

New Deal Leisure Centre Proposals

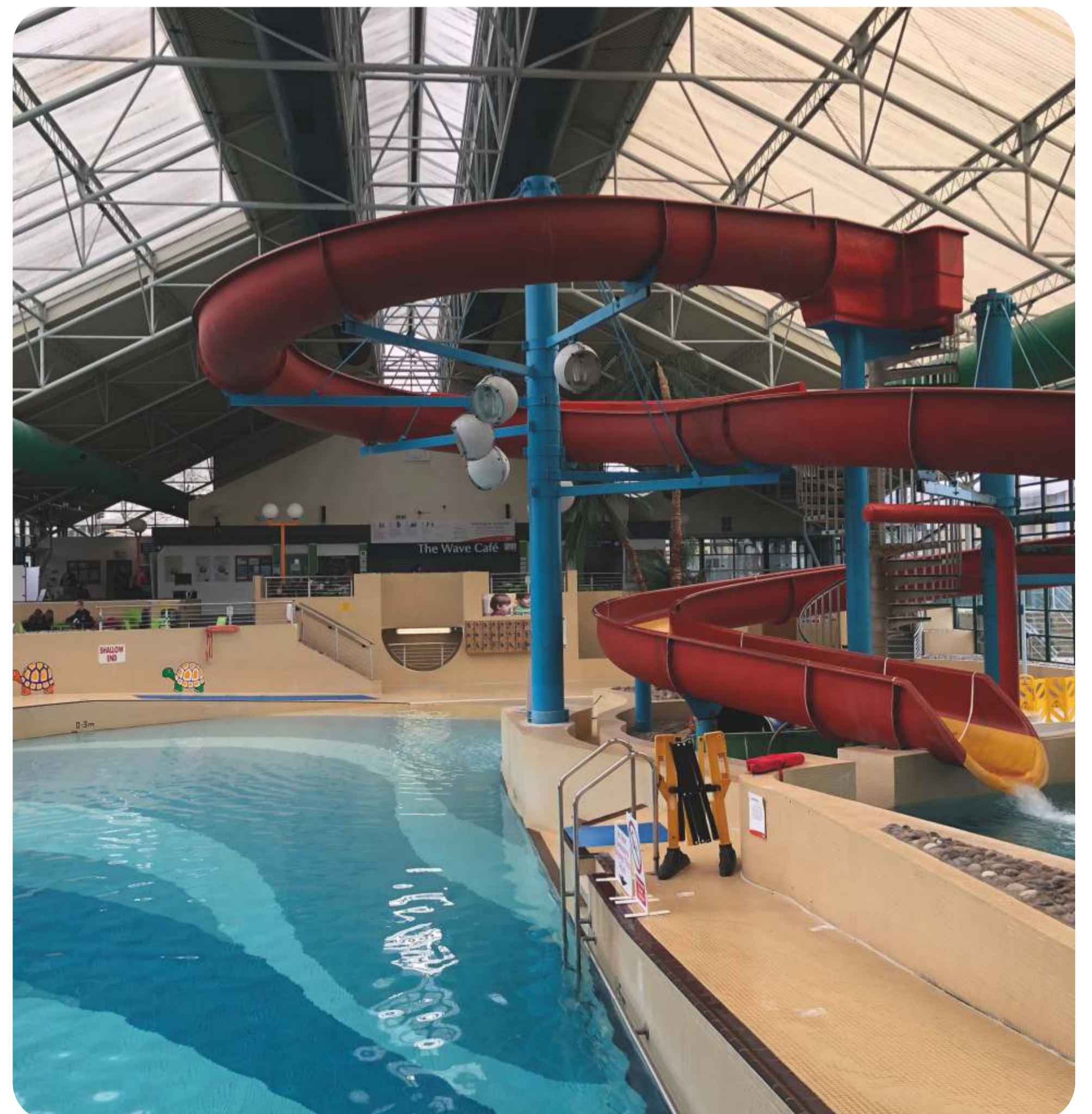
Public engagement (23rd September – 20th October 2024)

EXISTING TIDES LEISURE CENTRE SITE PLAN

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- ① Tides Leisure Centre
- ② Indoor Tennis Centre
- ③ Sports Hall
- ④ Linwood Youth Centre
- ⑤ Parking
- ⑥ Accessible Parking
- ⑦ Temporary Padel Tennis Courts
- ⑧ Skatepark
- ⑨ Grass Playing Pitches



