

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

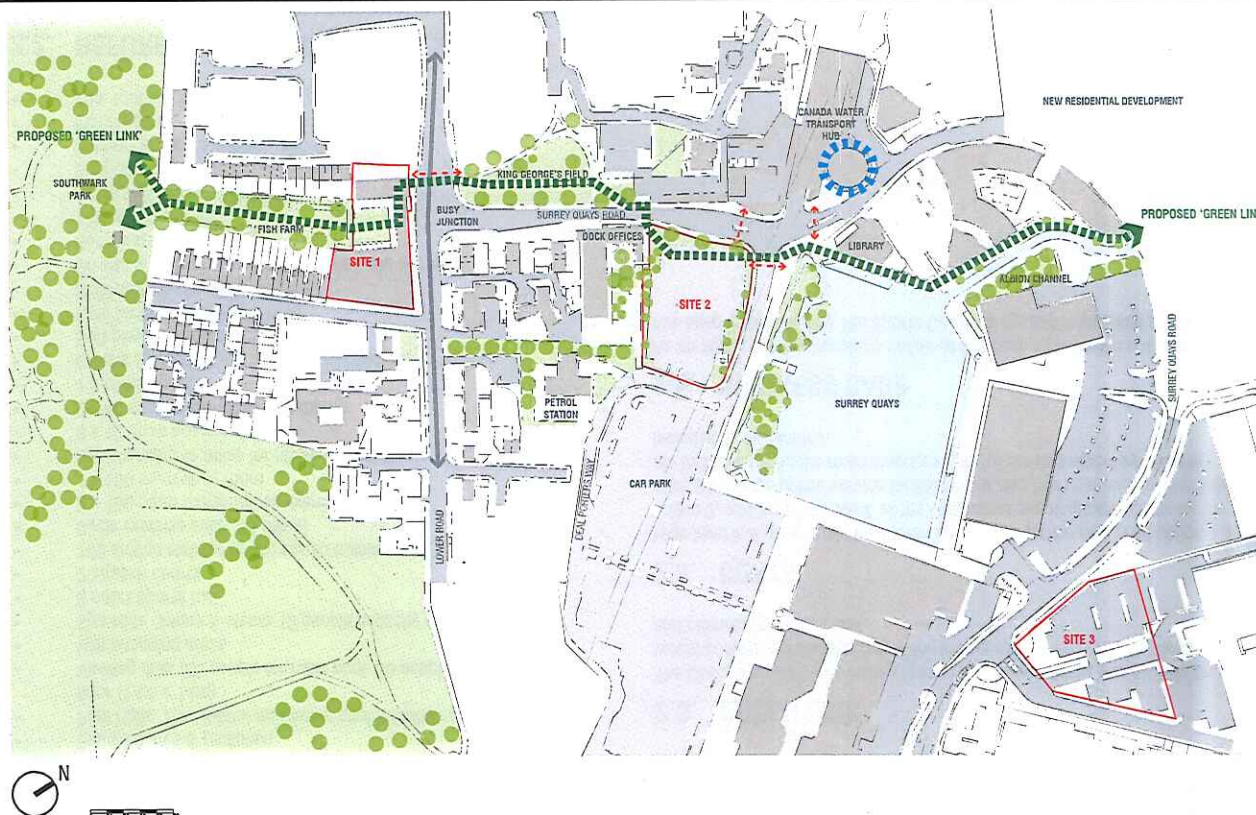
The Council's aim is to form a new route for pedestrians and cyclists through Canada Water urban area linking Southwark Park to the leisure facilities, to the transport hub, to Canada Water, the library and civic plaza and onwards to the canal and Surrey Water beyond.

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

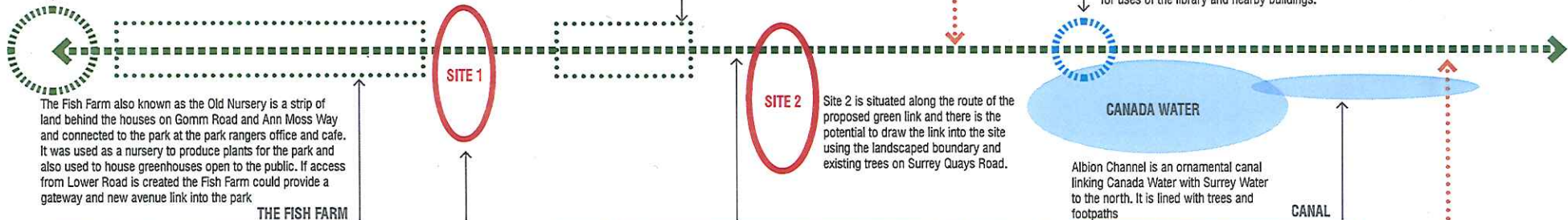
King George's Field is an attractive green space, and features a children's playground, a tarmac ball court, green spaces, benches and mature trees.

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



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.



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.



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

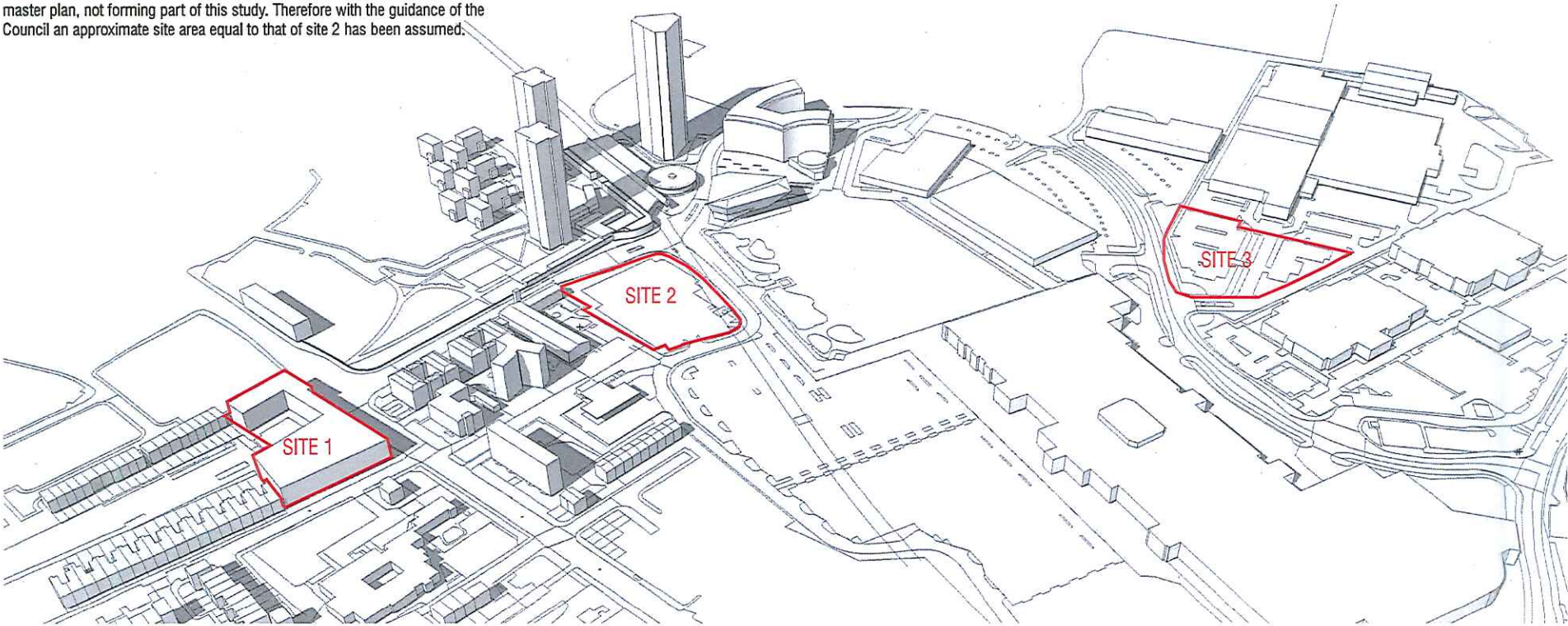
The Council have identified three potential sites that could accommodate a new leisure centre at Canada Water:

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.

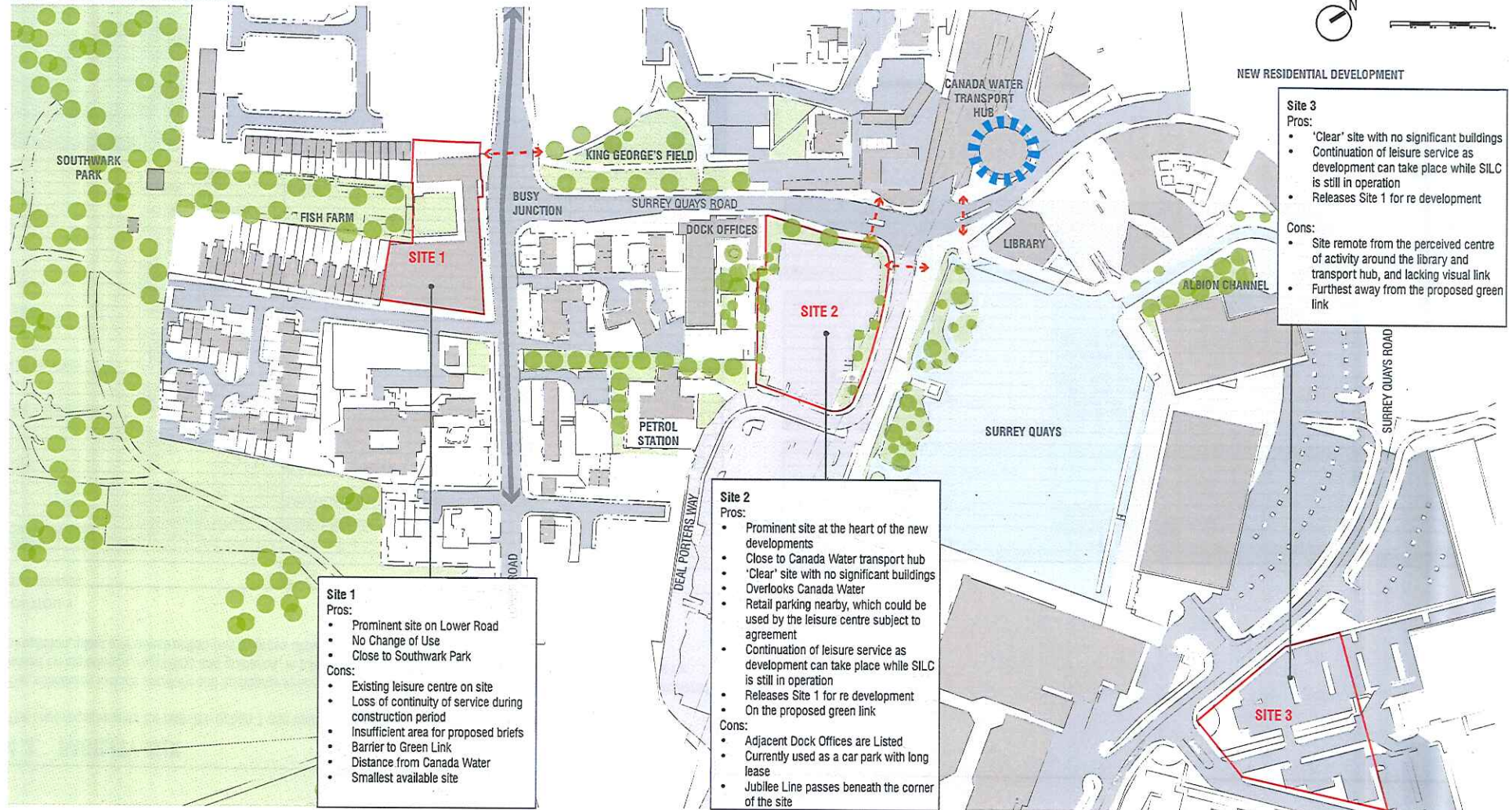
Site 3
Part of the existing Harmsworth Quay's site. This site forms part of an ongoing master plan, not forming part of this study. Therefore with the guidance of the Council an approximate site area equal to that of site 2 has been assumed.

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	200
	Reception Desk	25
	Buggy Store	5
	Vending Store	3
Café	Café	60 covers @ 1.5sq.m/cover
	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
	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	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
	Learner Pool	13 x 7m pool 0.5-0.9m depth with access steps
	Pool Store	SE standards req 10-20%
	First Aid Room	12
	Changing Area	Village change 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	Inc. as part of the café
Spa Suite	Sauna	9
	Steam Room	9
	Showers	2
	Spa Changing	Inc. above
	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	65
	Changing Area	Including showers
	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
	Studio 1	multi-purpose exercise studio
	Studio 1 Store	10% of studio area
	Studio 2	multi-purpose exercise studio
	Studio 2 Store	10% of studio area
	Studio 3	Cycle exercise suite (26 bikes), based on 3sq.m per bike
	Studio 3 Store	10% of studio area
	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
	Horizontal Circulation (GF)	Based on SE ASCP Standards
	Horizontal Circulation (FF)	Based on SE ASCP Standards
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	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	70 covers @ 1.5sq.m/cover	105
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	75
Kitchenette		9
W.C's		9
Store		6
Soft Play	Suitable for 40 children	100
Meeting/Training		
Meeting and Training Rooms	2 x 40sq.m	80
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	20
General Area Total sq.m		927
Wet Areas		
Pool Hall		
Swimming Pool	6 lane, 25 x 17m pool tank, 1-2m depth fixed profile with easy access steps and platform lift	1127
Learner Pool	14 x 14m pool 0.6-0.9m depth with access steps	inc. above
Pool Store	SE standards req 10-20%	93
First Aid Room		12
Changing Area	Inc. male and female W.C's, family change, team/school change, accessible changing	370
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	40
Spa Suite		
Sauna	12 person capacity	12
Steam Room	12 person capacity	12
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		1360
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 5.64m		63
Squash Court 2	9.75 x 6.4 x 5.64m		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

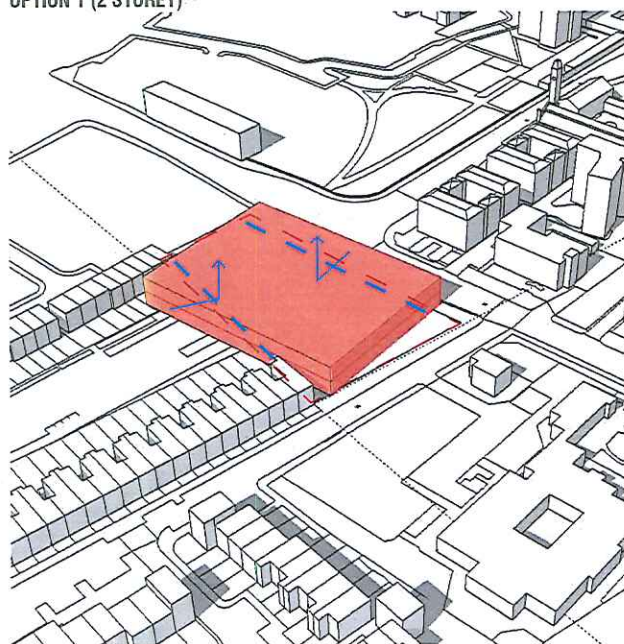
4.4. SITE FIT

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.

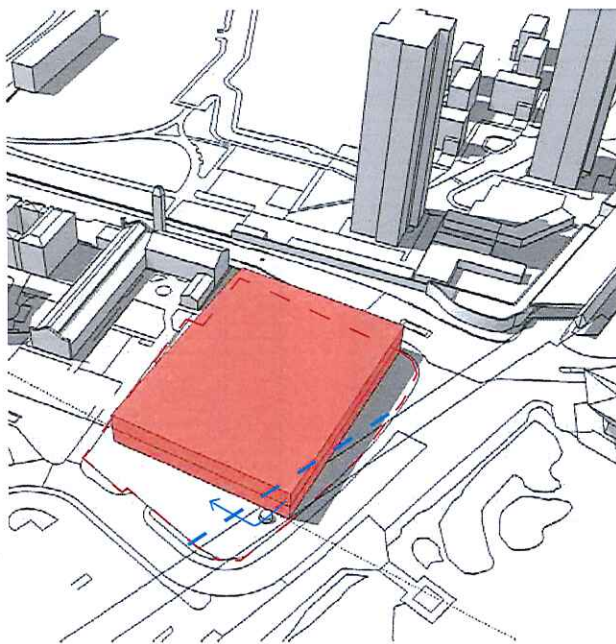
If Option 2 is arranged over two storeys, however, the building foot print will exceed the area of each of the sites. Therefore for Option 2 the simple volume been configured over 3 floors, plus a basement level.

