



# Leisure Centre Major Works Appendices

April 2024

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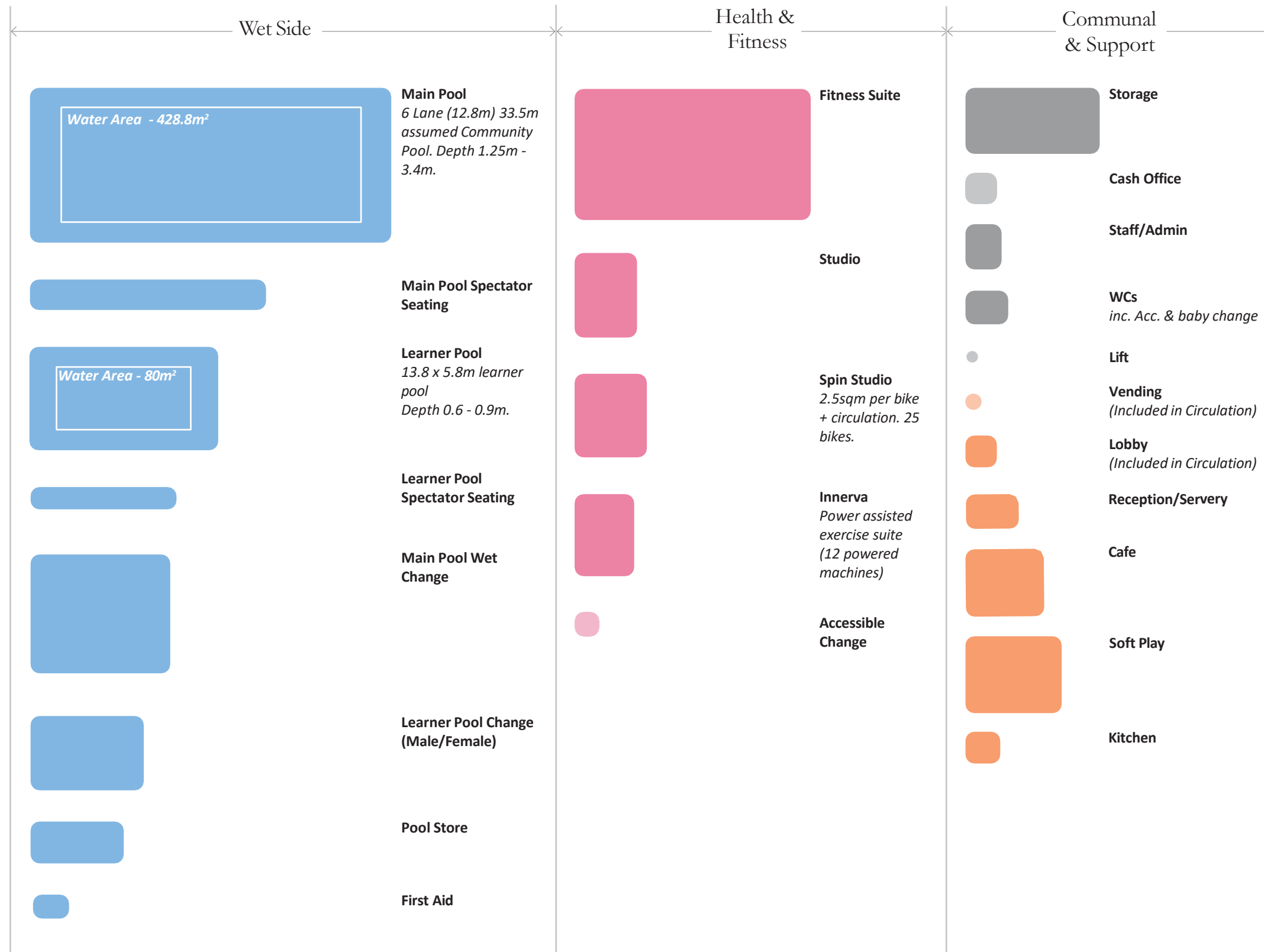
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# **Appendix A: West Wickham Leisure Centre RIBA 3 Plans**

# Proposed Works - Brief

## West Wickham Leisure Centre





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# Summary of M&E Upgrades

## West Wickham Leisure Centre

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The primary objective of the MEP upgrade strategy for West Wickham Leisure centre has been to develop a building services design that provides both energy efficiency and sustainable solutions to safeguard the future of the facility.

The mechanical services scope within the proposed working areas comprises:

- Completely new above ground drainage system
- New hot water services pipework and hot water storage
- Replacement of hot water plant (eg. storage cylinders etc)
- Central cold water storage tank serving all outlets
- New showers in dry and wet changing rooms
- Replacement heating system served by air source heat pump located externally at ground floor level
- Cooling provided by a DX/VRF system with wall, ceiling or void mounted units and localised controls
- New full mechanical ventilation system provided by centralised handling units, local heat recovery units and local extract fans.
- All rooms to have localised controls with a central BEM system.

The electrical services scope within the proposed working areas comprises:

- A new low voltage switchboard in the plantroom
- Sub-metering of mechanical services plant, pool plant, lighting, power, kitchen and existing LV switch board
- New sub-distribution boards around the building to segregate the system for ease of maintenance
- New light and emergency lighting
- New small power and data sockets throughout the building to suit the requirements of each room and allow maximum flexibility
- New Type L1 fire alarm system
- TV cable backbone system to TV positions providing Freeview, DAB radio and SkyQ+ compatibility
- New PA system allowing for announcement and background music
- New CCTV system
- New intruder detection system
- New access control system to indicated doors
- New pool alarm system with sounders / beacons in the pool area and in reception
- Provision of a number of induction loops / arrays in reception, servery, fitness suite and in each studio
- New assistance alarms with each accessible WC
- New emergency voice evacuation system interfaced with the fire alarm system in all refuge areas

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# Design Development - RIBA 2

## West Wickham Leisure Centre

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For the purposes of comparison to the proposals included in the March 2024 RIBA 3 report, please find below a summary of the proposals included in the October 2023 RIBA 2 report. Where specified, these proposals have been superseded by the proposals included in the April 2024 report.

- Replacement finishes and redecoration to the pool halls.
- New pool roof
- Replacement spectator seating
- New pool lining (tank) for both the main and learner pools
- Drowning detection technology
- A total review of the MEP and Pool Plant.
- New unisex changing village with new lockers and cubicles (as well as a dedicated learner changing room for young people learning to swim).
- New kitchen.
- Upgrade of reception to a combined reception/servery service.
- New Changing Places facility.
- New café.
- New lift.
- New soft play / party zone.
- New spin studio.
- New Innerva studio (for older residents/those recovering from physical injury).
- Upgraded and enlarged fitness suite/gym.
- Upgraded and relocated studio.
- New staff facilities.
- Improved views from the gym into the pool hall.
- New views from the café and Innerva suite into the pool hall.

There will be no change to the building area with all proposed facilities provided within the existing envelope of the building. The existing entrance will be retained but enhanced with new windows.

The female changing facilities will be removed with a unisex changing village (with private cubicles) proposed in the current male changing room. The surface area has been reallocated to create an open plan space with a café positioned centrally and linked to the pool hall, new soft play and spin studio.

Accessibility throughout the building has been addressed and a new platform lift is provided to access the first floor, whilst the space beneath the spectator viewing has been reconfigured to provide an Innerva studio dedicated for older residents and those recovering from ill health/post-surgery.

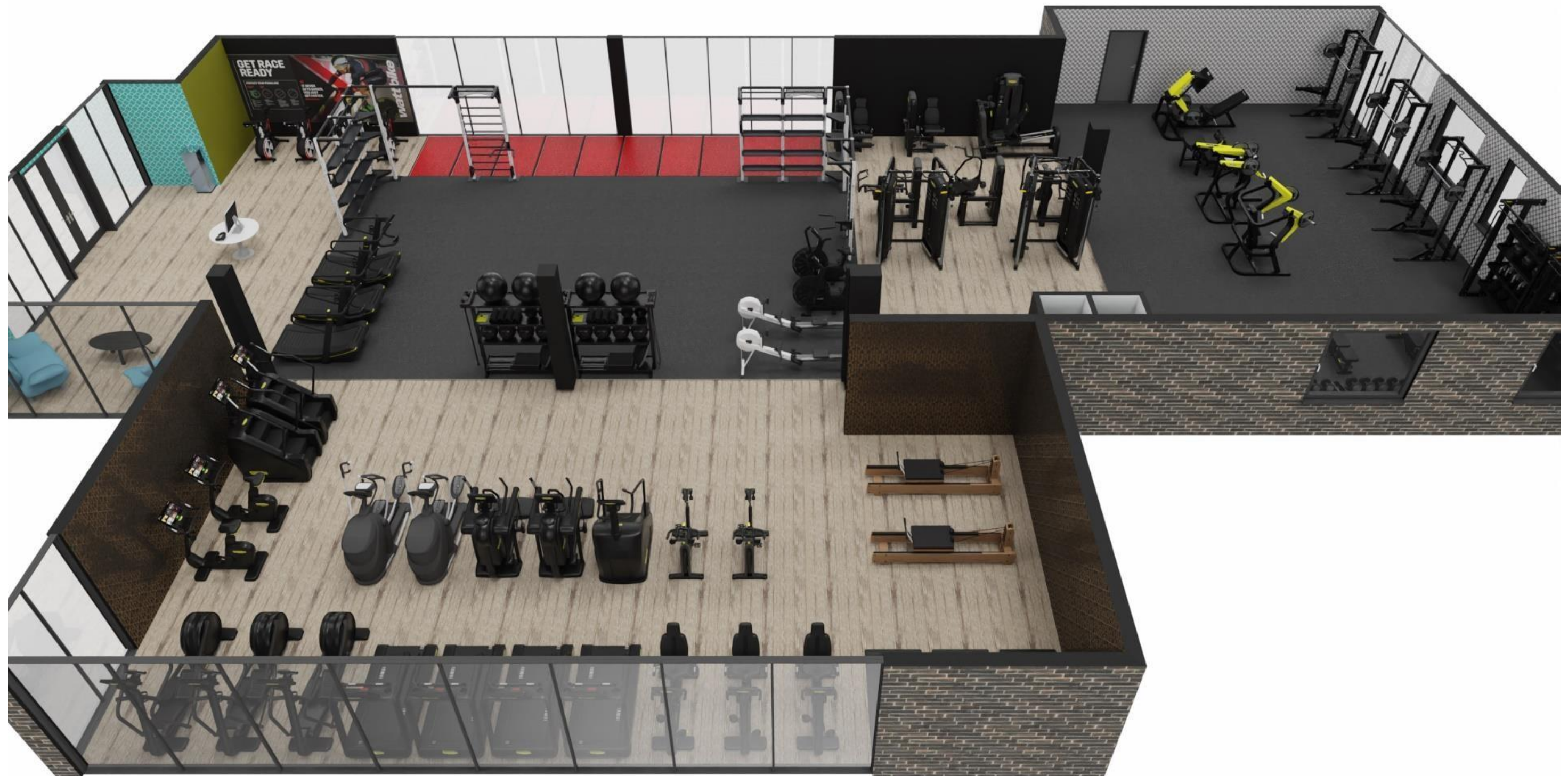
The open plan café will be the heart of the redeveloped centre, forming a key part of the customer journey. From the café there is visibility into key areas, such as the main pool hall and soft play, as well as providing access to the changing village, spin and Innerva studios and the first floor.

The pool halls (main pool and learner pool) will be refurbished along with the dedicated learner change with separate access. The first floor will be accessed from either the existing stairs or new platform lift. A new corridor will provide access to the spectator viewing area which will be refurbished with new seating and finishes. A new larger gym is provided with the existing studio and unused room removed to allow the increase to the gym area. Views into the pool hall from the gym will be maintained to provide good visibility between facilities within the building. A new studio is provided to the other side of the new corridor which avoids users having to walk through the gym as they do currently with the existing arrangement providing better flexibility. Elsewhere on the first-floor new staff facilities and accessible change and toilets are proposed alongside lockers within the corridor and gym space for users.



