

PICK
EVERARD

West
Wickham
Leisure Centre



West Wickham Leisure Centre & Library
High Level Capacity Study - Option Proposal

London Borough of Bromley



Document History				
Issue	Date	Comment	Author	Checked
01	01/02/2018	First issue	HRW	KAO



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Pick Everard were appointed by Cushman & Wakefield on behalf of London Borough of Bromley Council, to undertake a high level capacity study for the redevelopment of both West Wickham Leisure Centre (WWLC) and West Wickham Library (WWL) sites. The study explored provisions for new and upgraded leisure facilities for the local community, alongside new library facilities while simultaneously introducing an element of residential development. Several options were considered in the first appraisal, please see document entitled 171623 17-2-2 R001 High Level Capacity Study for further information.

I.1 Document Outline

This document outlines the proposed redevelopment options, following the outcome of the capacity study. This study comprises:

1. Site analysis: including site area restrictions, access, local traffic, adjacent properties and overlooking, orientation, existing trees and site levels.

2. Proposals: represented in the form of plans and high level massing, studies and in response to the brief, site opportunities and constraints. These proposals can be summarised as:

- Proposal for WWLC site: new leisure centre, library facilities, and residential development
- Proposal for WWL Site: residential development on all floors.

3. Outline cost estimate for the proposals.

This study is largely a desktop exercise supported by site visits, published guidance, and anecdotal information. It relies only upon the information that Pick Everard were able to obtain within the time available and should an option advance to detailed design there will be a requirement for more thorough investigation in some key areas.

