

LEICESTER COMMUNITY SPORTS ARENA



CHARTER STREET, LEICESTER

Status: Completed January 2016

Client: Leicester Community Sports Arena

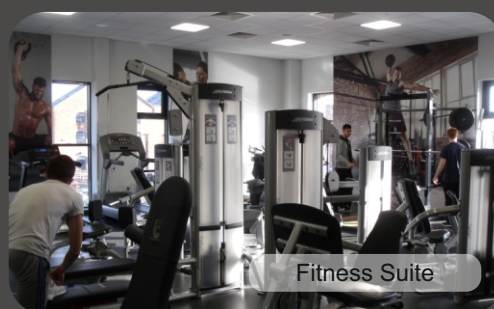
Value: £4.5 million

The Community Sports Arena is a joint venture between Leicester Riders Basketball Team, Leicester College and Leicester City Council that delivers a community sports arena on a Council owned site adjacent to Leicester College's Abbey Park campus close to Leicester City centre.

The Arena is owned by Leicester Community Sports Arena Limited, which has a 125 year lease with the City Council. The development provides an indoor multi sports facility for Leicester College; a base for Leicester Rider's basketball excellence/ talent programme and a home for Leicester Rider's games in the British Basketball League.

The Arena has the capacity and facilities to stage high profile Basketball events, it is also the centre for the Leicester Cobras Wheelchair Basketball Club to aid their participation, talent development and games programmes for disabled players.

The project was funded by Sport England, Leicester City Council, Leicester & Leicestershire Enterprise Partnership, Leicester College and Leicester Riders.

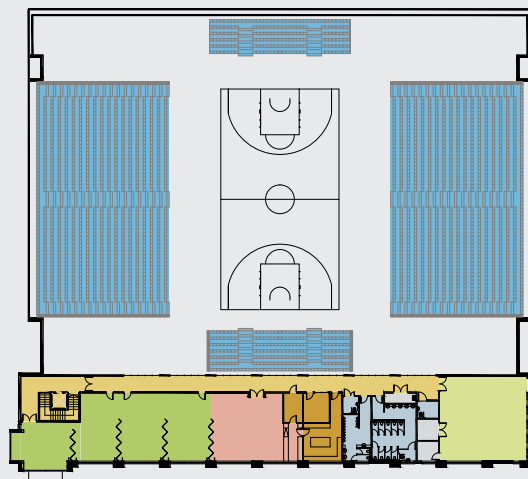


Fitness Suite

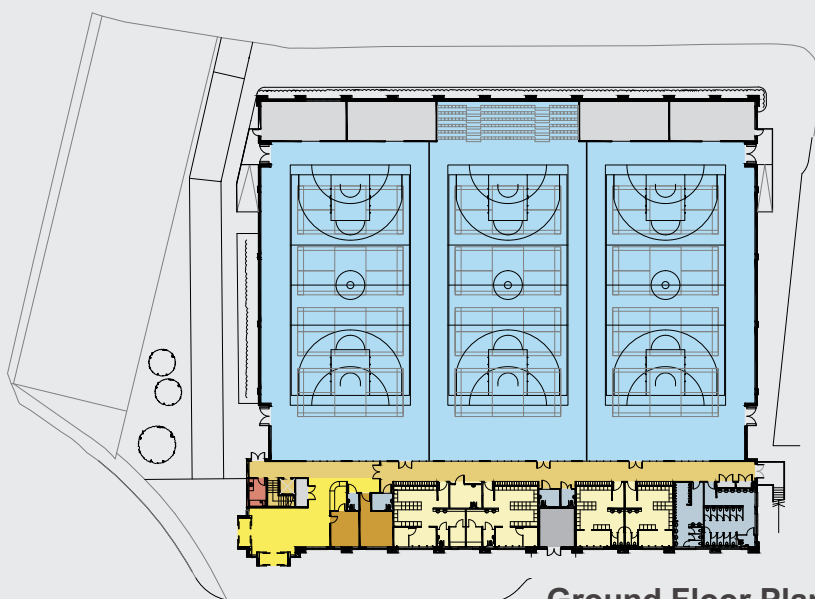


Changing Rooms

The Arena provides a large, fully accessible, mass participation sports facility in the centre of Leicester, with basketball as the core sport



First Floor Plan



Ground Floor Plan

Key

- Entrance
- Circulation / stairs
- Staff areas / reception
- Changing
- Toilets
- First aid
- Sports hall
- Spectator seating
- Fitness suite
- Meeting rooms
- Sports lounge
- Stores
- Plant / service void

Ethos and Objectives

To provide a large, mass participation sports arena in the city of Leicester, with basketball as the key sport. The facility is by some way, the largest indoor sports facility in the City, with spectator facilities for over 2,400 people.