# Gym Design – 3D Visuals

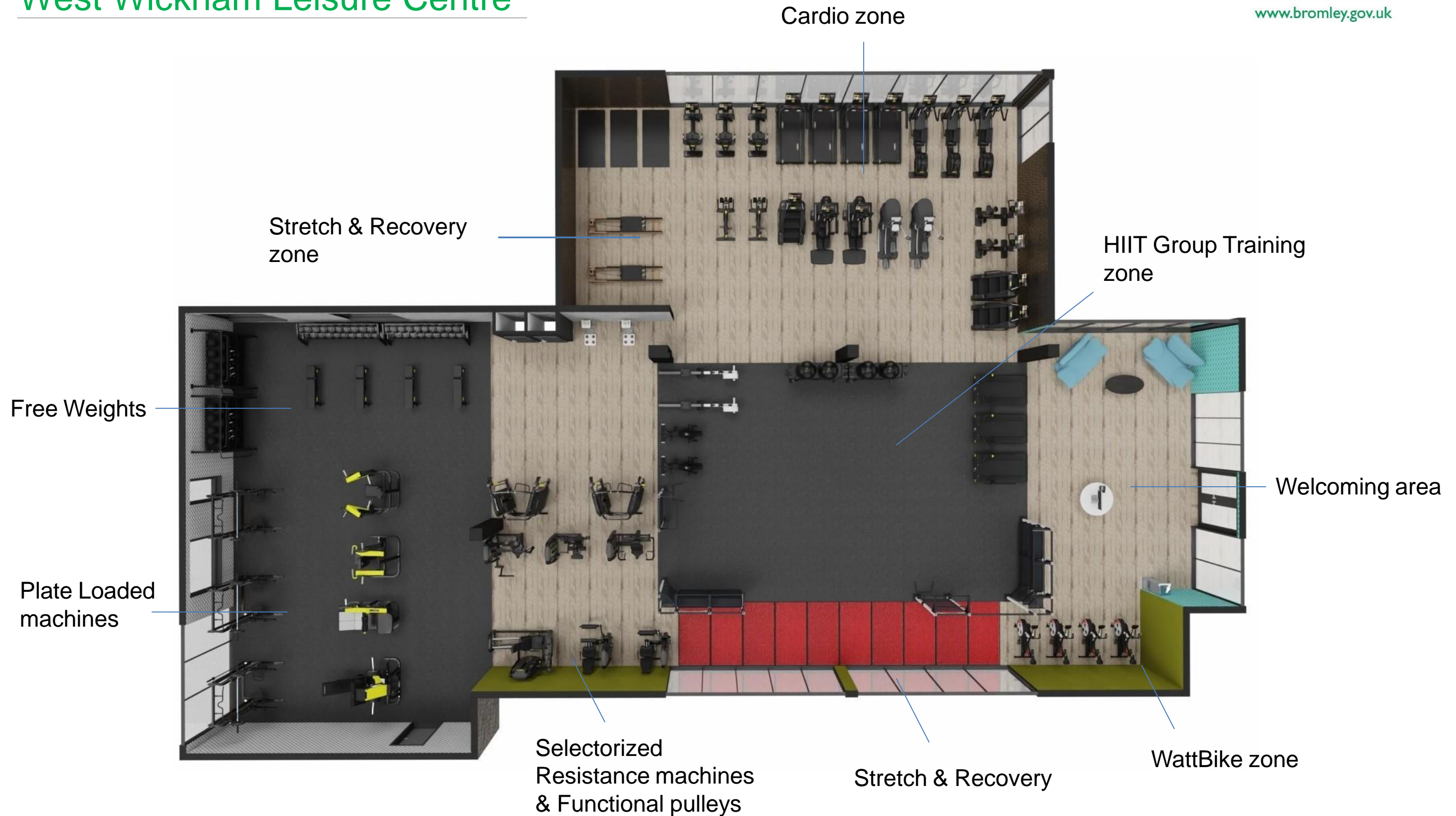
## West Wickham Leisure Centre





# Gym Design – 3D Visuals

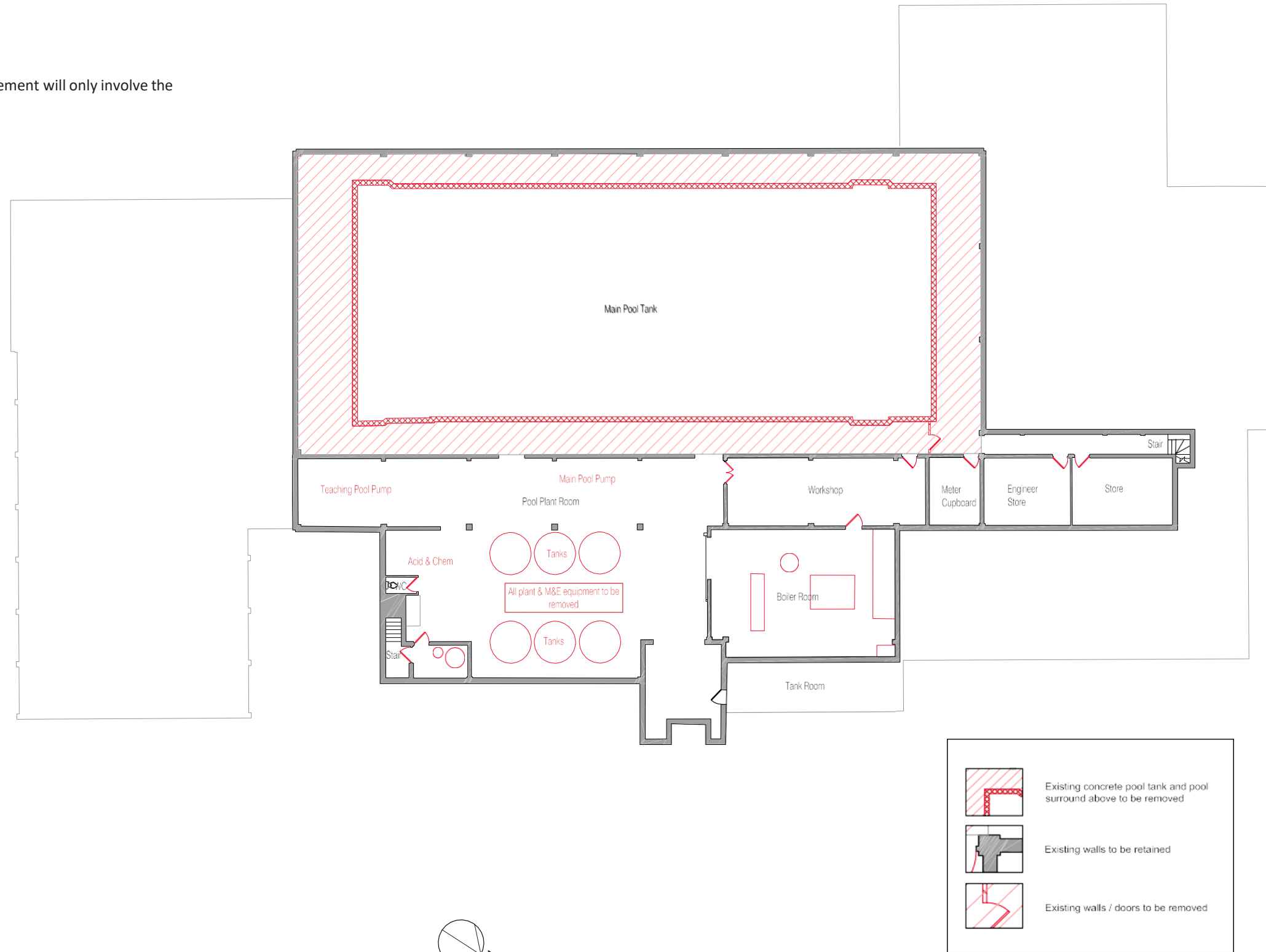
## West Wickham Leisure Centre



# Basement – Demolition Plan

## West Wickham Leisure Centre

Demolition works to the basement will only involve the removal of existing plant.



Wet Side   Dry Side   Health & Fitness   Commercial   Support

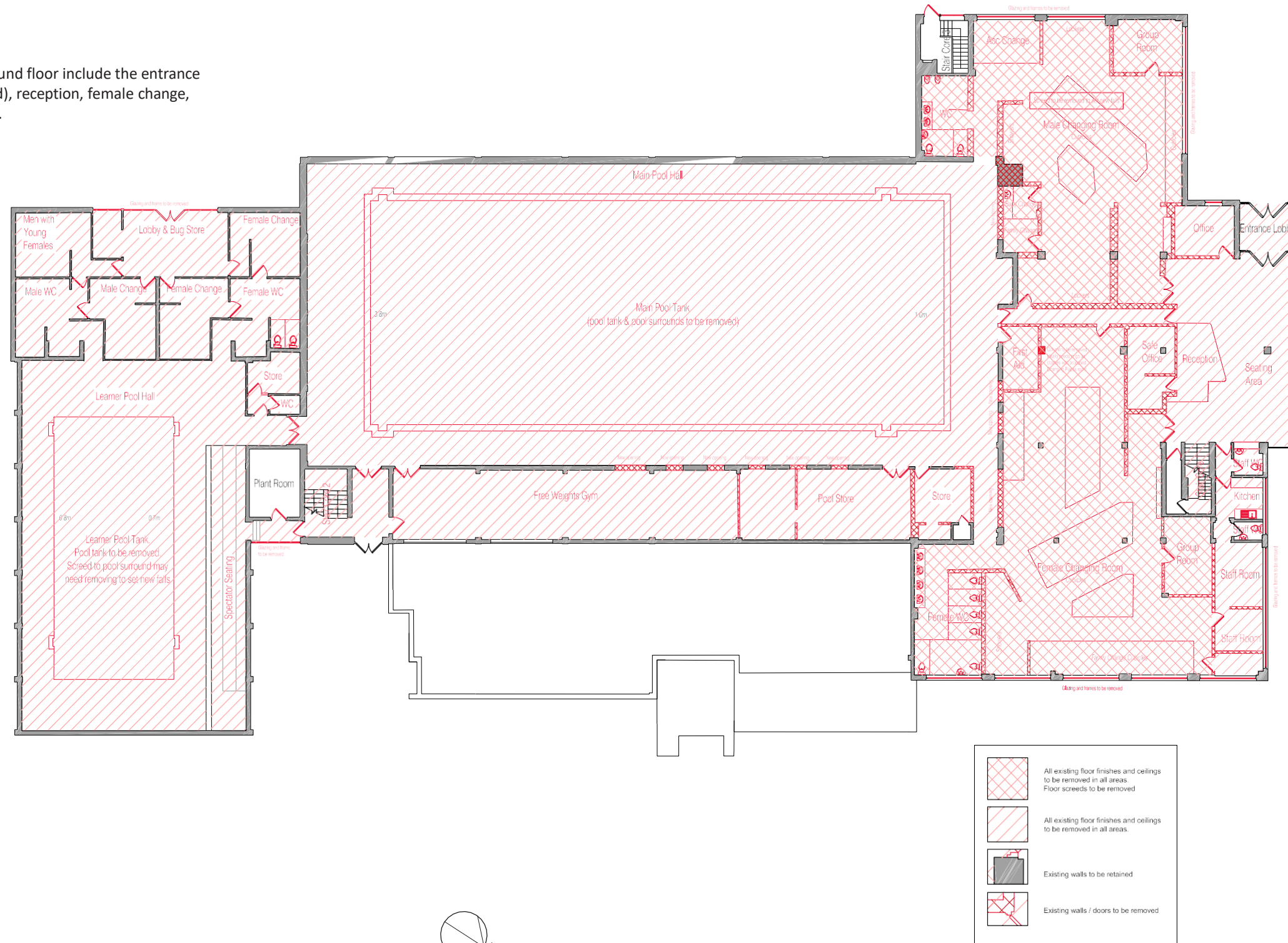
Plan is diagrammatic and not to scale.



# Ground Floor – Demolition Plan

## West Wickham Leisure Centre

Demolition works to the ground floor include the entrance (entrance and lobby retained), reception, female change, offices and free weights gym.



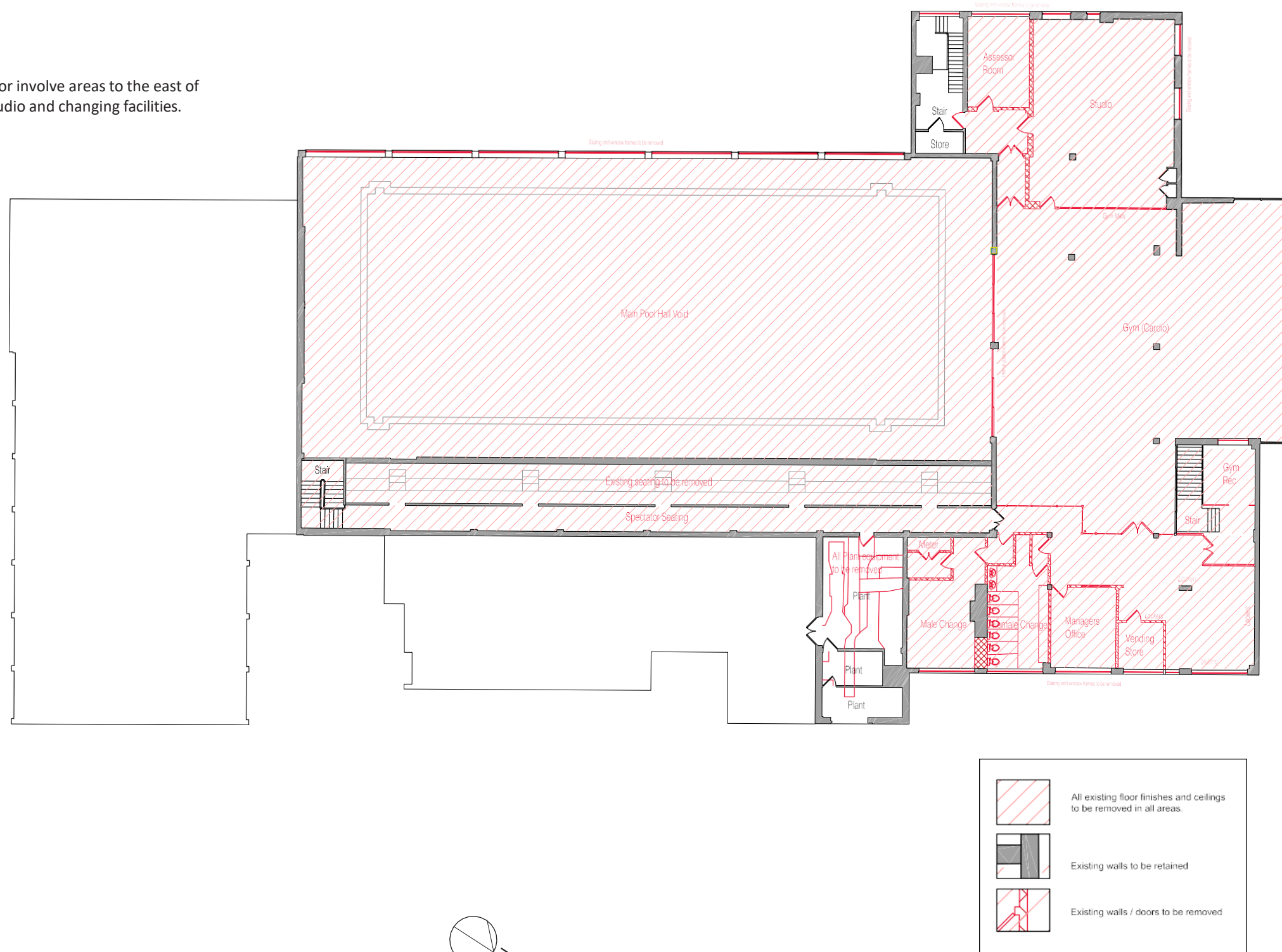
Wet Side   Dry Side   Health & Fitness   Commercial   Support

Plan is diagrammatic and not to scale.