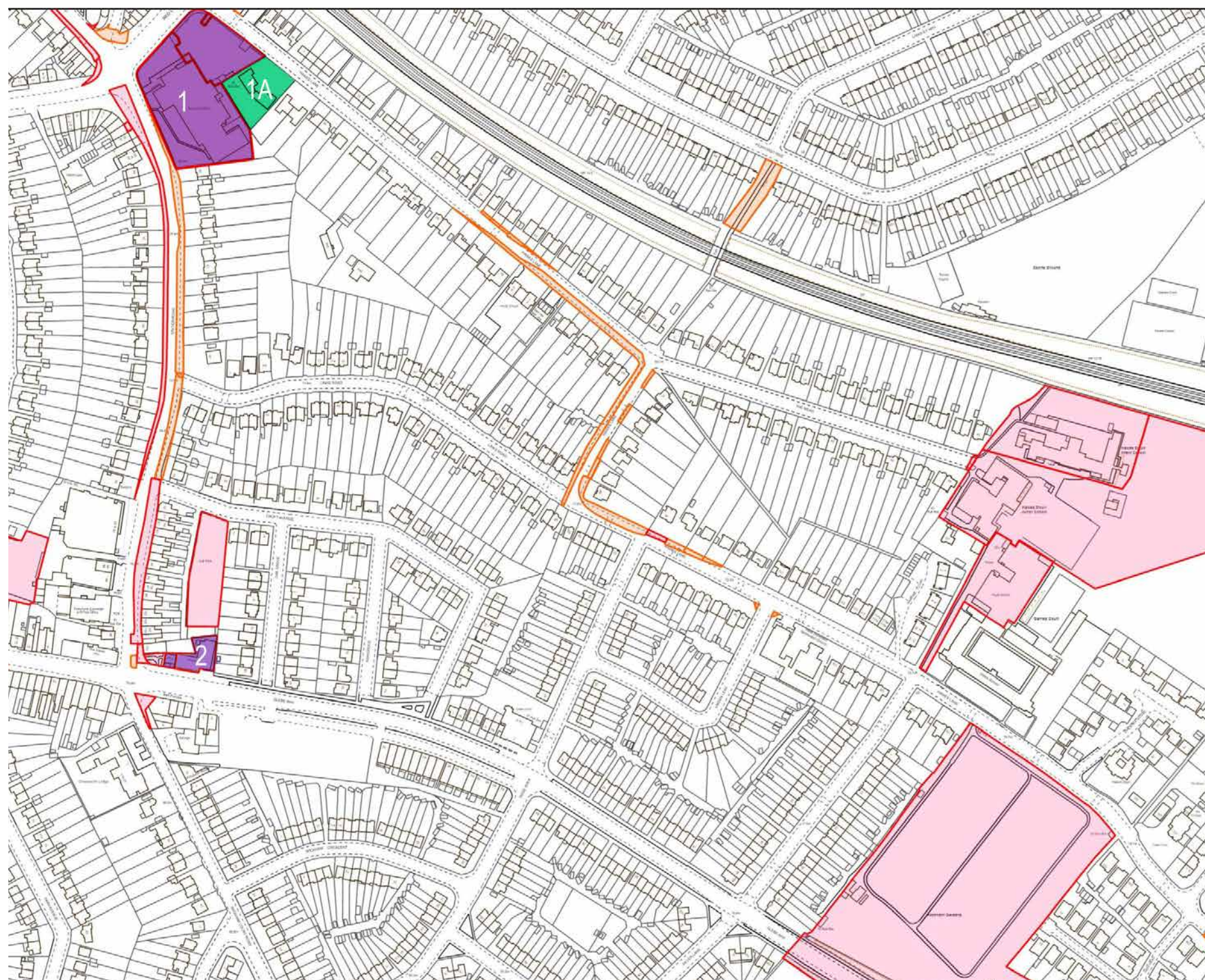


Figure I - OS map showing location of site options (received from Cushman and Wakefield)

2.1 Client and Design Team

2.1.1 Client

Cushman & Wakefield



on behalf of Bromley Borough Council



2.1.2 Architect and Quantity Surveyor/Cost Control

Pick Everard



2.2 Brief Objectives

With reference to Cushman & Wakefield document, *Brief for High Level Capacity Study – West Wickham Leisure Centre*, received November 2017, the key objective is:

“A high level capacity study to consider the optimum mix for the site, with the aim of optimising the site value, whilst re-providing the existing community facilities (leisure centre, library), to assist Bromley Borough Council in considering the viability of the development and to aid the eventual site disposal.”

Additionally, the following requirements have been stated:

- The high-level capacity study is envisaged to form a short form document providing an initial concept for the development of the site. This will be articulated in a plan format, pulling it together with a high level massing / capacity study to help consider the appropriate quantum of development having specific regard to the re-provision of the existing facilities, other uses to provide cross funding such as housing and the sites general viability.
- It is anticipated that the study will build on the previous work undertaken by TP Bennett.
- The proposals must have regards to the comments and concerns that have been raised about the previous proposals by Cushman & Wakefield, the promotion to the Local Plan in addition to the pre-application discussions.
-

2.3 Options Appraisal

An options appraisal was carried out and a summary document issued entitled *171623 17-2-2 R001 High Level Capacity Study*. This made reference to:

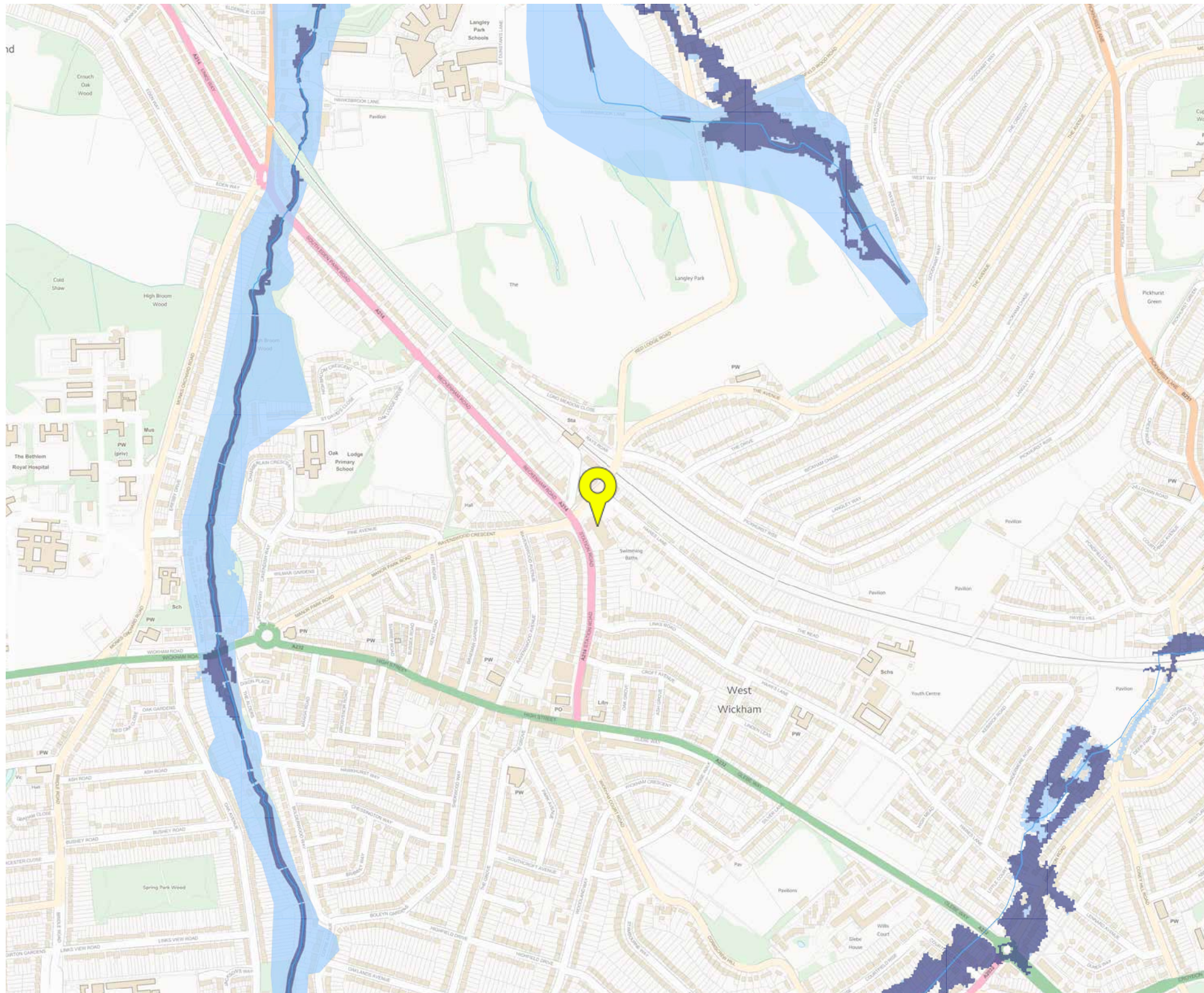
- Cushman & Wakefield brief document (Section 2)
- Site analysis (Section 3)
- London Borough of Bromley pre-consultation notes
- Analysis of existing leisure facilities and applying Sport England guidance as illustrated in *Affordable Sports Centres with Community 25m Pool Options*
- *London Plan 2016*, and other relevant housing standards

2.4 Process to Conclusion

The following process has been carried out in preparing this capacity study:

- Inception meeting with Cushman & Wakefield on 23/11/2017.
- Assessment of earlier work undertaken by TP Bennet and the document's associated LBB planning note.
- Site visit to WWLC, WWL and the surrounding context on 05/12/2017.
- Draft capacity study options have been issued on 08/12/2017 for initial review, followed by a conference call with Cushman & Wakefield on 12/12/2017 to agree on the finalised options.
- Presentation to London Borough of Bromley on 14/12/2017.
- Further cost reviews.
- Instruction to present option for WWLC with leisure centre, library, residential and WWL site with just residential in a concise report.

Full descriptions of the resultant scheme options are set out in the following sections.



Flood map for planning

Your reference
West Wickham

Location
538323/166377

Scale
1:12500

Created
12 Dec 2017 5:04









-  Development location
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



Figure 2 - Flood risk plan relevant to all sites

3.1 Site Connectivity

Both the WWLC and WWL sites benefit from being in close proximity to West Wickham Station (5-10 minutes walking time) providing links to Charing Cross, Cannon Street, London Bridge and London Blackfriars. The site is easily accessible by bus also (nearest bus stop is on Station Road).

3.2 Flood Risk Plan

Based on information from Environment Agency Flood Map; both sites are outside the floodplain, so it is not likely to flood (see figure 6).

However, since these maps only cover flooding from rivers and the sea, it should be considered that flooding can occur at any time and in any place from sources such as rising ground water levels, burst water mains, road drains, run-off from hillsides, sewer overflows for example.

3.3 West Wickham Leisure Centre Site

3.3.1 Site Overview

The site comprises the existing West Wickham Leisure Centre which has road frontages on 3 boundaries to Station Road, Red Lodge Road and Hawes Lane, and is adjacent to and opposite semi-detached and terraced residential housing and opposite The Railway Public House.



