

CANADA WATER LEISURE CENTRE



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PROJECT TEAM

Client	Southwark Council
Architect	AFLS+P
Cost Consultant	Stace Construction and Property Consultants
Sport and Leisure Consultant	The Sports Consultancy

1. 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.

In order to assist in the Council's decision making, an options appraisal has been undertaken to assess if the existing Seven Islands Leisure Centre (SILC) is able to meet this aspiration or if a completely new build leisure centre would provide a more appropriate solution.

This appraisal has been undertaken by AFLS+P Architects with the support of Stace Construction and Property Consultants and The Sports Consultancy.

The work completed during this study represents the initial 'Options Appraisal' stage in developing the project. It includes initial consideration of the green link proposals for the provision of a new leisure facility, in both the form of option 1 and the option 2 (as identified in the Council's brief) and an initial assessment of the existing leisure centre.

Next steps have been proposed in section 6. Subject to these next steps our findings at this stage have been:

The existing Seven Islands Leisure Centre (SILC)

- The existing Seven Islands Leisure Centre 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.
- In addition the facilities offered within the existing leisure centre do not meet the minimum requirements highlighted within the option 1 brief and, due to spatial limitations, it would not be possible to provide them within the existing building.
- The existing leisure centre is operating at [REDACTED]

Site 1 (SILC site)

- It would be possible to demolish the existing SILC and replace it with a new leisure centre that would meet the brief for the option 1 facility mix, however;
- There would be significant factors affecting the viability of this option including a loss in continuation of leisure provision during the work, the increased planning risk of building a larger building on the restricted site; and the loss of the potential green link between the Canada Water underground station and Southwark Park.

Site 2

- Site 2 provides an opportunity to build a new leisure centre in the heart of Canada Water's urban centre.
- This is a well connected site with good rail, bus and road links, as well as being positioned on a proposed green link that would run through the Canada Water regeneration area
- The site could accommodate the facility requirements of either the option 1 or the option 2 brief. Although a facility mix somewhere between these two briefs may provide the optimum mix.
- The existing leisure centre could remain in operation until the new leisure centre is ready thereby maintaining continuity of service.
- There are no existing buildings occupying the site and subject to agreement from the car park operators the site could become available relatively easily.

Site 3

- Site 3 could offer similar benefits to site 2, with the ability to accommodate both briefs and allow continuity of service during the development.
- However this site is less centrally located.
- It will also be subject to the master plan proposals for the Harmsworth Quay (former Printworks site) currently underway.

2. BRIEF

2.1. NEW LEISURE CENTRE

The Council has identified three potential sites that could accommodate a new leisure centre at Canada Water. An assessment has been undertaken to ascertain whether these sites could accommodate the Council's Option 1 and Option 2 leisure requirements and also the budget that would be required to deliver these new facility variations.

The three potential sites are:

Site 1

The site of the existing Seven Islands Leisure Centre on Lower Road.

Site 2

The existing car park site on Deal Porters Way. It is important to note that the eastern portion of the site accommodates a London underground train line.

Site 3

Part of the existing Harmsworth Quay's site. This site forms part of an ongoing master plan, not forming part of this study. Therefore with the guidance of the Council an approximate site area equal to that of site 2 has been assumed.

OPTION 1 AND OPTION 2 BRIEF REQUIREMENTS

The Council have identified their requirements for Option 1 and Option 2 variations as follows:

Option 1

Zones:

- Entrance area & reception
- Pool Halls, 25m 6-lane swimming pool & learner pool
- Viewing area (both pools)
- Wet changing areas
- Spa suite (sauna & steam)
- 4 court sports hall
- 140 station resistance and cardio training gym
- Cycle exercise suite (26 bikes)
- 2 x 100 sq.m multipurpose exercise studios
- Dry changing facilities for non-pool activities
- Crèche & external play area (for 20 children)
- Cafe facilities (60 covers min)
- Staff room & changing facilities
- On-site disabled car parking provision and access

- Secure staff cycle storage
- Visitor cycle parking
- Accessibility and availability
- Support accommodation - public areas
- Support accommodation - non-public areas
- Plant rooms
- Roof top 5-a-side football pitch

Option 2

Zones:

- Entrance area & reception
- Pool Halls, 25m 8-lane swimming pool & learner pool with moveable floor (14m x 14m)
- Viewing area (50 people for main pool, 30 people for learner pool)
- Wet changing areas
- Spa suite (sauna & steam 12 people capacity each)
- 8 court sports hall
- 2 squash courts
- 140 station resistance and cardio training gym
- Cycle exercise suite (31 bikes)
- 2 x 150 sq.m multipurpose exercise studios
- 1 x 100 sq.m yoga room
- Dry changing facilities for non-pool activities
- 6 x 12 sq.m treatment rooms
- 2 x 40 sq.m meeting/training rooms
- 1 x climbing wall
- Crèche & external play area (for 30 children)
- Soft play area (40 children)
- Cafe facilities (70 covers min)
- Staff room & changing facilities
- On-site disabled car parking provision and access
- Secure staff cycle storage
- Visitor cycle parking
- Accessibility and availability
- Support accommodation - public areas
- Support accommodation - non-public areas
- Plant rooms
- 2no. roof top 5-a-side football pitches

2.2. REFURBISH & ENHANCE THE EXISTING LEISURE CENTRE

The Council has identified an £8m refurbishment budget for the existing leisure

centre and have commissioned a structural survey of its current state (outside of the scope of this options appraisal). The Council wish to further understand what improvements and enhancements can be achieved within the available remaining budget, once major repairs and life cycle works have been carried out.

Furthermore the police service have undertaken a property review and decided to close the Rotherhithe station located opposite the existing leisure centre on Lower Road. The Council would be keen to assist the police in having a home in the Rotherhithe area and suggested use of part of the SILC. An assessment of the feasibility of this option has been undertaken and incorporated within the report.

2.3. GREEN LINK

The Council would like to form a green link for pedestrians and cyclists that would connect Southwark Park to the leisure centre and on to the transport link and connecting to the canal.

2.4. COSTS

High level indicative costs have been undertaken for the new build option 1 and option 2, and based on site 2 as the benchmark site. Indicative costs for the relocation of the police service facilities have also been carried out. Summaries are included within the main report and the full costing report by Stace is included as Appendix A.

2.5. BUSINESS CASE

As an additional requirement a review of business case for the possible options has been undertaken by The Sports Consultancy, and is included as Appendix B.

3. GREEN LINK

3.1. PROPOSAL

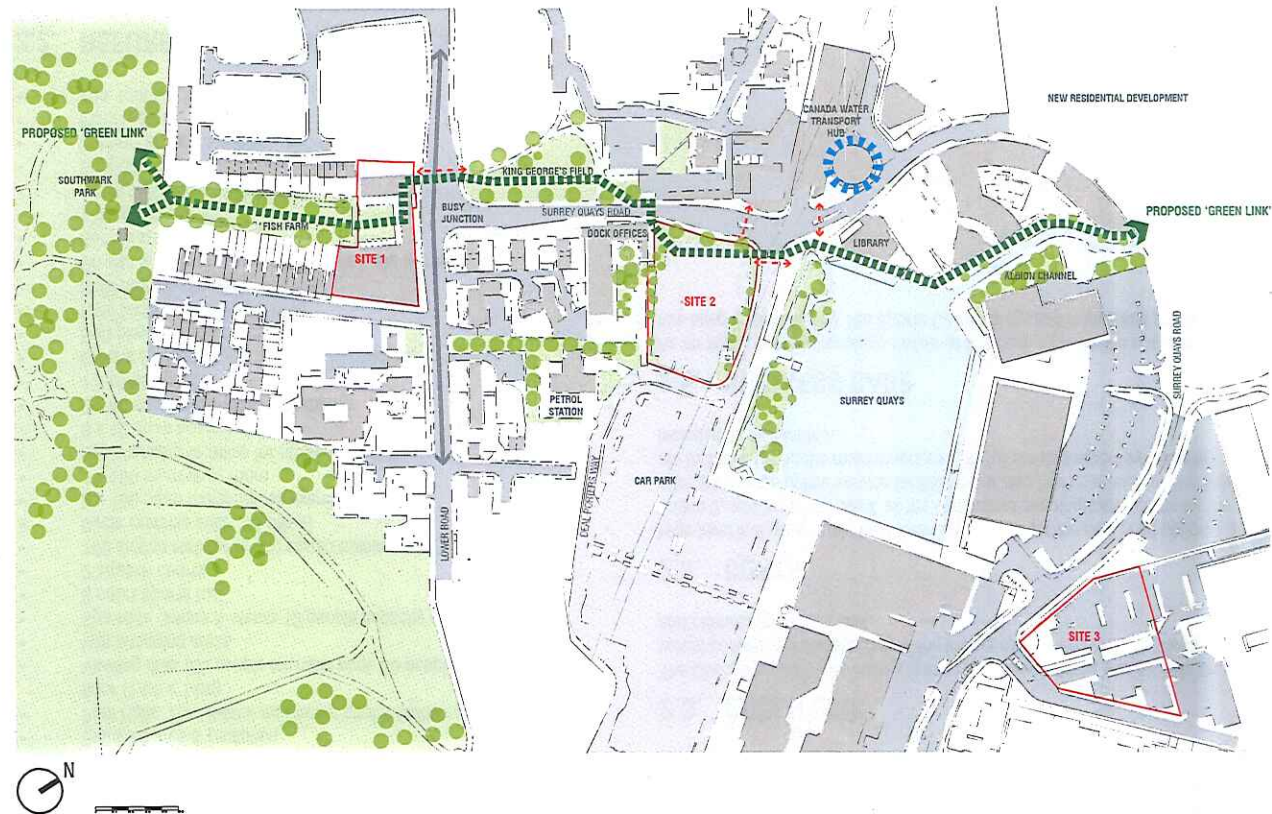
The Council's aim is to form a new route for pedestrians and cyclists through Canada Water urban area linking Southwark Park to the leisure facilities, to the transport hub, to Canada Water, the library and civic plaza and onwards to the canal and Surrey Water beyond.

Visual connection using focal points along the link, visible one to the next, will facilitate intuitive way-finding along the length of the green link. As a result physical signage could be reduced to a minimum and be provided in support of a clear and legible route.

Along the route of the green link a number of focal points already exist that can act as visual connections for the new link. For example heading south west the path alongside the Albion Channel is already an established green route for pedestrians and cyclists. The recently built 'iconic' library provides a shining bronze coloured place marker, both for itself as a civic building, but also for the adjacent Canada Water transport hub and public square. To the south of the library Canada Water itself provides open water with landscape, amenity, wildlife and recreational value. Further to the west the perimeter of Site 2 is tree lined forming a natural green connection. This is continued across the road and into King Georges Field. Leaving King Georges Field the connection is interrupted physically by the busy Lower Road and visually by the existing SILC building.

