



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.

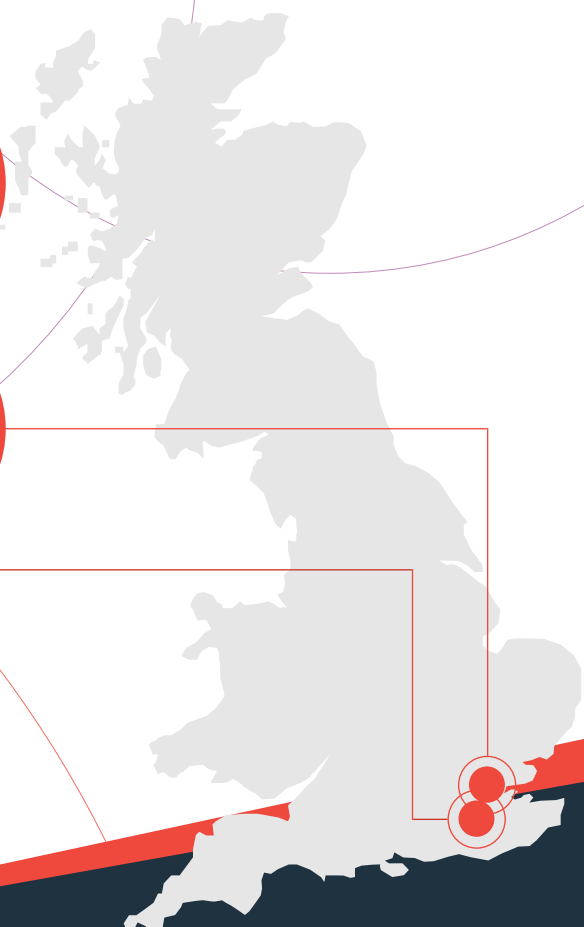
COST
£1.8 m
excl VAT

COST
£1.6 m
excl VAT

LOCATION
Tunbridge Wells
Kent

LOCATION
Swanley
Kent

OPENED
Oct 2023



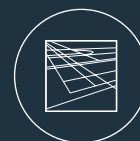
FACILITIES AT BROOMHILL BANK SCHOOL



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

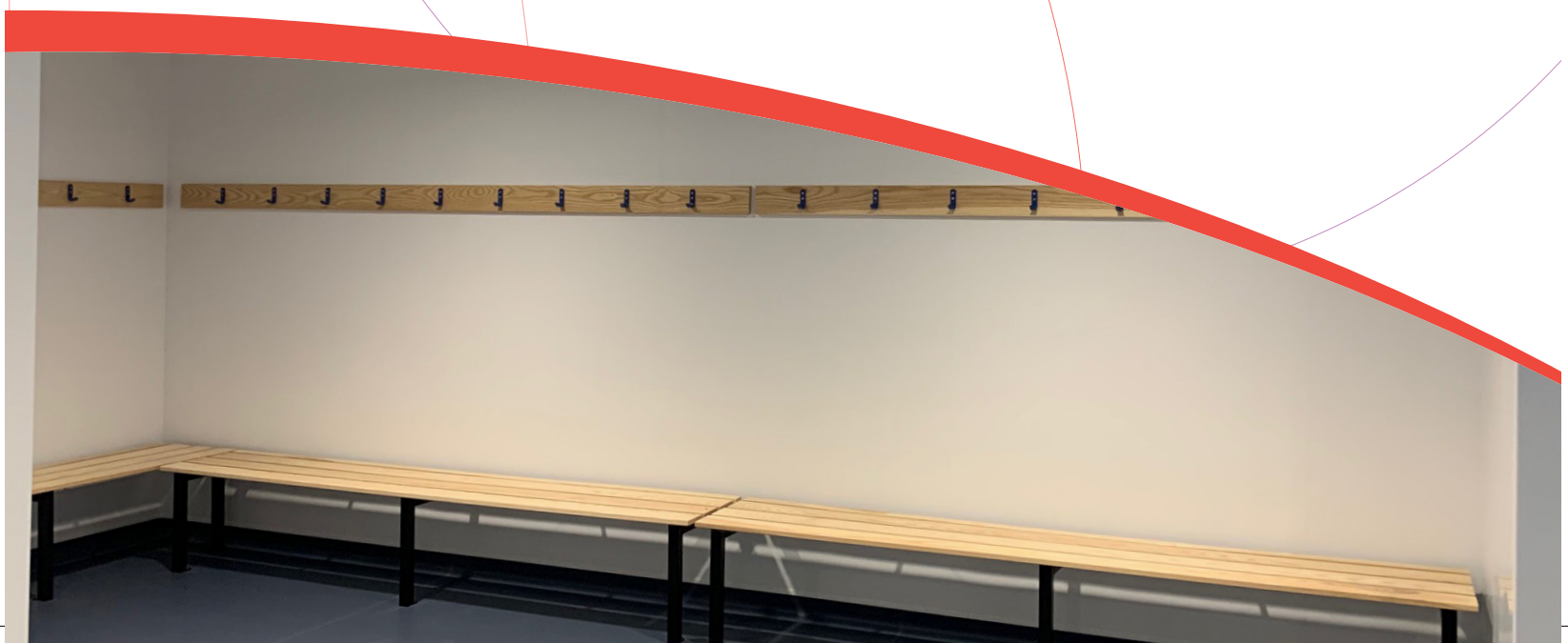
Ball Hall implemented a range of solutions tailored to the sensitive needs of the school environment and the unique requirements of each site.