Figures 3-5 - Aerial views of site containing WWLC



Figure 6 - WWLC site location plan



Figure 7 - View to leisure centre main entrance



Figure 8 - View of the level change along Hawes Lane



Figure 9 - View of single storey residential the neighbours WWLC site



Figure 10 - Existing trees on site; proposing a constraint



Figure 11 - 3 storey commercial and residential buildings and the existing car park



Figure 12 - 2 storey commercial buildings and busy crossroad

3.3.2 Constraints and Opportunities

The site analysis diagram illustrates the key site opportunities and constraints graphically, these include:

- Site boundary
- Adjacent land use
- Access
- Views from and towards the site
- Existing trees
- Pedestrian routes

The site is within a short walking distance from West Wickham train station and under 5 minutes walk from the town centre.

The site has prominent boundaries to the north and west corners, facing Red Lodge/Hawes Lane junction and Red Lodge road/Station Road junction respectively.

Immediately adjacent to the site's south-east boundary lies two single storey bungalows and to its south-west boundary are two storey houses. Facing the north-east edge of the site, across Hawes Lane is a three storey pub and hotel. To the north are commercial street frontages at ground level, with single storey residential above. To the west across Station Road is also commercial street frontages at ground level, but with two storey residential above.

The site is generally flat; however, the surrounding roads have a gentle slope towards the north, with a level drop across the site of approx. 2.5m.



