

Introduction

The 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.

In response to this, Southwark Council has been looking at the existing Sports Centre in the east of the park to understand how it could better meet current demand and potential demands from future users. It commissioned a Sports Feasibility Study to develop design proposals for improvements to the existing sports pitches and building. At the same time, it has commissioned a borough-wide Playing Pitch Strategy as well as a Buildings Masterplan for all of the buildings within Burgess Park.

The Council has now identified part of the funding for the Sports Centre redevelopment, and is progressing design development in order to secure match-funding from partner organisations such as the national sports governing bodies (e.g. Sport England, the Football Association, the Rugby Football Union, etc.).

Key Objectives

The Feasibility Study set out the following key objectives for the Sports Centre redevelopment:

- ✱ Improve and expand the existing sports pitches due to better enable them to accommodate current demand
- ✱ Upgrade the existing Sports Centre building to improve customer service and provide additional facilities for existing users
- ✱ Integrate the proposals into park

These objectives have shaped the proposals outlined on the accompanying board.

Existing Sports Centre

At the current time, the existing Sports Centre offers a range of sporting facilities for cricket, rugby and football comprising the following:

- ✱ A small, purpose-built single storey earth mounded building
- ✱ An All Weather Pitch (AWP) for football
- ✱ A shared cricket and rugby grass pitch
- ✱ Cricket nets
- ✱ Table tennis tables

The existing AWP is towards the end of its lifetime and is running at 92% occupancy at peak times. With increasing fixtures and funding, the associated sports clubs are all outgrowing the size and offer of the existing facilities.

The Sports Centre building is in need of updating and extending as it currently does not meet the demands of the expanding sports clubs, particularly in regards to designated multipurpose rooms to be used by the clubs/community.

Set within the edge of the park, the existing facilities are currently divided by remnant roads. The area is bounded by the busy Trafalgar Road on the east and existing grasslands and wildlife habitat to the south.

This is primarily a residential area with a small primary school and a mosque both within 100m of the Sports Centre building.



Existing grass pitches



Existing layout

AWP FOR FOOTBALL

EXISTING SPORTS CENTRE BUILDING

TABLE TENNIS

CRICKET NETS

PARK DEPOT

CRICKET SQUARE

EXISTING GRASS RUGBY PITCH



Existing trees on Cobourg Road



Existing Sports Centre building



Existing grass pitches

SPORTS CENTRE PROPOSALS

SPORTS CENTRE LAYOUT

The developed proposals include the following:

- ★ Removal of the entire length of Neate Street and the section of Cobourg Road south where it meets Loncroft Road
- ★ Creation of a new public plaza space with turning access where the Cobourg Road terminates, providing an entrance way into Burgess Park and specifically into the Burgess Park Sports Centre facilities.
- ★ Retention of Waite Street to serve as 'access only' for the park depot and overflow event parking for sporting fixtures
- ★ Retention of the existing grass pitches used for cricket and rugby, improving them through maintenance and extending them south over the area currently occupied by Neate Street
- ★ Extension and refurbishment of the existing AWP for use for rugby as well as football
- ★ Creation of a new smaller AWP for football south of the Sports Centre building, offering additional capacity potentially through 7 a-side or 5 a-side football
- ★ Removal of a number of existing trees where the all-weather pitches are located, compensating all tree losses with new tree planting in and around the Sports Centre site
- ★ Upgrade of existing floodlighting, and provision of additional floodlighting at the new AWP pitch
- ★ Removal of the existing cricket nets and re-providing in a new location
- ★ Provision of new footpaths, seating, signage, street furniture and sports equipment, ensuring the sports facilities are carefully integrated and maximise activity and connectivity as part of the wider park



SPORTS CENTRE BUILDING

The proposals for the Sports Centre building aim to:

- ★ Improve the existing layout and fabric of the building to make the building a more suitable and usable facility for park users and staff
- ★ Develop proposals for an extension to the building to enable it to incorporate the larger demand likely to be created by the wider park regeneration