There is a desire to incorporate the Fish Farm (also known as the Old Nursery) into the green link and bring it back into active use. The Fish Farm is connected to the park at the point of the cafe and park rangers office, but is not open to the general public. It currently forms a dead end condition blocked at the north east end by the existing Seven Islands Leisure Centre (SILC).

Remodelling and partial demolition of the existing SILC would be required in order to open a route through the site to form the link, however this would have a significant impact on the buildings ability to provide the current leisure facilities. Alternatively if one of the other sites is selected for the development of a new leisure centre the existing SILC site could be released for redevelopment (see section 5).





SOUTHWARK PARK

Southwark Park was opened in 1869 it covers 63 acres and was refurbished in 1998. Among the facilities there is a band stand, an Old English cottage garden, a rose garden, cafe, wildlife garden, boating lake and art gallery. The sports facilities available include an athletics track, bowling green, football pitches and tennis courts. Although the dominant tree species is the London Plane, there are also less common species such as Silver Maple, Red Oak Walnut and Swamp Cypress



KING GEORGE'S FIELD

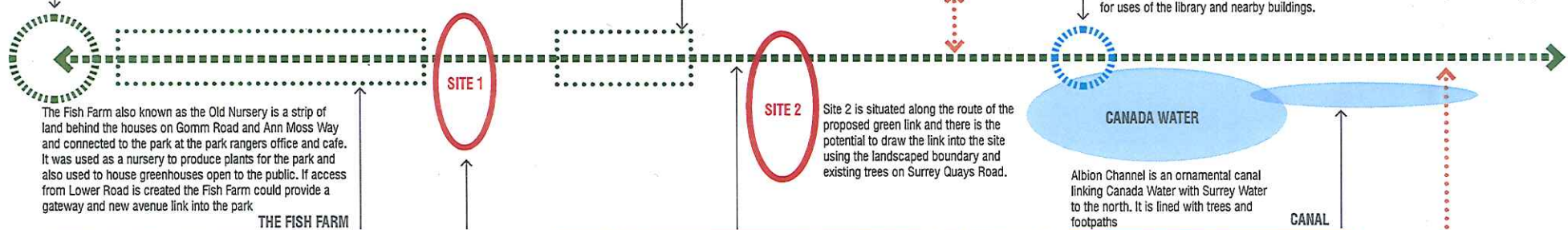
King George's Field is an attractive green space, and features a children's playground, a tarmac ball court, green spaces, benches and mature trees.



LIBRARY

The library completed in 2011 is a bronzed hexagonal building with a perforated facade and a green roof. It is 4 storey's high and houses a library space, cafe and performance space. It faces onto Canada Water and a new public plaza. The form is derived from a limited footprint and the desire to avoid multiple levels. The inverted pyramid form allows minimal accommodation on the ground floor, thereby maximising the plaza space and allowing the greater area of the library to be accommodated on one storey. The new civic plaza forms a space for markets, festivals and other activities and events as well as general amenity space for uses of the library and nearby buildings.

Canada Water station is London Underground station (Jubilee Line), an Overground station and a bus station.



The Fish Farm also known as the Old Nursery is a strip of land behind the houses on Gomm Road and Ann Moss Way and connected to the park at the park rangers office and cafe. It was used as a nursery to produce plants for the park and also used to house greenhouses open to the public. If access from Lower Road is created the Fish Farm could provide a gateway and new avenue link into the park

THE FISH FARM



Site 1 intersects the green route, with the existing SILC acting as a barrier. Redevelopment of the site could provide the opportunity to open this link to the Fish Farm.



Site 2 is situated along the route of the proposed green link and there is the potential to draw the link into the site using the landscaped boundary and existing trees on Surrey Quays Road.

Albion Channel is an ornamental canal linking Canada Water with Surrey Water to the north. It is lined with trees and footpaths

CANAL



Situated approximately 200m away from the canal and behind the Decathlon store, site 3 is remote from the proposed green route and does not have any direct visual connection

4. NEW LEISURE CENTRE

4.1. POTENTIAL SITES

The Council have identified three potential sites that could accommodate a new leisure centre at Canada Water:

Site 1

The site of the existing Seven Islands Leisure Centre on Lower Road.

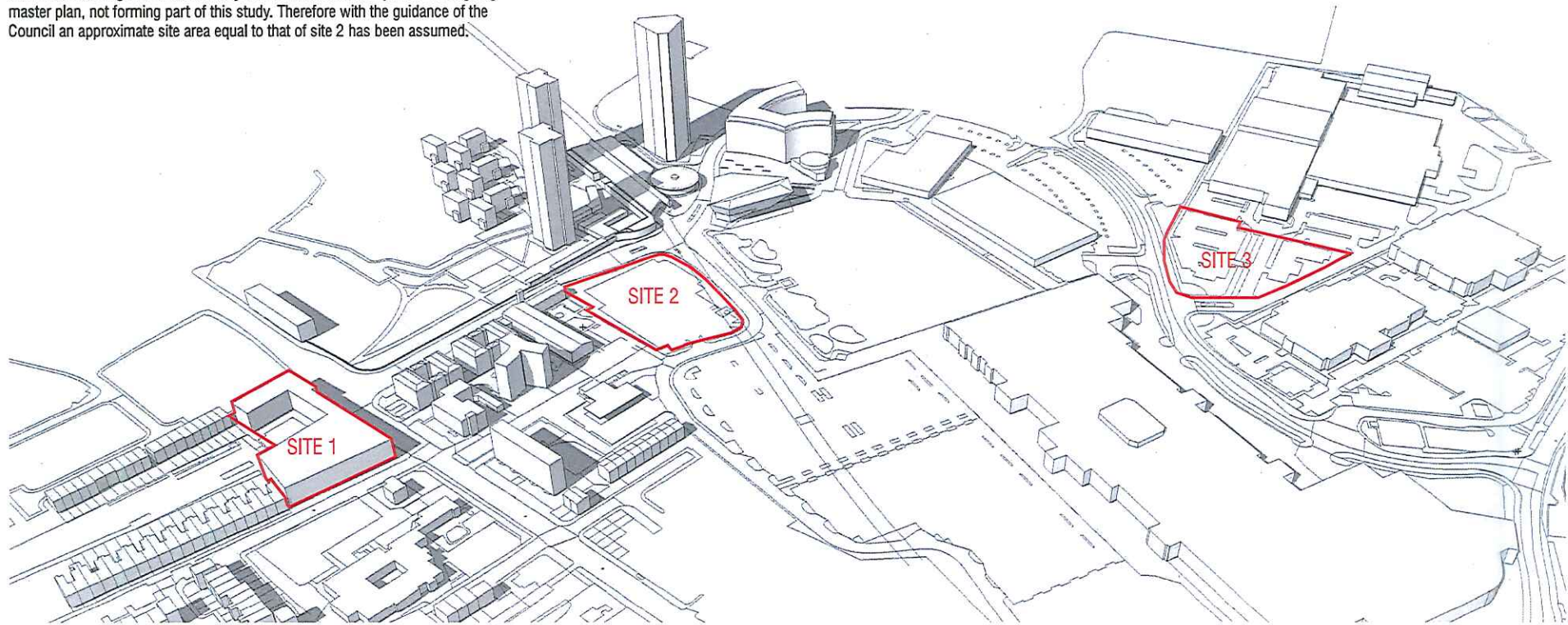
Site 2

The existing car park site on Deal Porters Way.

Site 3

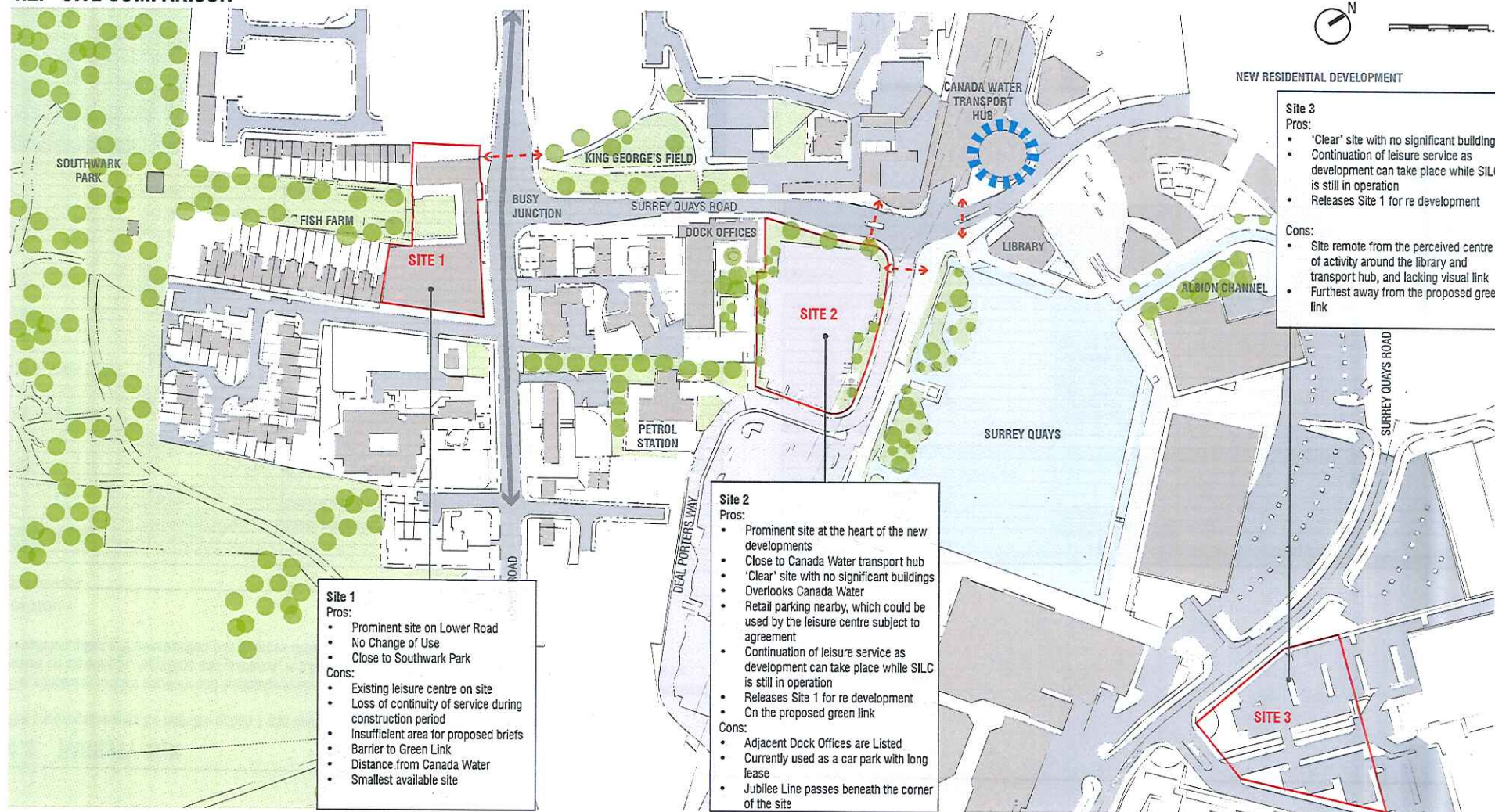
Part of the existing Harmsworth Quay's site. This site forms part of an ongoing master plan, not forming part of this study. Therefore with the guidance of the Council an approximate site area equal to that of site 2 has been assumed.

