

Eastwood Park Masterplan

Posted by RM64 - 13 Dec 2019 22:23

Text transcript of Eastwood Park Masterplan

Date: June 2019

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Eastwood Park Vision and Masterplan

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Rlf Building Futures

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1.0 Executive Summary

Eastwood Park Vision and Masterplan Study was commissioned to consider potential options for all of the buildings within Eastwood Park to optimise the future of the park and to consider how it could shape a new identity in the future.

This process involves an assessment of the type of land uses that currently exist and will determine whether there is scope to expand or compliment the existing uses.

A key consideration in the brief is the potential replacement of the Leisure Centre and Theatre.

In addition, this study considers the other existing uses and whether there is scope to expand and/or relocate any of the users and to determine whether this would be in line with the Council's strategic ambitions and its corporate policies.

A previous feasibility study considered options for a replacement Leisure Centre and Theatre in a number of locations in East Renfrewshire and established outline requirements for the overall size.

Eastwood Park was eliminated at this stage due to the possible future expansion of St Ninians school, however this is no longer the case as proposals for an additional new denominational high school elsewhere are planned.

The outcome of this is that the potential of Eastwood Park as a preferred location has been reconsidered.

An important part of this work is to establish how the park can build on its successes and ensure that the future uses are compatible with the existing ones.

In particular, there is a current planning application for a new 180 place Family Centre and this will create a link between the Our Lady of Missions Primary School and St Ninian's High School.

This provides an opportunity to consider how these are inter-related and to consider whether there is scope to combine and share facilities with enhanced buildings to afford mutual advantage.

The initial phase of the work demonstrates what this "Vision" looks like and with the help of a land use model establishes how certain land uses operate collectively.

It recognises that the present car dominated setting is not a sustainable model for the future.

It incorporates improved connections to the Park area and improved circulation around the park, along with new facilities to improve the destination value.

The report includes an early indication of high level costs for each option.

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Re: Eastwood Park Masterplan

Posted by RM64 - 14 Dec 2019 12:43

9.2 Parking Strategy

Relocation of Allotments

Eastwood allotments were developed with the support of East Renfrewshire Council and have been actively used since 2012.

Although providing a valuable community facility they do not add value to the vision for the park.

The relocation of the allotments would significantly improve the parking challenges in Eastwood park currently and through further development.

The pitch to the north west corner of the Eastwood Park would be a good option for the relocation of the allotments.

Access could be gained via the new car park or alternatively from the Woodfarm Pavilion car park with a suitable parking management strategy.

This approach is subject to consultation of the loss of a pitch and how this provision could be substituted elsewhere

Reduction of Allotment

An alternative proposal that would not impact the pitches would be a reduction in allotment numbers by around 50% and construction of a parking deck on the remaining half of the site.

Option 1 + 2 :

Parking re-provided in Allotments

In this option the existing HQ and main existing leisure centre parking areas are retained.

The school staff parking is relocated to part of all of the allotments site to allow a generous landscaped arrival space.

A strip of land to the north of the burn could create a connection to Wood Farm Road allowing direct

access to this car park,

if this proves to be infeasible suitable upgrades would be required to the existing access route which would improve the connection to the new nursery facility which is to be delivered in advance of this proposal

Option 2

Alternative: Parking re-provided to South of Building

In this option the existing HQ and main existing leisure centre parking areas are retained.

The existing school staff parking is removed and new parking is provided to the south of the leisure centre allowing a generous landscaped arrival space to the school and parking in closer proximity to Eastwood House.

This allows the allotments to be retained.

Option 3:

Parking Re-provision Flexible

In this option the existing HQ is demolished which gives more flexibility to rearrange the parking and drop off.

The diagram above indicates that use of the allotments allows the park space to be optimised, however, parking could be delivered on the HQ site which could allow the allotments to be retained

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Re: Eastwood Park Masterplan

Posted by RM64 - 14 Dec 2019 15:43

10.0 Socio - Economic Assessment

A high-level socio-economic assessment of emerging proposals for Eastwood Park has been undertaken.

A logic model has been developed to show the relationships between the issues which need to be addressed and the opportunities which present themselves, the related Vision & Masterplan objectives for the Park's future, the general actions proposed and the range of outcomes and impacts which flow from these.

