KINGSTON LEISURE CENTRE

A new leisure centre for Kingston town centre

Providing inclusive and accessible leisure and well-being services for our borough's residents is a key part of the council's commitment to reduce inequalities and create a fairer borough.

The council is committed to building a new swimming pool and leisure centre on the site in Kingston town centre, which will deliver the range of activities that residents and stakeholders said they wanted to see within an affordable budget.

Thank you to all of those who have taken the time to let us know their thoughts about the proposals. We are now hosting the final engagement events to provide your feedback before we look to submit a planning application for the project in the next few months.

Meet the team



Chris Jones
Project Director



Siddiqa Islam
Assistant Director of Major Projects



Tom Fairey
Development Partner



Gert-Jan Peeters
Main Contractor



Richard Thompson
Project Manager

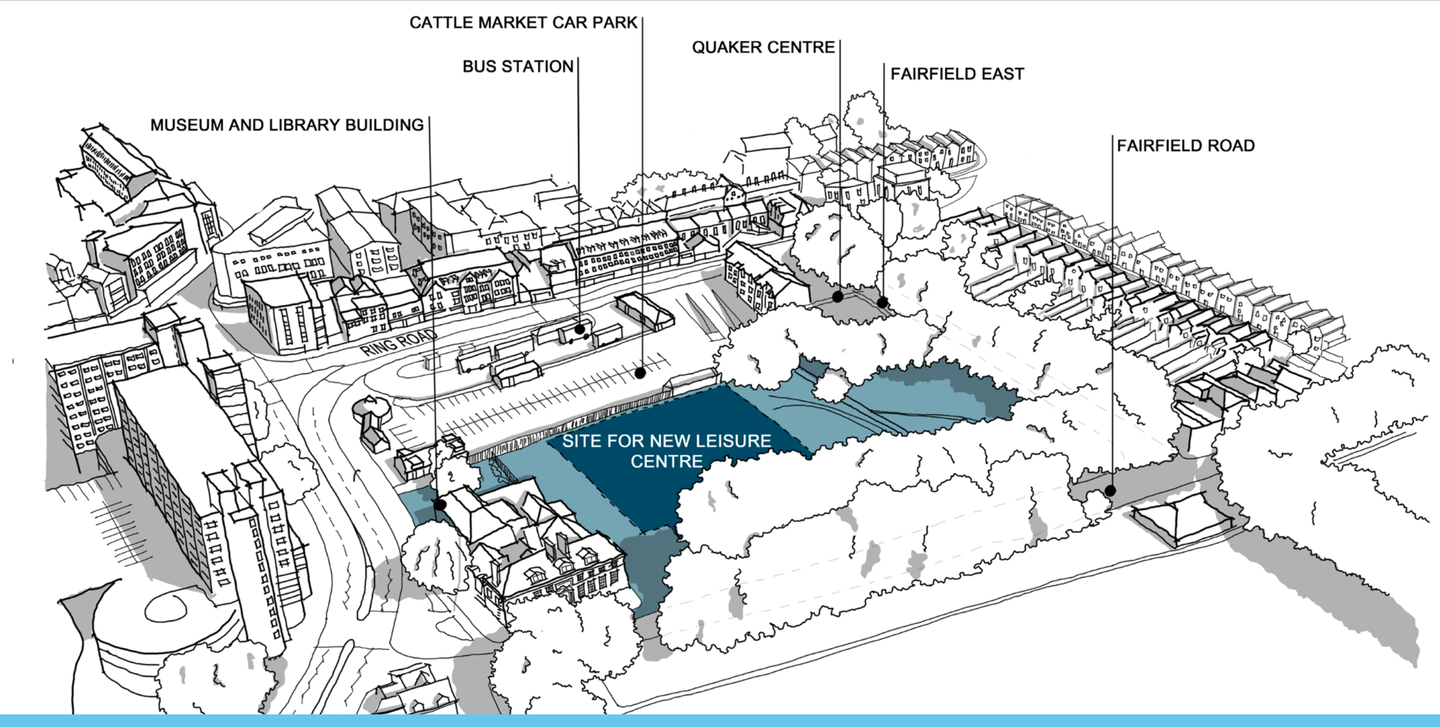


Bastin Bloomfield
Architect

Today you can:

- **Meet the team and ask questions about the project**
- **See how your feedback has shaped the proposals**
- **View the landscaping proposals and the suggested building materials**
- **Let us know your thoughts**

Facilities residents want, within an affordable budget



Ensuring deliverability of the project

In a change from the previous project, **we have brought our construction partner on board at a much earlier stage.** This is so that we are able to have **more concrete assurances around costs and programme** as the project progresses to completion.