# First Floor – Demolition Plan

## West Wickham Leisure Centre

Demolition works to the first floor involve areas to the east of the building around the gym, studio and changing facilities.



Wet Side   Dry Side   Health & Fitness   Commercial   Support

Plan is diagrammatic and not to scale.

# Floor Plans – Ground Floor

## West Wickham Leisure Centre

All new facilities are provided within the existing envelope of the building.

The open plan arrangement on arrival in the building has been developed from stage 2 with spatial remodelling providing a reception/servery and new central café space. The café is a key part of the proposals and provides access to all spaces within the building. Directly accessed from the café at ground floor is the new unisex changing village which has been further developed during stage 3 and now fully includes a new Changing Places. A new soft play is connected to the café along with a spin studio and Innerva suite.

Accessibility throughout the building has been addressed and a new platform lift is provided to access the first floor. Access control has also been considered with turnstiles provided to enter the wet side environment and also the gym at first floor. Apart from these areas the building is open to encourage visitors to use the café and soft play areas and create a good community space.

The pool halls (main pool/learner pool) will be refurbished along with the dedicated learner change with separate access.

### Ground Floor Facility Overview

**Cafe**

**Play/Party Zone**

**Innerva Suite**

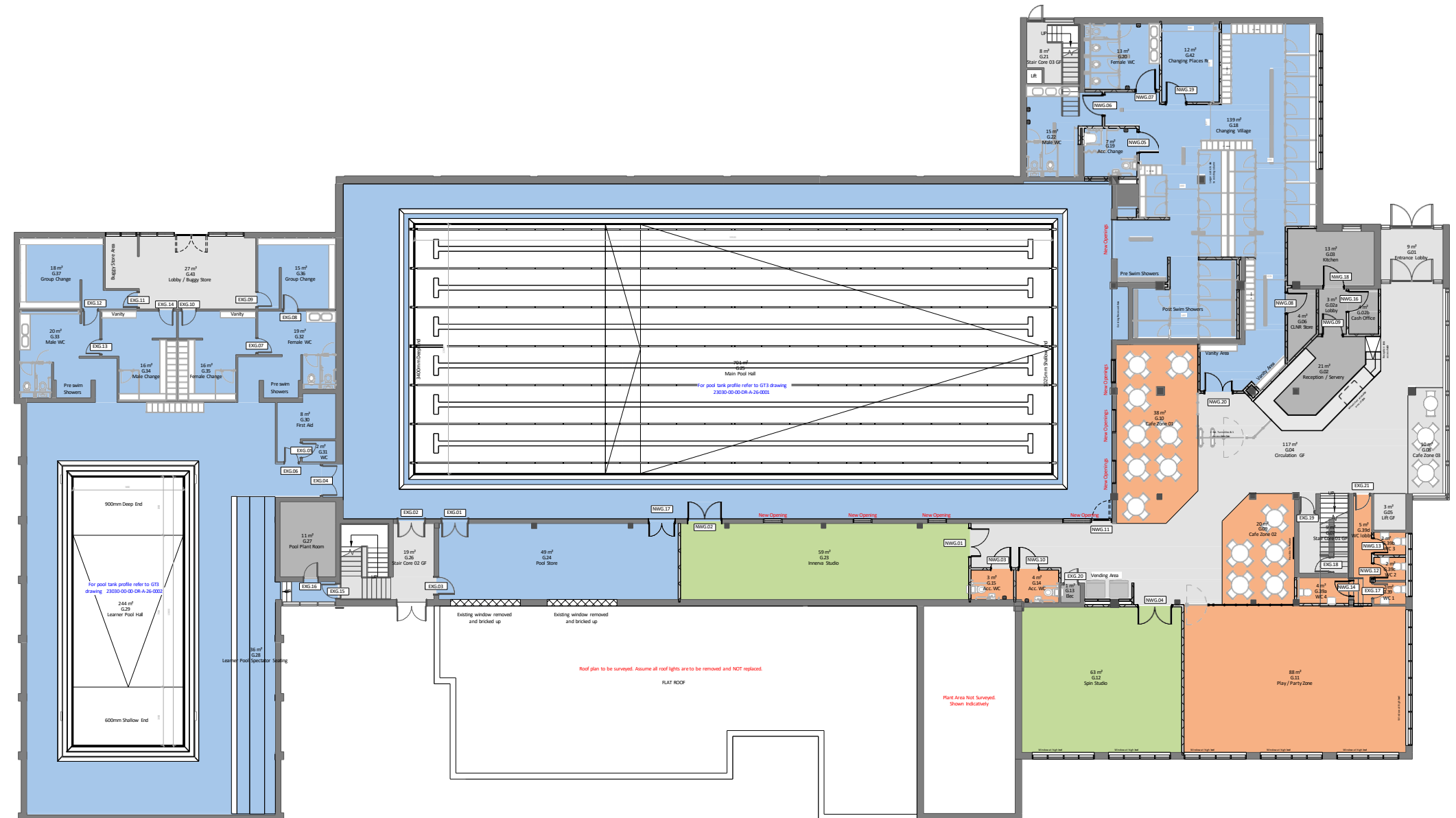
**Spin Studio**

**Unisex Wet Change Village**

**Changing Places**

**Refurbished Pools**

**Refurbished Learner Change**



Proposed Ground Floor GA Plan  
Scale:- 1 : 100



Wet Side   Dry Side   Health & Fitness   Commercial   Support

Plan is diagrammatic and not to scale.



# Floor Plans – First Floor

## West Wickham Leisure Centre

The first floor is accessed from either the existing stair or new platform lift with a new corridor providing access to the spectator viewing area which will be refurbished.

A new, larger gym is provided with the existing studio removed to allow the increase to the gym area. The existing unused room will be converted into two consultation rooms.

Views into the pool hall from the gym will be maintained to provide good visibility between facilities within the building.

A new studio is provided to the other side of the new corridor which avoids users having to walk through the gym as they do with the existing arrangement, providing better flexibility.

Elsewhere at first floor there will be a new staff/admin space with new toilet facilities.

### First Floor Facility Overview

**Gym**

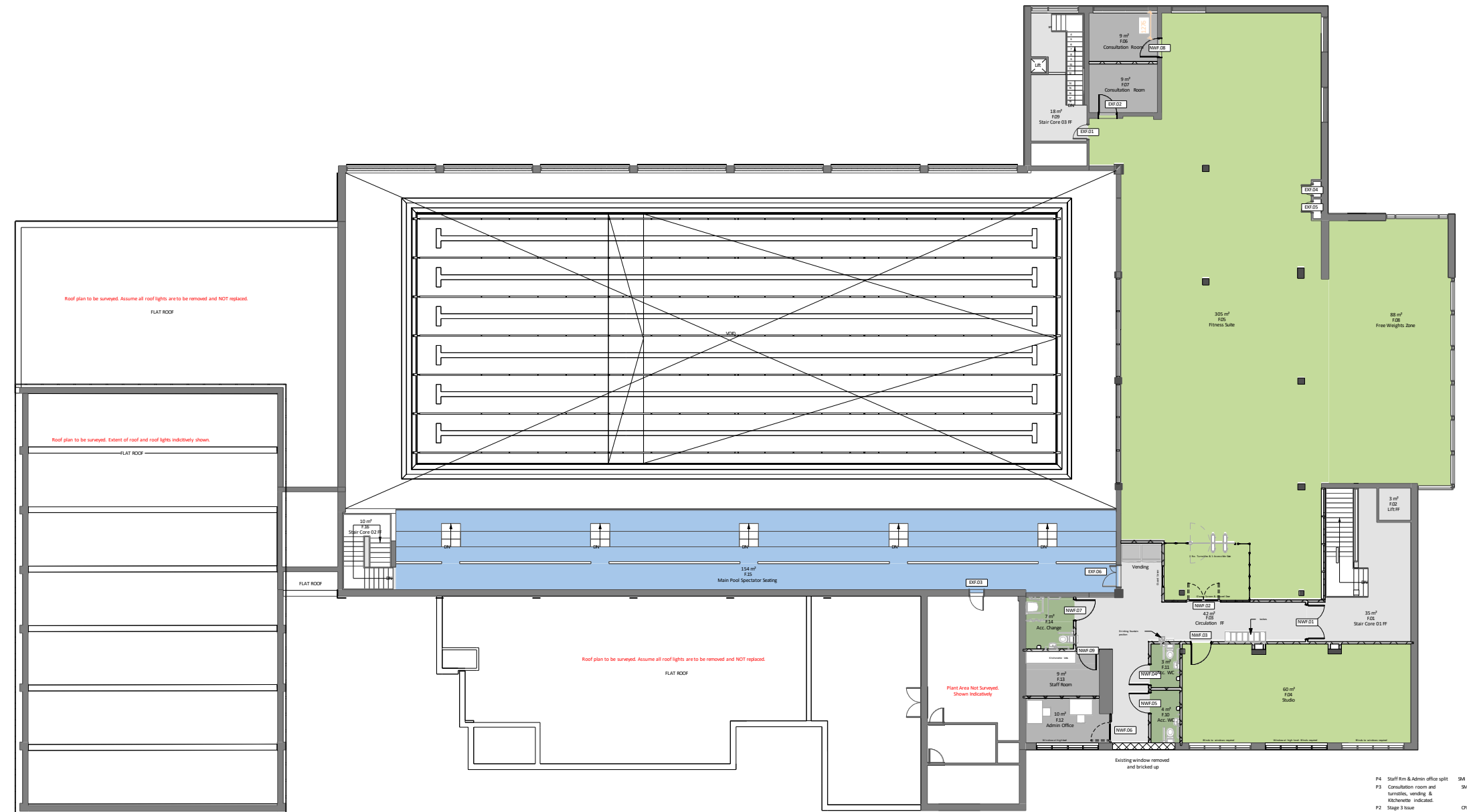
**Studio**

**Consultation Room**

**Staff Facilities**

**Accessible Change & Toilets**

**Spectator Viewing over Main Pool**



Proposed First Floor GA Plan  
Scale:- 1 : 100

Rev.	Description	Issued
P4	Staff Rm & Admin office split	SA
P3	Consultation room and lavatories, vending & kitchenette indicated.	SA
P2	Stage 3 issue	CP
P1	Plan issued to design team	SA

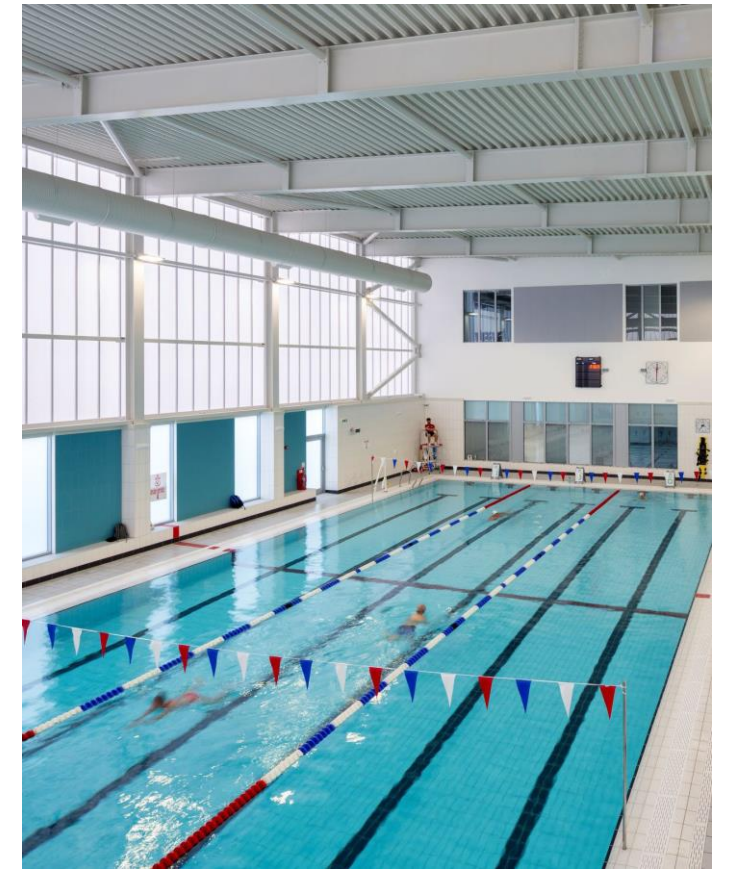
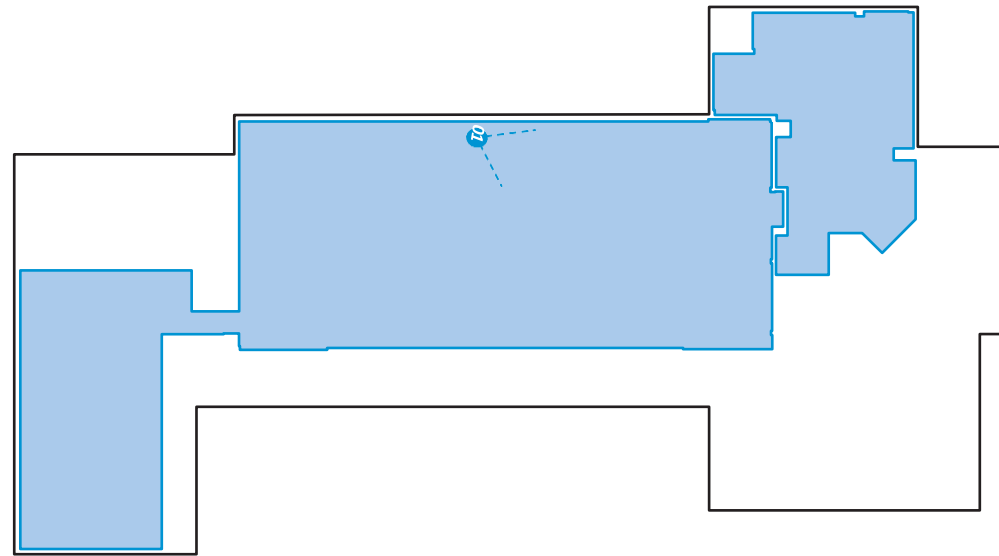
By Department

Wet Side
  Dry Side
  Health & Fitness
  Commercial
  Support

Plan is diagrammatic and not to scale.