To provide an indoor multi-sports facility for Leicester College's 29,000 students and to provide a home for the Leicester Cobras wheelchair basketball Club to aid their participation, talent development and games programmes for disabled players.

To help regenerate the Charter Street area bringing significant additional footfall to the area and to provide additional jobs, by developing the Arena as a viable stand-alone, sustainable business.

The Arena has been designed to deliver on Sport England's objectives of increasing the regular and sustained participation by people in sport. The arena targets the 14 to 25 age group to address the fall-off in sports participation that occurs in that group. Over 6,200 participants are forecast to use the facility within 5 years, of which 44% will be from Black and Minority Ethnic groups and 50% aged 14-25.

To deliver the Facility at a low cost, capturing the Principles of Sport England's low cost, Affordable Model projects.



Accessible Design

- Automatic opening sliding access doors
- Dedicated accessible toilets and changing space
- Appropriate circulation provision for wheelchair users
- Adjacent disabled parking

Schedule of Areas

Gross Site Area	13,715 m ²
Building Footprint Area	3,415 m ² (GEA)
Gross Internal Floor Area (all floors)	4,065 m ² (GIFA)
Circulation Area (% GIFA)	5.7 %

General Accommodation / Standards

Sports Hall	3 court (Basketball) / 12 court (Badminton) with retractable seating for 2,400
Fitness Studio	20 stations
Reception / Social Space	Reception and Social Space with viewing over Sports Hall
Meeting Rooms / Classrooms	4 multi-use rooms capable of combination into one or more larger spaces
Changing Space	4 changing spaces with assisted changing area provision and separate disabled shower/changing facilities
Toilets	Male and female toilet facilities with separate disabled toilet facilities



General Description of Key Specifications and Materials

Frame	Steel frame
Cladding	Composite metal cladding, brick walls, render, and aluminium framed glazing
Roofing	Composite double-skinned metal profile sheeting
Internal walls and partitions	Half-height fair-faced blockwork to Sports Hall, plasterboard stud walls, and sliding/folding partitions between Meeting Rooms / Classrooms and Sports Lounge
Internal doors	Veneer-faced and painted flush doors with painted softwood frames
Wall finishes	Emulsion paint, with ceramic tiling to wet areas
Floors	Timber sprung flooring to Sports Hall, anti-slip ceramic tiling, vinyl sheet, and carpet
Ceilings	Exposed roof structure to Sports Hall, suspended tiles and grid

Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) /m ²
1	Substructure	331,000	81
2	Superstructure	1,091,000	269
3	Internal Finishes	388,000	95
4	Fittings	105,000	26
5	Services	698,000	172
6	External Works	155,000	38
7	Preliminaries	362,000	89
8	Contingencies / Prov Sums / Bond	554,000	136
9	Professional Fees and Surveys	281,000	69
10	Equipment Costs (financed)	-318,000	-78
9	Other Costs (planning/surveys/etc)	75,000	18
9	Site Remediation	853,000	210
	Total Contract Sum	4,500,000	1,107

Notes:

- Costs are rounded and are based on 1st quarter 2015
- Costs exclude VAT

Specific Items of Interest

Element	Approximate Area
Sports Hall	2,352 m ²
Fitness Suite	90 m ²
Changing Rooms	254 m ²
Reception /Social Space	114 m ²

[Click here for 'User Guide'](#)

[Click here for current 'Design and Cost Guidance'](#)

Environmental Sustainability

- Remediation of an ex-gas works site
- Target of 18% of renewable energy achieved through air source heat pumps
- Large scale (246 kW) photovoltaic scheme
- Radio-controlled efficient LED lighting scheme internally and externally
- Fast-charging system to accommodate electric cars

Procurement / Programme

Contractor	B&E Boys
Project Manager	Ball Hall Project Management
Architect	Clague
Tender	Competitive
Contract	JCT Design & Build 2011
Duration	48 weeks



Meeting Room / Classroom

“This is a superb facility for the Riders, the sport of basketball, Leicester College, the Cobras and the wider Leicester community, which will prove a game changer for basketball, and a wonderful example of partnership working delivering regeneration, jobs and exceptional value for money.”

Kevin Routledge
Project Director

Leicester Community Sports Arena
Photographs provided by QMP 2017