

# New Deal Leisure Centre Proposals

Public Consultation (20th September - 9th October 2022)

EXISTING TIDES LEISURE CENTRE SITE PLAN 1



- ① Tides Leisure Centre
- ② Indoor Tennis Centre
- ③ Sports Hall
- ④ Linwood Youth Centre
- ⑤ Parking
- ⑥ Accessible Parking
- ⑦ Skatepark
- ⑧ Grass Football Pitches





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## PROPOSED NEW DEAL LEISURE CENTRE SITE PLAN

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- ① New Deal Leisure Centre
- ② Indoor Tennis Centre
- ③ Sports Hall
- ④ Linwood Youth Centre
- ⑤ Parking
- ⑥ Accessible Parking
- ⑦ Skatepark
- ⑧ Grass Football Pitches
- ⑨ Potential Future Multi-Use Games Area

### THE PRESENT & THE FUTURE OF DEAL LEISURE CENTRE

Dover District Council wants local people to have easy access to modern leisure facilities to help them lead healthier lifestyles, realise their sporting ambitions, or simply have fun keeping fit.

We are conducting detailed feasibility work for delivering a new leisure centre in Deal to meet the needs of residents now and in the future and to support the growing population in the district.

Built in 1987, the Tides Leisure Centre now needs major investment to provide facilities to meet today's customer expectations, and to address concerns regarding an ageing and tired building with deteriorating pool plant & equipment. In July 2019, councillors approved £700,000 to undertake urgent plant refurbishments so that the leisure centre could continue to function while long term options were considered.

We also asked a team of consultants to review the long term feasibility of Tides. Their reports concluded that major investment in a new build facility would be more cost effective than refurbishing the existing centre.

To this end, we've set ourselves ambitious goals to deliver the best leisure centre possible within an affordable budget whilst meeting important targets to maximise energy efficiency and ensure sustainability.



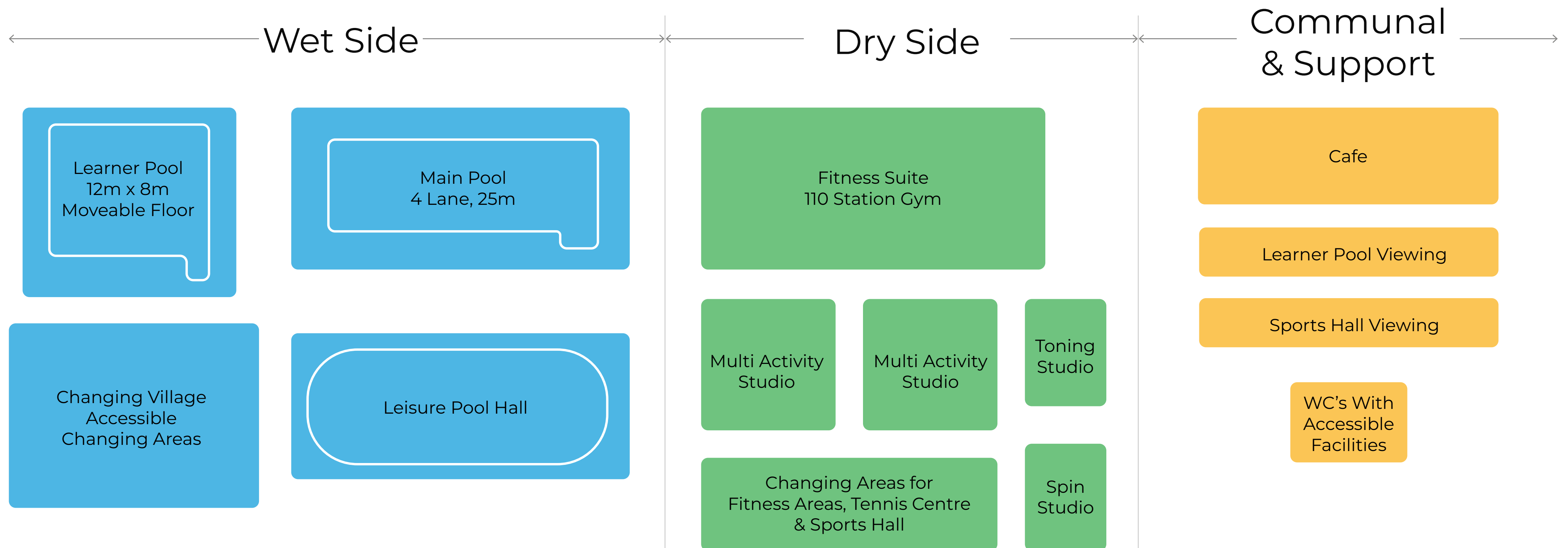
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PUBLIC CONSULTATION

