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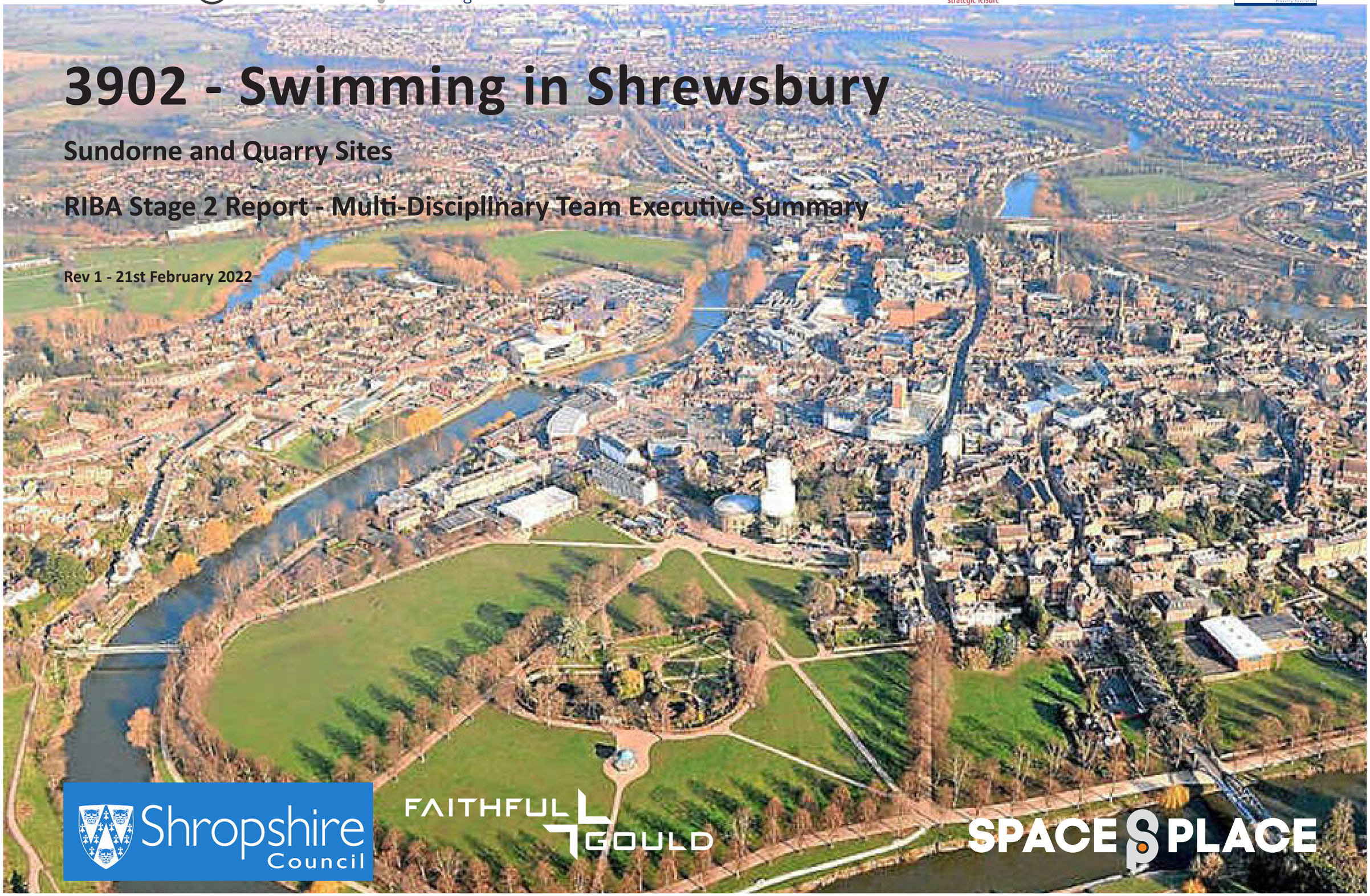
3902 - Swimming in Shrewsbury

Sundorne and Quarry Sites

RIBA Stage 2 Report - Multi-Disciplinary Team Executive Summary

Rev 1 - 21st February 2022



Shropshire Council | FAITHFUL+GOULD | SPACE & PLACE

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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.

