

# A NEW LEISURE CENTRE FOR KINGSTON TOWN CENTRE

Stage 2 Engagement Report - September 2024



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**Kingston Council is committed to building a new swimming and leisure centre in Kingston town centre, and has been working at pace to bring forward revised proposals for the centre.**

**Accessible, inclusive and sustainable facilities remain at the heart of the project that will deliver the range of activities that residents and stakeholders said they wanted to see, in a more efficient two-storey building created within an affordable budget.**

A design team was brought on board to create the revised proposals.

In July 2024 the public were invited to meet the team, ask any questions, and let the Council know what they think about the new designs for the leisure centre, through a range of methods as described in section 2.0.

## **The events aimed to:**

- Update stakeholders on the new approach to the proposals
- Show the updated designs, key features and show how previous feedback has influenced them
- Show the landscaping proposals and the suggested building materials
- Answer questions that were raised in the previous round of feedback
- Set out an updated timeline for the project

## **Authorship:**

This document has been collated and written by an independent third party, make:good.

make:good were asked by Royal Borough of Kingston Upon Thames to process, analyse and provide a summary of the feedback received at the July 2024 engagement events.



## The Stage 2 engagement for the proposals was delivered from 8th July - 4th August 2024 and consisted of:

- Five in-person public information events
- One session with a Disability and Wellness Network
- Online survey available on Council's dedicated engagement website [www.kingstonletstalk.co.uk/regeneration/leisure-centre](http://www.kingstonletstalk.co.uk/regeneration/leisure-centre), and a link posted to the project website [www.transformkingston.co.uk/leisure-centre](http://www.transformkingston.co.uk/leisure-centre)
- Project email address where people could submit comments
- Opportunity for phone calls to be taken through the Council's Contact Centre

**It should be noted that the engagement window was originally scheduled for 30th May - 27th June 2024, however, this needed to be moved following the call for the General Election to take place, and pre-election period starting from 30th May - 4th July 2024.**

## Opportunities to participate were promoted via:

### Physical promotion



#### Leaflets

- Leaflet to surrounding area within a 0.5 mile radius and to approximately 2,000 properties
- Leaflet posted to close neighbours of the site
- Letter posted to close neighbours of the site



#### Posters and screens

- JCDecaux posters uploaded to town centre digital screens
- Internal and external screens within Guildhall updated
- Posters placed at site entrance and around hoarding line
- Posters placed in community notice boards
- A1 sign advertising all events placed outside exhibition venues

### Digital promotion



#### Websites

- Transform Kingston website updated with information boards and dates
- Kingston Let's Talk website updated with engagement information
- Events added to the Council's 'Events' page



#### Social media

- Posts across Council's social media platforms; Facebook, Instagram, Nextdoor, LinkedIn and X throughout May, June, July and August



#### Emails

- Emails to political, community and leisure stakeholders
- Emails to those who had previously attended an event about the proposals
- Emails to all schools in the borough
- Email to Transform Kingston database
- Member bulletin email sent to members



#### Digital press

- Piece in Transform Kingston newsletter
- Piece in RBK Matters staff newsletter
- Piece in Your Kingston resident newsletter
- Piece in Let's Talk regular newsletter

## Timetable of events

Event date and time	Event location	Attendance	Pieces of feedback
Saturday 13 July 11am - 2pm	All Saints Church	84	32
Monday 15 July, 4pm - 7pm	Everyday Church	35	20
Monday 15 July, Kingsnympton Youth Club	Kingsnympton Youth Club	2	N/A
Tuesday 23rd July, DAWN (Disability and Wellness Network)	Kingston Quaker Centre	9	N/A (notes recorded separately)
Friday 26 July, 12pm - 3pm	Chessington Sports Centre	37	10
Friday 26 July, 5pm - 8pm	New Malden Centre	35	6
Saturday 27 July, 1pm - 3pm	Kingston Quaker Centre	38	12
Monday 5th August SEND children and young people's participation group	Moor Lane Centre	5	2

## Other feedback channels:

### Online

- For those not able to attend in person all of the information on display was made available on the project website: [www.transformkingston.co.uk/leisure-centre](http://www.transformkingston.co.uk/leisure-centre)
- The online survey was available on Council's dedicated engagement website [www.kingstonletstalk.co.uk/regeneration/leisure-centre-1](http://www.kingstonletstalk.co.uk/regeneration/leisure-centre-1)
- **135 online surveys** were completed.
- A young persons' engagement pack was created - we received 2 completed copies.
- People were also invited to email their feedback through to the Major Projects Team and a phone number was also provided.
- **8** project related emails were received and we did not receive any phone calls.

## Content:

Material presented at these events included:

- Short re-introduction to the project team
- Background information
- Summary of feedback received previously, questions asked and how the team have responded
- Key features, proposed floor plans, look and feel of the centre, landscape and public realm
- Approaches for maximising sustainability
- Approaches for improving accessibility and inclusivity
- Next steps and ways to find out more

## KINGSTON LEISURE CENTRE 1

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 Fahey**  
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 **Pelikaan** 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](http://www.transformkingston.co.uk/leisure-centre)   July 2024  

## KINGSTON LEISURE CENTRE 2

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

visit: [www.transformkingston.co.uk/leisure-centre](http://www.transformkingston.co.uk/leisure-centre)   July 2024  

Sample of exhibition boards - see Appendix 1 for full boards



## Feedback gathered

The questions asked of attendees were:

### 1 Do you like the design of the building?

- Yes
- No
- Unsure

### 2 What do you think of the facilities and spaces on offer inside of the building?

### 3 How will you travel to the leisure centre?

- Walk
- Cycle
- Bus
- Train
- Car
- Combination
- Other

### 4 Are there any additional facilities or features you would like to see to help reduce energy use?

### 5 Do you have any further comments about the proposals?

We also asked participants if they would be interested in being involved with the community garden, and we collected anonymous Equalities Impact Assessment data.

## Photos of events





## Feedback figures:



attended our in-person events



pieces of feedback across eight events



pieces of online feedback were received



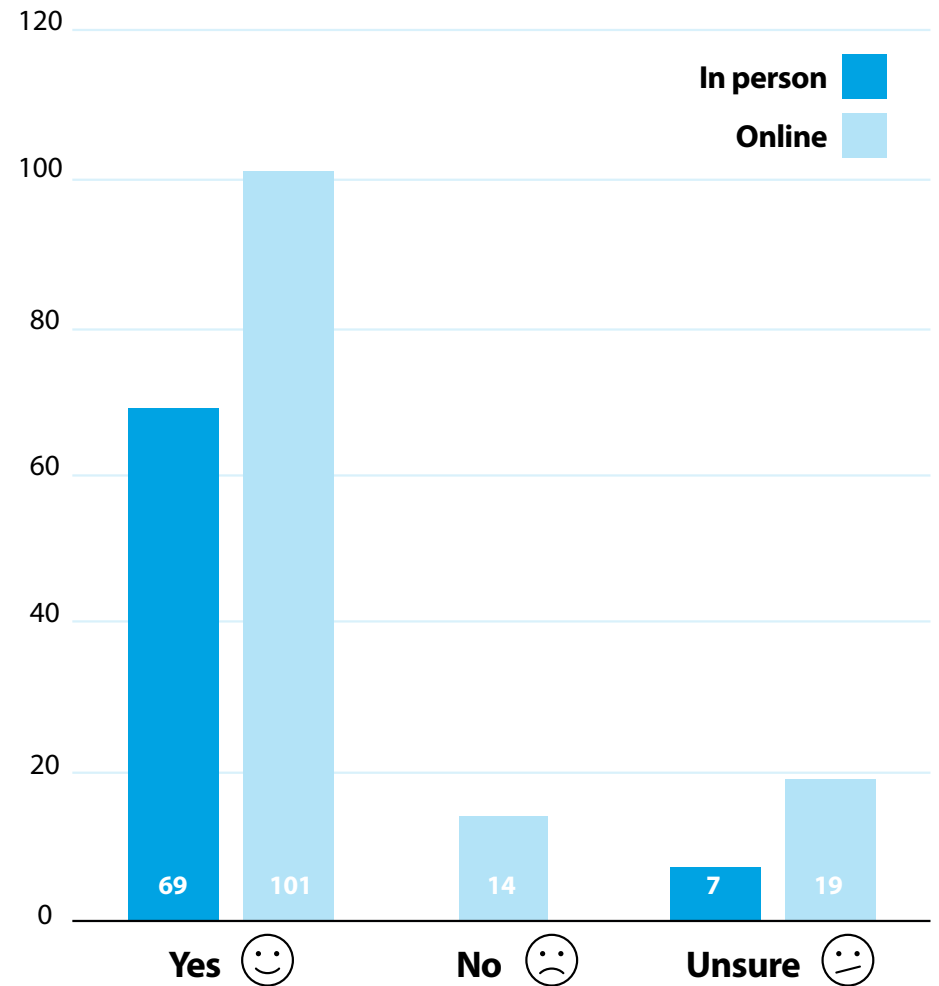
emails commenting on the proposals

## Question 1:

### Do you like the design of the building?

The response to Question 1 is overwhelmingly positive, with 170 out of 210 responses saying they like the design of the building.