Potential economic outputs are discussed and have culminated in the preparation of a Logic Model, but not quantified in the absence of detailed option definition.

As options are developed and formalised, these will be subject to more detailed analysis and financial assessment.

The emerging vision & masterplan document identifies the need to create a clear identity for Eastwood Park.

Three high level components of development have been developed to illustrate what this may involve:

• Baseline improvements: progressing planned interventions including the upgrade of the Eastwood Leisure Centre (committed funding) and associated access and amenity improvements.

• Education and lifelong learning cluster: building on Eastwood Park's existing educational facilities by extending provision to include pop-up work spaces co-sponsored and used by Further Education (FE) organisations; and

• Civic centre: reinforcing Eastwood Park's civic focus by removing the existing ERC offices and constructing an improved Council Chamber, potentially at either Eastwood House or in the new community linked building.

These components aim to reinforce the existing identity and functions of the site.

They are designed to build on each other, Outputs will be maximised by delivering all three.

Figure 1 presents a Logic Model which illustrates how each deliverable will generate outcomes and

benefits consistent with ERC objectives.

The logic model illustrates the value of individual deliverables and their potential uses

Issues and Objectives

What needs to be addressed?

Need for clear identity of Eastwood Park

Congestion at the AM peak instills perceptions of inaccessibility

Dominance of buildings and parking disconnect and obscure facilities and limits greenspace

Insufficient capacity at Eastwood Leisure Centre limits take-up of sports and theatre

The existing park layout , pedestrian paths, and entrance, isolates facilities from one and other and the council area

Deliverables

What will be delivered?

Baseline Improvements

Redevelopment of Eastwood Leisure Centre

Reconfiguration of parking and arrival arrangements

Improved path network and landscaping

Lowering of external walls on Rouken Glen Road

Artwork installed at park entrance

Education and lifelong learning

New dedicated school entrance

Multi-purpose gym hall

Provision of outdoor and indoor breakout and collaboration space

Pop-up working and business spaces

Civic Centre

Removal of existing ERC offices

Relocation of council chambers, potentially to Eastwood House

Public civic space including outdoor square

Outcomes

What will be the outcomes?

Sufficient capacity and offering of facilities

Efficient drop-off arrangements lead to a reduction in congestion

Greater visibility of park

Less dominant parking

Safer pedestrian environment with reduced conflicts with road users

Improved placemaking

Promoted wealth and well-being

Improved linkage between facilities

Expansion of extracurricular sports and cultural offerings

Involvement of Further Education bodies in working spaces

Removal of inefficiencies caused by use of existing ERC offices

Reduction of AM peak traffic

Increase in developable are of Eastwood Park

Integration of Eastwood House to wider park

Wider Deliverables

What will result from the outcomes?

Increased uptake of culture and leisure facilities from East Renfrewshire residents

Improved perception of accessibility

Greater awareness of facilities

Visual amenity benefits

Establishment of Eastwood Park as an educational cluster

Increased enrolment in skills development programmes and FE

Attractive civic space for public services including weddings

Improved perceptions of accessibility

Enhancement of existing cultural heritage

Benefits

What are the benefits?

Better quality of life to East Renfrewshire residents

Increase in sustainable trips

Improved connectivity between adjacent communities

Multi-purpose outdoor event space

Outdoor cafe and cycle hub

Consolidation of high attainment rates and skills profile

Encouraged transitions into the workplace

Higher business start-up rates

Greater civic involvement in local government

Revenue and savings to ERC

Combined Benefits

Increase in visitor numbers to Eastwood Park

Clear identity based on combined education and civic functioning

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Re: Eastwood Park Masterplan

Posted by RM64 - 14 Dec 2019 15:47

The following is not an exact transcript of the tables on these pages, but THE FIGURES ARE ACCURATE

Eastwood Park Masterplan

11.0 Strategic Investment

11.1 Optional Construction Costs

Option 1 - Retain Existing HQ Building / New Leisure Centre with Landscaping

Â£31,200,000 Total Construction Cost - Option 1

Â£7,500,000 Allowance for Loose Furniture, fixtures, and equipment(FF&E), Risk, Fees & Development Costs