Sundorne site aerial view

Quarry site aerial view

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 reproviding 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

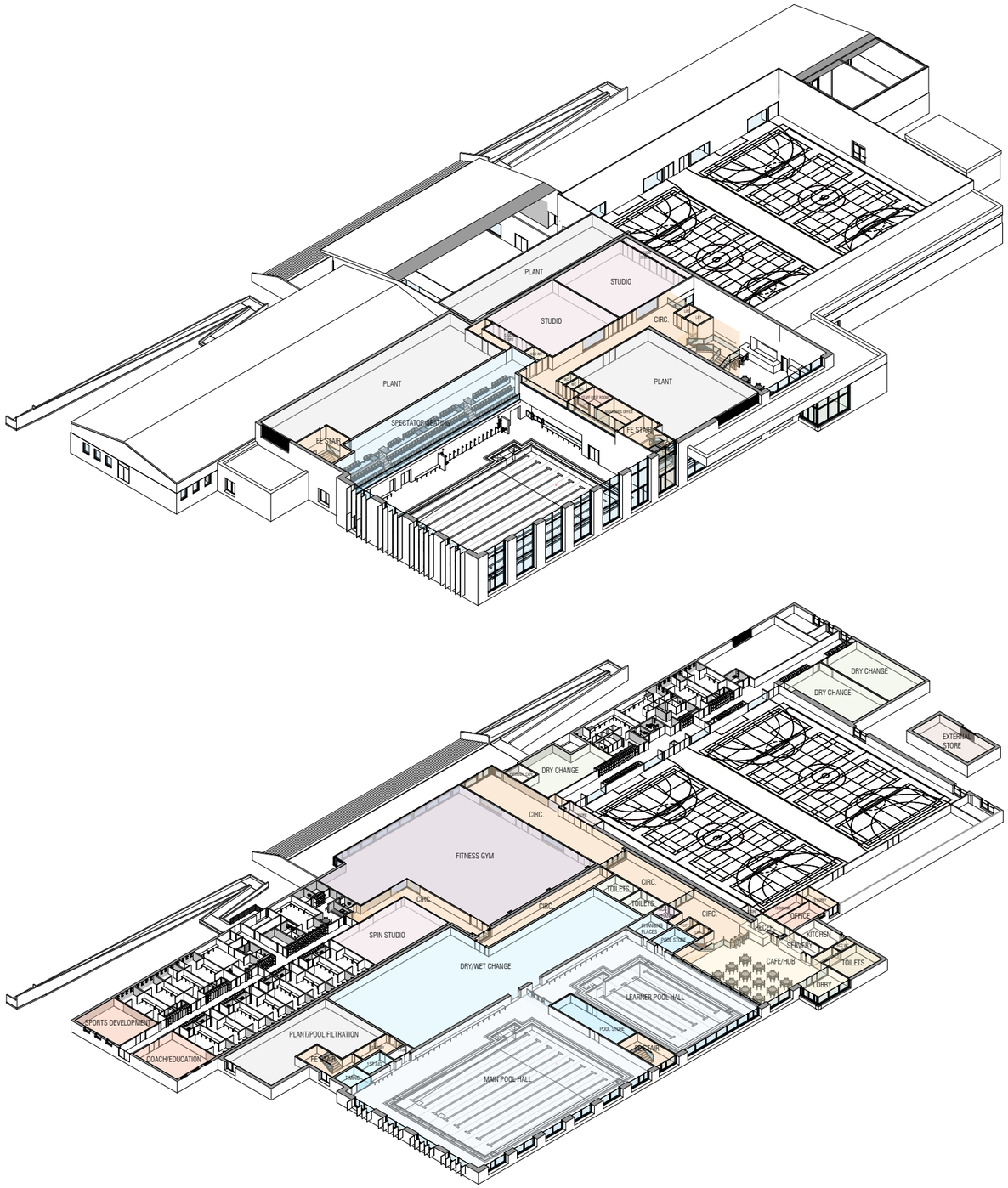
- 25 metre x 4 lane community training pool with moveable floor (0-1.8m depth range)
- Leisure Water- mix TBA but focus on intergenerational family fun rather than high octane, thrill-seeking rides.
- Fitness suite (86 stations)
- 2 x Dance Studios
- Spin Cycling Studio
- Health Spa
- Associated changing 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