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## ILLUSTRATIVE FACILITY MIX FOR A NEW LEISURE CENTRE



## TELL US WHAT YOU THINK OF THE CONCEPT DESIGNS

- A recent review and public consultation on the district's indoor sports facility strategy is in progress.
- An initial engagement exercise and survey was conducted to find out what residents/users would like to see in a new leisure centre for Deal.
- These are concept designs responding to the key themes raised by residents.
- They show details of the facilities you could expect to see in a new leisure centre (if the project receives cabinet member approval to proceed into the next stage of development).
- Review the plans and tell us what you think by completing a short questionnaire online at: [www.dover.gov.uk/newleisurecentre](http://www.dover.gov.uk/newleisurecentre)

## THIS IS WHAT YOU TOLD US. FROM A TOTAL OF 651 RESPONSES RECEIVED:

51%

Use the Current  
Leisure Centre

91%

Support the Idea  
of a New Centre

84%

Would Use a New  
Leisure Centre

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## THEMES EMERGING FROM PUBLIC ENGAGEMENT 4

### “Will the new building be accessible?”

Messages concerning design and facility mix were high in number. The consultant team will follow guidance for designing accessible leisure centres, take account of feedback from accessible user groups during public consultation workshops and apply lessons learnt from newly designed accessible leisure centres to ensure the new designs meet the highest accessible design standards.

### “Why not Increase the number of pool lanes from four to six or eight lanes and/ or increase the pool size from 25m to a 50m Olympic pool?”

This was raised by various respondents. While the indoor sports facility strategy recognises a six-lane 25m pool would help to address future growing demand, the increase in cost to provide more lanes is not within the affordable project budget. A four-lane pool provides a significant improvement to existing provision at Tides Leisure Pool where there is currently no purpose designed lane swimming. A 50m Olympic pool is completely unaffordable and impractical with half of the catchment area being sea and not residential. This size pool cannot be accommodated within the footprint of Tides Leisure Centre and is therefore not deliverable.

### “Will there be a Sauna & Steam Room in the new Leisure Centre?”

These facilities were also highlighted as desirable. While this provision can be tested through this current phase of work, in order to be taken forward, it is essential the additional cost sits within the affordable budget framework.

### “What about Outdoor Play, Gym, and Teen Facilities?”

These were also raised. The intention to improve wider park facilities including the relocation & provision of a new Multi Use Games Area is outside the scope of work for Tides Leisure Centre proposals. Improvements to outdoor park facilities can be funded in the longer term by exploring other potential budgets and possible external funding programmes.

### “Will the new centre have publicly accessible Toilets?”

This was highlighted as important to respondents. Design proposals will incorporate public accessible toilets and take a similar design approach to Dover District Leisure Centre locating these outside the controlled access areas.

### “How will the new centre be sustainable?”

‘Sustainable Design’ was also highlighted as very important to respondents. See slide 9 for more detail on how this will be approached.



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## EXISTING & PROPOSED PROVISIONS

### FACILITY PROVISION COMPARISON

The concept designs for the new Deal Leisure Centre include a much wider range of state-of-the-art sport and leisure facilities. The following table contains a list of the activity areas proposed in the new centre compared to those in the existing Deal Tides Leisure Centre.

