

Willmott Dixon Expertise in the Leisure Sector



STANDING OUT FROM THE CROWD



**WILLMOTT DIXON
CONSTRUCTION**

Below

Roko, Bournemouth. Willmott Dixon have built over 100 pools and more than 60 leisure centres in the last 10 years.

When we talk about a building, we're really talking about people. We believe a building should enhance the lives of all those who use it.



Willmott Dixon

157 years of construction expertise

Introduction to Willmott Dixon Limited

by
John Frankiewicz
CEO



As a national construction business, our strong family values, long-term approach, partnering style and commitment to sustainable development sets us apart. Along with detailed sector knowledge and considerable resourcefulness, we add the kind of value that makes our services genuinely stand out from the crowd.

Our differentiators strengthen the projects and clients we work with as well as the individual sectors and industry as a whole. They are central to our brand values and recognition in the market place, and define the areas where we continue to invest efforts and resources, as well as those we wish to develop.

We are a business that embraces innovation, invests in our people and delivers both excellent service and practical solutions for our clients, all within a systematic, controlled and consistent framework across all aspects of our operations. We are also committed to taking a leadership role in the built environment and to carrying out our activities in a highly sustainable and responsible manner.

Our vision is to continue adding ever more value for our clients and our stakeholders, and to build on our history and reputation by contributing to society as a whole.

Within the leisure sector, this means delivering top quality, attractive facilities that enhance the health and well-being of public and private sector users, bring communities together, enrich the local environment and create a tangible long term asset for those that own, operate and manage them.

A golden future *for the leisure sector*

Above all, our commitment is to create buildings that are an enduring asset to communities and provide a lasting legacy of tangible social, environmental and economic benefits.



*Mark Tant
Managing Director,
Willmott Dixon Cobham*

Constructing high quality, top performing facilities for the leisure sector is our opportunity to help enhance people's lives.

From helping to create stronger, fitter and healthier adults and children to delivering cultural enrichment and new career and education opportunities, the buildings are designed to bring lasting benefits to those that use them, and of course those that manage and own them.

Many of our projects embrace cross-generation and facility provision, embodying a new direction for the sector. These are buildings that form a real heart for the community by offering numerous complementary resources under one roof, such as a library, fitness options, health services, art and entertainment, education and council services. A prime example is Eltham Centre in Greenwich, which meets community needs on many levels by providing health, fitness, wet leisure, a library, a cafe and a local authority payment office under one roof. It is a principle that is being increasingly embraced, and one that Sport England see as a model for the future.

10

10 arts buildings in the last 10 years

60

Over 60 leisure centres in the last 10 years

100

Over 100 pools in the last 6 years

CLIENTS

Clients include David Lloyd, Roko, Jockey Club and over 50 Local Authorities

We try to challenge the boundaries of conventional leisure thinking so that the buildings we create and the facilities they offer are fresh and exciting, and deliver genuine benefits to both present day users and future generations.

Below

The 25m 8 lane competition pool at Xcel Leisure Centre, Elmbridge. The Centre was the subject of a Blueprint for the Future conference.



Unrivalled sector experience
Willmott Dixon lead the way



1852

Willmott Dixon was founded in 1852 and has grown to become one of the country's most recognisable brands for the built environment

31ST

Willmott Dixon was 31st in the Sunday Times 2008 'Top 100 companies to work for' guide

0 BY 2012

We aim to achieve zero waste to landfill by 2012

GREENEST

Willmott Dixon Group is the greenest construction company in the UK, according to the Sunday Times Green List published on May 24 2009

Our experience in the sector is unrivalled and encompasses every type of leisure project, from theatres to multi-use centres offering diverse facilities, and from sports clubs to libraries. In the last six years alone we have built over 100 swimming pools - around three times more than any other contractor - including five of the UK's 50-metre pools.

Inevitably, there are challenges for the sector, but challenges highlight opportunities as well. In the public sector, the challenges chiefly revolve around funding to upgrade the vast amount of outdated 1970s leisure stock nationwide to provide contemporary community-based sustainable leisure provision. Together with our construction experience and expertise, we bring our considerable knowledge of funding routes to bear and help to find ways of making projects happen and turning client vision into reality.

The main challenges for the private sector are to take delivery of a building as rapidly as possible, keep costs down, reduce energy consumption and attract membership. Here again, our knowledge, skill and experience are extremely valuable. Our expertise in the sector and strong supply chain enables us to deliver quality buildings quickly and avoid pitfalls, and our work with public sector leisure projects means we can bring ideas to the table to help private sector clients differentiate and generate membership.