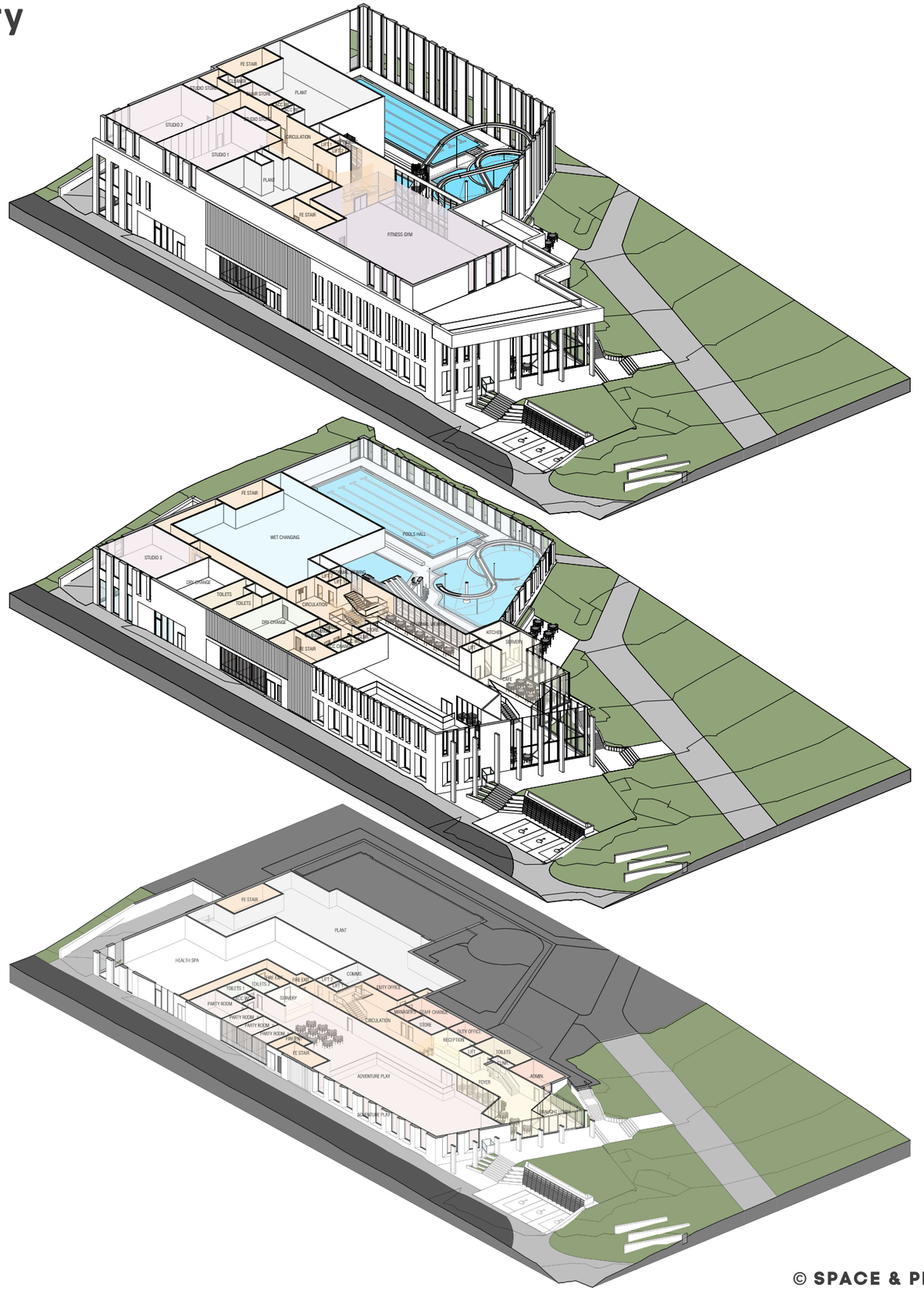
02. Architectural Design Executive Summary
SPACE & PLACE

