

# CORBY INTERNATIONAL POOL

## CORBY, EAST MIDLANDS

**Status:** Completed 2009

**Client:** Corby Borough Council

**Value:** £18m



The new Corby International Pool is located immediately adjacent to an area of ancient woodland and the design response has been sympathetic to its sensitive location. All of the accommodation is housed under an organic shaped roof based on a shell structure which helps reduce the visual impact from the surrounding woodland. The roof envelops a highly transparent south façade which shows off the key internal public elements, creating a visual draw to the activities within the centre.

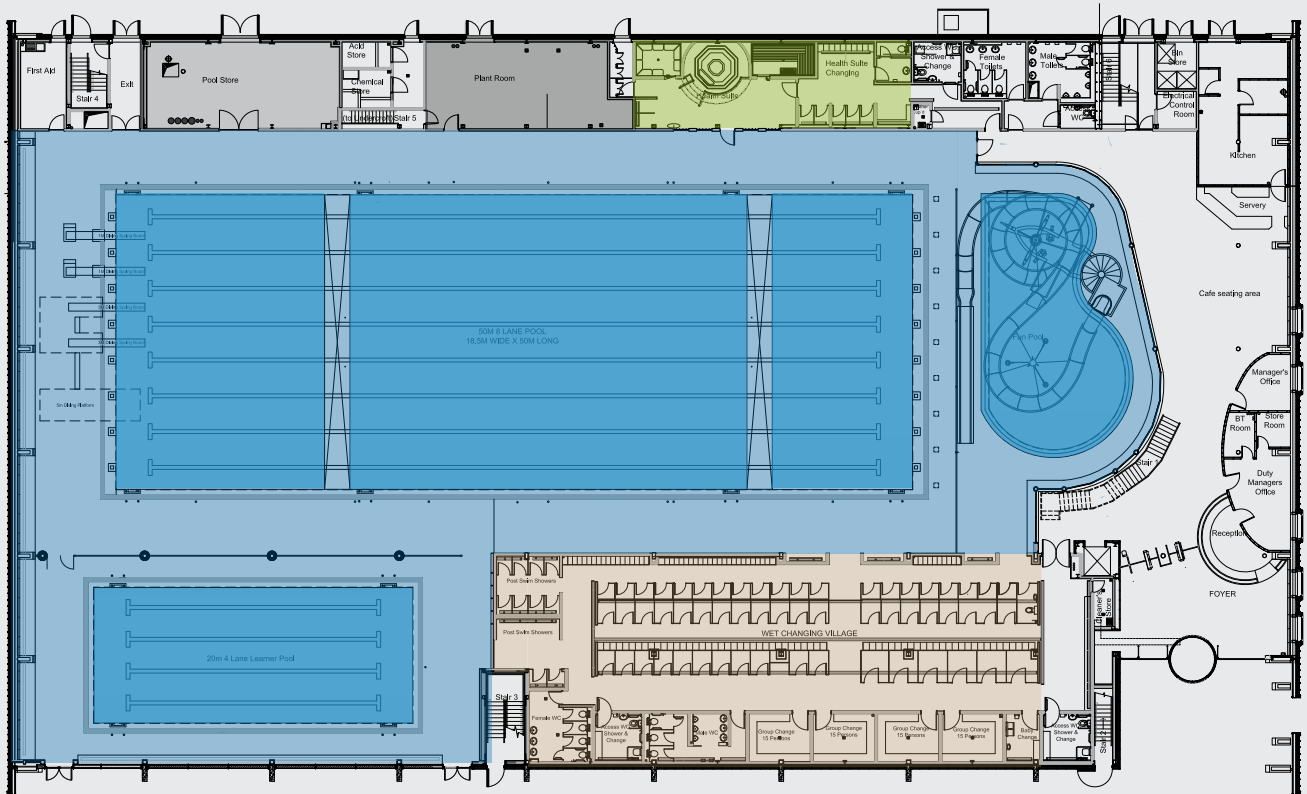
The facility consists of a 50m swimming pool incorporating submersible booms and movable floors to provide flexible water depths to both ends, thereby allowing diving to Junior International standards. The pool hall also features a 20m training pool and a fun water leisure pool with flume ride. The dry side leisure facilities consist of a 400sq.m fitness suite, dance studio, health suite and central café space.