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PROPOSED NEW DEAL LEISURE CENTRE SITE PLAN



- ① New Deal Leisure Centre
- ② Indoor Tennis Centre
- ③ Sports Hall
- ④ Linwood Youth Centre
- ⑤ Parking
- ⑥ Accessible Parking
- ⑦ Temporary Padel Courts
- ⑧ Skatepark
- ⑨ Grass Playing Pitches
- - - Footprint to existing building

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 revisiting 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 and opened in 1987 by Dover District Council, Tides Leisure Centre is now in need of major investment to provide facilities to meet today's customer expectations, and to address concerns regarding an ageing building with deteriorating pool plant & equipment. Over recent years, district councillors have been considering a range of options to complement existing leisure centre provision across the district and help plan for Tides future.

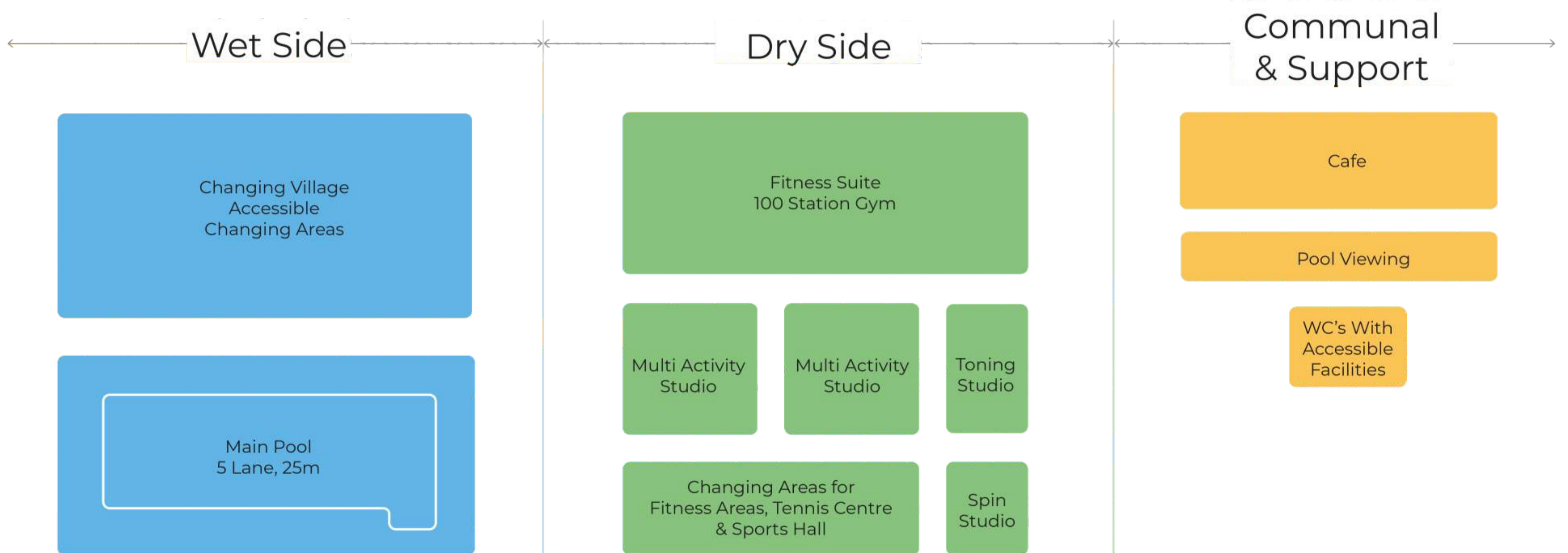
We've set ourselves an ambitious goal to transform and deliver the highest quality leisure centre possible within an affordable budget. We aim to do this whilst meeting important targets to maximise energy efficiency and ensure sustainability.

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PUBLIC ENGAGEMENT

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TELL US WHAT YOU THINK OF THE CONCEPT DESIGNS

- 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 key themes emerging from project development to date.
- 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).
- A review of the public consultation on the plans and tells us what you think by completing a short questionnaire online at: www.dover.gov.uk/newdealleisurecentre

Delivering the New Deal Leisure Centre: Turning Challenges into Opportunities

The new Deal Leisure Centre project is moving forward with a refreshed approach, overcoming initial financial challenges through smart planning. By reducing the original £26.6m cost to a more manageable £19.2m, the project is progressing to meet community needs and work towards an affordable budget. With creative financial solutions the centre will offer improved leisure services, while maintaining existing facilities like the Tides Leisure Pool in the interim.