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

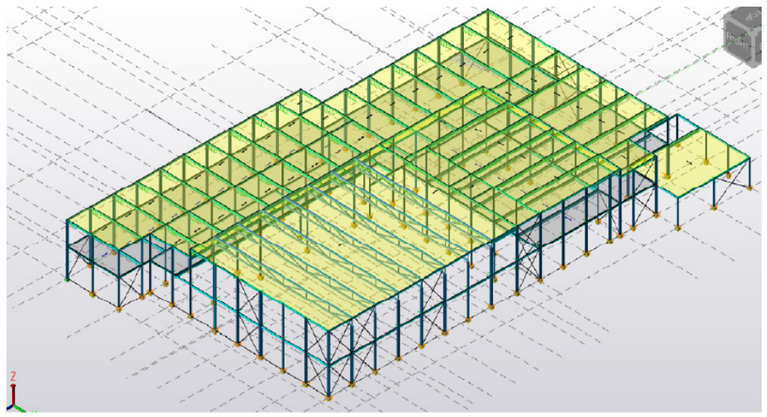
Sundorne Leisure Centre

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.

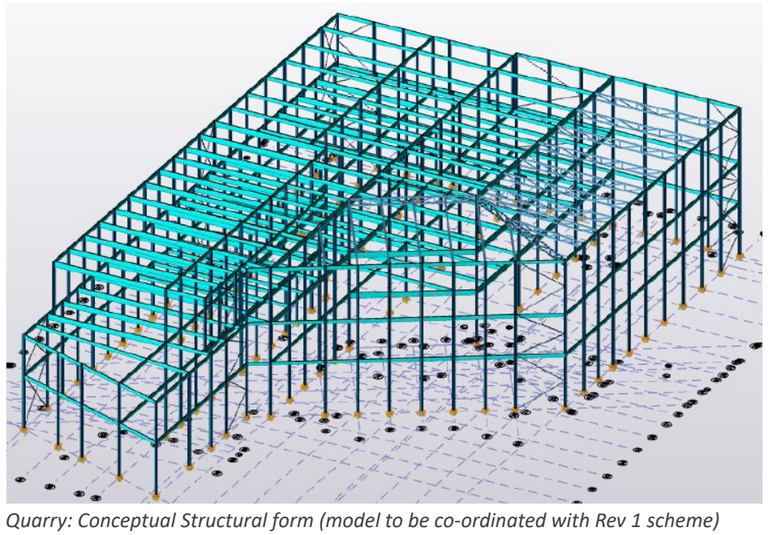
Due to the varying span lengths a structural steelwork frame consisting of a series of columns supporting primary and secondary beams onto which the floor slab can be constructed. Trusses could be considered for the large spans. The flooring for this option could either be precast concrete planks or 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 BREAAM 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.

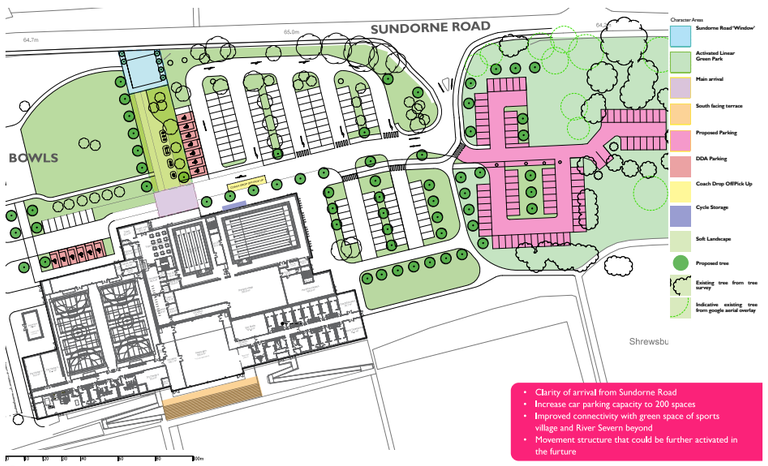
Sundorne Sports Village

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 form 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

