

CANADA WATER LEISURE CENTRE
ROBERTS CLOSE SITE OUTLINE STUDY

APRIL 2016



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Executive Summary

Southwark Council wishes to enhance the existing leisure provision within the Canada Water regeneration area in order to provide high quality and accessible facilities for the existing and future residential population.

As part of a series of studies of alternative sites AFLS+P Architects have been commissioned to undertake an outline study of the Robert's Close site to assess its viability to accommodate a new build leisure centre.

Southwark Council's Vision

- Provide better facilities for a growing population
- Provide free swim and gym (need a centre that can absorb the extra demand on both of the above)
- Comply with Sport England guidance (Sport England policy - requiring the provision of no less than what was provided before).
- Improve the health of the borough by building a leisure centre that encourages everyone to participate in physical activity more often.
- Provide a facility of civic significance that contributes to the regeneration of the area.
- Provide a financially, socially and environmentally sustainable building.
- Provide accessible facility and activities.

Viability

Pros

- Existing leisure centre at Seven Island could continue to operate during construction, however this would equally apply to any other new site.

Cons

- This site is not within the Council's freehold ownership.
- The Jubilee line runs beneath the site. This would affect buildability, require agreement with TfL, increase project risk and add substantially to the build cost.
- The building footprint occupies most of the site and there is little scope for flex within the design process, in particular:
 - A restricted site during construction will affect overall buildability, increase project risk and increase cost.
 - With much of the building's perimeter lying on the site boundary third party landowner agreements would be required for access during construction and for building maintenance.
 - There is very little space on site for vehicle parking and manoeuvring could not be contained within the site.
 - Accessible parking would be limited to 4 cars.
- The constrained nature of site would result in a less than optimal layout and compromises the customer experience.
- There are likely to be planning constraints from the neighbouring sites.
- The site is not ideally placed for the Bermonsey catchment, has lower levels of public transport accessibility when compared with other phase 1 town centre plots and is on the periphery of the emerging town centre.

On the whole the site is highly constrained and while theoretically it is possible to provide a building the outcome would not be optimal in terms of day to day management, it would carry a high level of design and cost risk, and achieving planning standards would be a challenge.