A Refined Facility Mix for Community Needs

The updated design focuses on essential services while staying cost-effective. A five-lane, 25m pool helps to address local swimming needs in the district, and the fitness area, toning, and spin studios are scaled to provide maximum value. These changes support making the centre more affordable while delivering key services that keep the community active and engaged.

Enhancing Pool Use for Fun and Flexibility

The new pool design not only helps to meet future demand but also adds flexibility. Plans to include inflatable features and family-friendly activities during holidays will create a dynamic, multi-use space that attracts a wide range of visitors for both recreation and fitness.

Investigating Additional Facilities

Cabinet members have asked the project team to investigate design options and consider the cost implications of an extra swimming lane and additional leisure water provision, such as a splash pad, to the scheme.

Smart Financial Planning for Long-Term Success

With an estimated cost of £19.2m, the project viability has improved, but there remains a challenging shortfall of £3m to be addressed. The final financing of the project will continue to be reviewed as the project progresses. The Council will continue to work to make this a sustainable investment, benefitting the community whilst managing the impact on the Council's overall budget position.

Sustainability for the Future

Energy-efficient design and careful cost planning will ensure long-term operational savings, making the Deal Leisure Centre a sustainable and environmentally friendly asset for the next 50 years. Securing external funding will further ease financial pressures, ensuring the project remains viable and future-proof.

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EXISTING & PROPOSED PROVISION

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FACILITY PROVISION COMPARISON

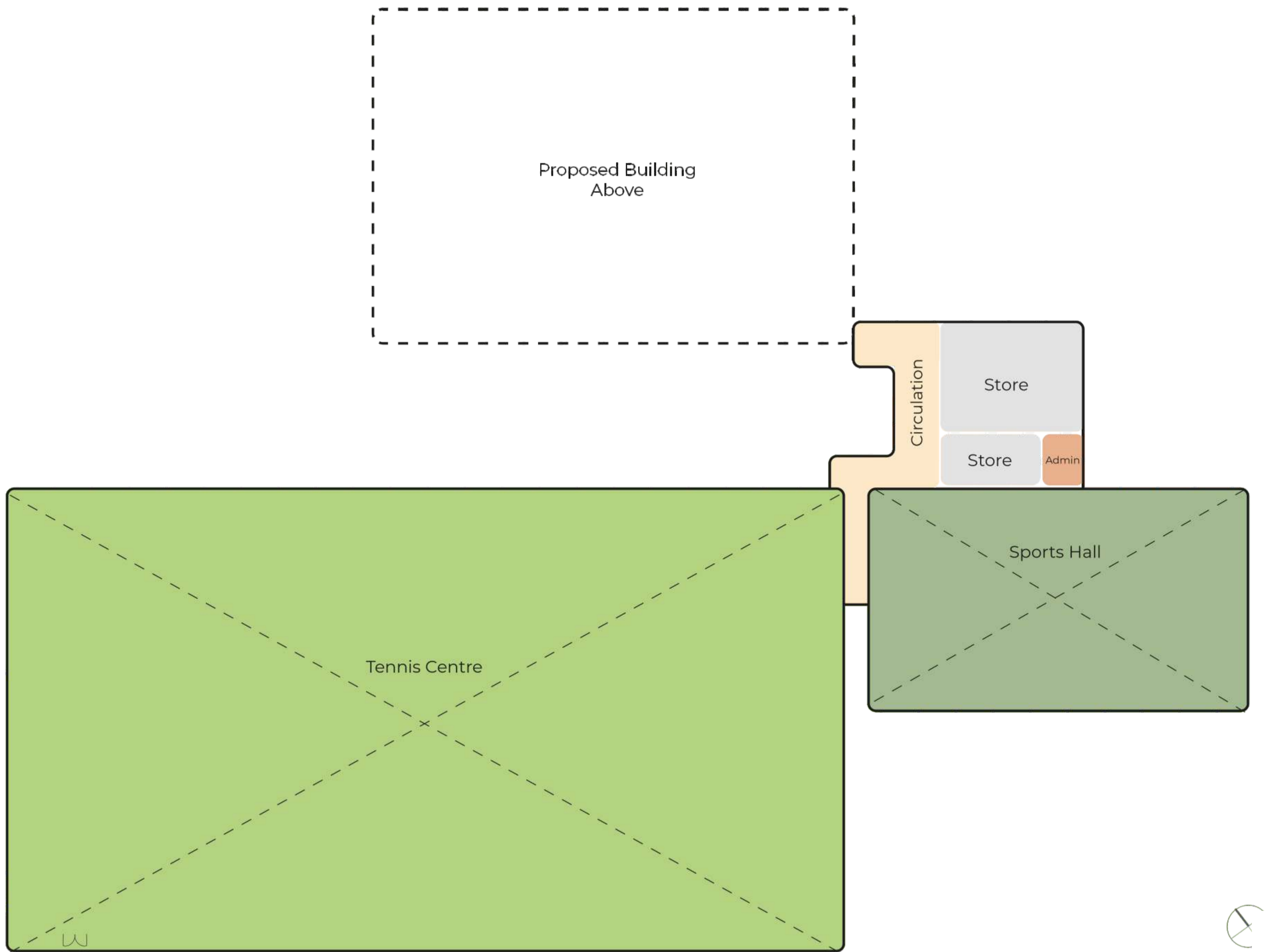
The concept designs for the new Deal Leisure Centre include a wide range of state-of-the-art sport and leisure facilities. The following table contains a list of the activity areas proposed in the new centre compared to those in the existing Tides Leisure Centre.