14 people said 'No', they didn't like the design, and 26 were unsure. All of the 'No' responses came from respondents completing their feedback online, which suggests that those seeing the designs in person and having them explained by a member of the team allowed them to understand the plans more easily. Some online respondents said that the plans were hard to read online which made some details hard to understand.



## Question 2:

### What do you think of the facilities and spaces on offer inside of the building?

There were 160 responses to this question. 136 responses were positive, and 24 were negative/critical.

#### Positive 😊 136 responses

Respondents were excited about the prospect of the new centre, with the wide range of facilities being well received. People mentioned that the designs appear to be well thought out and tick lots of boxes. There was a general acknowledgement that the designs include as much as possible within the footprint and budget.

*"I think the appearance looks good, so much better than the previous plan. It looks open and welcoming and will be a real asset to the area"*

*"I really like the facilities and I'm looking forward to using them. So much space for everyone"*

#### Negative 😞 24 responses

The few negative/critical responses were more related to specific facilities that commenters felt were missing, as opposed to any negative comments about the overall design of the centre. Some felt as though the designs were 'over complicated' and that the pool is the most important aspect and should therefore take precedence over less important features.

*"Health suite is white elephant. That space could be better utilised. If people want that it's all ready available in the borough. It'll cost loads to run (heat etc) and maintain."*

*"Far too many facilities which I think will be under used."*

Key themes for question 2:

## Swimming pool (61 comments)



Overall respondents were happy with the plans for the pool, with many saying this was the most important aspect of the centre and has been sorely missed in the borough.

- A few said they would like the pool to be bigger, with other facilities in the centre reduced to allow for this.
- Some comments mentioned a lack of detail in the plans for the showers and changing areas, particularly the quantity and size. Some respondents preferred separate areas as opposed to mixed gender changing rooms etc, citing safety concerns.
- Many still lament the lack of 'fun' elements for children, in particular the wave machine.
- Some suggested the addition of pigeon holes and hooks to store beside the pool for personal belongings while swimming.
- Respondents had concerns about the sauna / steam room not being adjacent to the swimming pool and meaning that users have to dry off / get dressed to get to the sauna. 5 comments also addressed the lack of hydrotherapy pool and jacuzzi.






## Accessibility (16 comments)



- Although comments appreciated that the plans take into account feedback from local disability groups, they also felt that more could be done for neurodivergent centre users and those with multiple disabilities.
- The two spaces allocated for Blue Badge holders was deemed insufficient by several respondents, and some felt this would be a barrier for visiting the centre for disabled people.
- One commenter in particular raised the question of parking mobility scooters and navigating the centre in one.
- Aids for people with sight issues, i.e. high contrast black and white areas to guide swimmers with sight loss, and textured tiles near the pool to help them navigate by touch.

## Question 3:

How will you travel to the leisure centre?








	 <b>Walk</b>	 <b>Cycle</b>	 <b>Bus</b>	 <b>Train</b>	 <b>Car</b>	<b>Combination</b>	<b>Other</b>
<b>In person</b>	54	22	22	5	6	2	1
<b>Online</b>	64	40	65	7	32	16	2
<b>Total</b>	<b>118</b>	<b>62</b>	<b>87</b>	<b>12</b>	<b>38</b>	<b>18</b>	<b>3</b>

**Walking was the most popular form of transport, with 118 people choosing this option. Second and third were bus and cycling, respectively.**



## Question 4:

Are there any additional facilities or features you would like to see to help reduce energy use?

	 Solar panels	 Water recycling	 Ground source heating	 Wind turbine	 Kinetic energy	 Sensor lights	 Dissuading from driving
<b>In person</b>	8	6	4	3	2	1	0
<b>Online</b>	25	10	4	3	4	4	4
<b>Total</b>	<b>33</b>	<b>16</b>	<b>8</b>	<b>6</b>	<b>6</b>	<b>5</b>	<b>4</b>

A total of 132 people skipped this question, or commented that they didn't have any ideas for reducing energy use. The goal to become an energy efficient centre was viewed positively. Of the 79 that did provide answers:

**Solar panels were the most suggested**, with an acknowledgement that there are already some included in the plan.

The second most mentioned idea was **water recycling**, i.e. using recycled shower water for flushing toilets and using collected rainwater to water plants.

The third most mentioned idea was using a **ground source heat pump** for heating the swimming pool and the wider centre.

Other ideas included using **kinetic energy produced from exercise bikes** and mats at entrances, **sensor / automatic lights that go off in rooms when not in use**, and secure cycle storage / incentives for cyclists and other methods to dissuade people from driving to the centre.

## Question 5:

### Do you have any further comments about the proposals?

Key themes for question 5:

#### Car and bike access / parking (30 comments)

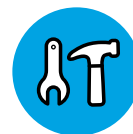


- Comments were made about there not being enough bike spaces.
- Covered and secure bike parking was popular to avoid bike theft, with the addition of a pump and repair tools.
- Safety of parking and location of coach parking beside the playground was questioned and deemed unsafe by some.
- Several thought that two disabled parking spaces was insufficient.

*"I am put off by the parking bays and coach parking immediately next to the centre. These must be further away to ensure the surrounding space is safe and inviting for pedestrians."*

*"I know if the bike storage was more secure then I would definitely cycle. Lockers for foldable bikes would be useful too."*

#### Speed of build (29 comments)



- Respondents are keen to see the project move quickly and this was reflected in the feedback, 29 people mentioned the speed of the build.
- Some comments asked if it was possible for the centre to open in stages to allow for earlier access to certain parts.

*"I feel it's important that the build is well managed so that the opening target date is realistic and achieved. We have gone without a pool for too long."*

*"Please ensure that any timescale for the work to commence are not overrun. Residents of Kingston have waited a very long time for this."*

#### Links to Fairfield and environs (30 comments)



- Commenters said it was important to consider the leisure centre in the context of the wider area as the site feels isolated from the main centre, and to link to the Kingston Town Strategy.
- There were suggestions to maintain / enhance links to the Fairfield green space, museum and library to drive footfall, and provide adequate wayfinding at the same time.
- Some requested that exercise activities could spill out onto the outdoor space around the centre, with classes taking place under a covered area.

*"Everything we do on The Fairfield is connected - it is Kingston's green lung and the Centre is just one aspect of breathing good life into this precious resource."*

*"Shame there was no provision made in the proposals [for] an outdoor basketball hoop/ football pitch ... or even an outdoor table tennis table."*

## Question 5:

### Do you have any further comments about the proposals?

Key themes for question 5:

#### Affordability (13 comments)



- It is important to people that the leisure centre facilities are affordable to all.
- Some commenters mentioned concessions for older people and those living in the borough.

*"Please make the costs affordable and offer a range of subscriptions for customers who live in and out of the borough plus those who work within Kingston"*

*"I worry about the cost of membership or price to be able to use the facilities. There are loads of gyms around in Kingston that offer gyms, swimming pools etc but [prices are not accessible for] the working community"*

#### Maintenance (7 comments)



- Although the plans for the garden and landscaping were well received, there was some concern about the provision of ongoing maintenance.
- There were also concerns about proper maintenance of the centre itself.
- Participants wanted confirmation that there would be adequate funding to prevent the centre and surrounding areas from becoming neglected.

