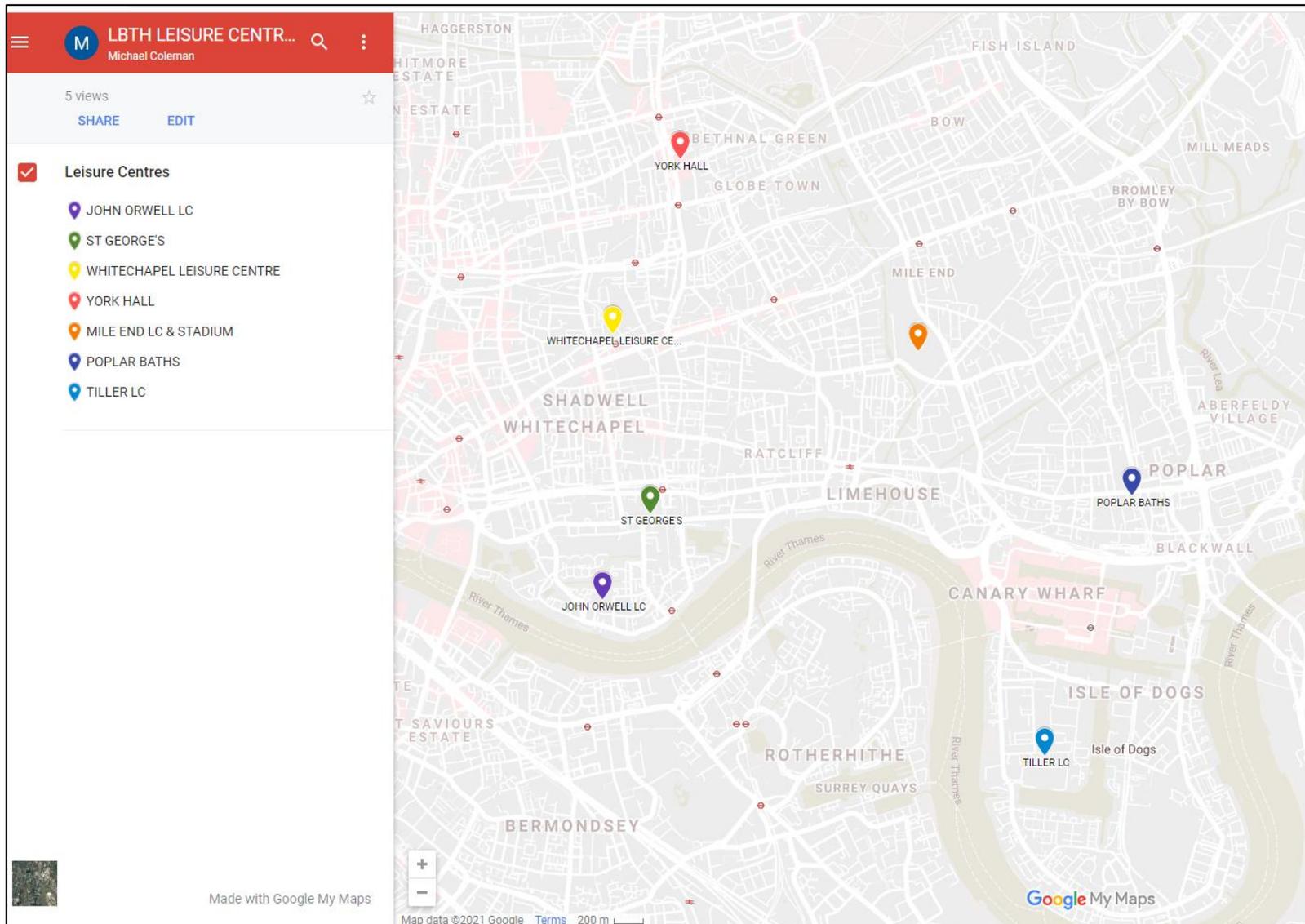


## **APPENDIX 2 – Information on the Existing Leisure Centre Estate**

### **INDEX**

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## 2.1 Map of the location of the existing Leisure Centre estate



## **2.2. John Orwell Leisure Centre**

### **Overview**

The John Orwell Leisure Centre was built on the quay of the Wapping Dock, incorporating an original Victorian-era pumping station building into the 1980s-built main accommodation. Part of the outer wall is Grade II listed. The main entrance on Tench Street is inconspicuous as a result, as it has not been possible to create a larger, more accessible, entrance on the street side of the centre.