ACTIVITY AREAS	EXISTING	PROPOSED
Indoor Tennis Centre	Retained in Situ	Retained in Situ
4 Court Sports Hall	Retained in Situ	Retained in Situ
Main Pool	Wave Pool with Beach Area	4 Lane 25m Pool
Learner Pool	None	Pool With Moveable Floor
Leisure Water	Small Pools and 1 Slide	Leisure Pool (Contents TBC)
Poolside Viewing	Within Pool Hall	Viewing Space in Cafe
Sauna & Steam Room	Sauna & Steam	None
Fitness Suite	1 Suite (40 Stations)	1 Suite (110 Stations)
Toning Studio	None	1 Toning Studio
Consultation Room	None	2 Consultation Rooms
Multi Activity Studios	None	2 Studios (30 Persons Each)
Spin Studio	None	1 Spin Studio (25 Persons)
Multi Purpose Room	1x Meeting Room	None
Reception with Retail	1x Reception with Retail	1x Reception with Retail
Cafe	Existing Cafe within Pool Hall	Dedicated Cafe (100 Covers)
Parking Spaces	122 Spaces	150-175 Spaces (TBC)

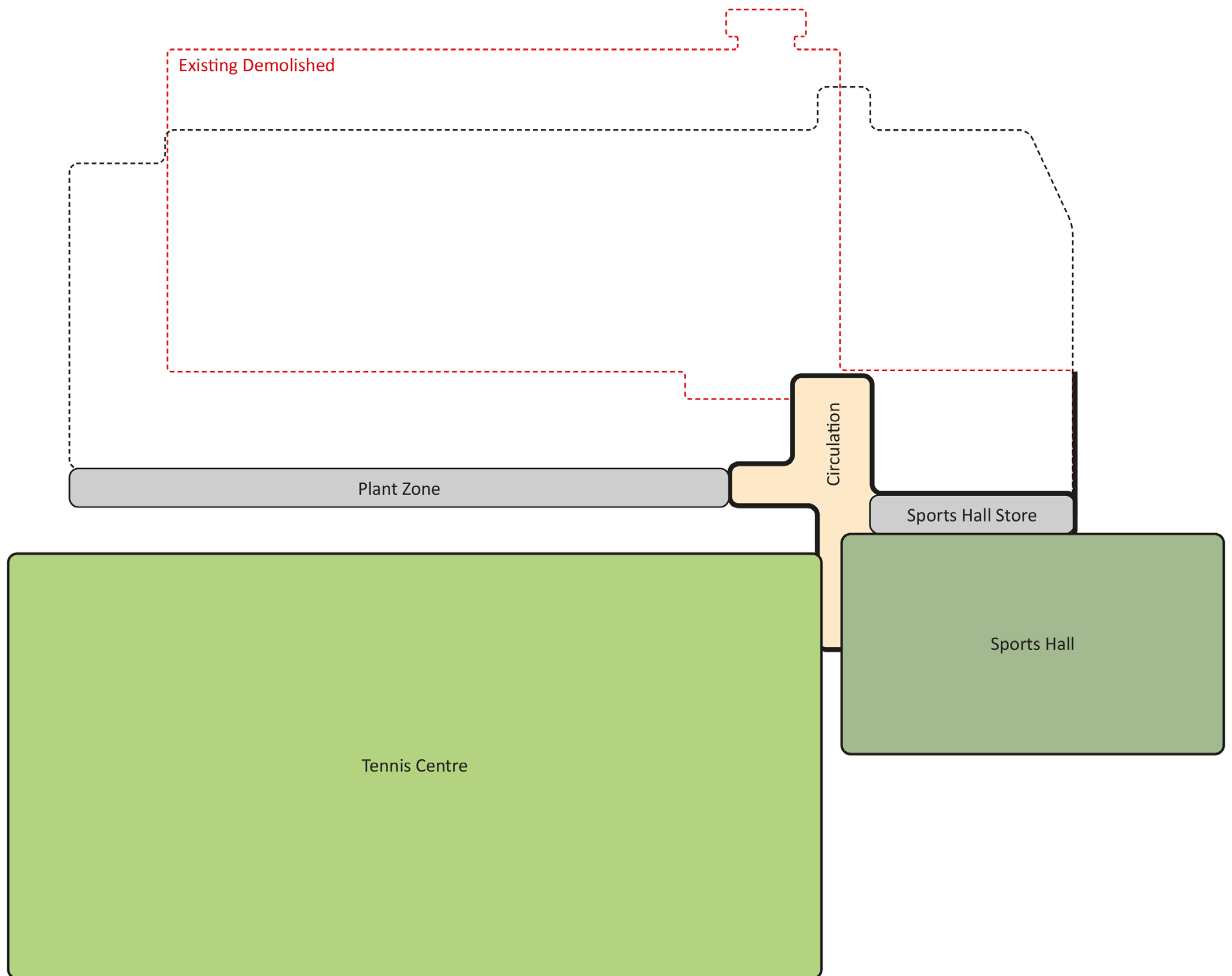


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## PROPOSED LOWER GROUND FLOOR PLAN