OPTION 1 (2 STOREY)



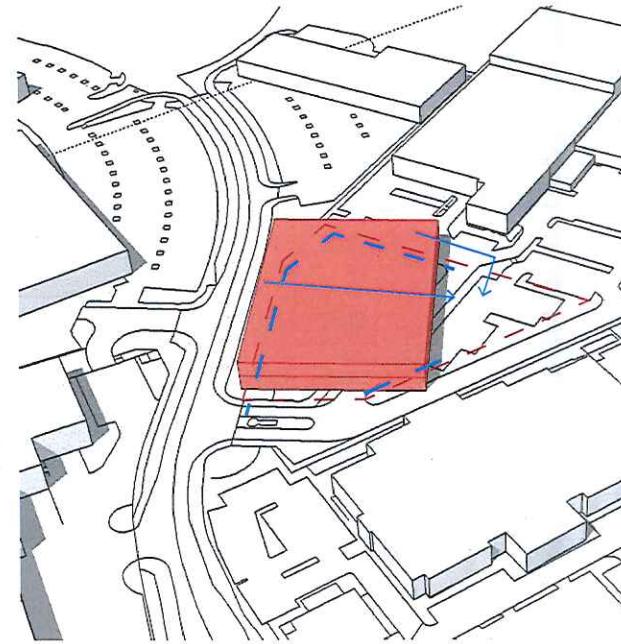
SITE 1

- 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

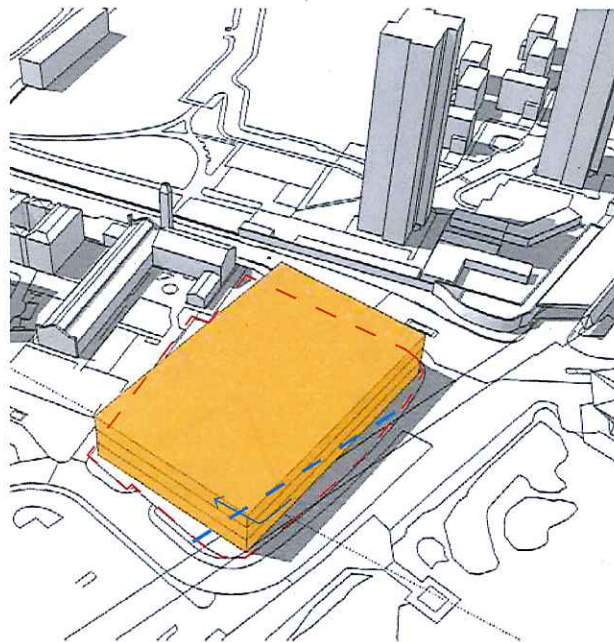
- Building volume could fit within the notional site footprint, but would need to be re-configured to suit the triangular site.
- Space is available for accessible parking, service access and public circulation

OPTION 2 (3 STOREY)



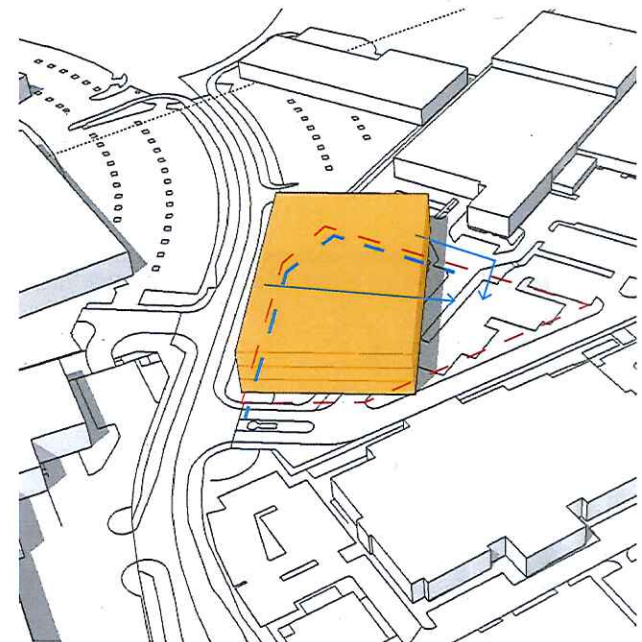
SITE 1

- 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.



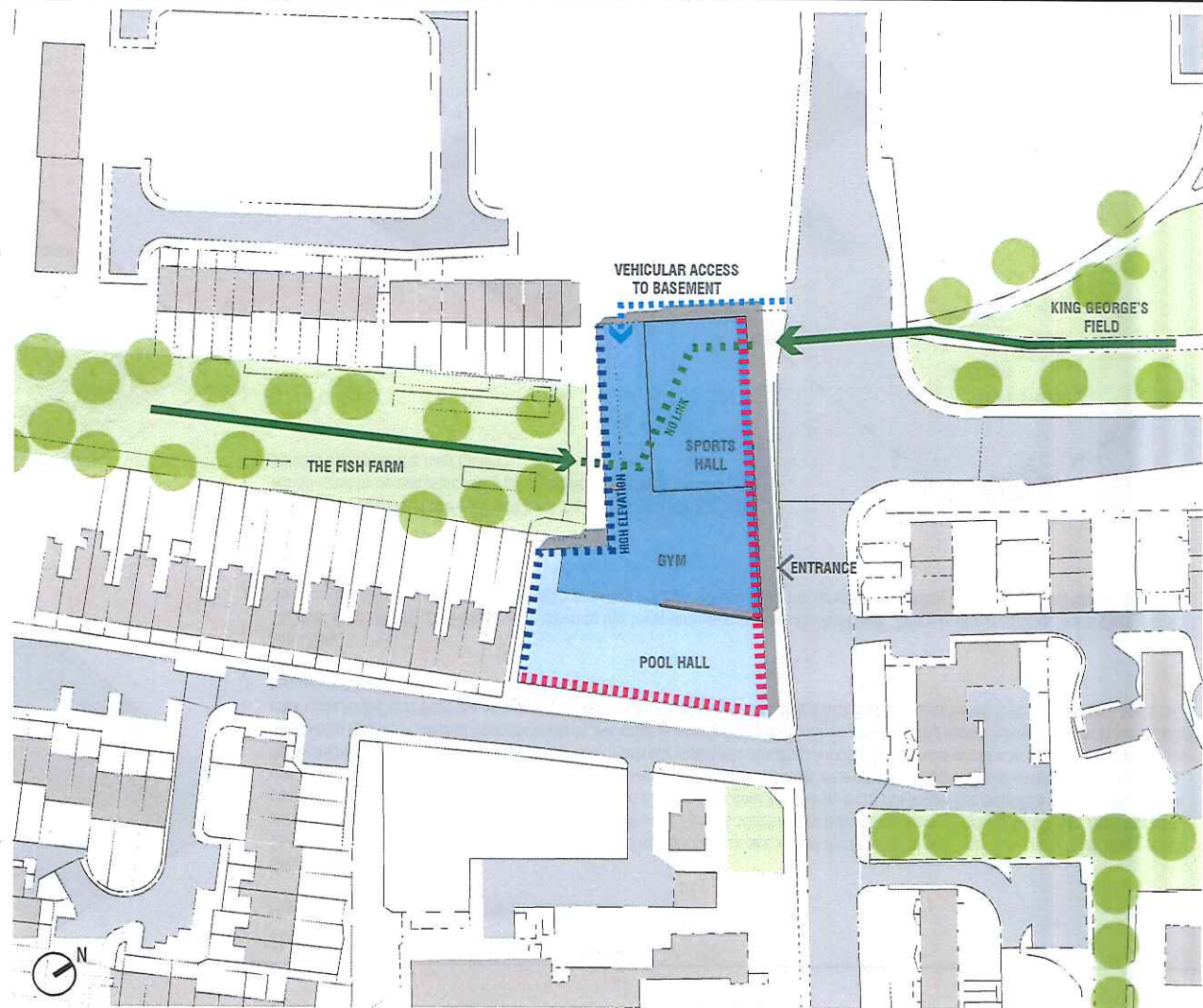
SITE PLAN

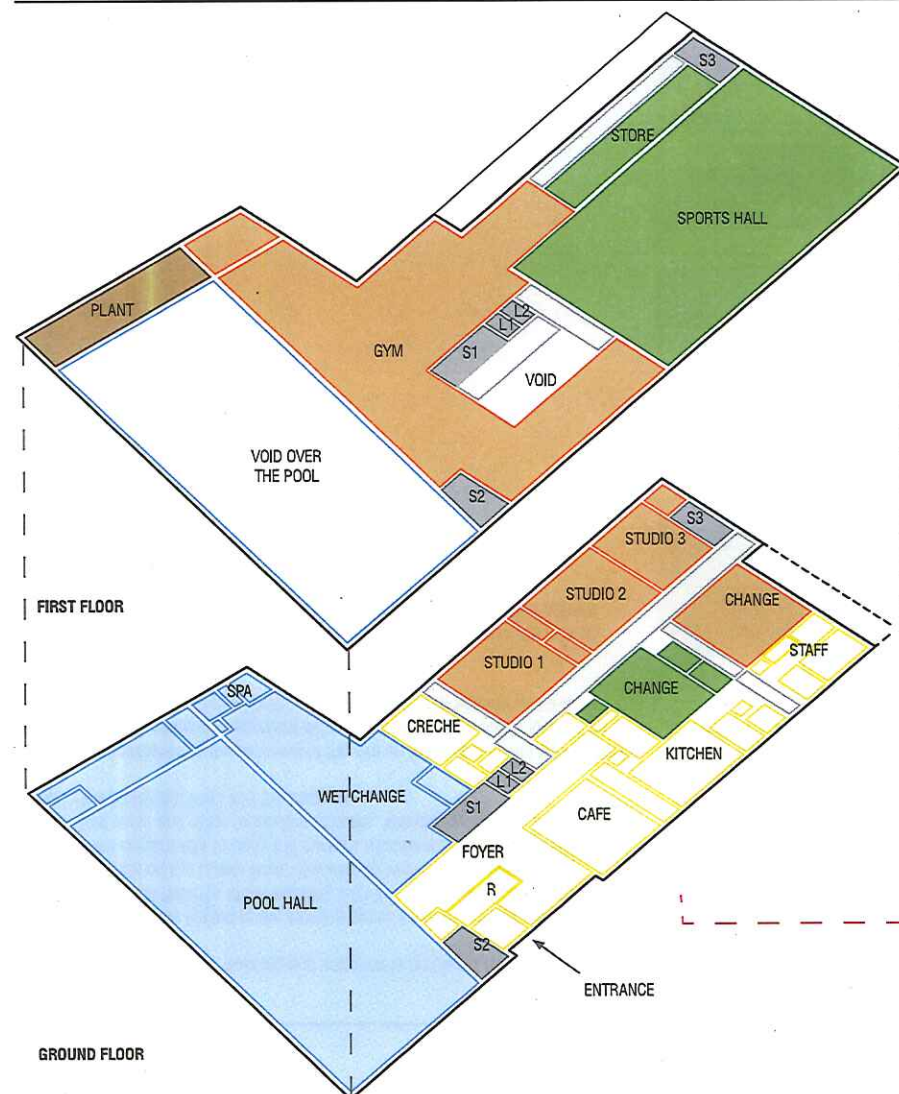
The principle facade of the building and entrance is on Lower Road.

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

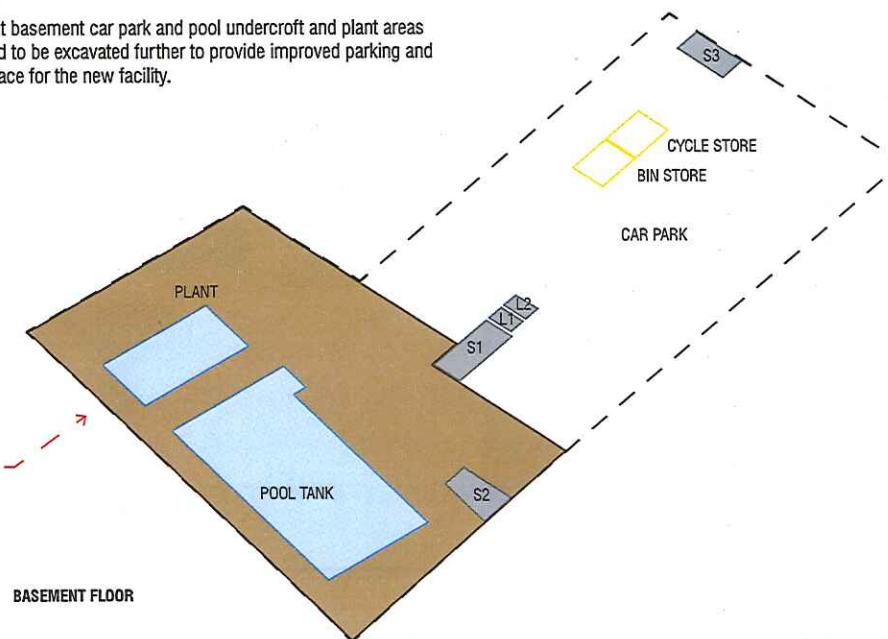
The building is entered from Lower Road. An island reception desk sits within the foyer area and provides a fast track entry route and information point. An open cafe shares this hub space and is visible from outside via floor to ceiling windows. The pool hall can be viewed at one end of the foyer area. 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.

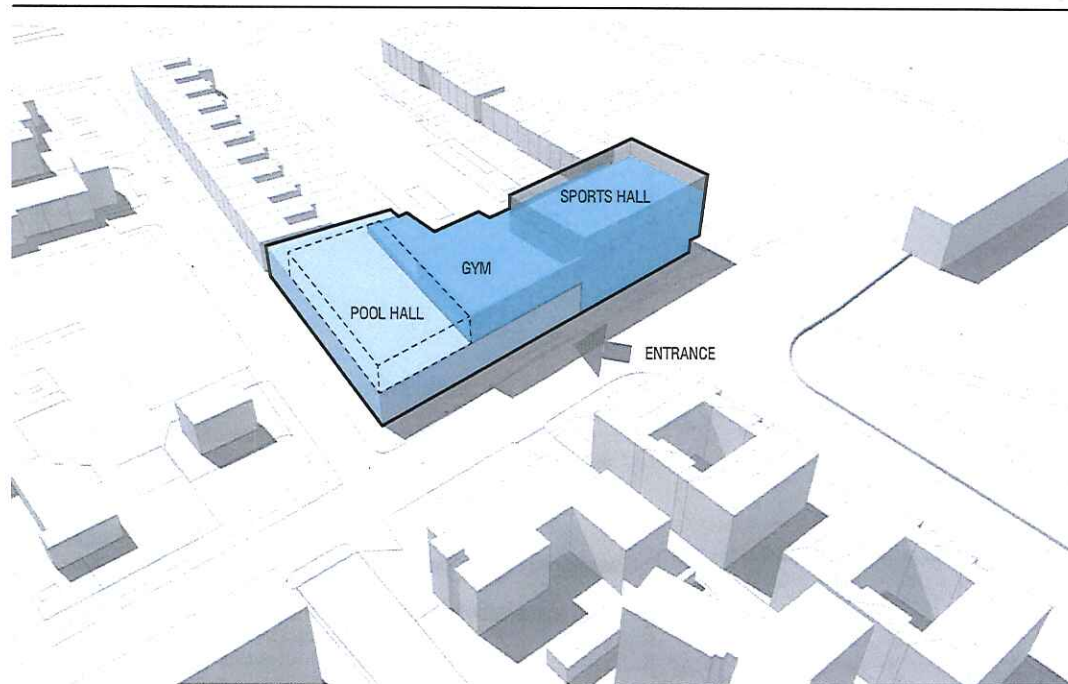
First Floor

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.