We are increasingly conscious of

Below Left

The Eltham Centre, a community hub that provides health, fitness, wet leisure, a library, a cafe, Learning Zone for Greenwich Community College and a local authority payment office under one roof.

lifecycle costs and how buildings are maintained, and by factoring both of these firmly into the equation, we are always proud to be associated with the projects we deliver for their entire lifetime. We are also seeking to lead the way in sustainability and place it at the heart of all our work. We engage key professionals in order to collect knowledge and build intellectual property, and look to deliver best value by finding solutions that allow sustainability to be deeply interwoven into a project. With this in mind, we have also set ourselves a clear environmental sustainability target for 2012, to achieve zero waste to landfill and be carbon neutral for all our projects and across our operations.

Crucially, our services go far beyond construction. From award-winning architects who turn fledgling ideas into stunning designs to whole life costing and post occupancy evaluation, we apply strategic thinking, innovation and end-to-end expertise to deliver projects that far exceed expectations and thrive for the long term.

Ultimately, our focus is on being proud of what we leave behind. Rather than simply meeting all the requirements of a contract, we ensure that every project we deliver has the quality and durability to generate positive and enduring benefits for the environment, the community and our clients.

Featured Projects

Our experience in the sector is unrivalled



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Adrian Hill
Leisure Sector Manager
Willmott Dixon Construction

It's crucial that all of our leisure schemes meet the wider needs and expectations of our clients, and of course exceed the expectations of the end users. This ultimately leads to high performing facilities that affect many of the wider social and financial outcomes that both public and private providers are looking to achieve.

Having moved over from Sport England to lead Willmott Dixon's leisure sector, I meet regularly with key colleagues throughout the company to ensure that they are fully up to speed with the latest strategic policies and trends within the sector, and to spread good practice and learning. I also build relationships with relevant supply chain companies and potential funding bodies, to offer a much wider range of services to our clients.



Epsom Downs Racecourse

New grandstand for a world-famous racecourse

The new £25 million Grandstand at Epsom Racecourse is set to create a new world-class landmark and the continuation of a proud heritage. It will transform visitors' experiences, open up a wealth of year round commercial opportunities for the racecourse and have a positive impact on the local community.

With a capacity of 11,000, the new Grandstand, which replaces the old 1914 building, features a new main betting hall with bars and catering, which can also host conferences, banqueting and events. Three first floor function rooms with seating for up to 600 people have flexible uses for conferences and functions, and the second floor comprises of 14 private boxes plus a 'Super Box' for just over 100 people for smaller events and race days.

The Grandstand is the culmination of an ambitious redevelopment programme that includes a new entrance pavilion and a new hotel.

Fortnightly and monthly project meetings, day-to-day interaction and frank ongoing discussions meant changes could be accommodated without fuss and issues were fairly addressed on both sides. Work was

also carefully choreographed to ensure that the 2008 Derby Festival went ahead as normal, and with minimal impact on the existing facilities, activities within the Queen's Stand continued uninterrupted.

Epsom Racecourse also has a massive effect on the local economy, with the investment in the racecourse an investment in the community too. Consequently consultation during the planning process by the Racecourse's management showed huge support locally for the project, with the community kept well informed on progress at every stage.

"A crucial element was to partially rebuild the grandstand in time for the 2008 Derby Festival, which we achieved by completing the 4000 capacity terrace area. The event is attended by around 100,000 people, and we worked closely with the racecourse management to ensure the event went without a hitch."

*Neville Dale, Site Manager,
Willmott Dixon*

7000

7000 m² building and over 2000 m² of external balconies, terraces and steppings. Handed over 1 week early and defect free

RE-USE

Demolished buildings crushed and incorporated as fill for the new Grandstand

ENERGY

Energy efficiencies include ground source heat pump, solar control glass, PIR lighting controls, aerated taps and low flush toilets

500,000

people expected to use the facilities for conferences, meetings, banquets and events

“The Grandstand project has gone very smoothly from the beginning. Willmott Dixon are flexible and accommodating with a very open style, and we have been very much part of the team from the beginning. I am a great believer in strategic partnerships and that’s how it’s been on this project”

Nick Blofeld, Managing Director, Epsom Downs Racecourse



The Eltham Centre, Greenwich

An award winning multi-activity environment

The Eltham Centre is a flagship development at the heart of Greenwich, and is very much the centre of a programme to regenerate local community services within the borough, as well as promoting well-being through the provision of high quality facilities. The project provides an innovative solution to community provision, by co-locating a range of public services. There are Leisure, Local Service Centre, Library, Education, Café and Creche facilities all under one roof. This has created a great deal of cross-fertilisation and encouraged large numbers of people to participate in a healthier lifestyle.

