



CANADA WATER LEISURE CENTRE
SEVEN ISLAND'S SITE: REDEVELOPMENT

APRIL 2016

Southwark
Council

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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.

Their vision for the leisure centre is to:

- 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.

In order to assist in the Council's decision making AFLS+P Architects have been commissioned to undertake an outline study of the existing Seven Islands Leisure Centre (SILC) site to assess its viability to accommodate a completely new build leisure centre, to a new brief.

It can be seen from this study that it would be possible to accommodate a new leisure centre on the existing SILC site. There would be a number of advantages as well as disadvantages with this proposal:

Advantages

- The site can accommodate the brief
- It is within the Council's freehold ownership
- It is accessible by public transport
- Off street accessible parking, coach drop-off and servicing would be possible

Disadvantages

- Loss of leisure facilities for 3-4 years
- The site shape would create a less than optimum layout for users. In particular the area available for the changing rooms needs to be configured in a way that does not provide the ideal customer journey from the changing rooms to the pools and could cause areas of potential congestion.
- The restricted site would result in a challenging construction. The footprint of the building covers a large part of the site. This will limit the amount of space available within the site for welfare and work cabins, storage of materials and deliveries. As a consequence the restricted nature of the site is likely to lead to a challenging construction programme with potentially additional costs e.g the need to secure approval from TfL for the closure of the bus lane to allow for deliveries.

Brief

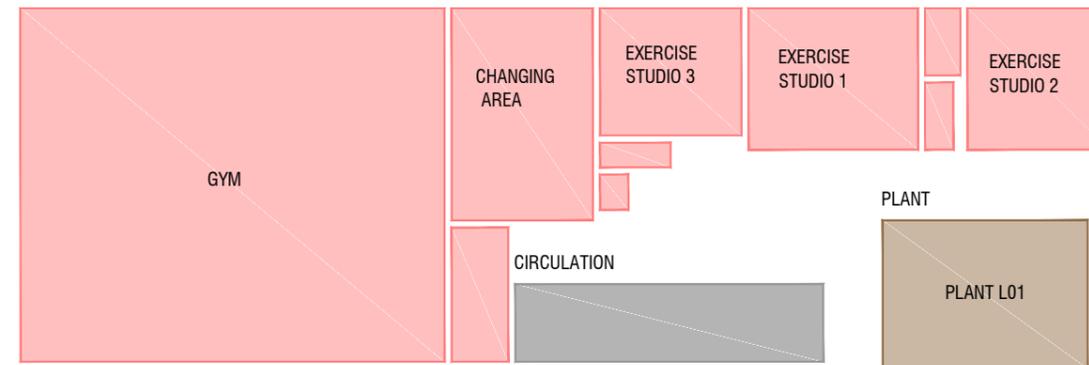
The Council have identified their key requirements as follows:

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

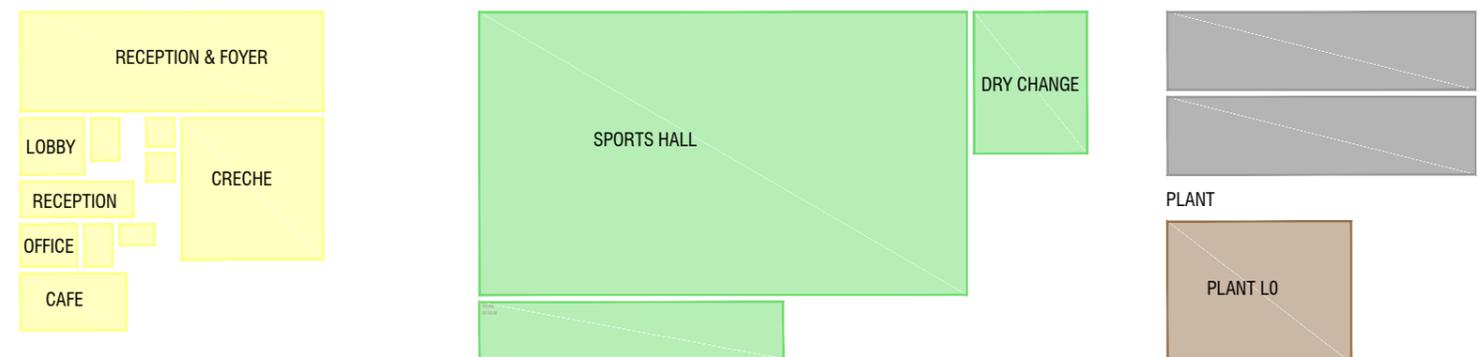
A facilities schedule and area diagram (as shown) have been developed from these key requirements to include additional spaces normally associated with this type of facility.

Area Diagram

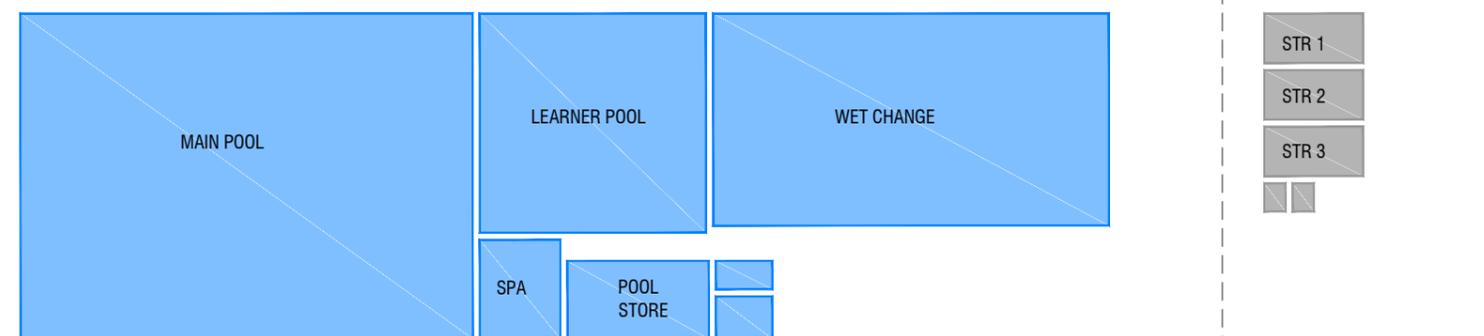
LEVEL 01
HEALTH AND FITNESS



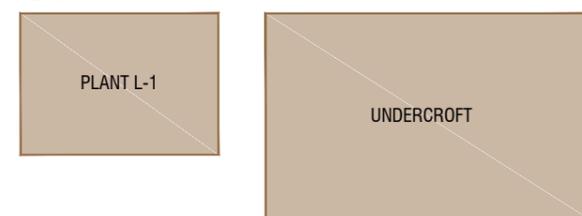
LEVEL 00
GENERAL



WET AREAS



LEVEL -1
PLANT



Proposed Facilities Schedule

Existing SILC Facilities Schedule (for comparison)