SITE AREA	Site 1	Site 2	Site 3
Sq.m	3,629	5,550	5,550
Hectares	0.36	0.56	0.56
Acres	0.9	1.37	1.37



OVERVIEW OF THE THREE SITES

4.2. SITE COMPARISON



4.3. FACILITY MIX

The brief requirements for both the option 1 and option 2 have been developed into facility mix schedules.

The schedules include ancillary and additional spaces not specifically identified in the brief. Areas have been calculated based on experience, regulation and guidance, in particular Sport England guidance documentation. Allowances for circulation, plant and construction (net to gross allowance) have also been included.

OPTION 1

Accommodation	Notes	Area sq.m (NIFA)		
General				
Foyer & Reception	Entrance Lobby	18		
	Reception Area and Foyer	Including marketing area, vending and fast track entry	200	
	Reception Desk		25	
	Buggy Store	Open area off reception area and visible from reception desk	5	
	Vending Store		3	
Café	Café	60 covers @ 1.5sq.m/cover	90	
	Servery		25	
	Kitchen		70	
	Store		15	
W.C. Accommodation	Male W.C.		15	
	Female W.C.		18	
	Accessible W.C.		3	
Children's Zone	Creche	Suitable for 20 children	50	
	Kitchenette		6	
	W.C.'s		9	
	Store		4	
Staff	General Office		25	
	Comms Room		12	
	Office Meeting Room		12	
	Cash Office		8	
	Staff Accessible W.C.		3	
	Staff Changing		3	
	Store		4	
	Cleaner's Store		4	
	Staff Cycle Store (internal)		20	
	Bin Store	External		20
General Area Total sq.m		674		

Wet Areas			
Pool Hall	Swimming Pool	6 lane, 25 x 13m pool tank, 1-2m depth fixed profile with easy access steps and platform lift	810
	Learner Pool	13 x 7m pool 0.6-0.9m depth with access steps	inc. above
	Pool Store	SE standards req 10-20%	62
	First Aid Room		12
	Changing Area	Village change inc. male and female W.C.'s, family change, team/school change, accessible changing	300
	Changing Places Room		15
	Cleaner's Store		15
	Pool Viewing Area	inc. as part of the café	0
Spa Suite	Sauna		9
	Steam Room		9
	Showers		2
	Spa Changing	inc. above	39
	Spa Plant		4
Pool Area total sq.m		1278	

Dry Areas			
	Sports Hall	4 court sports hall (34.5m x 20m) with 7.5m clear height suitable for recreational use, SE guidance	690
	Store	12.5% of sports hall area, SE guidance	86
	Changing Area	Including showers	80
	Male W.C.		9
	Female W.C.		9
	Accessible W.C./Changing		8
Sports Area Total sq.m			880

Health & Fitness Suite			
	Gym	140 Station gym, based on 5 sq.m per station	700
	Gym Store	5% of gym area	35
	Studio 1	multi-purpose exercise studio	100
	Studio 1 Store	10% of studio area	10
	Studio 2	multi-purpose exercise studio	100
	Studio 2 Store	10% of studio area	10
	Studio 3	Cycle exercise suite (26 bikes), based on 3sq.m per bike	78
	Studio 3 Store	10% of studio area	8
Changing Area		100	
Health & Fitness Area Total			1141

Circulation			
	Stairs x 3	Based on SE ASCP Standards	90
	Lifts x 2	Based on SE ASCP Standards	12
	Horizontal Circulation (GF)	Based on SE ASCP Standards	145
	Horizontal Circulation (FF)	Based on SE ASCP Standards	145
Circulation Total sq.m			392

Subtotal NIFA sq.m	4365
Net Allowance for Plant (15%)	655
Total NIFA sq.m	5019
Net to Gross Allowance (5%)	251
Total GIFA Sq.m	5270

Excluded from area calculations:

5-a-side football pitch on roof
Visitor Cycle Areas
Car Parking
External Play Area

OPTION 2

ACCOMMODATION	NOTES	AREA SQ.M (NIFA)
General		
Foyer & Reception	Entrance Lobby	18
	Reception Area and Foyer	200
	Reception Desk	25
	Buggy Store	5
	Vending Store	3
Café	Café	70 covers @ 1.5sq.m/cover
	Servery	29
	Kitchen	82
	Store	18
W.C. Accommodation	Male W.C.	15
	Female W.C.	18
	Accessible W.C.	3
Children's Zone	Creche	Suitable for 30 children @2.5sq.m/child
	Kitchenette	9
	W.C's	9
	Store	6
	Soft Play	Suitable for 40 children
Meeting/Training	Meeting and Training Rooms	2 x 40sq.m
Staff	General Office	25
	Comms Room	12
	Office Meeting Room	12
	Cash Office	8
	Staff Accessible W.C.	3
	Staff Changing	12
	Store	6
	Cleaner's Store	4
	Staff Cycle Store (internal)	25
	Bin Store	External
		General Area Total sq.m
		927
Wet Areas		
Pool Hall	Swimming Pool	8 lane, 25 x 17m pool tank, 1-2m depth fixed profile with easy access steps and platform lift
	Learner Pool	14 x 14m pool 0.6-0.9m depth with access steps
	Pool Store	SE standards req 10-20%
	First Aid Room	12
	Changing Area	Inc. male and female W.C's, family change, team/school change, accessible changing
	Changing Places Room	15
	Cleaner's Store	15
	Pool Viewing Area	50 people for main pool and 30 people for learner pool. Based on SE ASCP Standards
Spa Suite	Sauna	12 person capacity
	Steam Room	12 person capacity
	Showers	3
	Spa Changing	45
	Plant	4
		Pool Area total sq.m
		1748

Dry Areas			
	Sports Hall	8 court sports hall (34.5m x 40m) with 8.3m clear height suitable for recreational use. SE guidance	1380
	Store	12.5% of sports hall area. SE guidance	173
	Changing Area	Including showers, for sports hall, climbing wall	160
	Male W.C.		18
	Female W.C.		18
	Accessible WC/Changing		6
	Squash Court 1	9.75 x 6.4 x 5.84m	63
	Squash Court 2	9.75 x 6.4 x 5.84m	63
	Climbing Wall		100
			Sports Area Total sq.m
			1981
Health & Fitness Suite			
	Gym	150 Station gym, based on 5 sq.m per station	750
	Gym Store	5% of gym area	38
	Consultation Room	Associated with gym	25
	Studio 1	multi-purpose exercise studio	150
	Studio 1 Store	10% of studio area	15
	Studio 2	multi-purpose exercise studio	150
	Studio 2 Store	10% of studio area	15
	Studio 3	Cycle exercise suite (31 bikes), based on 3sq.m per bike	93
	Studio 3 Store	10% of studio area	9
	Yoga Room		100
	Changing Area		150
Treatment Rooms	Treatment Rooms	6 x 12sq.m	72
			Health & Fitness Area Total
			1567
Circulation			
	Stairs x 4	Based on SE ASCP Standards	120
	Lifts x 2	Based on SE ASCP Standards	12
	Horizontal Circulation (GF)	Based on SE ASCP Standards	125
	Horizontal Circulation (FF)	Based on SE ASCP Standards	125
	Horizontal Circulation (SF)	Based on SE ASCP Standards	76
			Circulation Total sq.m
			458

Subtotal NIFA sq.m	6681
Net Allowance for Plant (15%)	1002
Total NIFA sq.m	7683
Net to Gross Allowance (5%)	384
Total GIFA Sq.m	8067

Excluded from area calculations:

- 5-a-side football pitches on roof
- Visitor Cycle Areas
- Car Parking
- External Play Area

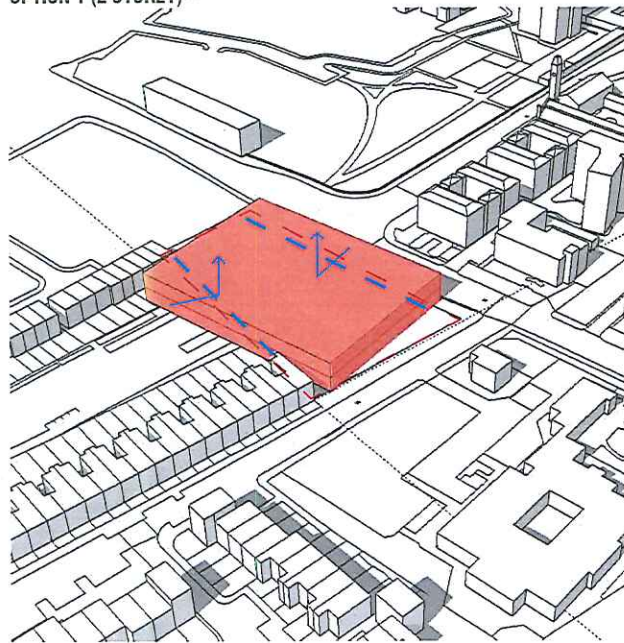
4.4. SITE FIT

Simple building volumes derived from each accommodation schedule have been used to assess 'fit' on each of the three sites.

The volume for option 1 has accommodation on two storeys, including two storey volumes for the pool hall and sports hall. It will also require basement level pool tank and plant space (not shown). This allows for an efficient leisure layout to be created.

