

CORE+

INNOVATIVE LEISURE. DESIGNED BY US, INSPIRED BY YOU.

CORE+



INNOVATIVE LEISURE

DESIGNED BY US, INSPIRED BY YOU.

Core+ is transforming the way leisure centres are developed, thanks to a proven pre-design approach.

It offers genuine flexibility and greater cost, programme, quality and operational certainty.

+ Imagine a new kind of

leisure space

Why introduce Core+ ?

Core+ has been developed to drive innovation and affordability through its pre-designed solution. It also meets the following:

Specification

Meets operators needs through consultation

Complies with Sport England guidelines

Offers flexibility

Affordable (capital and life cycle costs)

Predictability (cost and programme certainty)

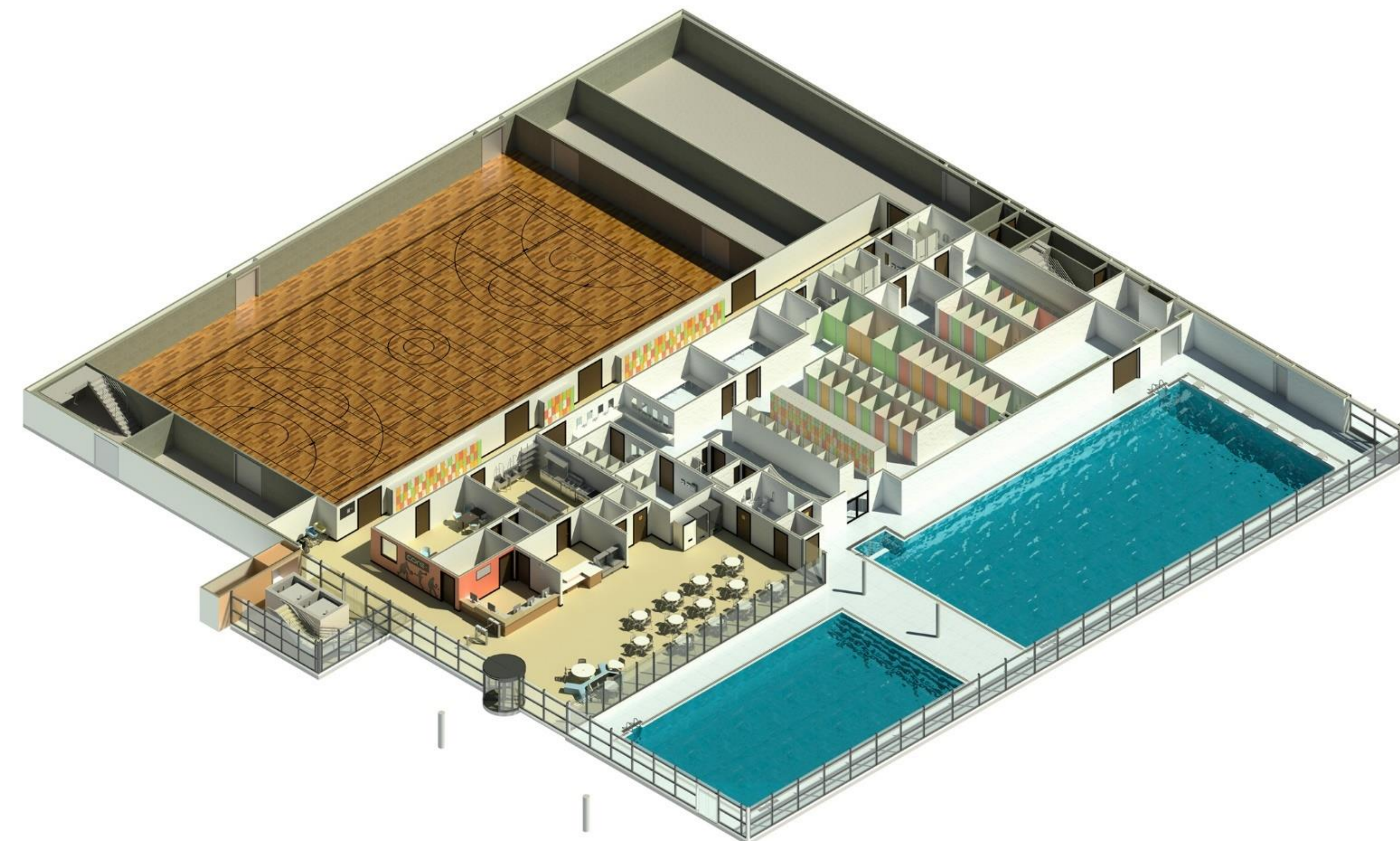
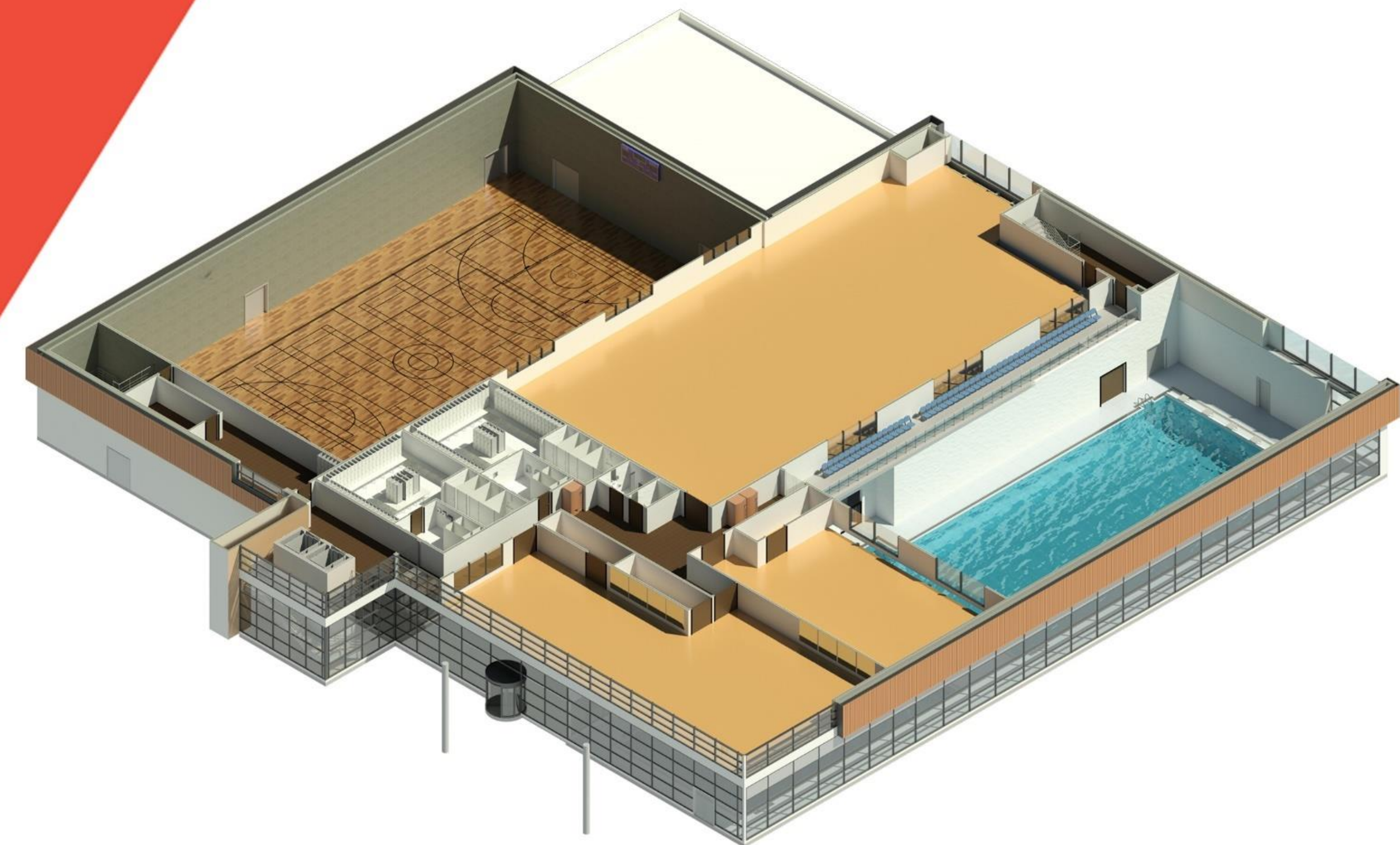
Aesthetically pleasing

Core+ is already established and schemes built

Lessons learnt from previous schemes

Project is fully BIM compliant

Core+ is not about delivering the cheapest solution - It balances certainty with value for money, durability and aesthetics



CORE+



Low Capital Cost



High Occupancy



Minimum Personnel



Focus on Health



Low Maintenance



Predictable Programming



Low Energy



Flexibility

minimise cost,
maximise
income

Fast, simple and risk-free

We understand that life cycle costs, durability, maintenance and flexibility are essential for all operators. Core+ has been developed with these principles.