*"The maintenance of the centre is/ will be very important, we don't want to see a lovely design being neglected and run down because of lack of maintenance internally and externally."*

*"I have considerable reservations about how the outside areas will be managed and to what standard."*

## Feedback from Disability and Wellness Network Event

**A dedicated event was held with Kingston's DAWN (Disability and Wellness Network), invites were sent to the Council's wider network of disability and carers groups. The event was attended by 9 people and included those with learning disabilities and staff that support those with disabilities.**

The project team gave a presentation/talked through the boards and took questions from attendees. Overall the session was very positive. Many participants intended to provide feedback online after the event, and any feedback given online will be summarised as part of the overall feedback sentiment shown in this report.

### Summary of DAWN session feedback

The following is the headline summary of the conversation collected by RBK officers.

It was noted that the design team have kept in mind current and future sporting guidance, bringing on expertise for specialist disabilities advice. The team have considered lived experiences, and the journey to and around the site of different user groups. The building will be a canvas for the operator, and there are many uses for the space.

- **Accessibility both inside the building, for example the size of the lifts, the layout being simple, and visual with minimal corridors, and accessibility to get to the building. Outside the building pathways for pedestrians should be wide, clear access, a path to the bus stop and disability parking as close as possible to the entrance.**
- For accessibility the layout of the building should include clear corridors with fire extinguishers and bins set into walls.
- **Ensure lighting is suitable for those with sensory disabilities and impairments, and the noise level is controlled for those with hearing impairment or sound sensitivity/autism.**
- External lighting around the centre, including on the pathways to the building.
- **Storage space for specialist equipment: one attendee asked for water cycling equipment as she currently needs to go outside the borough for sessions.**
- External and internal signage for those with visibility impairments. Embossed large signage at eye level on toilets doors, changing rooms and fire signs not above doors.
- **Consider colours for visibility: including colour contrast floors, colours of the furniture, walls, doors, lockers and catering equipment.**
- It is positive that the learner pool area (including changing rooms) can become a fully private experience, which will be useful for women's only sessions, amputees, and for any other group that would like privacy.
- **Wheelchair users acknowledged the access to both pools via steps and the option of a hoist.**
- It was recommended that all staff should receive disability awareness training.

## Specific engagement with young people

**In order to encourage responses from younger people in the borough, we created a specific engagement activity that they could complete. The standard online survey was of course open to all ages for completion should they wish.**

The activity offered the chance to provide ideas for how respondents wanted to use the new public spaces that would be available, what types of play equipment they would want to see, and any colours or patterns they would like to see used as part of the landscaping design.

The engagement task was available at all events, used at young people focused meetings and sent to all schools in the borough during the engagement window.

Members of the project team also attended Kingsnympton Youth Club, and the engagement task was completed by attendees of the SEND children and young people's participation group.

**Look at the picture in front of you, what sort of things would you like to do in this space?**

- I would like to have an outdoor gym and resting area
- Play games
- Have a picnic or gymnastics
- Football, have a picnic
- Nature area - flowers, birds, water, place to chat with family

**Look at the picture in front of you, what types of play equipment do you want to see here?**

- I would like a basketball area
- Outdoor gym
- Swings, trampoline, sensory trail for older people
- Badminton, tennis, cricket
- No equipment is accessible for me (electric wheelchair user)

**WHAT WOULD YOU LIKE TO SEE HERE?**

What is your name?:.....

What is your age?:.....

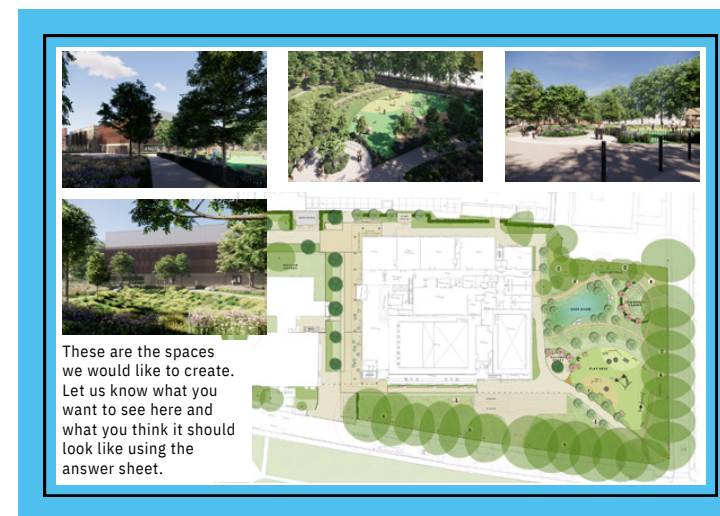
Looking at the pictures in front of you, what sort of things would you like to do in this space?

Looking at the pictures in front of you, what types of play equipment would you want to see here?

Do you have any favourite colours or patterns that we could use for the paths around the leisure centre or the floor of the play area? Please draw them in the box below:

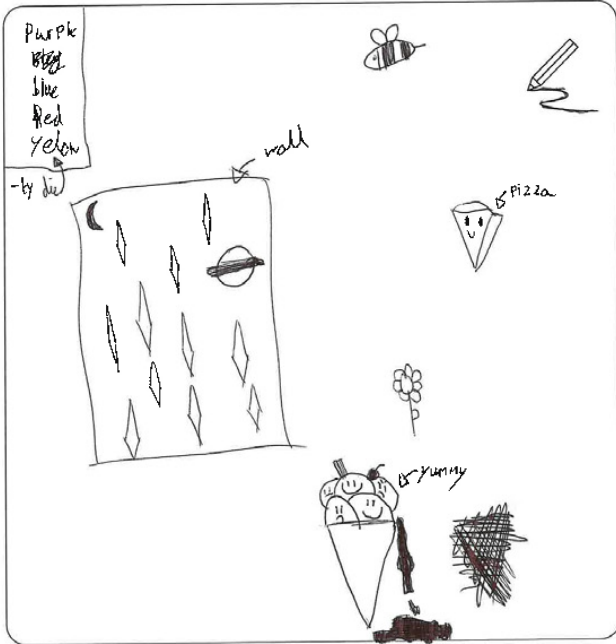
Please ask the adult you are with for a phone number or email address that we can contact them on. This will only be used to let them know if we decide to use your ideas as part of the project:

.....



## Specific engagement with young people

Do you have any favourite colours or patterns that we could use for the paths around the leisure centre or the floor of the play area? Please draw them in the box below:

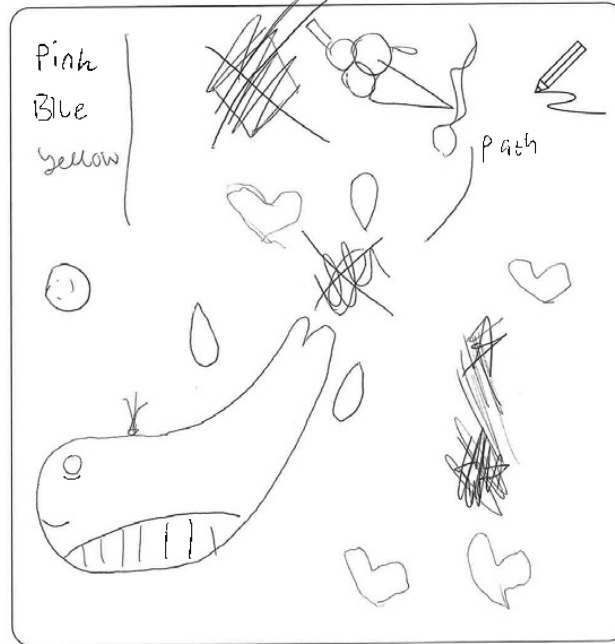


The drawing shows a rectangular area with several diamond-shaped patterns inside. To the left, a list of colors is written: Purple, Blue, Red, and Yellow. Other elements include a bee, a pencil, a pizza slice labeled 'Pizza', a flower, and a character labeled 'rummy'.

Please ask the adult you are with for a phone number or email address that we can contact them on. This will only be used to let them know if we decide to use your ideas as part of the project:

.....