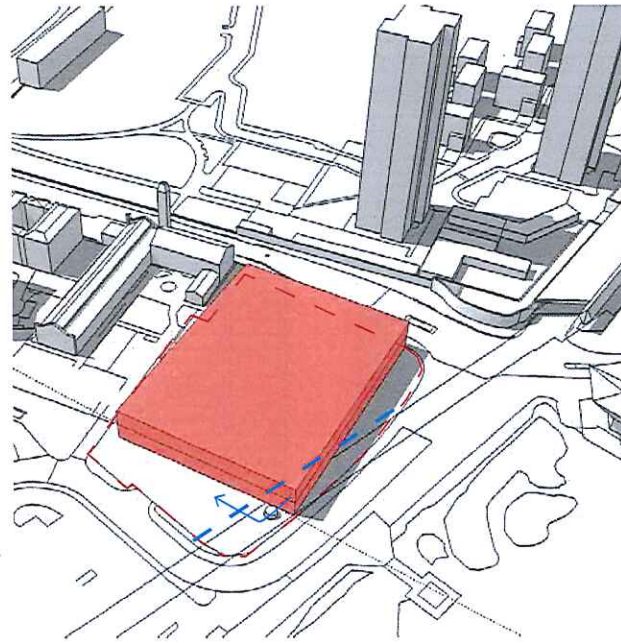
If Option 2 is arranged over two storeys, however, the building foot print will exceed the area of each of the sites. Therefore for Option 2 the simple volume been configured over 3 floors, plus a basement level.

OPTION 1 (2 STOREY)



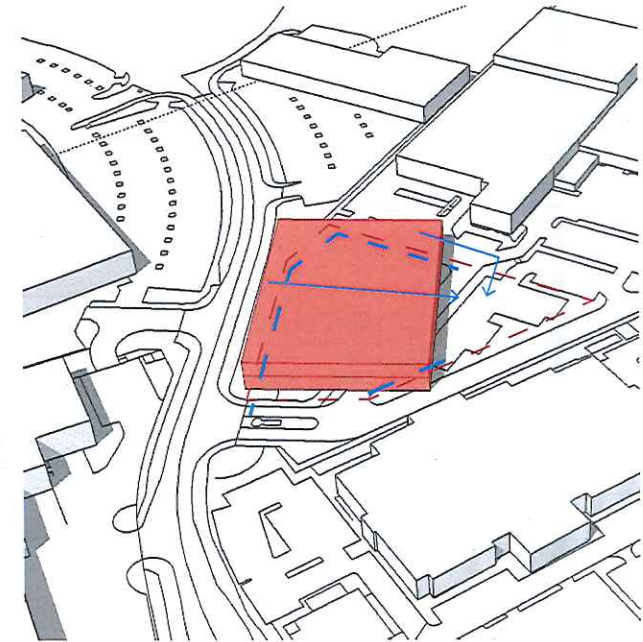
SITE 1

- Building volume exceeds the site footprint
- Volume could be re-configured fit within the site boundary however this is likely to increase the height of the building & an extra storey may be required.
- External space for accessible parking, service access & public circulation will be minimal



SITE 2

- Building volume fits within the site footprint
- The volume would need to be re-configured to avoid over sailing the LUL tube line.
- Space is available for accessible parking, service access and public circulation



SITE 3

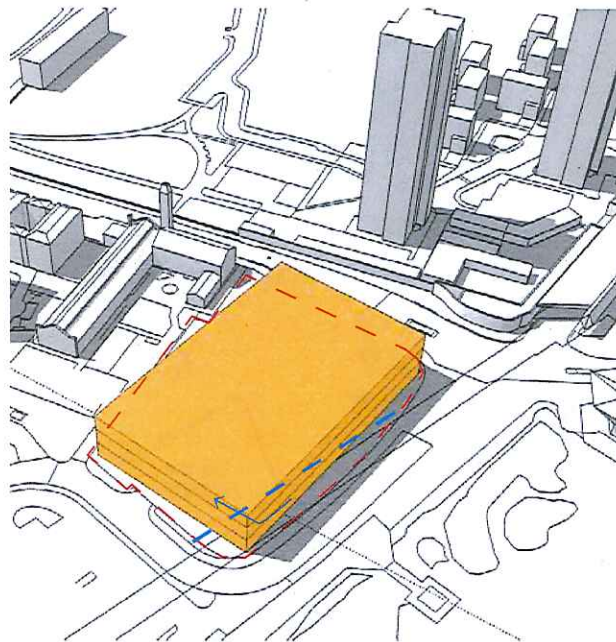
- Building volume could fit within the notional site footprint, but would need to be re-configured to suit the triangular site.
- Space is available for accessible parking, service access and public circulation

OPTION 2 (3 STOREY)



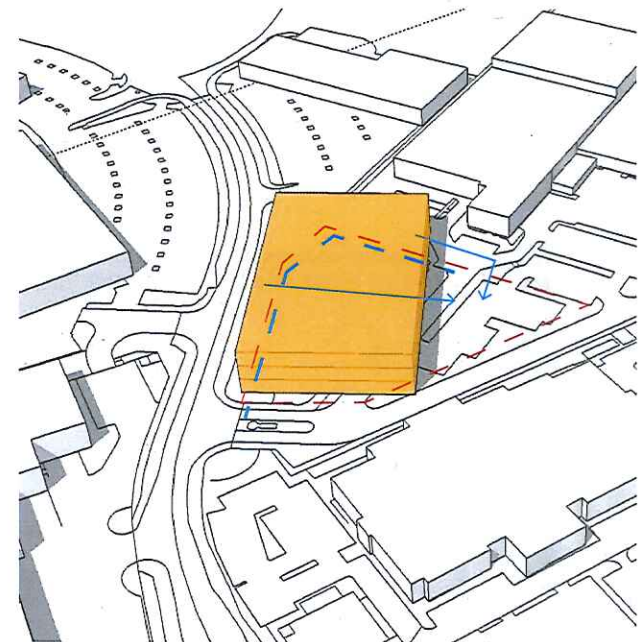
SITE 1

- Building volume exceeds the site footprint
- Fixed volume of the 8 court sports hall will not fit on this site.
- Space for accessible parking, service access and public circulation is limited, however basement level parking could be an option



SITE 2

- Building volume fits within the site footprint, but will require design development to ensure best fit.
- Fixed dimensions of the pool hall and 8 court sports hall reduce re-configuration options.
- Space for accessible parking, service access and public circulation is limited



SITE 3

- Building volume could fit within the notional site footprint, but would need to be re-configured to suit the triangular site.
- Fixed dimensions of the pool hall and 8 court sports hall reduce re-configuration options.
- Space for accessible parking, service access and public circulation limited.

4.5. DEVELOPMENT OF SITE 1

Option 1 can be accommodated within the boundary of the existing Seven Islands Leisure Centre site.

Key factors to take into account with this option:

- All of the site will need to be utilised.
- As a result external circulation will be restricted to the width of the existing footpath, as is the case with the current leisure centre. Further design would be required to alleviate congestion, by possibly removing the existing ramp and providing an internal layout that improves flow.
- The existing separate basement areas (parking, pool undercroft and plant) will need to be extended and linked to provide service and plant access, and vehicular and pedestrian circulation.
- Continuation of the leisure provision during the work would not be possible.
- The ability to create a green link to the park would be lost. (see section 3).
- It would not be feasible to include a new police facility on this site (see section 5), without having a major impact on the layout and operation of the proposed leisure centre.
- In order to accommodate the required facility mix for Option 1 it would be necessary to stack some of the facilities and thereby increase the height of the building.
- Potential planning implications associated with a relatively large building overlooking the adjacent housing.
- There may be a particular reason, preventing construction on the existing courtyard, which would need to be investigated further.