The Leisure Centre has two car parks – to the north within the main site, to the south outside the boundary wall.

### **Facilities**

- 4 court sports hall
- 55 station fitness gym
- Studio
- 2G Astro turf, primarily used by Wapping Hockey Club's lower league teams
- Tennis/netball court

### **Site Specific Issues**

1. Given that a large section of the site was previously within the dock, there is likely to be ground contamination and a need for deep piled foundations. The former dock may have been well capped off, reducing the former risk, but detailed geotechnical surveys will be needed to confirm this.
2. As set out above, the outer wall on the eastern side of the site is Grade II Listed, while the Victorian building that now houses the fitness gym is locally listed. None of the proposed options would require works to either as a result, although this reduces the flexibility of what can be achieved within the site.
3. The land on the western side of the site, currently overgrown scrubland, is Council-owned under a different title. A full title search is being conducted, but it is understood there is a covenant on the land which restricts its use to car parking. If this is confirmed, it would be necessary to remove the covenant to deliver options that involve Site 1 within the Faulkner Browns Feasibility Study (please see Appendix 11) and some of those within Site 2, where the hockey pitch is reorientated.

## Photographs

Site map

Scrubland

Hockey Pitch

Sports Hall

Gym



View of the main entrance on Tench St, looking south



The Fitness Gym



The Sports Hall



View of the Hockey Pitch looking south-west



The Main Car Park



The South Car Park



Scrubland to the west of the main site



## 2.3 Mile End Leisure Centre and Stadium

### Overview

The **Leisure Centre**, located at 190 Burdett Rd, opened in 2006 as a full specification leisure centre, alongside the existing stadium accommodation. A series of improvements were made since 2014, including reconfiguring the main reception, adding a member's lounge, installing a soft play facility, extending the gym, creating a new spin studio, and refurbishing the changing rooms.

The main **Stadium** building houses changing rooms for the external pitches, with a grandstand overlooking the running track. There have been some minor improvements to the building and external pitches, notably the refurbishment of the Astro turf pitch in 2015.

### Facilities

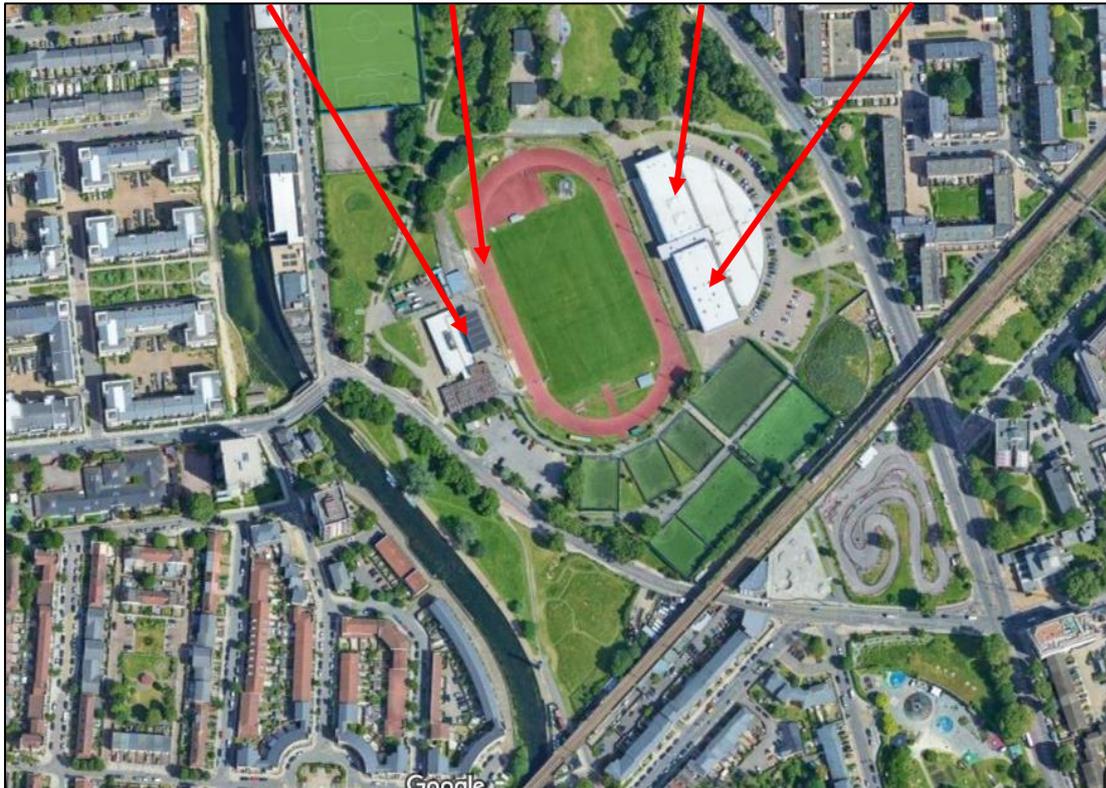
- 4 court sports hall
- 25m x 8 lane swimming pool
- Teaching pool
- 84 station fitness gym
- 30 programmable station fitness gym
- Spin studio
- Studio
- Spa facility (sauna, steam room and jacuzzi)
- Soft play area
- Creche (currently out of use)
- 8 lane athletics running track
- Combined grass football pitch and field athletics (javelin, hammer, etc.) within running track
- External pitches: 4 x 5-a-side; 3 x 7-a-side, 1 x multi-use sports pitch (suitable for hockey)