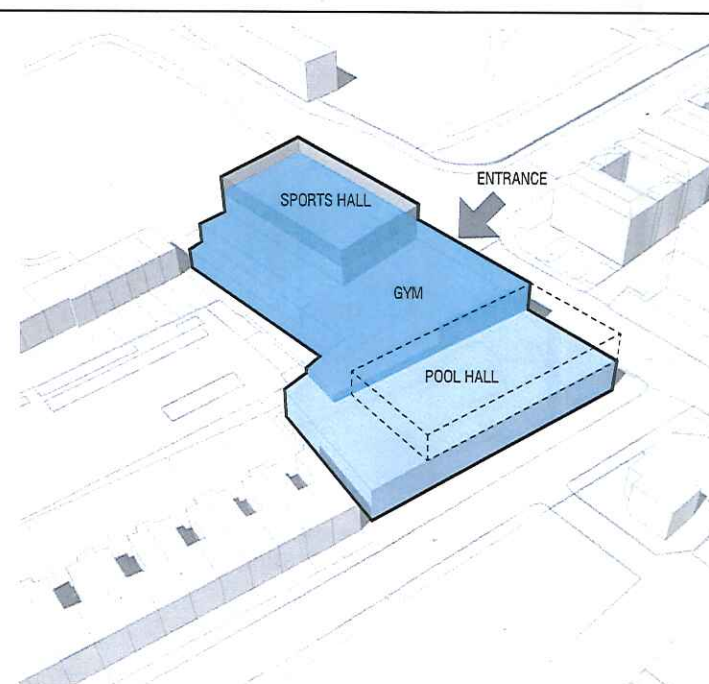
Basement

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:

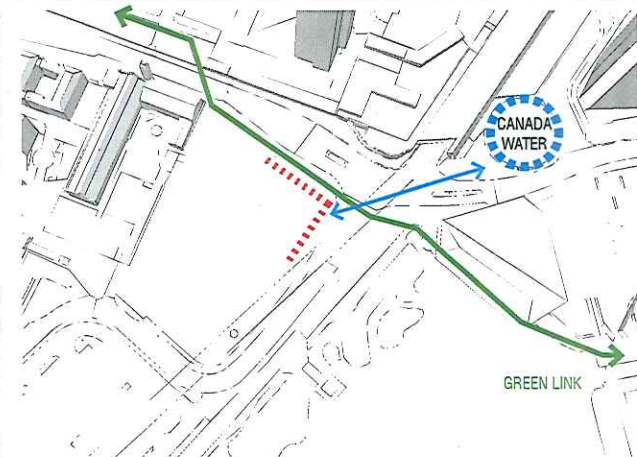
- It is located at the heart of the Canada Water's urban centre and close to the transport hub.
- Both Option 1 and Option 2 facility mix will fit within the site boundary.
- Most of the site will need to be utilised,
- however, there will be adequate space for external circulation and amenity space 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

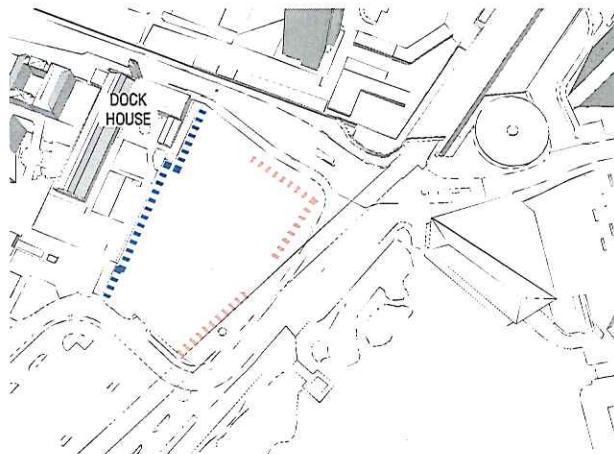
It was agreed that further development of Site 3 was not required as part of this study as the site boundaries have not been fully defined. It has been assumed that as the indicative site area is the same as site 2 it could be developed on a similar basis and considered at a subsequent stage if required,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



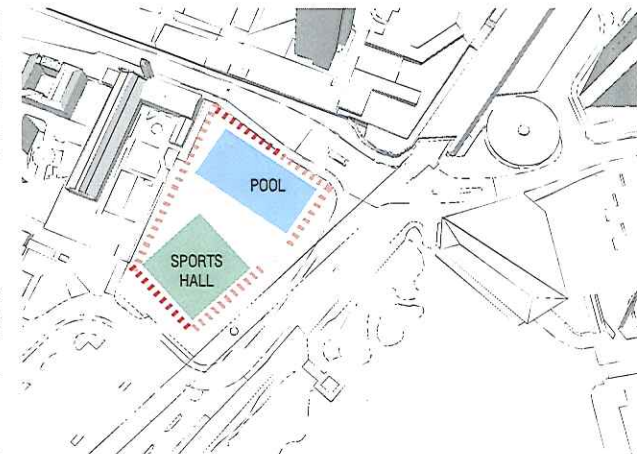
1. SITE - Area is sufficient for either the Option 1 or Option 2



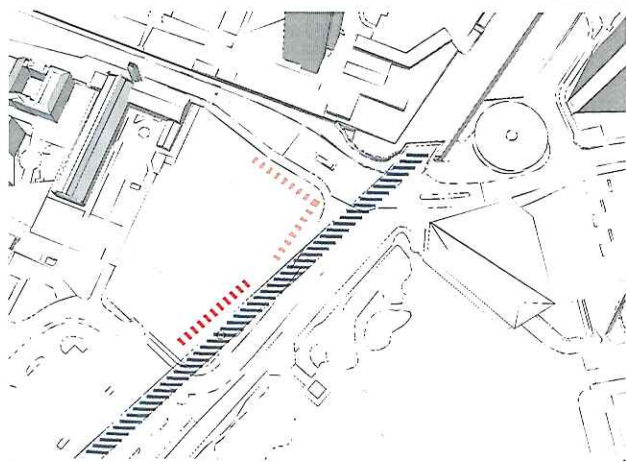
2. APPROACH / ROUTES - Site in close proximity to the Canada Water transport hub, and adjacent to the green link. The prominent corner faces north



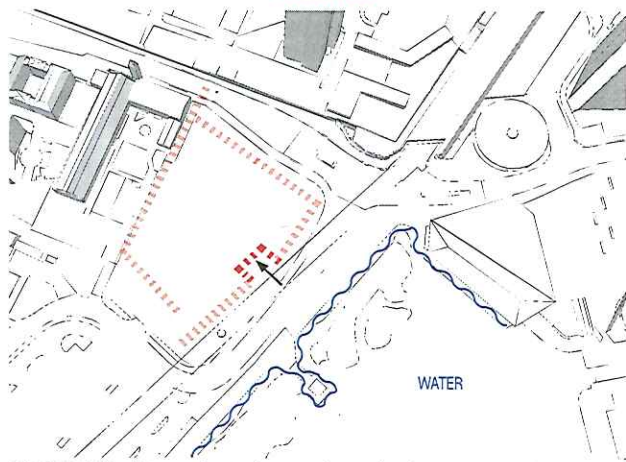
4. ADJACENCIES - South west boundary overlooking the 'Listed' Docks Offices careful design consideration required. Considerate facade



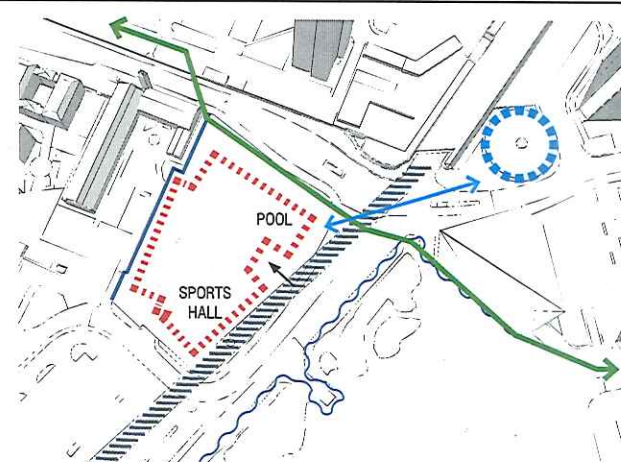
5. FIXED VOLUMES - Location of key volumes with fixed dimensions restricted to certain location on the site. Active facade on Surrey Quays Road and large potentially blank facade on Deal Porters Way



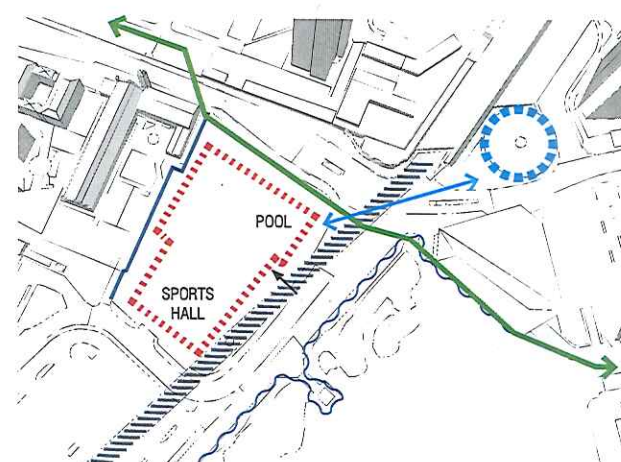
3. TUBE / RESTRICTIONS - Subject to LUL requirements building may need to be set back to avoid over-sailing LUL tube line. Set back responds and creates opportunity for accessible parking



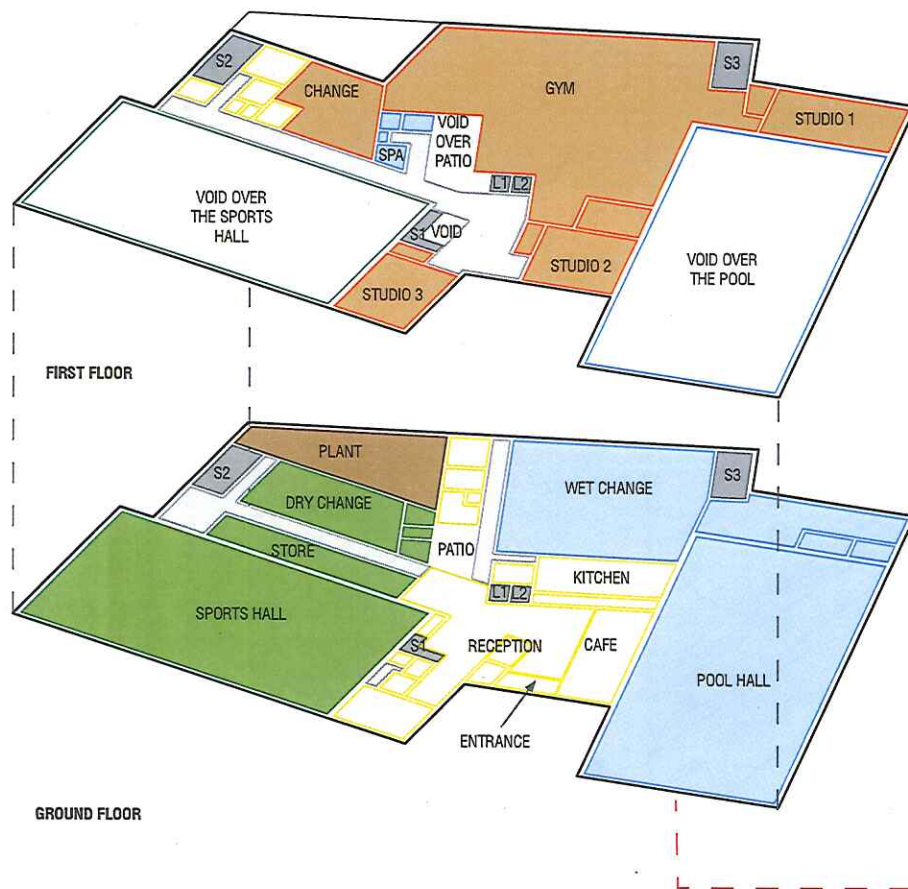
6. ENTRANCE - Entrance located on prominent elevation, on approach route and between key volumes



OPTION 1 - Derived from analysis



OPTION 2 - Derived from analysis



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

First Floor

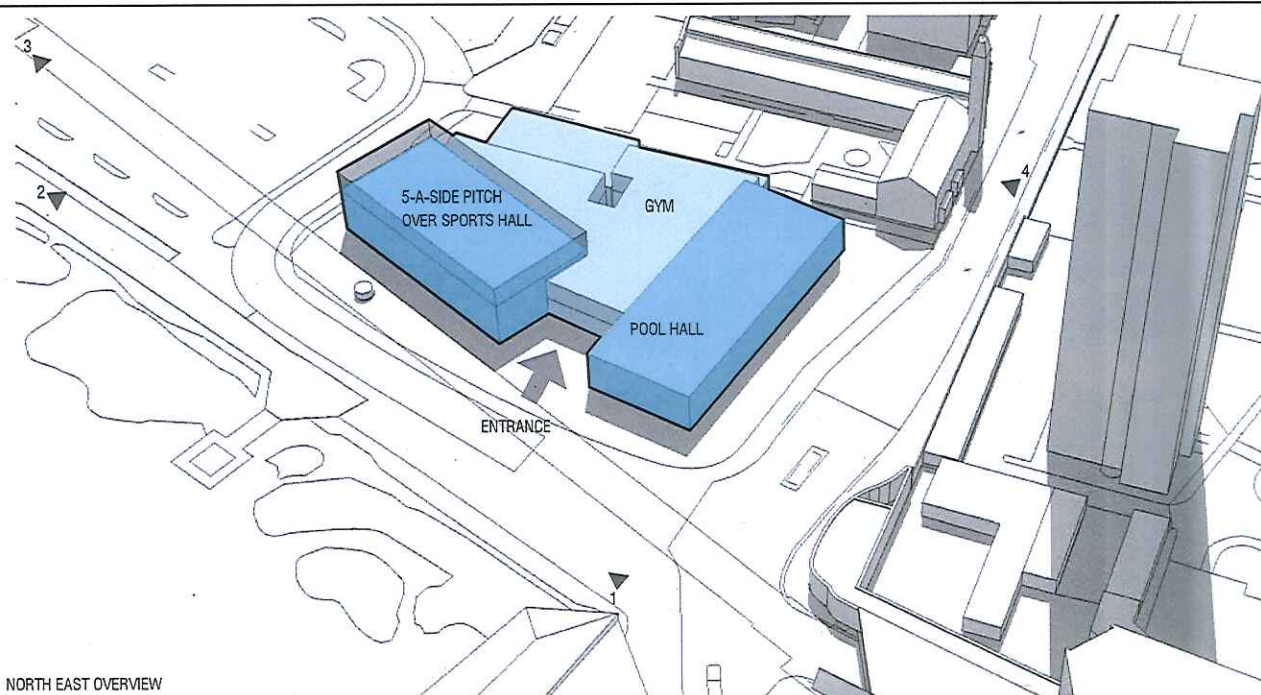
The first floor landing provides direct access to the gym and two of the studios. Full height glazing along the studio elevations provide views over the water opposite and advertise the activity inside. The gym is a single large volume easily divisible into zones for CV equipment, resistance machines 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

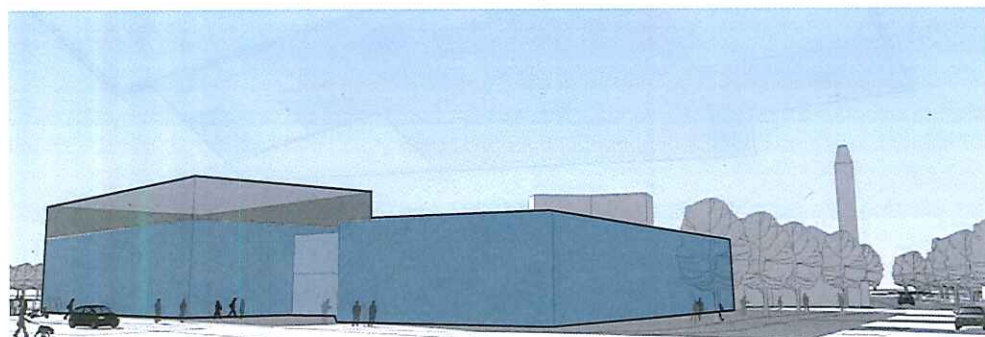
The pool plant and tank spaces would sit at basement level.