Â£?,???,??? Running Costs

Â£?,???,??? Maintenance Costs

Option 1A - Retain Existing HQ Building / New Leisure Centre with Civic Hub

Â£39,100,000 Construction Cost Total -Option 1A

Â£9,500,000 Allowance for Loose FF&E, Risk, Fees & Development Costs

Â£?,???,??? Running Costs

Â£?,???,??? Maintenance Costs

Option 2-Demolish Existing HQ Building with Car Park / New Leisure Centre with Civic Hub

Â£40,000,000 Construction Cost Total-Option 2

Â£9,700,000 Allowance for Loose FF&E, Risk, Fees & Development Costs

Â£?,???,??? Running Costs

Â£?,???,??? Maintenance Costs

Option 2A-Retain Existing HQ Building Demolish Existing HQ Building replace with 5-a-side Pitch with Rooftop Car Park & Leisure Centre with Civic Hub

Â£42,000,000 Construction Cost Total-Option 2A

Â£10,200,000 Allowance for Loose FF&E, Risk, Fees & Development Costs

Â£?,???,??? Running Costs

Â£?,???,??? Maintenance Costs

Breakdown of Cost

Â£31,200,000 Option 1 â€“ Retain Existing HQ Building / New Leisure Centre with Landscaping

Â£27,900,000 New Build Leisure Centre and Theatre (8,000m2 GIFA)

Â£300,000 Reconfigure Existing Leisure Centre Car Park to Incorporate Drop Off

£1,700,000 New School Staff Car Park in Existing Allotment Area

£600,000 Demolish Existing Leisure Centre and Theatre Building

£ 700,000 New Central Public Realm on Site of Existing Leisure and Theatre Building

£31,200,000 Total Construction Cost - Option 1

£7,500,000 Allowance for Loose Furniture, fixtures, and equipment(FF&E), Risk, Fees & Development Costs

£39,100,000 Option 1A – Retain Existing HQ Building / New Leisure Centre with Civic Hub(£)

£27,900,000 New Build Leisure Centre and Theatre (8,000m2 GIFA)

£300,000 Reconfigure Existing Leisure Centre Car Park to Incorporate Drop Off

£1,700,000 New School Staff Car Park in Existing Allotment Area

£800,000 Demolish Existing Leisure Centre and Theatre Building and School Sports Halls

£700,000 Build New Central Public Realm on Site of Existing Leisure and Theatre Building

£7,700,000 New Civic Hub between School and Leisure Centre (3,200m2GIFA)

£39,100,000 Construction Cost Total -Option 1A

£9,500,000 Allowance for Loose FF&E, Risk, Fees & Development Costs

£40,000,000 Option 2 – Demolish Existing HQ Building with Car Park / New Leisure Centre with Civic Hub

£27,900,000 New Build Leisure Centre and Theatre (8,000m² GIFA)

£1,700,000 New School Staff Car Park in Existing Allotment Area

£1,400,000 Demolish Existing HQ Office, Leisure Centre, Theatre & School Sports Halls

£ 600,000 New Drop Off and Car Park Area on Existing HQ Site

£700,000 New Central Public Realm on Site of Existing Leisure and Theatre Building

£7,700,000 New Civic Hub between School and Leisure Centre (3,200m² GIFA)

£40,000,000 Construction Cost Total-Option 2

£9,700,000 Allowance for Loose FF&E, Risk, Fees & Development Costs

£42,000,000 Option 2A“Retain Existing HQ Building Demolish Existing HQ Building replace with 5-a-side Pitch with Rooftop Car Park & Leisure Centre with Civic Hub

£27,900,000 New Build Leisure Centre and Theatre (8,000m2 GIFA)

£1,700,000 New School Staff Car Park in Existing Allotment Area

£ 1,400,000 Demolish Existing HQ Office, Leisure Centre, Theatre & School Sports Halls

£2 ,600,000 New covered 5-a-side pitches with rooftop parking

£700,000 New Central Public Realm on Site of Existing Leisure and Theatre Building