The leisure zone includes an 8 lane, 25m pool, a learner pool and a spa. There is also a 100 station fitness suite, sauna and steam room. The learning zone includes facilities for Greenwich Community College, set on the first and second floors. The library comprises the existing Grade 2 listed building, with an extension to provide a link to the new building. The hub of the facility is the café and Local Service centre, making this a busy high footfall facility.

Working in partnership with the project managers, Sherlock Consultancy, and the project architects, Dyer, the facility was developed with a consultative approach right from the start. This ensured that the building fully met the strategic needs and wants of the

community, and with user figures far exceeding expectations, this was clearly an important part of the development. Environmental and financial considerations were also important for the client and the community, and the finished product makes the best use of natural light and ventilation, making the facility cost-effective and environmentally sound.

Given the quality of this facility, it's no surprise that it is catching the attention of many. The project is seen as a best practice example to repeat by many other Local Authorities, and has won the accolade of 'Best Regeneration Project' in the 2009 RICS Awards.

7500

*7500 m² town centre building
regenerating the high street, open
from 7am through to 10pm*

CO-LOCATION HUB

*Multi-activity hub including leisure, library,
education and community services*

£17.6MILLION

Delivered on time and on budget

“There has been a fundamentally improved customer experience, whether residents are making enquiries by telephone or coming into a local service centre”

David McCollum, Deputy to the Chief Executive, Greenwich Council



Rotherham Leisure Complex

The hub of four inspiring sports and community centres

Widely considered to be one of the finest leisure facilities in Yorkshire and indeed the North of England, the flagship £11 million Rotherham Leisure Complex is one of four superb new local authority leisure centres for the area.

The state-of-the-art town centre leisure complex plays a key role in a dynamic drive to revitalise Rotherham. The quality, finish and range of wet and dry activities on offer compare to the best in the private sector, and at public pay and play prices it is attracting record numbers of people. Along with its internal flexibility, exacting environmental performance specifications and guaranteed quality for the next 30 years, it is set to provide the local community with a great asset for the long-term.

The four-centre scheme is the realisation of a far-sighted vision by Phil Rogers, the Council's Director of Cultural and Leisure Services, and Council members, to provide the best possible leisure facilities for local people and help revitalise Rotherham. Delivered in conjunction with DC Leisure Management, we have worked with the Council as a single, fully engaged team at every stage, giving us the insight and awareness that is essential to bringing a vision to life.

Working with the partnership, Rotherham adopted a strategic approach to develop a long-term plan for swimming pool provision across the area.

Using Sport England's Active Places tool, Rotherham were able to identify likely demand for swimming pool provision and the scale of facilities required to meet the demand, and then test different scenarios of pool numbers and locations across the authority to ensure demand was efficiently and effectively met (this also included sub-regional and cross-border analysis). The outcome resulted in the development of four strategically placed facilities, rationalising the old outdated facilities. This plan has attracted £35m capital investment through DCMS PFI/PPP plus additional PFI credits from DCLG for the Maltby site to develop a 'Service Centre' bringing together sport, leisure and health.

The towns' Complex is complemented by a new two-building centre at Maltby, opening Autumn 2009, with wet and dry leisure in one and council and GP services in the other. Two further leisure centres, at Aston-cum-Aughton and Wath-upon-Deerne Leisure Centre, are both on school sites providing first rate facilities for the schools as well as the public.

The three completed centres are already drawing considerably greater numbers than expected, and indications are that they will far exceed the original target participation levels.

25 M

25 metre, 6-lane main swimming pool with a movable floor. Leisure pool with spa, 'lazy river' and 70m flume

£35 MILLION

£35 million PFI contract for the four centres - the largest PFI leisure award by the DCMS