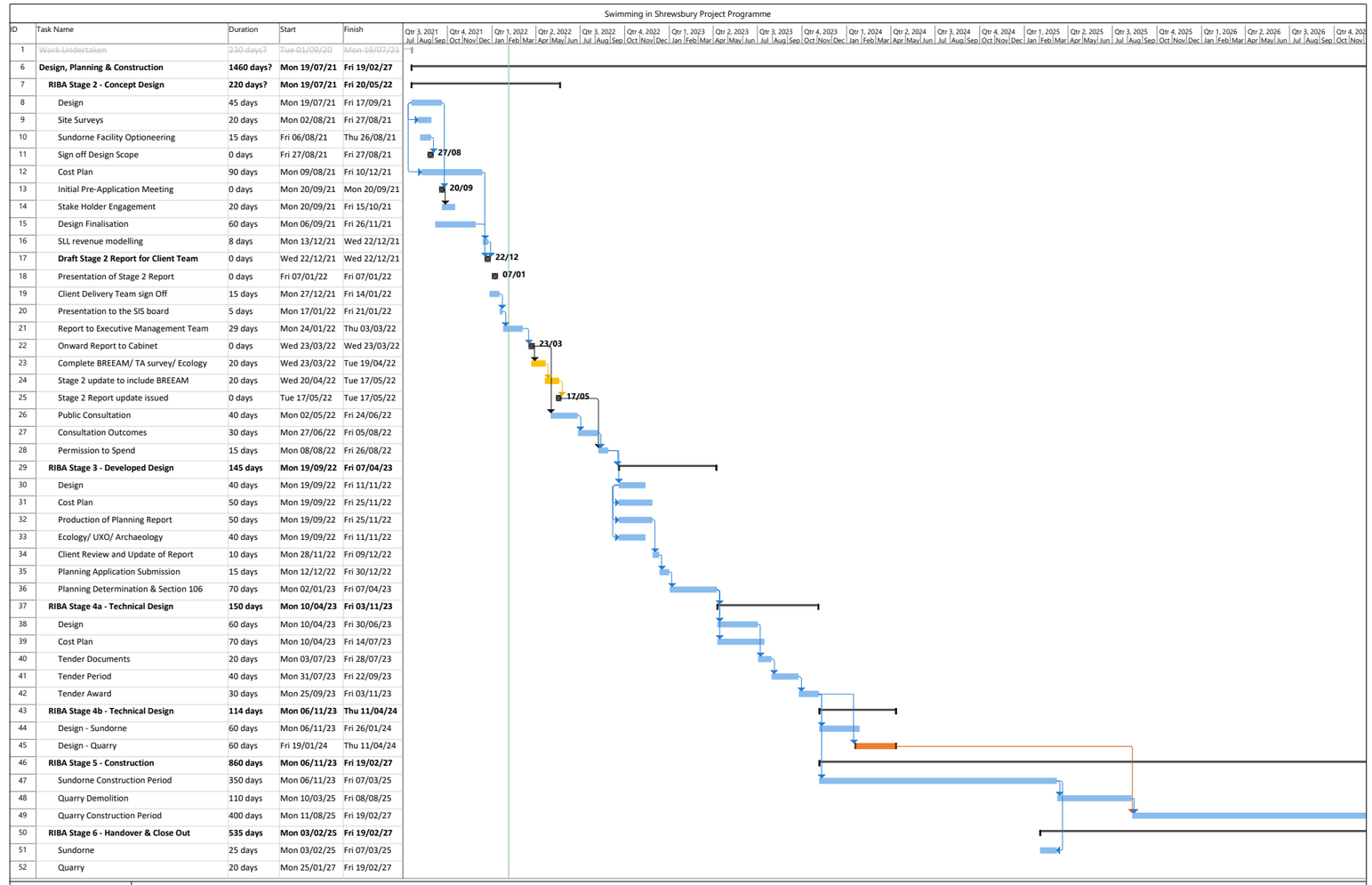
FAITHFUL+GOULD

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 actives 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.