# Wet Change & Pool Halls – Precedent Images

## West Wickham Leisure Centre



These images are intended to provide an idea of what the wet change and pool hall could look like with the interior strategy to be further developed during stage 4 of the design.



-  Extent of Proposed Wet Change
-  Interior View (Refer to 3D Visual on next page)



Plan is diagrammatic and not to scale.



# Pool Hall – 3D Visual

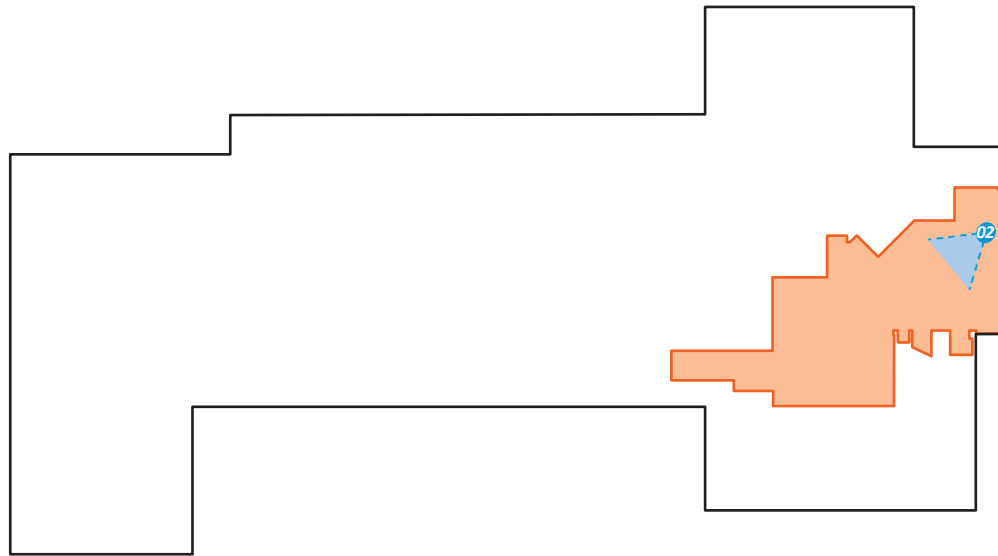
## West Wickham Leisure Centre





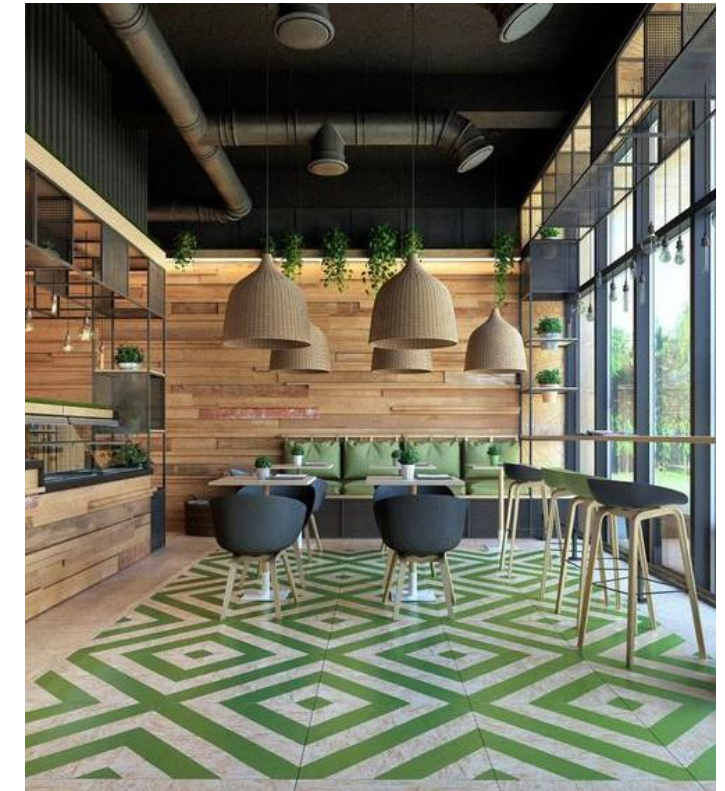
# Café & Reception – Precedent Images



## West Wickham Leisure Centre



The café is situated at the heart of the building and is a critical point of the customer journey. There is visibility from the café into some of the key facilities in the centre. The café and its radiating seating zones will feel like a singular space accessed from the entrance area and the circulation.

These images are intended to provide an idea of what the Café and Reception could look like with the interior strategy to be further developed during stage 4 of the design.



-  Extent of Proposed Cafe / Reception
-  Interior View (Refer to 3D Visual on next page)

Plan is diagrammatic and not to scale.



# Café and Reception – 3D Visuals

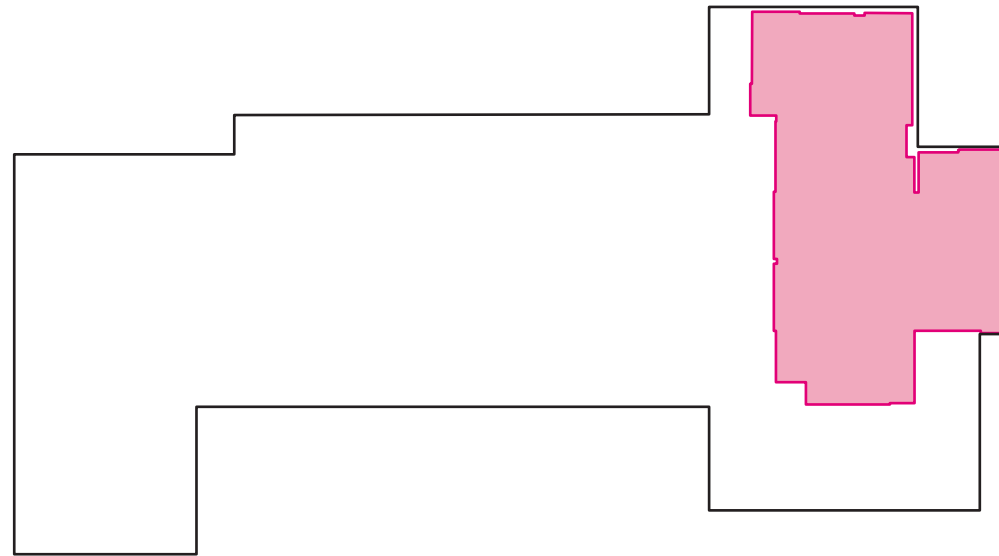
## West Wickham Leisure Centre






# First Floor Gym – Precedent Images

## West Wickham Leisure Centre



These images are intended to provide an idea of what the gym could look like with the interior strategy to be further developed during stage 4 of the design.

 Extent of Proposed Gym



Plan is diagrammatic and not to scale.



# Innerva Studio – Both Centres

## Precedent Images

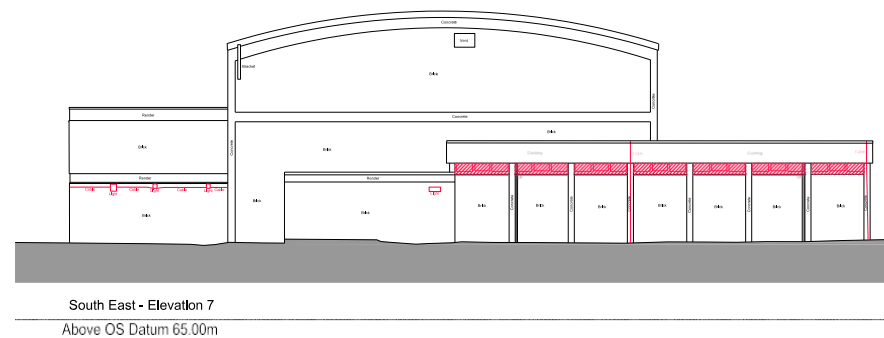
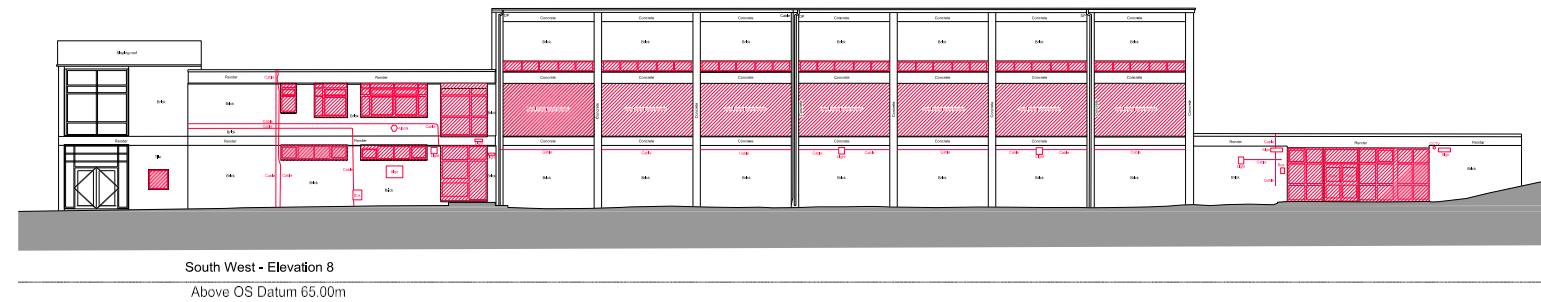
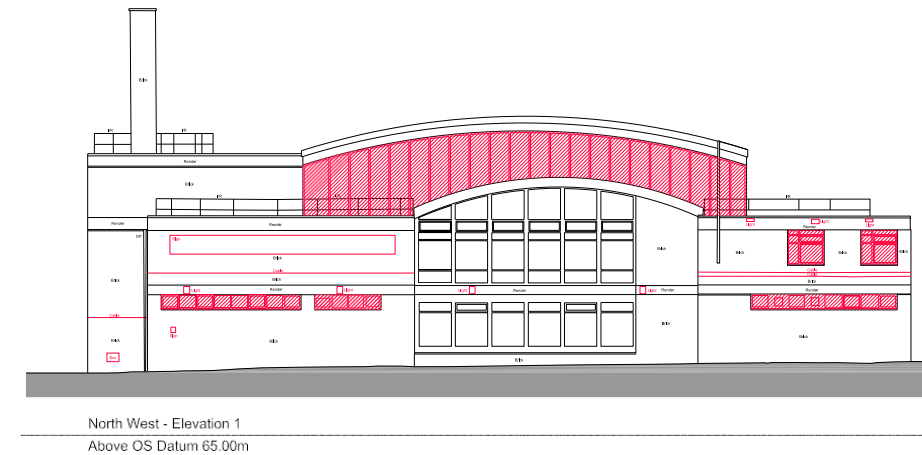
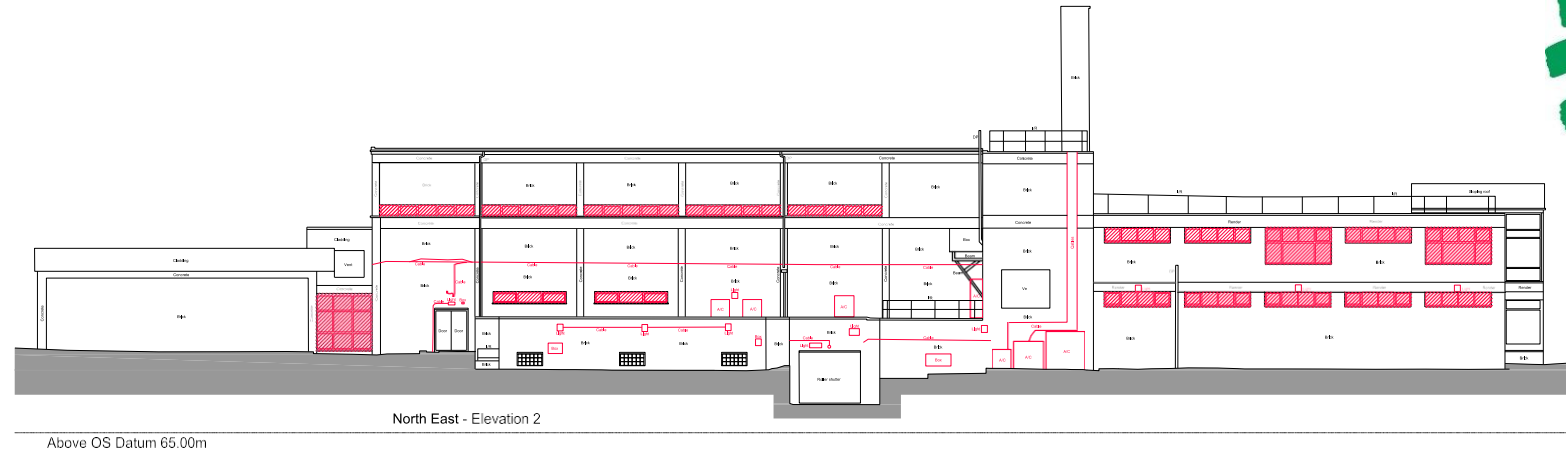
Innerva suites are included in the core requirement of the centres, offering power-assisted exercise equipment which provides a low impact, full-body workout circuit for older adults and those living with long term conditions or physical injury. The machines would be outward facing facilitating social interaction between users, working to ease loneliness in the older generation. The suite promotes active ageing, helping to combat loss of muscle tissue and enhance balance and flexibility into older age. These studios are being funded by Mytime Active.