12 M

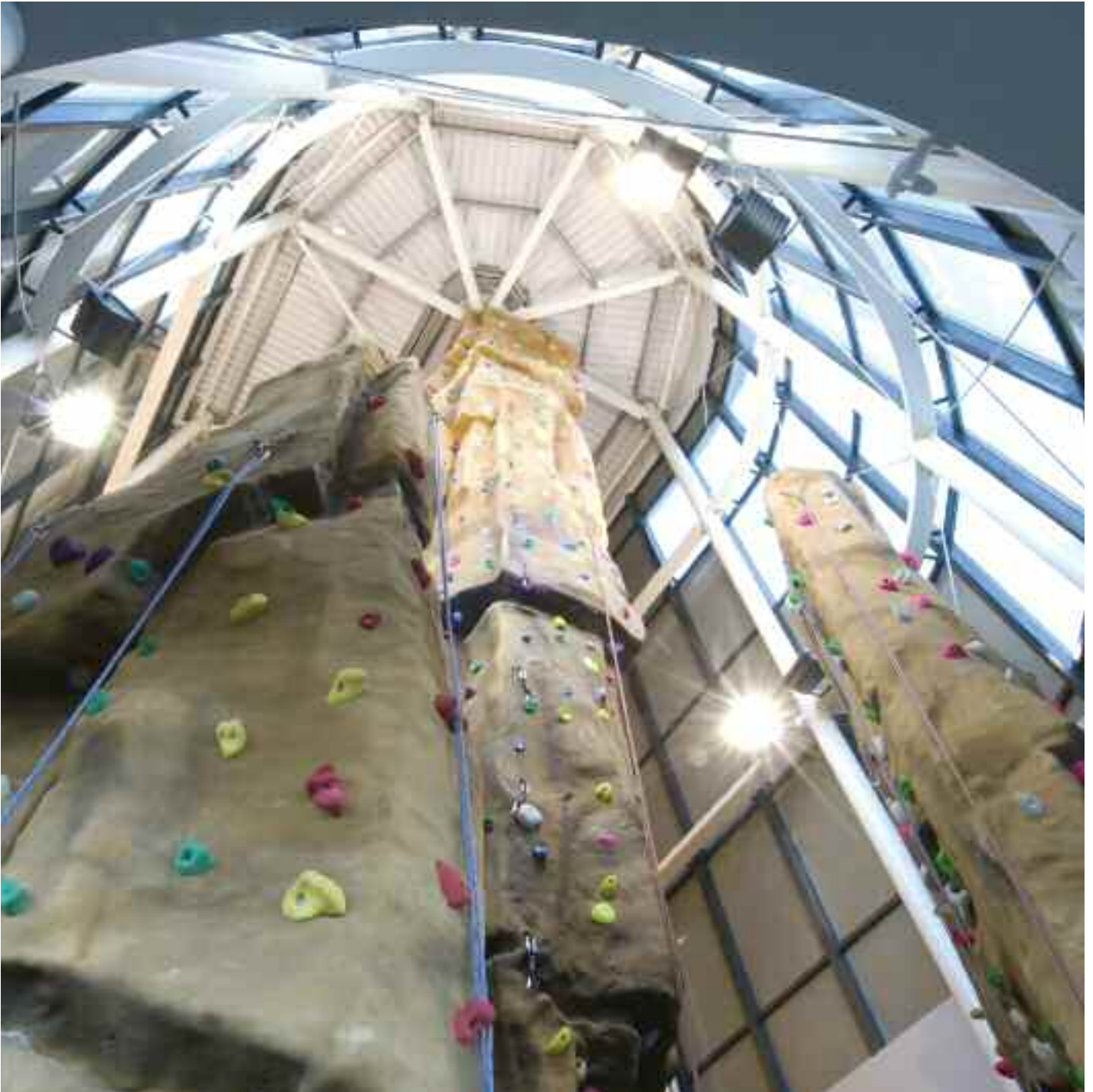
Indoor 12m climbing tower, sports hall, 4 squash courts, 90 station fitness suite, dance studio, café, sauna and steam room

16,000 M²

A total of over 16,000 sq m of new leisure space for the area

“The public reaction to the new facilities, which have been enhanced with additional activity areas such as a climbing wall, fitness suites and dance studios, can be gauged by the fact that attendances have almost doubled compared with the elderly leisure centres which have been replaced”

Derrick Connolly, Capital Project Development Manager, Rotherham MBC



David Lloyd, Swindon

A striking new leisure club for a booming area

Sited at the top of a hill and in full view of passing traffic, David Lloyd Swindon is enjoying the benefits of a top quality, eye-catching building, superb facilities and a great location in a booming part of the town.

The strong club feel makes it a place for people to interact socially as well as taking advantage of the fantastic range of wet and dry fitness facilities. It is attracting a high level of membership from both Swindon and South Gloucestershire, with 50% joining before the doors opened.