Brief

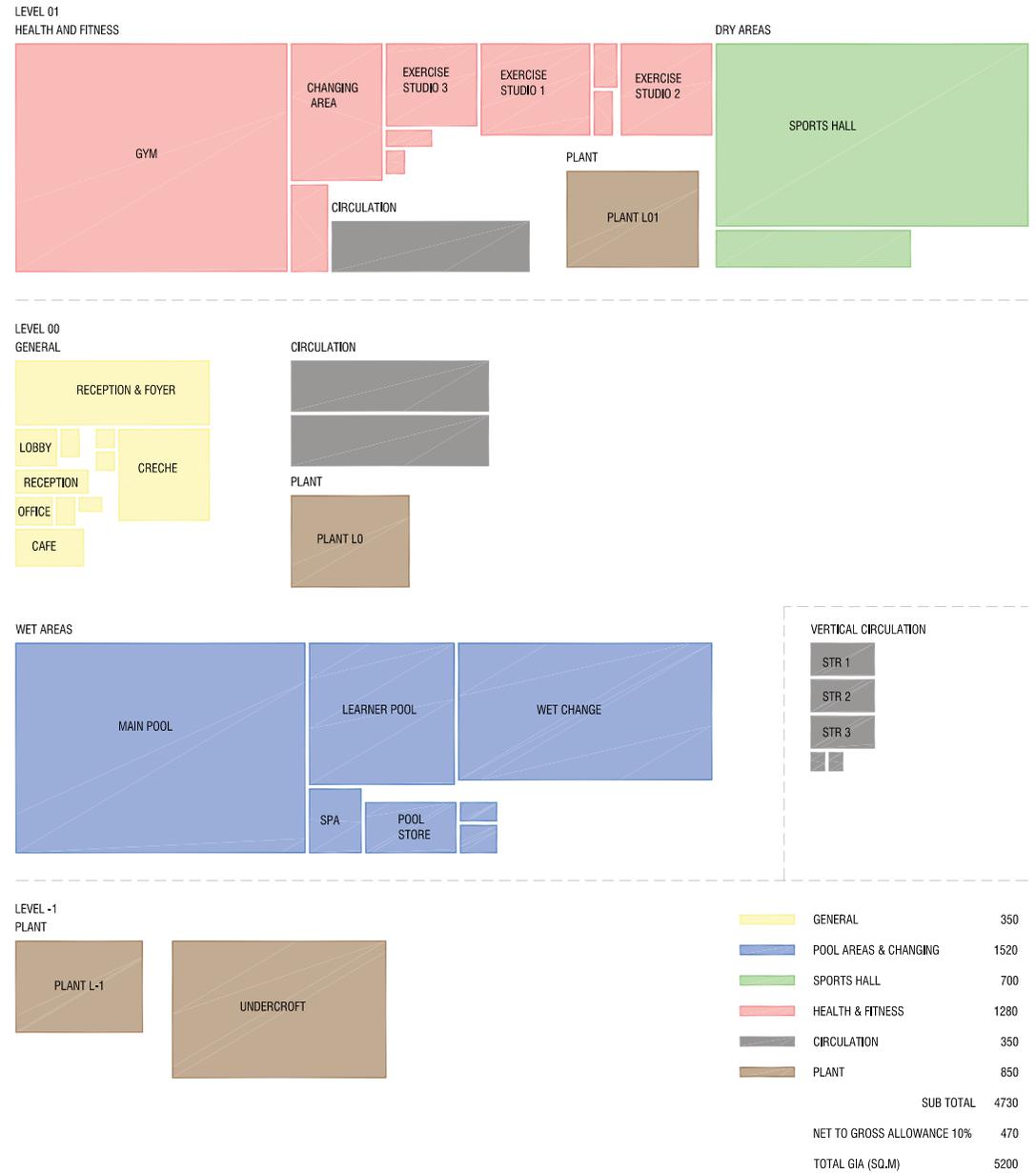
Key Requirements

The Council have identified their key requirements as follows:

- 8 lane 25m pool
- Learner pool
- 4 court sports hall
- 150 station gym
- 3 studio spaces
- Crèche

An area diagram and optimum summary areas have been developed from these key requirements to include additional spaces normally associated with this type of facility.

Area Diagram



The Site

The site is located at the end of Roberts Close, which is a cul-de-sac off Quebec Way. It is bounded by Russia Walk on the north, Russia Docks Woodlands to the north east, a new residential development to the south (24-28 Quebec Way) and Roberts Close to the west. There is a primary school beyond Roberts Close to the west and a church to the north beyond Russia Walk.

Constraints

Site Area

At 3,550sq.m. the site area is limited (see following page).

Site Ownership

British Land have freehold ownership of the site.

Location

The site is on the periphery of the emerging town centre. It is further away from other amenities and is less accessible by public transport than other locations being considered. It is 0.5 miles from Canada Water underground station, approximately 10 minutes away on foot. The nearest bus stop is on Surrey Quays Road, approximately 5 minutes away on foot. The site has a Public Transport Accessibility Level of 4 compared with 6a for other phase 1 town centre plots. Visibility at the end of the cul de sac will be poor as will passing footfall.

Catchment

The location is not great from a catchment area perspective as it is further into the peninsular and therefore further away from Bermondsey.