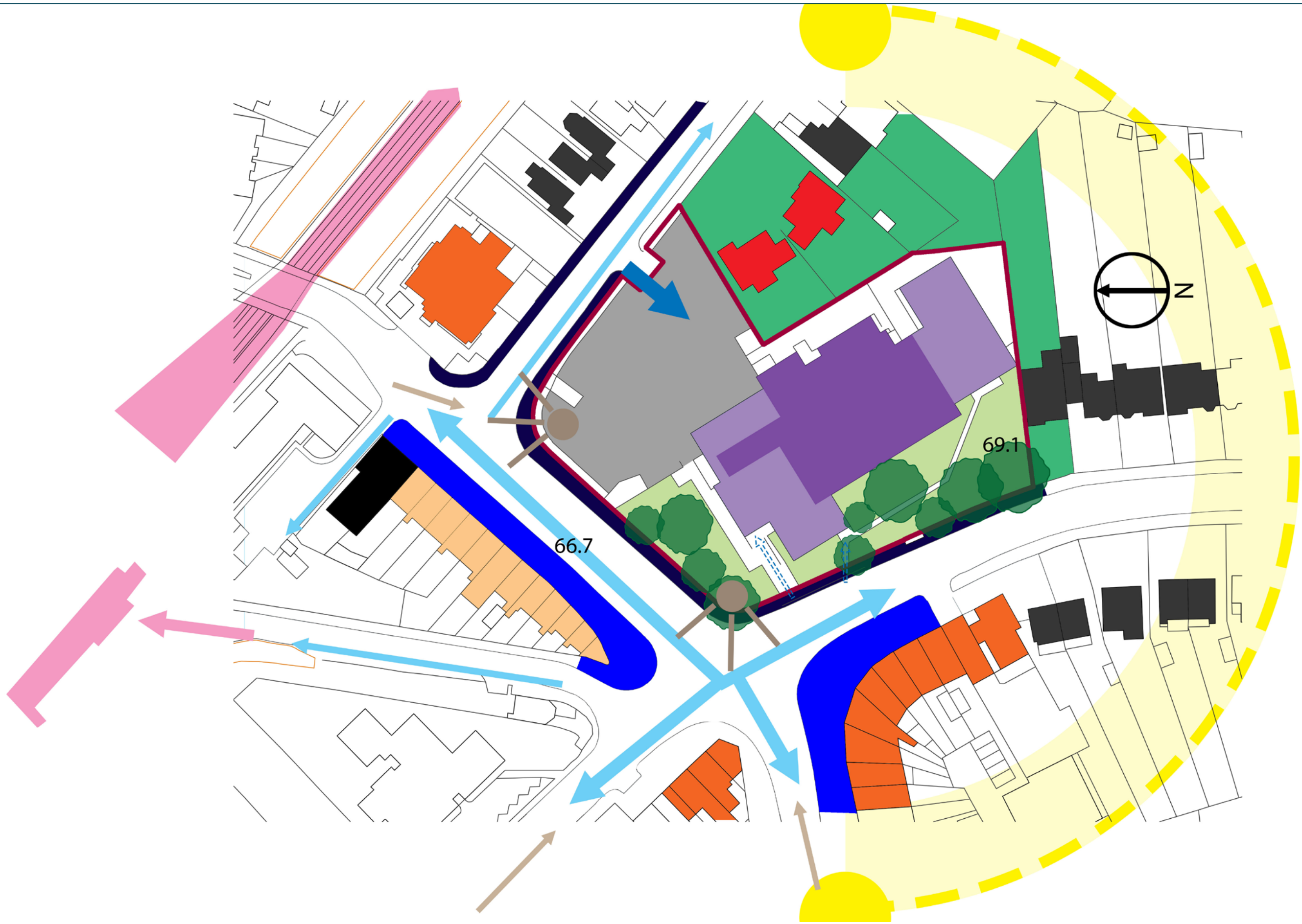


Figure 13 - WWLC site analysis diagram



Figure 14-17 - WWL site aerial view showing the existing library



Figure 18 - WWL site location plan



Figure 19 - View to the back of the library and new 3 storey residential block



Figure 20 - Pedestrian access into car parking site



Figure 21 - 2 storey residential buildings adjacent to WWL site



Figure 22 - Ground floor windows and shop entrances adjacent to WWL site

3.4 West Wickham Library Site

3.4.1 Site Overview

The immediate area surrounding the WWL site is predominately residential in character, with the majority of West Wickham town centre situated further south, where the separate existing library site can be found.

3.4.2 Constraints and Opportunities

The site analysis diagram illustrates the key site opportunities and constraints graphically, these include

- Site boundary
- Adjacent land use
- Access
- Views from and towards the site
- Existing trees
- Pedestrian routes

The site is situated within the town centre and along a secondary shopping frontage, almost at the crossroad between Station Road and Glebe Way.

Facing the site from the south side and along Glebe Way are commercial frontages at ground level, with one and 2 residential storeys above.

With reference to London Borough of Bromley pre-consultation notes, the relocation of the library away from the town centre would not detrimentally impact on the services available to the residents of the town centre catchment.

To the east of the site, surrounding the car park, there are 2 and 3 storey residential buildings. The building to rear of the site, 105a Station Road, has planning permission for a first floor extension.

- Private property adjacent to site
- 4 storey commercial and residential
- 2 storey commercial and residential
- 3 storey commercial and residential
- 1 storey commercial
- 2 storey commercial
- 3 storey commercial
- Landscaped public area
- Existing building on site
- 2 storey residential
- 3 storey residential
- Existing car parking
- Wide pedestrian area
- Narrow pedestrian area
- Residential gardens adjacent to/facing site
- Sun path
- Site boundary
- Heavy traffic flow/ main road
- Lighter traffic flow/ secondary road
- Views to site
- Views from site
- Main vehicular access into site
- Main pedestrian access into site
- Existing trees on site