Do you have any favourite colours or patterns that we could use for the paths around the leisure centre or the floor of the play area? Please draw them in the box below:



The drawing shows a large, curved shape resembling a smile or a path, with several scribbled areas and heart shapes. To the left, a list of colors is written: Pink, Blue, and Yellow. Other elements include a pencil, a path, and a character labeled 'rummy'.

Please ask the adult you are with for a phone number or email address that we can contact them on. This will only be used to let them know if we decide to use your ideas as part of the project:

.....



## Postcode data

**130 respondents** provided us with postcode data. From this we can see:

- 63% of respondents (that provided a postcode) live within a 1 mile radius of the site
- 85% live in the borough of Kingston

(note that most map points represent multiple respondents)

## Demographic data

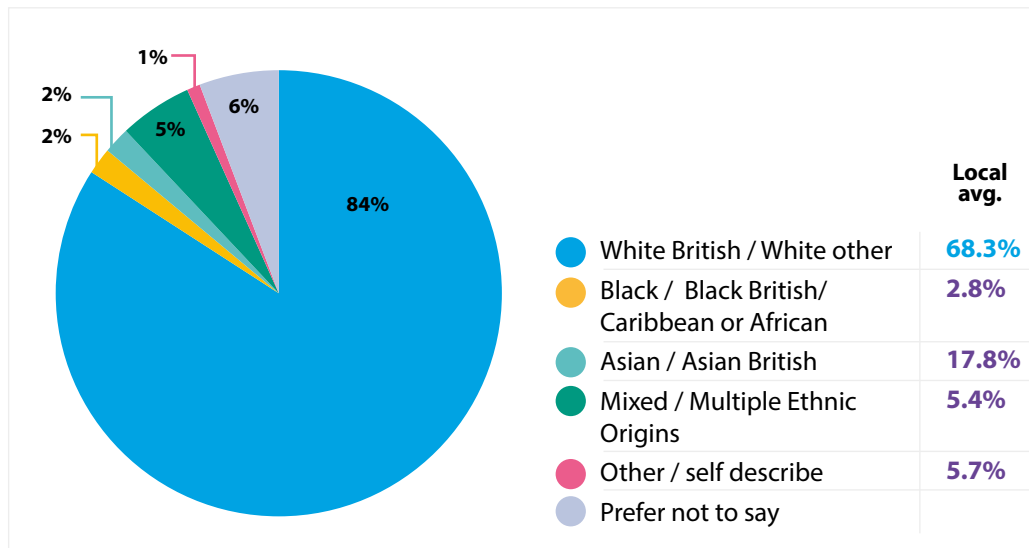
We have tracked and compared the data given with local averages (based on 2021 Census data for the borough of Kingston). Of the 215 people who gave feedback, **210** gave some demographic data (shown on following page).



● Development site    [---] 1 mile radius    [---] Kingston borough boundary

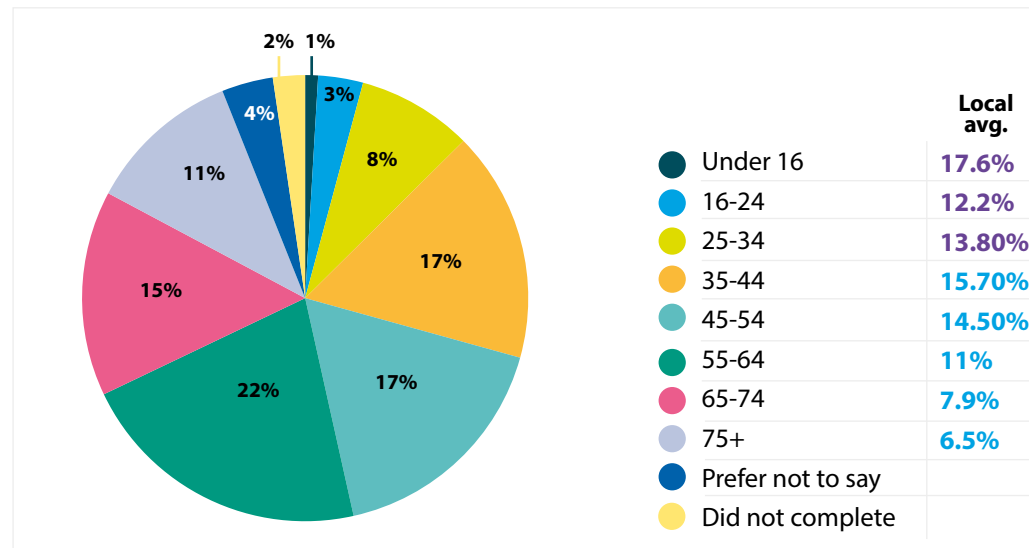


Numbers in **purple** indicate an under-represented demographic.  
 Numbers in **blue** indicate an over-represented demographic.



**ETHNICITY:** 208 responses

The majority of participants were White British or White other and when compared to borough data all other ethnicities were under represented. Participants of Mixed/ Multiple ethnic origins were under represented by 0.4% and Black/ Black British/ Caribbean or African was under represented by 0.8%. However there was a greater under representation of Asian/ Asian British participants.

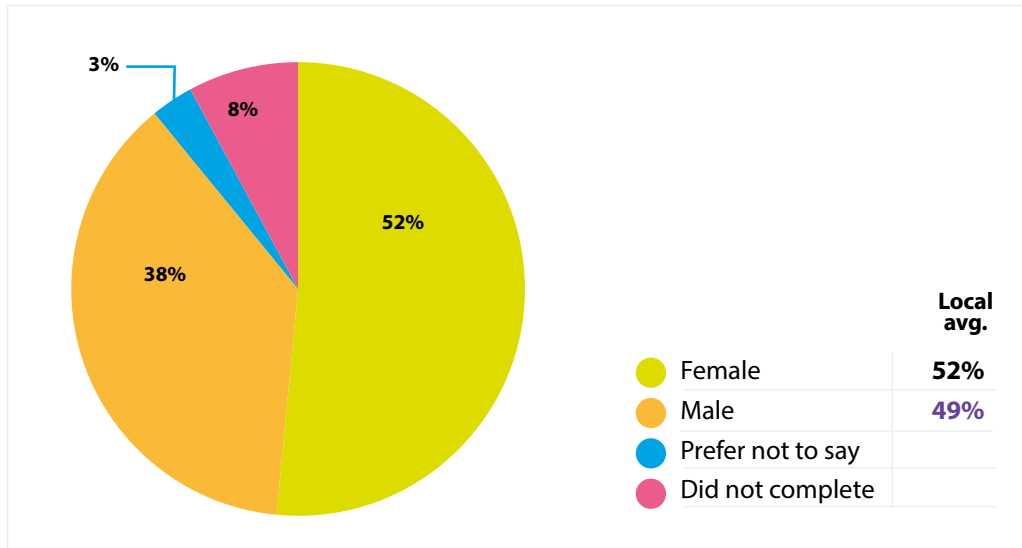


**AGE:** 210 responses

People under the age of 34 were under represented. Under 16s represent 17.6% of the borough's population and were not reached through the feedback gathering process. People aged 35 - 64 were over represented in the feedback showing that the current communication methods are reaching that demographic.

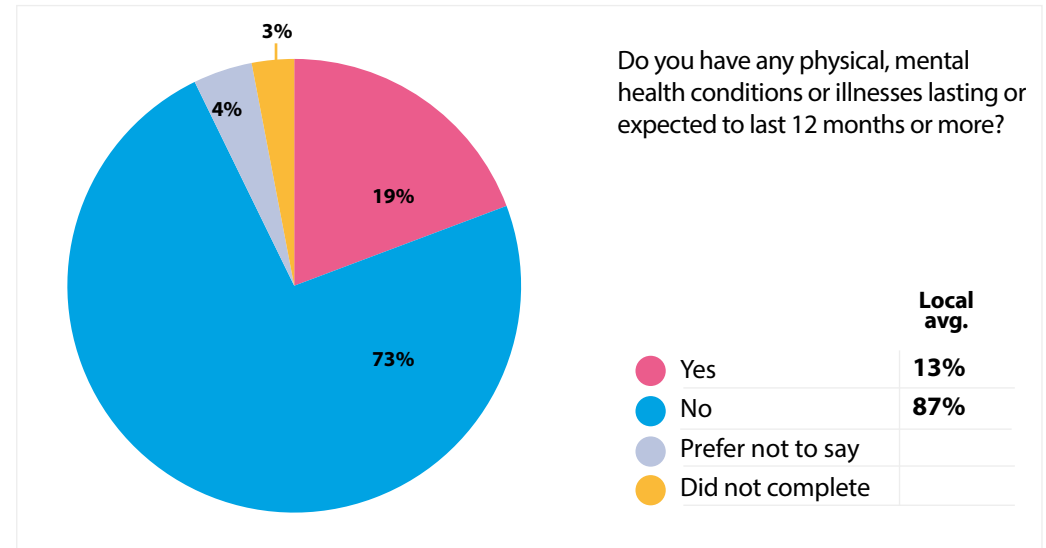
The Council worked hard to reach out to younger people and voices with a specific activity. Being forced to change the engagement window into the summer holidays also changed the plans around this.