CORE+



25m 6 lane swimming pool



Teaching water (13 x 8.5m)



Wet changing village



Vending area



100 station gym with changing



2No. studios (exercise and dance)



4 court sports hall with changing



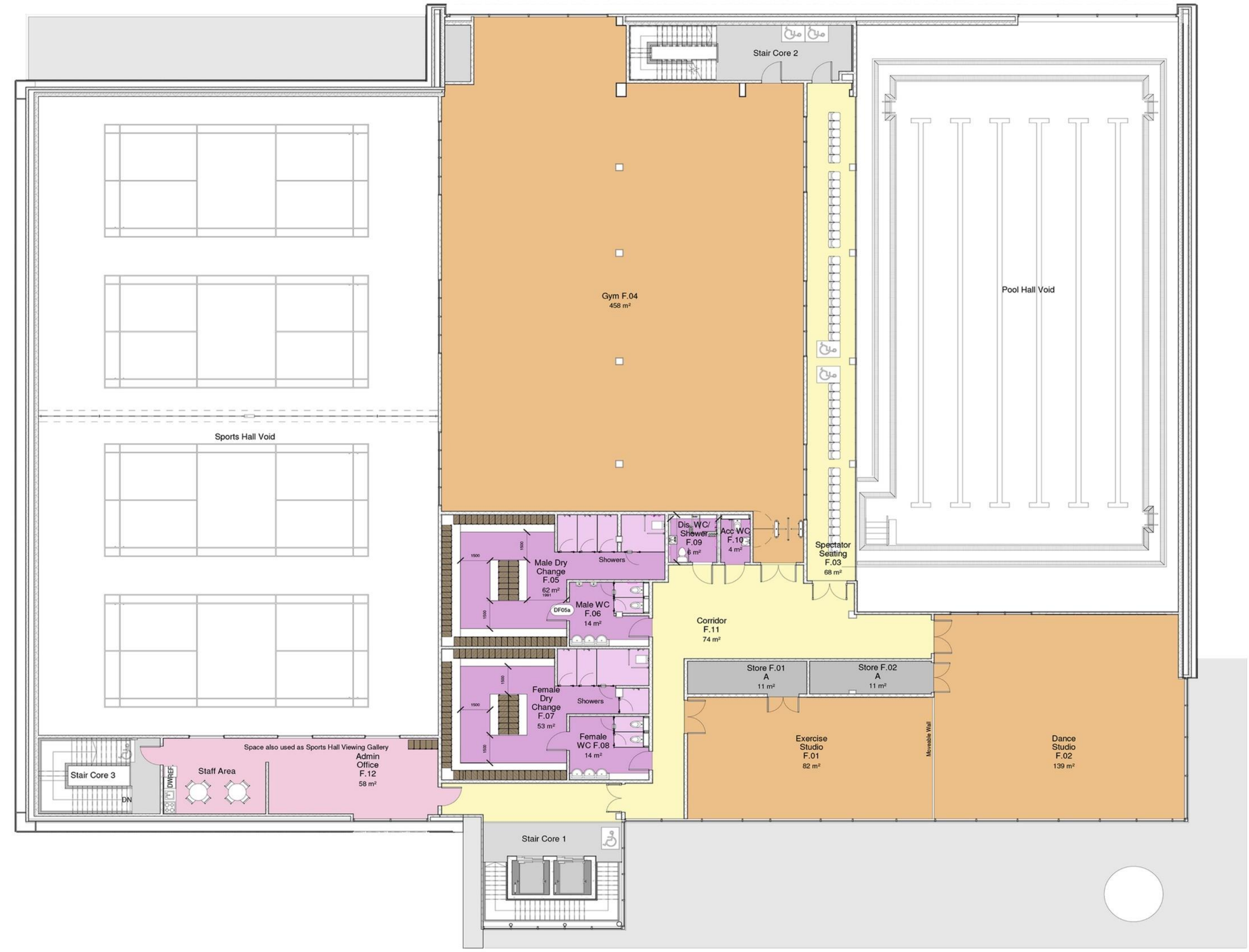
Administration

CORE BRIEF



GROUND FLOOR (Base)

CORE+



FIRST FLOOR (Base)

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25m 6 lane swimming pool



Teaching water (18 x 8.5m)



Wet changing village



Large cafe area and servery



130 station gym with changing



3No. studios (exercise and dance)



