

Introduction

Purpose of the consultation

The Council has agreed a preferred site for a new leisure centre for Canada Water. The purpose of this consultation is to explain how this decision was reached and to seek your views.

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 within the centre which are needed to meet demand from an increasing population.

Vision for the new leisure centre

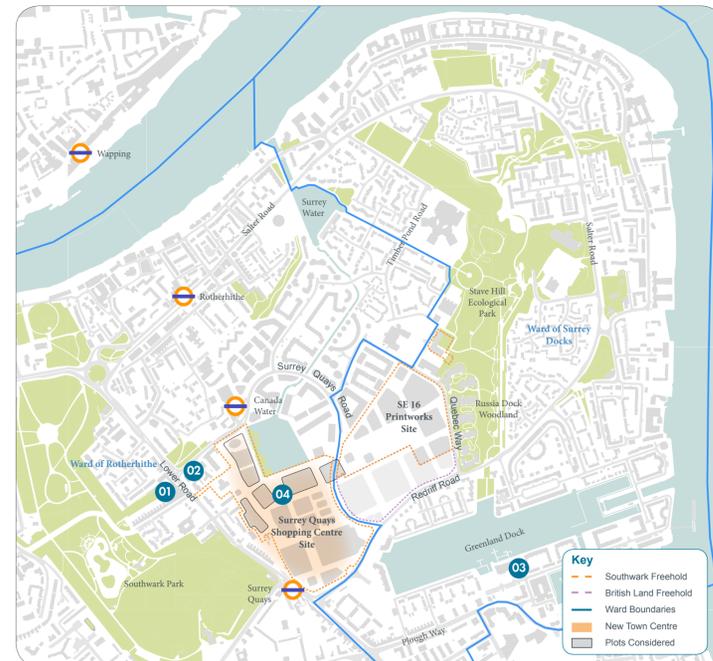
- Provide better facilities for a growing population.
- Meet the extra demand created by both our free swim & gym policy and a growing population.
- Comply with Sport England guidance including their requirement that any new centre should provide no less than what was provided before.
- Contribute to 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.

Sites considered fall into two categories

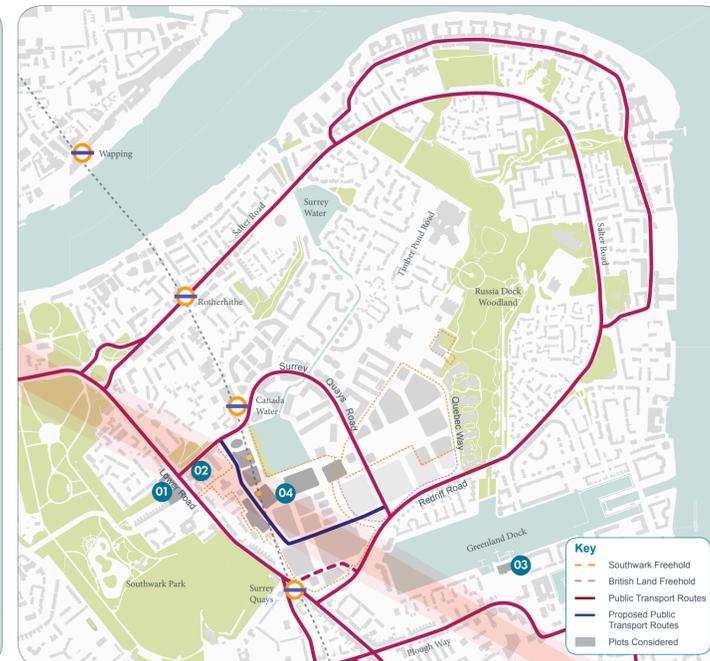
- Sites located outside of the new Canada Water town centre. More details on these sites can be found on Board 2.
- Sites located on land which is the subject of a development agreement between the council and British Land. More details on these sites can be found on Board 3. The Heads of Terms were agreed in November 2015. The council's priorities for this development were agreed by cabinet in November 2014 and included new council homes, financial return to the council to support local services, and jobs for Southwark residents. The choice of site for a leisure centre within this area therefore needs to consider the extent to which development of a particular site contributes to these other important objectives for the council.