Jubilee Line

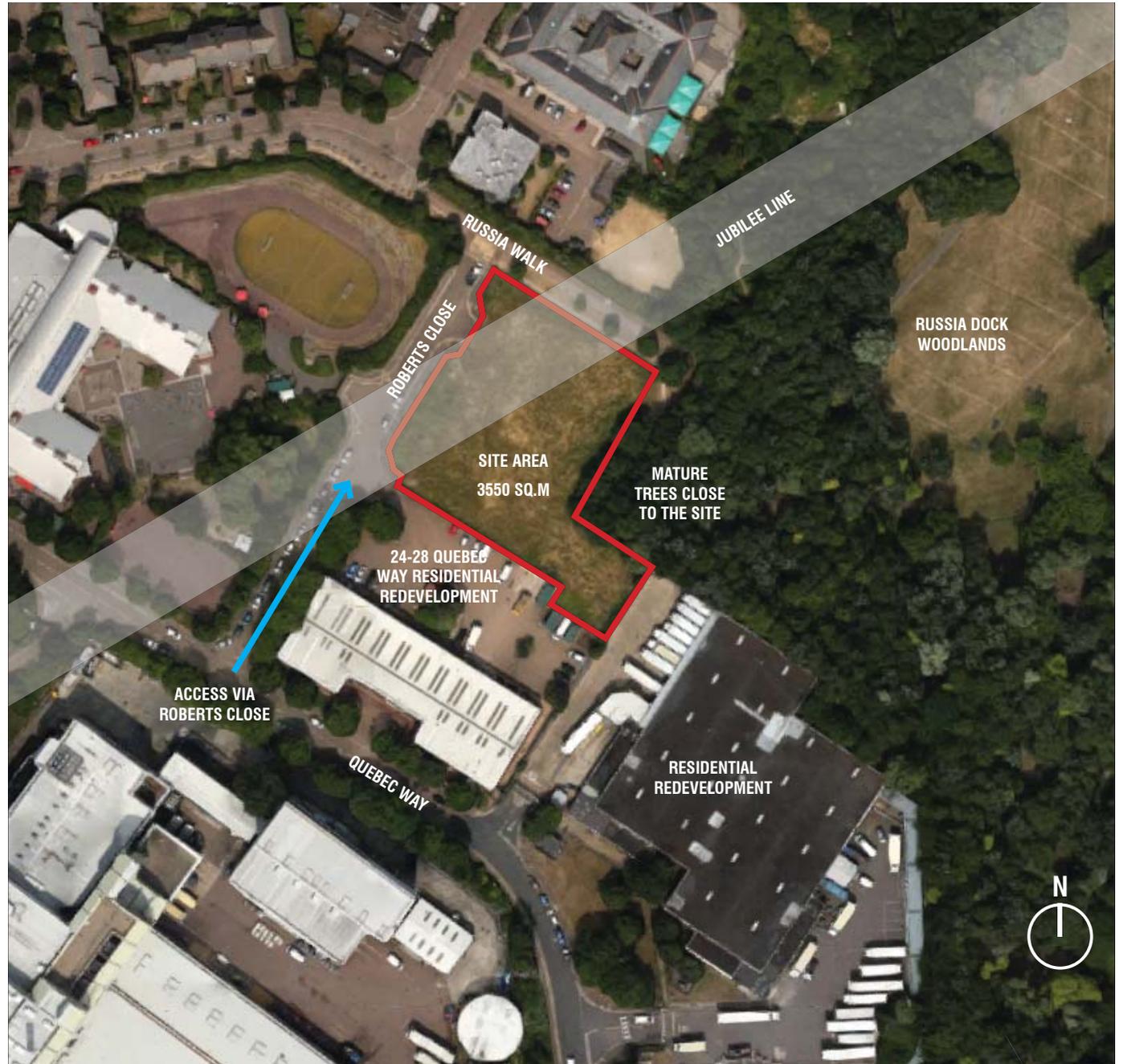
The Jubilee Line runs beneath much of the site. Building over the underground line would require agreement from TfL and would be restricted by exclusion zones around the 2 individual tunnels. The platform level at Canada Water Underground Station is 22m below ground level. For the purpose of this exercise it has been assumed to be the same beneath this site. In theory the building including the pool hall could be designed to span over the underground, however specialist design and additional structure would be required which would add substantially to the cost of the work and increase project risk.

24-28 Quebec Way

The site to the south is known as 24-28 Quebec Way. It is not in the ownership of the council and has recently received planning consent for a residential development of circa 90 units. There is no scope to expand onto this site. The residential development is approximately 13.5m tall on its northern edge and is approximately 4m away from the boundary. It is likely to generate proximity and sunlight/daylight issues potentially affecting the siting and mass of the new building.

Russia Docks Woodland

The land adjoining Russia walk is all part of Russia Dock Woodlands. It is protected in the Southwark Plan and scope to expand onto this area is very limited. Considering the nature of the woodland and the views from it the height of the building could become a sensitive issue and it could potentially impact negatively on the green space.



Space Planning

Due to restrictions in the scope of the work a concept design has not been developed in any depth. Instead the design has been limited to a spatial planning exercise.

The space planning has been based on AFLSP's in depth experience in leisure centre design. The key requirements of the brief identified by Southwark Council have been developed into an area schedule and expanded to include all the facilities one would expect to find in a modern leisure centre.

Site

Split over two floors above ground and a basement the building footprint would occupy 80% of the site. Therefore although the building could physically fit with such a constrained site there would be little scope for flex within the design process. In particular a restricted site during construction would affect the movement of vehicles and personnel, the location of cranes, delivery and storage of materials. This would affect the overall buildability of the project and therefore increasing the cost and project risk.