4 court sports hall with changing



Administration

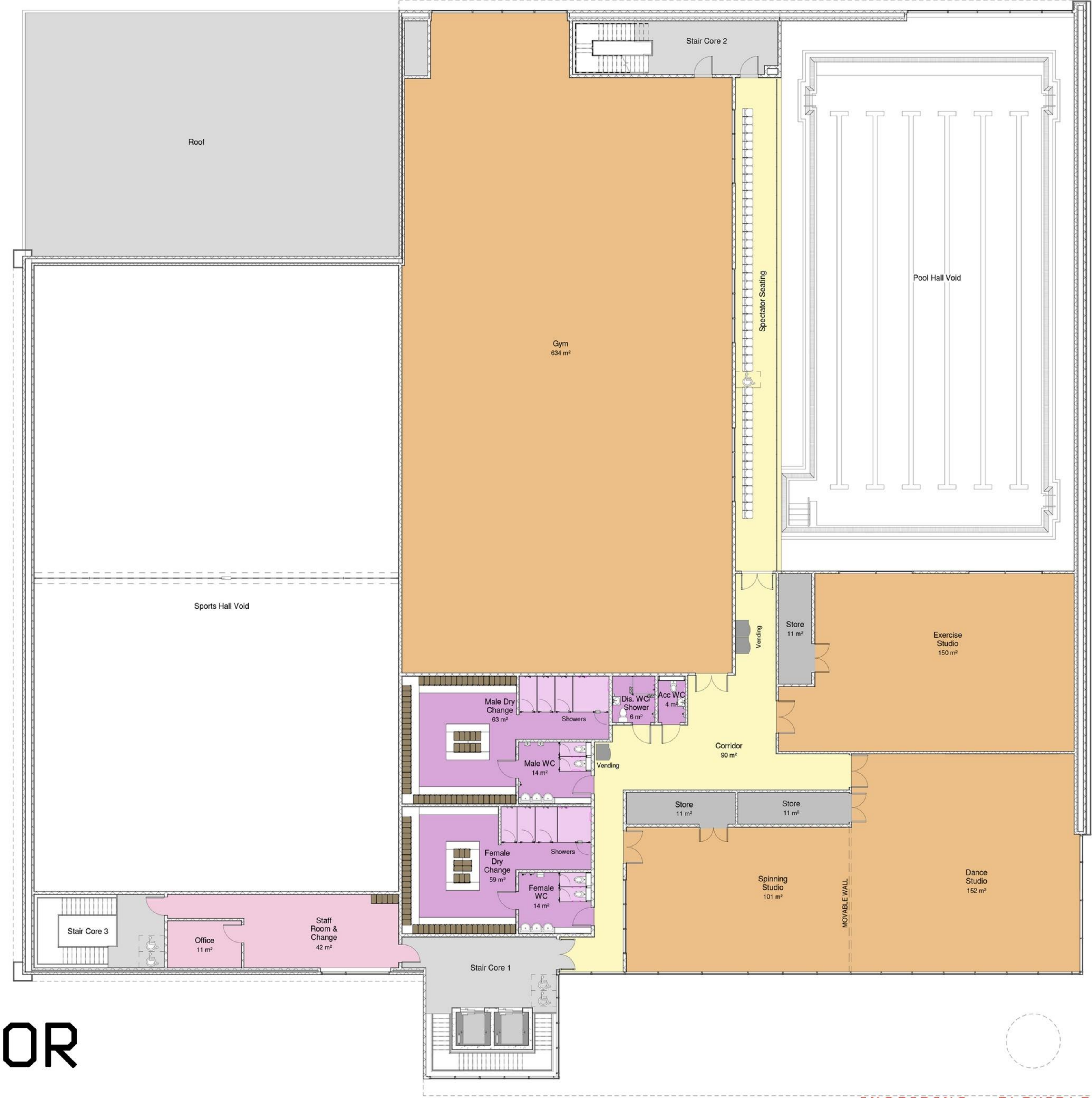
CORE+ BRIEF



GROUND FLOOR

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+ INSPIRING + FLEXIBLE + EFFICIENT



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FIRST FLOOR

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CORE+ DURABILITY

Materials

Good balance between cost, function and aesthetics

The material choice reduces the wet trades on site

A blend of materials that can be easily sourced

Clients can choose their facade

Durable and easy to maintain



CORE+

- + Intelligent.
- + Transparent.
- + Sustainable.

+ Built in 12 months!