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	5 Lane
Leisure Water	Small Pools and 1 Slide	None
Poolside Viewing	Within Pool Hall	Viewing Space in Cafe
Sauna & Steam Room	Sauna & Steam Room	None
Fitness Suite	1 Suite (40 Stations)	1 Suite (100 Stations)
Multi Activity Studios	None	2 Studios & Toning Studio
Spin Studio	None	1 Spin Studio
Multi Purpose Room	1 Meeting Room	None
Reception with Retail	1 Reception with Retail	1 Reception with Retail
Cafe	Cafe	Cafe
Parking Spaces	122 Spaces	Existing Car Park Retained

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PROPOSED LOWER GROUND FLOOR PLAN



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



Deal Tennis Centre



Deal Tennis Centre



Existing Sports Hall

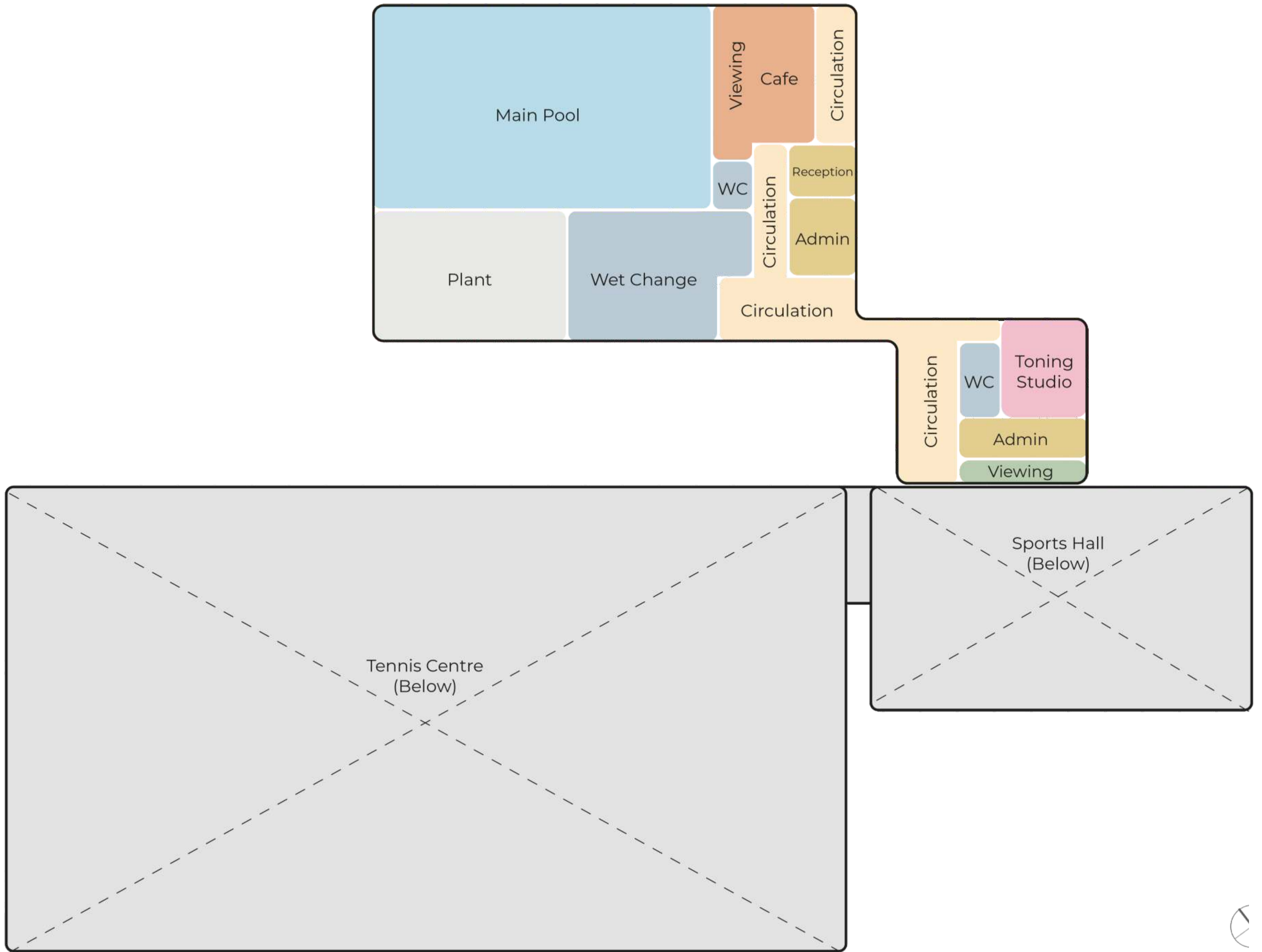


Potential Sports Mural Wall

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Moorways Leisure Pool Example