£7,700,000 New Civic Hub between School and Leisure Centre (3,200m2GIFA)

£42,000,000 Construction Cost Total-Option 2A

£10,200,000 Allowance for Loose FF&E, Risk, Fees & Development Costs

Potential Additional Items(£)

£200,000 Demolish Existing School Sports Halls

£600,000 New Public Realm between School and Leisure Centre (For Option 1 only)

£2,000,000 Refurbish and Extend Eastwood House

£900,000 Convert Existing Age Concern facility to Cycle Hub and Café*

£400,000 Upgrade woodland paths, pedestrian access routes, surfacing, lighting and signage

£200,000 Extend promenade from central public space to proposed new nursery building

£200,000 Form new pedestrian gateway access to South West corner of park

£100,000 Lower stone wall along full length of Roukenglen Road by 1m

£1,300,000 New car park south of community campus (in lieu of allotments)

*Potential current Age Concern Building could be sold to an external café operator to generate a capital receipt

Notes on Costs

£Construction Costs are inclusive of External Works, Fixed Furniture, Preliminaries and Overheads and Profit.

£Total Development Costs are inclusive of Loose Fittings and Furnishings, Risk, Professional Fees and Developer / Finance Costs. We have excluded the following items which will be required for the total Project costs;

Value Added Tax

Inflation beyond Q2 2019 pricing levels(see table in section 10.5)

Land acquisition costs and fees

Â£?,???,??? Running Costs

Â£?,???,??? Maintenance Costs

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Re: Eastwood Park Masterplan

Posted by RM64 - 14 Dec 2019 16:21

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11.0 Strategic Investment

11.2 Benchmarking

We have benchmarked the prime cost for the proposed 8,000m2 new build leisure centre and theatre as proposed in the Masterplan Vision.

In our benchmarking exercise we have utilised projects completed within the last 5 years and of similar size and scope.

All costs have been adjusted to reflect current 2nd Quarter 2019 prices using the BCIS All-In Tender Price Index.

Proposed Eastwood Park Development

Total Construction Cost Â£27.9m

GIFA 8,000m2

Base Date 2ndQuarter 2019

Adjusted Construction Cost to Q2 2019 Â£27.9m

Total Adjusted Construction Cost per m2 3,488

Clydebank Leisure Centre

Total Construction Cost Â£22.0m

GIFA 8,892m2

Base Date 3rd Quarter 2015

Adjusted Construction Cost to Q2 2019 Â£26.7m

Total Adjusted Construction Cost per m2 3,002

Helensburgh Waterfront Development

Total Construction Cost Â£13.1m

GIFA 3,346m2

Base Date 2ndQuarter 2019

Adjusted Construction Cost to Q2 2019 Â£13.1m

Total Adjusted Construction Cost per m2 3,915

Bridlington Leisure World

Total Construction Cost Â£19.6m

GIFA 7,015m2

Base Date 1st Quarter 2015

Adjusted Construction Cost to Q2 2019 Â£23.8m

Total Adjusted Construction Cost per m2 3,392

Allander Sports Centre

Total Construction Cost Â£27.6m

GIFA 7,650m2

Base Date 1st Quarter 2020

Adjusted Construction Cost to Q2 2019 Â£26.8m

Total Adjusted Construction Cost per m2 3,608

We would note that the costs presented for Allander Sports Centre are based on early feasibility costs and are for the Leisure Centre works only and are not inclusive of supplementary Leisure provisions.

We understand there is provision for external covered football facilities and other public-sector service provisions taking the total cost to circa Â£33m.

We also understand that the newly constructed Peak Building in Stirling was built at a cost of Â£26m in 2009 but excluded the cost of the supplementary Curling rink and climbing wall taken the total construction spend to over Â£30m.

Based on the benchmarking exercise undertaken, consideration of the site constraints and proposed level of scope and specification, we would consider the Construction Cost for the new Eastwood park to be Â£27.9m based on a cost/m2 of Â£3,488/m2 at 2nd quarter 2019 pricing levels.