Leisure experts Pellikaan have been appointed as the construction partner for the project, and this will be one of the **over 110 projects they have helped to create in the UK.** They have **input into the design** of the scheme to **ensure that it is deliverable within the budget** we have, and are **confident on the timescales for construction.**

The project continues to be **overseen by Alliance Leisure**, utilising the UK Leisure Framework to bring on board **a team of high quality consultants for the scheme.**

WHAT'S IN THE NEW LEISURE CENTRE?

- 25m competition pool
- Learner pool
- 150 station fitness gym
- Group cycle studio
- Four court sports hall
- Indoor soft play
- Health suite
- Café
- Activity studios
- Squash courts

visit:
www.transformkingston.co.uk/leisure-centre

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July 2024

Roberts Limbrick

The Royal Borough of Kingston Upon Thames

KINGSTON LEISURE CENTRE

Our proposals

Our vision



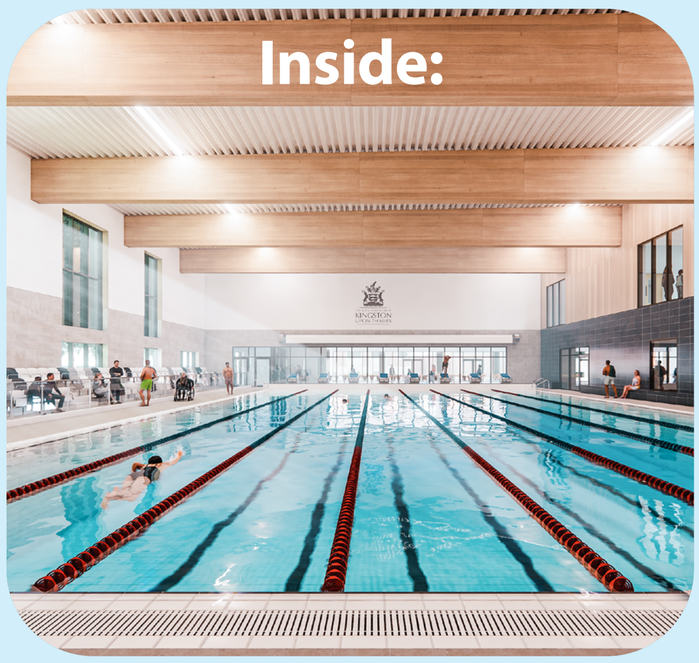
View of the new access link from Wheatfield Way, and the museum garden

Key aims:

- To deliver the range of **activities that residents and stakeholders said they wanted to see,** in the heart of Kingston town centre
- To ensure that **the building is as accessible and inclusive as possible** for all in our communities to enjoy
- To create **a sustainable scheme** that helps us **to meet our carbon net zero targets**
- To promote **a strong focus on wellbeing and social interaction, with better connectivity** through the site, **and access to existing and improved green spaces**
- To build the scheme **as quickly as possible** within **an affordable budget**

Key features of the new leisure centre

Inside:



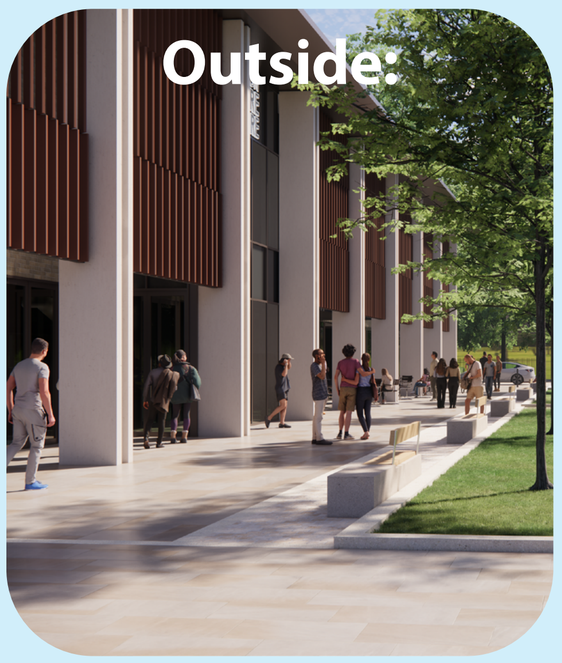
- 25m x 8 lane pool with movable floor
- 150 spectator seating
- 20m x 10m learner pool with movable floor and interactive splash
- Fitness gym with 150 stations
- Group cycling studio