Site selection considerations

- 01 Seven Islands
- 02 Rotherhithe Police Station
- 03 Surrey Docks Water Sports Centre
- 04 New Town Centre



Council Land Ownership & The New Town Centre



Transport Connections And Site Constraints

Site Selection Criteria

- The site must be large enough to accommodate the brief.
- Ability to retain freehold ownership of the land so future use of the site and the delivery of its services can be controlled.
- Preference to maintain continuity of leisure services for residents during the development period.
- Funding for essential maintenance has been agreed for the Seven Islands leisure centre to keep it operational for the next 5 years, therefore

- the availability of the new site should facilitate completion by 2021-22. If within the new town centre, this means development plots 01-06.
- Should be capable of being developed in a way which is consistent with the council's planning policies. Therefore sites designated as open space in the Southwark plan have not been considered.
- Able to provide accessible parking spaces, school mini bus/coach drop off space and room for service vehicles.
- Must be easily accessible

- to the catchment area for the Seven Islands facility i.e. Rotherhithe, Surrey Docks, South Bermondsey, Riverside and Livesey wards.
- Easily accessible by public transport

Give Us Your Views

Fill in a questionnaire today or online at:
www.southwark.gov.uk/canadawater
 Email feedback to:
regen.info@southwark.gov.uk
 Feedback by post:
 Canada Water Team
 Floor 5, Hub 1
 Southwark Council
 PO Box 64529
 London SE1P 5LX
 The council's website also has more background information on the project.

Existing Facilities

- 6 Lane 33M Pool
- 60 Work Station Gym
- Disused Learner Pool
- 1 Studio
- Community Hall



Existing Leisure Centre

New Leisure Centre Brief

- 8 Lane 25m Pool
- 150 Station Gym
- Learner Pool
- 3 Studio Spaces
- 4 Court Sports Hall
- Crèche



Indicative Image

Locations Outside the Town Centre

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.

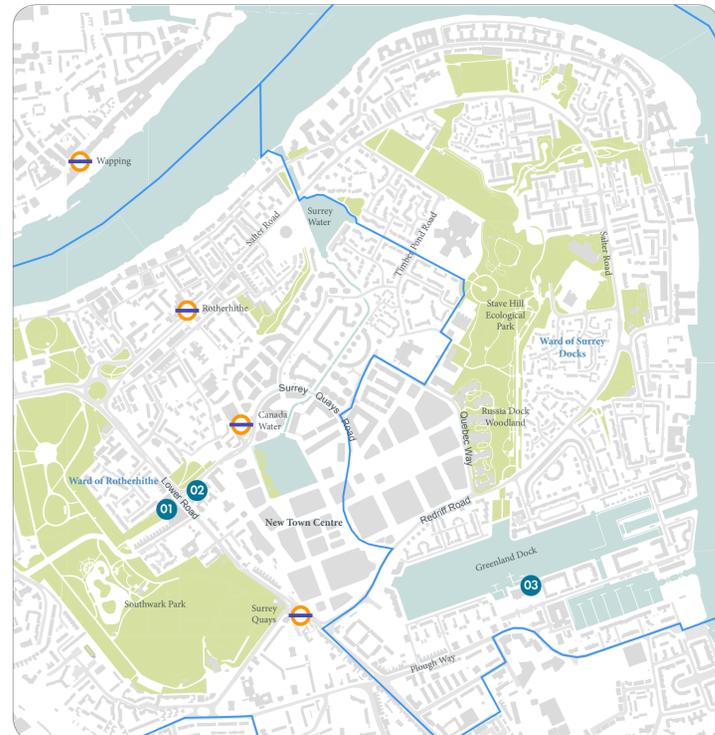
Redevelopment of the Seven Islands Site

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.

Site Location Map

- 01 Seven Islands
- 02 Surrey Docks Water Sports Centre
- 03 Rotherhithe Police Station



02 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



03 Surrey Docks Water Sports Centre

The site is home to Surrey Docks Watersports centre which is a successful and well used facility that was refurbished by the council at a cost of £2.3m in 2009. The facility provides residents with opportunities to participate in kayaking, windsurfing, boating and includes changing facilities, a group exercise studio, gym and indoor cycling studio. For the assessment of this site we have therefore assumed it would be necessary to replace these facilities at the site as part of a larger leisure centre scheme.