MASSING STUDY

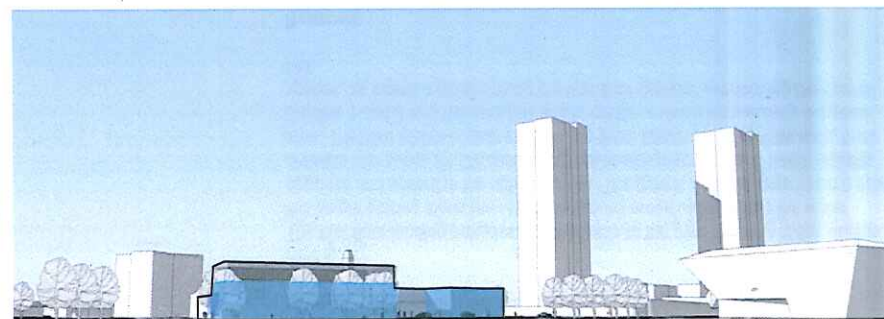
Simple massing studies give an indication of the potential scale and form of the building and show the key activity volumes of the pool hall and sports hall in mid blue and the remaining entrance, studio and gym space in light blue. The roof-top 5-a-side pitch is indicated by the grey translucent volume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



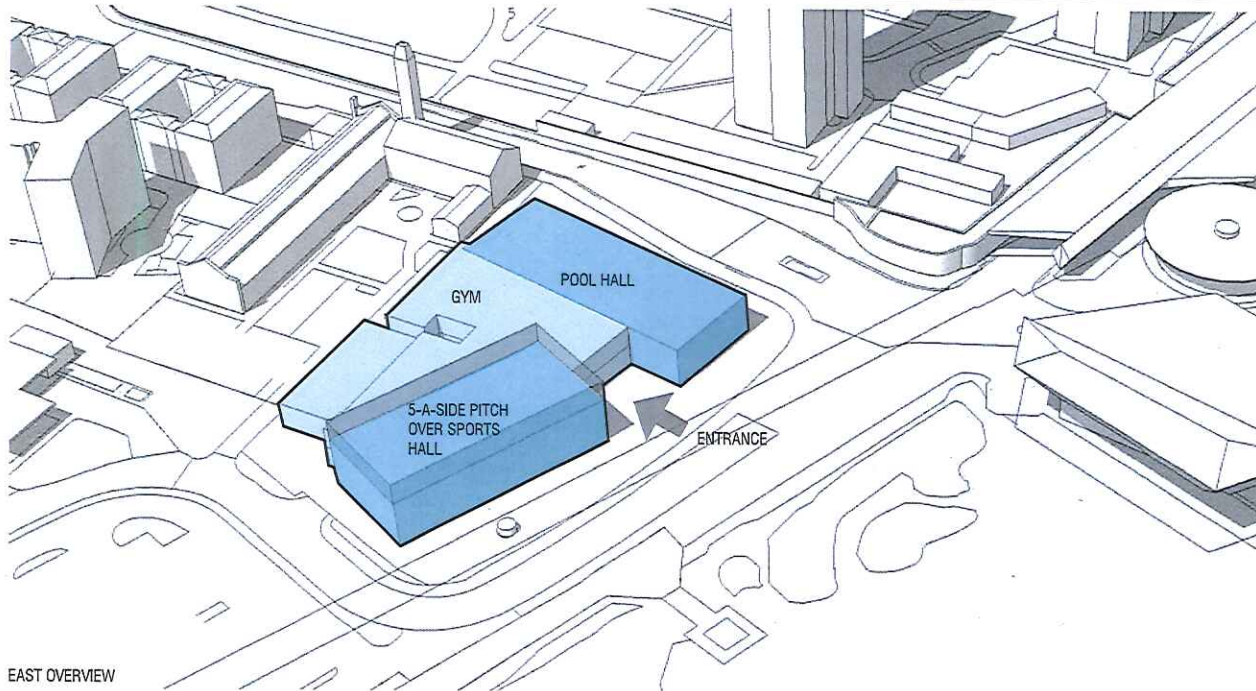
NORTH EAST OVERVIEW



1 VIEW FROM CANADA WATER TRANSPORT HUB AND THE LIBRARY

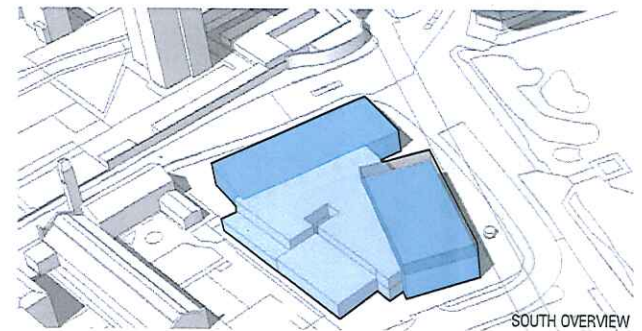
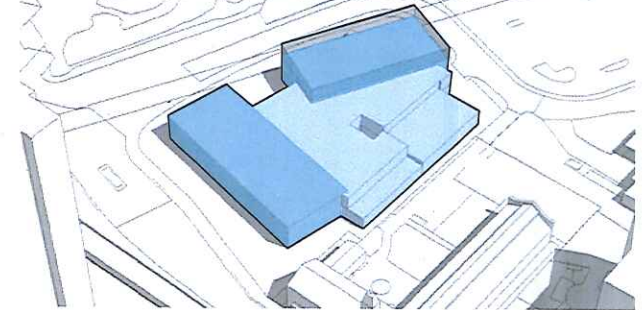


2 VIEW ACROSS CANADA WATER

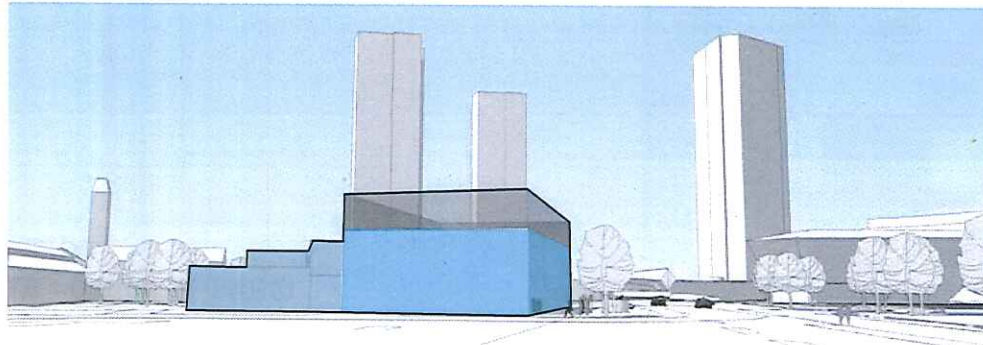


EAST OVERVIEW

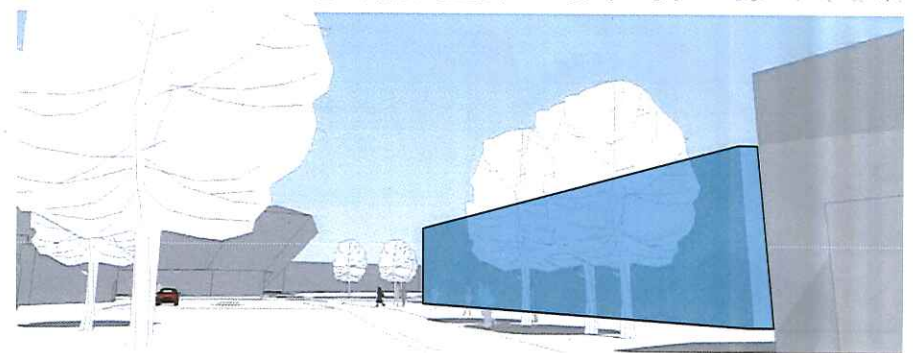
NORTH WEST OVERVIEW



SOUTH OVERVIEW



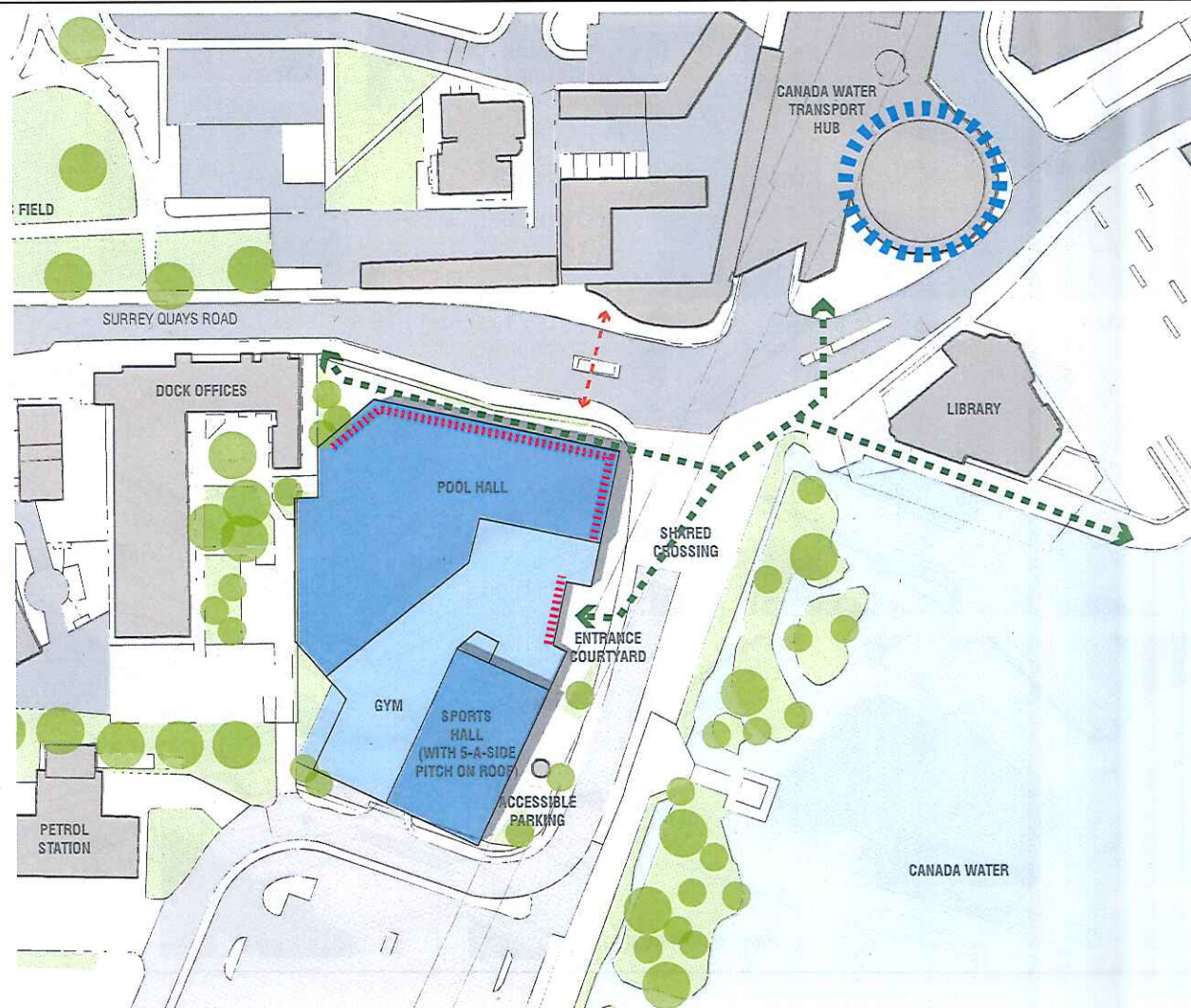
3 VIEW FROM THE RETAIL PARK CAR PARK



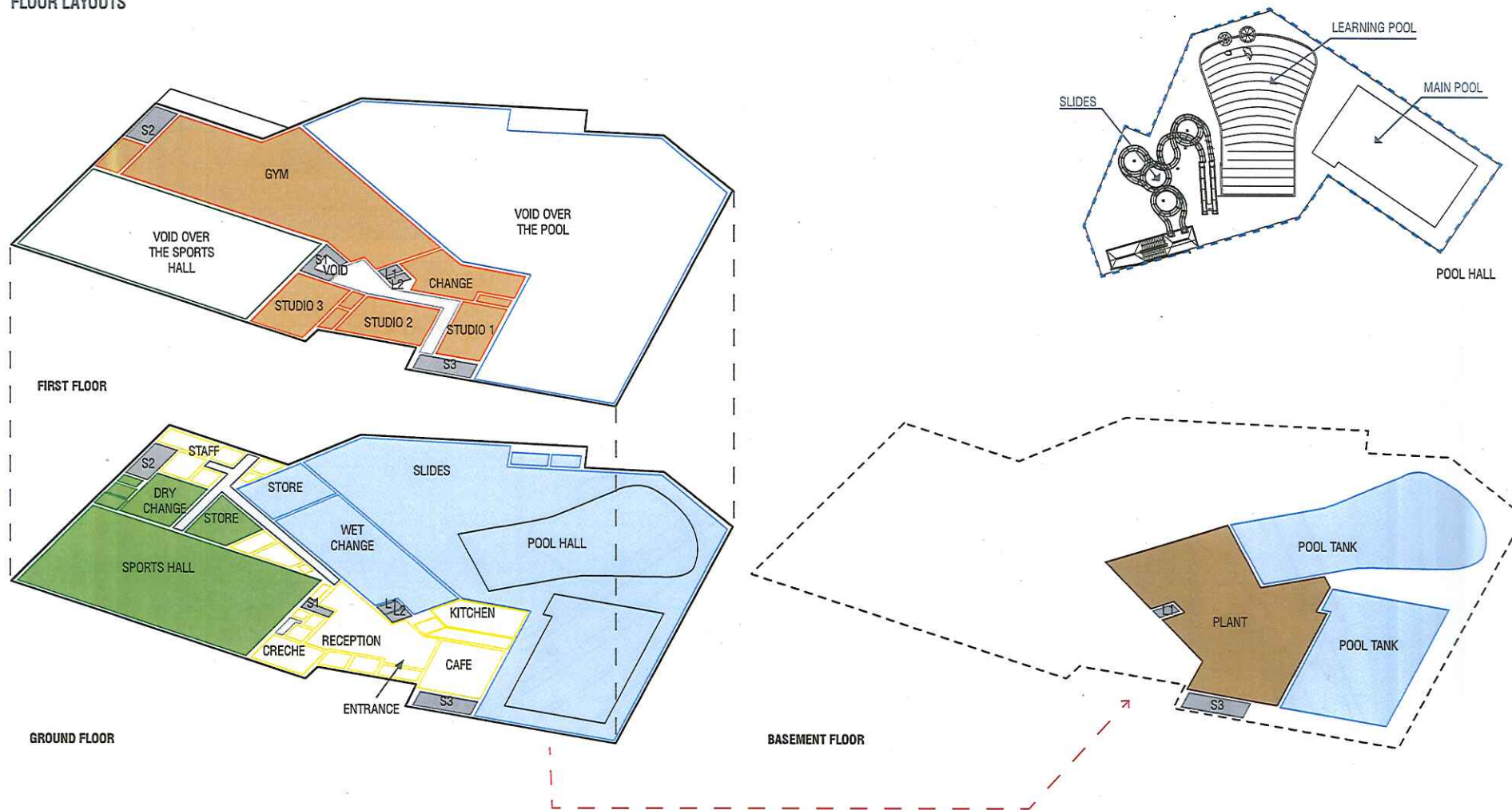
4 VIEW ALONG SURREY QUAYS ROAD

4.8. OPTION 1A (SITE 2)

SITE PLAN

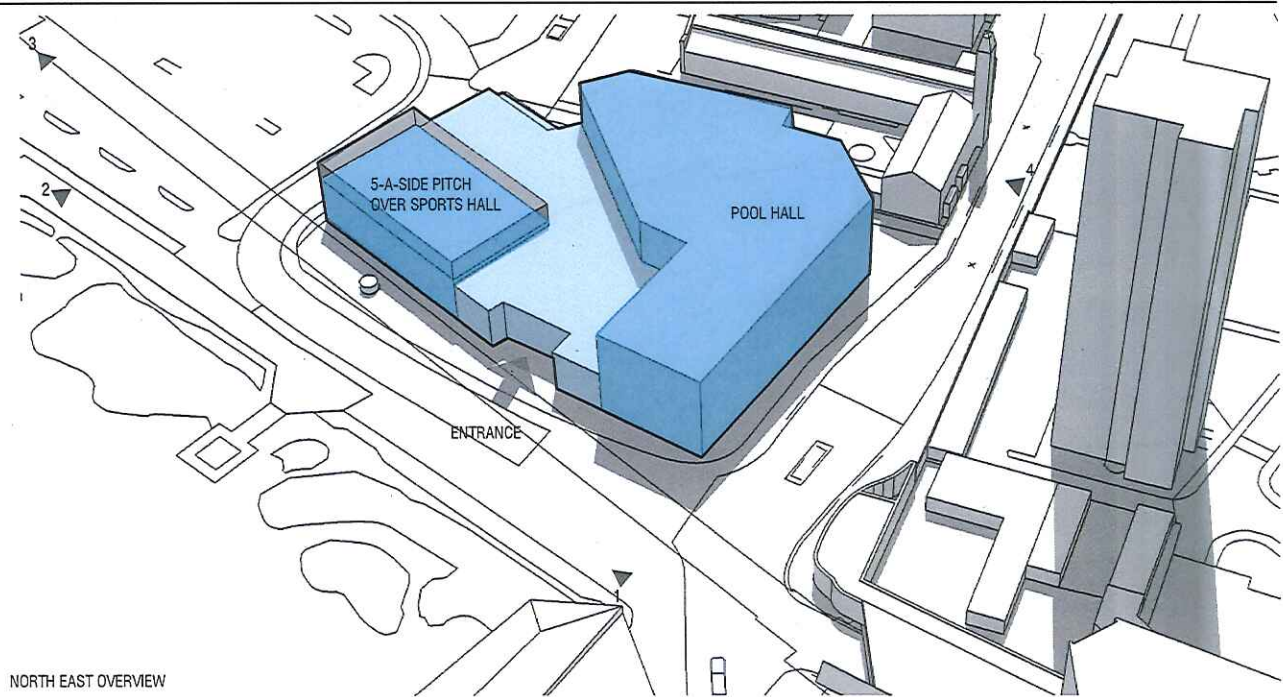


FLOOR LAYOUTS

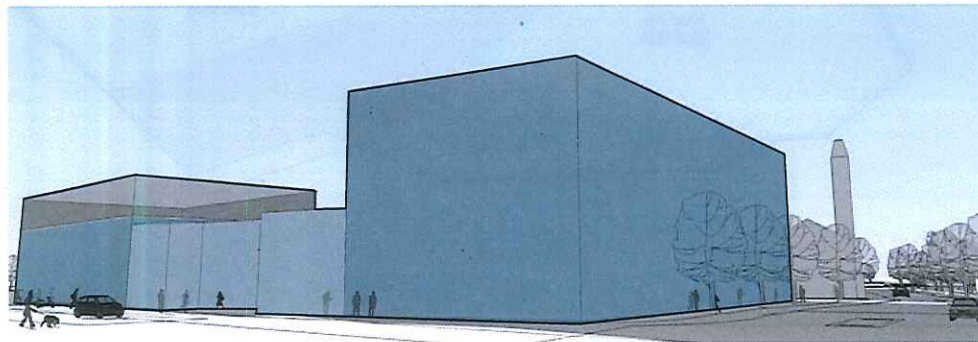


MASSING STUDY

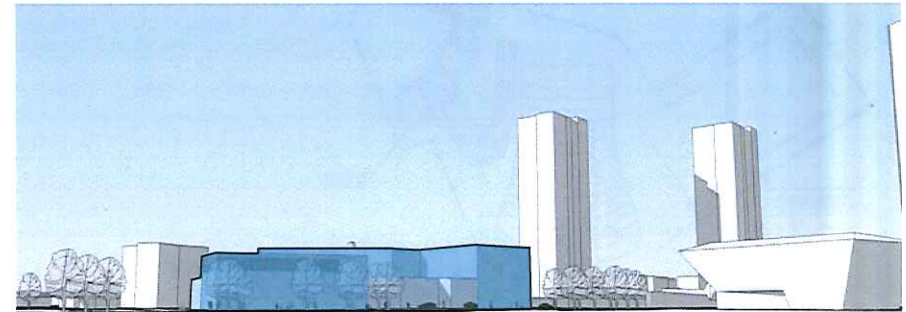
Simple massing studies give an indication of the potential scale and form of the building and show the key activity volumes of the pool hall and sports hall in mid blue and the remaining entrance, studio and gym space in light blue. The roof-top 5-a-side pitch is indicated by the grey translucent volume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