Inside:



- 3 studio spaces
- 2 squash courts
- 4 court sports hall
- Health suite
- Café (100 covers)
- Indoor soft play
- Changing facilities for all genders (wet and dry)

Outside:



- A new attractive plaza, entrance and arrival space
- Strong visual presence from town centre
- Upgraded play & external areas
- Cycle parking (long + short stay)
- Accessible car parking
- Coach parking

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THE ROYAL BOROUGH OF KINGSTON UPON THAMES

KINGSTON LEISURE CENTRE

Our proposals

Ground floor plan

The ground floor has a welcoming entrance and café, a soft play area, 3 exercise studios and the two pools with wet changing facilities that look out onto the newly landscaped space.



Soft play



x3 exercise studios



Café & foyer



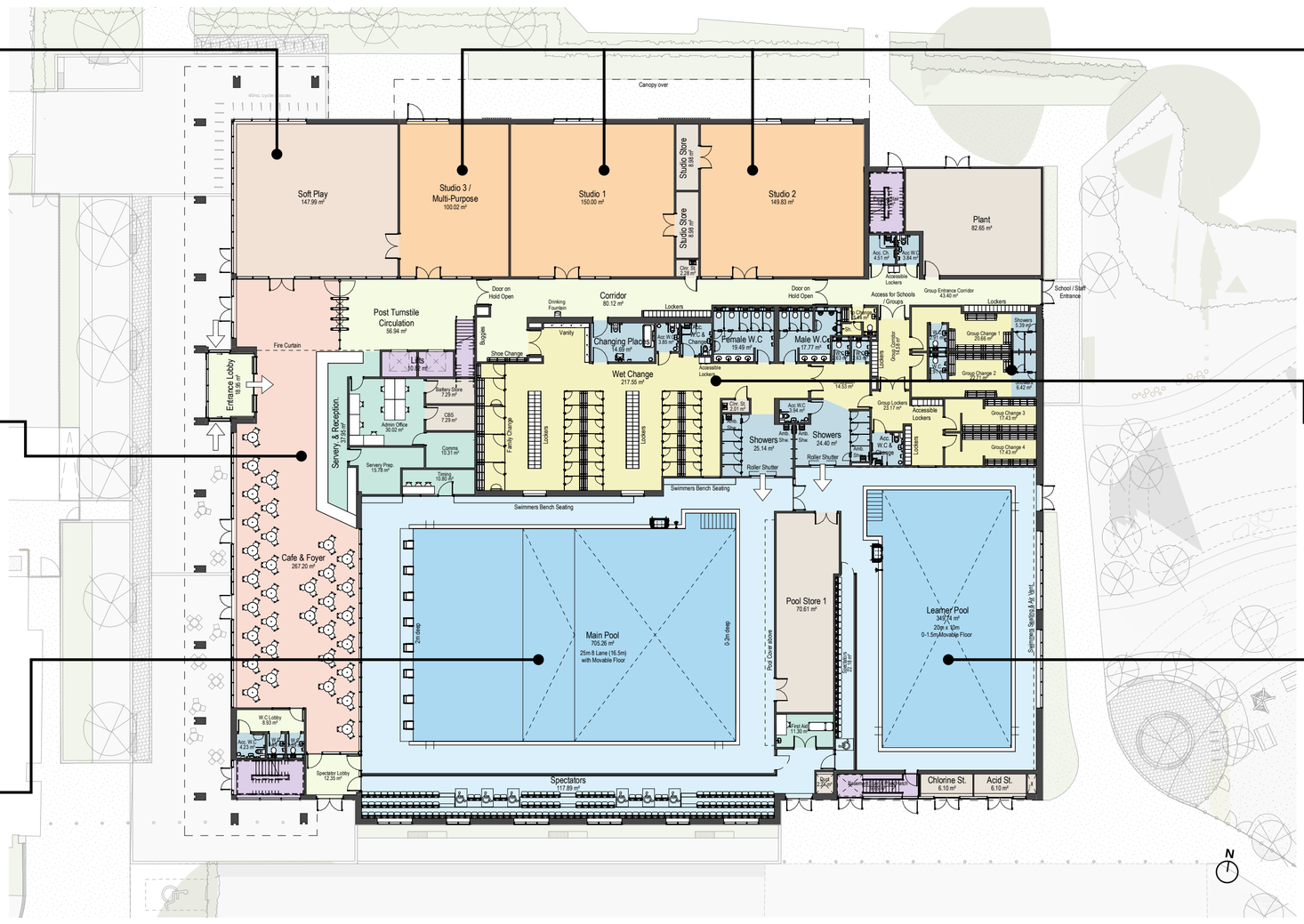
Wet changing rooms



Main pool



Learner pool



Key: Lifts/stairs · Storage/plant space · Circulation space

First floor plan

The first floor includes a large well equipped fitness gym, group cycle studio, squash courts, the four court sports hall and dry changing facilities, alongside the new health suite.