Name	Level	Notes	Area sq.m (NIA)
General			
Entrance Lobby	GF		18
Foyer	GF		150
Reception	GF		20
Acc. WC	GF		4
Café	GF	Inc. servery, prep and storage, exc. Seating	30
Office	GF		12
Cash Office	GF		6
Creche	GF		100
Buggy Store	GF	near Creche	6
Gen. St.	GF		4
Cln. St.	GF		4
Bin Store	GF		14
sub total			368
Wet Areas			
Pool Hall	GF	8 Lane, 25x17m pool	736
Learner Pool	GF	12x10m	248
Pool Store	GF	10% pool tank area	55
First Aid	GF		12
Spa Suite	GF	poolside	40
Wet Change	GF	Inc. Changing Places, W.C's, Acc. WC & Acc. Change/WC	420
Pool Cl. Store	GF		8
sub total			1519
Dry Areas			
Sports Hall	GF	4 court sports hall (34.5m x 20m) with 7.5m clear height suitable for recreational use. SE guidance	690
Store	GF	12.5% of sports hall area. SE guidance	86
Changing Areas	GF	Including showers & Acc. WC/Change	80
sub total			880
Health & Fitness			
Gym	FF	150 station (5sq.m per station).	750
Gym Store	FF	5% of gym area	38
Exercise Studio 1	FF		120
Storage	FF	10% of studio area	12
Exercise Studio 2	FF		100
Storage	FF	10% of studio area	10
Cycle Studio 3	FF		90
Storage	FF	10% of studio area	9
Health & Fitness Changing	FF	Inc. M & F wc's, acc.change and acc. Wc	150
Cleaner's Store	FF		5
sub total			1284
Plant			
Plant 1	LGF		140
Plant 2	GF		130
Plant 3	FF		150
Undercroft	LGF		354
sub total			774
Circulation			
Circulation Level 00	LGF		120
Circulation Level 00	GF		120
Circulation Level 01	FF		120
Stair 1		Level 0 measured, Level 1 included	25
Stair 2		Level 0 measured, Level 1 included	25
Stair 3		Level 0 measured, Level 1 included	25
Lift 1			6
Lift 2			6
Circulation Total sq.m			447
Subtotal NIA			5271
Plant (inc. above)			0
Total NIA sq.m			5271
Net to Gross (5%)			264
Total GIA Sq.m			5535

Name	Level	Notes	Area sq.m (NIA)
General			
Entrance Lobby	GF		30
Foyer	GF		106
Reception	GF		9
Pool viewing	FF	seating area inc. above	117
Office	GF		34
Cash Office	GF		10
Office 2	GF		7
Kitchenette/ canteen	GF		19
Bin Store	GF		14
Unknown	GF		8
sub total			353
Wet Areas			
Pool Hall	GF	Inc. Learner Pool	839
Pool Store	GF		43
WC	GF		4
Wet Change	GF		379
sub total			1264
Dry Areas			
Sports Hall	GF		195
Store	GF		7
Changing Areas	GF		59
Stage	GF		32
sub total			293
Health & Fitness			
Cardio Gym	FF		256
Gym Storage	FF		7
Exercise Studio 1	GF		109
Storage	GF		7
			92
Dry Changing	FF	inc. sauna	118
Cleaner's Store	FF		7
sub total			597
Plant			
Pool Plant	BF		244
Pool Plant	BF		415
Undercroft			312
sub total			971
Circulation			
Circulation	LGF		15
Circulation	GF		170
Circulation	FF		106
Stairs x 3			124
Lifts x2			0
Circulation Total sq.m			414
Subtotal NIA			3892
Plant (inc. above)			0
Total NIA sq.m			3892
Net to Gross (5%)			195
Total GIA Sq.m			4086

Summary of proposed areas:

General	370
Pool areas & changing	1,520
Sports hall & changing	880
Gym & changing	940
Exercise & Cycle Studios	340
Plant	775
Circulation	445
Net to gross allowance	265

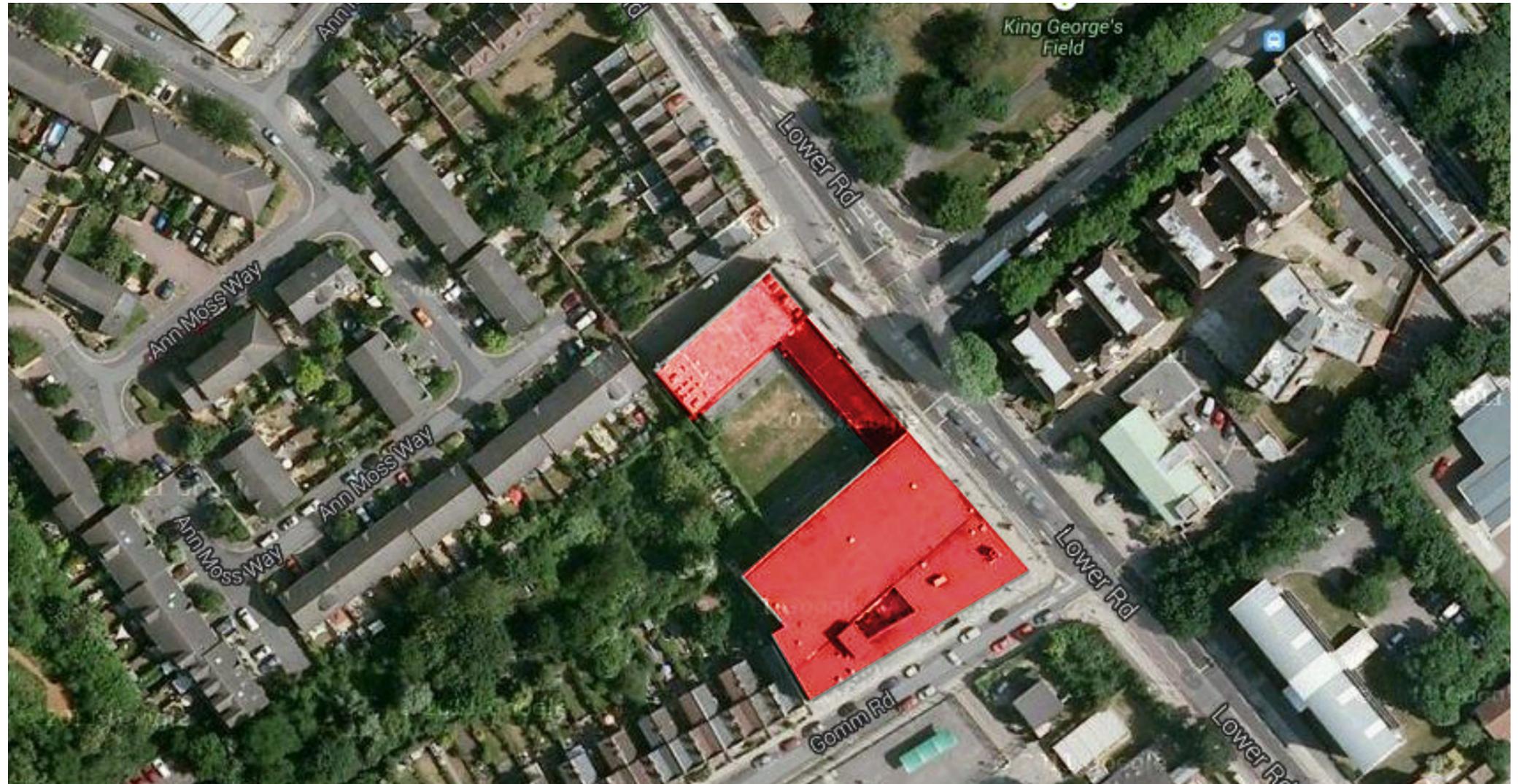
Total GIA (sq.m) 5,535

Existing Leisure Centre

The existing Seven Islands Leisure Centre is located on Lower Road at the junction with Surrey Quays Road. To the north there are a row of 3 storey terrace houses. To the northeast is King George's Field (a small park), 5 storey housing and a police station. To the south along Gomm Road there is a school, 2 storey houses and access to Southwark Park. To the southwest, behind the leisure centre and between two rows of terrace housing there is an area called the Fish Farm. This is a green area with mature trees. It forms part of Southwark Park, but is currently not publicly accessible.

