of depth and transparency. Two storey elements have been kept to the rear of the building. From the street, only the gym 'box' can be seen, emphasised by the copper pool hall roof which returns as a canopy wrapping over the fitness suite.

The efficient design has led to an economical footprint with only 5.7% circulation.

## Schedule of Areas

Gross Site Area	4,970 m <sup>2</sup> (without existing car park)
Building Footprint Area	1,743 m <sup>2</sup>
Gross Floor Area (all floors)	2,348 m <sup>2</sup> - external (GEFA) 2,146 m <sup>2</sup> - internal (GIFA)
Circulation Area % of Building Footprint Area	5.7 %

## General Accommodation / Standards

Pool Hall	Wet area including main pool 25 m x 12.5 m, depth 1.1 m to max. depth 2.0 m 6-lane (competition) pool with portable hoist for disabled access. Learner pool 12 m x 8.0 m, depth 0.75 - 0.9 m.
Café / Reception / Served space	Welcoming entrance foyer and reception area with café area overlooking pool hall. Served for hot and cold drinks and snacks.
Fitness Suite	60 station fitness suite with 5 m high floor to ceiling windows to two elevations.
Dance Studio	Space for 30 with folding partition dividing the space into two separate areas for flexibility.
Wet Change	Unisex changing village.
Dry Change	Male and Female members dry changing rooms with separate sauna facilities.
Circulation	Circulation has been kept to a minimum to create an economical footprint.

## First floor plan



## General Description of Key Specifications and Materials

Frame	Steel frame
Cladding	Facing brickwork, copper sheet covering, insulated render and full height curtain walling
Roofing	Standing seam aluminium. Single ply membrane
Internal walls and partitions	Blockwork walls generally finished as below
Internal doors	Laminate faced solid core timber doors or fully encapsulated GRP doors and frames to wet areas
Wall finishes	Plaster / render / tiled
Floors	Tiled / vinyl sheet-plank / carpet / timber sports flooring

## Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m <sup>2</sup>
1	Substructure	356,177	166
2	Superstructure	898,394	419
3	Finishes	324,817	151
4	Fittings and furnishings	262,953	123
5	Services	1,462,524	681
6	External works	307,482	143
7	Preliminaries	759,658	354
8	Contingencies	156,750	73
9	Fees	314,800	147
	<b>TOTAL CONTRACT SUM</b>	<b>4,843,555</b>	<b>2,257</b>

Notes:

1. Costs stated are rounded and based on 1<sup>st</sup> Quarter 2011.
2. Cost (£) per m<sup>2</sup> based on 2146 m<sup>2</sup> GIFA
3. Costs do not include any land acquisition costs.
4. Costs exclude Client loose furniture, fixtures and equipment.

## Specific Items of Interest

Element	Approximate area (m <sup>2</sup> )	Water area ratio
<b>Total water area</b>	<b>408</b>	
Pool hall area	798	1: 1.95
Wet changing toilets and showers	340	1: 0.83
Pool equipment store	27	1: 0.07
<b>Combined area of pool hall, wet changing and storage</b>	<b>1165</b>	<b>1: 2.85</b>
Spectator seating (60 seats + wheelchair zones)	76	
Café / reception / server space	164	
Fitness suite	283	
Dry change	76	

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

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

## Environmental Sustainability

- Biomass boiler acting as lead boiler
- Photovoltaic panels on the roof
- Central building management system
- Energy efficient lighting with daylight linked and occupancy detection
- Sample water cell recovery for toilet flushing
- Green wall
- Variable speed drive pumps and fans
- Highly insulated building envelope and pool tank insulation to reduce heat gain and loss.

## Procurement / Programme

Tender	Competitive
Contract	JCT Design and Build
Duration	52 weeks from mobilisation to practical completion July 2011 – July 2012.

“  
*An excellent example of how a high quality public facility can be provided at an economic cost per m<sup>2</sup>*  
”



All photographs © Tamara Shiner 2012