### Site Specific Issues

1. The land the Leisure Centre and Stadium sit on is overseen by the King George's Field Charity Board. There are restrictions on what this land can be used for, although none of the current proposals for its use would impinge upon these.
2. Sport England provided grants for works on the external areas of the site, so any changes to pitches would require their permission.
3. The running track that forms part of the Stadium site is unique in the Borough. As such, any proposals that might affect it or its use would be opposed by Sport England.
4. The grassed area inside the running track is used both for football (it is a full size pitch) and field athletics, in conjunction with the throwing cage in the north-east corner. This has modest use, but its loss would again be challenged by Sport England. The football pitch could be more easily replaced on another grassed site.

## Photographs

Site Map    Stadium    Running track    Pool    Sports Hall



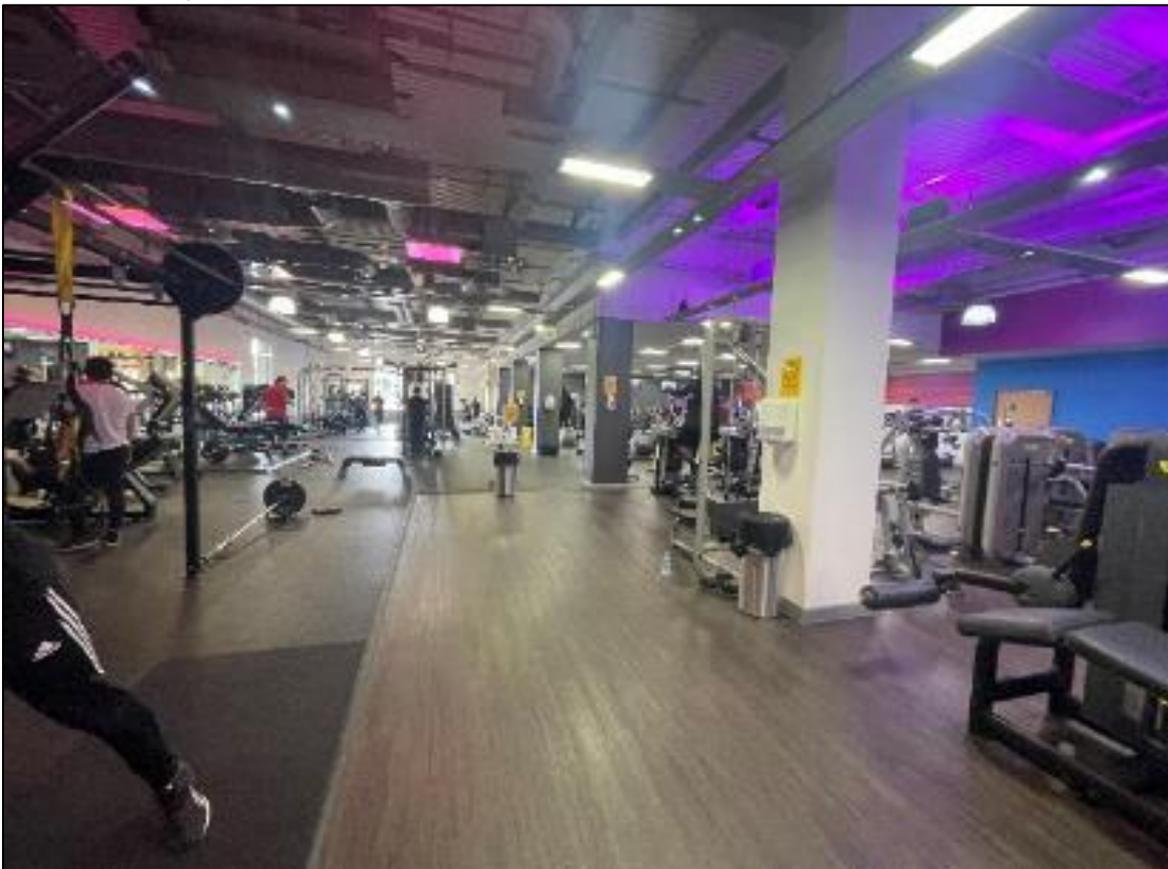
The 25m Pool



The Sports Hall



The Fitness Gym



## **2.4 Poplar Baths**

### **Overview**

Poplar Baths reopened in 2016 in the original 1930s Grade II listed building, with an extension built on the east side to house the new swimming pool. This scheme was delivered as part of a PFI project, the concession period for which expires in 2047. GLL was originally subcontracted to the PFI SPV, but since 2019 has been contracted to the Council outside the main leisure management contract.

Swimming numbers at St George's declined after Poplar Baths opened.