# Window & Door Replacement West Wickham Leisure Centre

The stage 3 design includes the replacement of windows/doors in most areas with the extents shown opposite.

In less prominent areas, it is proposed to block up unused windows with this confined mainly to plant areas.



 Extent of window/door replacement

Plan is diagrammatic and not to scale.

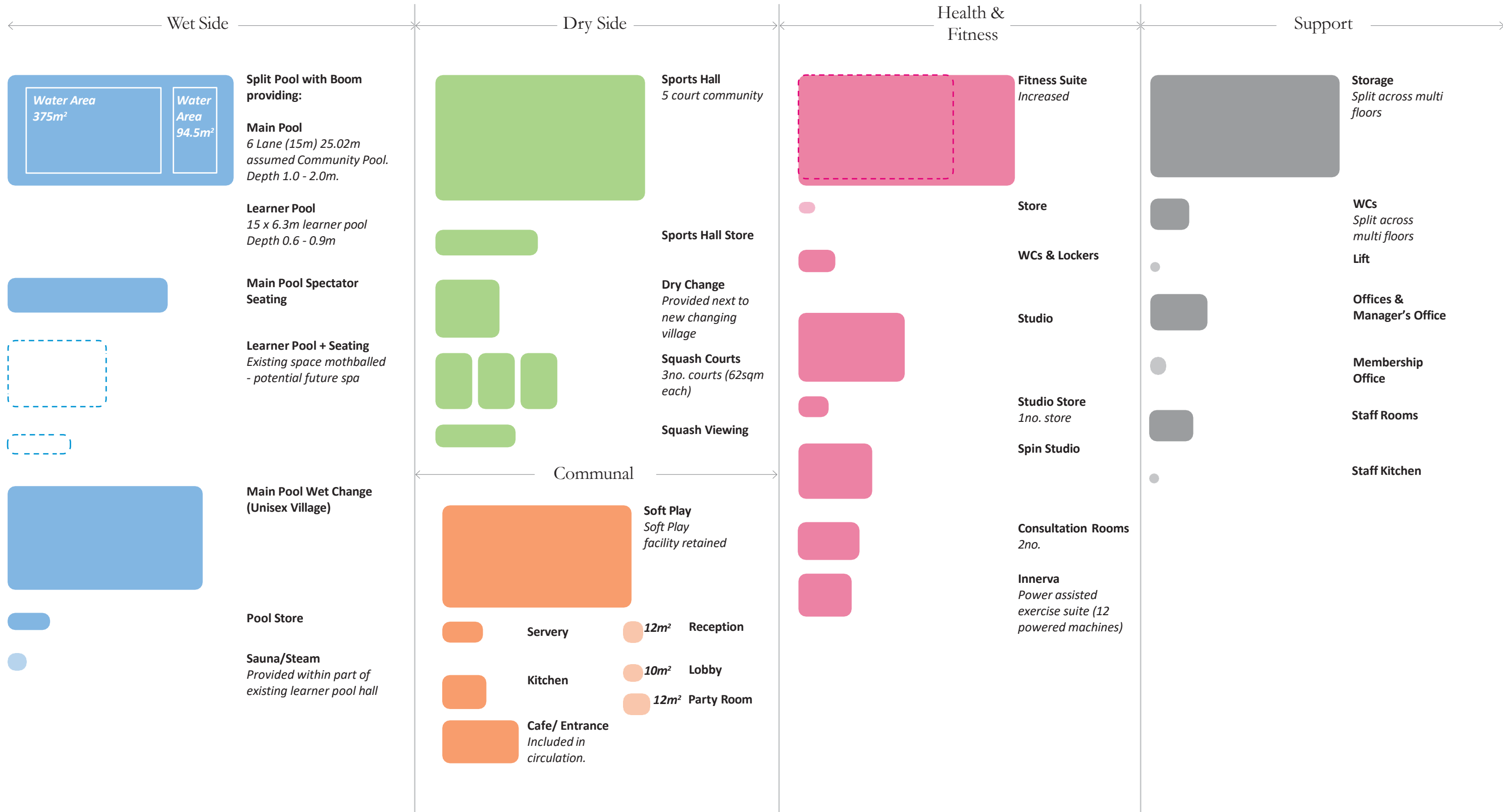




# **Appendix B: Walnuts Leisure Centre RIBA 3 Plans**

# Proposed Works - Brief

## Walnuts Leisure Centre



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# Summary of M&E Upgrades

## Walnuts Leisure Centre

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Similarly to West Wickham, the M&E strategy for the Walnuts seeks energy efficiency and sustainable solutions. The M&E designs for both centres is compliant with current statutory requirements.

The mechanical services scope within the proposed working areas comprises:

- Modification / replacement of above ground drainage
- Modification / replacement of cold water services pipework including the removal of dead legs
- Installation of 2 no. drinking fountains
- Modification/ replacement of hot water services pipework
- Replacement of hot water plant (e.g. storage cylinders etc).
- New showers in dry and wet changing rooms
- Replacement heating system served by the existing gas boilers
- Cooling provided by a DX/VRF system with wall, ceiling or void mounted units and localised controls
- Ventilation provided by centralised handling units with localised controls
- All rooms to have localised controls with a central BEM system.

The electrical services scope within the proposed working areas comprises:

- A new low voltage switchboard in the plantroom
- Sub-metering of mechanical services plant, pool plant, lighting, power, kitchen and existing LV switch board
- New sub-distribution boards around the building to segregate the system for ease of maintenance
- New light and emergency lighting
- New small power and data sockets throughout the building to suit the requirements of each room and allow maximum flexibility
- New Type L1 fire alarm system
- TV cable backbone system to TV positions providing Freeview, DAB radio and SkyQ+ compatibility
- New PA system allowing for announcement and background music
- Extension of the existing CCTV system
- Modification of the existing intruder detection system
- New access control system to indicated doors
- New pool alarm system with sounders / beacons in the pool area and in reception
- Provision of a number of induction loops / arrays in reception, servery, fitness suite and in each studio
- New assistance alarms with each accessible WC
- New emergency voice evacuation system interfaced with the fire alarm system in all refuge areas

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# Design Development - RIBA 2

## Walnuts Leisure Centre

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For the purposes of comparison to the proposals included in the March 2024 RIBA 3 report, please find below a summary of the proposals included in the October 2023 RIBA 2 report. Where specified, these proposals have been superseded by the proposals included in the April 2024 report.

- Replacement finishes and redecoration to the pool halls.
- A total review of the MEP and Pool Plant.
- Redecorated public corridors.
- Redecoration, including new cubicles and flooring, to the ground floor dry changes.
- New Changing Places facility.
- Upgraded ventilation for the sports hall.
- Replacement flooring, ceilings and redecoration to the wet changes.
- New cubicles and lockers to the wet changes.
- Replacement flooring and new seating to spectator areas.
- New pool lining (tank) to both pools.
- Drowning detection technology.
- Replacement flooring and redecoration to reception/café area.
- New Innerva studio (for older residents/those recovering from physical injury – replacing the Creche).
- New adventure-play with digital/gamified features.
- New flooring and redecoration to soft play area.
- New accessible toilets on the first floor.
- Redecoration to first floor studio.
- New and expanded gym (additional 220sqm).
- Redecoration and better ventilation to second floor spin studio.

There will be no change to the building area as all new facilities are provided within the existing envelope of the building.

The unused creche will be converted into an Innerva studio with a general refresh (flooring and redecoration) to the café area. Public facing circulation will also be redecorated.

New adventure play equipment was proposed in the current soft play area with digital/gaming features providing entertainment to all ages. New ventilation was also to be provided in the adventure play hall with new gaming features. However this cannot be afforded within budget and is no longer included.

The ground floor dry changing rooms will be brought back into use to serve both the sports hall and gym/studios. The current wet change will have new flooring, ceilings, cubicles and lockers. In the pool hall, the pools will be relined with new plant provided. The spectator seating will be replaced, and new flooring provided.

The plant serving the sports hall will be renewed to create a better environment for users.

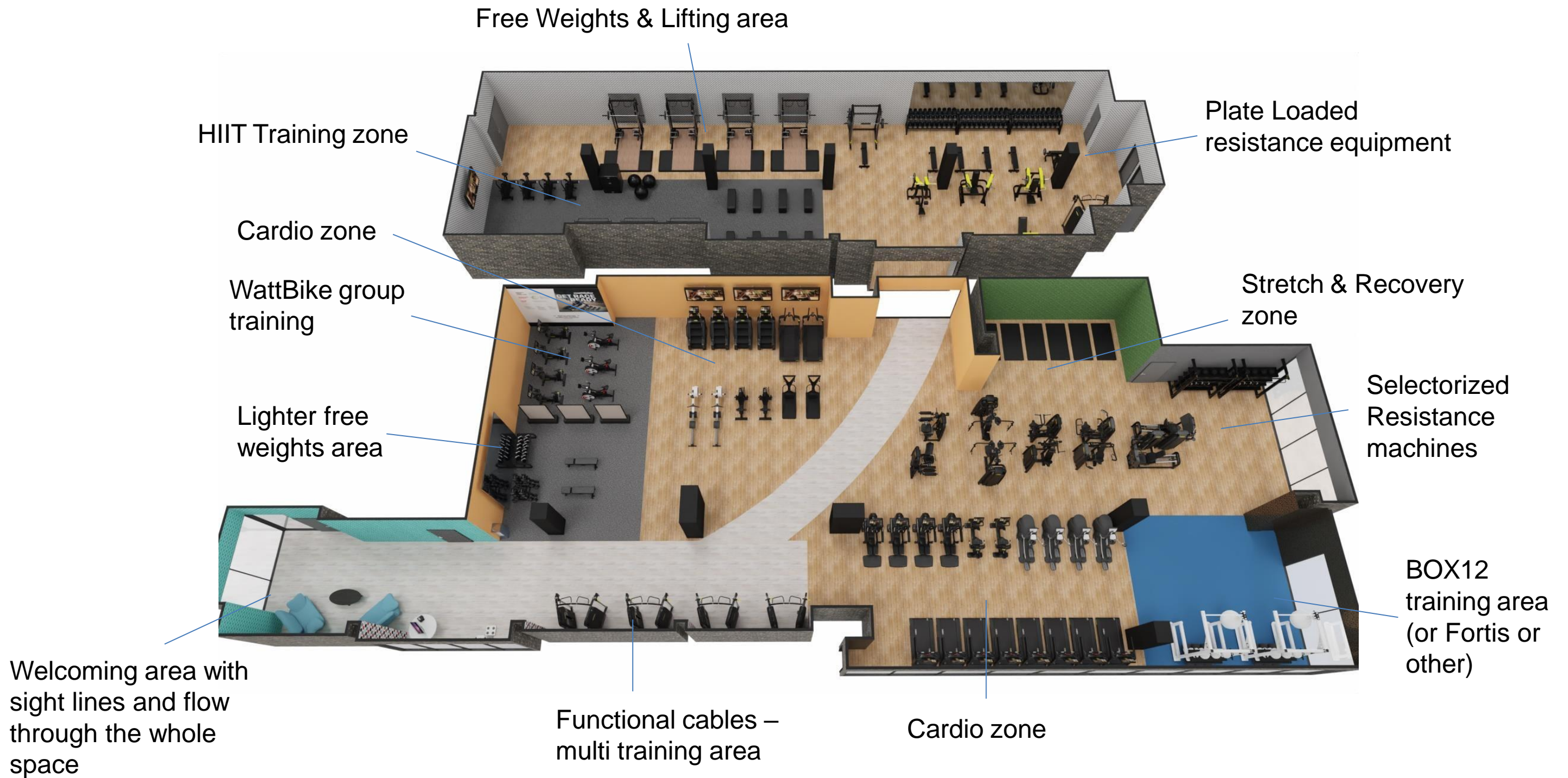
The expansion of the gym is the main change on the first floor. Bringing the ground floor dry changing rooms back into use provides an opportunity to remove the changing facilities on the first floor allowing the expansion of the gym. This aligns with national leisure trends where users typically arrive at the centre ready to use the facilities rather than utilising changing rooms.

Removing the dry changing rooms eliminates the awkward access to the gym, which is currently through the changing areas, and allows for better visibility of the gym from key circulation areas. The first-floor studio would also be redecorated.