Lane Pool Example



Inflatable Features

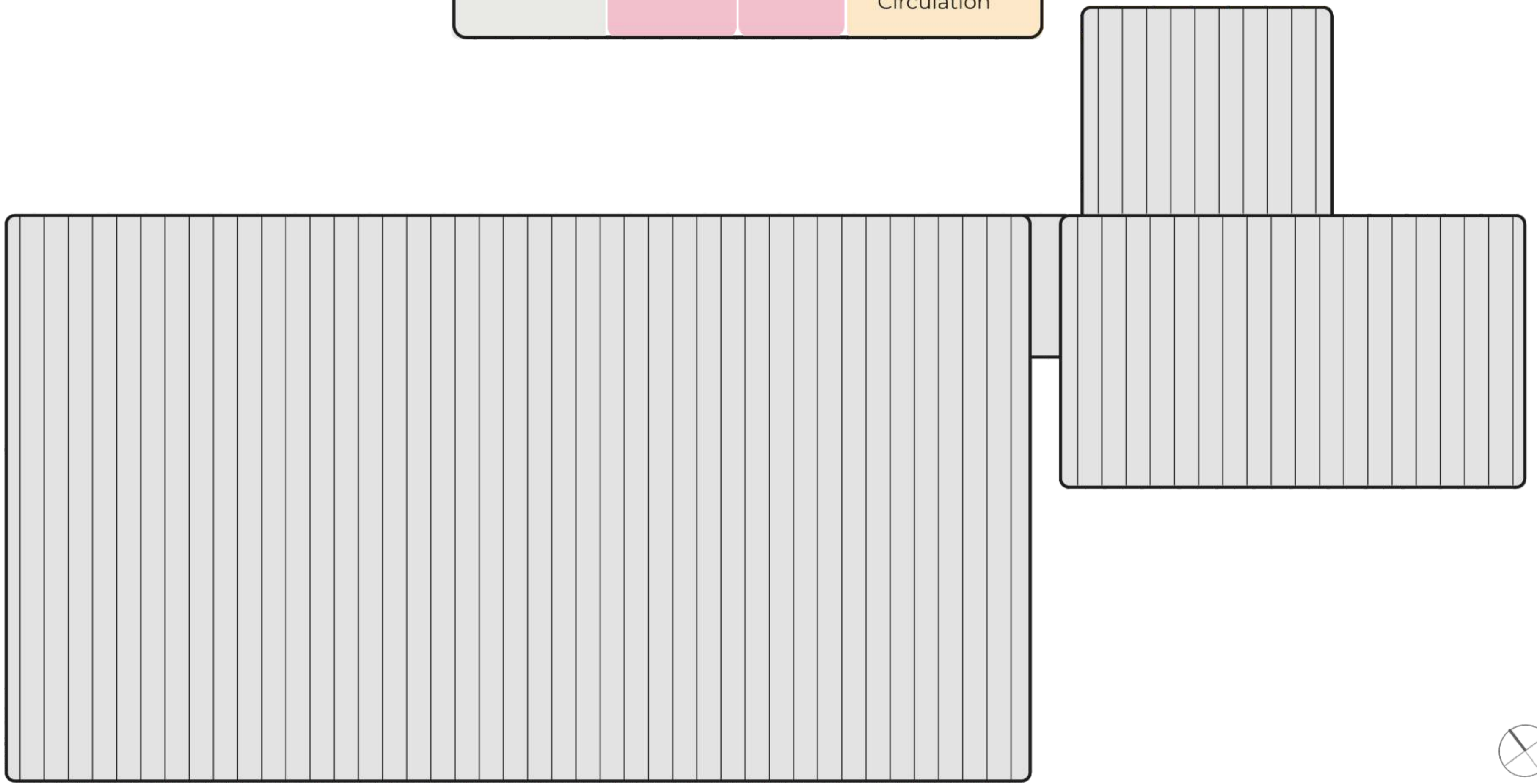