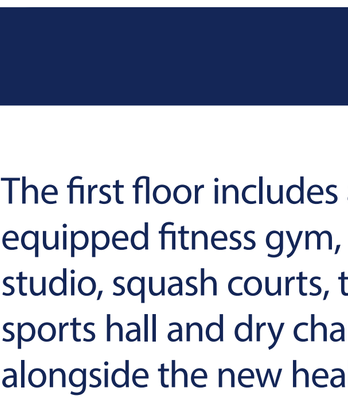
Fitness gym



Group cycle studio

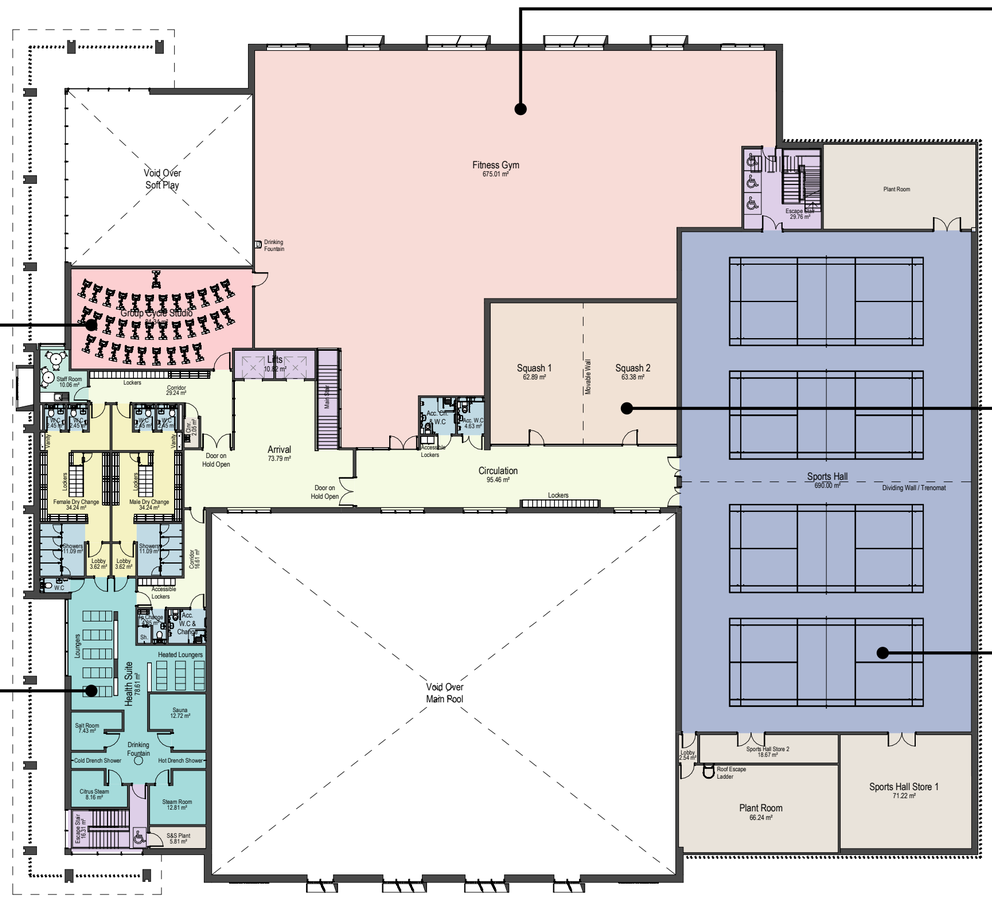


x2 squash courts



Health suite

Sports hall



KINGSTON LEISURE CENTRE Look & feel of the new building

The modern design respects nearby buildings with similar rhythm, verticality, and spacing. Key features highlight entrances with inviting landscaping and materials. It uses durable, high-quality, sustainable materials like terracotta fins and concrete columns.



Illustrative aerial view from the north west and locations of other views



C View of pedestrian link connecting Library & Museum to new leisure centre



E View of the new access link from Wheatfield Way, and the Museum garden



F View from the south east and the children's play area



A View of park entrance



B View from north east showing window detail



D View of pedestrian link connecting Library & Museum to new leisure centre



G View from the Cattle Market car park

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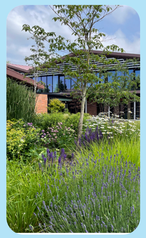
KINGSTON LEISURE CENTRE Landscape & public realm

More opportunities for seating as requested:

The landscape design will create an attractive space with walking routes and a range of spaces to sit and socialise.









Increasing biodiversity with wildflower meadows, orchard and community gardens:






We have created a community growing and garden space, and integrated the existing trees into the new proposals. We will ensure these spaces are well maintained.

New spaces for play:





