

# Fantastic leisure centre under development in the London Borough of Lewisham

Loampit Vale Leisure Centre Loampit Vale was chosen as the location for Lewisham Borough's new leisure centre after widespread public consultation in June 2007. This showed that the views of local people were finely balanced between the two alternative sites – Loampit and the existing Ladywell Leisure Centre site. The deciding factors were the greater accessibility of the Loampit Vale site, being adjacent to a busy transport hub and crucially, the ability to provide continuity of service in Ladywell until the new centre is completed.



The new centre will provide 21st Century leisure facilities as part of the Council's plans to transform the town centre. The architects on the project are LA Architects who have been working with specialist arts advisors Futurecity and local artist Phil Coony on plans to use the façade of the building as an art installation. It will include a competition pool – eight lanes (17 metres) by 25 metres with a moveable floor at the deep end to allow additional water area for teaching as well as a teaching pool – 20 metres by 8 metres with moveable floor. Other facilities in the centre include aerobics studios, a fitness suite with 100 stations, a climbing wall and a crèche.

The building is fully compliant with the Disability Discrimination Act through a progressive audit of the design by the Council's own access specialist and has the highest level of sustainability with 45% reduction in carbon emissions (compared to building regulation requirements) and water recycling.

The pool will have natural light and will not be located in an internal courtyard. It is being designed fully in accordance with the Amateur Swimming Association's requirements and those of Sport England.

The proposed arrangements with Barratt provide for them to build the leisure centre and once completed to hand it over to the Council to operate.

In November 2008, the Council reached an agreement with Barratt which secured the future of the leisure centre - subject to the usual planning application and confirmation of funding for affordable homes. However, in order that the pool can be built in a way that makes it financially viable, work on it began later than originally anticipated, meaning the pool is now more likely to open in the summer of 2012.

Barratt Homes was selected via a competition by Lewisham Council as their development

partner to develop their proposals for the site at Loampit Vale. In 2008 Barratt Homes proposed a regeneration scheme for Renaissance in partnership with the London Borough of Lewisham and London & Quadrant Housing Trust.

Following discussions with local residents and key statutory bodies such as the Greater London Authority (GLA), the Commission for Architecture and the Built Environment (CABE), the scheme was redesigned.

Delivering a landmark building that reflects a commitment to the arts, artist Phil Coy is working with LA Architects to use the façade of the leisure centre to form a unique art installation. The bright exterior of the illuminated glass adapts to create an ever-changing, vibrant landmark building and an exciting new focus for Lewisham.

Adjacent to Lewisham bus and train station, there is access to mainline rail services direct to London Bridge and DLR services direct to Canary Wharf. This, together with a commitment to deliver Sustainable Homes level Code 4, highlights the development's sustainable credentials.

#### Pellikaan Construction

In the Lewisham development, Pellikaan Construction is responsible for construction of Loampit Vale Leisure Centre. Because of its extensive experience in the construction of sports and leisure centres, Barratt Homes selected Pellikaan to take part in a competition for the works, which they won.

The Loampit Vale Leisure Centre is a landmark project. Designed to be partially situated on the lowest floors of two apartment buildings, it poses a special kind of technical challenge. Detailed liaison is required with various companies and departments to co-ordinate the constructions of the leisure centre and the tower.

Unlike on more usual stand alone construction projects, Pellikaan's role in this design and build contract is two-fold. As on any construction project, the works of the contractors working on the leisure centre need to be coordinated. At the busiest times there will be up to a hundred people working on the site.

In addition, it is Pellikaan's responsibility to coordinate the designs and works with the design and construction team for the overall scheme, ensuring perfect connections between the different parts of the development in liaison with them. Pellikaan's experience with extensions and refurbishments in addition to new built structures proves highly valuable in this.

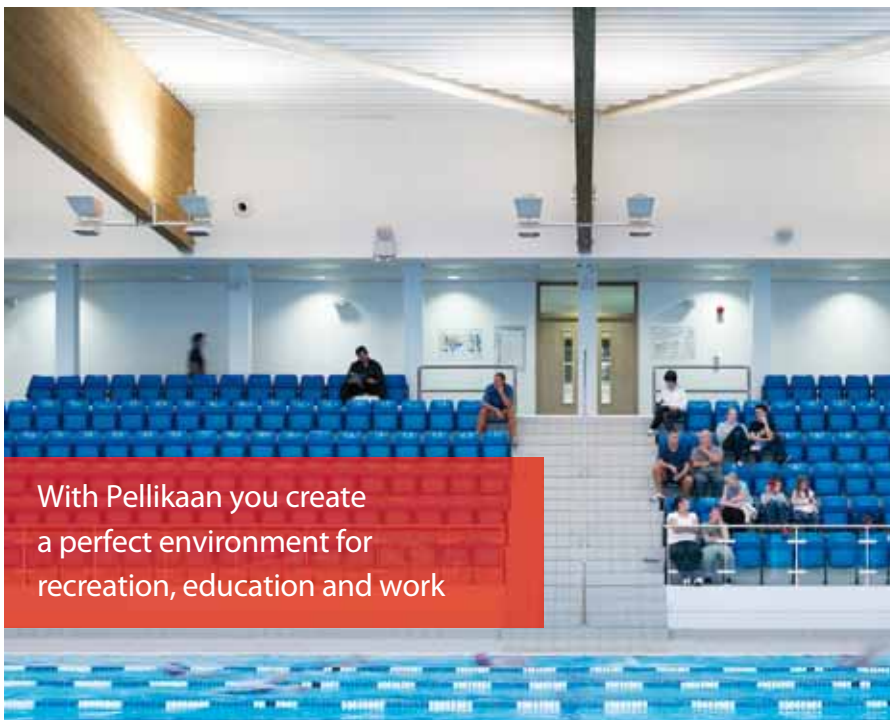


#### Tailor made

Pellikaan provides a tailor-made service for all clients on every project. By focusing on the wishes of the client, they help ensure that projects offer sustainable success. Gert-Jan Peeters, director at Pellikaan: "In the end, the best projects are realised by focusing on the client's needs. With regard to the required facilities as well as the approach of their project."

#### Diversity

This focus on client's requirements has allowed Pellikaan to become involved in a diverse range of projects for public and private clients. While the company is perhaps best known for developing sports facilities and swimming pools, their tailor-made service means they offer their expertise to many types of project.



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