Swimming in Shrewsbury Project Programme

ID	Task Name	Duration	Start	Finish
1	~~Work Undertaken~~	~~230 days?~~	~~Tue 01/09/20~~	~~Mon 19/07/21~~
6	**Design, Planning & Construction**	**1460 days?**	**Mon 19/07/21**	**Fri 19/02/27**
7	**RIBA Stage 2 - Concept Design**	**220 days?**	**Mon 19/07/21**	**Fri 20/05/22**
8	Design	45 days	Mon 19/07/21	Fri 17/09/21
9	Site Surveys	20 days	Mon 02/08/21	Fri 27/08/21
10	Sundorne Facility Optioneering	15 days	Fri 06/08/21	Thu 26/08/21
11	Sign off Design Scope	0 days	Fri 27/08/21	Fri 27/08/21
12	Cost Plan	90 days	Mon 09/08/21	Fri 10/12/21
13	Initial Pre-Application Meeting	0 days	Mon 20/09/21	Mon 20/09/21
14	Stake Holder Engagement	20 days	Mon 20/09/21	Fri 15/10/21
15	Design Finalisation	60 days	Mon 06/09/21	Fri 26/11/21
16	SLL revenue modelling	8 days	Mon 13/12/21	Wed 22/12/21
17	**Draft Stage 2 Report for Client Team**	0 days	Wed 22/12/21	Wed 22/12/21
18	Presentation of Stage 2 Report	0 days	Fri 07/01/22	Fri 07/01/22
19	Client Delivery Team sign Off	15 days	Mon 27/12/21	Fri 14/01/22
20	Presentation to the SIS board	5 days	Mon 17/01/22	Fri 21/01/22
21	Report to Executive Management Team	29 days	Mon 24/01/22	Thu 03/03/22
22	Onward Report to Cabinet	0 days	Wed 23/03/22	Wed 23/03/22
23	Complete BREEAM/ TA survey/ Ecology	20 days	Wed 23/03/22	Tue 19/04/22
24	Stage 2 update to include BREEAM	20 days	Wed 20/04/22	Tue 17/05/22
25	Stage 2 Report update issued	0 days	Tue 17/05/22	Tue 17/05/22
26	Public Consultation	40 days	Mon 02/05/22	Fri 24/06/22
27	Consultation Outcomes	30 days	Mon 27/06/22	Fri 05/08/22
28	Permission to Spend	15 days	Mon 08/08/22	Fri 26/08/22
29	**RIBA Stage 3 - Developed Design**	**145 days**	**Mon 19/09/22**	**Fri 07/04/23**
30	Design	40 days	Mon 19/09/22	Fri 11/11/22
31	Cost Plan	50 days	Mon 19/09/22	Fri 25/11/22
32	Production of Planning Report	50 days	Mon 19/09/22	Fri 25/11/22
33	Ecology/ UXO/ Archaeology	40 days	Mon 19/09/22	Fri 11/11/22
34	Client Review and Update of Report	10 days	Mon 28/11/22	Fri 09/12/22
35	Planning Application Submission	15 days	Mon 12/12/22	Fri 30/12/22
36	Planning Determination & Section 106	70 days	Mon 02/01/23	Fri 07/04/23
37	**RIBA Stage 4a - Technical Design**	**150 days**	**Mon 10/04/23**	**Fri 03/11/23**
38	Design	60 days	Mon 10/04/23	Fri 30/06/23
39	Cost Plan	70 days	Mon 10/04/23	Fri 14/07/23
40	Tender Documents	20 days	Mon 03/07/23	Fri 28/07/23
41	Tender Period	40 days	Mon 31/07/23	Fri 22/09/23
42	Tender Award	30 days	Mon 25/09/23	Fri 03/11/23
43	**RIBA Stage 4b - Technical Design**	**114 days**	**Mon 06/11/23**	**Thu 11/04/24**
44	Design - Sundorne	60 days	Mon 06/11/23	Fri 26/01/24
45	Design - Quarry	60 days	Fri 19/01/24	Thu 11/04/24
46	**RIBA Stage 5 - Construction**	**860 days**	**Mon 06/11/23**	**Fri 19/02/27**
47	Sundorne Construction Period	350 days	Mon 06/11/23	Fri 07/03/25
48	Quarry Demolition	110 days	Mon 10/03/25	Fri 08/08/25
49	Quarry Construction Period	400 days	Mon 11/08/25	Fri 19/02/27
50	**RIBA Stage 6 - Handover & Close Out**	**535 days**	**Mon 03/02/25**	**Fri 19/02/27**
51	Sundorne	25 days	Mon 03/02/25	Fri 07/03/25
52	Quarry	20 days	Mon 25/01/27	Fri 19/02/27



