Introduction

Why is a new leisure centre needed?
Significant investment is required to address basic structural and building fabric defects with the existing Seven Islands centre. In addition, the building does not have full access for the disabled. Investment totalling at least £8m is required to address these issues. The council does not consider that this offers value for money as it would not increase the facilities required to address these issues. The council.

Vision for the new leisure centre
• Provide better facilities for a growing population.
• Meet the extra demand created by both our free swim & gym policy and a growing population.
• Comply with Sport England guidance including their requirement that any new centre should provide no less than what was provided before.
• Contribute to improving the health of the borough by encouraging increased participation in physical activity.
• Provide a facility of civic significance that contributes to the regeneration of the area.
• Provide a financially, socially and environmentally sustainable building.
• Create an accessible facility with activities for all the community and an improved user experience.

Site selection considerations

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Purpose of the consultation
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Options Considered
The Council has identified three possible sites outside of the Town Centre for provision of the new Canada Water Leisure Centre:
- Existing Seven Islands Leisure Centre site
- Rotherhithe Police Station site
- Surrey Docks Watersports Centre site

It is not the intention of the Council to explore options 2 or 3 in any more detail.

Refurbishment of the Existing Seven Islands Leisure Centre
The Council has also considered an option to reconfigure and extend the existing centre as a way of maintaining leisure provision and increasing the services we offer at the site.
This approach could possibly be split into two phases (north and south) but there would still be substantial disruption to services including the closure of parts of the building.
The outcome would be sub optimal as there would be under-provision of key parts of the brief such as pool areas, pool changing and gym stations. Our experience is that this solution would be expensive to construct and operate and therefore we are not proposing to take this forward.

Redevelopment of the Seven Islands Site
From summer 2016 the council will be introducing free swim and gym for all it’s residents on certain days of the week and we want all of our Bermondsey and Rotherhithe residents to benefit from this policy.
Proceeding with this option would mean a lack of leisure centre facilities at Canada Water for a period of at least 3-4 years. The council would prefer to maintain continuity of leisure centre services in the area as this is in the best interest of our residents health and well-being.

Pros
- Redeveloped site can accommodate the brief
- It is within the council’s freehold ownership
- Accessible by public transport
- Off street disabled parking, coach drop-off and servicing possible

Cons
- Loss of leisure facilities for 3-4 years
- Site shape would create a less than optimum layout for users
- Demolition site clearance and restricted site likely to result in longer and therefore more costly construction programme
- Proximity to residents On busy main road and periphery of new town centre

Site Location Map

Seven Islands Leisure Centre Site

01 Closure and demolition of existing facility and development of a new leisure centre

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Rotherhithe Police Station site

Pros
- Continuity of leisure facilities
- Accessible by public transport

Cons
- Site cannot accommodate the brief. Size and proportions of key spaces will not fit.
- Site not within the council’s freehold ownership
- Off street accessible parking, coach drop-off and servicing not possible

Surrey Docks Water Sports Centre

Pros
- Continuity of leisure facilities
- It is within the council’s freehold
- Deliverable in 5 years

Cons
- It cannot accommodate the combined leisure centre and water sports centre brief
- Loss of water sports facilities during the construction
- It is on the edge of the catchment area
- Off street accessible parking, coach drop-off and servicing not possible
- Restricted site would result in a challenging construction
- Less accessible by public transport

Canada Water Leisure Centre Site Selection Consultation
The council thinks that the site for the new Leisure centre should be in the new Town Centre for Canada Water. This will be the new heart of the area. It will be full of activity, pedestrian friendly with new open spaces and highly accessible by foot, cycling and public transport. Locating the centre here will allow us to build a new centre before Seven Islands is closed providing continuity of leisure services for our residents. The town centre plan will be phased over many years. We want our new leisure to be in the first phase so it can be open to residents within 5 years.

The choice of where to locate the new leisure to be in the first phase of the Canada Water Masterplan and what would be displaced if a leisure centre were to go there instead. If a leisure centre did not go on the preferred plot, other uses would go there, most likely residential.

This board illustrates what is currently proposed for each plot within the first phase of the Canada Water Masterplan and what would be displaced if a leisure centre were to go there instead. If a leisure centre did not go on the preferred plot, other uses would go there, most likely residential.

Each plot has a value associated with it because of the uses it can accommodate, represented by £££££ in the adjacent boxes. The location, constraints, number of new homes and associated affordable homes, as well as end use jobs the plot creates are all part of these considerations.