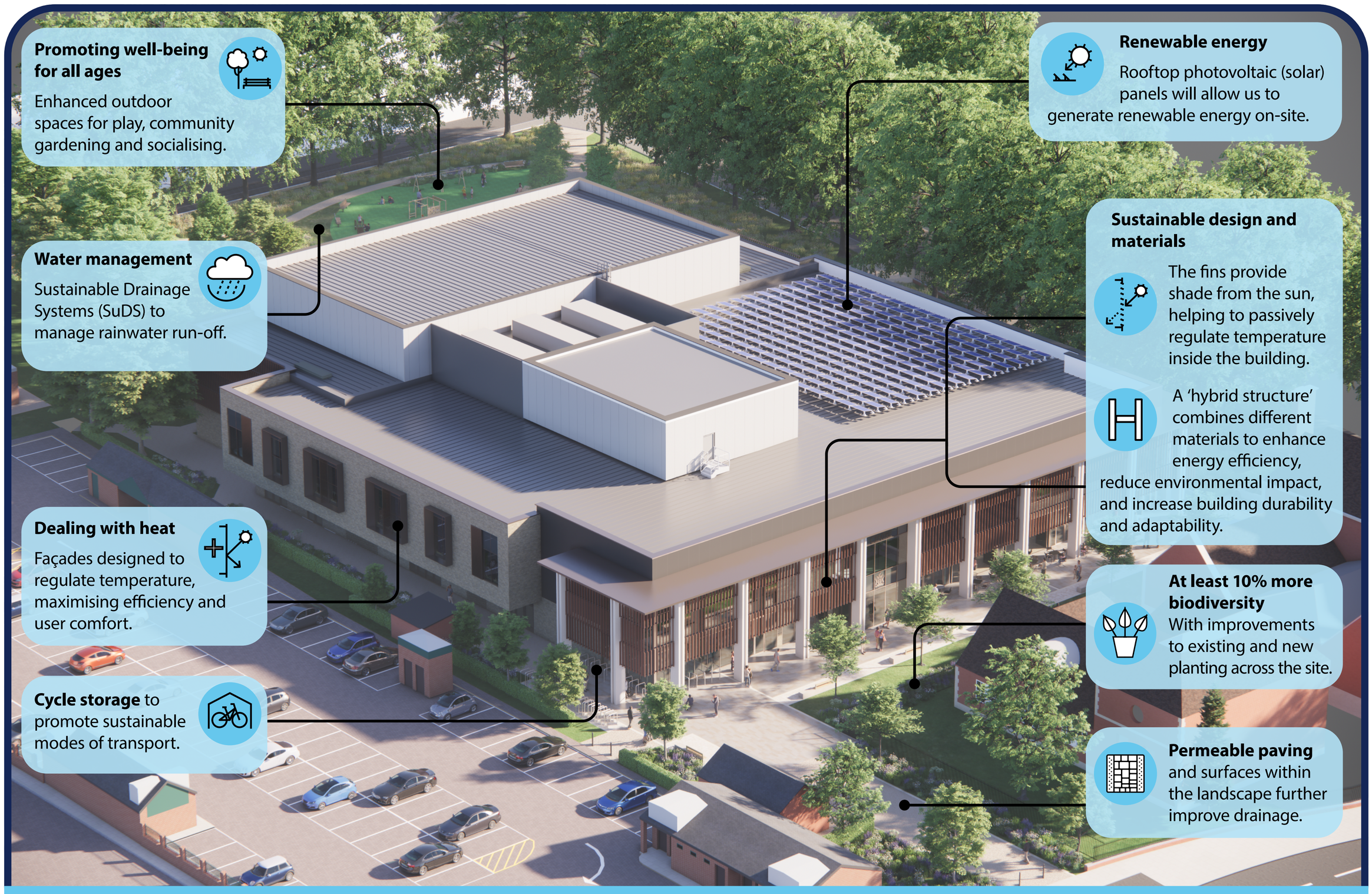

We have enhanced the play space offer in the eastern part of the site, and will be placing new equipment on the Fairfeld to allow for continued safe access to play spaces during construction.

KINGSTON LEISURE CENTRE

Energy and sustainability

We aim to create a building centred on economic, social, and environmental sustainability. By following principles that consider the entire life-cycle and reuse of materials, we will be using on-site renewable energy to help us achieve our carbon net zero targets.

The design maximises daylight, integrates with nature, and uses existing trees for shading, meeting the highest sustainability standards. Below are some of the key ways in which we are designing a sustainable, future-proof leisure centre for Kingston.



Illustrative massing view showing sustainability initiatives

Key sustainability features

Operational energy:

Refers to energy a building consumes during use, including heating, cooling, lighting, and powering appliances. Our design is sustainable in this regard:

- Aiming for "excellent" BREEAM, a top sustainability standard.
- Passive design for natural light and ventilation.
- Low-energy systems for heating, cooling, and lighting.
- Promotes accountability for energy use.
- Uses zero carbon energy sources.
- Designed to adapt to future climate changes.

On-site renewable energy:

- Photovoltaic (solar) panels on roof to generate energy.
- On site battery storage for peak demand.

Improving biodiversity:

- Minimum 10% Biodiversity Net Gain.
- Urban Greening Factor - improve the existing green infrastructure.

Environmental management:

- Permeable landscaping and Sustainable Drainage (SuDS) to slow and manage surface run-off.
- Connection to a district heating network.

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The Royal Borough of Kingston Upon Thames

KINGSTON LEISURE CENTRE

Accessible & inclusive

We are committed to providing an inclusive design which creates a safe and accessible environment where everyone can benefit from the opportunities available.

This includes:

- Ensuring that the leisure centre is fully accessible and allows everyone to access all facilities equally
- There will be level access throughout the building as well as designated wheelchair accessible showers, toilets and changing rooms
- Easier access into the pools with accessible steps, pool pods and hoists
- A fully accessible health suite, meaning wheelchair access will be available to all steam and sauna facilities
- Two parking bays for Blue Badge holders will be available and located close to the main entrance