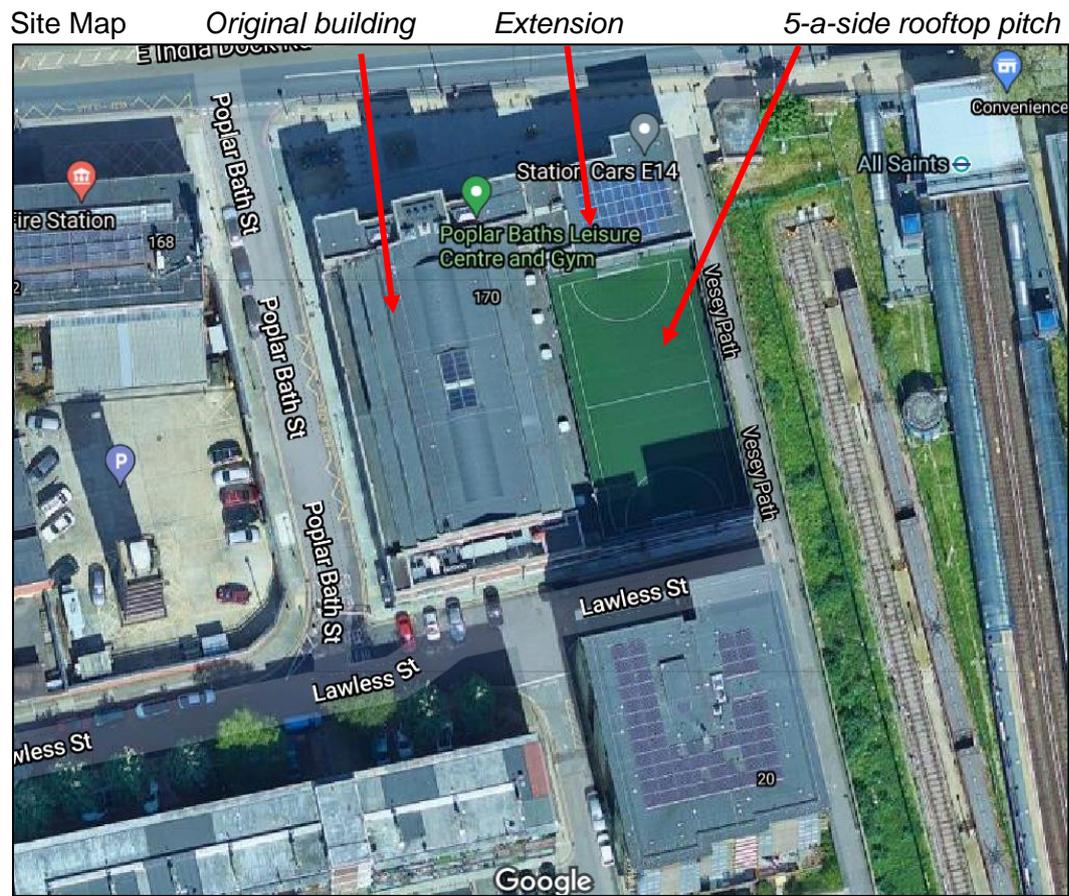
### **Facilities**

- 25m x 6 lane pool
- Teaching pool
- 4 court sports hall (in what was originally the swimming pool hall)
- 74 station fitness suite
- Studio
- 3G 5-a-side pitch on roof
- Space on the east side of the reception area for additional use, currently empty

### **Site Specific Issues**

1. The main site specific issue is the PFI contract that the facility sits within. Although it is not proposed that this site be closed or radically altered, the PFI would make both options expensive and/or difficult to deliver.
2. The original building is Grade II Listed.
3. There is limited scope to make any significant adjustments to the internal layout irrespective of both of the above issues – the site is very tight, and current usage is relatively efficient given what there is to play with.