The existing Seven Islands Leisure Centre is not suitable for refurbishment as it would not be able to meet the Council's brief for a new leisure facility. In addition it is 40 years old and in poor condition. A considerable amount of work and investment would be required to address construction and maintenance issues and bring the building up to modern standards.

If it is demolished and the site cleared there will be sufficient space for the development of a new leisure centre. However the size and shape of the site would present construction and design challenges. It can be seen that the existing leisure centre is built up to the site boundaries, and as a result leaves very little space for public realm in front of the building. In addition the large volume of the pool hall is built up to the boundary of the nearest house on Gomm Road. The new leisure centre would face similar challenges and pressure on spec. Further more re-development of this site would result in the closure of the existing leisure centre and loss of facilities for a 3-4 year period.



SEVEN ISLANDS LEISURE CENTRE LOCATION PLAN



VIEW FROM LOWER ROAD



OVERVIEW FROM THE SOUTH EAST

Design Proposals

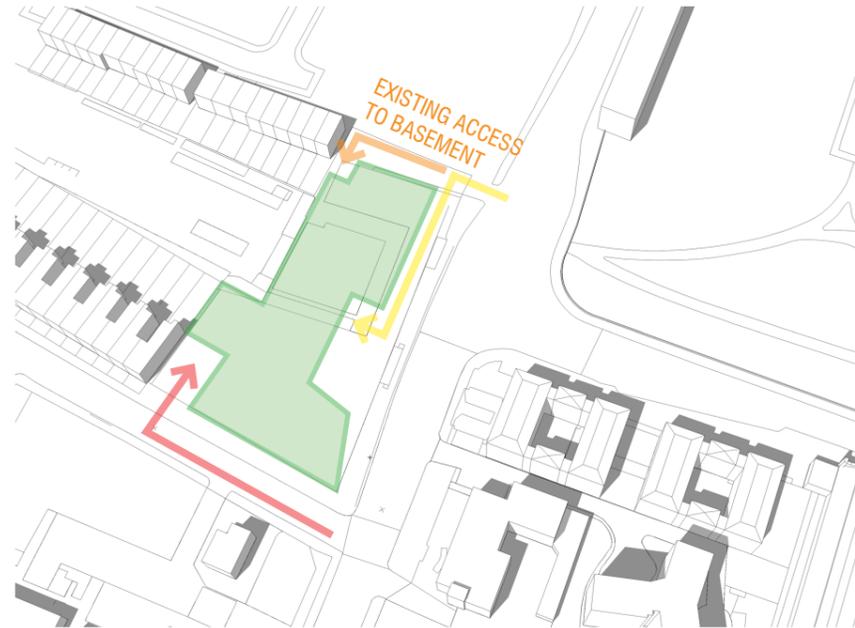
Concept Diagrams

Key site factors have an influence on layout and form of the building and have been subtracted from the maximum development area within the boundaries of the site to reveal the area remaining that can be built on. Examples of which being the need to retain and enhance access routes onto the site; the consideration of neighbours;

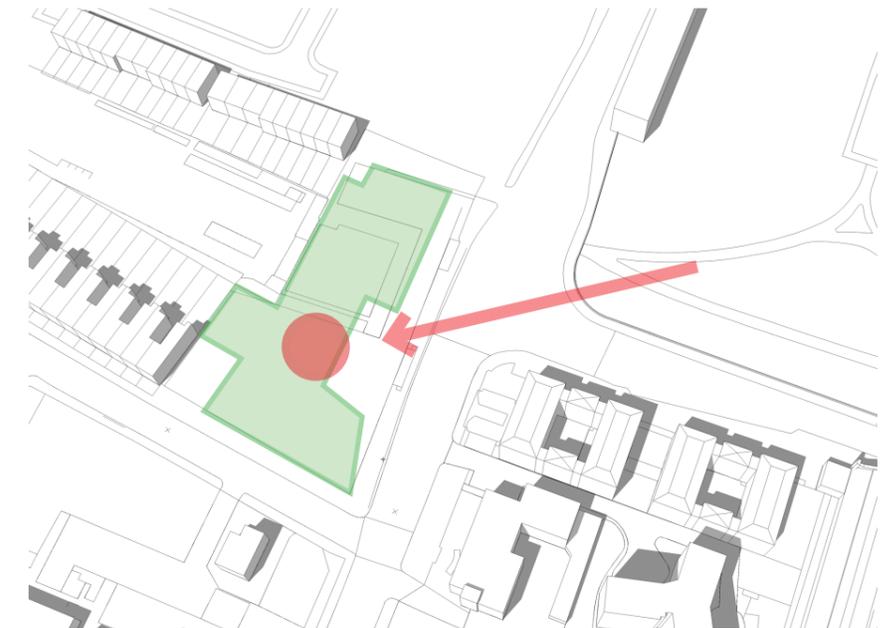
the desire to enhance the public open space in front of the building, and in doing so reduce congestion on the public footpath; and the opportunity to create a landmark on Lower Road. This in combination with the organisation of the spaces required for the leisure centre helped to create the indicative layouts and massing shown on the following pages.



1. SITE - Maximum development area within the site boundary



3. VEHICULAR ACCESS - Service access to basement ———
Coach drop off ———
Assessible parking ———



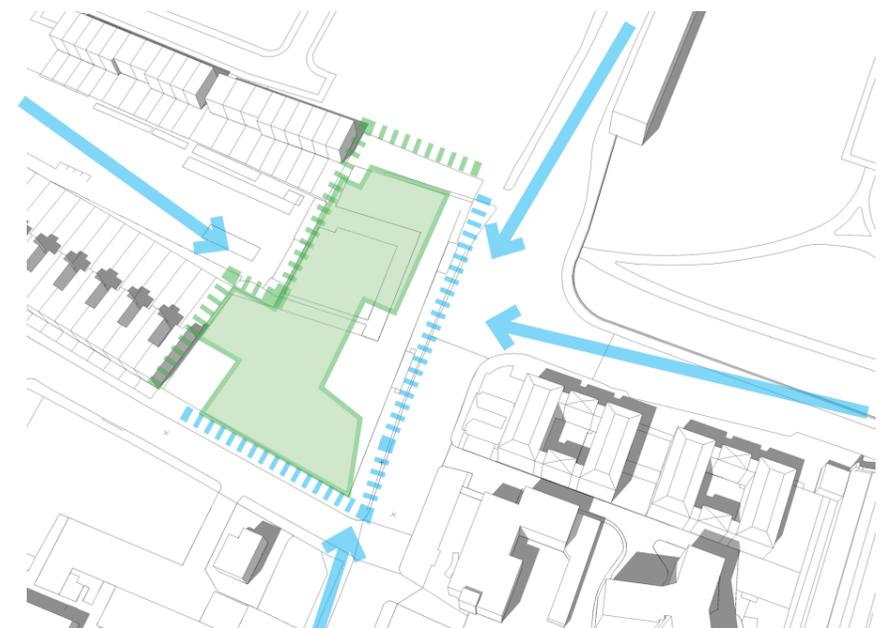
5. HUB - Opportunity to create a focal point to draw visitors toward the entrance



2. PEDESTRIAN ACCESS - Pedestrians approach along Lower Road and Surrey Quays Road. The Approach is congested and there is an opportunity to improve circulation and create public realm.



