



expert in
sports hall
development

BROOMHILL BANK SCHOOL

PROJECT OVERVIEW





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This project spanned two locations one in **Tunbridge Wells** and one in **Swanley**, both developments were two badminton court sized halls, with a fitness suite, changing rooms, disabled changing facilities and an office.

COST
£1.8 m
excl VAT

COST
£1.6 m
excl VAT

LOCATION
Tunbridge Wells
Kent

LOCATION
Swanley
Kent

OPENED
Oct 2023

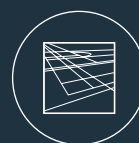
FACILITIES AT BROOMHILL BANK SCHOOL



SPORTS EQUIPMENT



FITNESS SUITE



SPORTS FLOORING



CHANGING ROOMS
& TOILETS



OFFICES &
MEETING ROOMS



ACCESSIBILITY



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PROJECT CHALLENGES

Enhanced Accessibility:

Both sports halls required accessible entrances and changing rooms fitted with appropriately positioned benches, sinks, and pegs to support ease of use.

Sensory Environment:

The design called for subtle colour choices and acoustic adjustments to reduce reverberation, creating a calming atmosphere sensitive to the needs of students.

Disruption Minimisation:

Maintaining a calm, predictable environment was essential, with clear communication to teachers to minimise disruption and ensure students could transition smoothly between activities.

Environmental and Site Constraints:

At Tunbridge Wells, situated within the High Weald Area of Outstanding Natural Beauty, a visual impact assessment was necessary to ensure minimal disruption to the landscape. In Swanley, the new hall was constructed on the site of an old, derelict sports hall, requiring safe asbestos removal and demolition of a disused swimming pool.





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PROJECT SOLUTION

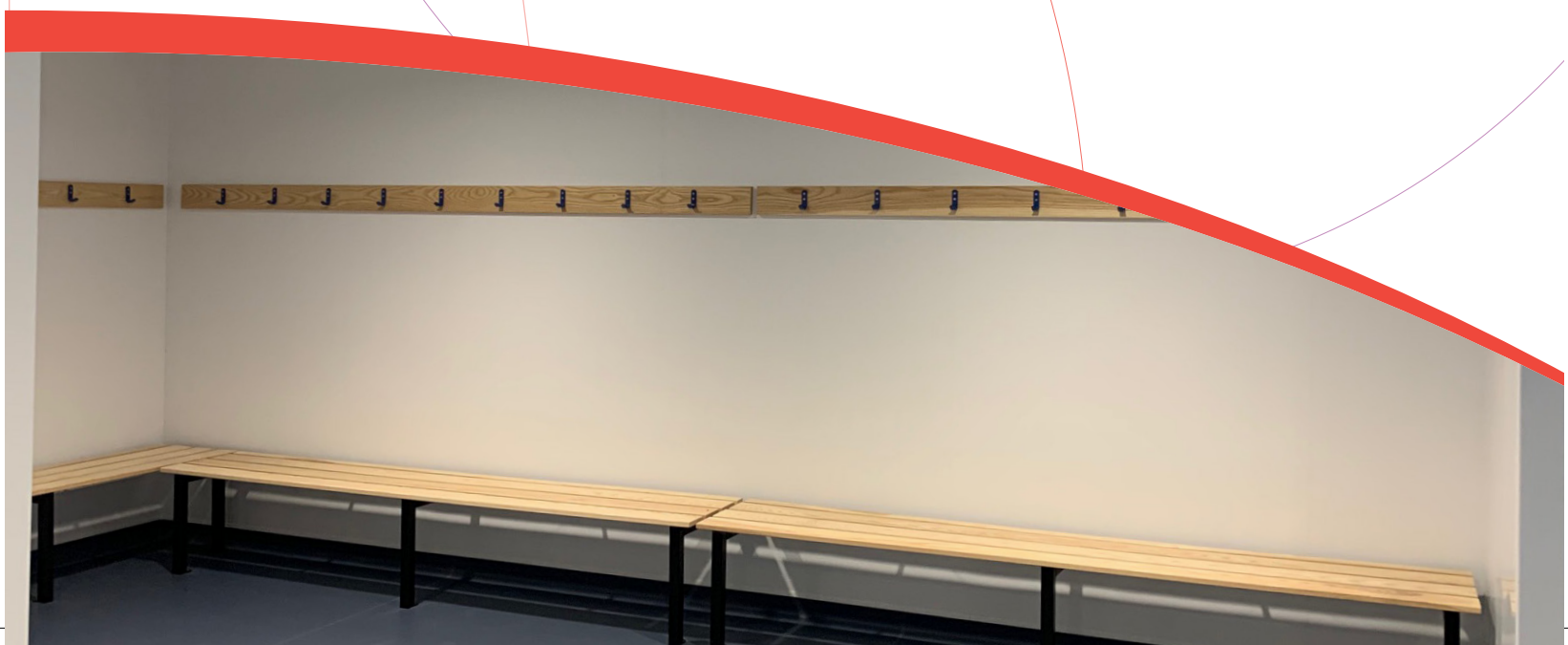
Ball Hall implemented a range of solutions tailored to the sensitive needs of the school environment and the unique requirements of each site.

A structured communication plan kept the schools informed of major developments, while contractors were briefed to understand student needs, and maintain a calm environment. Close collaboration with school staff ensured changing rooms were safe, robust, and aligned with the specified colour scheme, with lighting and acoustics designed sensitively.

To minimise disruption, an alternative access route was arranged for taxis entering the school, ensuring that student arrivals remained orderly and undisturbed by construction activities.

At Swanley, a ground investigation survey was conducted, and we worked closely with structural engineers and contractors to determine the safest, most efficient approach for removing the swimming pool and addressing asbestos concerns.

In Tunbridge Wells, located within the High Weald Area of Outstanding Natural Beauty, specialist landscape professionals were engaged to conduct a visual impact assessment, ensuring the design complemented the surrounding environment. Colours and materials were carefully selected to meet planning requirements and blend seamlessly with the landscape.





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BALL HALL ADDED VALUE

The Broomhill Banks project showcases Ball Hall's commitment to delivering purpose-built, inclusive sports facilities that enrich the educational experience of students with additional needs.

With so many other priorities in supporting students and meeting their complex needs, schools often have limited capacity to focus on specialist sports provision, despite its well-documented benefits. Ball Hall's expertise in sport ensured the design and delivery of two facilities that truly support physical and emotional wellbeing.

At Swanley, retaining the concrete slab and steel frame from the previous sports hall offered a significantly more cost-effective solution compared to earlier proposals. This approach enabled the projects to move forward, providing both schools with high-quality spaces all within their budget.





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