Approximately 50% of the building's perimeter lies on the site boundary. This would necessitate third party landowner agreements for access during construction and for building maintenance subsequently. This would be particularly difficult on the Russia Docks Woodland site where there are mature trees close to the site boundary.

With the building occupying so much of the site there would be very little space on site for service vehicles, coach drop off and accessible parking. Manoeuvring of vehicles could not be contained within the site and the use of the cul-de-sac road for turning would be required.

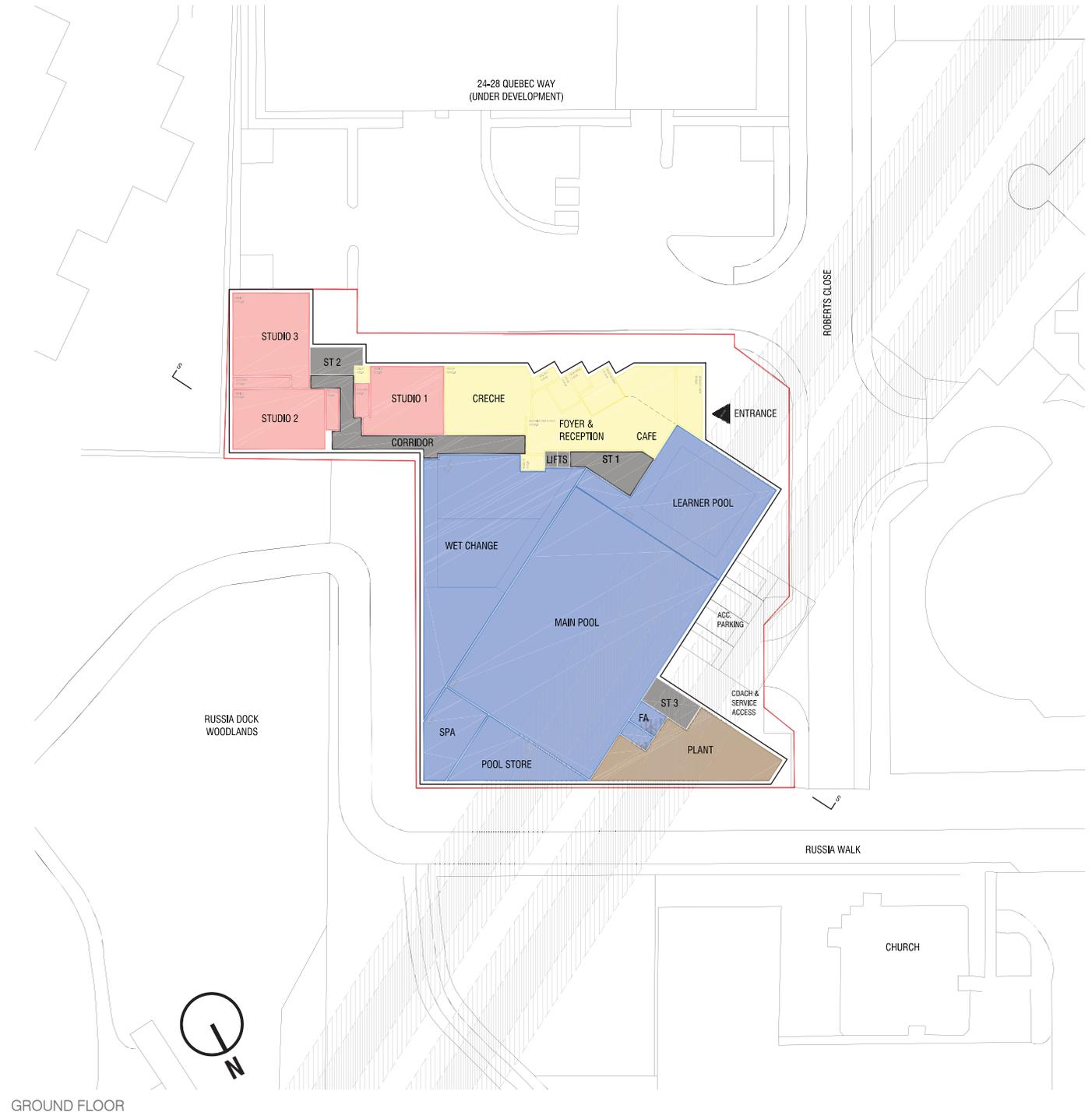
Accessible parking would be limited to 4 cars and similar to service vehicles and coaches manoeuvring could not be contained on site.