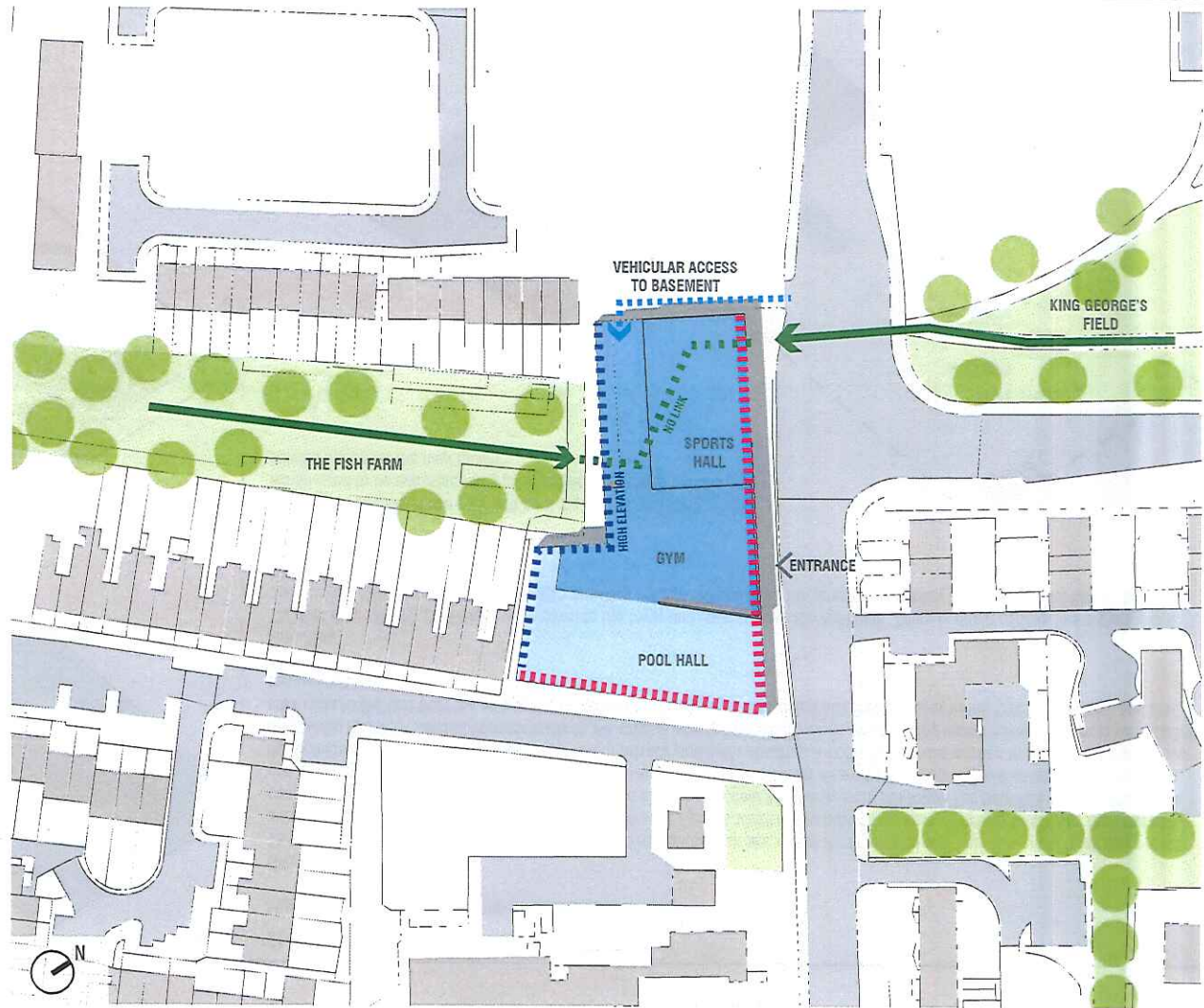
SITE PLAN

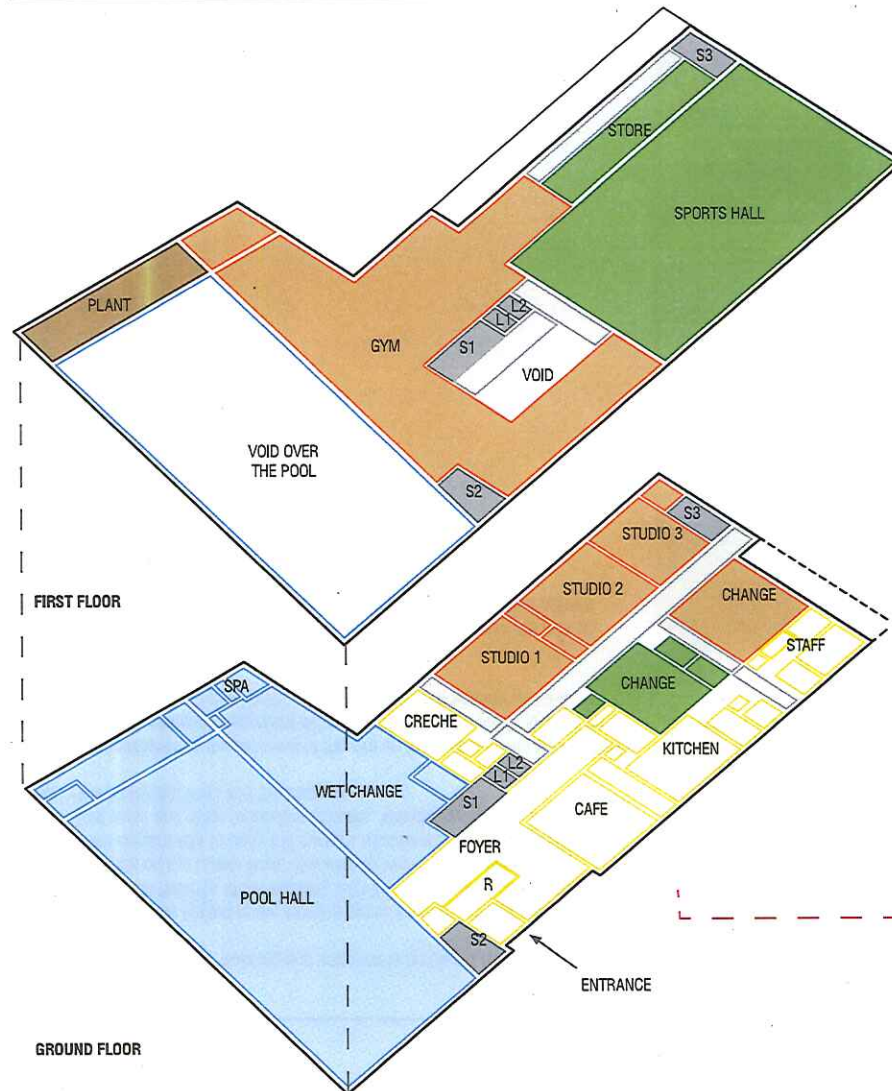
The principle facade of the building and entrance is on Lower Road.

External circulation is limited to the existing public footpath wrapping around the north and the east facades of the building with the public entrance and pedestrian access set back on the Lower Road elevation to improve circulation. There would be the opportunity to unify the surface treatment and remove unnecessary ramps, light wells and other redundant features. Vehicles would use the existing ramp to the basement level and the car park.

The pool is positioned to the east end of the site on the junction with Gomm Road to benefit from the existing basement excavation. The sports hall is located on the north west of the site positioning this fixed dimension volume as far away from the housing as possible.

Back of house servicing of the building would be restricted due to the lack of external space, however the situation could be managed, with limited service access to the rear of the building or via the basement.





FLOOR LAYOUTS

Indicative floor plans illustrate the potential layout of Option 1:

Ground Floor

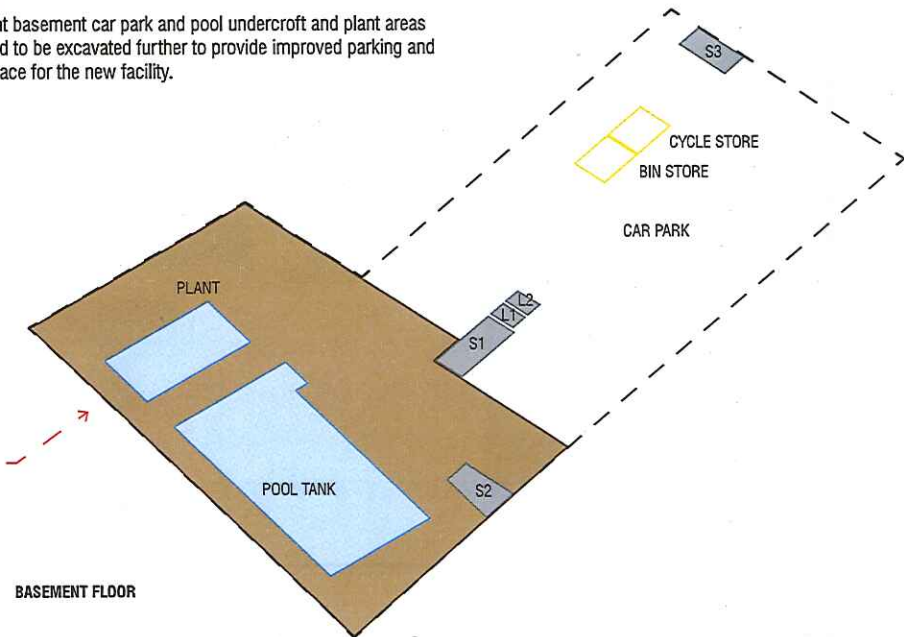
The building is entered from Lower Road. An island reception desk sits within the foyer area and provides a fast track entry route and information point. An open cafe shares this hub space and is visible from outside via floor to ceiling windows. The pool hall can be viewed at one end of the foyer area. The wet change is accessed directly from the foyer. The pool hall is accessed via the wet changing area and contains both the main pool and learner pool. Glazing all around the pool hall will create a visual link with the outside, but be regulated to provide sufficient privacy and solar shading. A corridor provides access to the dry changing areas and studio space. A second corridor leads to the crèche with the possibility of an external play space beyond. An accommodation stair rises to the first floor via an open well linking the two storeys, in addition lifts link the foyer to the first floor landing and the basement below.

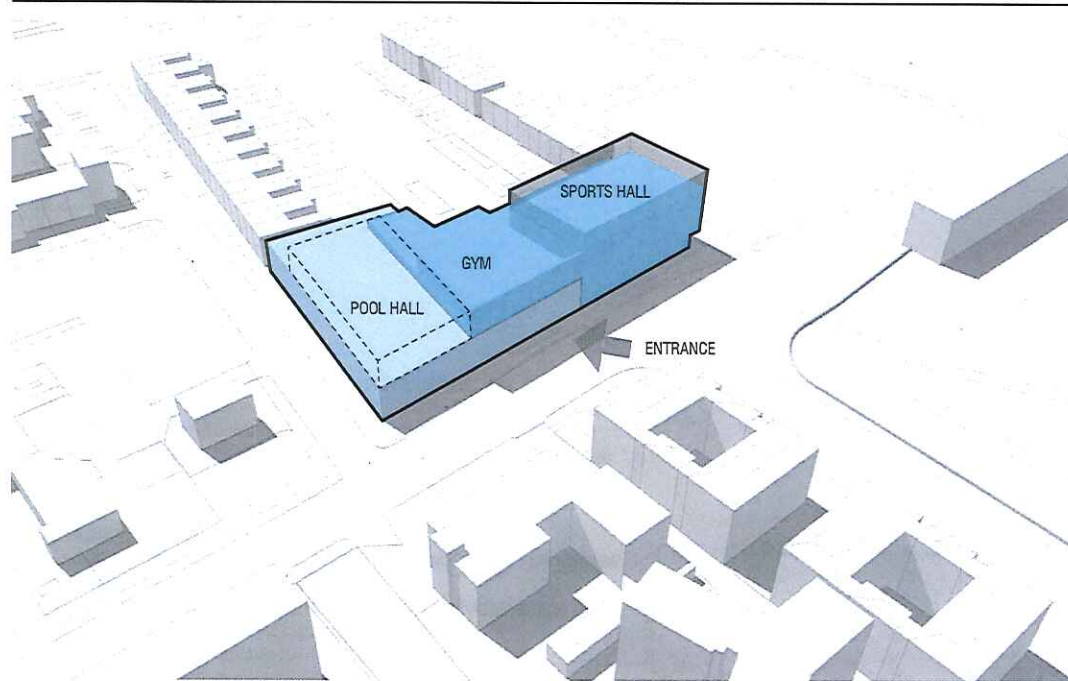
First Floor

The first floor landing provides a view down to the foyer and cafe area via the light well. There is direct access to the gym and 4 court sports hall. A second staircase also provides access directly from the ground floor changing area, without having to pass through the foyer.

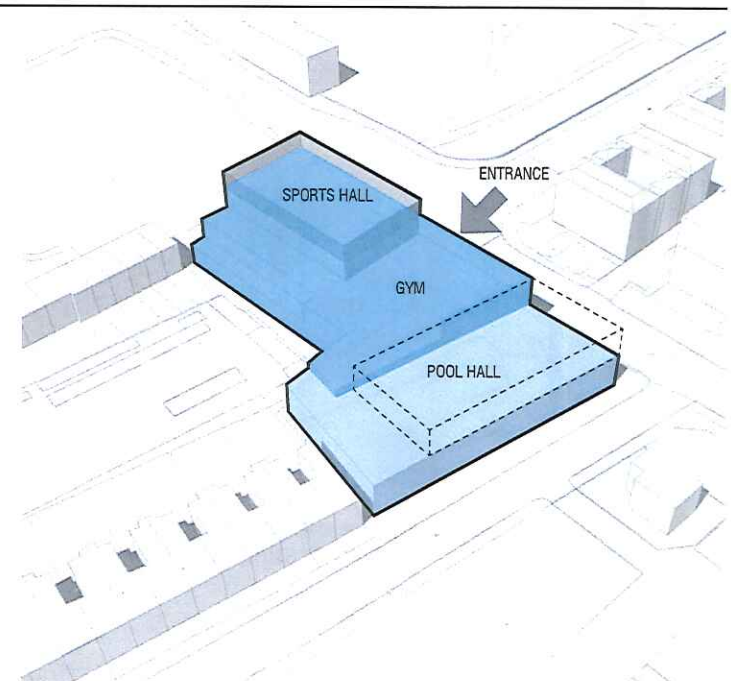
Basement

The current basement car park and pool undercroft and plant areas would need to be excavated further to provide improved parking and service space for the new facility.