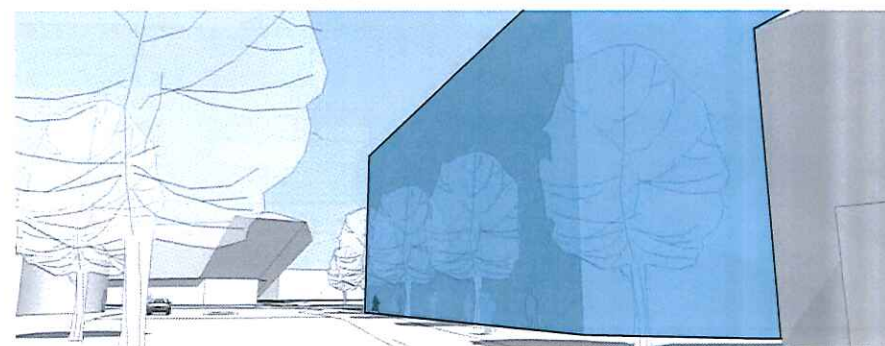
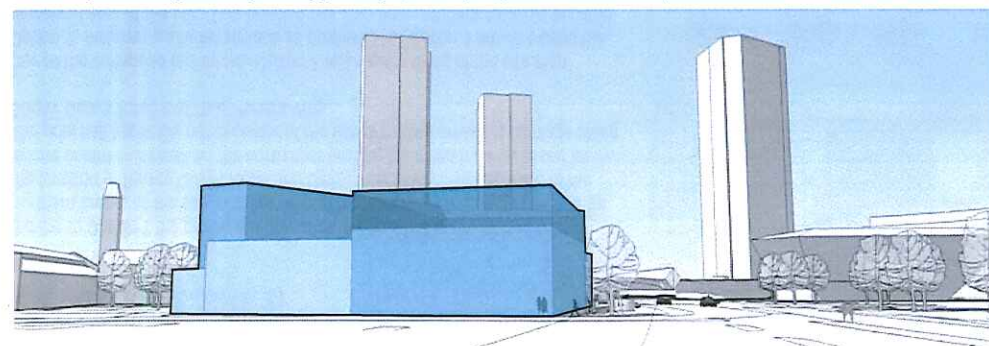
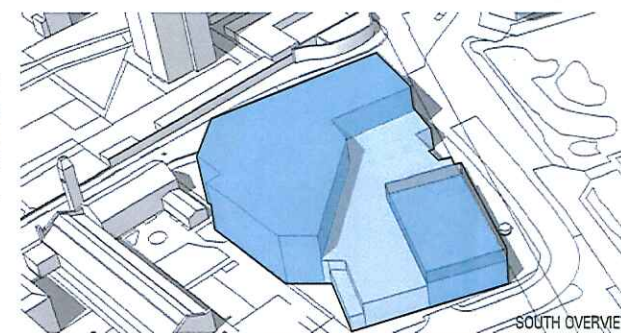
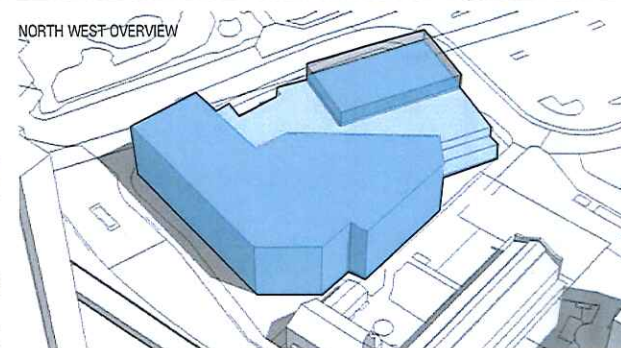
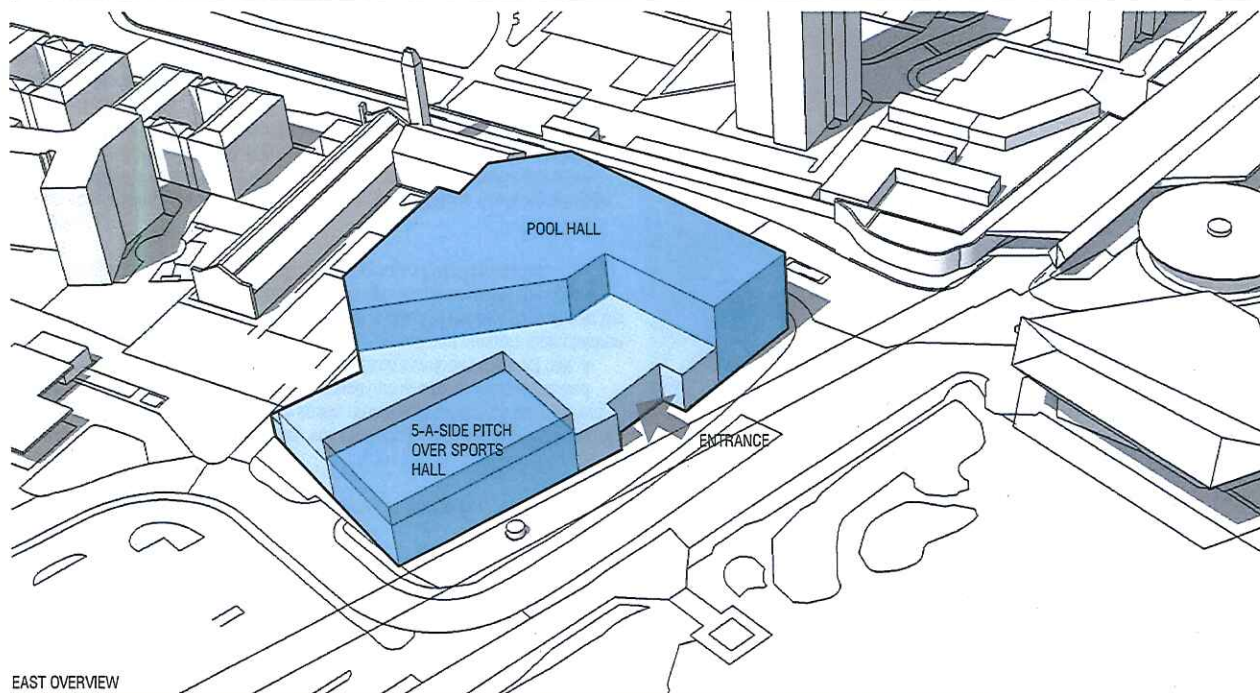
NORTH EAST OVERVIEW



1 VIEW FROM CANADA WATER TRANSPORT HUB AND THE LIBRARY



2 VIEW ACROSS CANADA WATER



3 VIEW FROM THE RETAIL PARK CAR PARK

4 VIEW ALONG SURREY QUAYS ROAD

4.9. OPTION 2 (SITE 2)

SITE PLAN

Similar to Option 1 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. The entrance to the leisure centre is located on the north east facade, identified by a recessed lobby. The pool hall holds the north corner of the site providing an active frontage along Surrey Quays Road and Deal Porters Way.

Due to the enhanced facility mix Option 2 will require more of the site than Option 1, however a shared surface as proposed for Option 1 would extend the perceived area of the site. This building has also been set back to avoid building over the underground line and accessible parking can be provided above and in close proximity to the entrance.

As this option occupies more of the site an internal street is proposed that will draw the public space into the building and into an atrium naturally lit from above.

FLOOR LAYOUTS

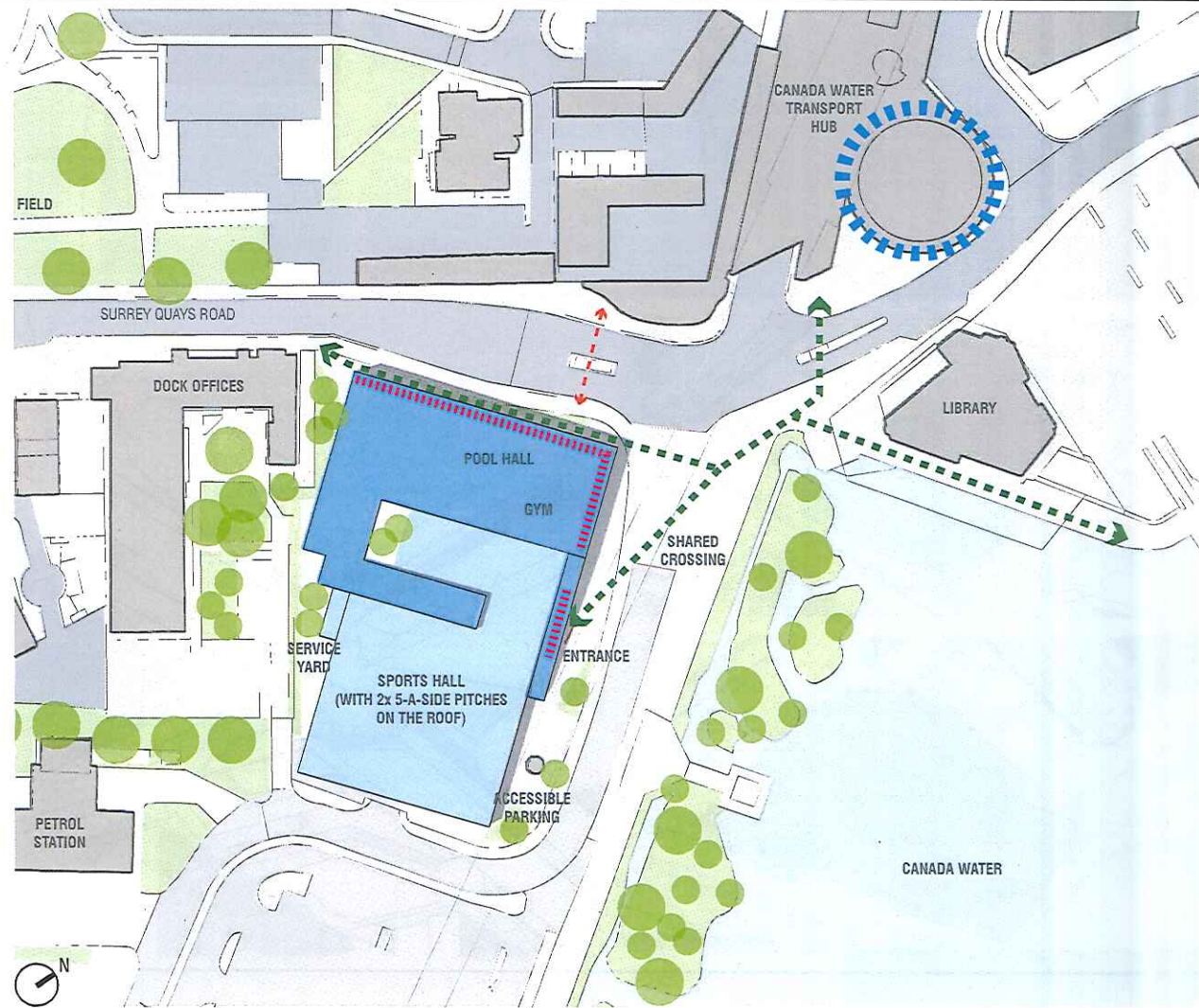
Indicative floor plans illustrate the potential layout of Option 2:

Ground Floor

The entrance opens onto a three storey volume forming a street into the heart of the building. Views up and across the space provide glimpses into the different areas simplifying orientation. The climbing wall forms a focal point at the end of the street. An open cafe sits within the street and overlooks the pool hall. A dedicated viewing area allows parents access to watch and support their children in the learner pool. In this option the sports hall is lifted to the first floor due to the constraints of the site. The space released beneath accommodates the crèche and soft play area as well as the ancillary changing and service spaces.

First Floor

An accommodation stair rises from the street to the first floor. Crossing a bridge over the street the user enters the 8 court sports hall and the main volume on this level. Turning through 180 degrees and continuing in the opposite direction the user reaches the end of the corridor and a picture window overlooking the pool hall below. To the right are two studios, both with views over Canada Water. Continuing along the corridor and turning left reveals a view over the street and climbing wall. To the left are the two squash courts and beyond the staff areas.



