

Warsop Health Hub

Warsop, Mansfield



Status: Completed April 2024

Client: Mansfield District Council

Operator: Serco supported by Vibrant Warsop

Value: £8.7 million



Overview

In 2019 Mansfield District Council commissioned a detailed insight led research project looking into the leisure and community provision in Warsop and its links to the health and wellbeing outcomes of local people.

The research process was supported by Warsop Parish Council, Active Notts and Vibrant Warsop which included an extensive programme of engagement, consultation events and meetings with a large number

of key stakeholders including council services; local clubs and community groups within Warsop; service providers; and members of the local community. To conclude the research, a further community-wide survey was also produced and distributed to help understand the views of local residents.

The outcome of this process was to identify the need for improved leisure and community facilities to support health and wellbeing activities and the co-location of local services.

Health Hub Facility Case Study

The project provides the opportunity for local residents to improve their health and well-being through social interaction and increasing participation in activity.



Pool hall

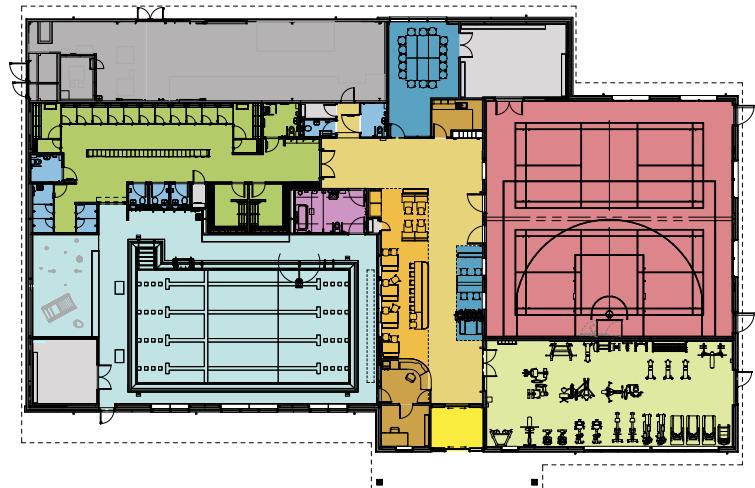
Design

The design is community focused with an open access kitchen, café and meeting space. The internal and external spaces are designed to be accessible, flexible, simple and low-maintenance but also robust and attractive.

The scheme is a single storey building. The emphasis was to develop flexible, multi-purpose spaces that can be intensively used for a variety of activity and fitness uses. The project is designed to be highly sustainable and incorporate specific spaces and facilities which meet the priorities of the local community.

The new Health Hub has been designed in a sustainable yet contemporary style to enhance the site and its surroundings. The proposals include the relocation of the existing MUGA, sustainable drainage and a soft landscape scheme to improve the biodiversity net gain.

The existing car park has been modified and extended to prioritise pedestrian access with covered cycle parking, accessible parking and electric vehicular parking as well as a drop off point located conveniently for building users.



Ground Floor

Key

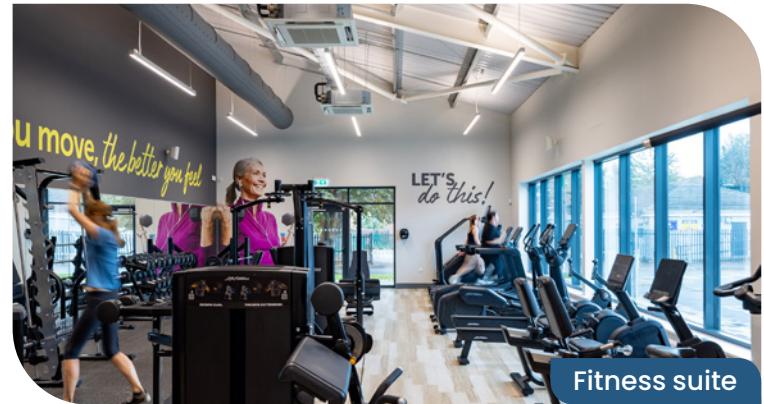
Yellow	Entrance	Blue	Showers & WC's	Dark Blue	Flexible community space/ IT area
Light Yellow	Circulation/ seating/ informal viewing	Cyan	Pool hall/ water play	Light Grey	Stores/ lockers
Orange	Café/ vending	Pink	Changing Places toilet	Dark Grey	Plant/ service void
Brown	Staff areas/ reception / community kitchen	Red	Multi-purpose hall		
Green	Changing village & group change	Light Green	Fitness suite		