CORE+ SUSTAINABLE

Key Points

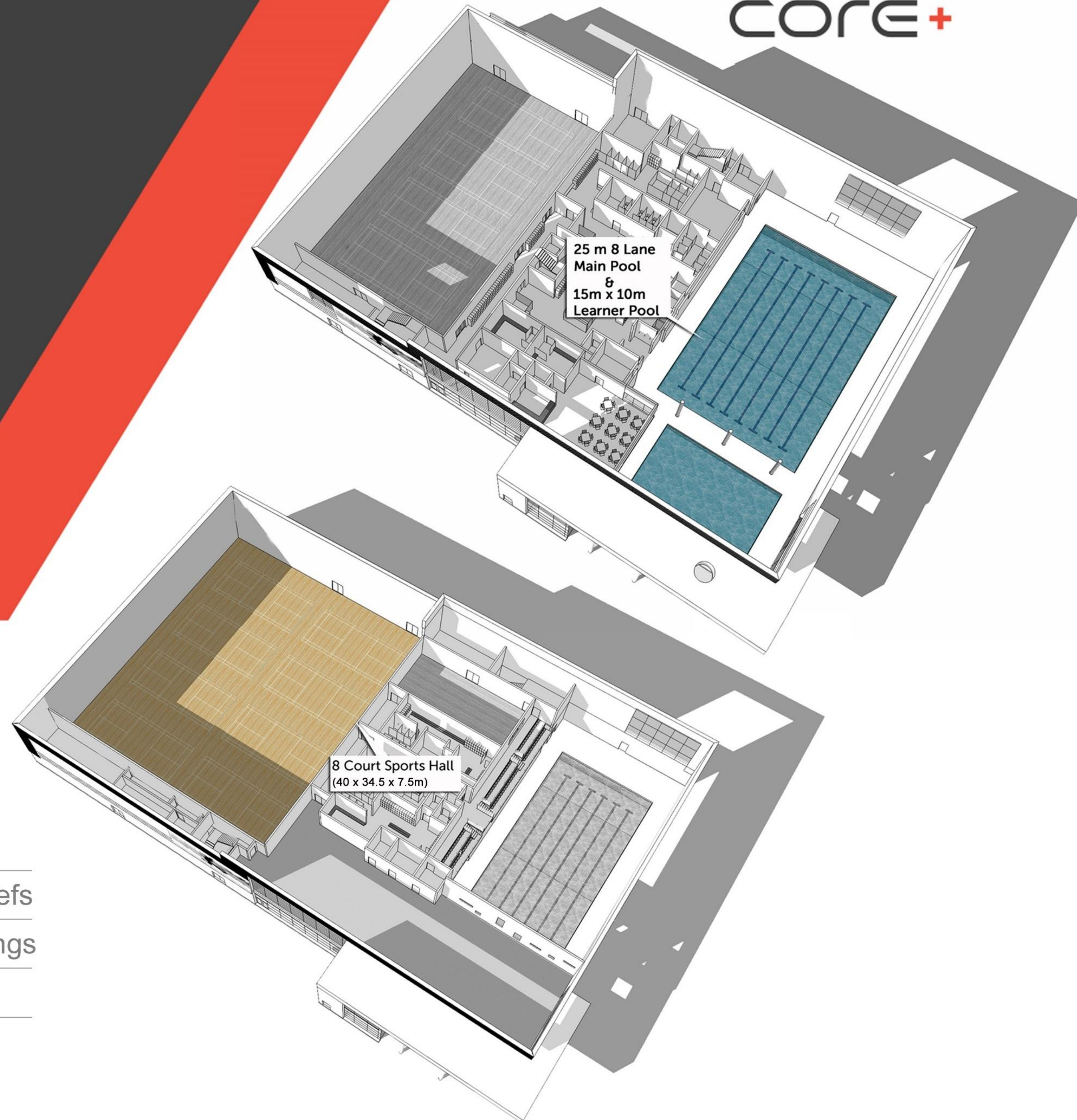
- The use of Myrtha pool tank technology
- Sustainable sourcing of materials
- Option for micro-filtration to reduce chemicals in the pool water
- Natural ventilation to 40% of the building
- Enhanced thermal skin to the building to help reduce energy costs
- Reduction in wet trades on site
- Air treatment with dehumidification and heat recovery