Building Layout

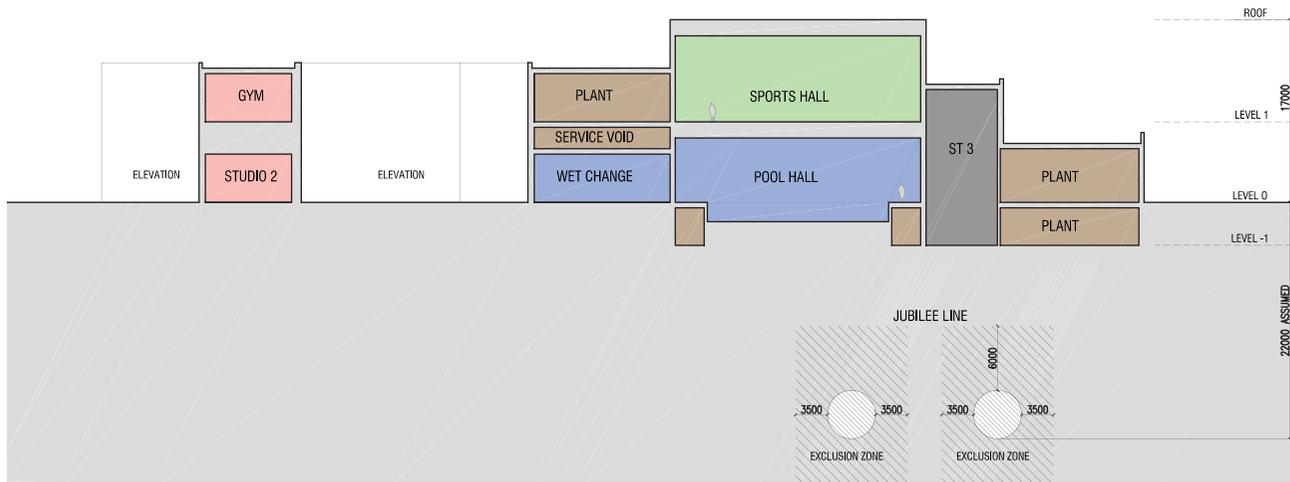
The facilities identified would be Sport England compliant, they would take into account Southwark Council Leisure Services experience in running leisure centres and be organised in a logical layout for optimum use of the facilities.

However the constrained nature of site would result in compromises to the customer experience. For example views into the pool hall from the reception would be restricted to the learner pool area. The angle of the pool hall (aligned over the tube line) would result in a triangular wet change area, that although functional would be less efficient than a rectilinear layout. Furthermore the exercise studios would need to be located on the ground floor while the gym and dry changing rooms would be on the first floor. Although manageable this layout wouldn't be ideal as it would result in extended travel distances for customers.

It must be appreciated that this exercise is not a detailed feasibility study, and if this site were to be considered further additional research and design would be necessary.