Multi-use hall

Environmental sustainability

- All electric
- Air source heat pumps for space heating and hot water
- High levels of insulation to building fabric
- Pool cover
- Photo voltaic panels and south facing roof future proofed for full PV array
- Heat recovery systems
- Low flow water fittings
- LED lighting and energy efficient controls
- Sustainable Urban Drainage infiltration basin
- Biodiversity Net Gain significantly exceeding the requirements of the Environment Act 2021



General accommodation/standards

Pool hall

15 x 8m (0.9 to 1.2m deep) pool, with the option for swimming lanes and free swimming, with easy going access steps, pool pod and hoist.

Water play facility.

Fitness suite

30 station fitness suite.

Sports hall

Multi-purpose hall with associated stores.

Changing & sanitary facilities

All-gender village changing for the wet and dry facility, with group changing area.

All-gender sanitary facilities, accessible changing and toilets.

Dedicated Changing Places toilet with dryside and poolside access.

Café, viewing area & community rooms

Café seating and IT area with views into the pool hall and multi-use hall.

Multi-use community room, kitchen etc.



“This demanded an innovative community building in the right location, with the right facility mix and operating arrangement and not a standard leisure solution. Set within a park, the Hub enhances existing facilities creating a wider active environment that helps to bring formal and informal activity together. It provides the opportunity for connectivity within the community. A place for people to be active together and benefit their physical and mental wellbeing.”

David Evans

Mansfield District Council, Assistant Director – Health & Communities

Procurement/Programme

Client	Mansfield District Council
Operator	Serco
Contractor	Pellikaan Construction Ltd
Project Manager	Abacus
Designer	Roberts Limbrick Ltd
Leisure Consultant	Strategic Leisure Limited
Tender	UK Leisure Framework
Contract	Design and Build
Duration	47 weeks

Key specifications & materials

Frame	Steel frame
Cladding	Rainscreen cladding, glazed curtain walling with powder coated aluminium framing system, composite cladding system, masonry brickwork
Roofing	Standing seam roof on aluminium PPC acoustic deck
Internal walls & partitions	Masonry and stud walls
Internal doors	Veneer-faced solid core, aluminium powder coated finish/ glazed, GRP/ metal composite doorsets with stainless steel ironmongery
Wall finishes	Painted plaster and ceramic tiling
Floors	Sprung linoleum flooring, ceramic tiled pool hall and change areas, carpet tiles, vinyl plank and vinyl sheet

Schedule of areas

Gross site area (including pitches)	9,357 m ²
Building footprint area	1,447 m ²
Gross internal floor area (GIFA)	1,367 m ²
Circulation area (% GIFA)	10.4%

Accessible design elements

- Accessible parking and drop off areas
- Level access
- Automatic sliding entrance doors
- Appropriate wheelchair circulation
- Accessible changing and toilet provision
- Dedicated Changing Places toilet with dry and poolside access to pool hall
- BS8300 compliant wide doors, including 1200mm clear doors for sport wheelchair access to the multi-purpose hall
- Colour contrasting finishes and fittings to aid the visually impaired
- Sports wheelchair zone including larger sports wheelchair accessible toilet
- Easy access steps to pool
- Pool pod/hoist access to pool
- Reception desk and vanity units with sections of accessible lower counters
- Good cycle parking and public transport links

Elemental cost summary

Element	Total cost (£)	Cost (£)/m ²
1 Substructure	716,000	524
2 Superstructure	1,993,000	1,458
3 Finishes	575,000	421
4 Fittings and furnishings	200,000	146
5 Services	1,472,000	1,077
6 Specialist Services (pool filtration and water play)	298,000	218
6 External works	1,283,000	939
7 Preliminaries	1,025,000	750
8 Contractors Risk, Fees & Overhead & Profit	518,000	379
9 Contractor Design Fees	640,000	468
Total project cost	8,720,000	6,379

Notes:

- Costs are rounded and based at 1st Quarter 2023 and exclude VAT
- Costs do not include any land acquisition costs
- Cost (£) per m² based on 1,367m² GIFA

[Click here for User Guide and other Design and cost guidance](#)

Illustrations and drawings provided by Roberts Limbrick Architects and Fotohaus