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



Above Right: Existing Facilities
Right: Additional facilities do not fit

Seven Islands Leisure Centre Site

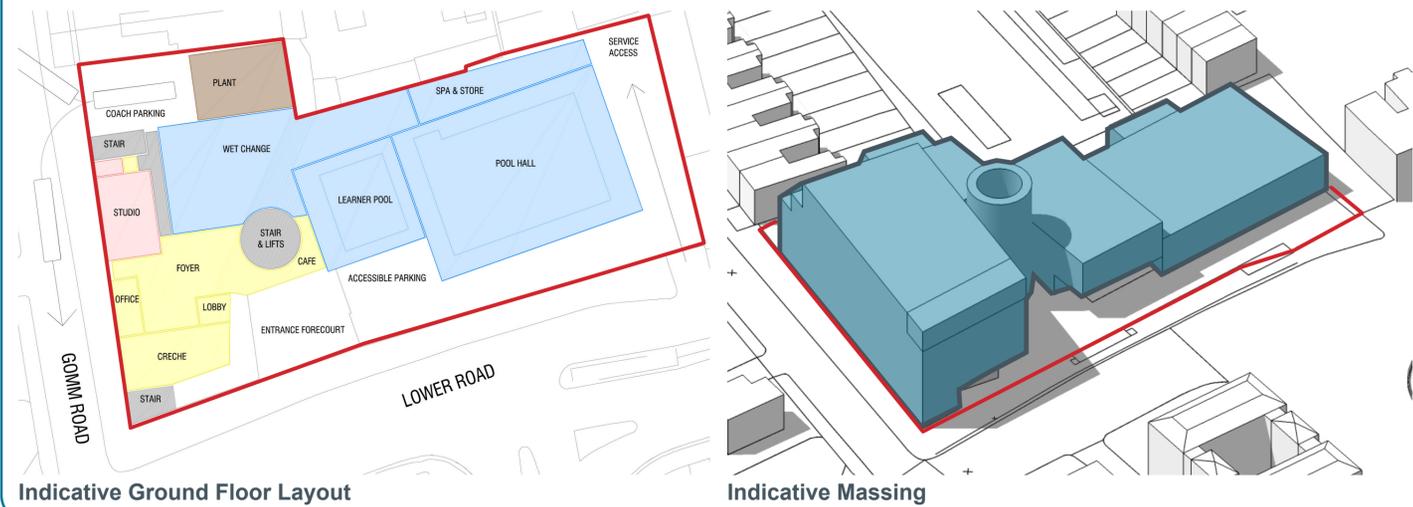
01 Closure and demolition of existing facility and development of a new leisure centre