# Gym Design – 3D Visuals

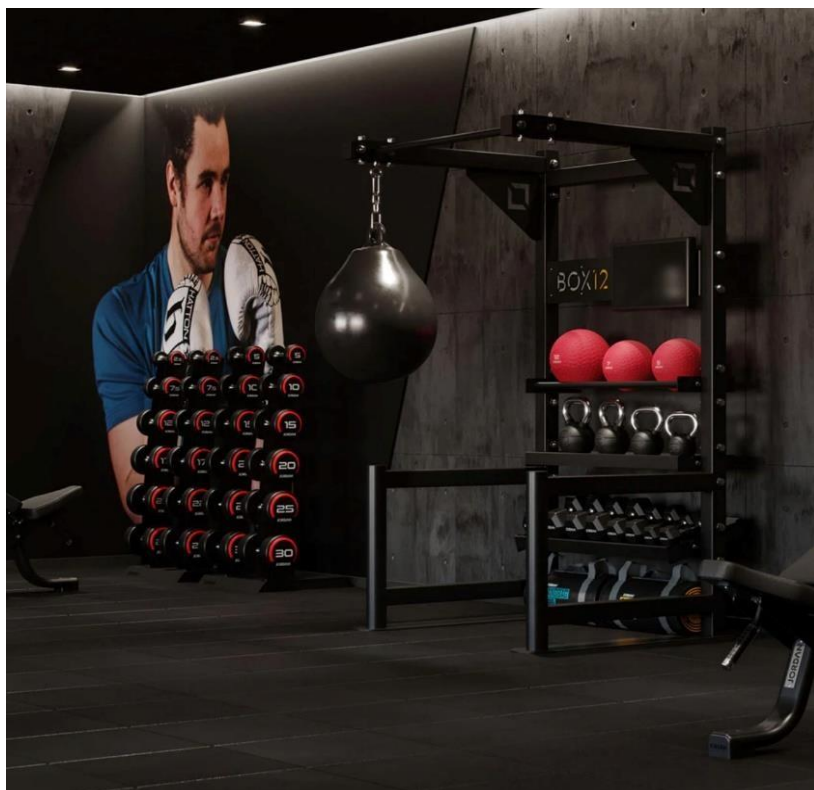
## Walnuts Leisure Centre





# Gym Design – 3D Visuals

## Walnuts Leisure Centre



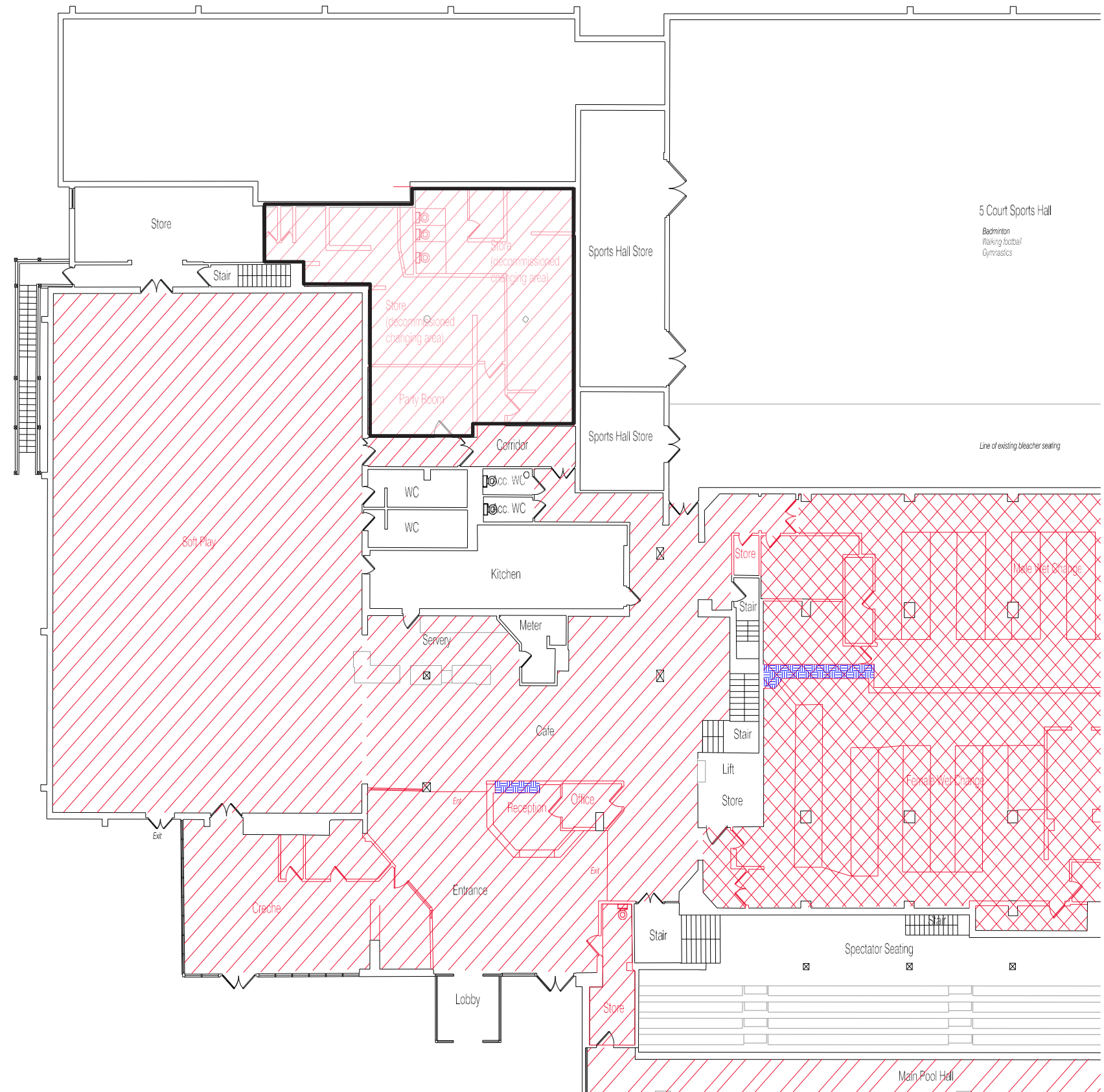
Precedent Images of Gym Spaces






# Ground Floor Demolition Plan - 1

## Walnuts Leisure Centre

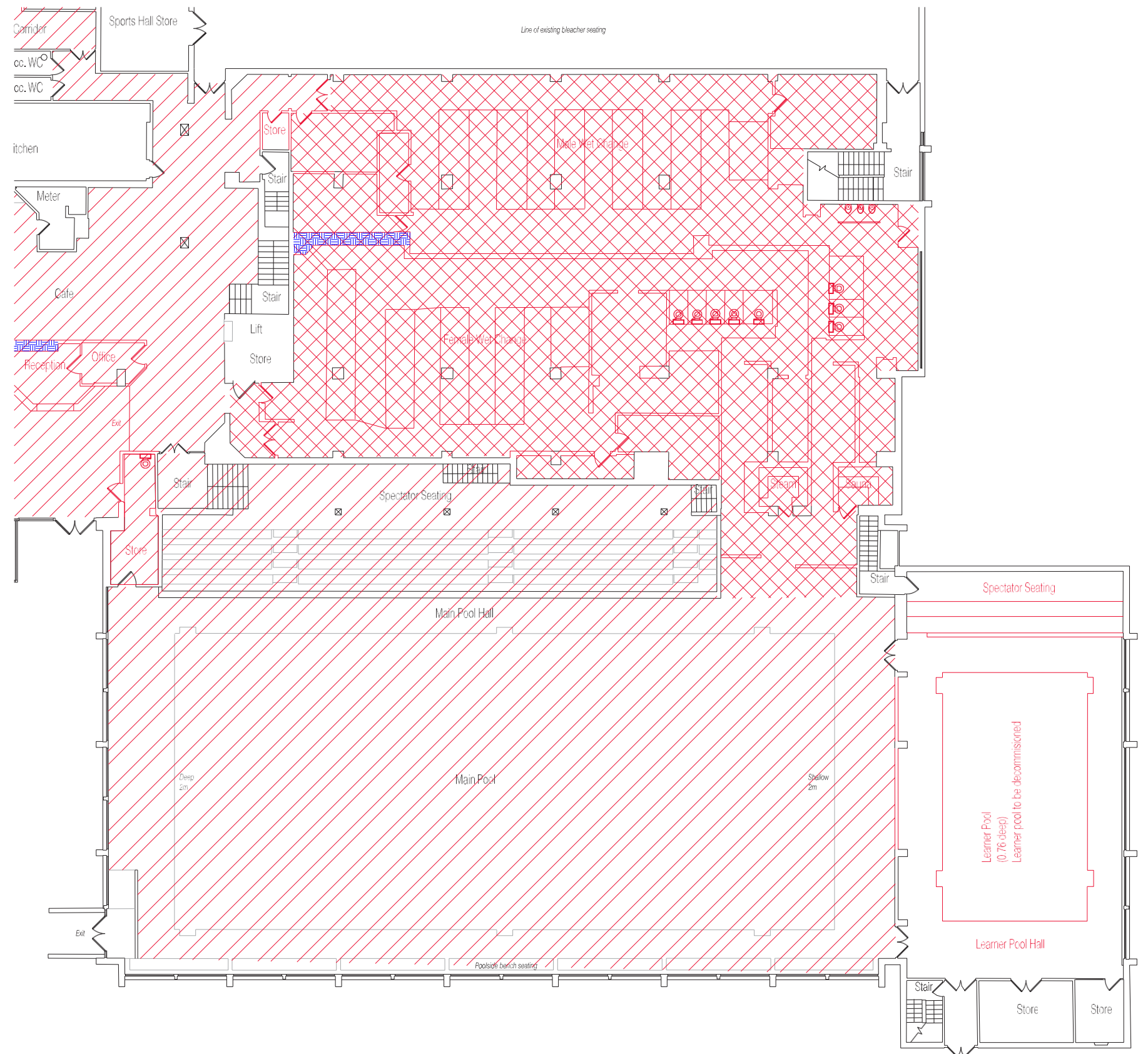



 Main Area of Remodelling

*Image opposite is diagrammatic only and not to scale.*

# Ground Floor Demolition Plan - 2

## Walnuts Leisure Centre



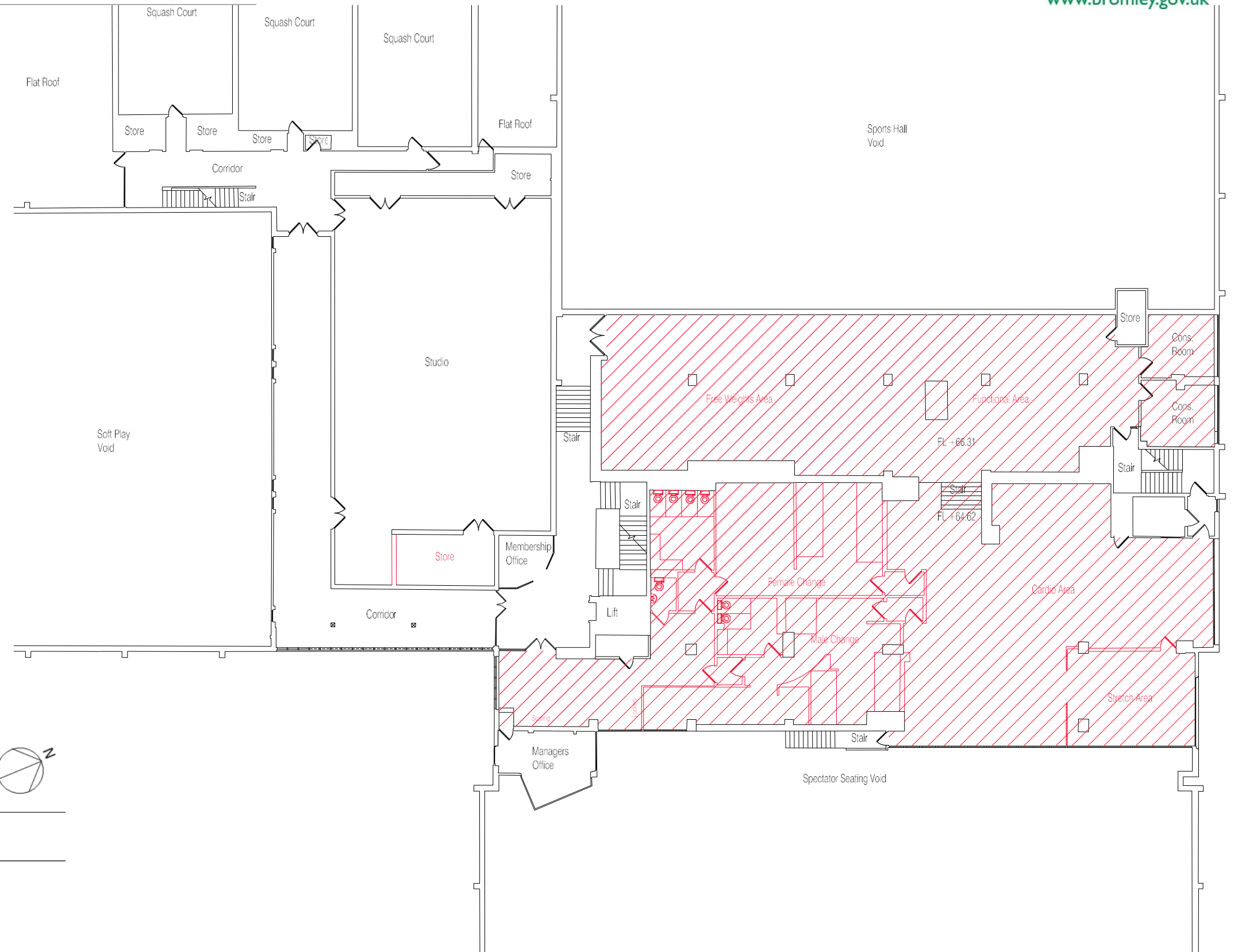
 Main Area of Remodelling


*Image opposite is diagrammatic only and not to scale.*



# First Floor Demolition Plan

## Walnuts Leisure Centre



 Main Area of Remodelling

*Image opposite is diagrammatic only and not to scale.*

# Ground Floor RIBA 3 Plans

## Walnuts Leisure Centre

All new facilities are provided within the existing envelope of the building.

There was significant development of the brief and scope during stage 3 to test what can be delivered with the budget available. The plans set out the overall vision with some elements including the community room not forming part of the base proposal at this stage.

