

Introduction

The agreed Burgess Park Masterplan Review carried out in 2014/2015 highlighted the current need for the buildings and facilities within the park to work harder and deliver greater use, flexibility and capacity for activity across the park.

Southwark Council with match funding from Parklife Funding Partners are developing design proposals for a regenerated and future ready sports hub to take to planning.

Key Objectives

- ✱ Increase the number of sports pitches to meet current and future demand.
- ✱ To replace the existing Sports Centre building with a new user friendly, customer focussed one.
- ✱ Integrate the proposals into the park

Existing Sports Centre

The existing Sports Centre offers a range of sporting facilities for cricket, rugby and football with a single storey earth mounded building.

The Sports Centre building does not meet the demands of the expanding sports clubs, particularly in regards to designated multipurpose rooms to be used by the clubs/community. After review of the existing centre it was decided that a completely new sports centre, better able to accommodate additional pitch provision, is required.

The existing football AWP is towards the end of its lifetime but is running at 92% occupancy at peak times.

The sports centre is within the park setting but the existing facilities are currently divided by remnant roads. The area is bounded by the busy Trafalgar Road on the east, existing grasslands and wildlife habitat to the south, and the homes to the north.

Why we are doing this?

Developing sports and access to sports will improve health and wellbeing and reducing obesity. There is a borough wide deficit of All weather pitches yet increasing demand for use of AWP's.

The sports hub redevelopment was identified in the masterplan and will protect grass pitches. The new sports hub needs to be sustainable and to operate at no cost deficit.

We are also responding to feedback received from the 2016 consultation, summarised:

- ✱ Positive response in relation to proposals to enhance and increase the number of pitches
- ✱ Positive responses in relation to the proposal to enhance the building
- ✱ Concerns regarding reduced access across the site
- ✱ Concerns regarding increased fencing
- ✱ Concerns regarding extent of proposed tree reductions
- ✱ Concerns regarding loss of car parking spaces



Existing layout

AWP FOR FOOTBALL

EXISTING SPORTS CENTRE BUILDING

CRICKET NETS

PARK DEPOT

CRICKET SQUARE

EXISTING GRASS RUGBY PITCH



2016 proposed layout

UPGRADED AWP FOR RUGBY/ FOOTBALL

PROPOSED BUILDING EXTENSION

REFURBISHED SPORTS CENTRE BUILDING

NEW AWP FOR FOOTBALL

RELOCATED CRICKET NETS

PARK DEPOT

CRICKET SQUARE

EXISTING GRASS RUGBY PITCH

SPORTS CENTRE LAYOUT

The new design (plan below) has overcome the key issues raised at the 2016 Consultation. The size and sporting offer that will be available has increased and a clear north south access route for pedestrians is now retained. The safety issues surrounding high fencing and trapping has been removed. The new plaza space creates opportunity for new social encounters and activity around the sports centre building. These proposals have a much better relationship to the park and wider context. The design includes the following:

- 2 new All Weather Pitches (AWP) with 3G surface. Both pitches meet the requirements for both club level rugby and football. The new AWP's can also hold 9, 7 and 5-a-side football games, lacrosse and American football, and also facilitate training for all these and other sports. The AWP's will be floodlit and light spill technologies will reduce their impact on both residents and wildlife - with bats sighted along the southern boundary of the proposed pitches
- Extending and improving the grass pitches used for cricket and rugby by extending south over the area currently occupied by Neate Street.
- The creation of a new public plaza space with turning access where the Cobourg Road terminates, providing an entrance way into Burgess Park

and a welcoming space at the new sports centre

- Provision of new footpaths, seating, signage, street furniture and sports equipment, ensuring the sports facilities are carefully integrated with the park and maximise activity and connectivity as part of the wider context
- A total of 31 trees will be removed, however the seven mature trees running down Cobourg road are now being retained. All tree losses will be compensated with new tree planting at the sports centre site
- Removal of the entire length of Neate Street and the section of Cobourg Road south where it meets Loncroft Road.
- Waite Street to remain as 'access only' for the park depot

We have reviewed the possibility of providing parking and have identified two possible locations. Due to the limited space, all options are based on a drop off and pick up method, with limited pre-booked longer term parking. The two possible locations identified are:

- 1. The end of Waite street, adjacent to the council depot
- 2. The end of Cobourg Road, outside proposed Sports Centre



Proposed layout

LANDFORM REMODELLING FOR NEW PATH ACCESS

SPECTATOR AND CIRCULATION DIVIDE

GOAL STORAGE

PLAZA SPACE

CRICKET NETS

ARTIFICIAL CRICKET PITCH

4.5M SECURITY FENCE

SPORTS CENTRE BUILDING

The proposals for the new sports centre building aim to significantly improve on a number of key functional issues faced by the existing centre, while creating an exciting and beautiful piece of architecture, acting as the new face of the Burgess Sports Hub. Several key moves have been undertaken to achieve this:

- The entrance is strategically placed to welcome visitors from all directions
- The Linear building creates efficient arrangement of programme and is easily navigable
- Low impact to residents on Loncroft Road as the building does not obstruct the existing relationship to the park boundary. This is achieved by fronting the blank gable on the corner of Loncroft Road
- Strong relationship to existing Cricket and Rugby pitches
- New pedestrian route through the park creating an activated avenue between the building's frontage and the existing mature tree line
- Potential spectator area created along Cobourg Road
- Minimal disruption to existing Cricket and Rugby offer with the pedestrian route to Waite Street improved

- Proposed planting and pathway along Loncroft road creates a visual and acoustic buffer between the pitches and the residents adjacent

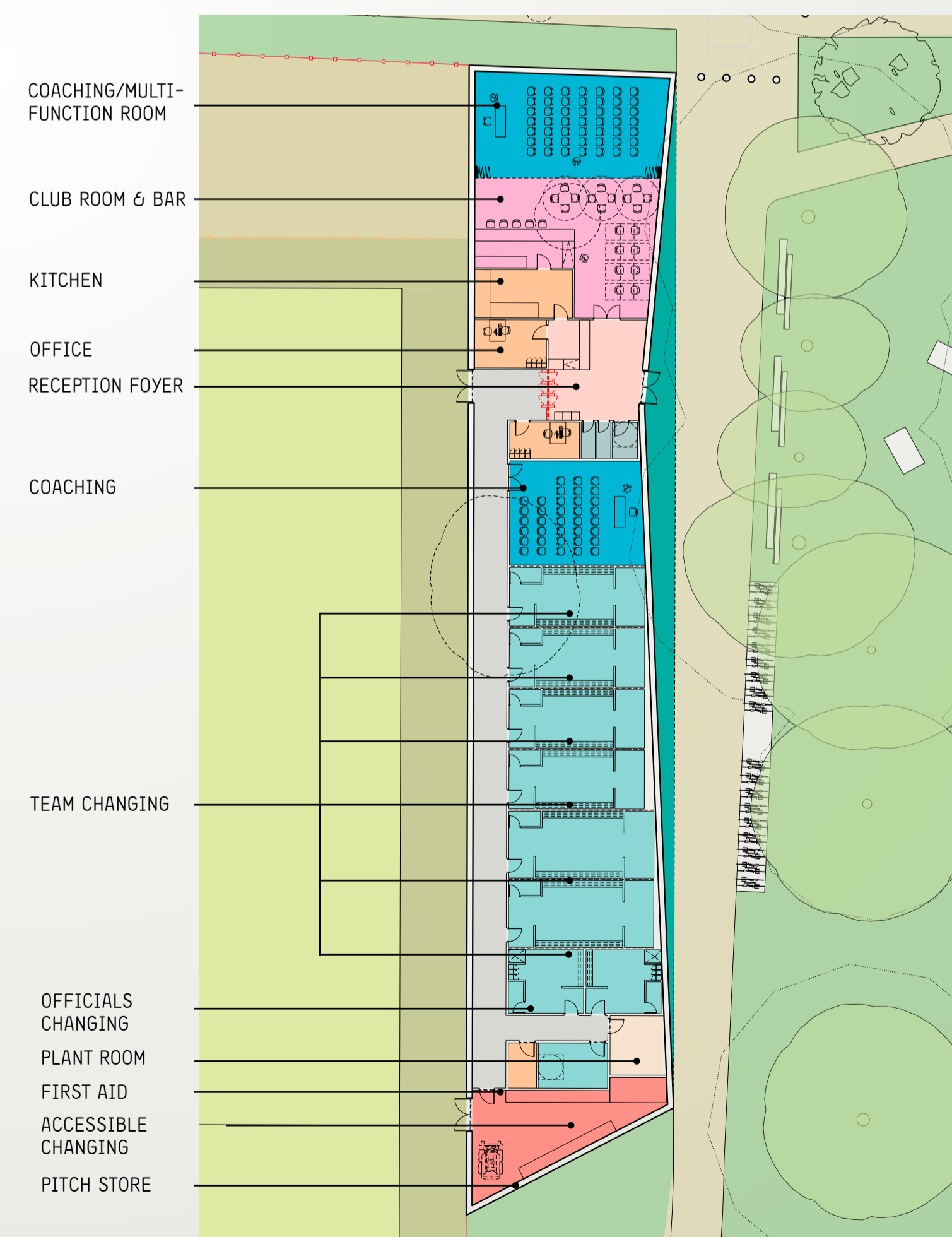
- Removal of Cobourg Rd and Neate Street creating more cohesive edge to the park

Have Your Say

You can tell us what you think about these proposals by emailing:

parks@southwark.gov.uk

Please let us have your comments by 5pm on Friday 19th January 2018.



Indicative building floor plan



Indicative building visualisation



View looking south from a first floor window on Loncroft road