## Photographs



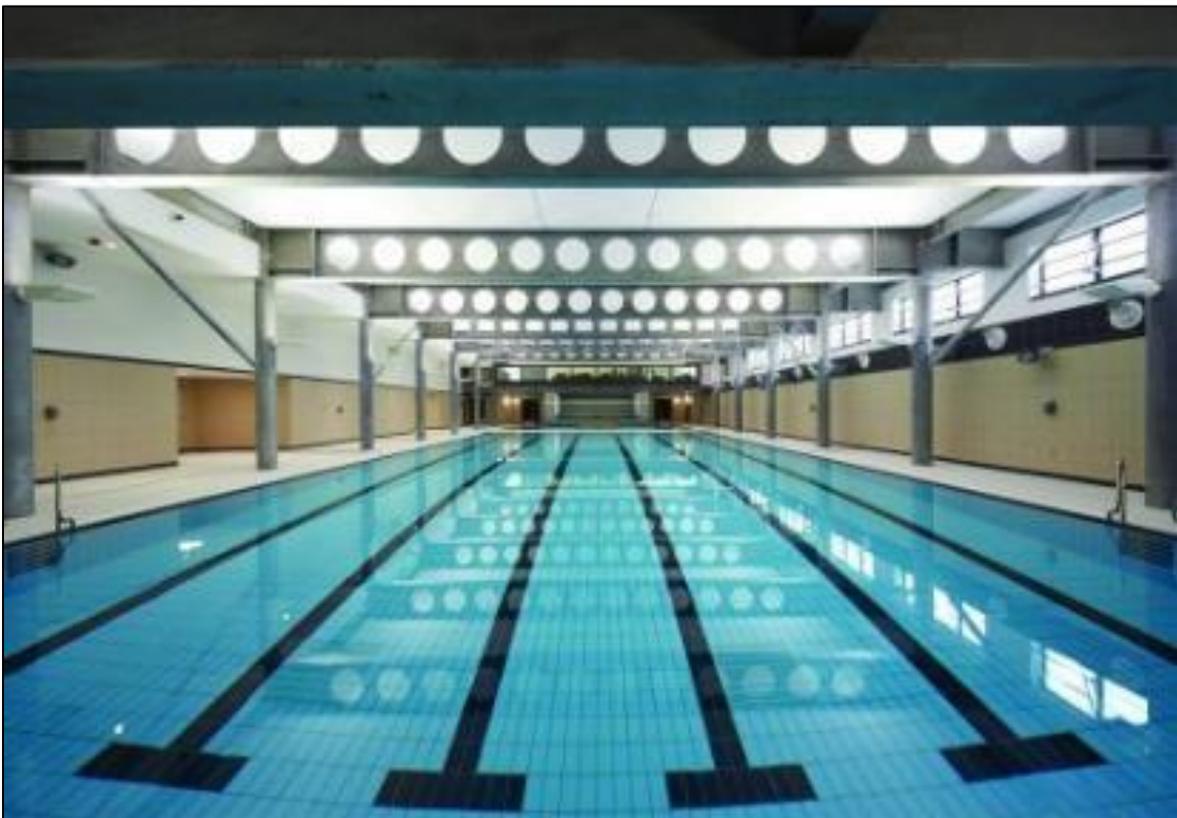
## The Main Hall



The 5-a-side pitch on the roof



The Pool



The Fitness Gym



## **2.5 St George's**

### **Overview**

St George's originally opened in 1969, on a site immediately next to the Highway, and adjacent to Hawksmoor's Grade I Listed St George's-in-the-East. It is currently shut due to a backlog of major condition needs that must be addressed before it can reopen. Some investment has been made in the past decade, most notably c. £1m in 2011. The internal layout and construction of the building restricts the ability to remodel the interior to introduce new activities. The condition of the reinforced concrete is particularly concerning, as can be seen from the photographs below – the steel rebars have corroded away after years of exposure to humidity and a lack of adequate maintenance, although one would not use the original construction methodology and materials if building a new facility today precisely because it is so difficult to maintain such a structure.

### **Facilities**

- 33.3 yard x 6 lane pool
- Teaching pool
- 33 station fitness gym
- Studio

### **Site Specific Issues**

1. The poor condition of the building is the main issue, as it will be both expensive, time-consuming and difficult to extend its life.
2. The plantroom is too small to accommodate modern equipment, should it be decided to try to reopen the pool. It is thought extremely likely that new plant would be needed, so a separate plantroom would need to be built on the car park to house this.

## Photographs

Site Map

*Leisure Centre building*



Main entrance, off the car park



View looking NE across the Highway at the front façade



Current condition of the main pool



Evidence of corrosion to reinforced concrete



Fitness Gym



Plant room



Plant room



Plant room