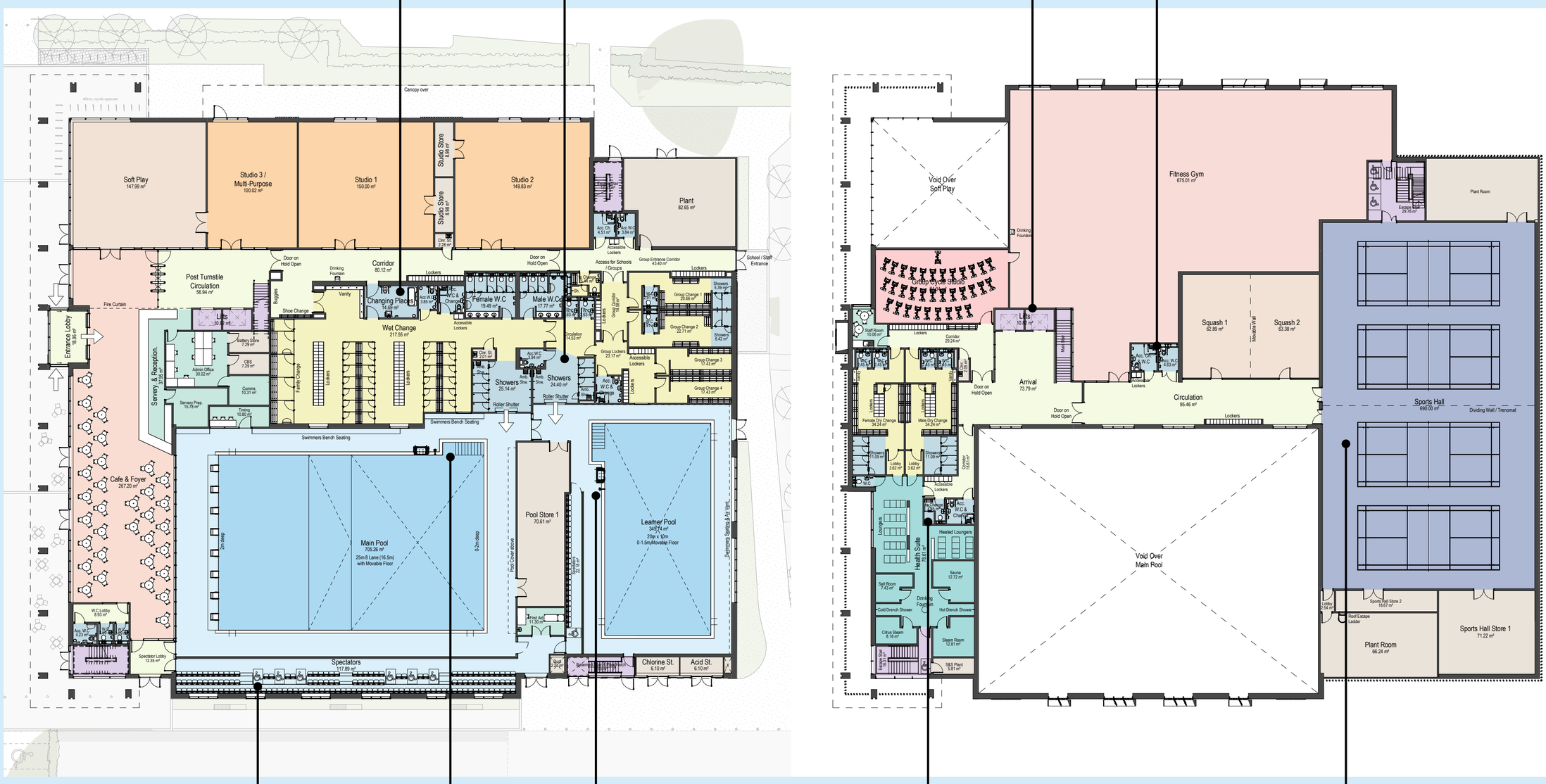
We have taken on board feedback from local disability groups and those with a lived experience of disability to ensure that we select the best materials for the building from an accessibility perspective, e.g. tiles and other flooring, colours of signage and lighting options.

Changing Places toilet

Ambulant accessible toilets and changing facilities throughout

Accessible throughout including two lifts to upper floor

Accessible change and accessible toilets throughout the building



Designated wheelchair spaces in the spectator gallery

Easy going access steps, pool pods and hoists into both pools

All-gender and single sex toilet and changing facilities at both floors

Sports wheelchair zone to access the sports hall

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July 2024

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THE ROYAL BOROUGH OF KINGSTON UPON THAMES

KINGSTON LEISURE CENTRE

Responding to your feedback

Thank you to the 278 people who attended our events in January 2024. 125 of you gave feedback in person as well as 152 people who responded online.

We appreciate all of your feedback, here are our responses to key questions and comments raised.