Further remodelling will be undertaken around the entrance area to open up the space and provide cafe seating with a repositioned reception linked to the servery improving sightlines and better access control. The innerva studio is positioned to the left side.

A new dry change formed within a remodelled wet side space to serve both sports hall and gym users is proposed. The remaining wet change space is remodelled to provide a new unisex changing village.

In the pool hall, a boom will be placed in the 33m pool to create two bodies of water including a 25m main pool with the smaller area providing a new learner pool. The existing learner pool is planned to be closed. A replacement sauna/steam will be installed alongside a small splash wall. The spectator seating would also be refurbished.



Wet Side   Dry Side   Health & Fitness   Commercial   Support

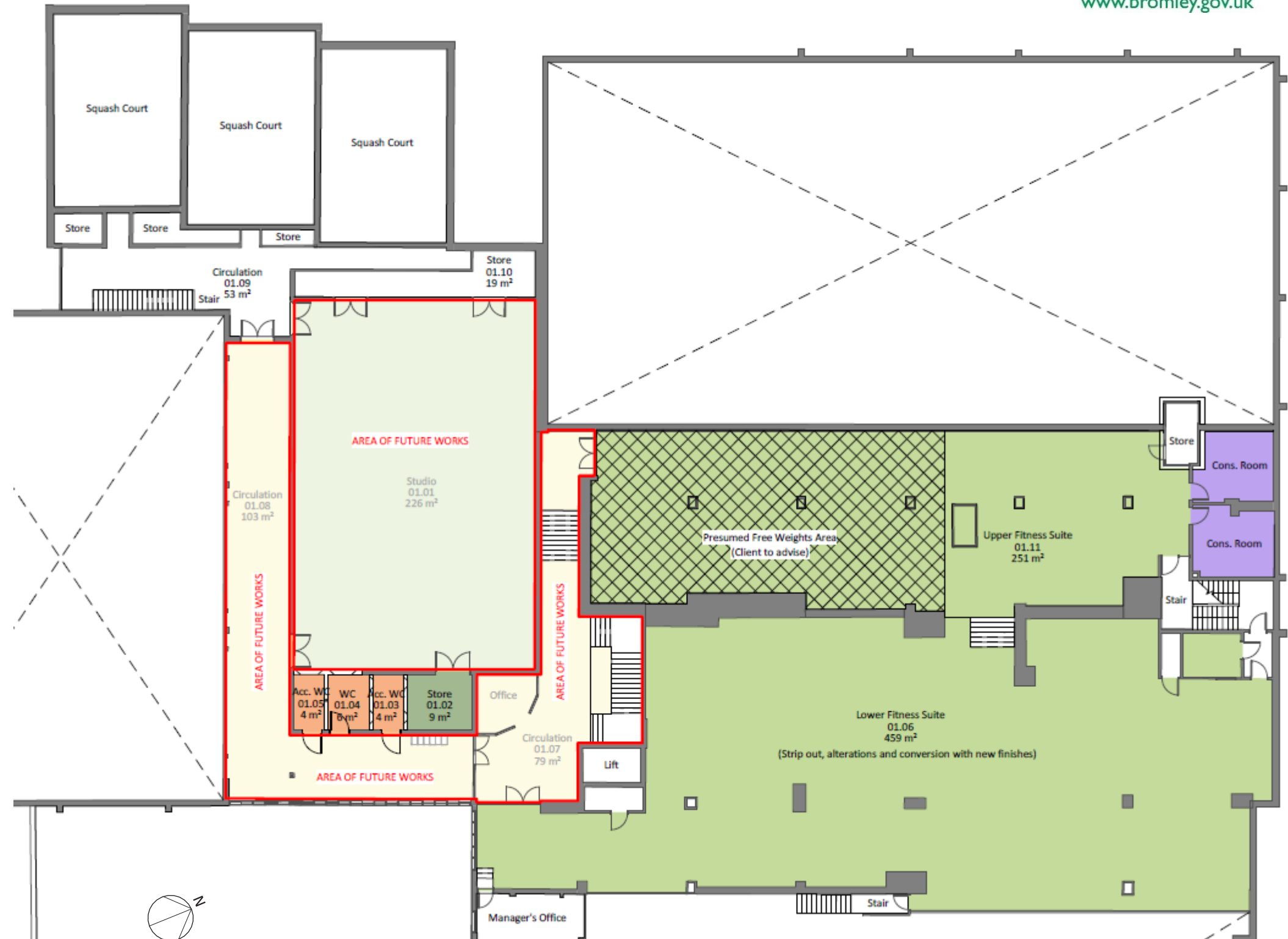
Plan is diagrammatic and not to scale.

# First Floor – RIBA 3 Plans

## Walnuts Leisure Centre

The expansion of the gym is the main change on the first floor and this remains as proposed in the stage 2 design with the exception of providing two small consultation rooms. This design approach removes the awkward access to the gym which is currently through the changing areas and allows for better visibility of the gym from key circulation spaces as shown.

New toilets would be provided in part of the existing studio stores.



Wet Side   Dry Side   Health & Fitness   Commercial   Support

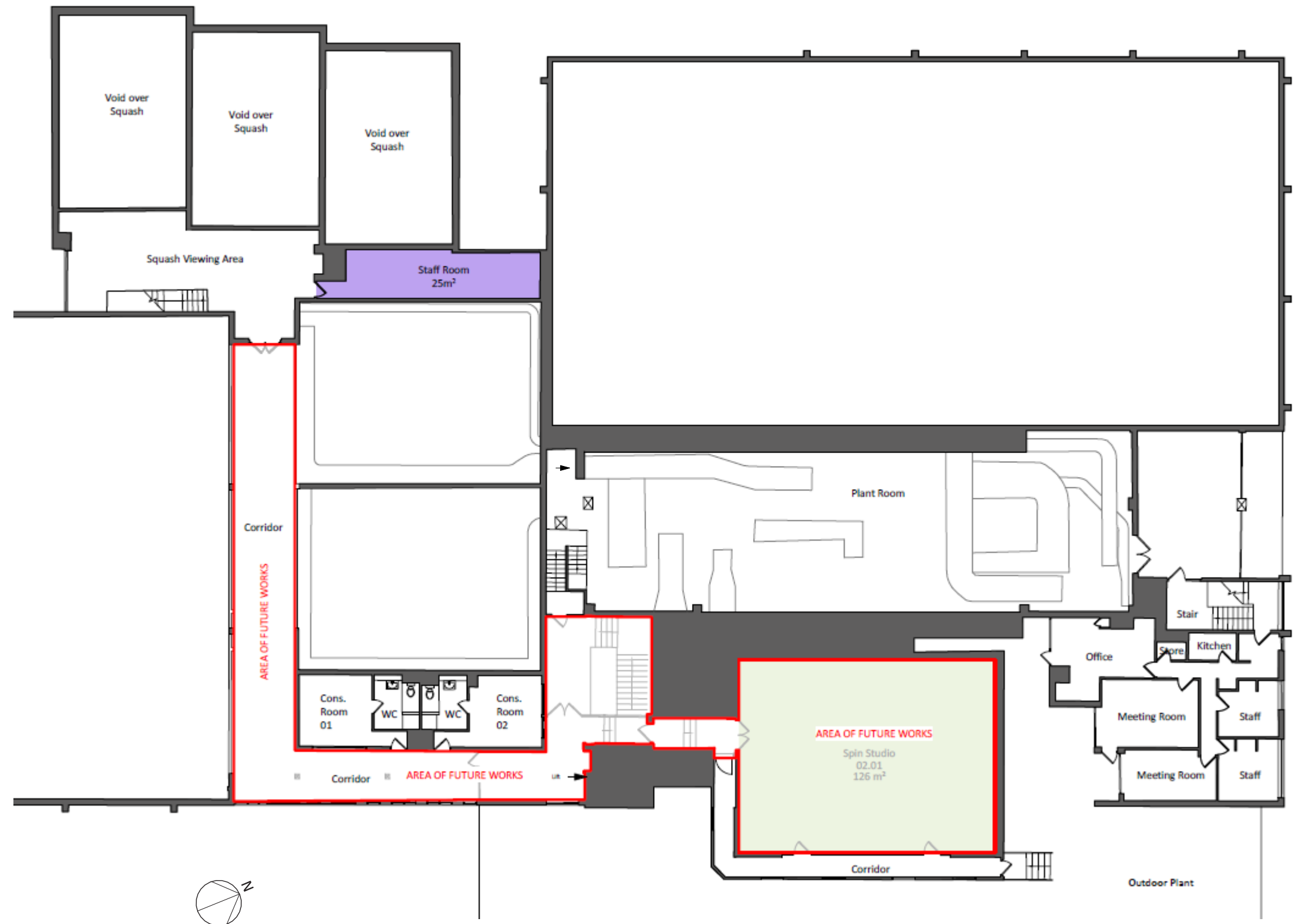
Plan is diagrammatic and not to scale.

# Second Floor RIBA 3 Plans

## Walnuts Leisure Centre

On the second floor, proposals were developed to refurbish the spin studio and redecorate the circulation spaces as well as create a break in the corridor to reduce public facing areas, but these aren't included as part of the base scheme at the end of RIBA 3 due to value engineering efforts.

The existing staff room will be refurbished with new finishes.



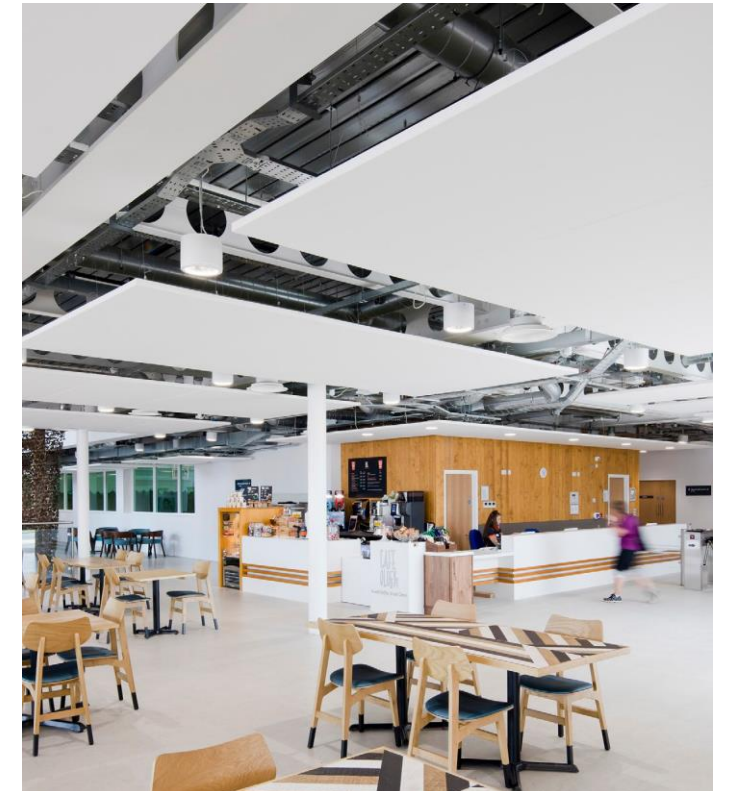
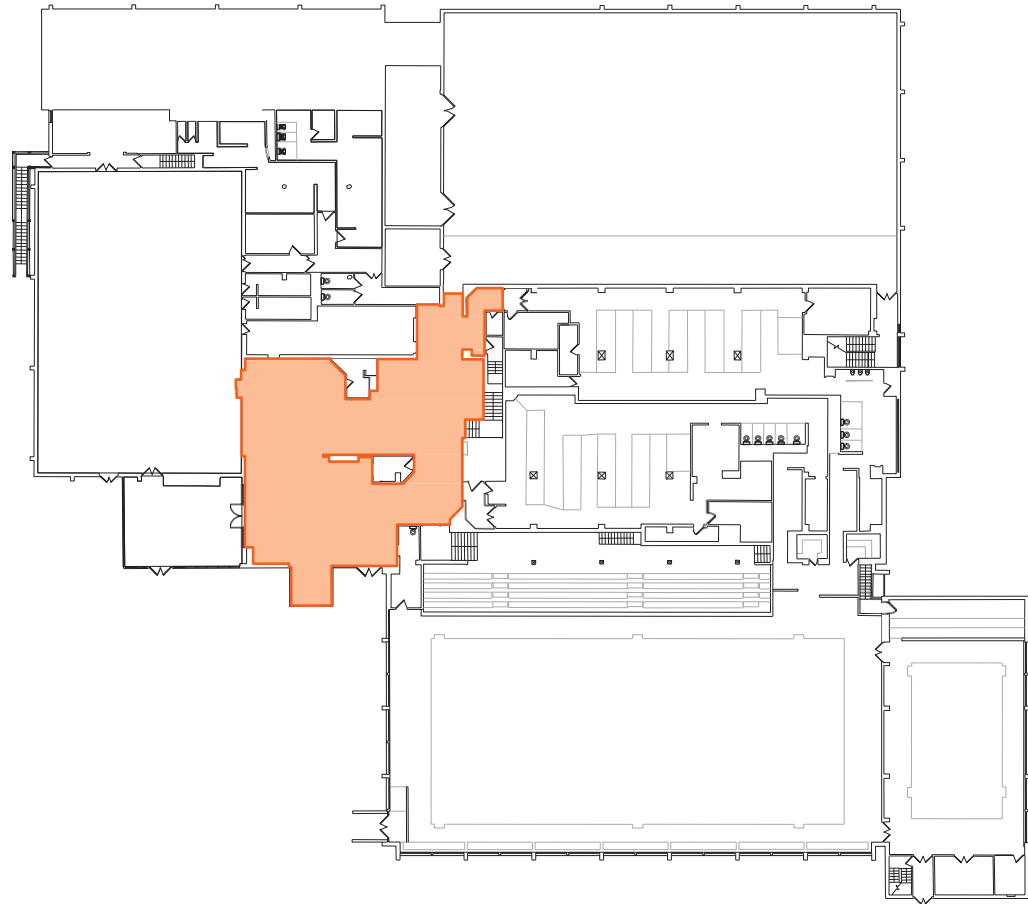
Wet Side   Dry Side   Health & Fitness   Commercial   Support

Plan is diagrammatic and not to scale.