SOUTH EAST OVERVIEW



SOUTH WEST OVERVIEW

MASSING STUDY

Simple massing studies give an indication of the potential scale and form of the building and show the key activity volumes of the gym and sports hall in mid blue and the entrance and pool hall in light blue. The roof-top 5-a-side pitch is indicated by the grey translucent volume above the sports hall, but could alternatively be located over the pool hall.

4.6. DEVELOPMENT OF SITE 2

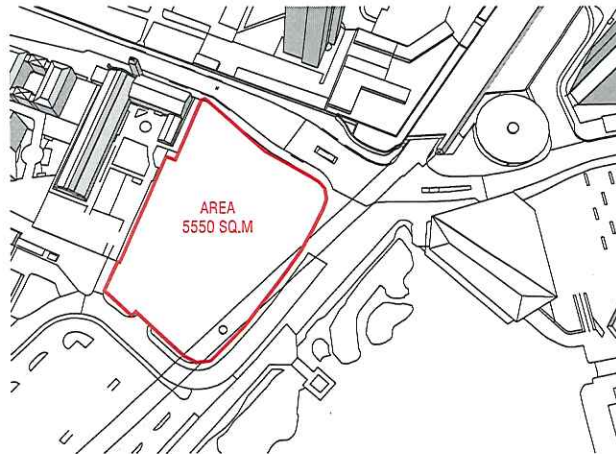
Both Options 1 & 2 can be accommodated within the boundary of the site 2.

Key factors to take into account with this option:

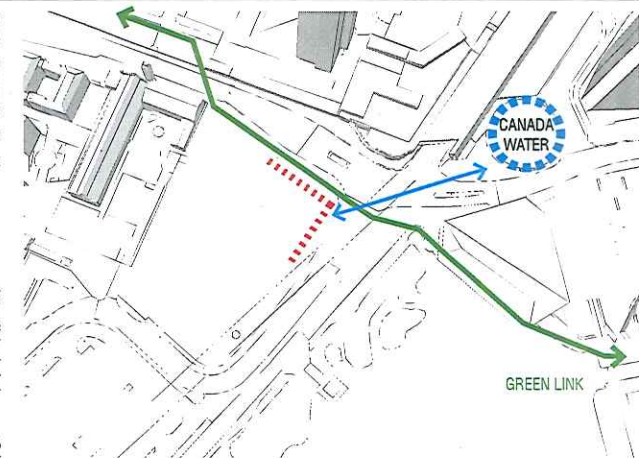
- It is located at the heart of the Canada Water's urban centre and close to the transport hub.
- Both Option 1 and Option 2 facility mix will fit within the site boundary.
- Most of the site will need to be utilised,
- however, there will be adequate space for external circulation and amenity space within the site boundary, reducing the risk of congestion on the surrounding public footpath.
- Ground level accessible parking will be possible.
- Excavation for a basement will be required.
- The existing SILC can continue to operate during the development.
- There is a direct connection with the proposed green link.
- It is adjacent to the retail outlet parking, which could potential be used for leisure purposes, subject to agreement.
- Potential planning implications associated with building close to the adjacent "listed" Dock House.

Site 3

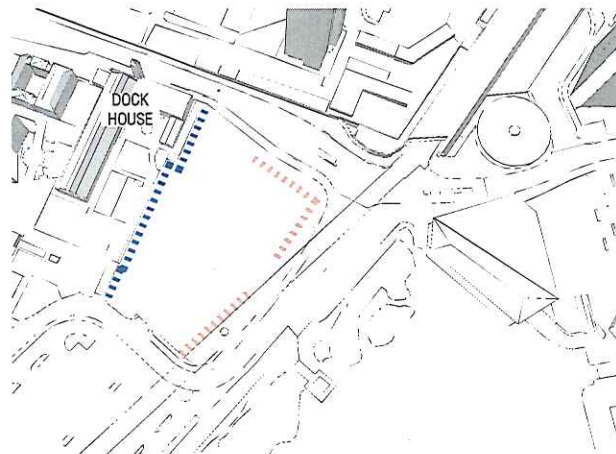
It was agreed that further development of Site 3 was not required as part of this study as the site boundaries have not been fully defined. It has been assumed that as the indicative site area is the same as site 2 it could be developed on a similar basis and considered at a subsequent stage if required, see section 6.



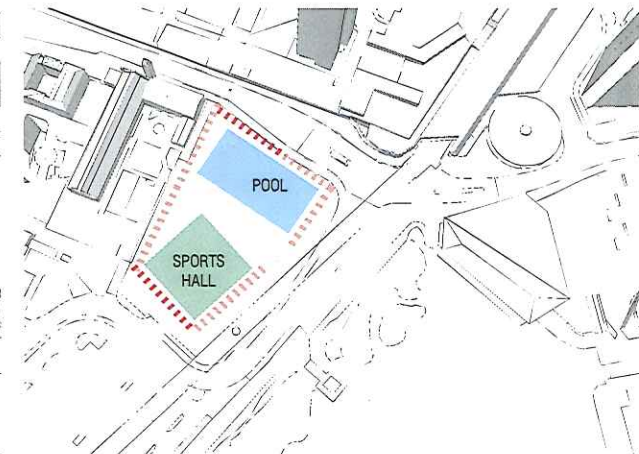
1. SITE - Area is sufficient for either the Option 1 or Option 2



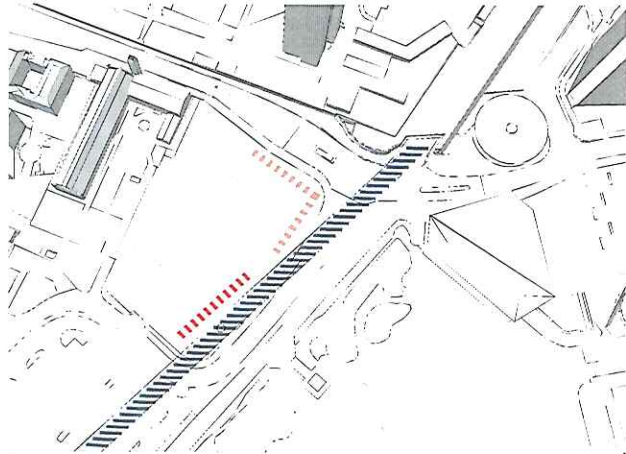
2. APPROACH / ROUTES - Site in close proximity to the Canada Water transport hub, and adjacent to the green link. The prominent corner faces north



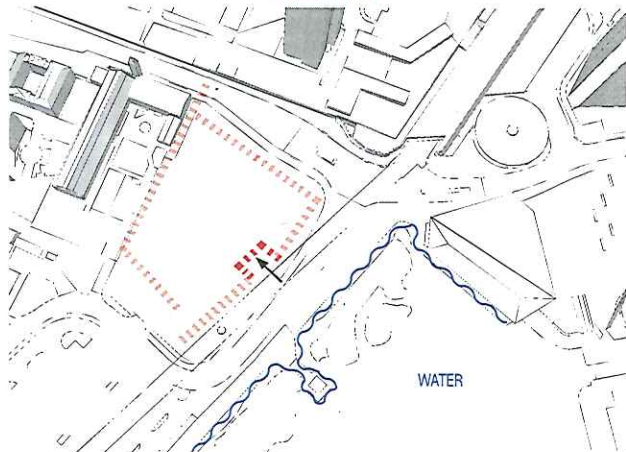
4. ADJACENCIES - South west boundary overlooking the "Listed" Docks Offices careful design consideration required. Considerate facade



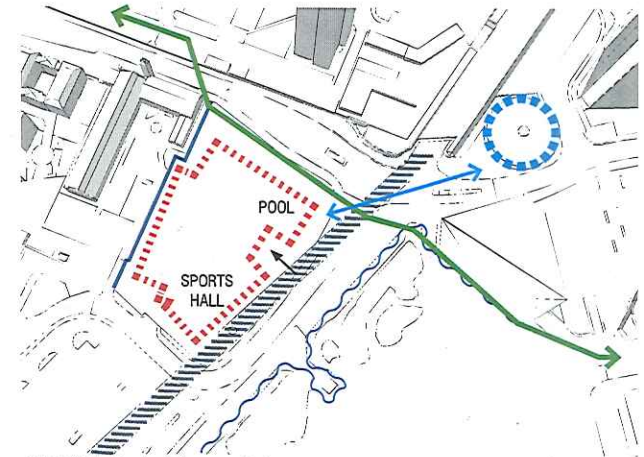
5. FIXED VOLUMES - Location of key volumes with fixed dimensions restricted to certain location on the site. Active facade on Surrey Quays Road and large potentially blank facade on Deal Porters Way



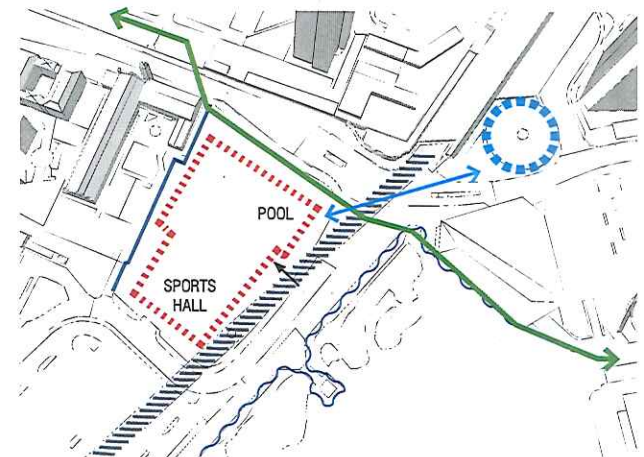
3. TUBE / RESTRICTIONS - Subject to LUL requirements building may need to be set back to avoid over-sailing LUL tube line. Set back responds and creates opportunity for accessible parking



6. ENTRANCE - Entrance located on prominent elevation, on approach route and between key volumes



OPTION 1 - Derived from analysis



OPTION 2 - Derived from analysis

4.7. OPTION 1 (SITE 2)

SITE PLAN

The prominent corner of the pool hall is positioned on the northern corner of the site in direct view of Canada Water transport hub and on the junction of Surrey Quays Road and Deal Porters Way. A colonnade along the Surrey Quays facade could introduce a degree of civic status into the design and draws passers by, perhaps using the proposed green link, into the site.