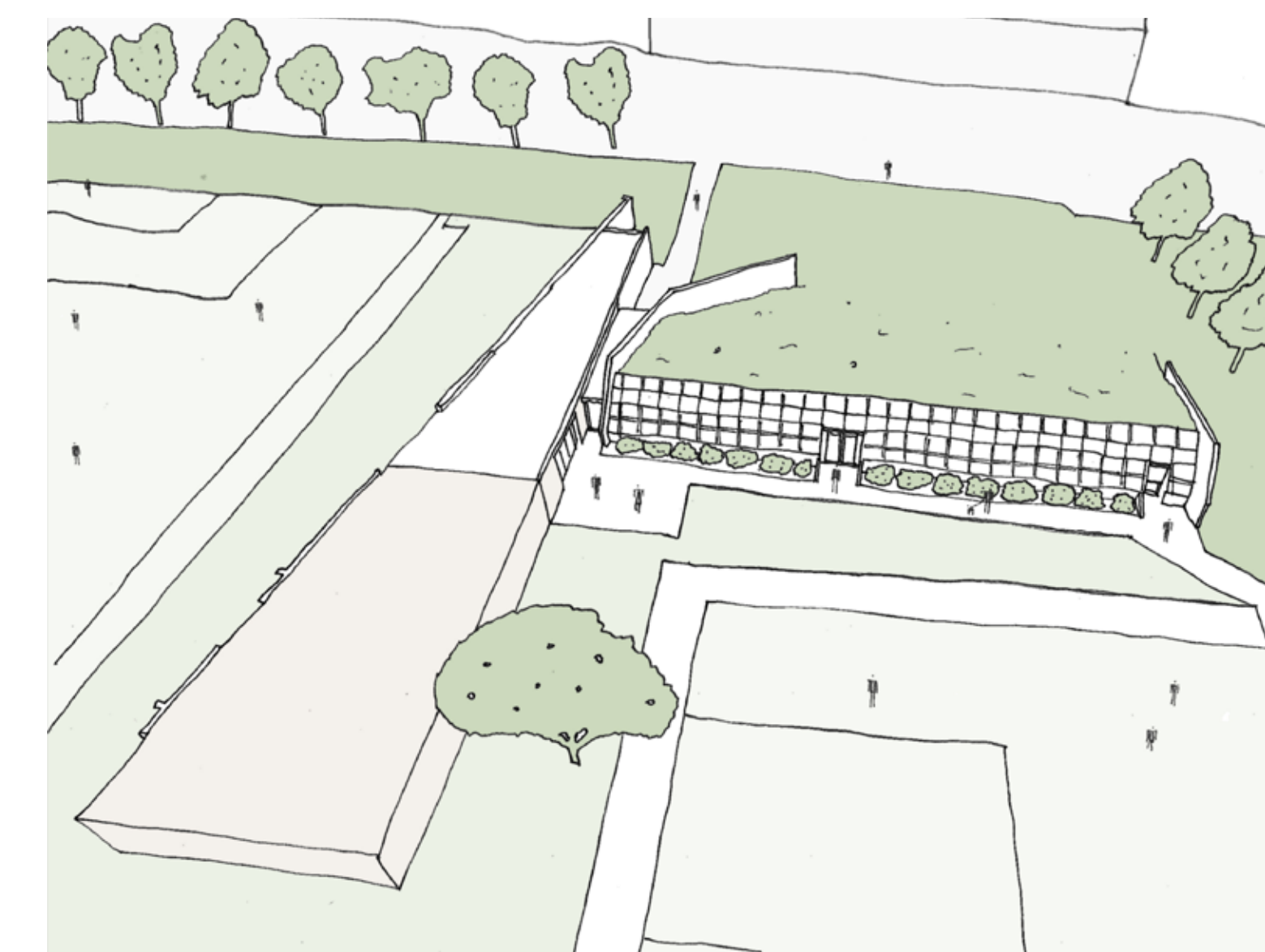
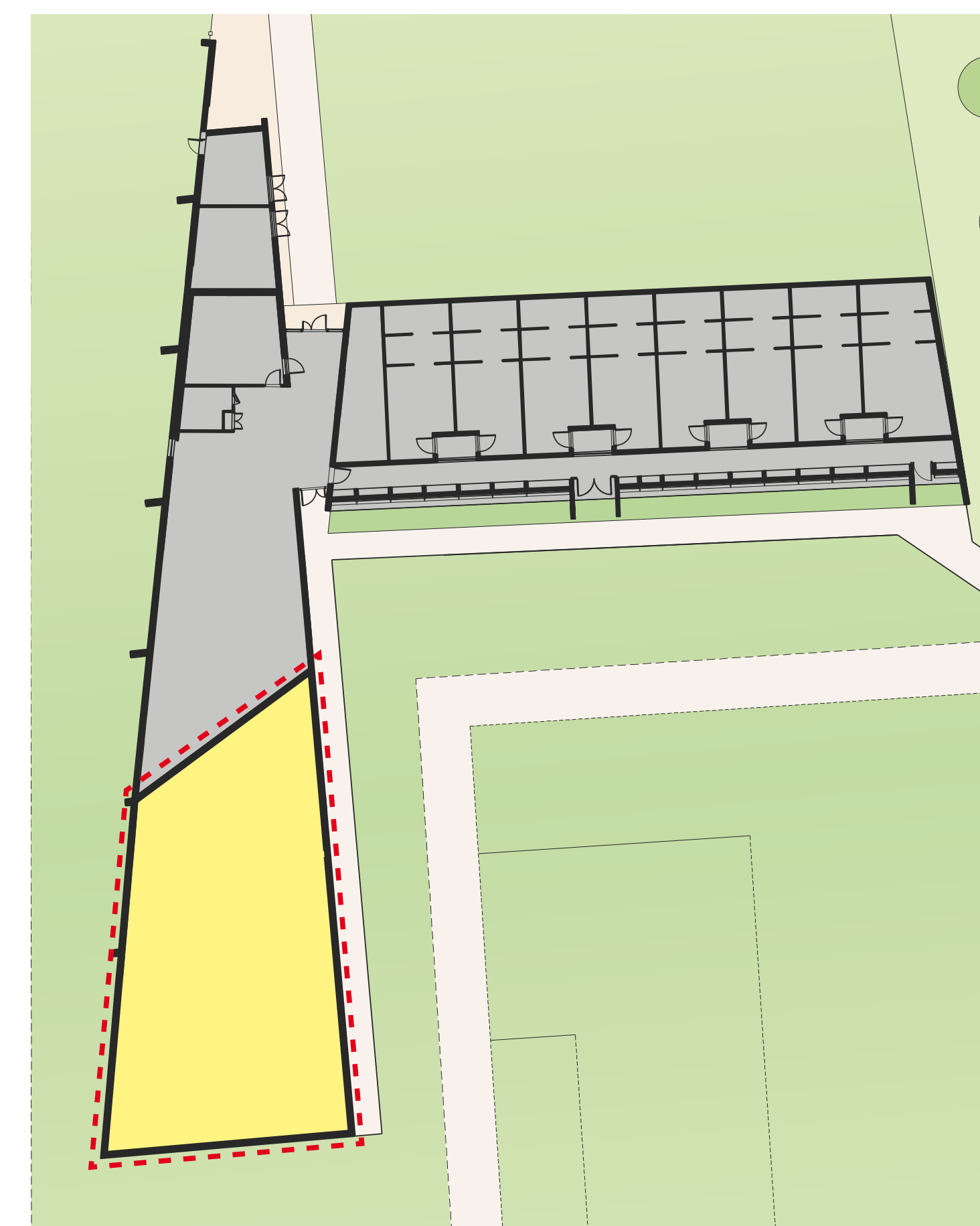
The renovation of the existing building will entail the following:

- ★ Re-organisation of staff reception to increase their views over the pitches
- ★ Creation of a more visible and attractive entrance reception

- ★ Revision of internal layout to create much needed storage space and vending offer
- ★ Replacement of existing glazing which is in very poor condition
- ★ Installation of a new heating system that is more reliable

The proposed extension to the existing building is envisaged as approximately 200 sqm, containing a Gym and new Clubroom.

Initial thoughts are to extend the southern arm of the building into the space created between the two new AWP's, making the building a hub from which the pitches are accessed.



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 Wednesday 26 July 2016.