Project: Swimming In Shrewsbu
Date: Fri 04/02/22

Task · Split · Milestone · Summary · Project Summary · Inactive Task · Inactive Milestone · Inactive Summary · Manual Task · Duration-only · Manual Summary Rollup · Manual Summary · Start-only · Finish-only · External Tasks · External Milestone · Deadline · Progress · Manual Progress

Page 1

12. Cost Plan Executive Summary

FAITHFUL+GOULD

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

FAITHFUL+GOULD
Member of the SNC-Lavalin Group

	RIBA Stage 2 - Cost Plan				
SUMMARY	**Total (£)**	**Area (m2)**	**£ /m² GIA**	**£ /ft² GIA**	**Comments**
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
Combined Total Estimated Project Cost (Quarry Health Spa fitted out)	**£ 57,494,549.02**				Excludes VAT

Shrewsbury Sports Village - Sundorne	**Total (£)**	**Area (m2)**	**£ /m² GIA**	**£ /ft² GIA**	**Comments**
New Build	**£ 12,994,539.16**	**4,168**	**£ 3,117.69**	**£ 289.64**	Excludes contamination and abnormal ground conditions
Refurbishment, reconfiguration or redecoration of selected existing areas	**£ 3,141,071.58**	**3,025**	**£ 1,038.48**	**£ 96.48**	Includes varying levels of work (from Nil work to full refurbishment)
External Works	**£ 2,264,846.59**				Excludes contamination and abnormal ground conditions.
Sub-Total	**£ 18,400,457.32**				Excludes Client / Operator's direct FF&E i.e. gym and fitness equipment, ICT equipment, furniture, etc.
On Costs					
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
Sundorne Total Estimated Project Costs	**£ 24,936,299.77**	**7,193**	**£ 3,466.90**	**£ 322.08**	Excludes VAT. Area of 7,193m2 includes new build and refurbishment of existing

The Quarry	**Total (£)**	**Area (m2)**	**£ /m² GIA**	**£ /ft² GIA**	**Comments**
Demolition of existing Leisure Centre and associated site clearance	**422,625.00**				Includes a nett allowance of £50k for asbestos related works
New Build	**£ 20,979,068.15**	**5,901**	**£ 3,554.99**	**£ 330.27**	Excludes contamination and abnormal ground conditions.
Site Works	**£ 1,158,069.35**				Excludes contamination and abnormal ground conditions
Sub-Total	**£ 22,559,762.50**				Excludes Client / Operator's direct FF&E i.e. gym and fitness equipment, ICT equipment, furniture, etc.
On Costs					
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
Quarry Total Estimated Project Costs (including Health Spa Fit Out)	**£ 32,558,249.25**	**5,901**	**£ 5,517.13**	**£ 512.55**	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

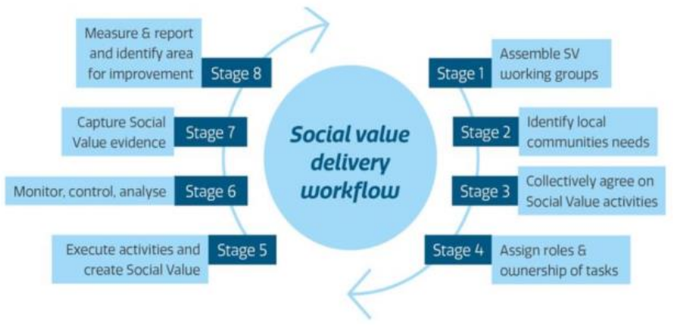
Our Social Value Forecast represents a valuable addition and a practical instrument to any Local Authority's Cabinet Committee's decision-making process. The report edifies with precision on the anticipated social value that construction projects will yield in £ proxy value terms. It also serves the 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

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