Unlike some community pools, the new facility has a private health club feel with the large areas of natural daylight over key spaces. Other features include natural ventilation to spaces such as the café area and re-use of waste pool water for flushing toilets.

This new facility has undeniably become an important and integral part of the town centre and its regeneration.

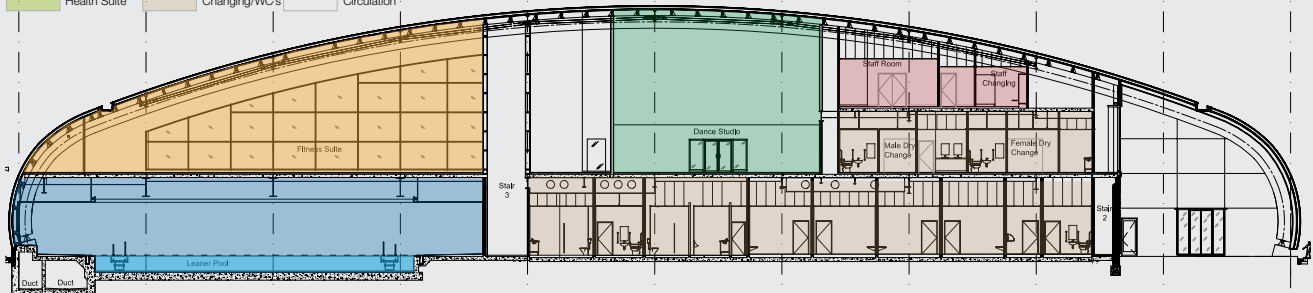


*The use of locally sourced and sustainable materials has helped create this striking and bold statement which Corby are so proud of.*



### Key

<span style="color: blue;">■</span> Pool zone	<span style="color: orange;">■</span> Fitness Suite	<span style="color: grey;">■</span> Plant
<span style="color: green;">■</span> Dance Studio	<span style="color: pink;">■</span> Staff / Offices	<span style="color: lightgrey;">■</span> Storage
<span style="color: lightgreen;">■</span> Health Suite	<span style="color: tan;">■</span> Changing/WC's	<span style="color: white;">■</span> Circulation



## Movable floors and bulkheads

Movable floors have been used to change the water depth over two separate areas to either end of the pool tank area in order to achieve greater programming flexibility. They allow more activities to be accommodated within a single pool area or improve activities that may be compromised by a fixed depth of water. This has also enabled reduced net operating cost

The two movable pools can be adjusted from a depth of a few centimetres for carer and baby classes to a safe depth of 3.5m for a person diving from the diving end. The bulkheads move vertically and when in their lowered position are housed in a recess in the pool floor (see sectional diagram).

The two bulkheads and moveable floor sections provide the following benefits to the facility:

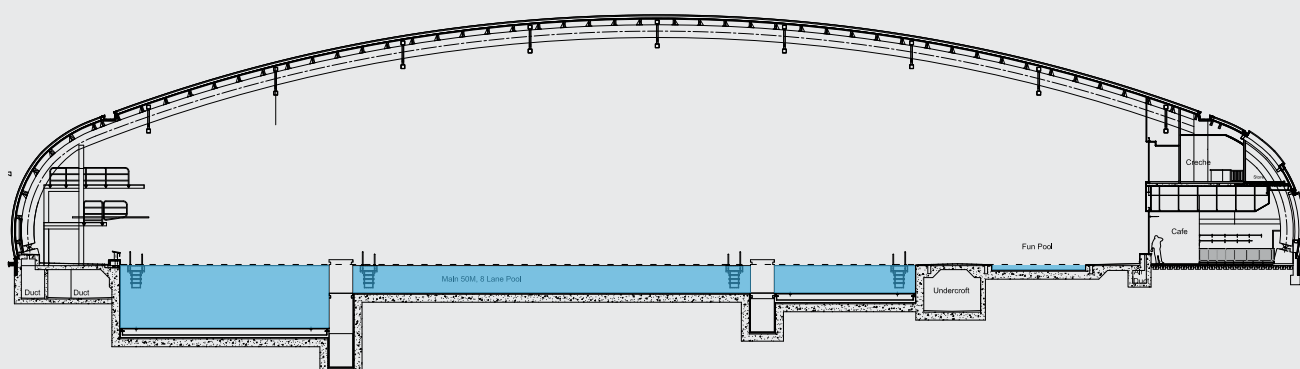
- Division of the water area to allow different activities simultaneously. This is often desirable for safety reasons.
- Reduction of the length of the pool from 50.0m to 25.0m, which is the length recognised by the ASA for training and competition.
- Provide measurable distances where accuracy is important.
- Provide a safety barrier to the edge of a movable floor.
- Provision of diving facilities without the need for a separate diving pool
- The bulkheads allow convenient access around each of the three pool divisions improving safety.