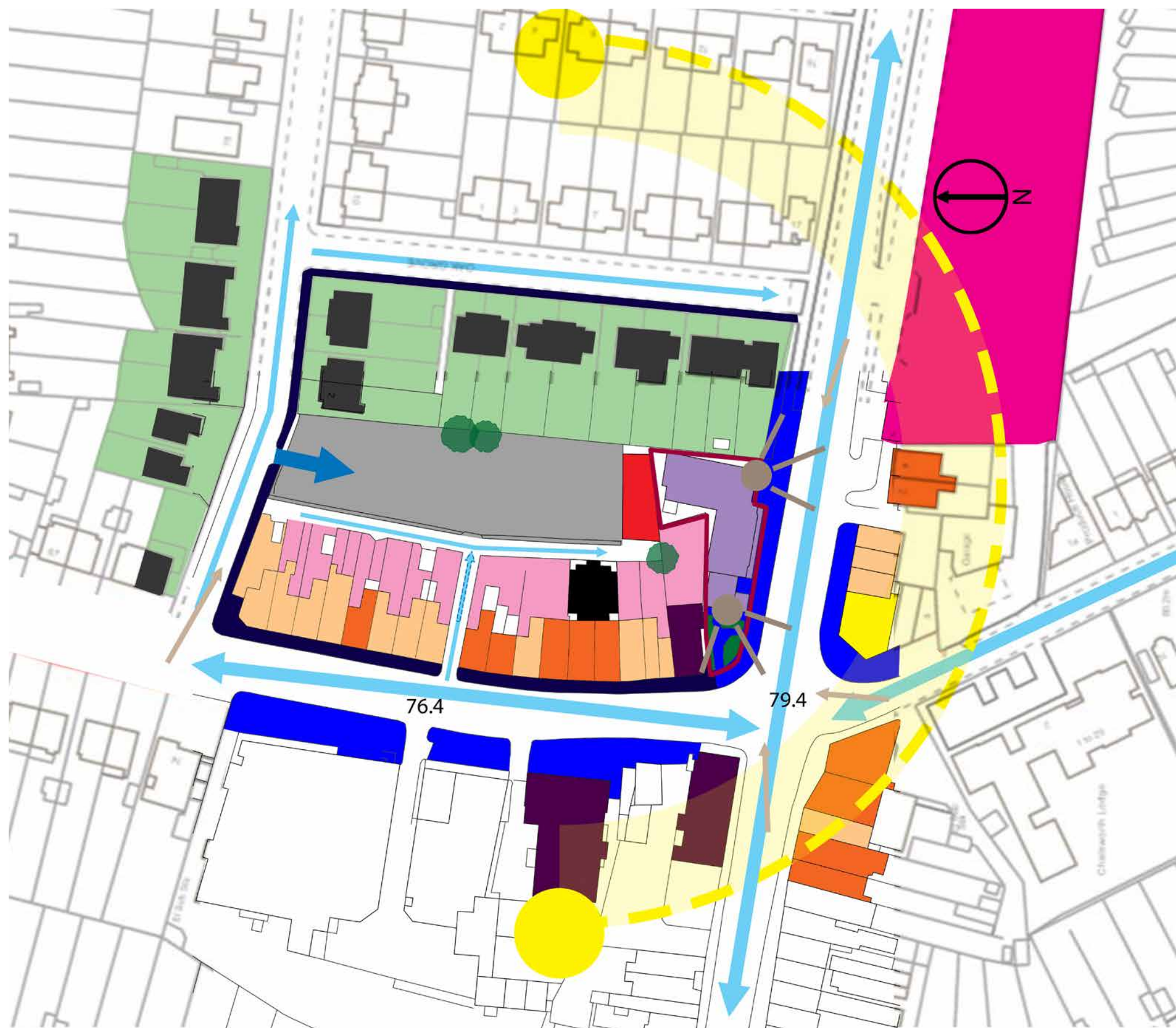


Figure 23 - WWL site analysis diagram

4.0 West Wickham Leisure Centre Site Proposal

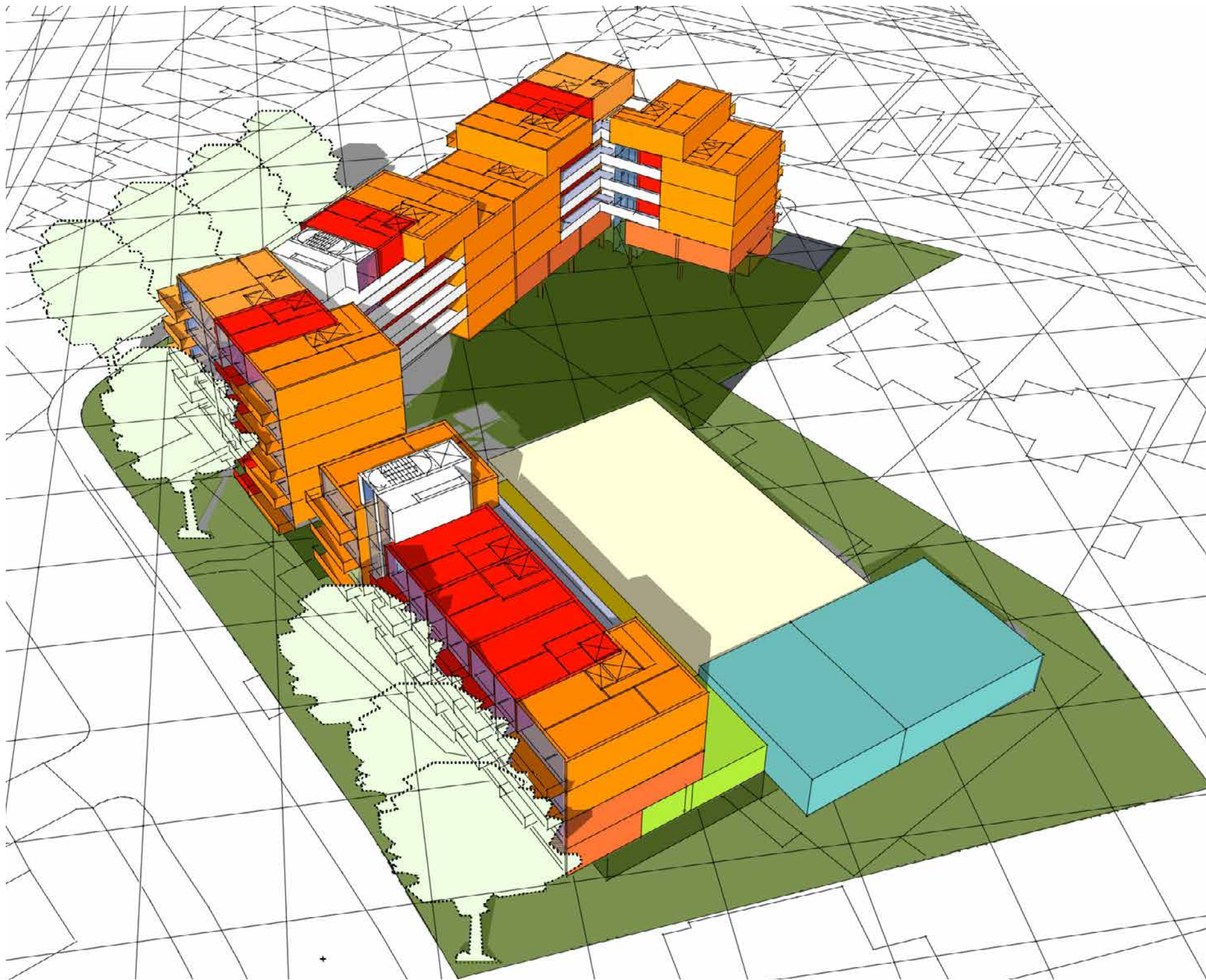


Figure 24 - WWLC site proposal sketch perspective view

4.1 Proposal Overview

The aim of this proposal is to provide a leisure centre, library facilities and residential accommodation on the current WWLC site. In doing so, the current WWL site can be developed as residential as illustrated in Section 5.0.

4.2 Response to Site

The proposal makes use of the level difference between the south and north edges of the site, by retaining the vehicle access at its current location, and introducing a submerged car park across the site for residents. Surface parking will be provided at podium/ground level for the leisure facilities; to facilitate effective management, this will be separate from the residential parking.

4.3 Layout

The leisure centre is split over 2 levels; the basement level (which comprises the double height pool hall, wet change and plant spaces) and ground level (which comprises the entrance, library, dry change, gym and studios). The prominent main entrance benefits from direct street frontage.

The library shares an entrance with the leisure facilities and is accessed directly from the reception hall.

The residential units, which are predominantly 4 storeys high, stretch along the site's north-west and south-west boundaries, therefore benefiting from street frontage to Station Road and Red Lodge Road, while simultaneously enclosing a communal space for residents' use.

The buildings are set back from Station Road and Red Lodge Road to provide wide pedestrian footpaths with complimenting landscaped buffers. The positioning of the development respects the location of the existing trees.



Figure 25 - WWLC site proposal sketch plan view

Use	Count	Flat GIA (m ²)	Total Area
1b2p Flat Type A	30	51	1530
2b4p Flat Type A	23	71	1633
2b4p Flat Type B	11	71	781
3b5p Flat Type A	9	101	909
Total Flat GIA	73		4853
Circulation			971
Total Residential			5824

Car Parking			2061
External Landscaping			3050
Total External			5111

Pool	2		650
Wet Change	1		326
Dry Change	1		95
Gym	1		255
Fitness Studio	1		161
Plant	1		178
Circulation	1		71
Atrium/Library/Cafe	1		248
Total Leisure and Library			1984