# Café & Reception – Precedent Images

## Walnuts Leisure Centre



These images are intended to provide an idea of what the Café and Reception could look like with the interior strategy to be further developed during stage 4 of the design.

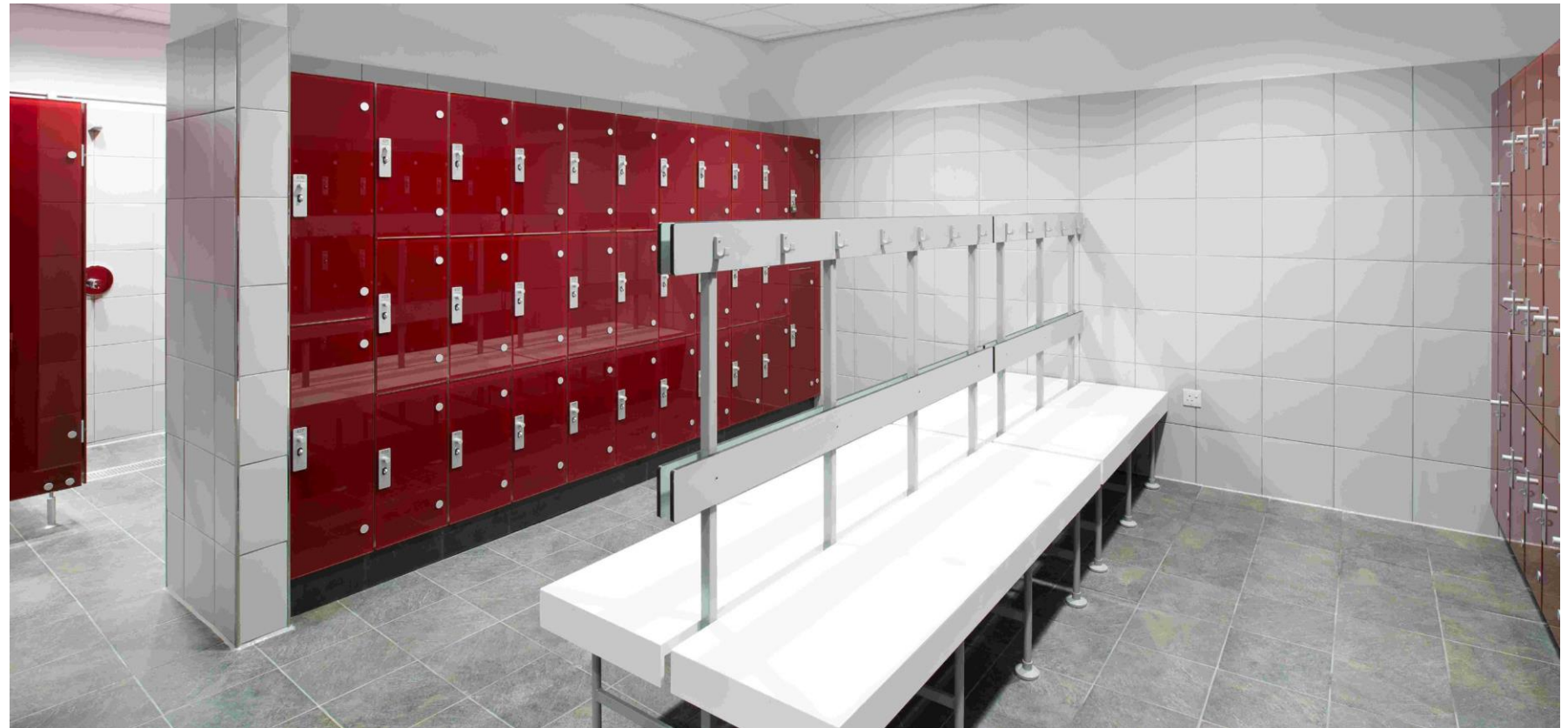
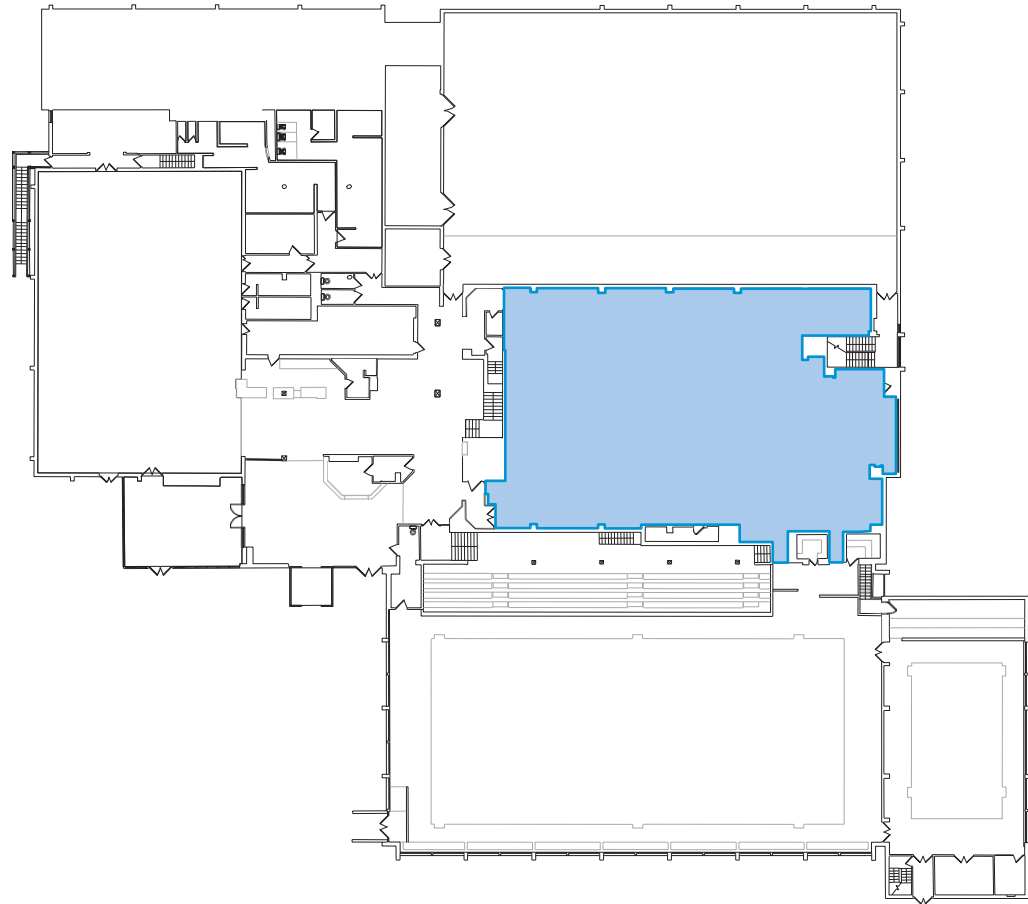
 Extent of Café / Reception Area






# Wet Change – Precedent Images

## Walnuts Leisure Centre



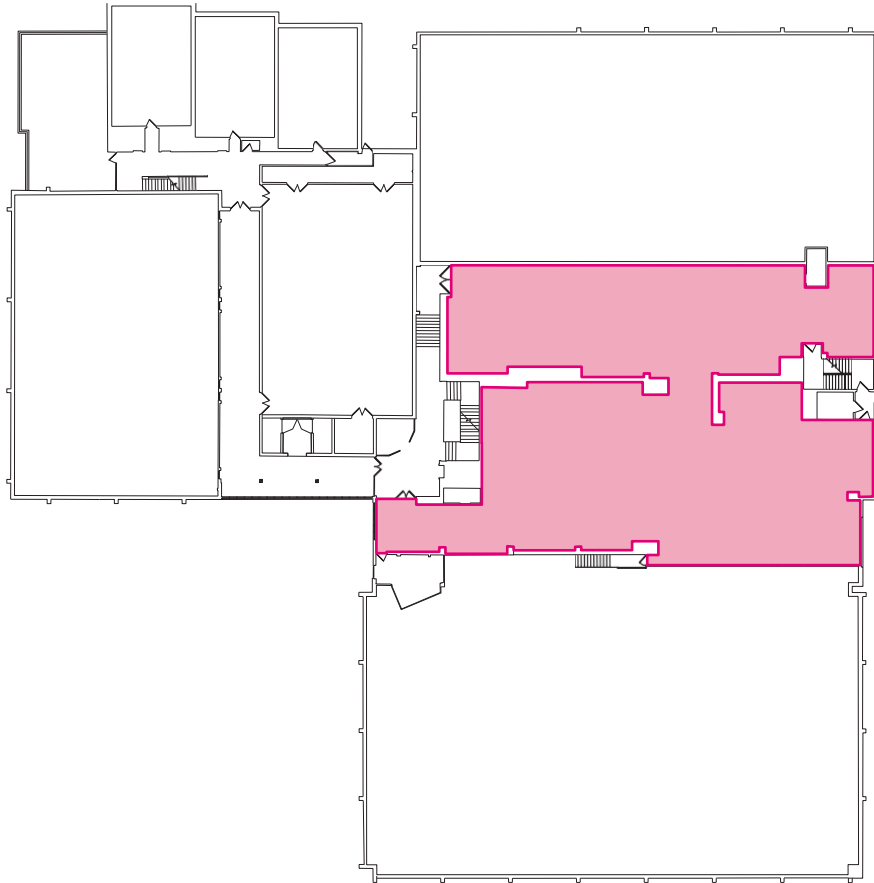
These images are intended to provide an idea of what the wet change could look like with the interior strategy to be further developed during stage 4 of the design.

 Extent of Refurbished Wet Change



# Gym – Precedent Images

## Walnuts Leisure Centre



These images are intended to provide an idea of what the gym could look like with the interior strategy to be further developed during stage 4 of the design.

 Extent of Proposed Fitness Suite





# **Appendix C: S106 Carbon Offset Funding RIBA 3**



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# Recommendation for Contribution

## S106 Carbon Offset Funding

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A request using carbon offset funding (COF) of c£640k has been made to install air handling units (AHU) and new building energy management (BEM) systems at both the Walnuts and West Wickham Leisure Centres.

Paragraph 3.29 of the report set out the carbon and energy cost saving benefits.

The contributions, as set out on page 38 of this appendix, have been identified as suitable for use. This includes using funds with the earliest expiry date. (Approved planning applications without a 'spend-by-date' do not have an end date.)

It is recommended that any overspend requirement in relation to the COF funding would be approved by the Director of Environment & Public Protection who has delegated responsibility

for "Carbon management and reduction" in consultation with the portfolio holder and the Director of Housing, Planning and Regeneration who has responsibility for "authorising expenditure of money received through Section 106 Agreements, subject to the restrictions of the Council's Financial Regulations", or as delegated by the Executive up to a maximum of an additional 20% of the required £640,750, subject to available funding in the carbon offset fund budget.



*Image 1: Derelict variable intake Louvres*



*Image 2: Failed Heat-Recovery Coil*

# Recommendation for Contribution

## S106 Carbon Offset Funding

Carbon Offset Fund (s106) contributions:					
Planning Application	Address	Ward	Last Receipt	Spend by	Available £
16/05897/FULL1	Maybrey Business Park, Worsley Bridge Road, London, SE26 5AZ	Copers Cope	23/07/2019	24/05/2028	164,490.00
20/01280/OUT	Lubbock House, 1 Northolme Rise, Orpington, BR6 9RF	Farnborough And Crofton	08/09/2021	08/09/2031	41,400.00
18/00443/FULL1	GlaxoSmithKline, Langley Court, South Eden Park Road, Beckenham	Kelsey And Eden Park	01/10/2021		112,579.50
20/02903/FULL1	Banbury House Bushell Way Chislehurst BR7 6SF	Chislehurst	01/04/2020		4,320.00
21/04851/FULL1	West Wickham Library, Glebe Way, West Wickham, BR4 0SH	West Wickham	25/05/2022		59,195.00
19/01637/FULL1	Carlton Court , Beckenham Road, Beckenham, BR3 4PP	Clock House	31/07/2022	31/07/2029	29,286.00
20/05027/FULL1	34 West Common Road, Hayes, Bromley, BR2 7BX	Hayes And Coney Hall	31/07/2022		154,859.22
19/01263/FULL1	Allum House , 92 Plaistow Lane, Bromley, BR1 3HU	Plaistow And Sundridge	08/03/2023	08/03/2030	12,852.00
17/05084/FULL1	Land Adjacent To Bromley College, London Road, Bromley	Bromley Town	28/11/2023	28/11/2033	34,524.00
21/05812/FULL1	Capel Manor College, Mottingham Lane, Mottingham, London, SE12 9AW	Mottingham And Chislehurst North	23/08/2023	23/08/2033	7,517.00
20/02944/FULL1	Land Adjacent Anerley Town Hall Anerley Road, William Booth Road, Penge,	Crystal Palace	01/04/2020		447.03
17/03505/FULL1	Ashling Lodge, 20 Station Road, Orpington, BR6 0SA (for use at the Walnuts)	Orpington	06/10/2022		20,048.59
21/03220/FULL1	32 Homefield Rise, Orpington, BR6 0RU (distance restriction – to be used at Walnuts only)	Orpington	03/05/2022		7,125.00
Total:					648,643.34