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Images shown are for benchmarking purposes only and not representative of final design



Deal Tennis Centre



Deal Tennis Centre

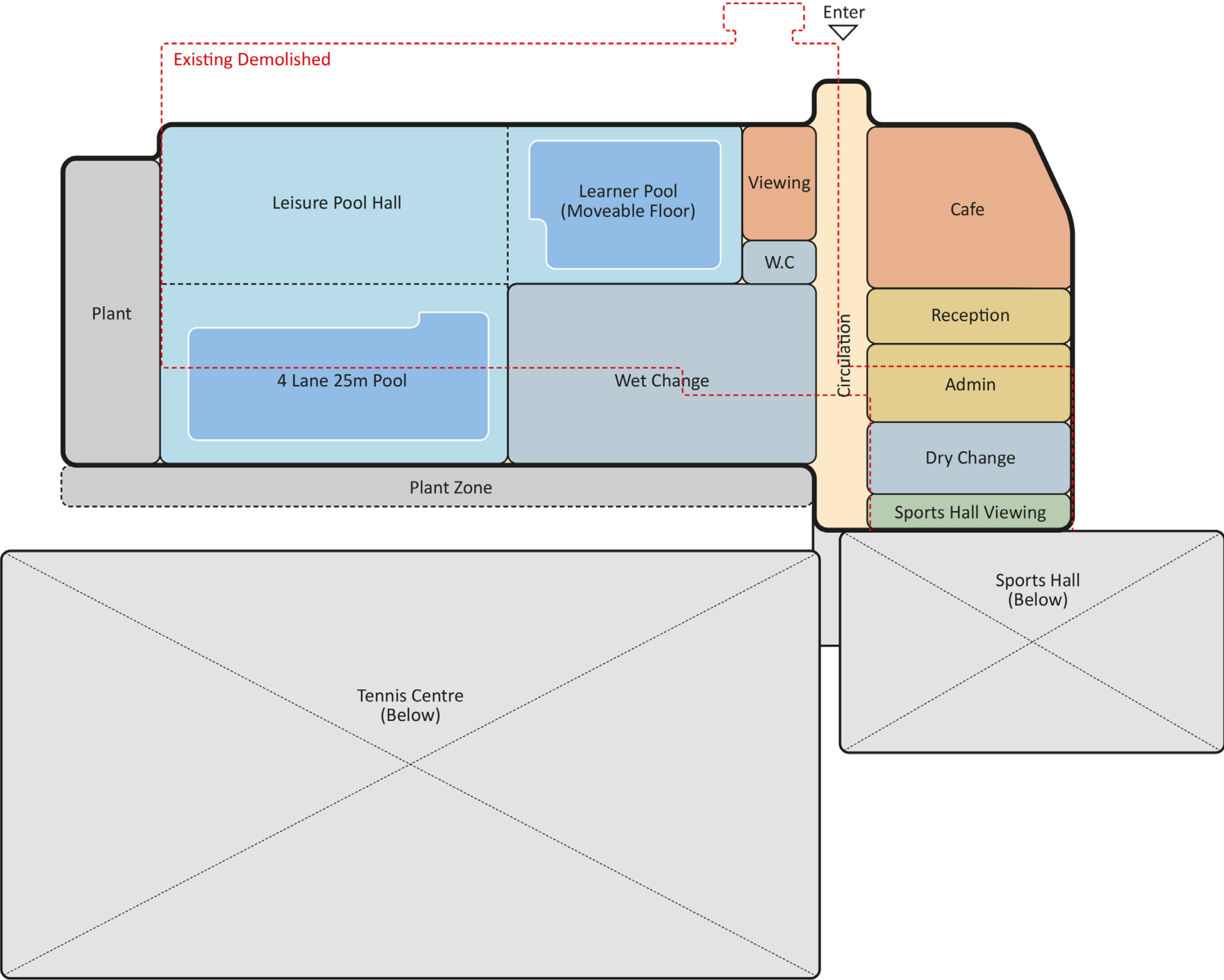


Existing Sports Hall



Potential Sports Mural Wall





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Moorways Leisure Pool Example