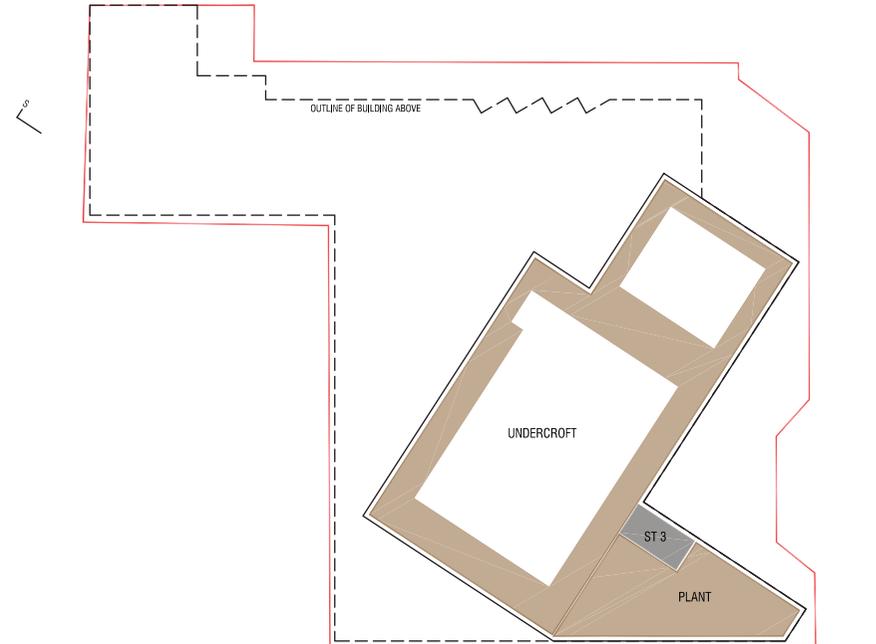
GROUND FLOOR



SECTION

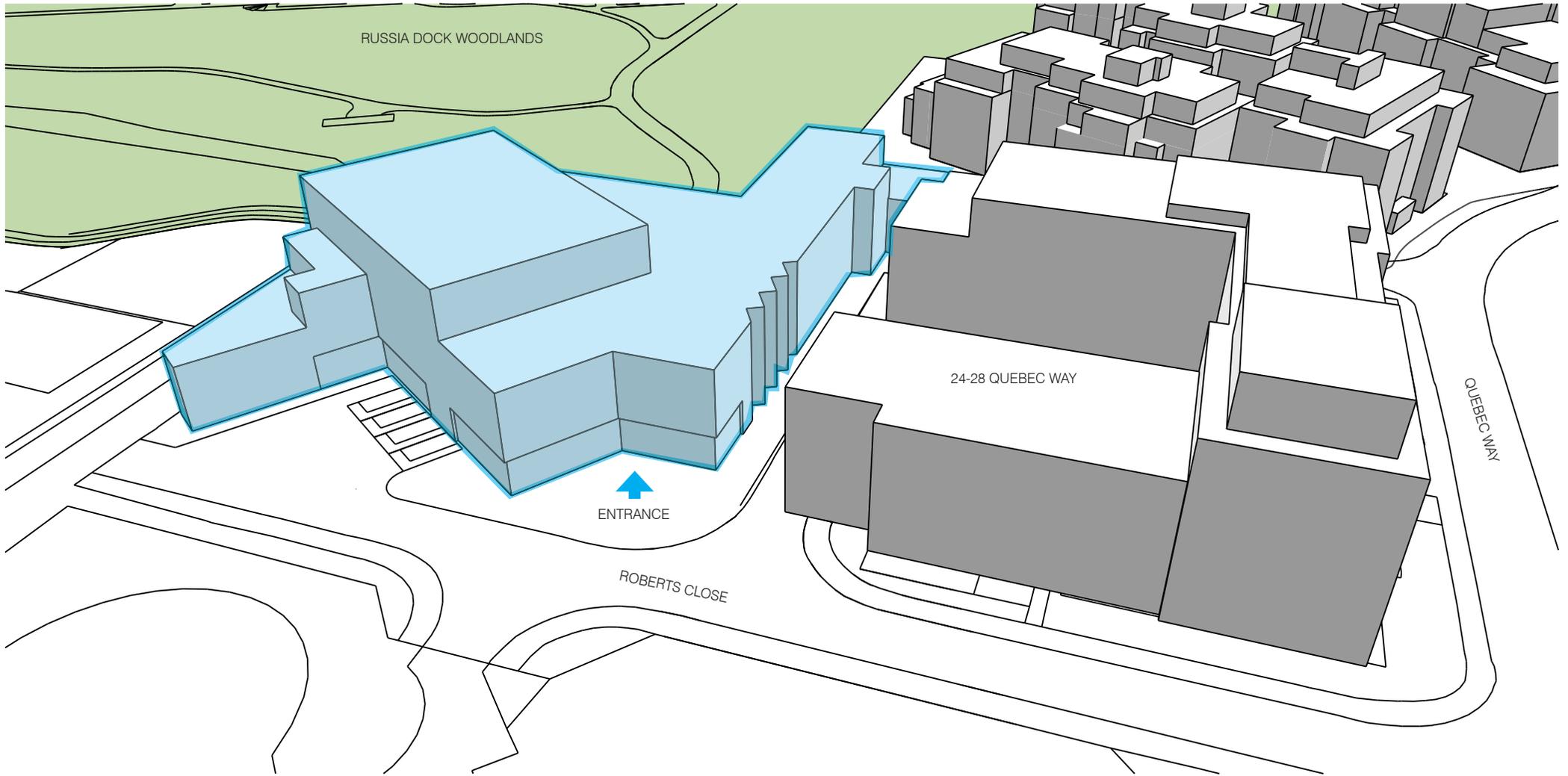


FIRST FLOOR