## **2.6 Tiller Leisure Centre**

### **Overview**

Tiller opened in the 1960s primarily for swimming, as per St George's. The pool is currently being refurbished and is expected to reopen in January 2022. The building is in better condition than St George's but would be equally difficult and expensive to remodel extensively. What space is available has been reconfigured as effectively as possible. Once the new pool is reopened, the Centre could remain as is for the foreseeable future, but will continue to make a revenue deficit given the lack of sufficient dry-side facilities to subsidise the costs of running the pool.

### **Facilities**

- 25m x 4 lane pool
- 44 station fitness gym
- Small spin studio
- Studio
- Soft play and function room
- 2 beauty therapy rooms

### **Site Specific Issues**

- The Council has explored whether the Leisure Centre could be included in One Housing's redevelopment of its adjacent housing stock. This now looks very unlikely for multiple reasons.
- The existing Tiller site is extremely tight. Rebuilding in situ would take c. 4 years, during which time the Isle of Dogs would have no Council-run leisure provision.
- The centre has the best energy efficiency rating of any of the Council's Leisure Centres, by virtue of its connection to the Barkantine Energy Centre, not its construction, insulation, etc.

## Photographs

Site Map *Leisure Centre*



The Pool – during refurbishment works c. Sept 2021



Fitness Gym



## **Whitechapel Leisure Centre**

### **Overview**

Whitechapel Leisure Centre opened in 1999, following the refurbishment of existing buildings to incorporate the leisure centre. A very tight site, it sits over the convergence of multiple TfL rail tunnels, now including Crossrail, the construction of which disrupted the operation of the leisure centre. An escape route from the network of tunnels below opens into the Leisure Centre car park.

The centre has a female only gym, one of only two in the estate. Several local schools use it as part of delivering their PE curriculum.