11.3 New Leisure Centre & Theatre Costs – Assumptions & Exclusions

Assumptions

• New building based on 8,000m2 GIFA with a 6,500m2 building footprint

• New build to accommodate 6 lane 50m swimming pool, small teaching pool, 140 station gym, 3 group fitness spaces and a 6 court games hall

• No contamination within the existing ground with no abnormal cut and fill requirements

• Building will be similar in structure and level of finish to Clydebank Leisure Centre

Exclusions

• Value Added Tax

• Inflation beyond current day prices (see table in section 10.5) • Professional Fees & Hubco

Development Fees

• Loose Fittings and Furnishings

• Land acquisition costs and fees • Works to existing access roads and works outwith the site boundary

• Enhancement beyond Building Regulation compliance for zero carbon technologies

• Market fluctuation, tariffs or impact as a result of Brexit.

11.4 Other Works - Assumptions

• Car Park to allotments based on 9,400m² area incorporating all surfacing, drainage and lighting.

• New Central Public Realm based on proposed area of 3,400m²

• New Public Realm between School and Leisure Centre based on proposed area of 2,700m²

• Eastwood House refurbishment based on 1,600m² and allowance for 260m² extension

• We have allowed a GIFA of 1,000m² for the cycle hub and café refurbishment.

• We allowed a 1-mile length on new pathways, utilising existing site topography.

• We have allowed a length of 450m for taking down the wall height by 1m.

â€¢We have allowed an area of 7,000m² for the new car park south of Civic Hub.

â€¢Civic Hub in Option 1A, 2 and 2A is based on single storey building of GIFA on 3,200m

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Re: Eastwood Park Masterplan

Posted by RM64 - 14 Dec 2019 16:34

12.0 Next Steps

A project of this nature takes several years to deliver.

Target Completion Date

Aspiration

The Council wish to deliver a new leisure and theatre facility as soon as is reasonably practical whilst understanding the importance of consultation and approval processes along with the importance of minimising disruption during implementation.

Target Completion Date

A date of 2024 is a target for completion.

Design

Overall Time-scale

A project of this nature involves significant time-scales for design and procurement.

A key aspect of the programme is allowing time for consultation and approvals.

Design Phase

An indicative time-scale for developing a masterplan through to commencing works on site is around 2 years.

Pre Planning Public Consultation

A new Leisure and Centre and Theatre would constitute a major planning application.

This would require a formal process for public consultation over a minimum of three months leading up to a Detailed Planning Application.

Planning Approval

An indicative time-scale for approval of a planning application of this scale is 4 months.

During this period there is an opportunity for the proposals to be viewed by the public and comments to be made.

EIA Screening Opinion

There would also be a requirement for an Environmental Impact Screening Opinion.

This would identify the extent of studies required to support the planning application including transportation, ecology, noise, light pollution, landscape and visual impact and tree surveys.

Listed Building Approval

Eastwood House is a Listed Building.

Any proposals impacting on the building would require Listed Building Consent.

Building Warrants

The proposals would require building warrants.

Construction Tandem Build

The masterplan proposals demonstrate potential for a tandem build. i.e. the existing buildings can remain in operation while the new building is being constructed.

New Building Construction

An indicative time-scale for construction of a Leisure Centre and Theatre of this scale is around 18 months - 2 years.

Demolition of Existing Buildings and Landscaping

Following on from this there would be a requirement for demolition of the existing building and new landscaping.

This is likely to take around 6 - 9 months.

Other Key Considerations

On projects of this scale and in settings of this nature there are many aspects to consider to minimise disruption and meet statutory requirements.

Seasonal considerations such as school term times and exam periods may influence aspects such as the construction programme and restrictions along with traffic and environmental aspects.

Impact of Inflation

The table below indicates the inflation impact on the Option 1 construction costs.

â€¢Costs assume 24-month design period followed by 24-month Construction period.