The entrance to the leisure centre is set back into the building facade to form a courtyard. The courtyard identifies the entrance from a distance making the approach intuitive. Studios above the entrance form an active facade, advertise the activity inside and provide a view onto Canada Water. The sports hall anchors the bottom corner of the site with its substantial volume.

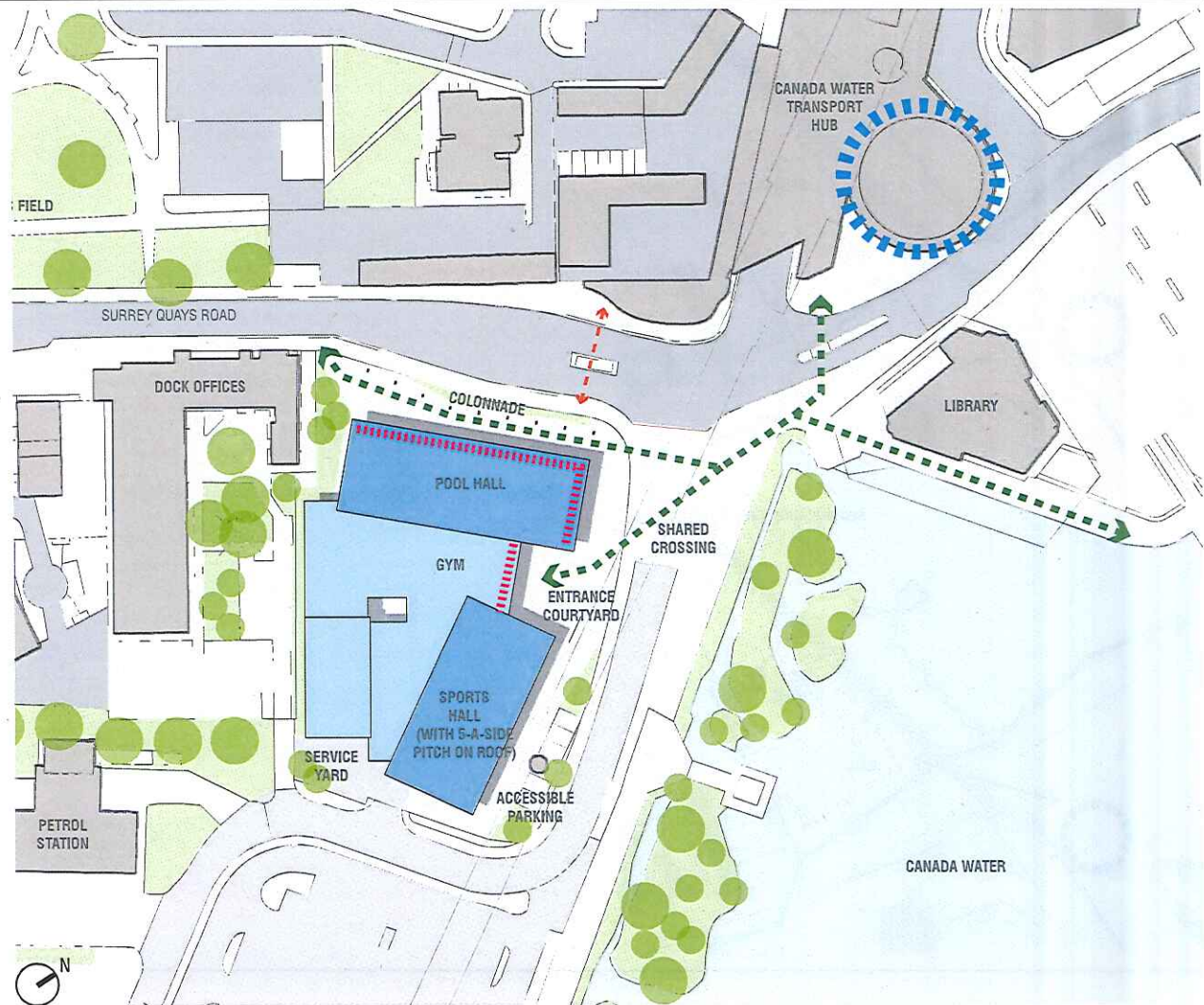
A paved landscape treatment provides a low maintenance easy transition from the pavement into the site. Potentially a shared surface could extend across the junction of Deal Porters Way. Having pedestrian priority this would serve the purpose of notionally and visually extending the site onto the opposite side of the road and linking to the tree lined avenue running along the west bank of Canada Water and to the Library beyond. The building has been set back to avoid building over the underground tube line. Accessible parking can be provided above and in close proximity to the entrance. It is assumed that the requirement for additional parking can be accommodated within the adjacent large carpark, subject to agreement with the operators of the retail site. A service yard on the southern corner of the site provides access to the plant and back of house areas. A belt of soft landscaping along the western edge softens the boundary with the listed Dock Offices.

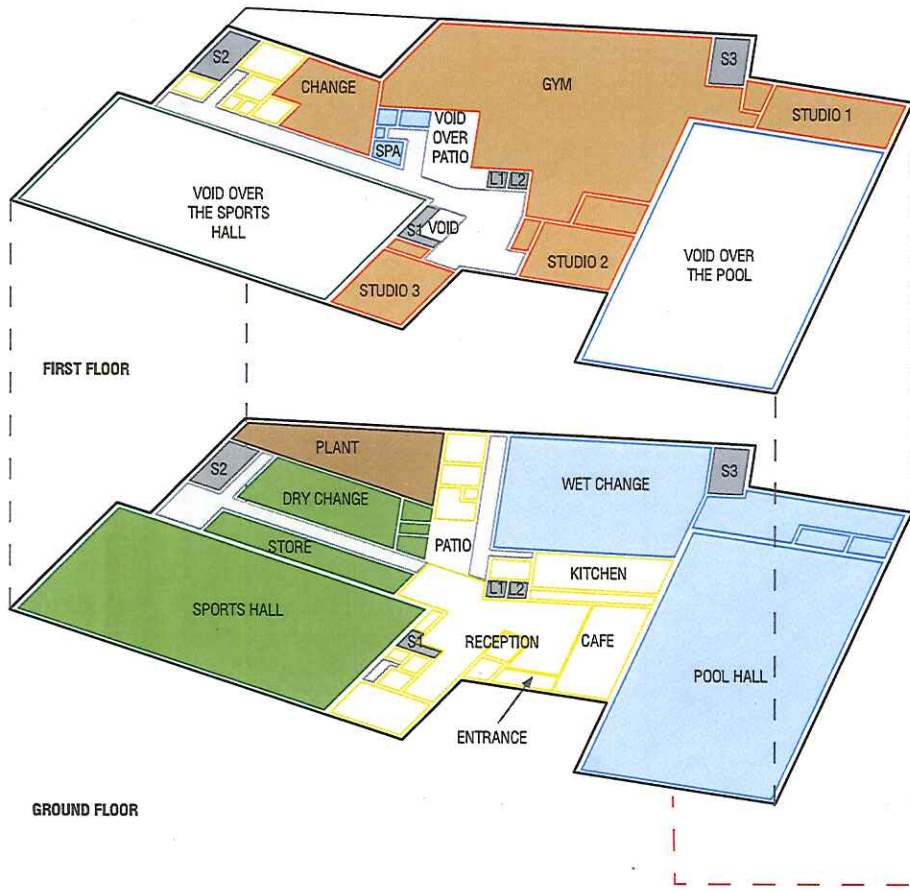
FLOOR LAYOUTS

Indicative floor plans illustrate the potential layout of Option 1:

Ground Floor

The building is entered from the courtyard. An island reception desk sits centrally within the foyer area and provides a fast track entry route and information point. Key spaces radiate out from the foyer. An open cafe is visible from outside via floor to ceiling windows and provides views into the pool hall. One corridor provides direct access into the wet changing area, another into the dry changing area and sports hall. Glazing at the end of each corridor opens a view and links the visitor with the outside. A patio provides light and natural ventilation deep into the heart of the plan. The pool hall is accessed via the wet changing area and contains both the main pool and learner pool. Glazing all around the pool hall will create a visual link with the outside, but be regulated to provide sufficient privacy. An accommodation stair rises to the first floor via an open well linking the two





storeys, in addition lifts link the foyer to the first floor landing.

First Floor

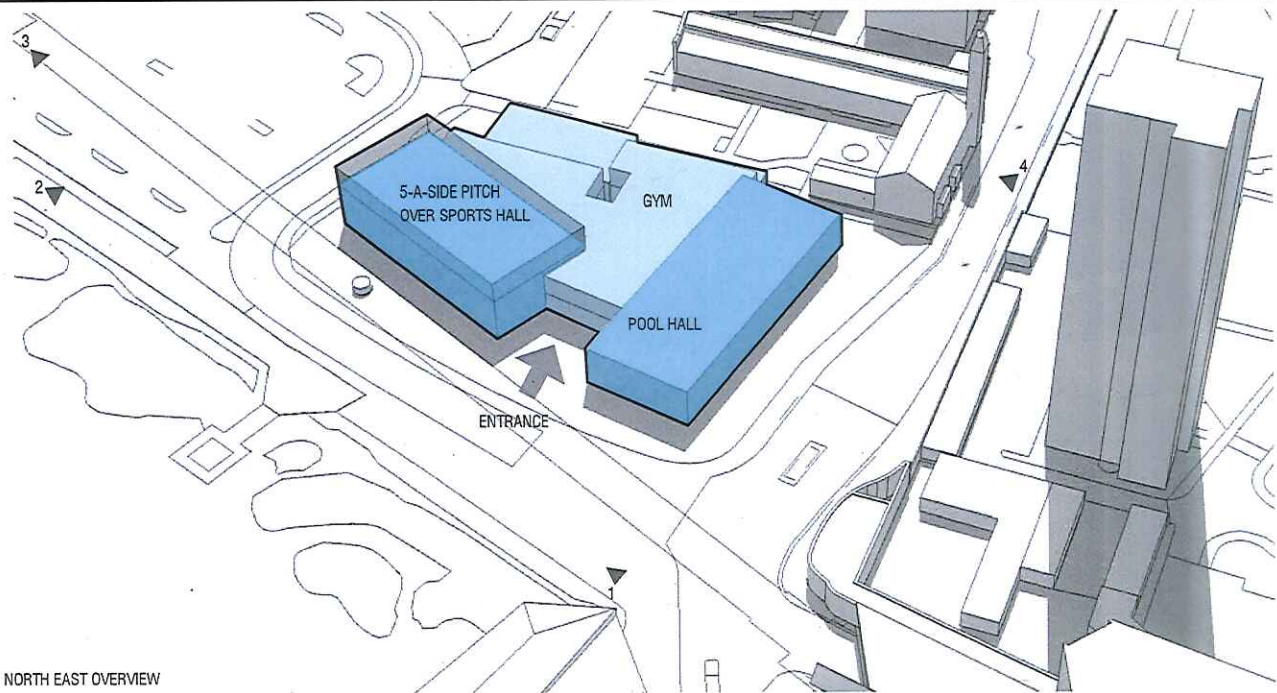
The first floor landing provides direct access to the gym and two of the studios. Full height glazing along the studio elevations provide views over the water opposite and advertise the activity inside. The gym is a single large volume easily divisible into zones for CV equipment, resistance machines and a free weights area. The third studio is accessed via the gym. Glazing between the gym, both Studios 1 and 2 and the pool hall would create a visual connectivity between spaces, as would a gallery along the first floor corridor overlooking the sports hall.