## Schedule of Areas

Gross Site Area	5415 m <sup>2</sup>
Building Footprint Area	3665 m <sup>2</sup>
Gross Floor Area (all floors)	7135 m <sup>2</sup> (external) 6085 m <sup>2</sup> (internal)
Pool Area % of Building Footprint Area	36 %

## General Accommodation / Standards

Swimming Pools	8 Lane 18.5m wide 50m pool which allows for inner lanes to be 2.25m wide between ropes. The pool has 2 moving floors and booms to meet the needs of the clubs and community, providing variable depths in either 25m or 50m mode and diving facilities (1m and 3m springboards and 5m diving platform).  Other pools include 20m 4 lane warm up / lap pool with a constant 1m depth and community fun pool with interactive water features and flume ride.
Changing Areas	Dedicated dryside / wetside to respective facilities
Health Suite	Sauna, steam room and dedicated changing
Fitness Suite and Studio	Dedicated changing zone adjacent
Café Space	Open plan seating area overlooking pool hall with dedicated servery and kitchen
Meeting Room	To accommodate up to 30 people
Offices	Ground floor based next to main entrance
Creche	Located at first floor level, immediately above reception
Reception area / Circulation	Strong views to all facilities and main entrance approach.



## General Description of Key Specifications and Materials

Frame	Steel frame with integrated glulam structure	
Cladding	Timber cladding and curtain walling	
Roofing	Standing seam roof	
Internal Walls and Partitions	Lightweight blockwork (generally) and stud partitioning (dry areas only)	
Internal Doors	Solid core with veneer finish and fully encapsulated doors to wet areas	
Wall Finishes	Painted plaster (dry areas) / render (wet areas)	
Floor (fitness & dance studio)	Semi-sprung timber (oak) floor	
Swimming Pool	Reinforced concrete tank with 2no. submersible booms and moving floors	
Lighting	Lux levels	Type
	Pool hall	500lux metal halide floodlights
	Fitness Suite	300lux metal pendent fittings
	Changing rooms	300lux recessed fluorescent downlights
	Offices	500lux recessed fluorescent downlights
	Cafe	300lux recessed spotlights
	Circulation	250lux recessed fluorescent downlights and wall lights

## Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m <sup>2</sup>
1	Substructure	1,530,000	250
2	Superstructure	4,200,000	690
3	Finishes	800,000	130
4	Fittings and Furnishings	1,380,000	225
5	Services	4,980,000	820
6	External Works	500,000	80
7	Preliminaries	1,560,000	260
8	Contingencies	870,000	60
9	Inflation (4Q 2006 TO 2Q 2007)	375,000	145
10	Design Fees	1,885,000	310
	<b>TOTAL CONTRACT SUM</b>	<b>18,068,000</b>	<b>2970</b>

### Notes:

- Costs stated are approximate 'rounded-up' 4th quarter 2007 costs.
- These costs do not take into account any demolition figures from the removal of the existing pool
- Caution should be taken when using any sets of figures, and professional advice should be sought regarding current market rates.

“

*...The Corby Pool is now setting a new standard of design for competitive swimming, offering the finest training and competition facilities and is visually breathtaking...*

**Mark Foster**  
(Olympic Swimmer)

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## Environmental Sustainability

- Recycling of pool water
- Low energy lighting
- Timber cladding
- Natural ventilation to café space

## Procurement / Programme

Tender	Two stage
Contract	Design and Build
Duration	53 months from Stage C to practical completion

## Specific Items of Interest

Element	Area (m <sup>2</sup> )
Fitness Suite (excluding changing)	445
Pool Hall	2175
Dance Studio (excluding changing)	150
Health Suite	100
Wet Change Village	465



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