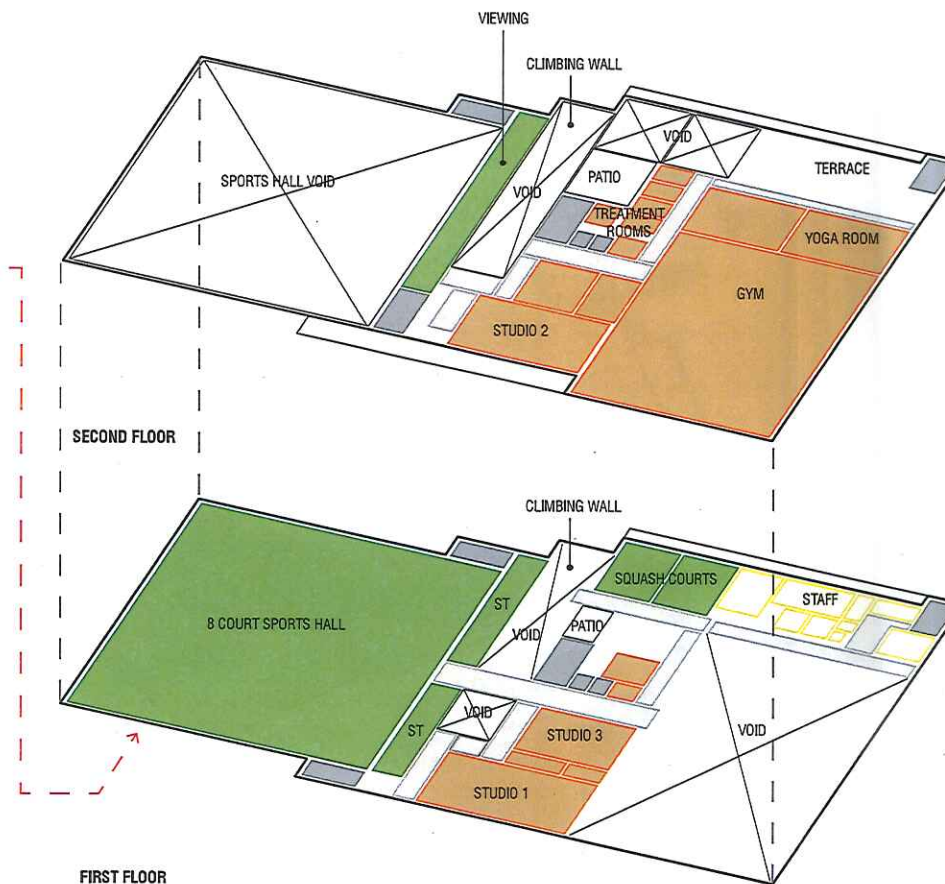
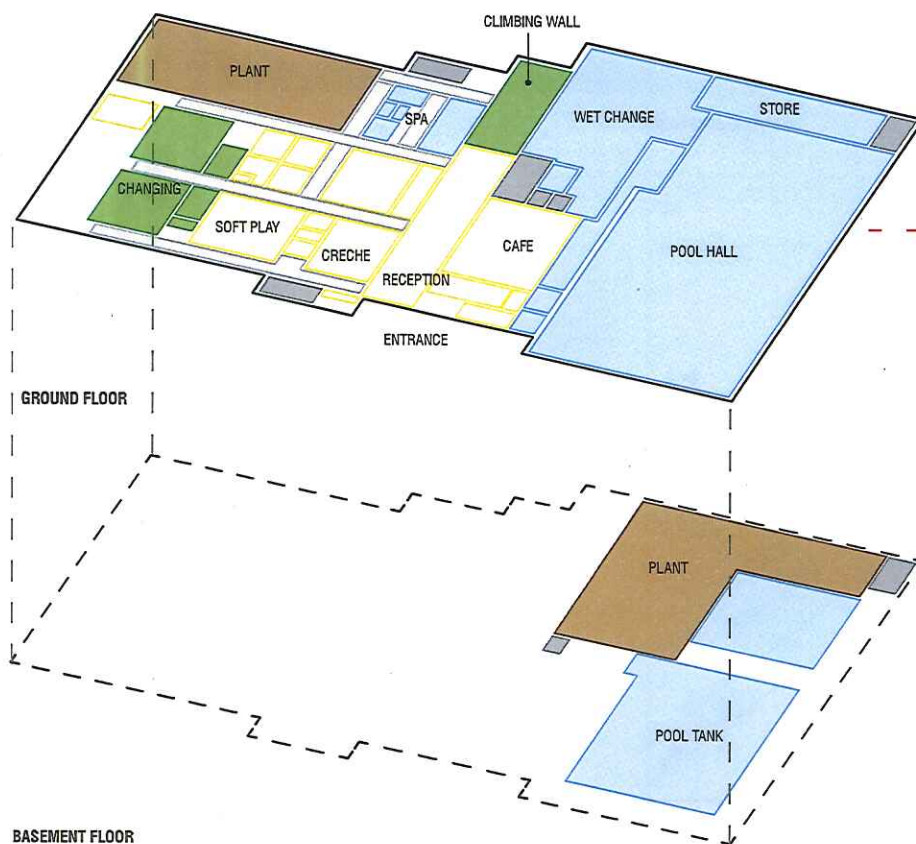
Second Floor

Continuing upwards to the second floor the user is reconnected to the street via a glazed screen. To the south side of the street an escape corridor doubles as a viewing gallery onto the sports hall. On the north side the gym sits over the pool hall volume. Large windows at this level provide views down to the street, and in the opposite direction views up to the activity inside. The large studio overlooks Canada Water with the potential of a terrace area for good weather use. Similarly

the Yoga room to the north west sits adjacent to a quiet terrace overlooking the Docks Office, where yoga students can practice their moves.

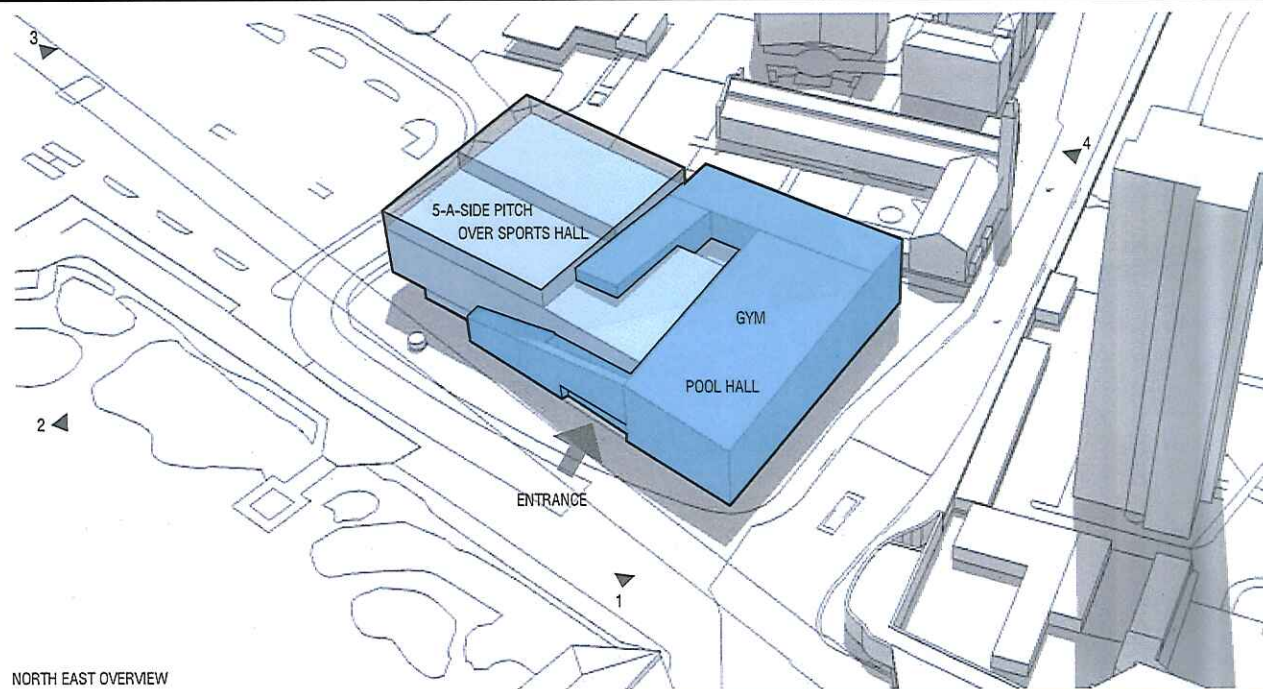
Basement

Similar to Option 1 the basement of Option 2 accommodates pool plant and tank spaces.

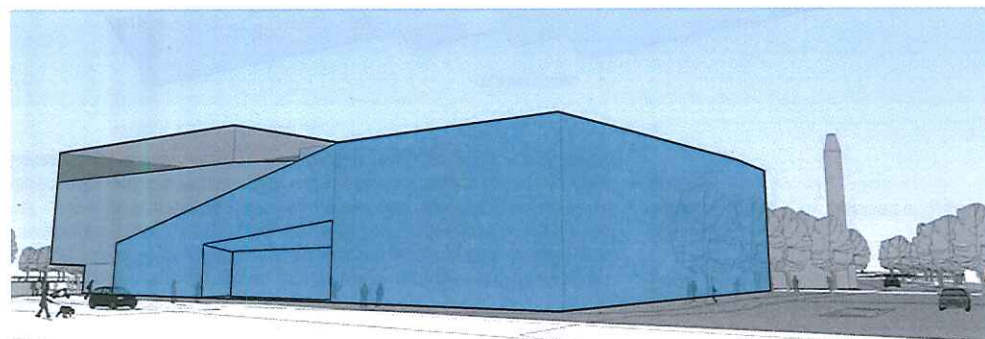


MASSING STUDY

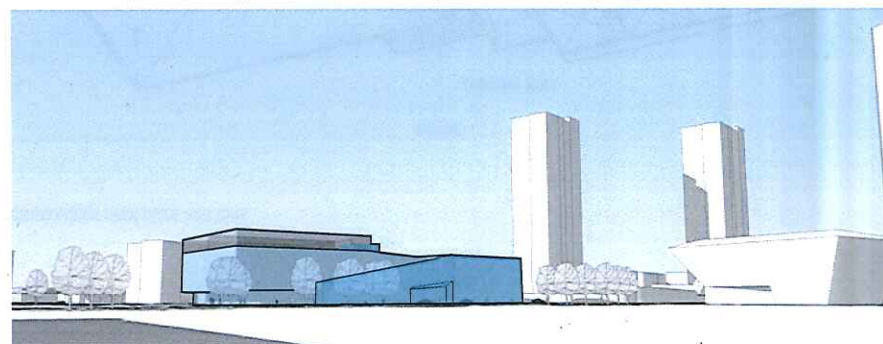
Simple massing studies give an indication of the potential scale and form of the building and show the key activity volumes of the pool hall, gym, entrance and street volume in mid blue, and the sports hall, studio space and ancillary accommodation interlocking in light blue. The roof-top 5-a-side pitches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



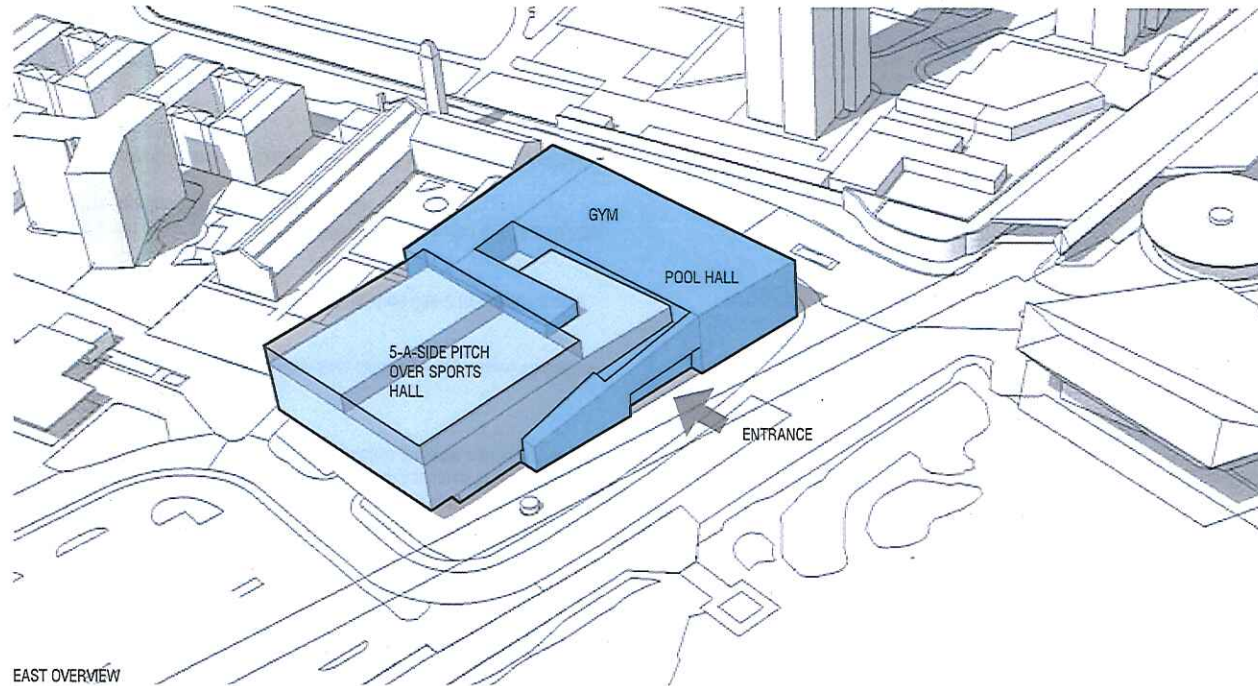
NORTH EAST OVERVIEW



1 VIEW FROM CANADA WATER TRANSPORT HUB AND THE LIBRARY

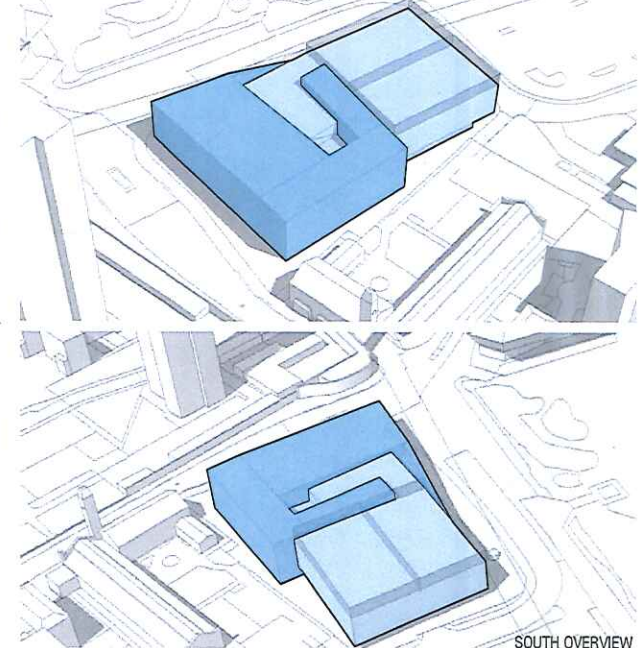


2 VIEW ACROSS CANADA WATER

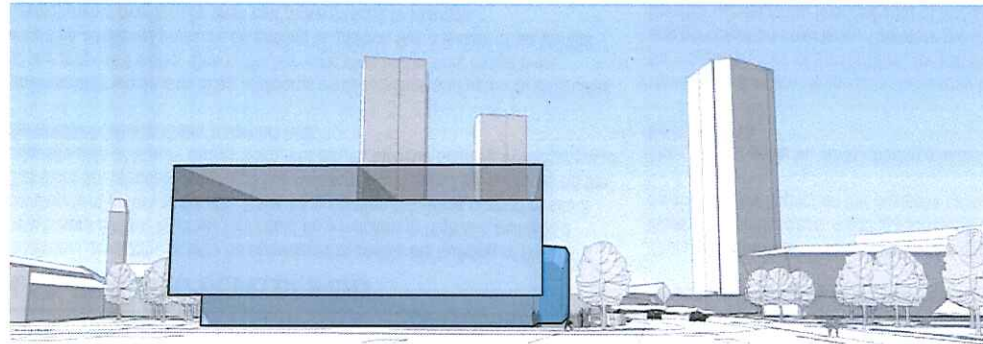


EAST OVERVIEW

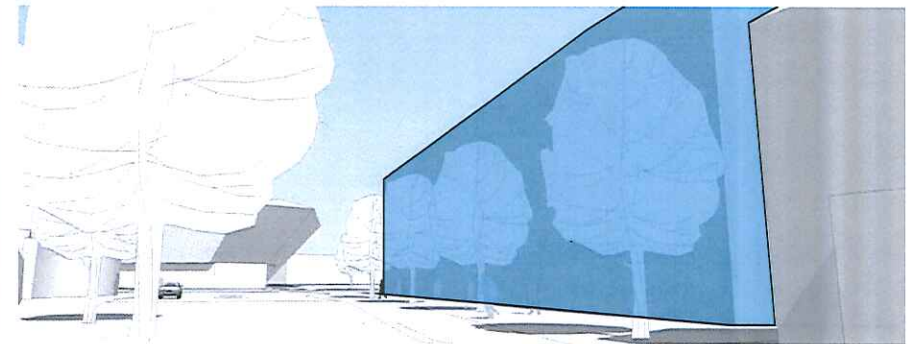
NORTH WEST OVERVIEW



SOUTH OVERVIEW



3 VIEW FROM THE RETAIL PARK CAR PARK



4 VIEW ALONG SURREY QUAYS ROAD

4.10. ENABLING DEVELOPMENT

Additional development may be considered to enable the building of the new leisure centre. Typically this could be a medium to high rise residential development on the same site. It can be seen from the urban context of site 2 that there are precedents for high rise housing, both in the 1960's blocks on the opposite side of Surrey Quays Road, but also in the new housing development to the north of Canada Water transport hub.

However this would also bring additional considerations and potential difficulties to any proposed works. Due to the intensification of the sites usage there would be additional pressure on parking in addition flying leases of residential developments over leisure ones can prove difficult to manage.

One consideration could be the enabling development potential of Site 1 once the existing Seven Islands Leisure Centre is replaced by the new development. See section 5.

4.11. FOCUS ON SITE 2

Due to the risks associated with Site 1 (as identified in section 4.5) it was agreed by the team that costings and a business case would not be required at this stage. Also as Site 3 has not been defined, but has assumed to be the same size as site 2, that the same costing and business case analysis can be assumed.

4.12. COST SUMMARY

[Summary information based on the report from Stace Construction and Property Consultants - see Appendix A]

Stace have undertaken a desktop exercise based on Site 2 to provide a cost estimate for the new leisure centre.

Assuming a mid range cost benchmark Option 1 is estimated at **£19,010,000** (including professional fees but excluding VAT).

On a similar basis Option 2 is estimated at **£28,630,000** (including professional fees but excluding VAT).