4. OPEN SPACE - Opportunity to create open space and improve the public realm.



6. VIEWS - Potential for key views
Prominent facade on Lower Road and Gomm Road ———
Sympathetic facade overlooking housing ———

Layouts

Indicative floor plans illustrate the potential layout of the leisure centre

Ground Floor

The building is entered from Lower Road across a forecourt and enhanced public realm. The open foyer provides easy access to the ground floor and will control access via the reception desk. A crèche is located next to the foyer for easy drop off and supervision of infants. An office and back of house facilities is also conveniently located for access to and from the reception. A cafe has been placed in the foyer with visual links to the entrance and pool hall. An exercise studio (probably the spin studio) is suggested next to the foyer to provide local activity.

The swimming pool changing area is accessed directly from the foyer. It would be subdivided into male changing, female changing and a family changing area and would also have group changing facilities. There would be direct access to the learner pool and a separate access to the main pool. The size and layout of the site means that the area required for the changing rooms needs to be configured in a way that in this case does not provide the ideal customer journey to and from the changing room and pools and could cause areas of potential congestion. The two pool halls can be separated for privacy. Spa and pool storage are located along the back elevation of the pool hall.

A cylindrical feature main staircase and lift core is suggested and would link the ground floor foyer to the facilities on the floors above.

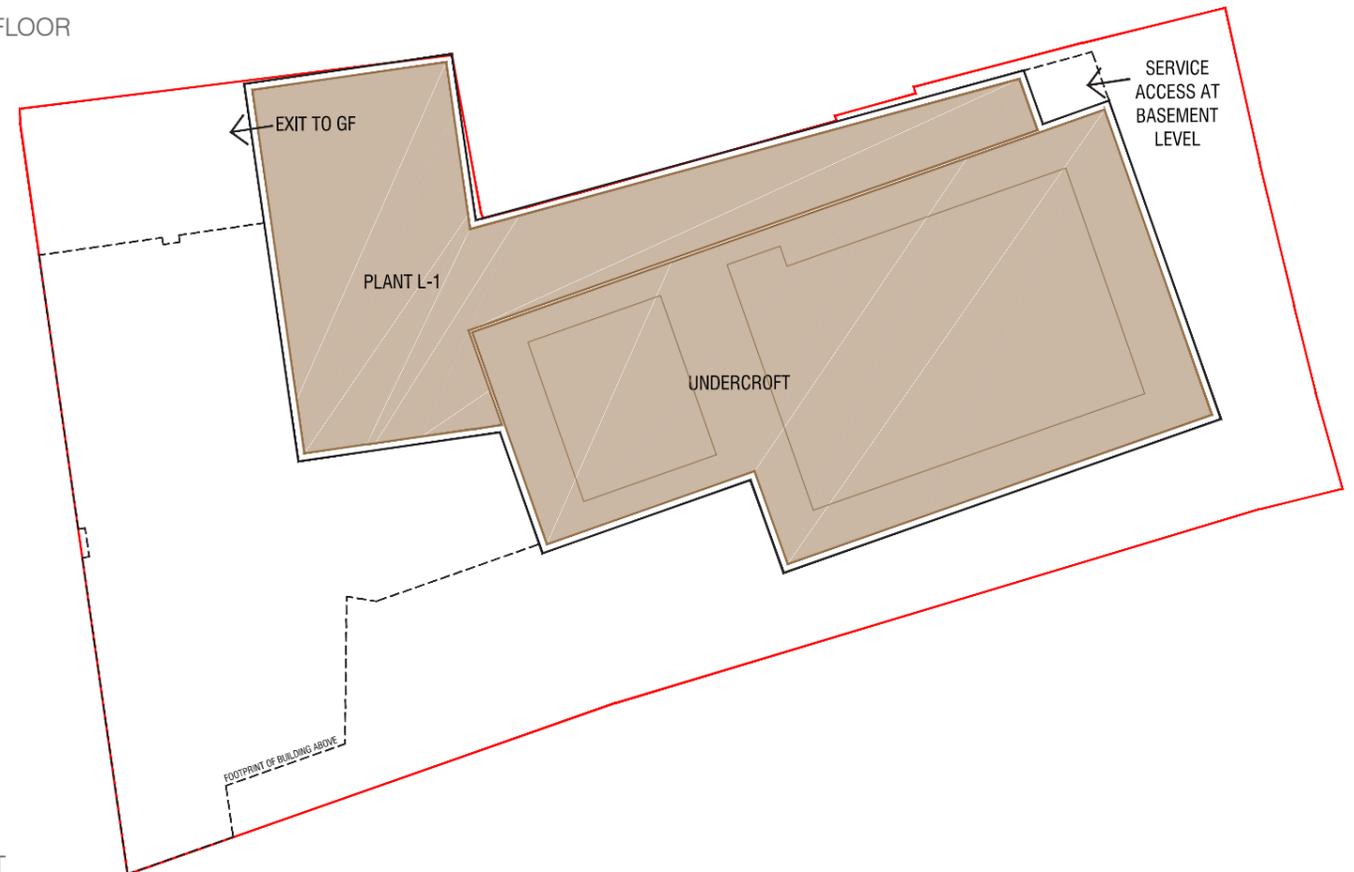
Around the building the public realm would be enhanced by de-cluttering the existing pavements of ramps and steps. A new forecourt would create a generous entrance sequence and the stepped back facade of the pool halls would not only create an approach and space for accessible parking, but would also open the site further. Coach parking is proposed on the Gomm Road elevation. Controlled access could be provided directly from the coach parking via a separate access to the foyer. The existing vehicular ramp to the basement level is retained and used for service vehicles with additional access to plant areas for larger vehicles being available via the coach parking bay at ground floor level.