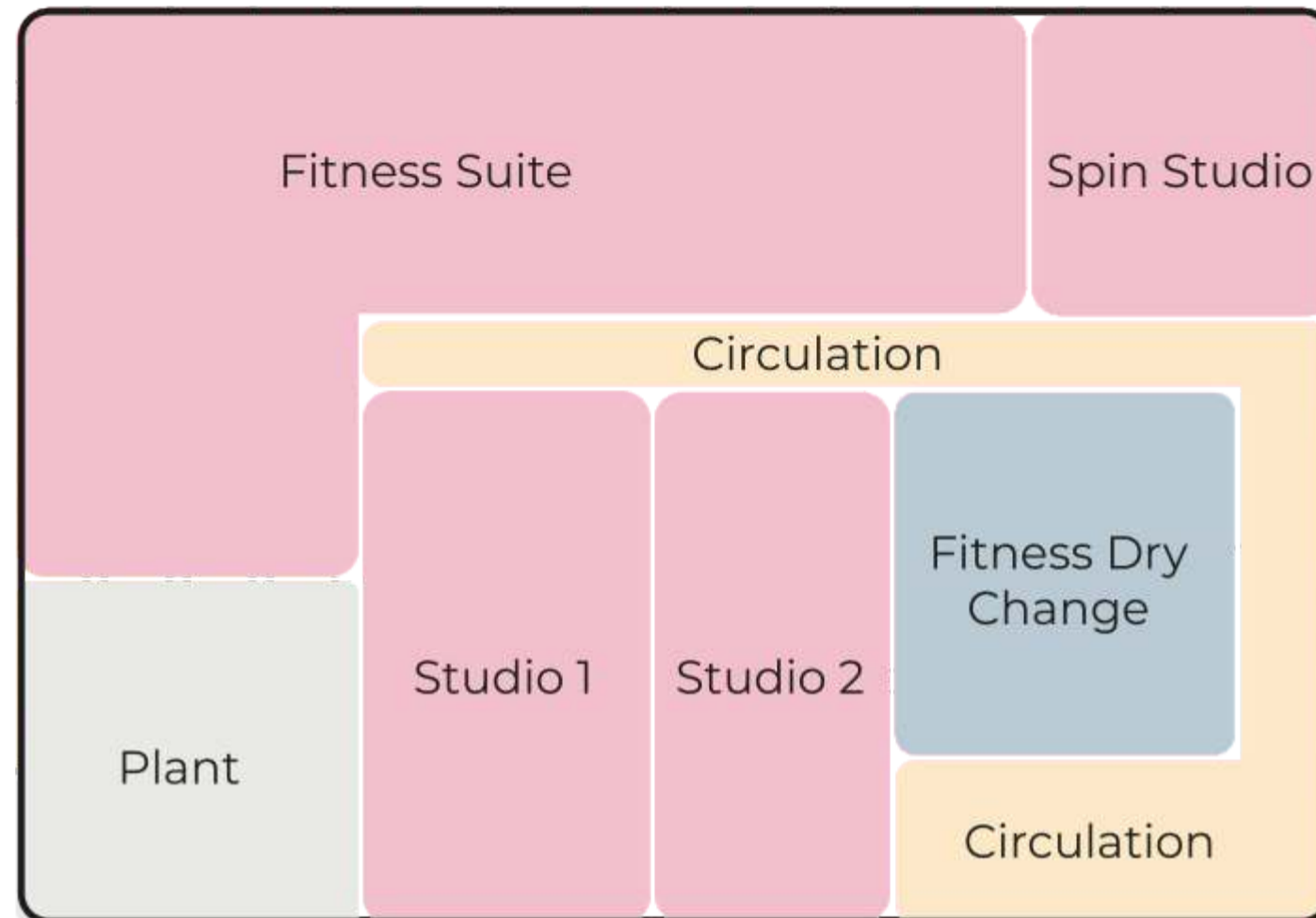