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



Locations Within the Town Centre

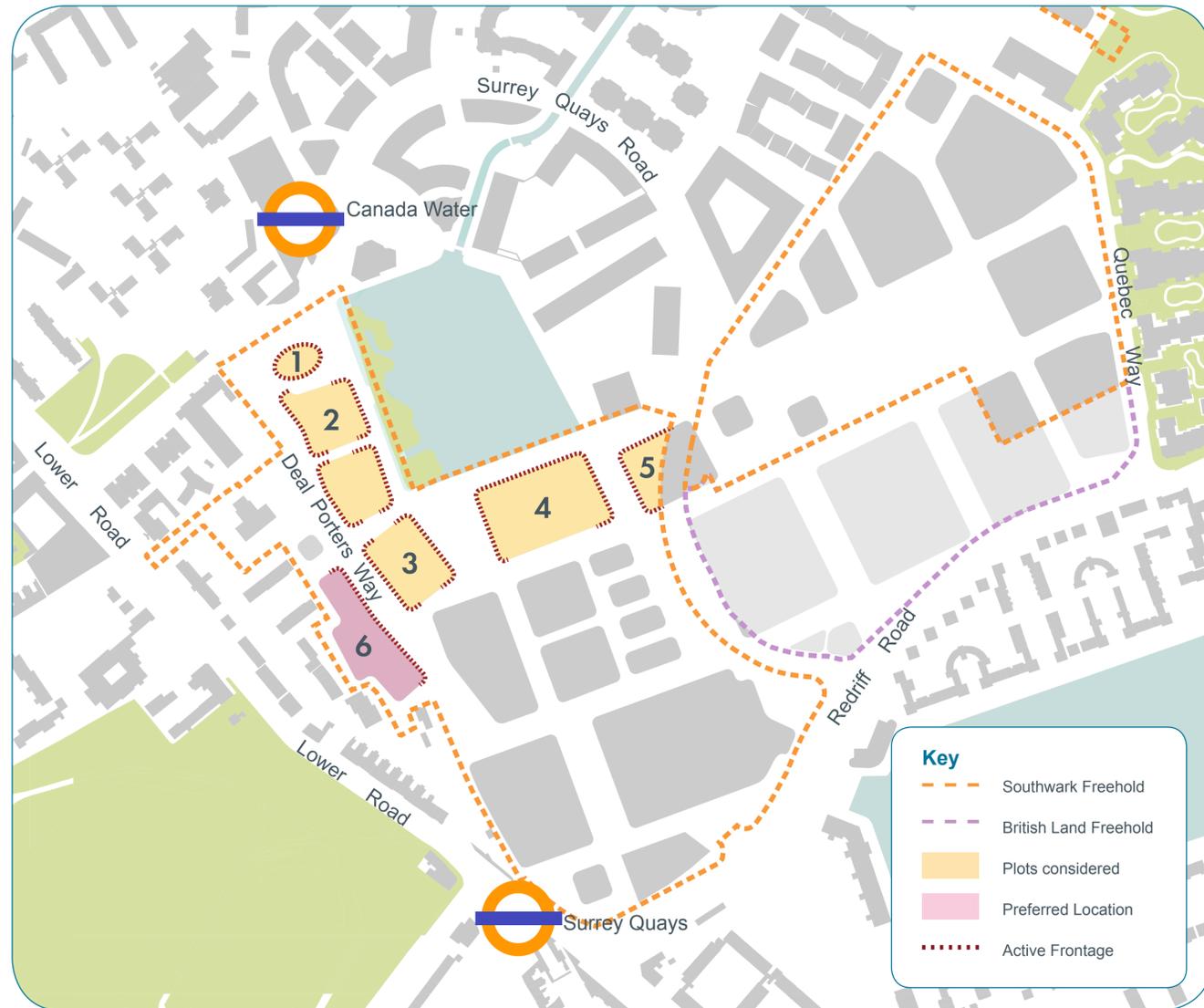
The council thinks that the site for the new Leisure centre should be in the new Town Centre for Canada Water. This will be the new heart of the area. It will be full of activity, pedestrian friendly with new open spaces and highly accessible by foot, cycling and public transport. Locating the centre 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 centre is therefore limited to six plots. The council's preferred location is Plot 6.

Each plot has a crucial role to play in the success of the new Town Centre and the masterplan as a whole. It is a finely balanced mix of uses, placed in order to create generous, safe and active public routes and spaces. Plots 01-06 are deliverable within five years with an early start on site. The existing shopping centre can continue serving the community during construction and operation of the first phase.

Other areas of the masterplan outside of these plots are more constrained by existing leases, meaning there is uncertainty over being able to deliver a new leisure centre within the council's time frame.

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.**



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

ITEM	QUANTITY
Residential GEA	26,000 m ²
Number of homes	300
Affordable homes produced by the plot	105
Retail GEA	350 m ²
Number of end use jobs	15
Plot Value*	£££

If Leisure Instead

Pros:

- Close to current 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 along Deal Porters Way and dock edge

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

ITEM	QUANTITY
Residential GEA	23,000 m ²
Number of homes	240
Affordable homes produced by the plot	83
Retail GEA	2,700 m ²
Number of end use jobs	115
Plot Value*	££

If Leisure Instead

Pros:

- Leisure centre can fit as single use
- Close to current Seven Islands
- 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 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

ITEM	QUANTITY
Retail GEA	3,700 m ²
Commercial GEA	10,000 m ²
Number of end use jobs	820
Plot Value	£

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 4

Role of the Plot:

- Heart of the Town Centre
- Culture & Leisure uses
- Shops and cafés along the dock edge and Town Square create vibrant public spaces
- Activity on all sides

Current Plot Proposal

ITEM	QUANTITY
Retail GEA	1,200m ²
Hotel GEA	25,000 m ²
Cultural/leisure GEA	26,000 m ²
Number of end use jobs	660
Plot Value	££

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 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

ITEM	QUANTITY
Residential GEA	22,000 m ²
Number of units	245
Affordable homes produced by the plot	86
Retail GEA	900 m ²
Commercial GEA	30,000 m ²
Number of end use jobs	2,040
Plot Value	££

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 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

ITEM	QUANTITY
Cultural/leisure GEA	6,202 m ²
Number of end use jobs	85
Plot Value	£

If Leisure

Pros:

- New Brief fits on the site
- Single use on the site
- Utilises natural back for blank frontages whilst 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

Cons:

- Part constrained by Overground tunnel
- Loss of existing greenery
- Proximity to existing residents