A retractable roof over the outdoor swimming pool is also paying dividends, providing a year round resource that would otherwise remain unused for three quarters of the time.

The brand new stylishly designed club is our 16th for David Lloyd Leisure, with our partnership going back to 1996. During this time we have developed a very cost-effective building delivery process, and have reduced the average completion time by 25% with no compromise on quality.

The strong relationship and close level of trust is very much valued by David Lloyd, and has been achieved in a number of key ways. We have worked collaboratively to continually reappraise design; hold regular workshops to

brainstorm new ideas and strategic approaches; and hold joint pre and post contract workshops to include the supply chain. We have a core team that works on every project and a core supply chain that moves around the country with us, which means absolute familiarity with the client and requirements right down the line.

Despite working through a tough winter at an exposed location, we completed the project in just 40 weeks; on time and on budget.

"Thanks to our long-term relationship with David Lloyd Leisure, we really can build these clubs very quickly, in this case in just 40 weeks. Since our first in 1996, we have reduced the average build time by 25%."

*Rick Willmott,
Chairman, Willmott Dixon Limited*

40 WEEKS

The project was completed in 40 weeks

16

1 of 16 clubs built for David Lloyd by Willmott Dixon

OUTDOOR

Retractable outdoor swimming pool roof for year round use, indoor and outdoor swimming pools, children's indoor and outdoor splash pools

75,000

square metre floor area including indoor and outdoor tennis courts, badminton and basketball courts, multi sports court, studios, gymnasium, spinning bike studio, free weights area, steam rooms, sauna and hydro-spa

“Post occupancy, Willmott Dixon’s construction manager was very professional and efficient and brought great structure and great communication to the process. Issues were resolved very well”

Liam Macgilp, General Manager, David Lloyd Swindon



Colston Hall

Iconic international concert hall at the heart of Bristol

The re-development of the famous Colston Hall concert venue in Bristol has made it one of the most eye catching buildings in the South West. The £20 million project for Bristol City Council and the Arts Council features a striking gold copper-clad façade with large glass atrium that goes up all five storeys. The foyer will be fitted out with two new bars, a new ticket office, café, bistro, education spaces, rehearsal rooms and performance space ready for its public opening in September.

It is an exciting new era for Colston Hall, which has played host to some of the greatest acts in music history, including the Beatles and stars from Motown, and was the venue where Mick Jagger first met Marianne Faithful. As well as new walkways through to the 2,000 seat main auditorium, the foyer gives the venue a 21st century look and feel that has already made it a landmark building for the centre of Bristol.

Willmott Dixon, with the assistance of architect Levitt Bernstein, completed the project on time and budget. The Hall's programme will continue to provide a variety of music featuring international artists from the pop and rock, classical, leftfield and contemporary music fields and top class comedy.

Willmott Dixon worked closely with Bristol City Council to ensure that the building would meet and exceed the needs and requirements of visitors and performers - a creative hub for Bristol and the South West; making music and performance accessible to all; providing opportunities and inspiration for young emerging musicians and established artists; and being the regional focal point for the music industry.

The exciting new space will provide:

- New performance areas
- New box office
- New café bar
- New rehearsal rooms
- New education facilities
- Improved disabled access

140 YEARS

State of the art build coupled with 140 year old hall

5 FLOORS

Five floors containing bars, booking hall, restaurant, performance hall

GOLD

The building is faced using recycled copper cladding

£20MILLION

Funded by Bristol City Council and Arts Council England

“The Colston Hall project was a real challenge, not only to deliver a complex building on time and on budget, but to enable me to keep running the venue next door throughout the construction process. This required a fantastic approach to partnering and understanding my needs which Willmott Dixon excelled at”

Graeme Howell, Director of Colston Hall



Elmbridge Xcel Leisure Complex

Combining wet and dry leisure facilities into a single versatile centre

Elmbridge Borough Council's forward-looking decision to merge separate outdated wet and dry side facilities into a single new state-of-the-art building is proving to be a huge success story.

Rationalising two facilities into one with greater commercial opportunity is saving the Council in the region of £400,000 a year, and the community has a fantastic public pay and play leisure centre with the quality and feel of a private club. Participation has surpassed all expectations, and since the project was completed it has risen from 250,000 visits a year at the old facilities to 850,000, and membership has more than doubled.