â€¢Based on current day price Construction Cost of Â£31.2m as detailed in Option 1 in section 10.1

â€¢All as per BCIS All-in Tender Price Index forecasts with RLF projections beyond 2024

Inflation Impact - Option 1

Commence Design

Proposed Start on Site Date

Proposed Completion Date

Inflation Uplift

Inflation Uplift (Â£)

Total Construction Cost (Â£)

Now – June 2019

3rd Quarter 2021

3rd Quarter 2023

16.4%

5,100,000

36,300,000

6 months – Dec 2020

1st Quarter 2022

1st Quarter 2024

20.6%

6,400,000

37,600,000

12 months – June 2020

3rd Quarter 2022

3rd Quarter 2024

23.6%

7,400,000

38,600,000

18 months – Dec 2020

1st Quarter 2023

1st Quarter 2025

27.6%

8,600,000

39,800,000

24 months – June 2021

3rd Quarter 2023

3rd Quarter 2025

31.2%

9,700,000

40,900,00

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Re: Eastwood Park Masterplan

Posted by RM64 - 14 Dec 2019 16:55

13.0 Appendix 1: Leisure Centre Brief Analysis

The Turner and Townsend Review and Options Appraisal dated 21 July 2017 recommended provision of a new 8,000sqm leisure centre.

Stallan-Brand assessed this in more detail and confirmed that the leisure facilities proposed could potentially be provided in a building of 8,000sqm and this is similar in scale to other leisure centres recently delivered elsewhere in Scotland.

It also analysed which spaces are best to be on the ground floor and which spaces could be included on a first floor.

This indicated that 5,500sqm of accommodation would ideally be located on the ground floor and the remaining 2,500sqm could be on the first floor.

Stallan-Brand also explored potential to reduce the GIFA for the leisure centre.

There is potential to reduce this to 7,300sqm.

The Stallan-Brand report dated 25 April 2017 also assessed the overall ideal site area.

The conclusion of this exercise is that the footprint of the leisure centre building could be in the region of 5,500sqm.

Potential parking and external pitches have also been quantified adding a further 8500sqm of site area.

Note:

Sport Scotland design advice has been consulted and where insufficient detail was available Sport England design advice has been used.

• 6 lane 50m Competition Standard swimming pool

• Smaller teaching pool • Flumes (1-2)

• Benched Spectator Seating Area

• Wet and Dry Changing Village

• 140 Station Gym

• Spin Studio

• 2 Group Fitness Spaces

• 6 Court Sports Hall • Health suite

• 4 floodlit outdoor 3G pitches

• Café space

• 200 car parking spaces, 10 parent and child spaces with landscaping

• Access road

• Multi-functional cultural space

• Interactive play area

• Small Library Space

13.0 Appendix 2:

Theatre Brief Analysis

A high level exercise has been undertaken to explore the possibility of integrating the Eastwood Park Theatre in the proposed Eastwood Park development.

There would also be many opportunities for shared facilities and collaboration.

Reception facilities could double as informal box offices and exercise studios doubling as rehearsal rooms are just a few examples of the possibilities.

The below diagrams indicate which spaces may be required in addition to the proposed brief, which spaces would only be partially required and which spaces would not be required and could be fulfilled by other areas.

These proposals are a high level review at this early stage and a full and detailed briefing exercise would be required to understand how the sharing of facilities would work in detail.

Additional brief area required = ~700sqm.

13.0 Appendix 3: Peak Leisure Centre Comparison

A useful comparison is the Peak Leisure Centre in Stirling.

The building serves a population of around 40,000, similar to East Renfrewshire.

The Peak has attracted around 8,000 members.

East Renfrewshire has around 2,400 members involving a number of buildings.

The building Footprint is 6,920sqm and GIFA is 9,080sqm.

This includes a curling rink and 3 sports halls each with 3 courts.

The pool is a 25m pool.

This comparison lead to the proposal for 3 sports halls each with 3 courts in lieu of a single 6 court games hall.

This could offer more flexibility in the sports use and the halls could be designed to allow multiple uses including theatre, conference and events with potential to increase capacity of all of these.

Areas

Building Footprint (incl ext walls): 7,000sqm

Ground Floor GIFA: 6,920 sqm

Upper Floor GIFA: 2,160sqm

Total GIFA: 9,080sqm

Ground Floor

25m pool

3 large sports halls

Climbing wall

Curling Rink Facilities (2,120sqm)

Upper Floor

Fitness Suite (Sport Scotland 400sqm)

Fitness Studios 3 no.

Pool Spectator Seating

Curling / Sports Spectator Seating

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END

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