Numbers in **purple** indicate an under-represented demographic.  
 Numbers in **blue** indicate an over-represented demographic.



**SEX:** 165 responses

People identifying as male were under represented in this feedback gathering process.



**DISABILITY:** 166 responses

People with an illness and/ or disability were well represented in this feedback gathering process.



The events were well attended and the volume of online feedback shows that this project is important to the residents of Kingston.

## Key feedback:



**The pool** has been well received and respondents were happy to see it given a prominent place in the centre, with many seeing this as the most important part of the facilities, however many said that they would like to see fun elements that the previous centre included.



**The current parking layout** could be reconsidered with more spaces for Blue Badge holders and also move the coach parking away from the play area.



**Secure cycle parking** is also a popular request and will help to dissuade driving to the centre if this is adequately provided for.



Although there is acknowledgement that a good effort is being made to cater for those with disabilities, there are still **accessibility issues** to address in order for disabled and neurodivergent people to be able to use every part of the centre.



Survey respondents are keen to see the new centre **built as quickly as possible**, with regular updates and transparency around the timeline.



**Other points** of concern/ interest include:

- Adequate maintenance of the internal and external spaces.
- Considering links to the Fairfield and wider context.
- Provision for older children/teens
- Importance of affordability for those living in/out of the borough.

# Appendix 1: Exhibition boards

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# 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



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Meet the team and ask questions about the project



See how your feedback has shaped the proposals

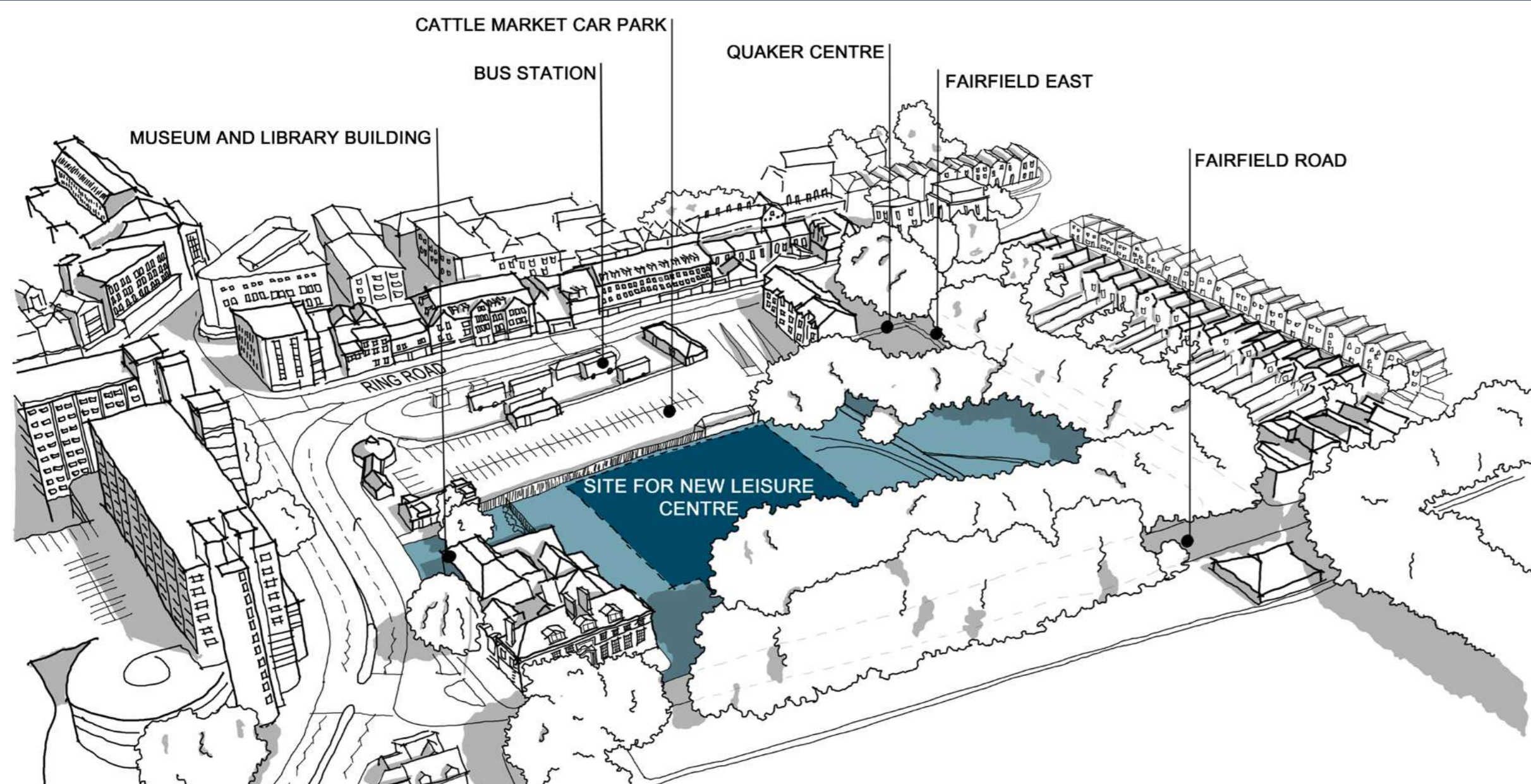


View the landscaping proposals and the suggested building materials



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 Pelikaan 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.

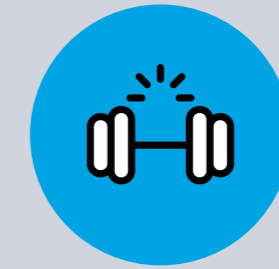
#### WHAT'S IN THE NEW LEISURE CENTRE?