Our challenge was to achieve an economical design for new wet and dry leisure facilities on an existing dry leisure centre footprint, and deliver a building that the community could be proud of and would be able to enjoy long term. Energy-efficient and economical to run, design flexibility ensures modern facilities that are adaptable to users' needs now and for the future - such as a learner pool with a movable height floor; squash courts with movable walls to make one long room; and a tongue & groove floor that can be placed on the surface of the indoor bowls hall to create a function room. The top quality building also cleverly highlights the internal features so that they are highly visible externally, making it an eye-catching local landmark that attracts positive interest and enhances the local area.

A strong hands-on collaborative partnership between ourselves, the Council and our contract partner DC Leisure Management, plus consultation with stakeholder groups from the start gave vital impetus to the project all the way through - and even enabled a slight shift of the building design to accommodate a bat flight path.

Fastest PPP deal to date

Once DC Leisure/Willmott Dixon was appointed as the preferred bidder, the process to financial close continued. This is where the real partnership between the private sector and the Council was critical. A number of different consultants and divisions were closely involved in the process, all needing careful co-ordination to achieve a financial close.

History shows that the average time to financial close of this kind of PPP deal is 18 months. Elmbridge closed in 4½ months, which clearly sets Willmott Dixon apart as a partner who can deliver. This timetable is very achievable and has set the leisure industry the challenge to close commercial deals quicker.

OVER 2000

Over 2000 memberships sold by end first month, over 1400 memberships sold prior to opening, over 2000 leisure card applications received in first month

5

Project completed 5 weeks ahead of programme and under budget and the subject of a Blueprint for the Future conference

80,000 SQ FT

Two-storey 80,000 sq ft building including a 12m high climbing wall, 120 gym workstations, 2 exercise studios, 3 squash courts, 4 rink indoor bowls hall

25 M

25m 8 lane competition swimming pools and 20m learner pool

PPP

Fastest PPP deal to date

“The new Elmbridge Xcel Leisure Complex is a high standard and efficient state-of-the-art leisure complex that the local community can take real pride in, and will undoubtedly attract interest as a regional or even international venue in years to come”

Ian Burrows, Head of Leisure Services, Elmbridge Borough Council



The Riverfront, Newport

A spectacular theatre and arts centre

With the last professional theatre in Newport demolished in 1961, the city's Council was determined to build an arts and entertainment centre that would fill the cultural gap and create a vibrant asset for the city and its community.

As a flagship project for the Council, The Riverfront complex has become a significant local venue for theatre and arts, and a key driver for regenerating the city's riverfront and docks area. The theatre has done fantastically well, attracting 40% higher audiences than expected - including people going to the theatre for the first time. Its bold, ultra modern design has generated great publicity for Newport, with changing multi colour lights highlighting the building at night, making it visible for miles around, including from the river and the railways.

The site also generated national and international excitement when, during construction, the remains of a 15th century medieval ship were discovered - the most complete known example of a vessel that sailed at the time. As a consequence, we were asked to incorporate an extensive basement structure to exhibit the ship's story and eventually accommodate it. With a high ceiling and sited below the water line, it was a challenging but hugely rewarding task.

Our open and candid partnership approach was a very welcome one for Newport City Council, and ensured that the centre was built to an impeccable standard and fully embraced the needs of the local community's current and future generations. Along with the Arts Council of Wales, joint attendance with the Council at all stakeholder meetings was part of the process, and we provided local apprenticeships and work experience on the site.

Our close working relationship was also key to getting the project completed and within budget despite the delays and challenges generated by the ship's discovery.

OVER 40%

Visitor numbers 40% higher than expected

500

500 seat main theatre, 150 seat studio theatre, dance and recording studios, exhibition gallery, bar and restaurant

GOLD

Our Project Manager was awarded CIOB Construction Manager of the Year gold medal award for his category

£14.5 MILLION

Project funded by Newport City Council aided by grants from the Arts Council of Wales and the Welsh Assembly Government

AWARD

Achieved Building Control 'Built in Quality' and Welsh Green Dragon Environmental Standard awards

“Lots of people are coming to the theatre for the first time, and 70% of audiences are from the immediate locale, so it is very much a quality community focal point. We can put on big shows really well, so we are attracting people from further afield too”

Nicolas Young, Theatre and Arts Director, The Riverfront



Swindon Central Library

A cultural hub and an emblem of civic pride

Swindon's magnificent new Central Library fulfils a promise to the community and is an iconic symbol of dynamic regeneration for the town. Replacing portable buildings that served as the town's main library for nearly 30 years, the flagship £6.8 million library is a shining example of how a modern library can be and an outstanding local community success.