Cafe Example

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PROPOSED FIRST FLOOR PLAN



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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

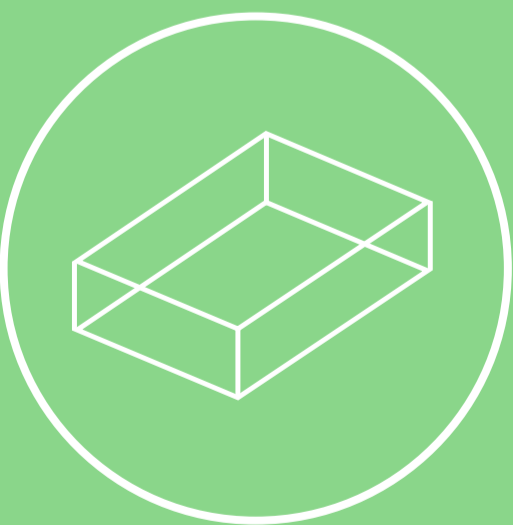
APPROACH TO SUSTAINABILITY

As with many local authorities, Dover District Council has acknowledged the serious impact of climate change globally and declared a Climate Change Emergency. The existing Tides Leisure Centre is the Council's most inefficient asset. A sustainable strategy will be developed during RIBA Stage 2. This will include key considerations such as an all-electric facility.

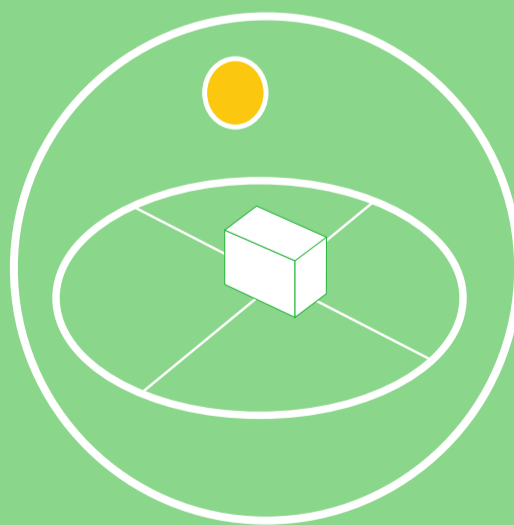
Whilst not a 'Passivhaus'* building, a 'fabric-first' approach will be taken, ensuring high levels of airtightness and correct material choices to help insulate relevant spaces, amongst other 'Passiv-principles. A BREEAM** Very Good rating is the minimum to be achieved.

*Passivhaus – This is a standard for energy efficiency in a building, which aims to reduce the building's ecological footprint. Conforming to these standards, buildings are environmentally friendly as they use very little energy for heating and cooling. Passivhaus adopts a whole-building approach with clear, measured targets, focused on high-quality construction, certified through an exacting quality assurance process.