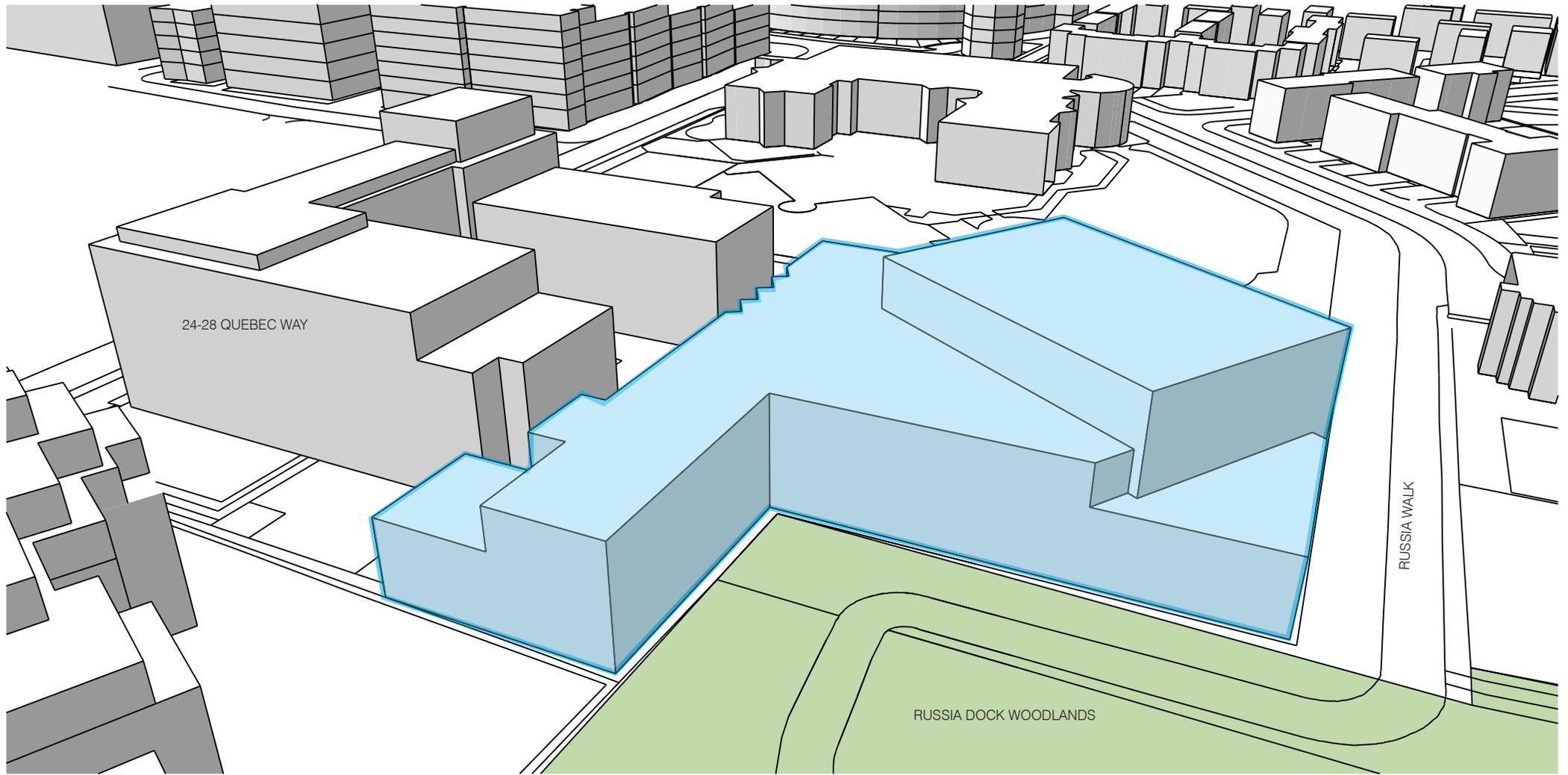


BASEMENT FLOOR

Massing



OVERVIEW FROM WEST



OVERVIEW FROM EAST