### Locations Within the Town Centre

#### Plot 1
- **Role of the Plot:**
  - Start of the High Street
  - Gateway to the Town Centre
  - Marker building for the area
  - Activity on all sides increases safety on adjacent routes with lighting and passive surveillance

- **Current Plot Proposal**
  - Residential GEA 28,000 m²
  - Commercial GEA 10,000 m²
  - Number of end use jobs 420
  - Plot Value £E

- **If Leisure Instead**
  - Pros:
    - Close to new Seven Islands site
    - Close to Canada Water station
    - Close to Canada Water Library
    - On a proposed bus route
  - Cons:
    - Leisure centre does not fit on Plot 01 alone and would require part of Plot 02
    - Overground tunnel is a major constraint on pool
    - Loss of retail continuity and residential use
    - Retail essential for the start of the Town Centre & new High Street
    - Potential location for tall building
    - Could create a back alongDeal Porters Way and dock edge

- **Plot Value**
  - £E

#### Plot 2
- **Role of the Plot:**
  - The first substantial amount of shops along the High Street
  - Shops and cafés along the dock edge create vibrant public spaces
  - Activity on all sides increases safety on adjacent routes

- **Current Plot Proposal**
  - Residential GEA 23,000 m²
  - Number of homes 240
  - Affordable homes produced by the plot 83
  - Retail GEA 2,700 m²
  - Number of end use jobs 115
  - Plot Value £E

- **If Leisure Instead**
  - Pros:
    - Leisure centre can fit as single use
    - Close to current Seven Islands site
    - Close to Canada Water station
    - Close to Canada Water Library
    - On a proposed bus route
  - Cons:
    - Overground tunnel is a major constraint on pool
    - Loss of proposed retail and residential use
    - Loss of retail continuity impacts on the Town Centre & new High Street
    - Solution required for stacked sports hall & pool
    - Creates a back along Deal Porters Way and green link

- **Plot Value**
  - £E

#### Plot 3
- **Role of the Plot:**
  - Heart of the Town Centre
  - Active uses on the Town Square
  - Important office building
  - Key shopping & dining location
  - Activity on all sides increases safety on adjacent routes with lighting and passive surveillance

- **Current Plot Proposal**
  - Retail GEA 7,600 m²
  - Commercial GEA 10,000 m²
  - Number of end use jobs 430
  - Plot Value £E

- **If Leisure Instead**
  - Pros:
    - Within town centre
    - Within green link
    - Close to public transport links
    - On a proposed bus route
  - Cons:
    - Brief only fits with a stacked sports hall & pool
    - Loss of proposed retail use, which is essential for success of the Town Centre & new High Street
    - Overground tunnel is a major constraint on pool
    - May create a back along Deal Porters Way and green link

- **Plot Value**
  - £E

#### Plot 4
- **Role of the Plot:**
  - Heart of the Town Centre
  - Culture & Leisure uses
  - Shops and cafés along the dock edge create vibrant public spaces
  - Activity on all sides

- **Current Plot Proposal**
  - Retail GEA 1,550 m²
  - Hotel GEA 25,000 m²
  - Cultural Leisure GEA 20,000 m²
  - Number of end use jobs 860
  - Plot Value £E

- **If Leisure Instead**
  - Pros:
    - New brief can fit
    - Within town centre
    - Within the green link
  - Cons:
    - Loss of other important town centre culture and leisure uses
    - Active frontages required to all sides at heart of Town Centre
    - Ideal location for central culture/ leisure use of city-wide scale
    - Limited vehicle and bus access

- **Plot Value**
  - £E

#### Plot 5
- **Role of the Plot:**
  - Important office building location
  - Marker building for the area
  - Activity on all sides increases safety on adjacent routes
  - Crucial interaction with the Green Ladder and Canada Water

- **Current Plot Proposal**
  - Residential GEA 22,000 m²
  - Number of units 245
  - Affordable homes produced by the plot 86
  - Retail GEA 2,700 m²
  - Commercial GEA 35,000 m²
  - Number of end use jobs 1,140
  - Plot Value £E

- **If Leisure Instead**
  - Pros:
    - Close to the new park
    - Within the green link
    - Accessible from Surrey Quays Road in the short term
  - Cons:
    - New brief does not fit on site
    - Loss of proposed retail and residential use
    - Active frontages required
    - Delivery time uncertain due to road and utilities constraints
    - Limited vehicle and bus access in long term
    - Potential location for tall building

- **Plot Value**
  - £E

#### Plot 6
- **Role of the Plot:**
  - Activate Deal Porters Way
  - Transition the town centre scale to existing context
  - Leisure uses close to the Town Square & Green Link

- **Current Plot Proposal**
  - Retail GEA 2,203 m²
  - Number of units 85
  - Affordable homes produced by the plot 8
  - Plot Value £E

- **Proposal if not Leisure**
  - Pros:
    - Part constrained by Overground tunnel
    - Loss of existing greenery
    - Prominence to existing residents
  - Cons:
    - New brief fits on the site
    - Single use on the site
    - Utilises natural back for blank frontages while creating active frontage along Deal Porters Way
    - Utilises level change to minimise building size
    - Pool not compromised by tunnel
    - Prominent link with High Street / Green Link
    - On a proposed bus route

- **Plot Value**
  - £E

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Canada Water Leisure Centre Site Selection Consultation

Southwark Council