Lane Pool Example



Learner Pool Example



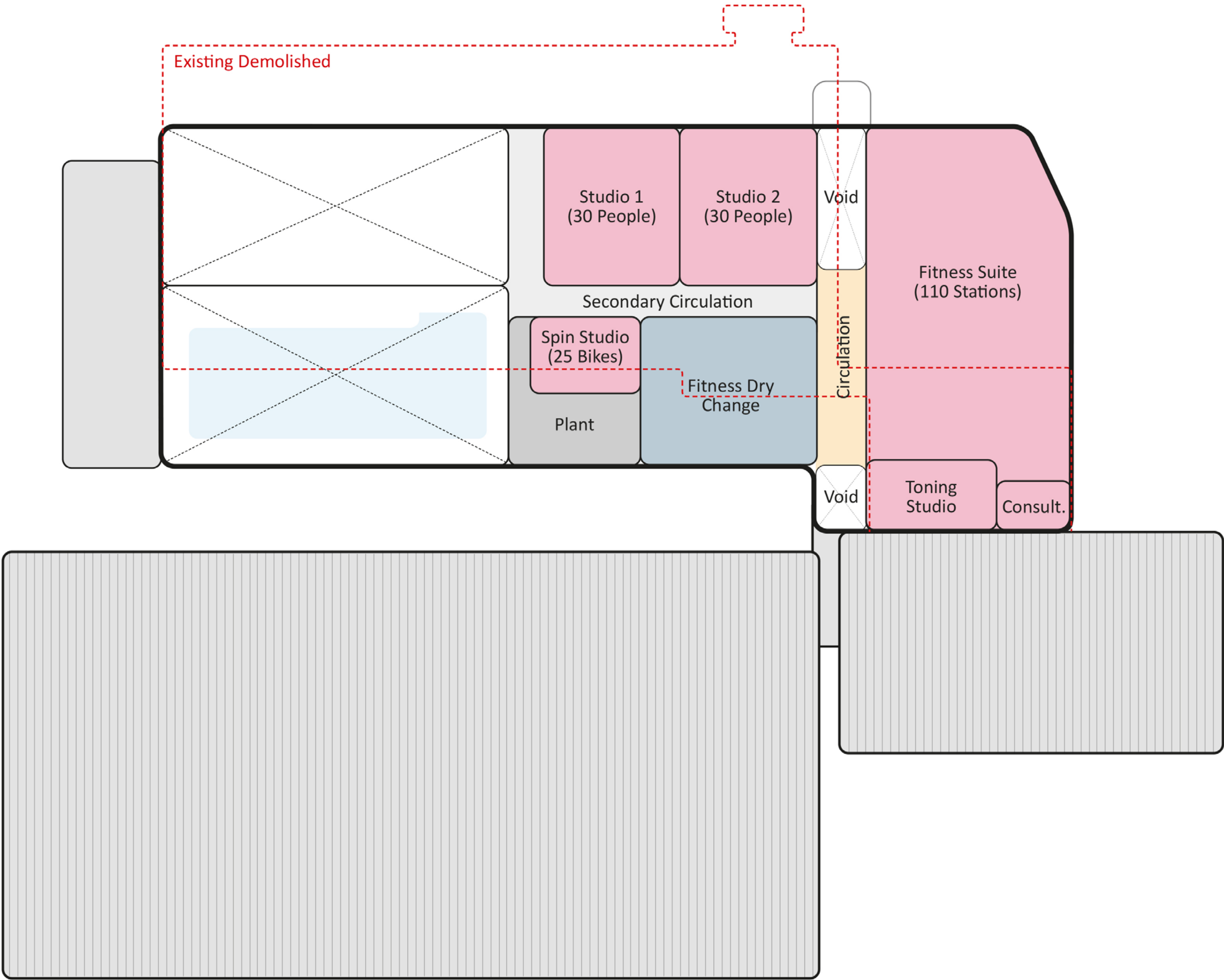
Cafe Example



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## PROPOSED FIRST FLOOR PLAN 8



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Fitness Suite Example



Spin Studio Example



Toning Studio Example



Studio Example



## BUILDING ACCESSIBILITY FOR ALL

Below are a collection of images highlighting the accessible elements that are being considered for the project. This includes easy access steps to pools, accessible changing & WC provision, accessible lifts and circulation. The new building entrance level will also be lowered to allow for easier access.