Designed by the Council's in-house architects, the library sets the highest standards in design and environmental quality, and with 60 computers, a variety of zones including a 'pod' for storytelling, bay windows with built-in seats and a smart café, it has fantastic appeal for a wide range of users.

The library opened on time and on budget and attracted over 11,000 people in the first week, and over 37,000 in the first month. It is a place that people of all ages want to go, whether to use the library resources, meet for a coffee, read the paper before work, or in one case, use it for sewing because the lighting is so good.

The building was complex in design and construction, and we worked in close partnership with the Council, and specifically Property Services and their design team, to deliver the project.

A relationship of trust and an accommodating approach on both sides enabled us to work jointly towards achieving a mutual goal, with the Council's Property Services Head of Design and Construction making rapid decisions to help us maintain the rate of progress. We even cooperated to continue construction work while a protected bird temporarily nested on a stairway.

In our client feedback survey, the Council awarded us 11 out of 10 for our commitment to making the project a success and top marks in 13 out of 15 categories.

37,000

The number of people who visited the library in the first month of opening

84%

In six weeks there was an 84% average increase in usage

QUADRUPLED

Library membership initially doubled and had quadrupled within two months

EXCELLENT

The Library achieved BREEAM Excellent rating and was awarded the best BREEAM building in its category

A-RATED

The building features A-rate Green Guide products and high levels of insulation and air tightness, underfloor heating, natural ventilation, solar water heating and rain water harvesting

“Willmott Dixon’s team applied quality construction and management excellence. We got everything that was promised, and they have set the standard for performance, quality, sustainability and approach”

Nic Newland, Head of Design and Construction, Swindon Borough Council Property Services



Royal Holloway University Lecture Theatre

A prime academic and commercial facility

The brand new Windsor Building at the Royal Holloway University in Egham is the most important general-purpose building to be constructed on the campus since The Founder's Building, completed 120 years ago. Replacing a number of 1960s prefabricated buildings, it has a 400-seat auditorium and eight seminar rooms, and provides first-rate facilities for teaching as well as for academic and commercial events and conferences.

The modern building both compliments and provides a striking contrast to the University's traditional architecture, with the windows in its light-filled foyer reflecting the adjacent Victorian Founder's Building. It is a great focal point where the University's heritage and its modern, forward-thinking outlook come together beautifully. Incorporating as many energy efficient measures as possible within the budget, including a highly sustainable copper roof, it is a benchmark in terms of quality for students, academic staff and external users. Seen by the University as a key centre for the long term, it is extremely popular and has had very high volume use from the moment it opened.

Design changes during the project worth more than £1 million put considerable pressure on the budget and the programme, however we worked to minimise their effects and, in conjunction with the University and our design team, devised building solutions to meet the changes. Throughout the entire project, the University was very much part of the construction process and we worked closely together on all its aspects. A teamwork relationship, daily interaction, regular scheduled meetings, transparent progress reports and our 'can do' approach to problems ensured that we handed the building over to meet the requirements for the new academic year.

400

400 seat auditorium and eight seminar rooms

30

30 different pitches on the copper roof, designed for energy efficiency

AWARD

Building named Best Non-Commercial Development at the 2006 Runnymede Design Awards

FINALIST

Construction Manager was a finalist in Construction Manager of the Year

EVENT

Prestigious opening event with a concert headlined by James Galway

“From the Managing Director downwards, Willmott Dixon was very focused on meeting our needs. Their personal involvement was something I very much appreciated”

Stephen Bland, Director of Facilities Management, Royal Holloway University



Sportspark, University of East Anglia

Setting benchmark standards for sports and the community

Sportspark at the University of East Anglia has been a phenomenal success since it opened in 2000. Used by the university and the local community, it is the largest single site sports facility on a British university campus, one of the top three sports centres in the country and one of the busiest. It is set to have its millionth visitor, and with 85% of these from the community, the project has not only delivered fantastic local sports facilities but has totally integrated the university with local people.

A key feature of this first class, multi-activity centre is an impressive Olympic size 50-metre swimming pool with a moving boom and moving floor, enabling it to be used for competitions or distance training, or divided in two for swimming and leisure. The complex also houses conference facilities, which have introduced a wide range of business users both to sports and the university itself, and incorporates coaching, physiotherapy and accommodation for sports science.

Sportspark is completely self-financing and has generated sufficient income to invest in further facilities, including tennis courts, badminton halls and soccer pitches. Use of high quality materials and impeccable design makes it exceptionally easy and economical to maintain and manage – so much so that

Sport England's latest published figures show energy and operating costs that are way below their set benchmarks.