Basement Floor

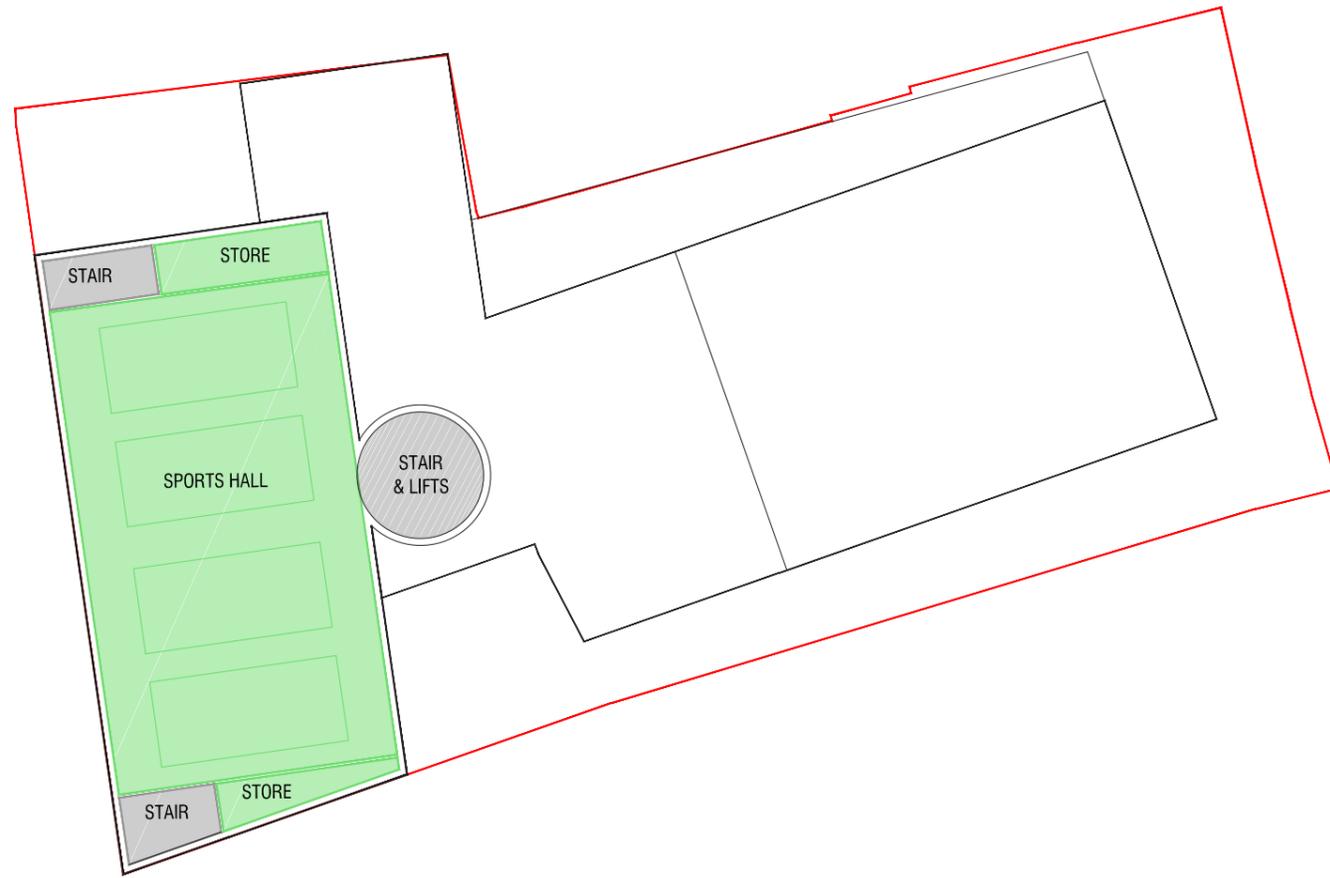
The existing basement floor void would be utilised for plant, the pool tanks and undercroft.



GROUND FLOOR



BASEMENT



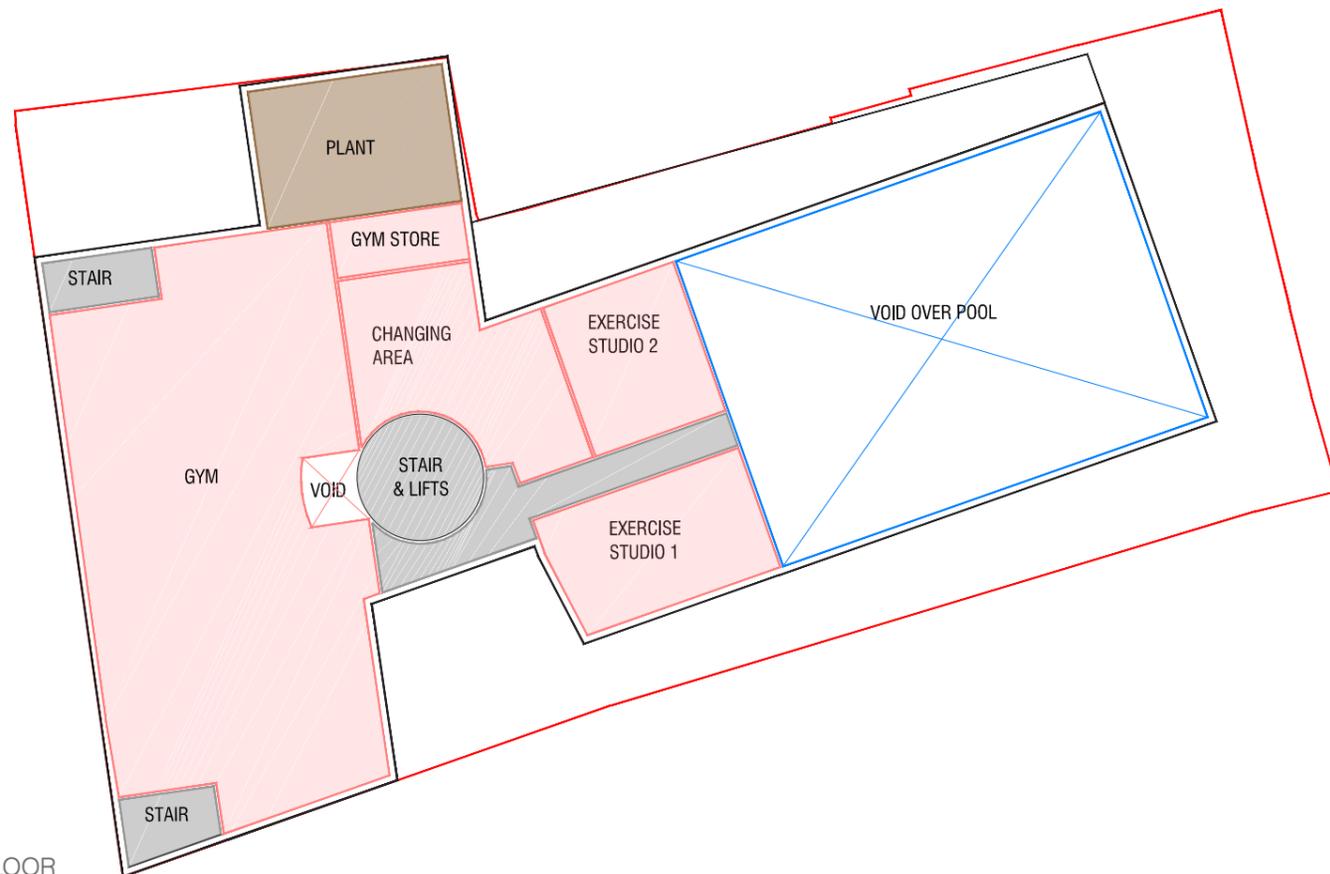
SECOND FLOOR

First Floor

At first floor level the main staircase would open via a lobby to the 150 station gym occupying most of this floor. Its dominant position would allow large windows at the front of the building and overlooking the entrance forecourt and serve as a TV screen advertising the activity within. Two further studios would share this floor one looking forward and down Surrey Quays road, the other looking back toward the peace and quiet of the Fish Farm. Both could overlook the pool area.