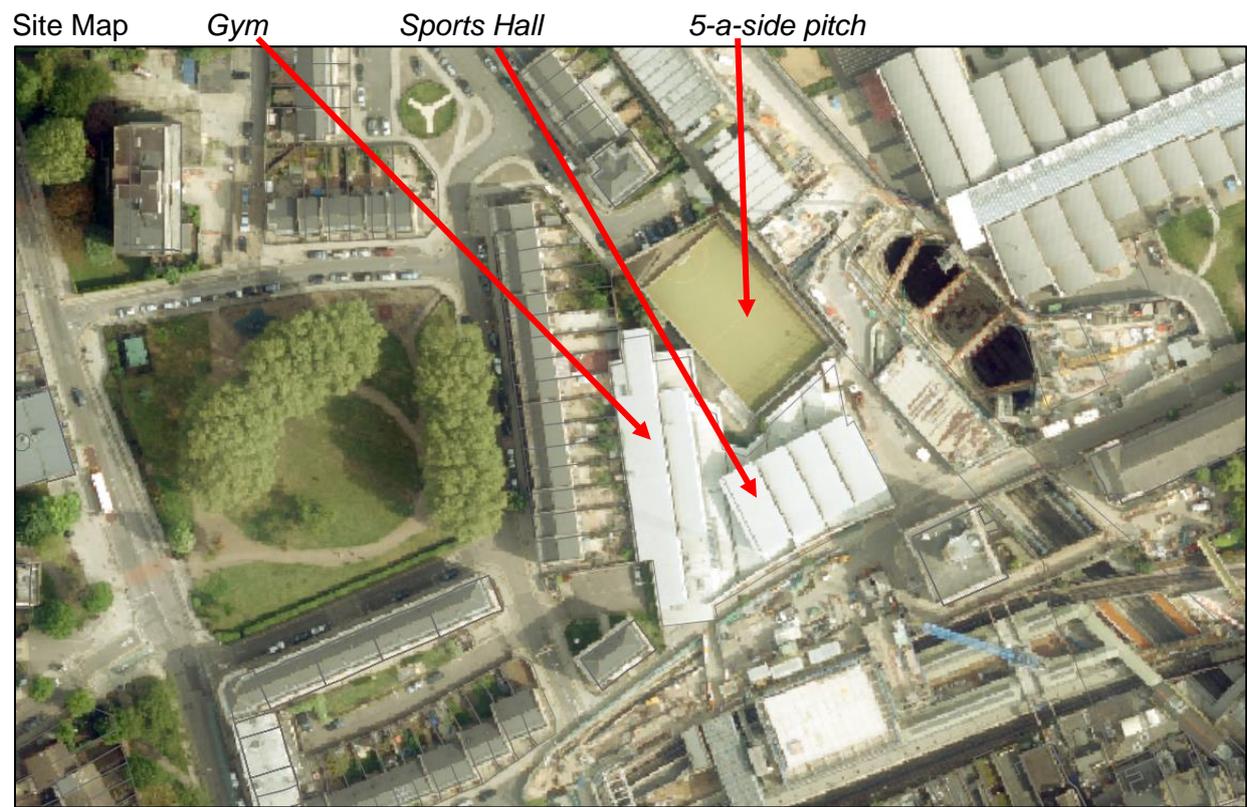
### **Facilities**

- 4 court sports hall
- 80 station unisex fitness gym
- 23 station women's only fitness gym
- 3G 5-a-side pitch
- Male/female saunas

### **Site Specific Issues**

1. Although there are several tunnels in the vicinity of the site, an initial view from a Structural Engineer gives comfort that this is not insurmountable should the Council wish to develop the site.
2. It is assumed that the women only gym would need to be re-provided if the site was redeveloped. Given its scale, this should be possible.

## Photographs



Front entrance



Main Fitness Gym



Sports Hall



## **2.8 York Hall Leisure Centre**

### **Overview**

York Hall was first opened in 1929 and has been Grade II listed since 2013 to reflect its historic and architectural significance. York Hall has long hosted televised boxing, which is a key income stream and without which it would make a significant loss. The pool is currently closed for repairs which are due to be completed in April 2022.

The building underwent a £4.475m refurbishment between 2004-2007 to improve the main hall, swimming pool, fitness areas, changing facilities, laundry, reception, spa and health suite.

