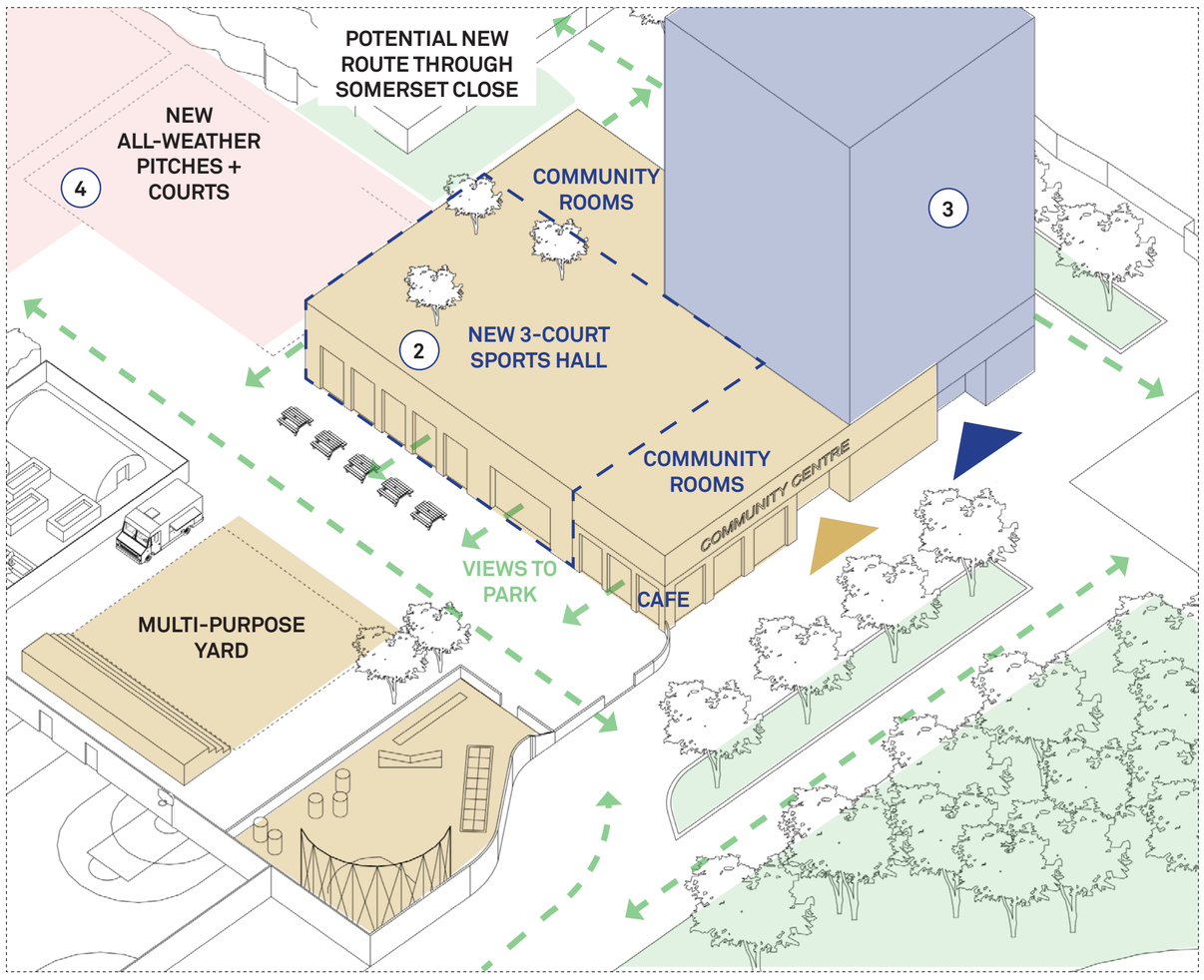
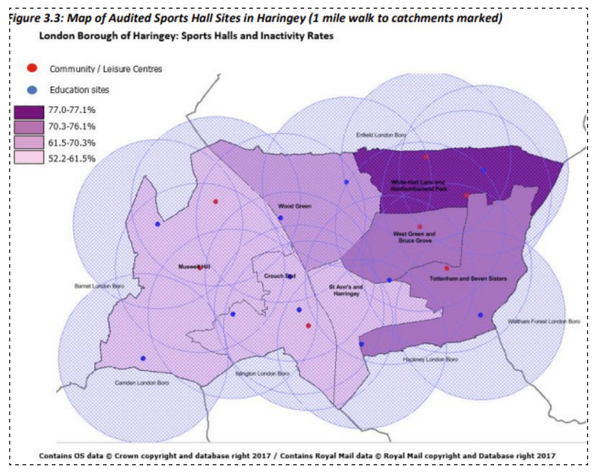
Option 3 - Rebuild

New build community centre and housing



1. Demolition of existing building.
2. Construction of an efficient new community centre including a multifunctional sports hall and bookable community rooms.
3. New homes above or adjacent to centre to support capital costs of the project.
4. Invest in all-weather pitches.
5. Invest in programming.
6. This option requires a fully developed brief to understand what spaces will be provided, and consider the phasing of the project to minimise disruption to the community.
7. This massing assumes providing a new 3 badminton court sports hall, as Sport England guidance this should be at least 27 meters long by 18 meters wide, and 7.6 meters.