4.13. BUSINESS CASE SUMMARY

[Summary information based on the report from The Sports Consultancy - see Appendix B]

The business case undertaken by The Sports Consultancy has identified that Option 1 is the most affordable and financially viable option, and that it will deliver

the core sporting needs of the local community.

There are some additional facilities contained within Option 2 (treatment rooms, increased studio space, meeting rooms and additional five-a-side pitch) that will have a positive impact on the business case.

The Option 2 scheme, while offering a wider range of activities, is significantly less affordable.

However it is acknowledged that there may be compelling, non-financial, reasons for including some of the facilities, for instance meeting other sporting, social and participation objectives. Therefore the Council will need to be clear that those benefits outweigh the financial cost of inclusion.

5. EXISTING LEISURE CENTRE

5.1. THE SITE

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 there 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.

5.2. BUILDING & FACILITIES

The leisure centre was built in the 1970's and it consists of a basement, ground floor and first floor. It has a reinforced concrete substructure and concrete frame and slab above. There is a steel frame roof over the pool and surrounding offices. The facilities consist generally as follows:

- Entrance area & reception
- 33 m pool
- Learner pool (disused)
- Wet changing
- Gym
- Group Exercise Room
- Sports Hall
- Dry change
- Office space
- Meeting/Group rooms

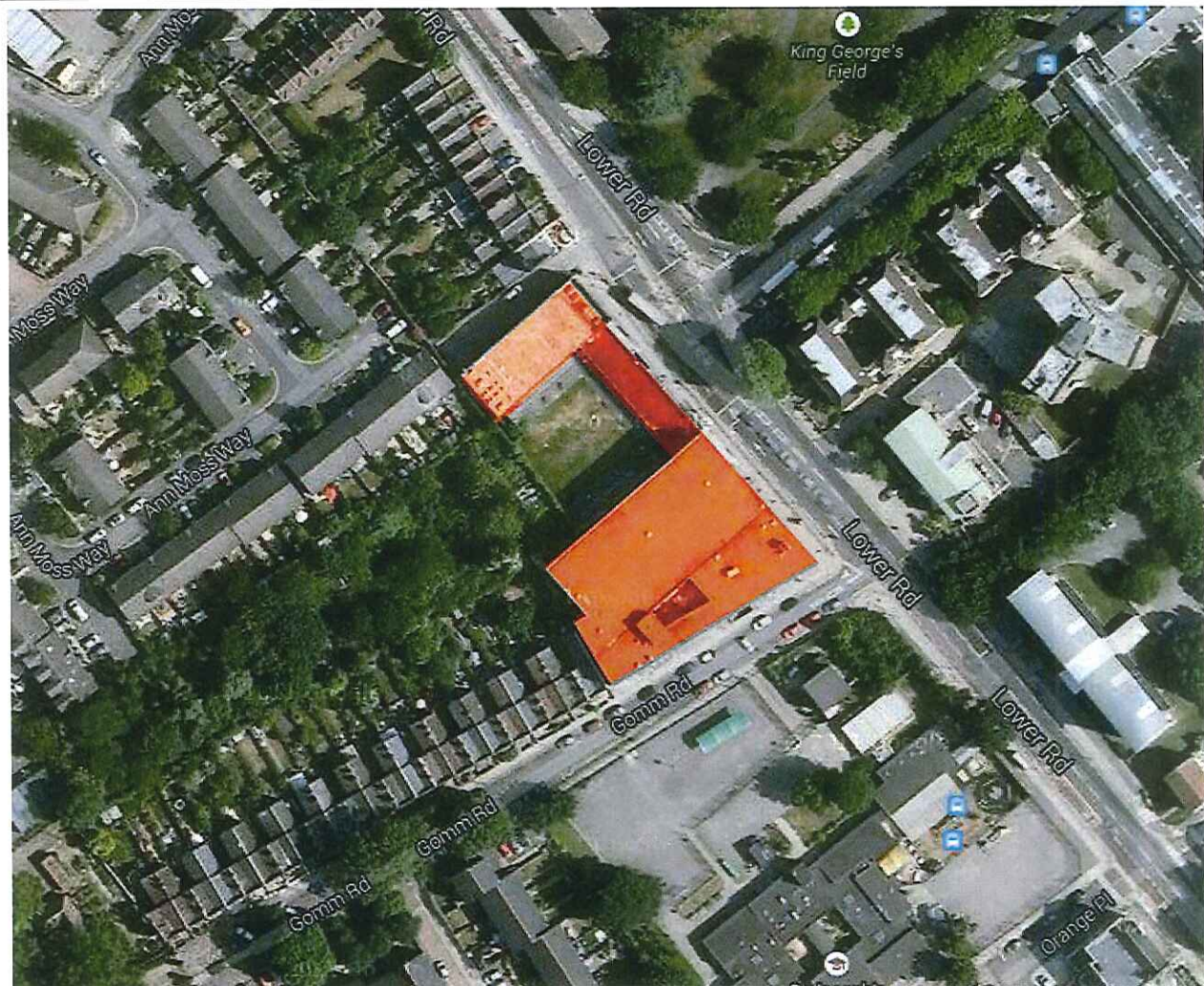
There is basement level parking beneath the north half of the site.

A measured survey of the leisure centre was undertaken in 2006 by Aworth Survey Consultants. Based on the measured survey the following gross internal floor area has been calculated:

Basement	1560 sq.m
Ground Floor	2290 sq.m
First Floor	780 sq.m
Total circa.	4630 sq.m

This area includes all the accommodation in the basement, ground and first floor, but excludes the basement car park, which is an additional 740sq.m.

A detailed survey of the accommodation mix is not included as part of this study.



SEVEN ISLANDS LEISURE CENTRE LOCATION PLAN



OVERVIEW FROM THE SOUTH EAST



VIEW FROM LOWER ROAD

5.3. CONDITION

STRUCTURAL SURVEY

An inspection on the structure of the leisure centre has been undertaken on behalf of the Council (Report on the Condition of Visible Structural Engineering Elements, Roughton Group Ltd 11/10/13).

The report is an overview of the structural elements of the building. It does not report on the condition of non-structural items, such as cladding, windows, doors, coverings etc. therefore it should not be considered as a 'full condition survey'.

The consultants reported that no opening up or intrusive surveys were carried out, access to some areas (e.g. above ceiling voids) was limited, and views of other areas were restricted by plant and equipment or low light levels. Furthermore the report was not an assessment of the structure or a critique of the design of the structural engineering elements. As such the consultants recommended that the report should be seen as a general overview and that where suspicions arise investigations of possible further defects should take place. They highlighted a cost of £40,000 for further investigations and reporting.

The report highlights a number of design and construction defects as well as defects from lack of maintenance and elements that are reaching the end of their useful life. A high proportion of the defects have been identified as requiring immediate attention. Of greatest concern are those that present a potential risk to the health and safety of the users of the facility and those that present a risk to the fabric of the building. Amongst these priority items two in particular stand out, and they are the risk of collapse of ducts and chambers in the floor and the structural support of a roof truss over the pool. However the further investigations recommended may well identify other serious concerns.

The report also identifies a number of occasions where concrete has fallen away from the structure revealing corroding reinforcement. Minimal concrete cover to reinforcement is typical of buildings of this age, and the concern must be that this problem could be wide spread through the building.

A follow up meeting with the engineer from Roughton Group Ltd on the 5th November confirmed the findings of the report. Furthermore it identified that although the leisure centre is not at the point of closure that the further investigations should take place as a priority to establish what other works are required and define a clearer picture of the state of the building.

OVERVIEW OF CONDITION

The report has reinforced our belief that the building is in a very poor state of repair and that considerable work will be required to bring it up to safe and modern standards.

In addition to the structural concerns, we would anticipate that the majority of the secondary building elements such as doors, windows, cladding, coverings, flashings, ceilings, finishes, services etc will require repair or replacement. Modernisation of the facility to meet current standards will be required and will include improvements to accessibility, means of escape, thermal efficiency and to meet Sport England guidance.

It is anticipated that a considerable proportion of the £8m refurbishment budget will be absorbed by the rectification of structural issues, improving the condition and modernising the facility to meet current standards, including those identified in Sport England guidance and the Building Regulations relating to accessibility, means of escape and thermal efficiency.

5.4. RE CONFIGURATION OPTIONS

On the assumption that remedial works to address the above structural and condition issues are viable the following re configuration options could be considered.

RE CONFIGURE COMPLETE BUILDING

The approximate gross internal floor area of the existing SILC, excluding the basement car park (740 sq.m) = **4,630 sq.m**

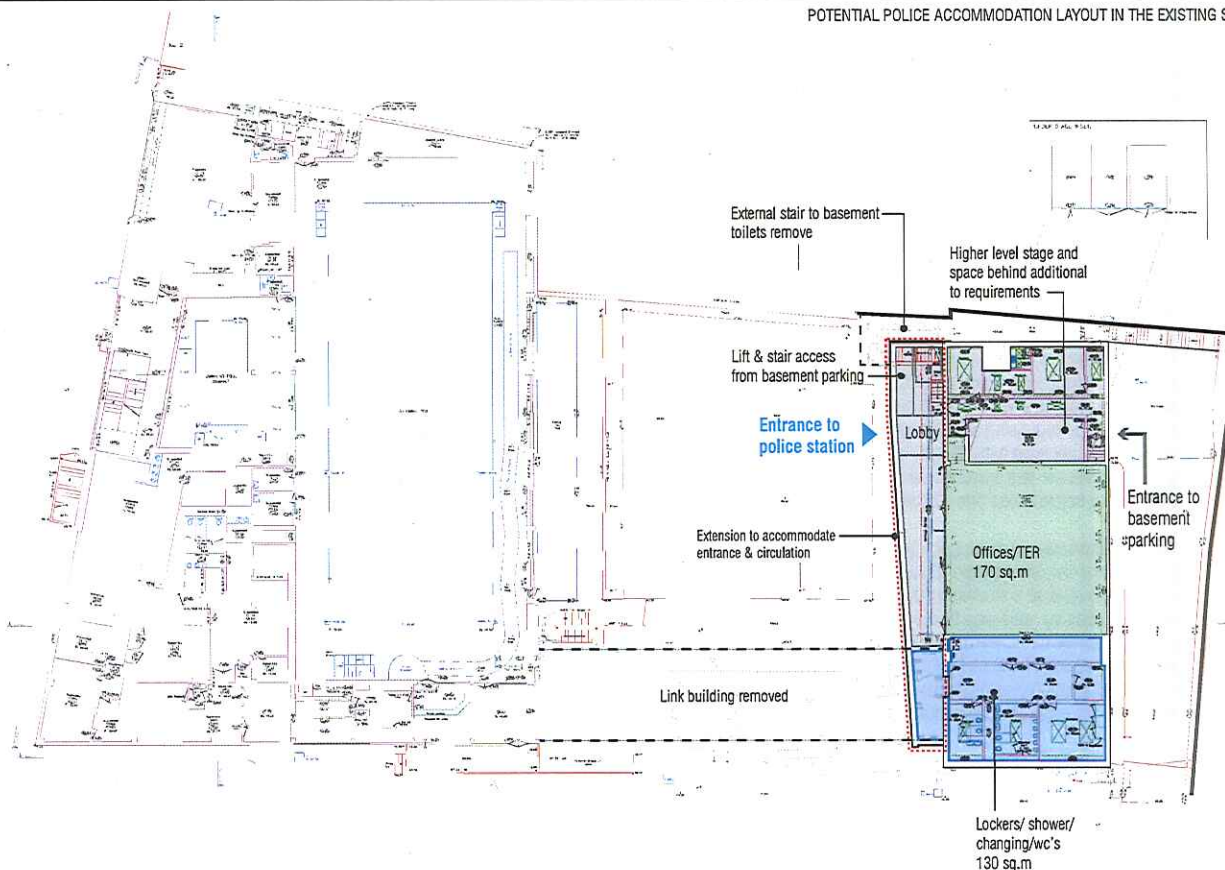
The accommodation schedule calculated for the Council's Option 1 brief indicates a gross internal floor area (see section 6) = **5,270sq.m**

This shortfall of 640 sq.m means that the baseline requirements will not fit within the existing building envelope and compromises in the facilities would have to be made.

RE CONFIGURE INCORPORATING POLICE REQUIREMENTS

It is estimated that the area will have to house 50 police officers on a three shifts per day pattern and their need is for office space, locker and changing room space, equipment storage (likely to need robust storage for specialist equipment), vehicle parking and bike storage.

POTENTIAL POLICE ACCOMMODATION LAYOUT IN THE EXISTING SILC



Accommodation required:

Lockers/ shower /changing / wcs circa.	130 sq.m
Offices/TER (no internal bike racks) - circa.	110 sq.m
Total circa.	240 sq.m

The police service could be accommodated within the north block of the SILC as shown on the layout opposite. Key points to consider with this option are:

- The Office/TER space (shown green) is accommodated within the main hall area, but excluding the stage. It is a large open space that could be subdivided to provide smaller offices if required. The high floor to ceiling height could be reduced with a suspended ceiling
- The lockers/shower/changing/w.c. area (shown blue) is accommodated within the current W.C. and storage area at the front of the building, part of the main hall and part of the new extension. Remodelling would be required
- The higher level stage and the area behind have been shown as additional area. They do not form part of the police requirements due to anticipated access issues associated with the change in level, but cannot easily be used by the leisure centre due to it's separation.
- An extension is shown (outlined with a red dashed line) and would accommodate a lift and internal stair linking the basement and ground floor level. It has been assumed that forming a lift and stair within the existing structure would prove difficult and costly due to the structural alterations required and level changes. The extension would also provide circulation between the different areas.
- The link building between the north and south block is shown removed. This will open the courtyard to the street and potentially facilitate access to Southwark Park via the Fish Farm (see section 3.)
- Vehicle parking and bike storage could be accommodated within the existing basement car park.

Accommodation proposed:

Lockers/ shower /changing / wcs circa.	130 sq.m
Offices/TER (no internal bike racks) - circa.	170 sq.m
Extension and ancillary space (at high level)	180 sq.m
Total circa.	480 sq m

It can be seen that accommodating the police service will further sacrifice sports and leisure facilities. On this basis if the north block (400 sq.m) and the link block (220 sq.m) are deducted the resultant gross internal floor area of the SILC will become **4010 sq.m** and the shortfall will be circa. **1340 sq.m**

5.5. CONTINUITY OF SERVICE

Refurbishment and re configuration of the scale anticipated would result in the closure of the facility for an estimated 12-18 months. This would result in a loss of continuity in the provision of sport and leisure facilities, a period when staff would need to be assigned elsewhere and users could take their custom elsewhere, potentially not to return.

5.6. COST SUMMARY

[Summary information based on the report from Stace Construction and Property Consultants - see Appendix A]

A cost estimate has not been undertaken for a refurbished and re-configured SILC as pending further investigations into the structural elements and a full condition survey of the building fabric a realistic assessment of the extent of any works cannot be ascertained. It is suggested that this could form part of the next stage, see section 6. Stace have provided an estimate for the provision of the police accommodation, which gives an order of cost at circa. £850,000 excluding VAT and fees.

5.7. BUSINESS CASE

[Summary information based on the report from The Sports Consultancy - see Appendix B]

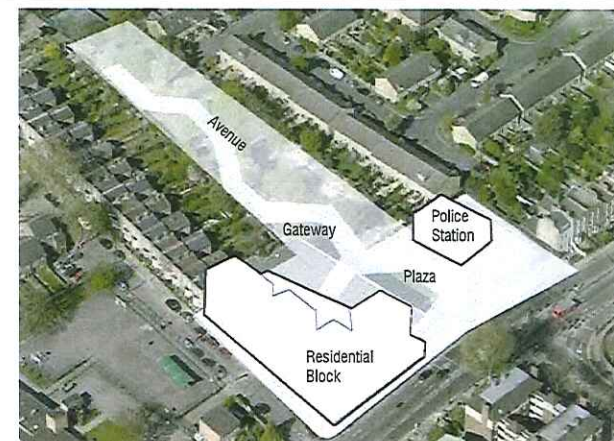
The Sports Consultancy have undertaken a review of the income and expenditure accounts for the existing centre and concluded that it is running at [REDACTED]

They question whether improvement of the current facilities will address the lack of use and revenue. They also identify the opportunity cost of remaining on the current site, as it could be vacated and sold for development.

5.8. DEVELOPMENT POTENTIAL OF THE EXISTING SITE

If the existing site is released for development the capital receipt generated could contribute toward the development of a new leisure centre on one of the alternative sites.

In addition a redeveloped site could make a significant contribution toward the Council's vision to create a green link from Southwark Park to the canal. A suggested development option is shown that combines medium height residential development with the potential for a new public square and 'gateway' into the park, via the Fish Farm. This option could also include a new facility for the police.





6. NEXT STEPS

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, with both the Option 1 and Option 2 variables, and an initial assessment of the existing leisure centre.