25m competition pool



Learner pool



150 station fitness gym



Group cycle studio



Four court sports hall



Indoor soft play



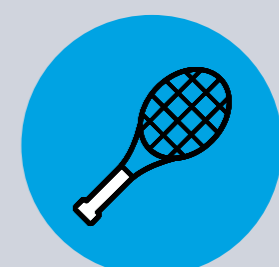
Health suite



Café



Activity studios



Squash courts



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# KINGSTON LEISURE CENTRE

## Our proposals

### Our vision



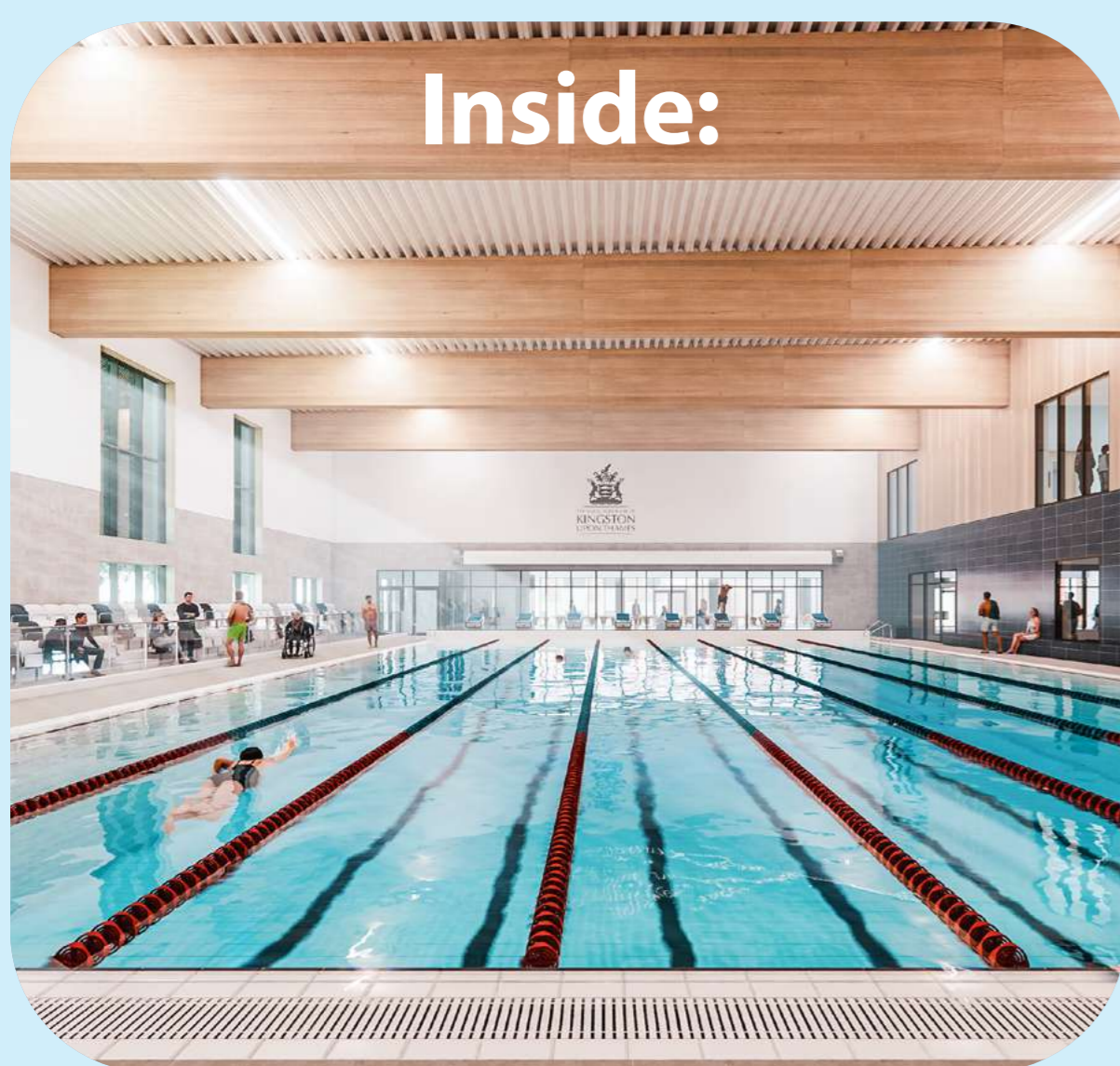
View of the new access link from Wheatfield Way, and the museum garden

### 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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# 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.