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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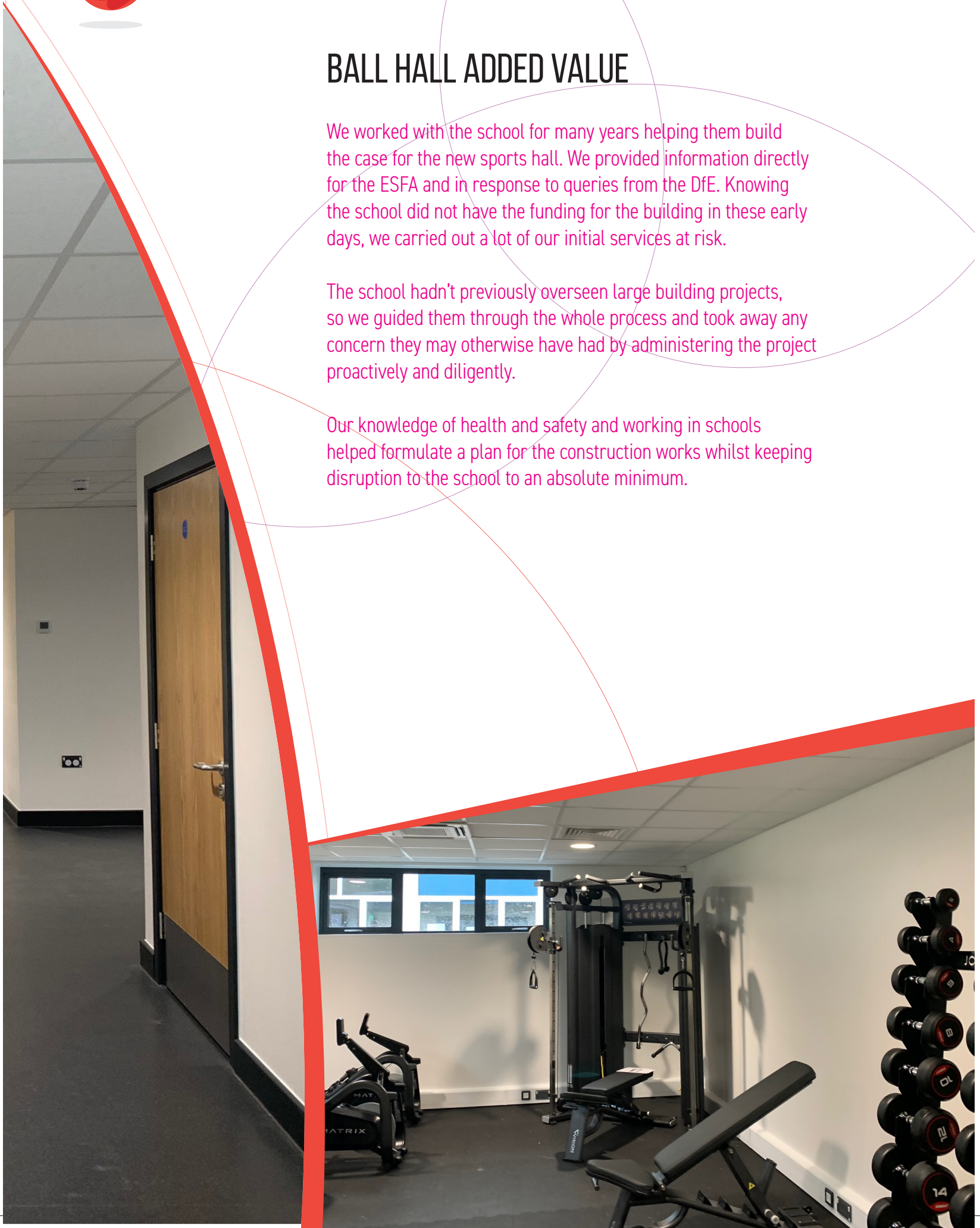
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BALL HALL ADDED VALUE

We worked with the school for many years helping them build the case for the new sports hall. We provided information directly for the ESFA and in response to queries from the DfE. Knowing the school did not have the funding for the building in these early days, we carried out a lot of our initial services at risk.

The school hadn't previously overseen large building projects, so we guided them through the whole process and took away any concern they may otherwise have had by administering the project proactively and diligently.

Our knowledge of health and safety and working in schools helped formulate a plan for the construction works whilst keeping disruption to the school to an absolute minimum.





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PROJECT SOLUTION

Funding

We helped the school build the case for the CIF funding based on their need. We produced the floor layouts, a Cost Plan and a risk management strategy to convince the ESFA that the project was robust and financially sound.

Asbestos

We programmed the works carefully so the asbestos removal would take place in the summer holiday of 2022 and to still allow completion of the building ready for the new school year in September 2023. The financial impact of the asbestos discovery meant that we had to adopt a value engineering exercise, which we were able to do successfully without compromising on any of the key requirements of the school.

Access and Safety

We liaised carefully with the school to ascertain the best route for traffic. Setting out vehicle and pupil movements with systems in place including level crossing type arrangement gates that meant no vehicles could cross areas at the same time as pupils. Enforcing a requirement that all vehicles were walked into the site with a banksman and prohibiting any deliveries during the busy school drop off and pick up times.