The facilities mix have been derived from the brief, outline building layouts produced and potential massing considered. Guidance on the potential cost of the schemes, inc. bench marked capital and revenue costs, and the outline business case for the initial options have been produced. The purpose of which is to enable the Council to decide whether to proceed.

If the Council decides to proceed with the project, it is recommended that the next stage should involve completion of a detailed feasibility study, concept and developed design in accordance with the RIBA Plan of Work 2013. (The RIBA Plan of Work 2013 organises the process of briefing, designing, constructing, maintaining, operating and using building projects into a number of key stages. It details the tasks and outputs required at each stage, which may vary or overlap to suit specific project requirements. It is a development of the RIBA Plan of Work 2007, which used the industry familiar work stages A-L.)

There is naturally an overlap between the actions of the Plan of Work and the work already completed as part of this options appraisal, where this is the case a review is recommended.

Plan of Work stages:

0. Strategic Definition

Stage 0 is used to ensure that the client's business case and the strategic brief have been properly considered before the initial project brief is developed.

A review of the scope of the project and facility mix will help to inform the refinement of the business case.

Pending results of the further investigations of the Seven Islands Leisure Centre, in hand by the Council, strategic considerations might include a detailed analysis of the existing leisure centre backed up by appropriate cost analysis, which will help to inform a decision on re-configuration or replacement.

A review of the site options may be a further strategic consideration, and include the definition of Site 3, a cost estimate for Option 1 on Site 1 or a valuation of Site 1 in the event of disposal.

The master plan study, currently being undertaken by Allies and Morrison Architects for the Harmsworth Quay (former printworks site) will need to be taken into account as a strategic consideration. The master plan incorporates the area of Site 3 including sketch proposals for a leisure centre and residential scheme

The leisure centre is based approximately on the facility mix requirements of Option 1. This would have a direct affect on Site 3, but would also affect the viability of a leisure centre elsewhere in the Canada Water area.

Consideration to include the proposed green link into the project brief or to retain it as a separate entity will be established at this stage.

Key project outcomes, as well as initial considerations for the project programme and assembling the project team will also form part of this stage.

Definition of the governance structure for delivering the project will be beneficial to provide guidance on the most effective structure for delivering the project through to completion.

Review of all realistic funding opportunities and the possible amounts of funding available from each opportunity will be key.

Consultation with relevant stakeholders to identify further issues and requirements that should be considered at an early stage. This will include consultation with London Underground Ltd in relationship to the underground line on Site 2.

1. Preparation and Brief

Several significant and parallel activities need to be carried out during Stage 1 to ensure that Stage 2 Concept Design is as productive as possible. These split broadly into two categories:

- Reviewing and redefining the initial project brief and any related feasibility studies.
- Assembling the project team and defining each party's roles and responsibilities and the information exchanges.

The preparation of the initial project brief is the most important task undertaken during Stage 1. When preparing the initial project brief, it is necessary to consider and review:

- The project's spatial requirements - the desired project outcomes, derived following feedback from this Options Appraisal and similar projects.
- The site or context, by undertaking further site appraisals of the 3 potential sites and collating site information, including surveys
- The budget.

A project risk assessment is required to determine the risks to each party. The development of the procurement strategy, project programme and, in some

instances, a (town) planning strategy are all part of this early risk analysis.

2. Concept Design

During Stage 2, the initial concept design produced as part of this Options Appraisal will be reviewed and reassessed in line with the requirements of the initial project brief.

The concept design will include a site plan, floor plans sections and elevations showing the internal arrangement of the building including all areas listed of the facility mix and schedule of accommodation.

During this stage a preferred site should be identified.

Initial pre-application planning consultation with the local planning authority will be key as part of this stage to understand what opportunities and constraints there may be in relation to the potential development of new leisure facilities on the sites being considered.

A number of project strategies will also develop as part of this stage. Their importance at this stage will depend on how they are to influence the concept design. For example, the sustainability strategy is likely to be a fundamental component of the concept design, as is a transport strategy, including a transport assessment and travel plan.

It is essential to revisit the brief during this stage and it should be updated and issued as the final project brief as part of the information exchange at the end of Stage 2.

In parallel with design activity, a number of other related tasks need to be progressed in response to the emerging design, including a review of the cost information, the development of a construction strategy, a maintenance and operational strategy and a health and safety strategy.

Review options for the procurement of the building and the management operator should identify all procurement options and summarise the advantages and disadvantages of each, as well as identifying the preferred option.

3. Developed Design

During this stage, the concept design is further developed and, crucially, the design work of the core designers is progressed until the spatial coordination exercises have been completed. This process may require a number of iterations of the design and different tools may be used, including design workshops. By the end of Stage 3, the architectural, building services and structural engineering designs will all have been developed, and will have been checked by the lead designer, with the stage design coordinated and the cost information

aligned to the project budget.

Project strategies that were prepared during Stage 2 should be developed further and in sufficient detail to allow the client to sign them off once the lead designer has checked each strategy and verified that the cost information incorporates adequate allowances.

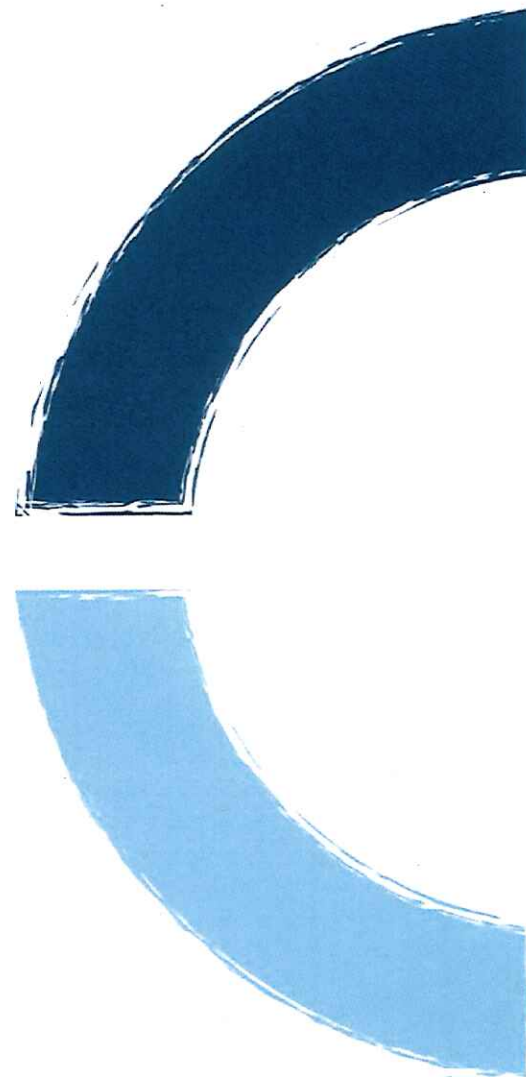
7. APPENDICES

7.1. APPENDIX A - STAGE FEASIBILITY COST ESTIMATE & POLICE STATION RELOCATION

7.2. APPENDIX B - THE SPORTS CONSULTANCY BUSINESS PLAN

Feasibility Cost Estimate

Project	Canada Water Leisure Centre
Client	London Borough of Southwark
Date	17 December 2013
Prepared by	Matthew Whitehead



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4.00 Exclusions and Risk Commentary	6
5.00 Appendix: Indicative cost of Option 2 scheme facilities	7

1.00 Notes

Ref	Notes
.1	This Feasibility Cost Estimate is a desktop feasibility cost estimate for a new leisure centre within the Canada Water regeneration area. It utilises benchmark cost data and should only be used as a guide to the potential cost of the scheme. As and when outline scheme proposals are developed, an elemental order of cost estimate should be prepared. As the design and specification of the proposed scheme develops further, a detailed elemental cost plan should be undertaken.
.2	Feasibility Cost Estimates analyse cost data from previous projects and recognised industry cost benchmarks to provide an order of cost range typically to be expected for the particular development under consideration. Reference has been made in the preparation of this estimate to the Becontree Leisure and Abbey Leisure projects for the London Borough of Barking and Dagenham
.3	The estimate has been prepared on the basis of information received from AFLS+P Architects on 21, 28 and 30 October and 6 December 2013: -AFLS+P Options Appraisal dated November 2013 including facility mix schedules -AFLS+P proposed Option 1 and 2 indicative floor plans
.4	At this stage, the layouts for Sites 2 and 3 are not differentiated and therefore this estimate does not distinguish between the two sites.
.5	Attention is drawn to the Notes and Exclusions pertaining to the estimates for Option 1 and 2 on the following pages. In particular the exclusion of tender price inflation (the estimates reflect current day firm prices as at 4th Quarter 2013) and the exclusion of Client contingency is highlighted. A recommendation regarding the minimum level of contingency is provided however the examination of site abnormal costs and the associated evaluation of risks should be considered outside of this estimate.

2.00 Feasibility Study Summary (New Leisure Centre Option 1 Scheme)

Ref	Description	Qty	Unit	Benchmark Data Range			Benchmark Cost Range			Feasibility Target Cost
				Lower Range	Mid Range	Higher Range	Lower Range	Mid Range	Higher Range	
				£/m ²	£/m ²	£/m ²	£	£	£	£
.1	New Build Leisure Centre: <u>Option1</u> Scheme	5,270	m ²	2,800.00	2,900.00	3,000.00	14,756,000	15,283,000	15,810,000	15,283,000
.2	Artificial turf football pitch located on roof (circa 700m2)	1	Item				250,000	250,000	250,000	250,000
.3	External Works/ Public Realm (allowance)	1	Item				1,000,000	1,000,000	1,000,000	1,000,000
	Feasibility Cost Range & Target Figure						16,006,000	16,533,000	17,060,000	16,533,000
.3	Professional Fees (PROVISIONAL) - based on 15%						2,401,000	2,480,000	2,559,000	2,480,000
	Feasibility Cost Range & Target Figure incl. Fees						18,407,000	19,013,000	19,619,000	19,013,000
.4	VAT Assessment									Excluded
	Feasibility Cost Range & Target Figure incl. Fees & VAT (rounded)								£	19,010,000

Notes:

- .1 The proposed Option 1 scheme cost per square metre is based on the brief requirements scheduled in AFLS+P's Options Appraisal and is a 'Current Day' assessment
- .2 The factors that will determine where in the cost range the scheme proposals for this site include the following:
 - Specification of building envelope and interiors including choice of materials, extent of glazing etc, incorporation of building features and other bespoke designs, building form and efficiency, inclusion of basement accommodation, sustainability provisions, procurement route, contract conditions/risk transfer etc

Key Exclusions (see Section 4.00 of this estimate for full list):

- .1 VAT
- .2 Tender price inflation (estimate based upon current day firm prices as at 4thQ 2013)
- .3 Client contingency: 5% recommended
- .4 Demolition of existing buildings
- .5 Site abnormal costs including remediation, significant utility service infrastructure upgrades, utility diversions, highway works etc
- .6 Moveable floor to main swimming pool (included in Option 2 scheme)
- .7 Soft play area and climbing wall (included in Option 2 scheme)

3.00 Feasibility Study Summary (New Leisure Centre: Option 2 Scheme)

Ref	Description	Qty	Unit	Benchmark Data Range			Benchmark Cost Range			Feasibility Target Cost
				Lower Range	Mid Range	Higher Range	Lower Range	Mid Range	Higher Range	
				£/m²	£/m²	£/m²	£	£	£	£
.1	New Build Leisure Centre: <u>Option 2</u> Scheme	8,067	m²	2,800.00	2,900.00	3,000.00	22,587,600	23,394,300	24,201,000	23,394,000
.2	Artificial turf football pitches located on roof (circa 1400m2)	2	Nr				500,000	500,000	500,000	500,000
.3	External Works/ Public Realm (allowance)	1	Item				1,000,000	1,000,000	1,000,000	1,000,000
Feasibility Cost Range & Target Figure							24,087,600	24,894,300	25,701,000	24,894,000
.3	Professional Fees (PROVISIONAL) - based on 15%						3,613,000	3,734,000	3,855,000	3,734,000
Feasibility Cost Range & Target Figure incl. Fees							27,700,600	28,628,300	29,556,000	28,628,000
.4	VAT Assessment									Excluded
Feasibility Cost Range & Target Figure incl. Fees & VAT (rounded)										£ 28,630,000

Notes:

- .1 The proposed 'Option 2' scheme cost per square metre is based on the brief requirements scheduled in AFLS+P's Options Appraisal and is a 'Current Day' assessment
- .2 The factors that will determine where in the cost range the scheme proposals for this site include the following:
 - Specification of building envelope and interiors including choice of materials, extent of glazing etc, incorporation of building features and other bespoke designs, building form and efficiency, inclusion of basement accommodation, sustainability provisions, procurement route, contract conditions/risk transfer etc
- .3 The Option 2 scheme contains additional enhanced facilities (e.g. climbing wall) which are not included in the Option 1 scheme: the additional cost of the finishing and fitting out of these spaces balances out what would otherwise be a reduction in the expected cost per m2 as a result of the increased economies of scale of the larger Option 2 building

Key Exclusions (see Section 4.00 of this estimate for full list):

- .1 VAT
- .2 Tender price inflation (estimate based upon current day firm prices as at 4thQ 2013)
- .3 Client contingency: 5% recommended
- .4 Demolition of existing buildings
- .5 Site abnormal costs including remediation, significant utility service infrastructure upgrades, utility diversions, highway works etc

4.00 Exclusions and Risk Commentary

Ref	
.1	Exclusions
.1.1	Professional fees (over and above the allowance stated)
.1.2	VAT
.1.3	Insurances
.1.4	Legal Fees, finance costs and interest charges
.1.5	Tender price inflation
.1.6	Planning / Building regulation fees
.1.7	Rights of light cost or alterations to accommodate affected parties
.1.8	Site investigation costs and/or asbestos survey
.1.9	106/278 Agreements
.1.10	CIL costs
.1.11	Party wall awards / costs
.1.12	Client contingency
.1.13	Works outside of the site boundary
.1.14	Marketing
.1.15	IT wiring and equipment including media and audio visual equipment
.1.16	Fire fighting appliances
.1.17	Major work to the highways including realignment of existing carriageway
.1.18	Demolition of existing buildings
.1.19	Diversion of statutory services
.1.20	Abnormal ground conditions (e.g. contaminated land)
.1.21	Additional works (e.g. enhanced foundations, retaining structures etc) associated with underground railway line, which may be required if Site 2 indicated on AFLS+P's drawing 3393(03)001 is developed.
.1.22	Extensive cut and fill of the existing site.

5.00 Appendix: Indicative cost of Option 2 scheme facilities

Ref				
1	Indicative guide to cost of additional facilities incorporated in Option 2 scheme			
	<p>The indicative costs provide below are intended to provide a broad guide as to the respective costs of each of the additional facilities incorporated in the Option 2 scheme.</p> <p>It should be noted that each scheme will require careful space planning of the accommodation required by the Client brief and interdependencies between the various functional spaces can be complex; therefore variances may occur as the building layout is developed to reflect the consolidated Client brief which affects the assessments made below.</p>			
	Option 1 scheme	Option 1 scheme area: 5,270 m2	Rate (construction cost including building shell and fitting out plus fees) £3,607	Total (construction cost including building shell and fitting out plus fees) 19,010,000
	Additional facilities:			
	Café: increase in size from 487m2 to 521m2	42 m2	£3,250	136,500
	Creche: increase from 20 to 30 children	37 m2	£3,100	114,700
	Soft play: facility introduced	124 m2	£3,300	409,200
	Main swimming pool: 8 lane pool in lieu of 6 lane pool (including additional changing, stores etc)	269 m2	£4,400	1,183,600
	Leamer pool: increase in size from 13m x 7m to 14m x 14m	269 m2	£4,400	1,183,600
	Spa suite: increase in capacity of spa suite	64 m2	£4,000	256,000
	Sports hall: 8 court sports hall in lieu of 4 court hall	1,085 m2	£2,700	2,929,500
	Squash courts: 2 courts introduced	156 m2	£3,800	592,800
	Climbing wall: facility introduced	124 m2	£3,500	434,000
	Yoga room: facility introduced	124 m2	£3,300	409,200
	Treatment rooms: 6 treatment rooms introduced	89 m2	£4,200	373,800
	Gym: increase in size from 140 station to 150 station	97 m2	£3,100	300,700
	Studios: two studios increased in size from 100m2 to 150m2 and spinning studio increased in size from 26 to 31 bikes	218 m2	£3,200	697,600
	Meeting rooms: 2 nr 40m2 training rooms introduced	99 m2	£3,100	306,900
				28,338,100
	Football pitches: two 5 a side football pitches on the roof of the leisure centre in lieu of 1 pitch		-	287,500
				28,625,600
	Option 2 scheme	8,067 m2	£3,549	28,630,000
	(All costs include building shell, fitting out, external works and 15% allowance for fees)			