Figure 26 - WWLC site proposal area schedule

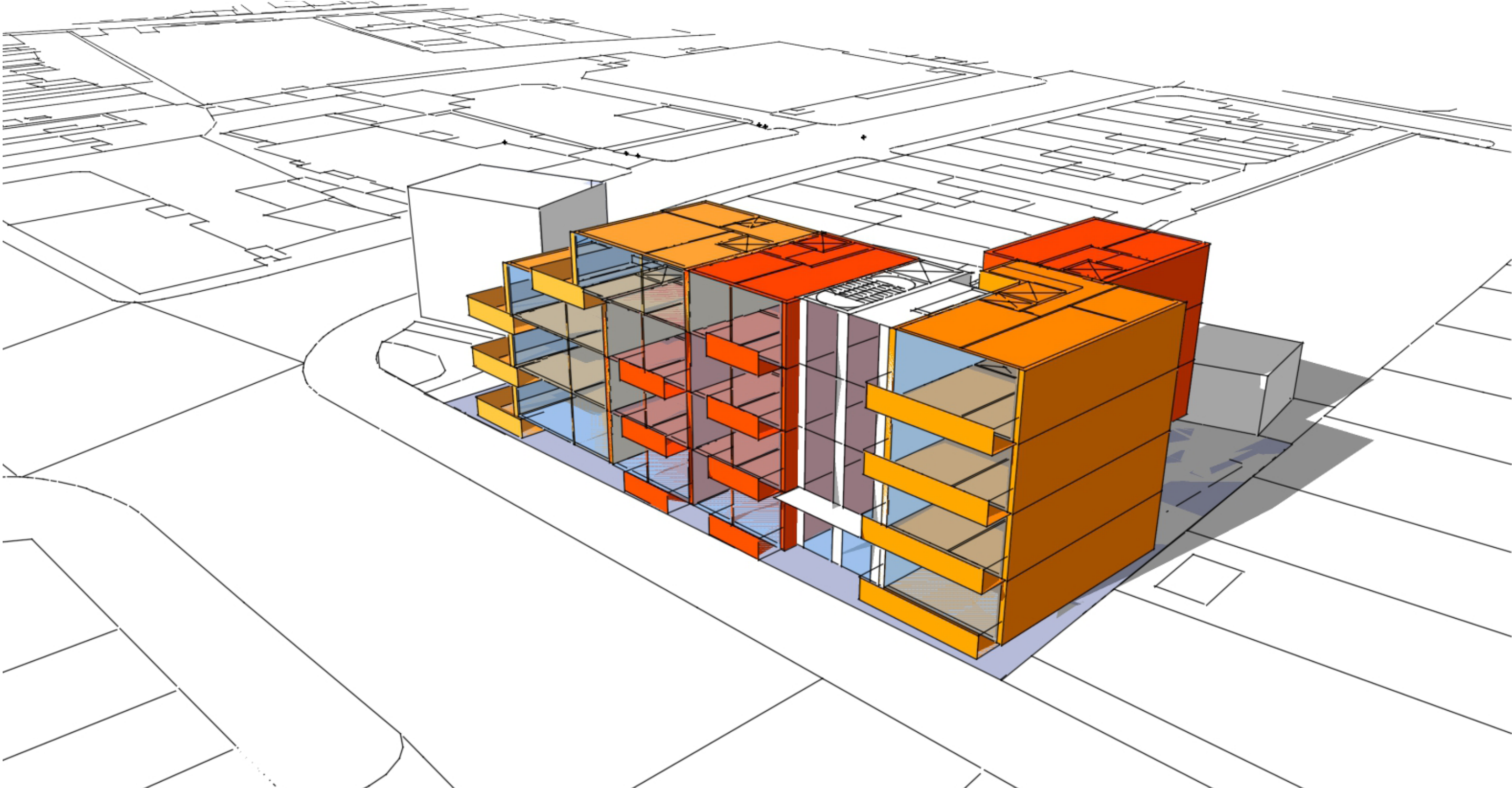


Figure 36 - WWL site proposal sketch perspective view

5.1 Proposal Overview

This proposal looks at developing the current WWL site for residential use. The proposal is laid out over 4 storeys and is comprised of 18 1,2 and 3 bed units with a total area of 1078m².

This option works in conjunction with the WWLC site proposal.

Use	Count	Area (m ²)	Total Area
1b2p Flat Type A	10	51	510
2b4p Flat Type A	4	71	284
2b4p Flat Type B	4	71	284
3b5p Flat Type A	-	101	0
Total Flat GIA	18		1078
Circulation			216
Total Residential			1294
External Areas			160
Total Other			160

Figure 37 - WWL site proposal area schedule

5.2 Response to Site

The proposal is 4 storeys in height, responding to the massing of the surrounding buildings which are predominantly 3 storeys tall but 4 and above in some places.

The balconies overlook the busy Glebe Way which the entrance to the block is also on, making use of the public frontage seen along much of the immediate street and mimicking the flat typology seen across the road in the new mixed commercial and residential scheme.

The majority of the units are oriented so the front elevation is south facing so as to make the most of the site's orientation.

5.3 Layout

The development includes balconies facing north and south so as to not directly overlook nearby residential buildings, while the units to the west corner of the site have balconies that wrap around the corner of the unit, therefore making the most of the landscaped area adjacent to the south-west corner of the site and exploiting the unbroken views over the crossroads and down the high street.



Figure 38 - WWL site proposal sketch plan view