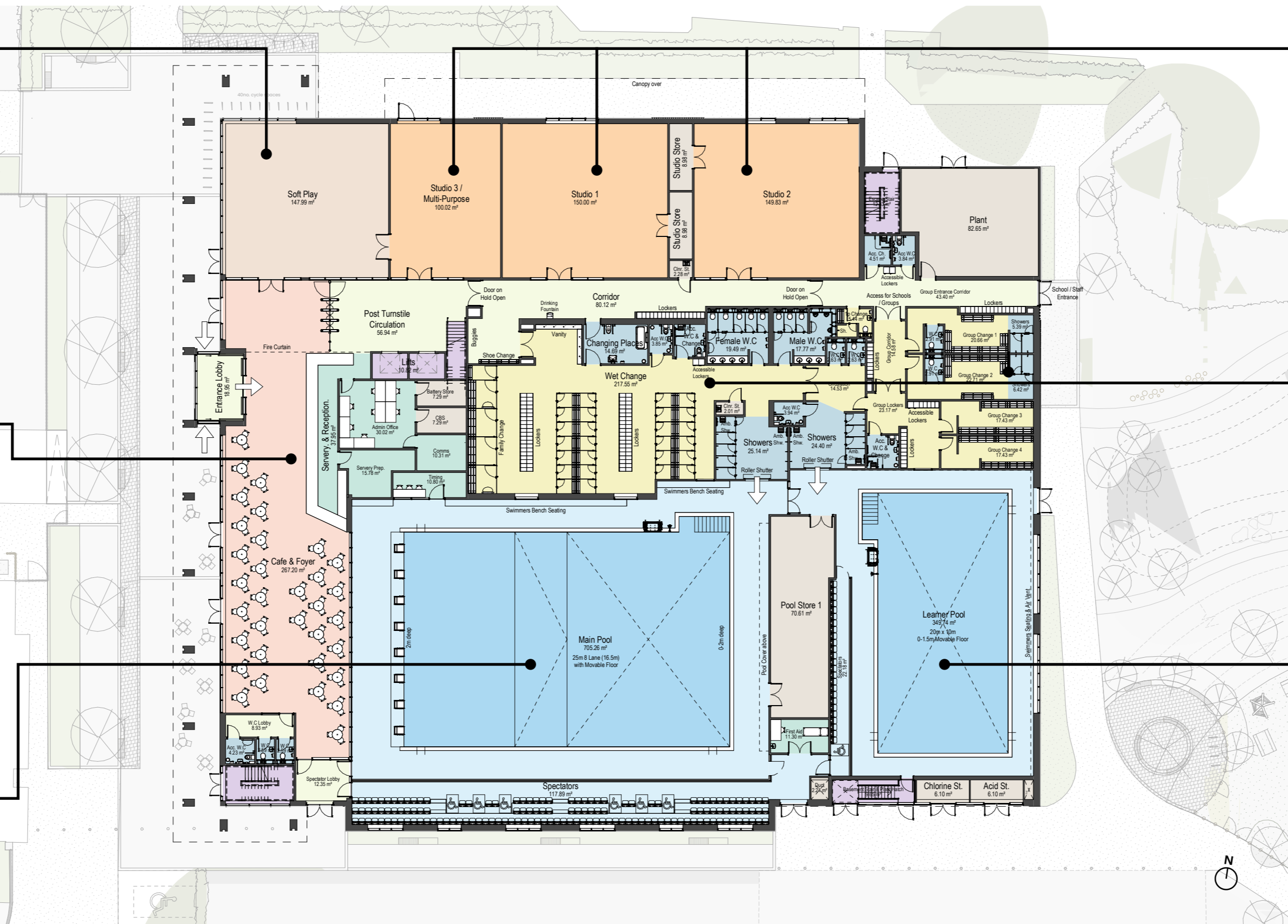
Soft play



Café & foyer



Main pool



Key: Lifts/stairs Storage/plant space Circulation space



x3 exercise studios



Wet changing rooms



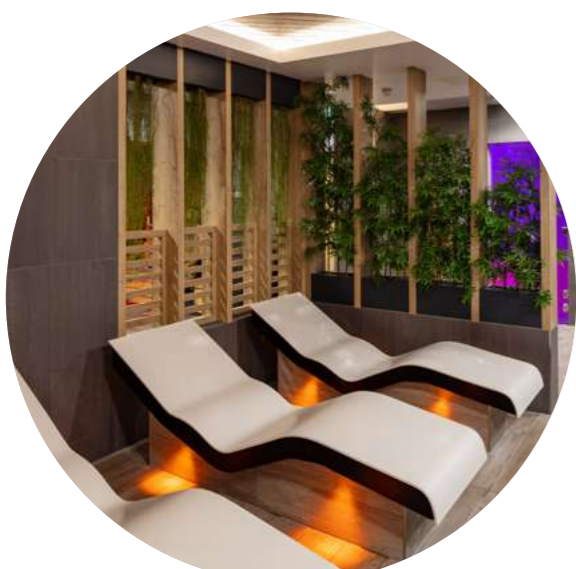
Learner pool

### First floor plan

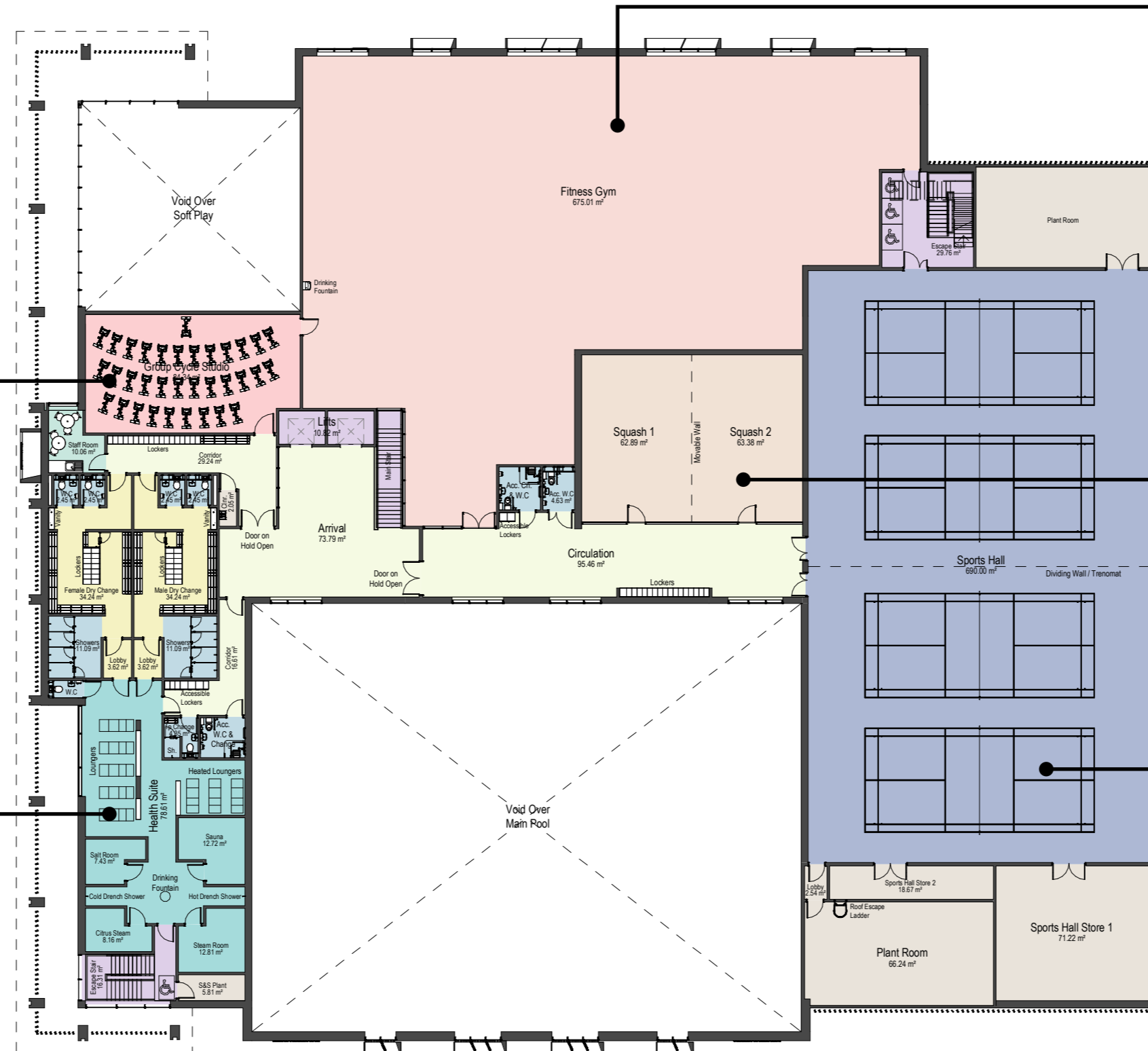
The first floor includes a large well equipped fitness gym, group cycle studio, squash courts, the four court sports hall and dry changing facilities, alongside the new health suite.



Group cycle studio



Health suite



Fitness gym



x2 squash courts



Sports hall



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# 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.



# 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 Fairfield 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.



### 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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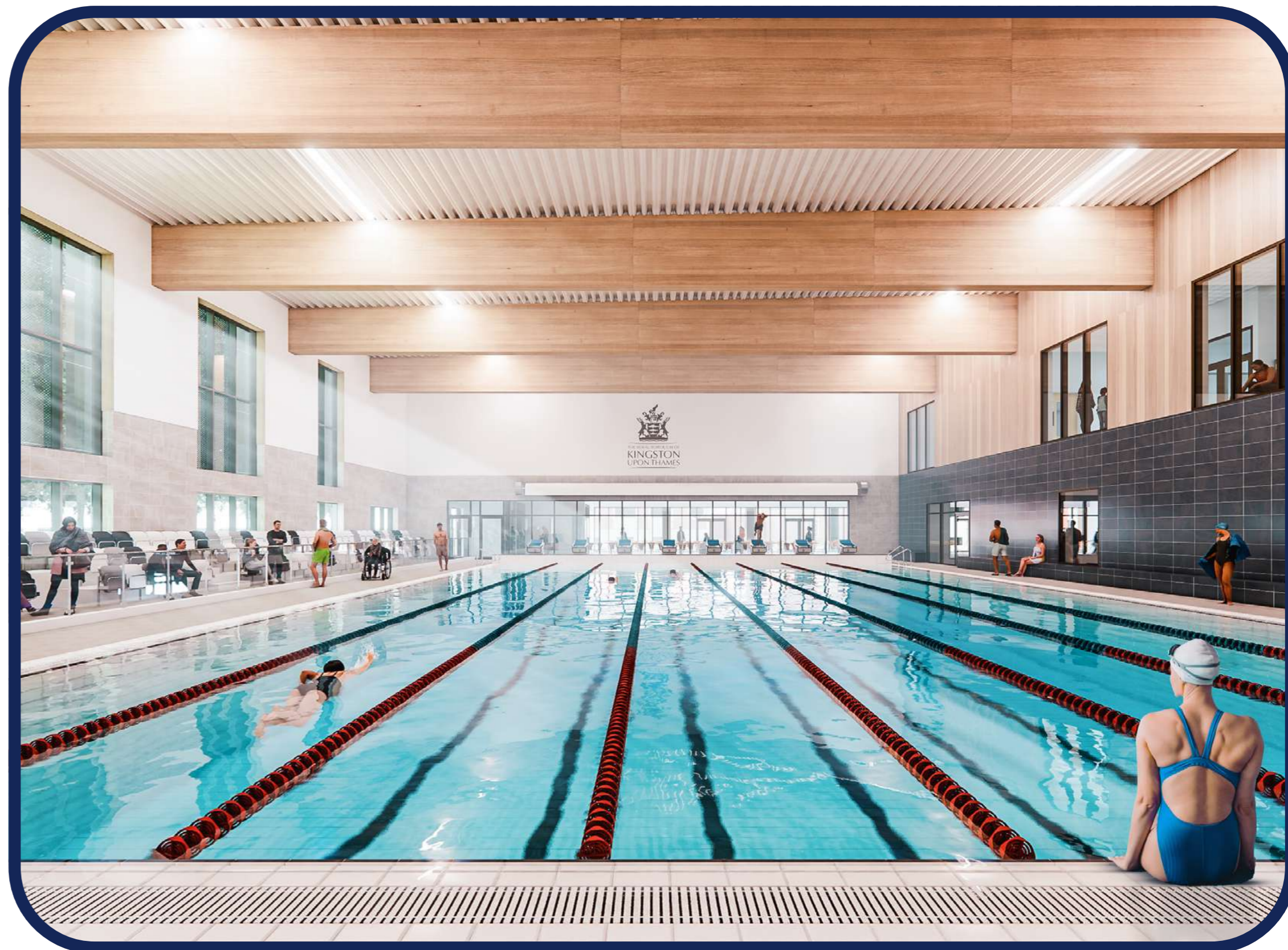
# KINGSTON LEISURE CENTRE