Basement

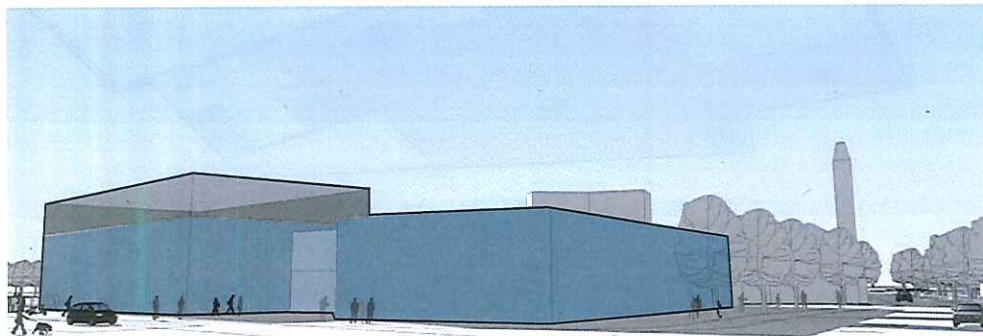
The pool plant and tank spaces would sit at basement level.

MASSING STUDY

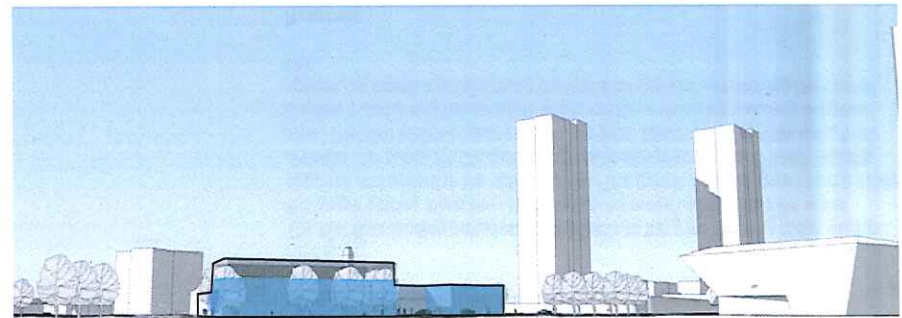
Simple massing studies give an indication of the potential scale and form of the building and show the key activity volumes of the pool hall and sports hall in mid blue and the remaining entrance, studio and gym space in light blue. The roof-top 5-a-side pitch is indicated by the grey translucent volume above the sports hall.



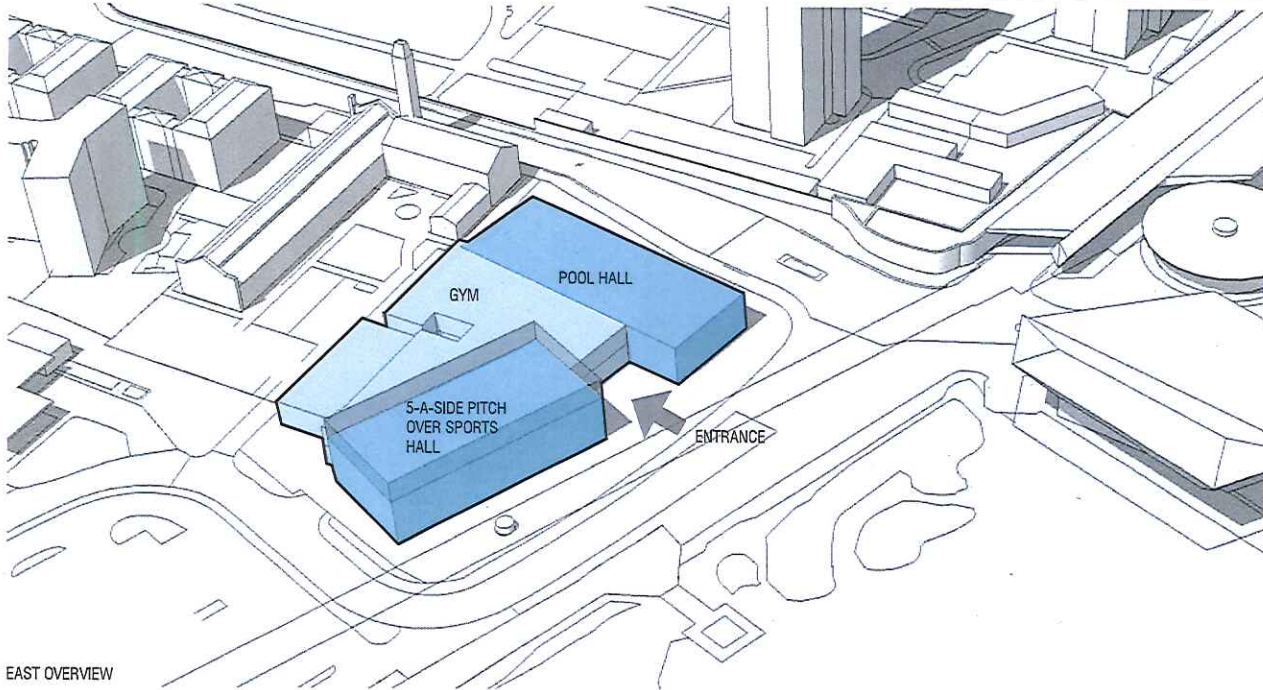
NORTH EAST OVERVIEW



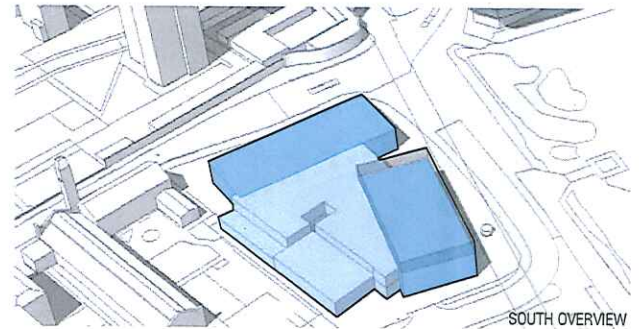
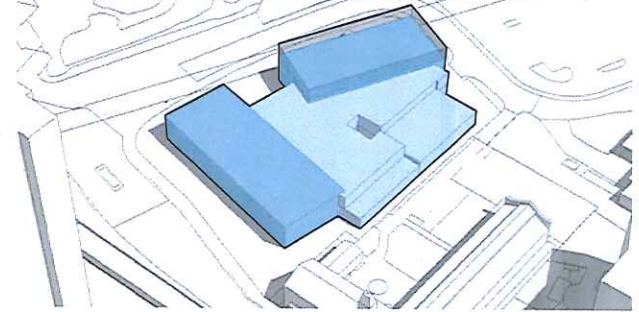
1 VIEW FROM CANADA WATER TRANSPORT HUB AND THE LIBRARY



2 VIEW ACROSS CANADA WATER

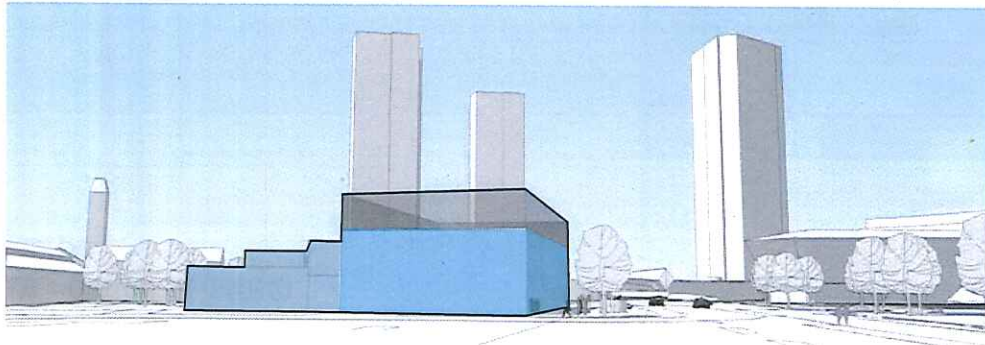


NORTH WEST OVERVIEW

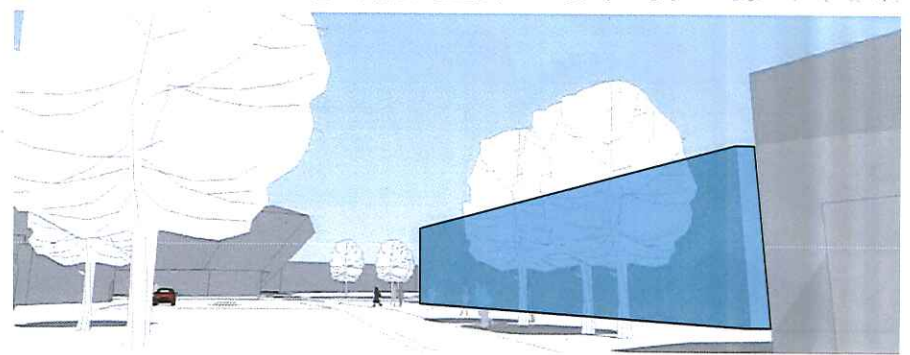


SOUTH OVERVIEW

EAST OVERVIEW



3 VIEW FROM THE RETAIL PARK CAR PARK



4.8. OPTION 1A (SITE 2)
SITE PLAN