Second Floor

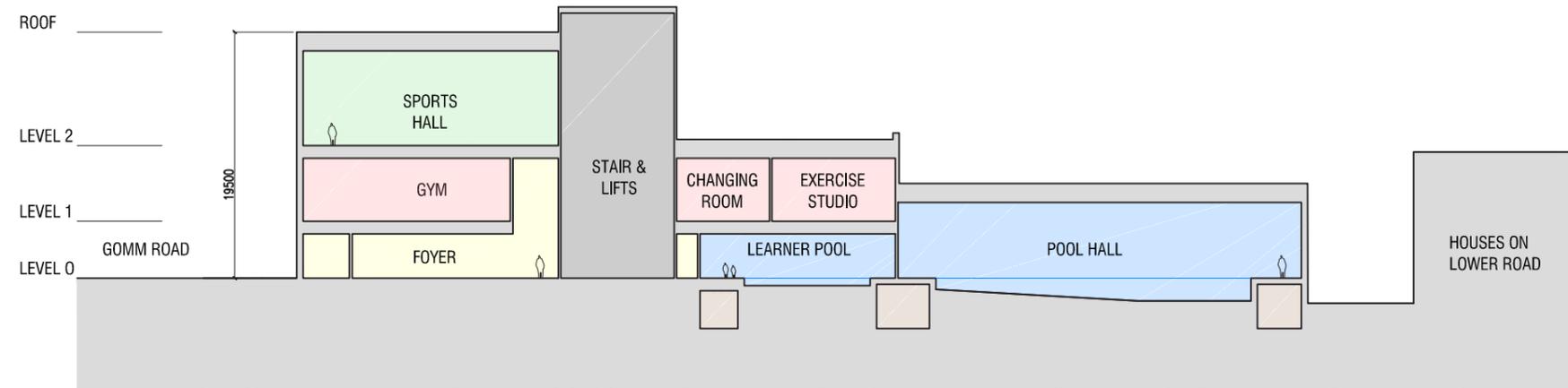
The four court sports hall dictates the size and proportion of the southern part of the building. Access is gained from the main staircase or lifts within the same core. Emergency escape stairs are provided at either end of the hall and link to ground floor exists.



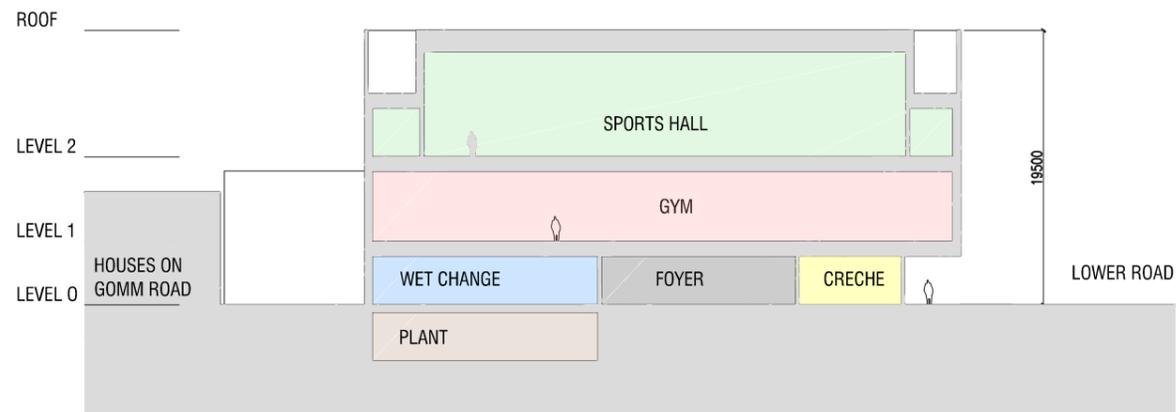
FIRST FLOOR

Sections

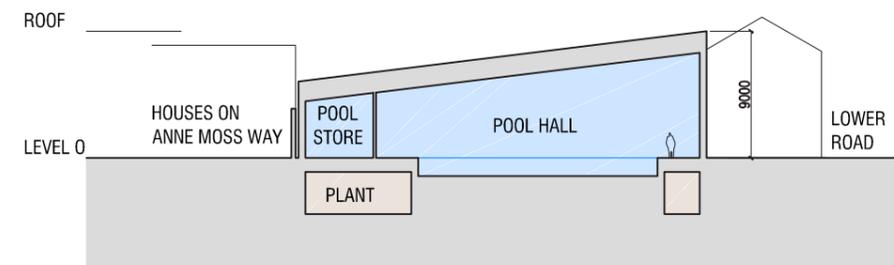
Indicative sections illustrate the height and vertical arrangement of the building. The tallest volume would be at the corner of Lower Road and Gomm. The height of the pool hall has been kept low to reduce its impact on the adjoining properties.