Access gates  
& turnstiles



Pool Pods to  
allow access  
to pools



Changing  
Places area

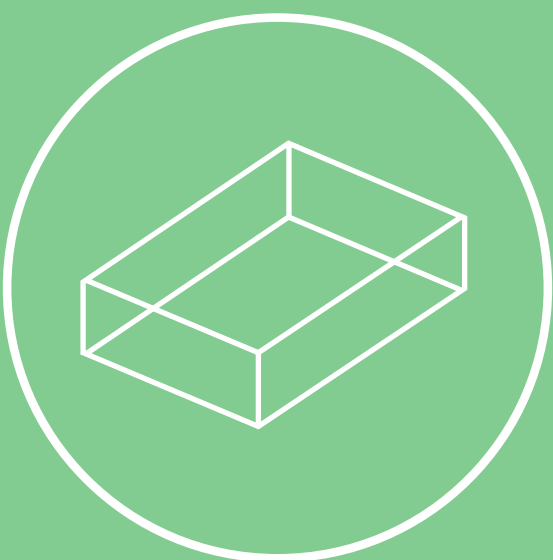


Easy access  
steps to pools

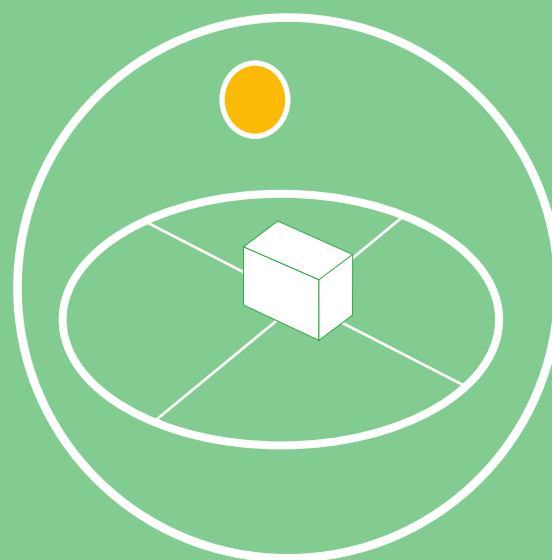
## APPROACH TO SUSTAINABILITY

As with many local authorities, Dover District Council has declared a climate and ecological emergency and made a pledge to become a net zero carbon emitter by 2030.

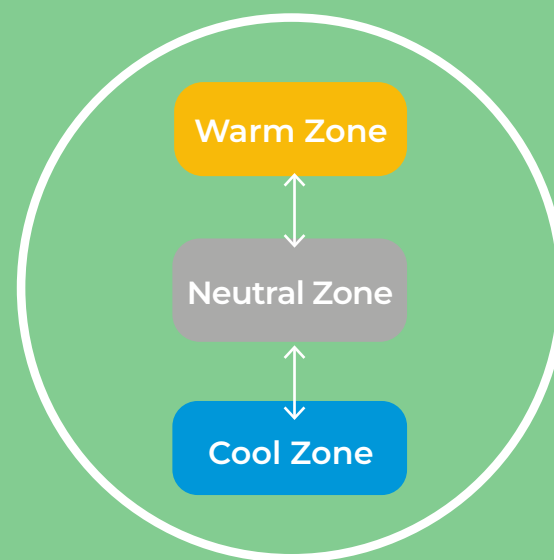
Leisure centres are high energy consumers with space heating and hot water loads higher than any other building type. Our approach to sustainability for the new Deal Leisure Centre will consider this high energy demand + carbon targets, building in some low energy design principles to develop a best practice approach, these key design principles are explained graphically below.