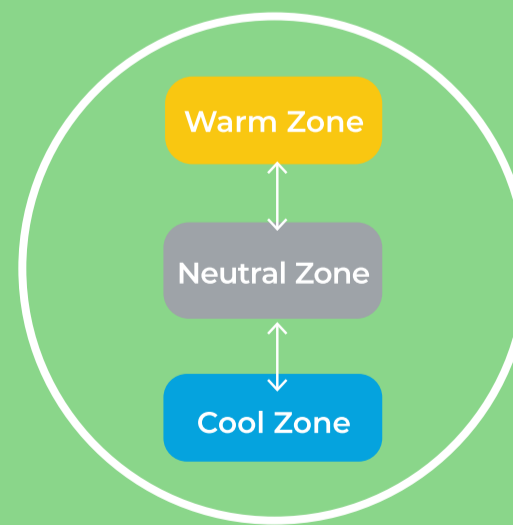
**BREEAM – Building Research Establishment Environmental Assessment Method. This is a method for measuring the environmental performance and impact of buildings and communities. It uses different categories such as energy, water, waste, pollution, and more, to rate a building's sustainability credentials.



COMPACT FORM



ORIENTATION



THERMAL ZONING



RENEWABLES



FUTURE PROOFING & FLEXIBILITY



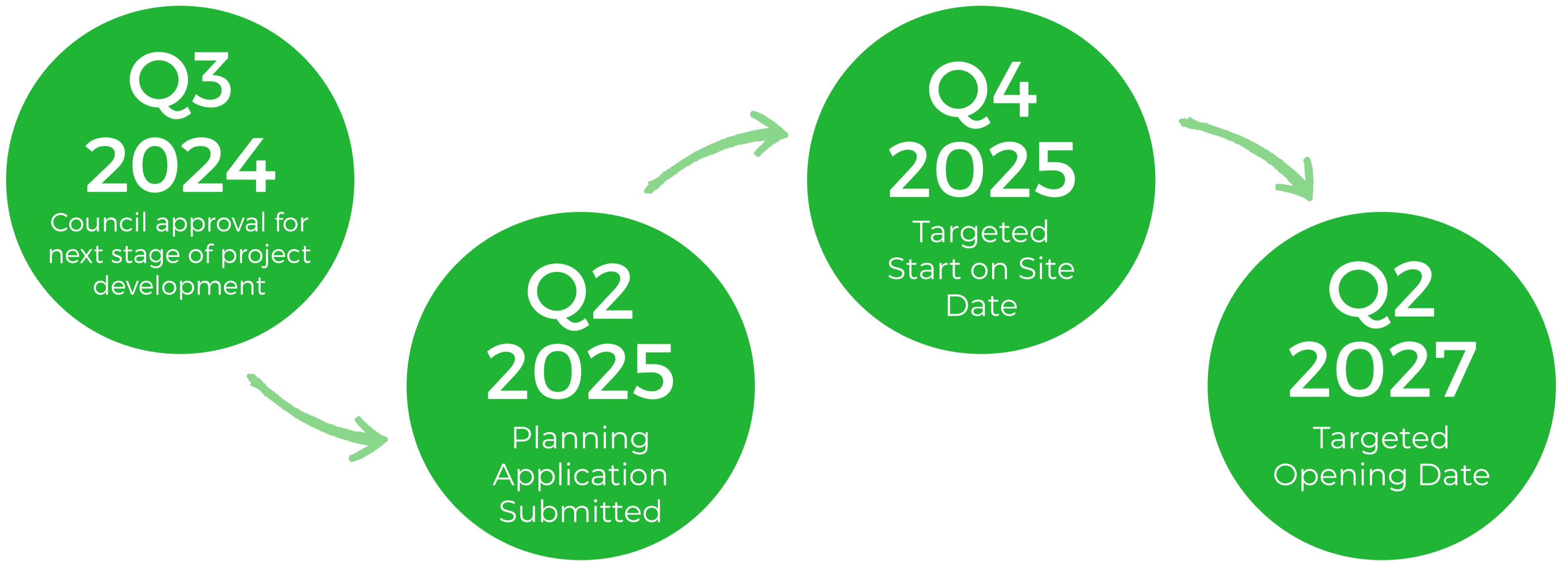
POOL FILTRATION

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PROJECT TIMESCALES & CONTINUED OPERATION

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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, 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/newdealleisurecentre



KEEP UP TO DATE

For further news on the project

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