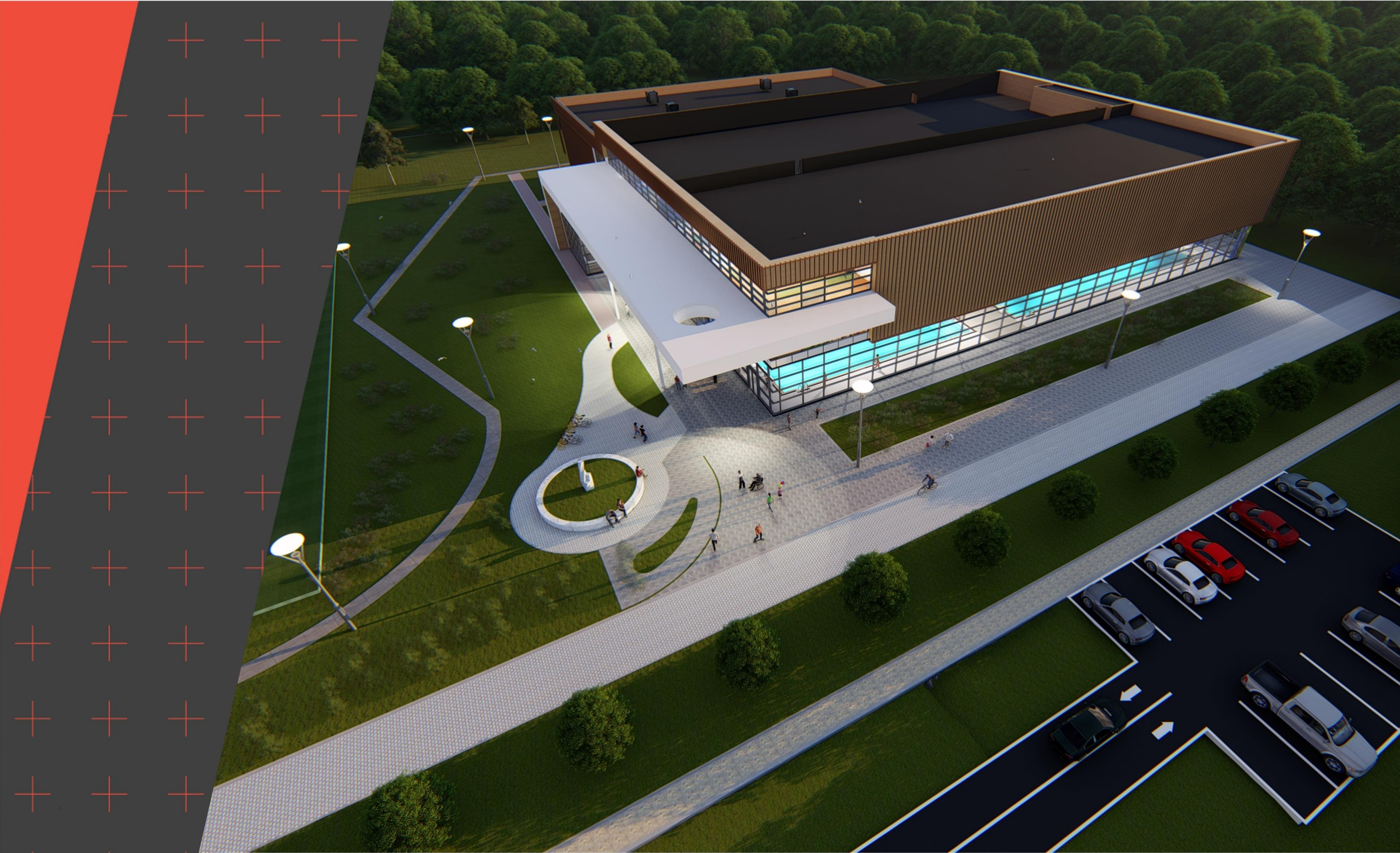
CO₂
-25% + -30%

CORE+

CORE+
FLEXIBILITY

Core+ is based on a simple grid system which is flexible
The plan has been designed to be adaptable to suit most briefs
The simple plan form allows it to connect with existing buildings
Its flexibility allows it to sit on most development sites



















CORE+

Base Scheme GIFA

3820sqm

Enhanced Scheme GIFA

4590sqm

Price Base Scheme

£13.6m

Price Enhanced Scheme

£14.9m

Notes:

- + Excludes Site abnormalities
- + Includes fixed FF+E
- + Excludes loose FF+E
- + Includes fees
- + Assumes good ground conditions
- + Inflation may apply depending on timescales

Key Data

CORE+

Thankyou