COMPACT FORM



ORIENTATION



THERMAL ZONING



RENEWABLES



FUTURE PROOFING &  
FLEXIBILITY



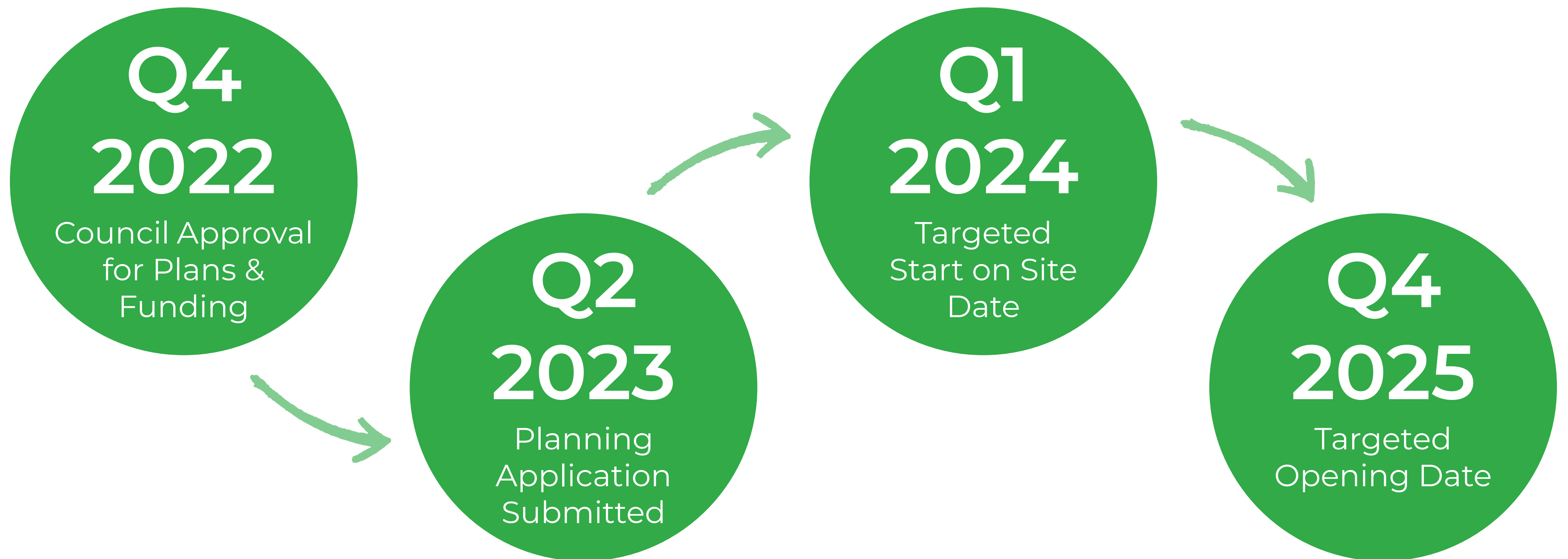
POOL FILTRATION



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## PROJECT TIMESCALES & CONTINUED OPERATION 10



### CONTINUITY OF SERVICES

Much of the current Tides Leisure Centre will need to be demolished to allow the new centre to be built. The leisure pool will have to close while the new build work is completed, but we intend to maintain as many dry-side facilities as possible.

Alternative options are being explored, such as temporarily accommodating the gym in the sports hall or Indoor Tennis Centre, while the new build work is carried out. Operational details for continuity of service will follow in 2023, should the project proceed into the next stages of development.

### YOUR VIEWS

We want to know what you think about the plans before decisions are made on whether or not to move the project into the next phase of development involving a detailed planning stage.

Please complete a short questionnaire at: [www.dover.gov.uk/newleisurecentre](http://www.dover.gov.uk/newleisurecentre)

### KEEP UP TO DATE

You can sign up to the Council's Keep me Posted email news bulletin. Further consultation opportunities will potentially arise in 2023 with respect to more detailed design proposals including possible themes for leisure water design should the project go ahead.

Project newsletters will be produced and distributed, the Council's social media channels will provide regular updates and there will be an information board within Tides Leisure Centre itself.