Your top priorities

1. The **25m competition pool** was overwhelmingly ranked most important by the majority of respondents.
2. The **learner pool** was the second most popular element.
3. The **fitness gym** was the third most important part of the leisure centre to those who responded.

Answering your questions

Indoor

Swimming pool:

- ***What fun elements will be included in the pool?***
- Both swimming pools will have a moveable floor installed, with the learner pool able to be changed into a splash zone with lights and water fountains.

- ***How does the moveable floor work?***
- A moveable floor in a swimming pool floats on top of the water and is pulled down by stainless-steel cables. The floor has holes in it like a sieve and the water passes through the floor to adjust to the desired height.

- ***Is it possible to provide a hydrotherapy pool?***
- The overwhelming message from residents is that a main swimming pool and learner pool are required in Kingston and this is what is being delivered. For a hydrotherapy pool to work correctly, consultation rooms and other facilities are required, and we do not have the space available on the site. It is also not possible to heat either of the planned pools to the required temperature. The temperature of the learner pool will be warmer than the main pool, making it more appropriate for people that may need to move more slowly, whilst meeting the needs of as many people as possible.

- ***Will the swimming pool and changing rooms be accessible?***
- Providing opportunities for people of all abilities, ages and backgrounds to participate in sport, leisure and community focussed activities is one of the key aspects of the project. Accessible changing rooms and toilets will be provided for wet and dry activities. A Changing Places toilet will also be provided in the facility. For more details please see information board 7.

Sports hall:

- ***What kind of sport will be possible?***
- In line with the feedback that has been received telling us the activities people want to take part in, the sports hall has been designed to accommodate the following:
  - 5-a-side football
  - Badminton
  - Basketball
  - Cricket (nets)
  - Netball
  - Pickleball
  - Volleyball
  - Table tennis

Outdoor

Public realm:

- ***How will you ensure the maintenance and upkeep of the plants?***
- The maintenance and upkeep of the landscaped areas will be included in the Council's existing Grounds Maintenance Contract.

- ***What is Sustainable Drainage and is it safe?***
- Sustainable Drainage (SuDS) offers a more natural approach to managing drainage systems in and around developments than traditional drainage systems. The majority of the time this area will be dry and it will only hold water for a short period of time following heavy rainstorms before naturally draining away into the ground.

Play:

- ***What will happen to the play area during construction?***
- The existing play area and green space will not be available during construction. However, we understand that this is a well used play area and will be providing alternative play facilities in Fairfield Recreation Ground. The Council's Green Spaces team will consult on the mix of equipment. It will be installed before the existing provision becomes unavailable, and will remain in the Fairfield after the new leisure centre is built.

- ***How will the play space cater to a range of ages?***
- The play area will cater for 0-8 year olds in line with the existing provision.

- ***Can we have outdoor football/netball/basketball courts?***
- There is not the room on the site to offer these facilities and they are available at other locations across Kingston.

Parking:

- ***How will you accommodate the level of car and cycle parking required?***
- Car parking will be met through the existing car parks in the town centre, including the Cattle Market car park. Cycle parking will be provided in line with planning regulations to meet the needs of both staff and users.

- ***Why is the coach parking next to the play area?***
- Coach parking is required to support the delivery of school swimming lessons and events such as swimming galas. The location of the children's play area has moved to a more prominent, safe, location.

KINGSTON LEISURE CENTRE

Next Steps & Find Out More

Indicative timeline



JANUARY 2024

Information sessions

Feedback used to develop design further

MARCH 2024

Committee approval

and appointment of contractor

We are here

JULY 2024

Public engagement #2

Showing how the feedback received has been used, and changes to the scheme

AUTUMN 2024

Submit planning application

Subject to planning decision

EARLY 2025

Report to committee for approval to build leisure centre

SPRING 2025

Earliest start on site

SPRING 2027

Estimated opening to the public

This timeline is indicative to show the key steps involved in the process and is subject to change.
We will inform you of changes and update you with the latest information.

Thank you for taking the time to read through this information - we hope you found it useful.
Please let us know what you think of our initial proposals, either at the event or online:

www.transformkingston.co.uk/leisure-centre

Get in touch by e-mail

transformkingston@kingston.gov.uk

Get in touch by telephone

020 8547 5000
(please leave your details and someone will get back to you)

Find out more on our website

Scan the QR code to visit the website

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