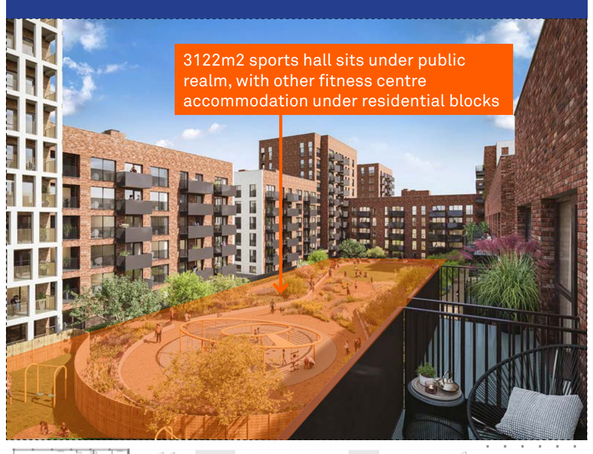
"Improved and more indoor sports facilities will make a significant contribution to increasing rates of physical activity participation."
Haringey's Indoor Sports Facilities Strategy 2018 - 2028





Key
- Community Bookable
- Public Access
- Residential

Case Study: Score Centre, Waltham Forest







The new Coronation Square development, on Council owned land, provides 750 new homes, and 5000sqm fitness centre operated by GLL, alongside a nursery, and health hub.

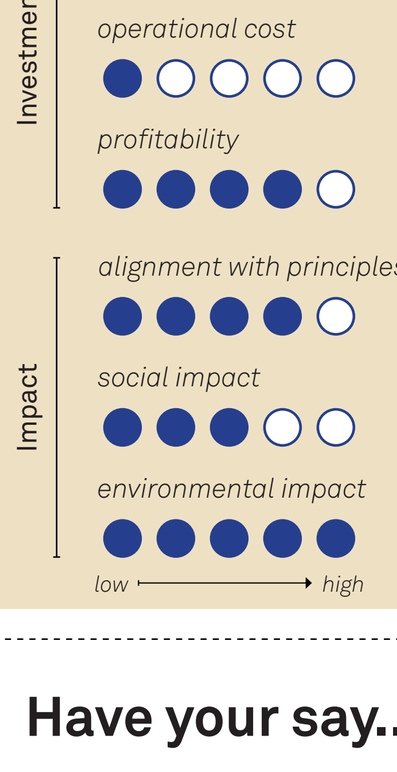
Why?
The council used redevelopment as an opportunity to provide integrated higher quality community facilities, using the housing to pay for the construction costs.

Operational Considerations

This option should guarantee reprovision of approporiate community/ sport facilities within housing development viability, some elements which should be considered are outlined below;

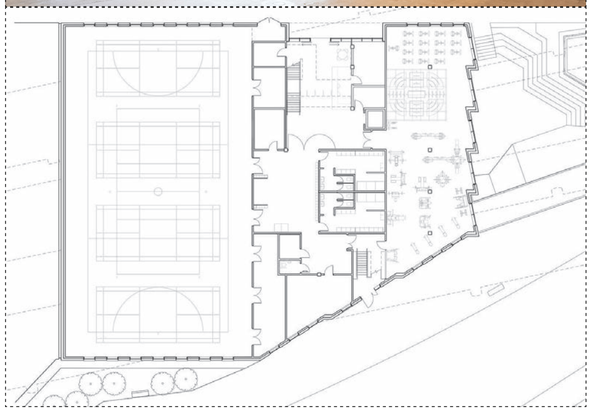
1. This option requires a further study and a developed brief to understand what spaces will be provided, and consider the phasing of the project to minimise disruption to the community.
2. Operation of a smaller facility could be managed by a trust more easily.

Draft Option Scoring



Case Study: Kings Cross Sports Centre



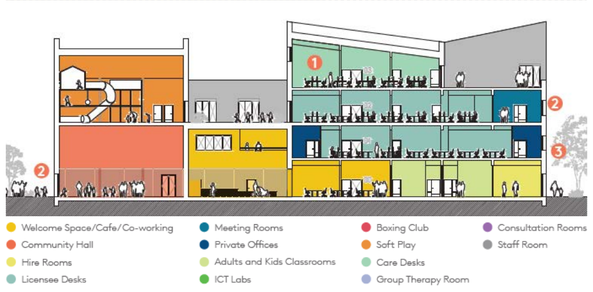


The King's Cross Sports Hall is an all-timber building which was designed for multiple uses, first as a Construction Skills Centre, and ultimately as a health and fitness centre (following a simple retrofit). It provides a two-storey gym and an indoor sports hall designed to meet Sport England standards, which can be used either as four badminton courts, a basketball court, and a volleyball court or a five-a-side football pitch.

Why?
2000sqm sports centre delivered as part of wider Kings Cross development.

Case Study: Selby Centre, Haringey





The Selby regeneration scheme reprovides ~60% of the existing Selby Centre's floor area, reducing the amount of office and educational spaces. The proposed areas are ~800sqm indoor sports, 790sqm Halls & Meeting Places, ~260sqm F&B, 1475sqm Office, ~750sqm educational.

Why?
The council used redevelopment as an opportunity to reprovide independent high quality community facilities, using the housing to pay for the construction costs.

Have your say...