SECTION A-A



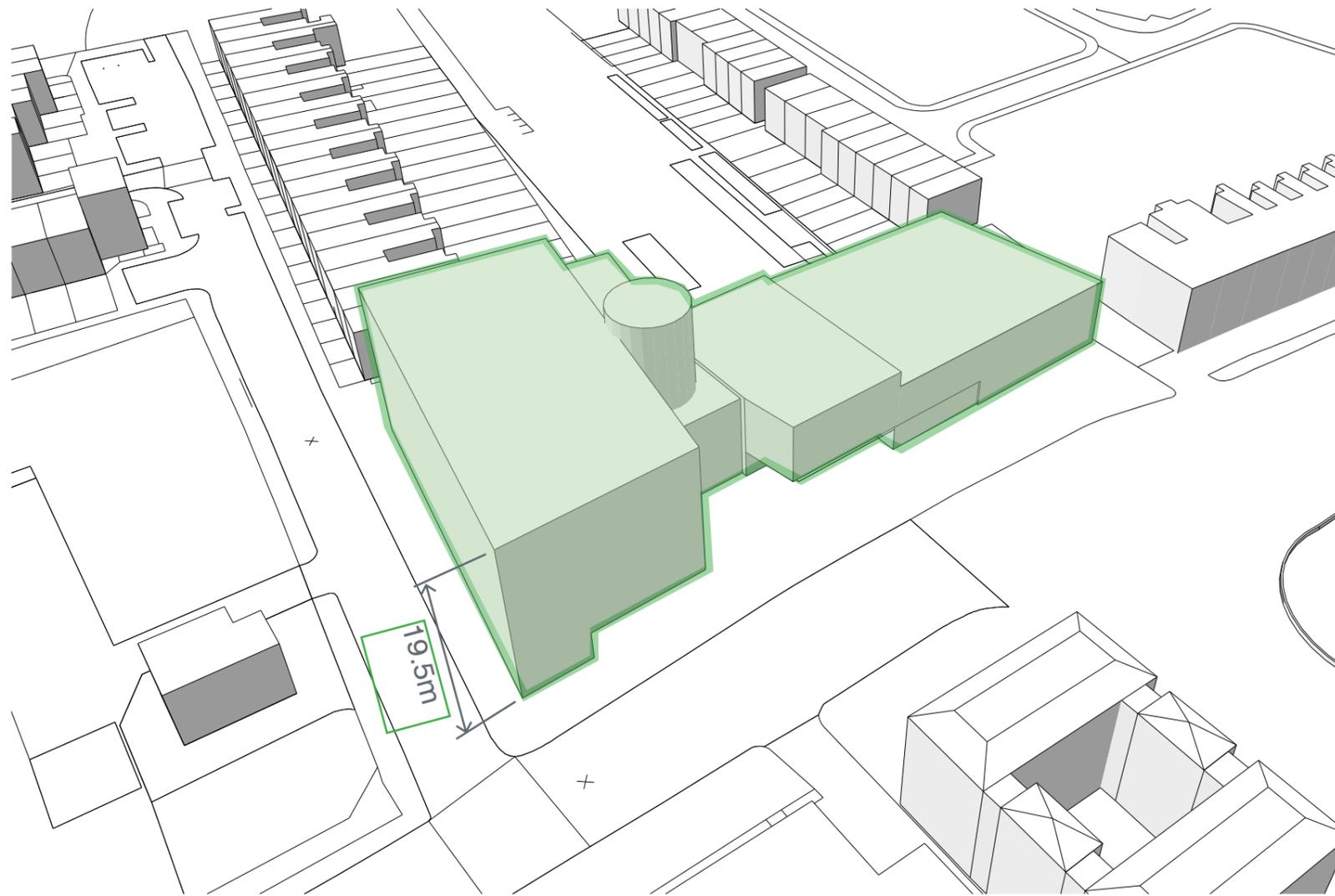
SECTION B-B



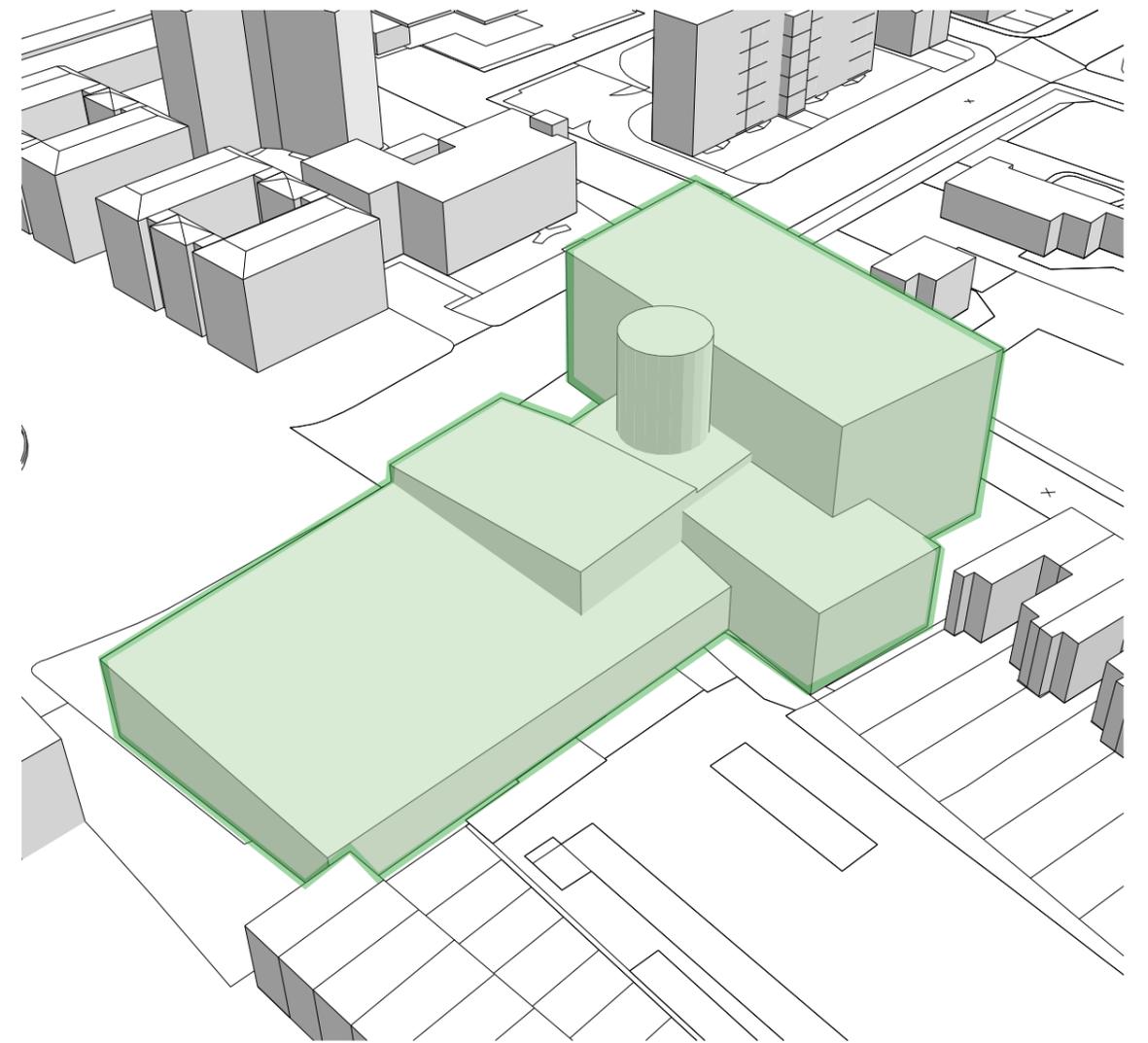
SECTION B-B

Massing

The building steps from the north west up to its highest point (approx 19.5m) at the junction of Lower Road and Gomm Road.. Stacking the volumes of the building in this corner not only produces a prominent landmark along Lower Road, but also allows the remaining volumes to remain as low as possible, thereby reducing their impact on the neighbouring properties.