### **Facilities**

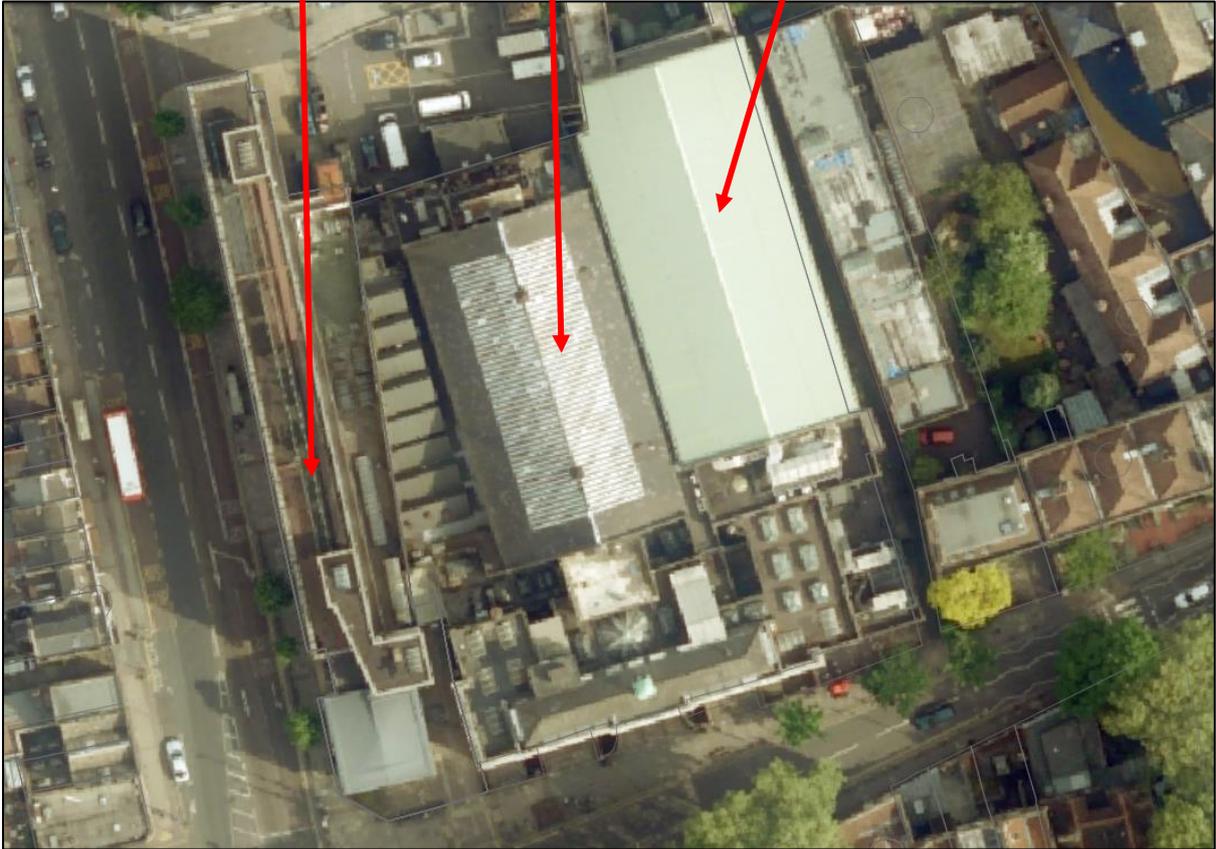
- 33.3 yard x 6 lane pool
- Teaching pool
- 72 station fitness gym
- Spa (6 heat therapy and 5 treatment rooms)
- Event space – 1200 person capacity for boxing and other events

### **Site Specific Issues**

- As stated above, York Hall is Grade II Listed. This significantly limits alternative uses, given its function has not altered markedly since it was first opened. Any works undertaken should be cleared with the Conservation Officer before commencement, as materials need to be either original, or as authentic as possible.
- Major events, in particular boxing, contribute significantly to York Hall breaking even. In purely financial terms, such events are more important than the facility's day-to-day use as a Leisure Centre.
- The Council owns the adjoining Mayfield House, so in theory could redevelop the site. This would, however, be a potentially protracted process, given some residents are understood to have pursued right to buy for their flats.

## Photographs

Site Map      *Mayfield House*      *Events Hall*      *Pool*



Main pool hall – taken in September 2021, showing works underway



Teaching Pool



Events Hall