## Accessible & inclusive

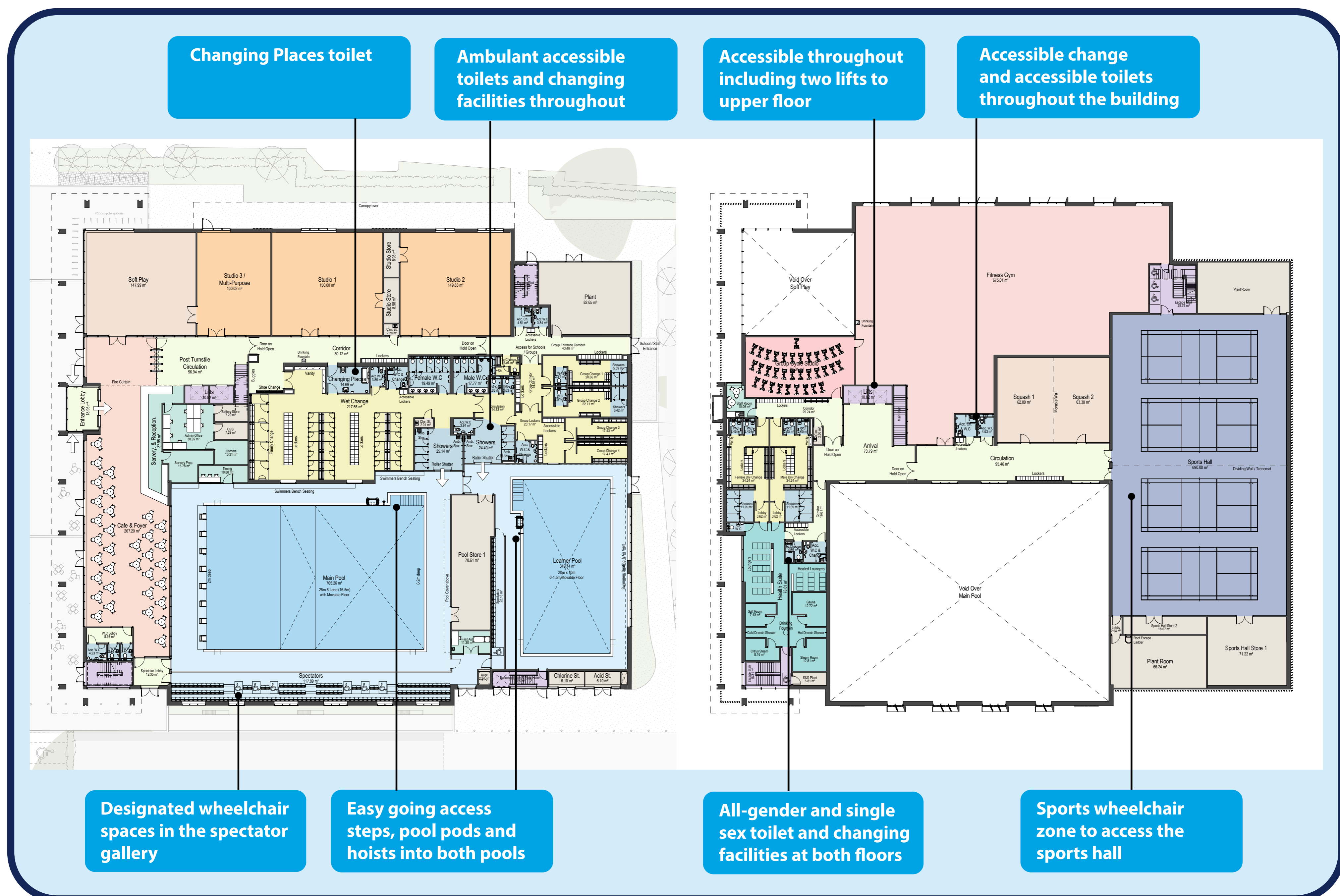
We are committed to providing an inclusive design which creates a safe and accessible environment where everyone can benefit from the opportunities available.

### 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.



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# 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.

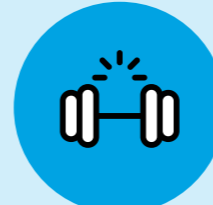
### Your top priorities



The **25m competition pool** was overwhelmingly ranked most important by the majority of respondents.



The **learner pool** was the second most popular element.



The **fitness gym** was the third most important part of the leisure centre to those who responded.

## Answering your questions

### Indoor



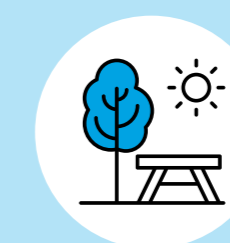
#### Swimming pool:

- **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.



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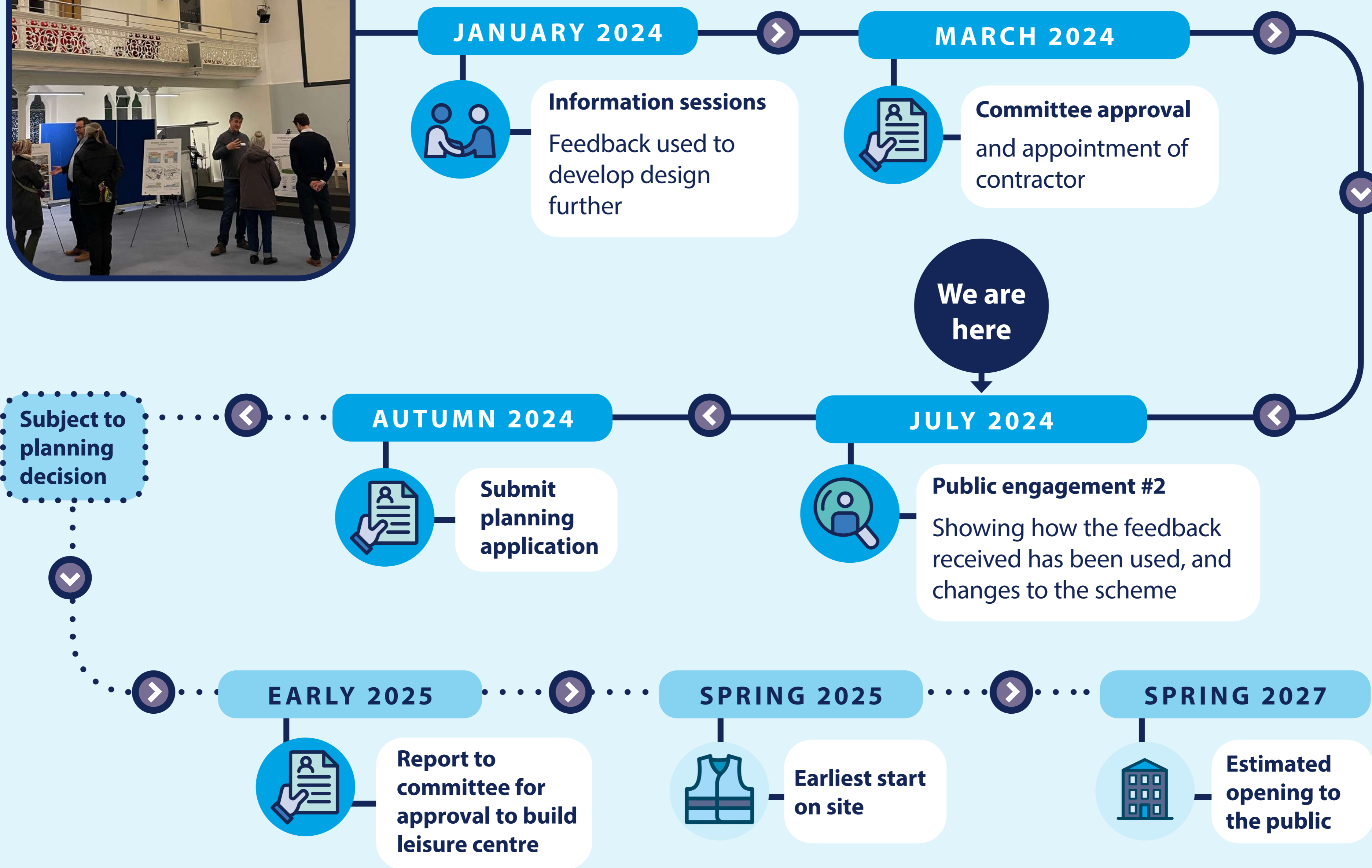
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# KINGSTON LEISURE CENTRE

## Next Steps & Find Out More

### Indicative timeline



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](http://www.transformkingston.co.uk/leisure-centre)



Get in touch by e-mail

[transformkingston@kingston.gov.uk](mailto:transformkingston@kingston.gov.uk)



Get in touch by telephone

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



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July 2024



Roberts Limbrick



THE ROYAL BOROUGH OF KINGSTON UPON THAMES

# Contact:

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