OVERVIEW FROM EAST

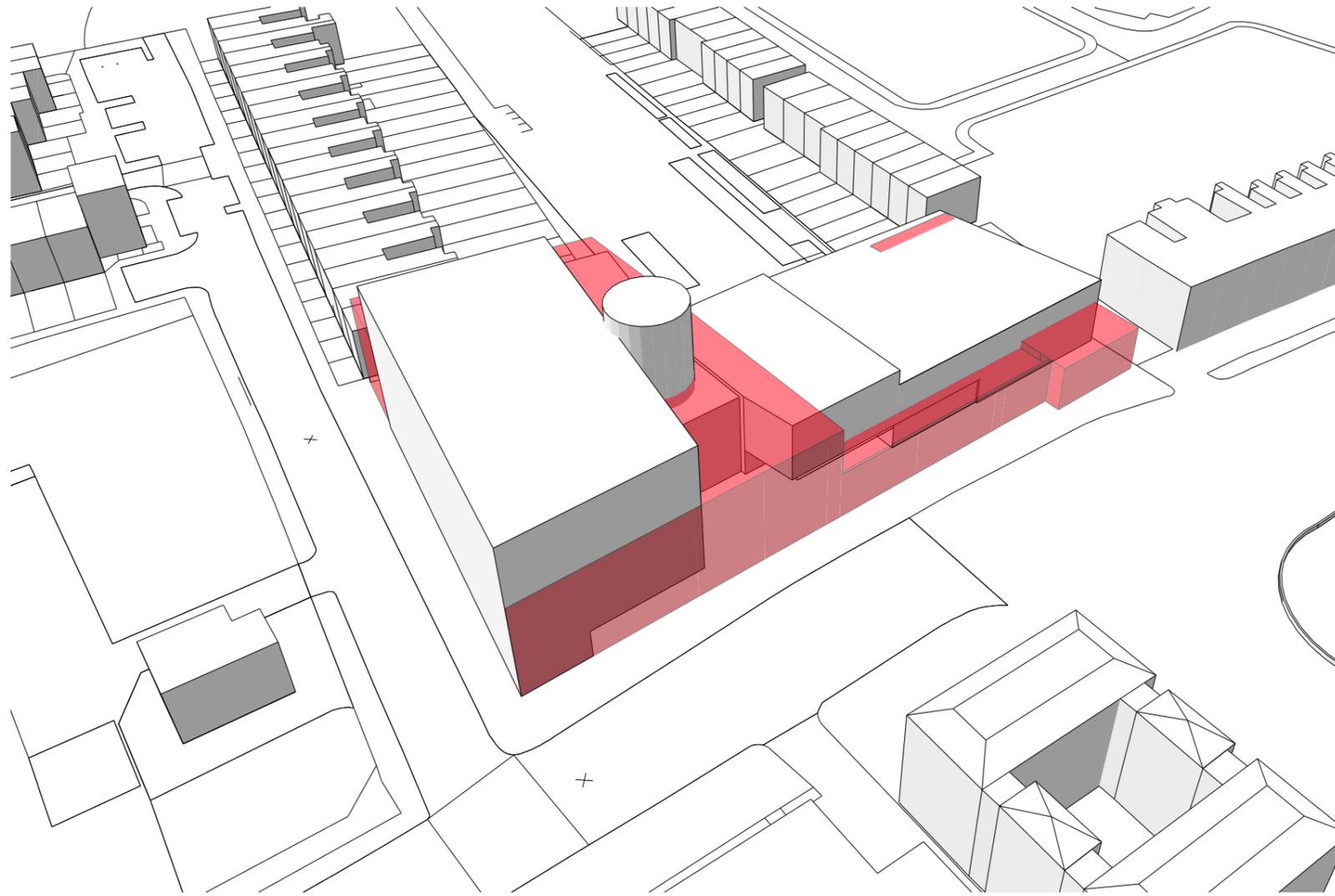


OVERVIEW FROM WEST

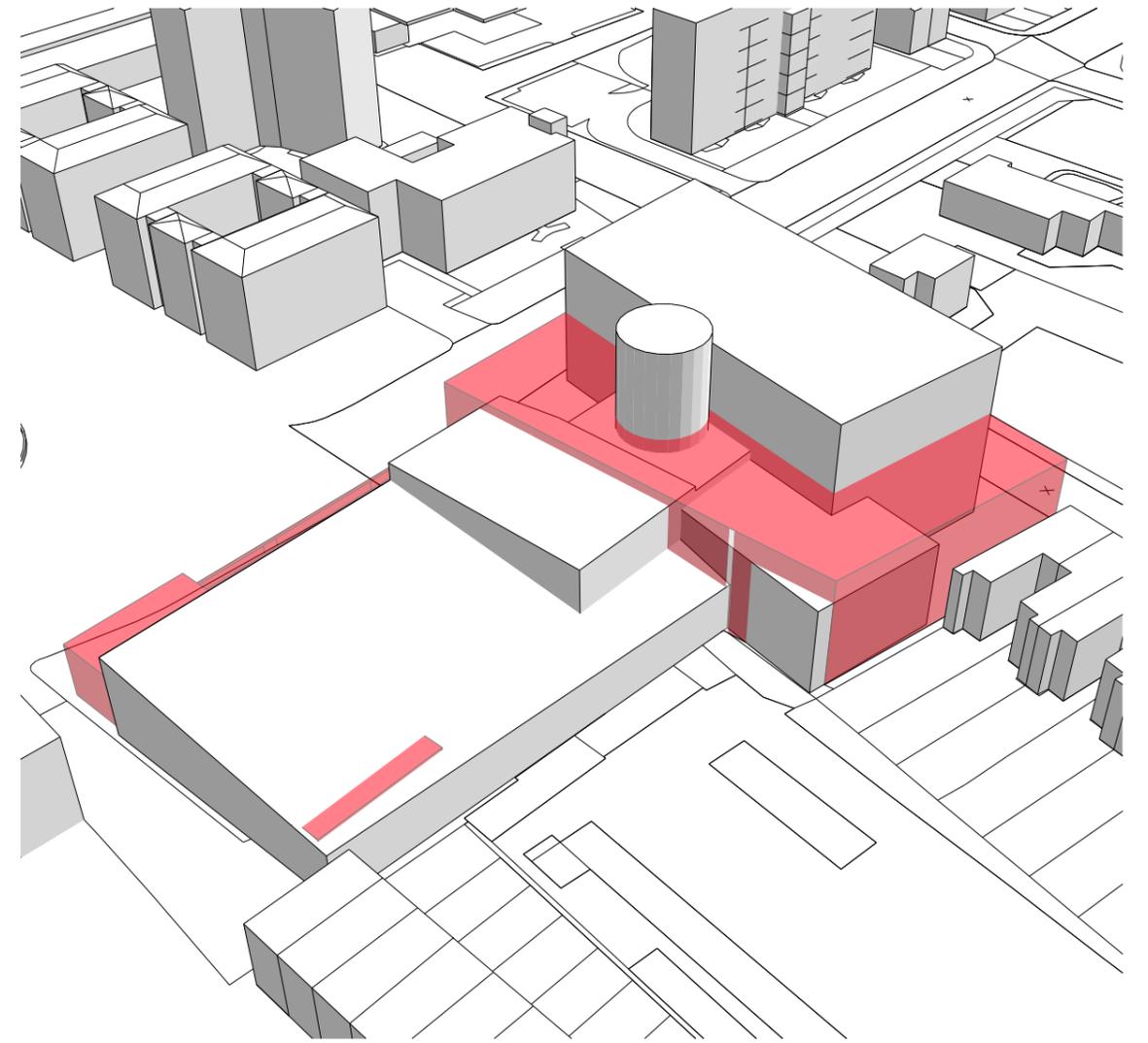
Volume Comparison

Although the proposed leisure centre would be taller than existing Seven Island Leisure Centre the proposed massing would be an improvement in several ways:

- The height is located toward the front of the site and further away from the houses creating a prominent corner
- The height of the proposed building is lower than the existing on the boundary with the houses on Gomm Road.
- It is no larger and no closer to the houses on Lower Road.
- It is set back further from Lower Road creating more public open space and a defined entrance.



OVERVIEW FROM EAST WITH EXISTING BUILDING SHOWN RED



OVERVIEW FROM SOUTH WITH EXISTING BUILDING SHOWN RED