The £14.5 million sports complex is one of numerous projects that we have completed for the university, with our relationship spanning some ten years. As with all our work, collaboration, mutual trust and respect, working together as a single team and fully involving all stakeholders has ensured a building that not only meets every requirement and exceeds all usage expectations but will continue to be an exceptional asset for many years to come.

This project received a Commendation for Best Public Sports and Leisure Centre, Recognising Excellence in Design for Sport.

85 %

85% usage by local community

50 M

Olympic size 50-metre flexible use swimming pool

LOTTERY

The largest Lottery Sports Fund Grant for a community project at the time

15 M

15-metre climbing wall, multi-purpose sports hall, 5 squash courts with movable walls, martial arts room, aerobics room, fitness suite, large cafe, conference facilities

“The Sportspark has totally integrated the university with the community and has brought massive numbers onto the campus. 85% of users are from the community and we are shortly due to have our millionth visitor”

Keith Nicholls, Director of Physical Education and Sport, University of East Anglia



Standing out from the crowd

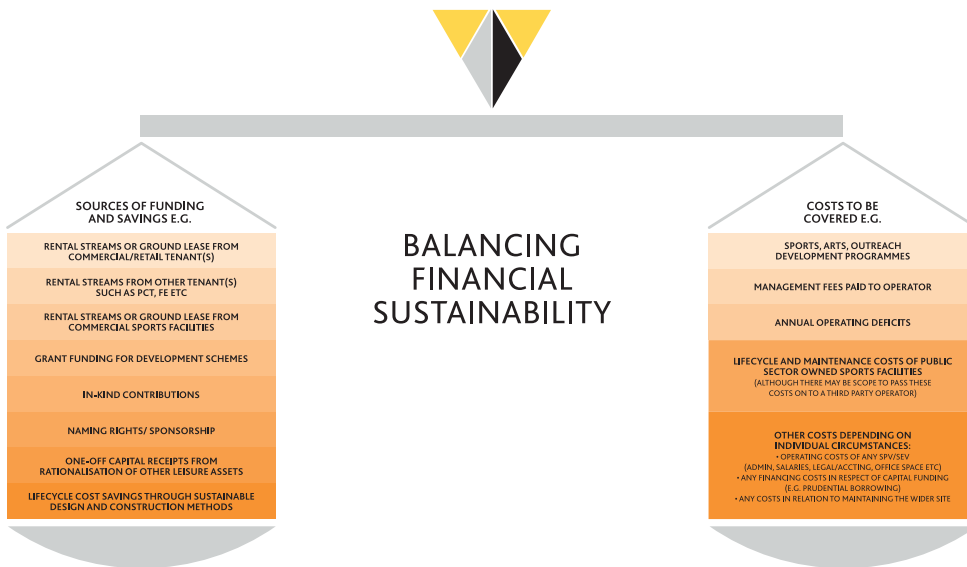
Sustainable Development

Willmott Dixon can provide numerous solutions to leisure sector customers on how they can adopt the latest sustainable technologies to reduce the long-term impact of their buildings.

The company also seeks new ways to reduce its environmental impact at its offices and on sites. It aims to be carbon neutral by 2012, as well as eliminating all waste to landfill by the same year, while KPIs on all projects monitor performance and allow new targets to be set.

Re-Thinking, our sustainable development consultancy, provides advice and solutions to the Leisure sector on how to achieve sustainable development within diverse environments. As a founder member of the UK Green Building Council, Willmott Dixon and Re-Thinking are committed to the achievement of carbon reduction in existing buildings and zero carbon in new developments.

In addition, Willmott Dixon has a wealth of expertise and good practice to ensure that your leisure project can achieve its full potential in terms of financial and social sustainability. We are keen to ensure that our product goes way beyond the barriers of construction, and will work with leisure sector clients to find the best possible design, funding and strategic solutions to provide a 'balanced' approach to both financial and wider social sustainability, ultimately leading to highly successful leisure facilities.



Right

Swindon Central Library which achieved BREEAM Excellent and was awarded best BREEAM building in its category.

“Sustainable development is about each one of us personally, what we owe ourselves, each other, our children and future generations. Our actions acknowledge the central importance of sustainable development. Willmott Dixon has a good reputation and has constructed some fantastic buildings, really exciting examples of what sustainability looks like in practice”

Sir Jonathon Porritt, Non-Executive Director of Willmott Dixon Limited and Chairman of the UK Sustainable Development Commission



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