

Welcome and about the site

About today's consultation

Welcome to this community consultation event about the future of the St George's Leisure Centre site.

This consultation follows on from our December 2023 engagement event where the initial concepts for the redevelopment were presented and consulted on.

Using this feedback as part of the design process, the proposals for the rejuvenation of this part of Tower Hamlets have been developed further and we are here today to present our plans to the community.

We look forward to continuing our engagement with local Tower Hamlets residents and invite further views via our feedback form available here today. The information presented here and the feedback form will also be available via talk.towerhamlets.gov.uk.

Background

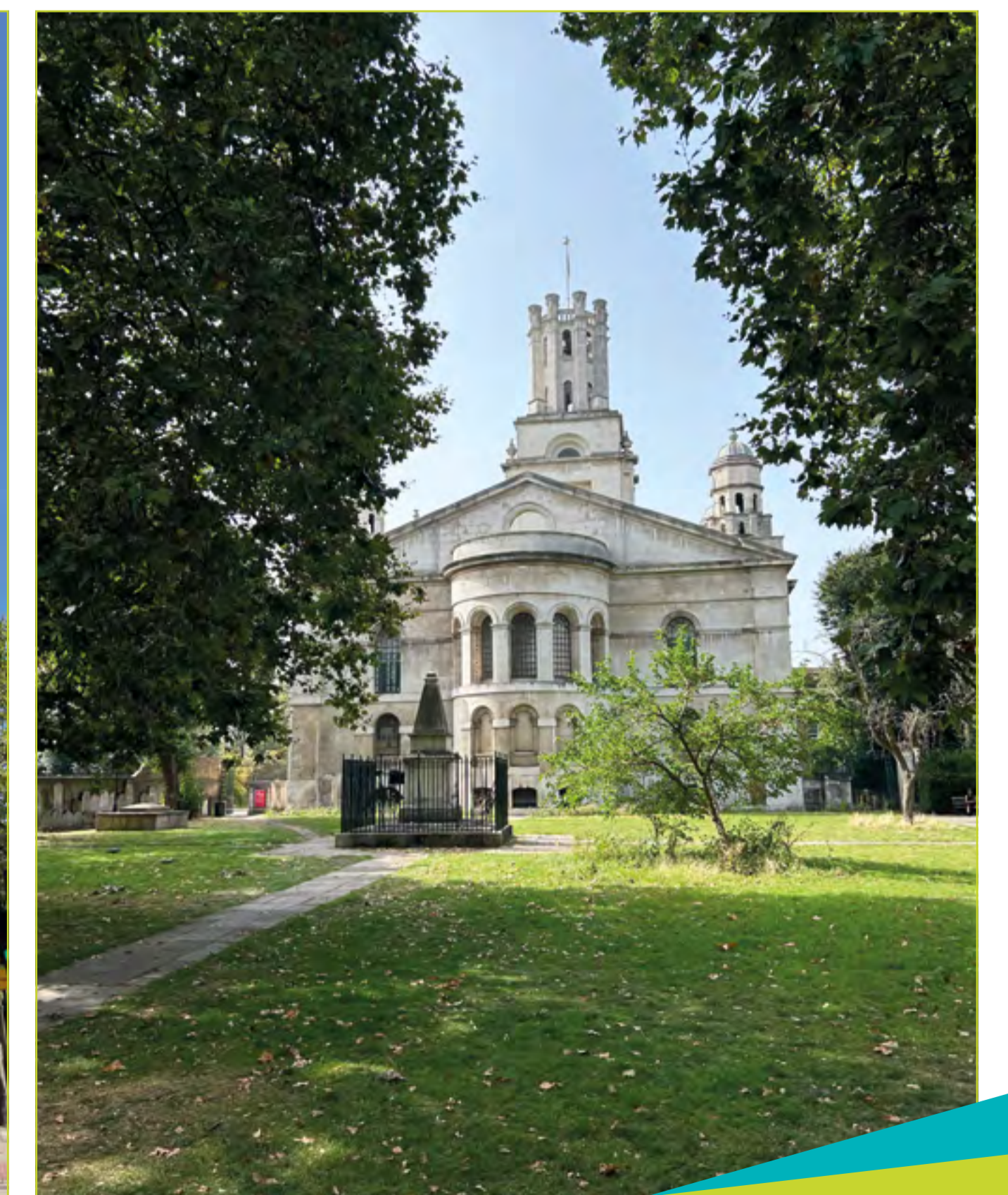
The Council is committed to deliver a new modern, affordable leisure and wellbeing facility at the site alongside new high quality affordable rented homes. The Council is working with developers and housing associations to build a minimum of 1,000 social homes for rent per annum (4,000 over the next four years) with a focus on 3-4-bedroom homes.

Both the leisure facilities and homes will be owned and managed by The Council. To deliver the new facilities and homes, The Council has made the decision to redevelop the site of the current St George's Leisure Centre and bring forward improvements for the wider area including St George's Gardens and Solander Gardens.

About the site

The St. George's Leisure Centre site is located in Shadwell. It lies on the north side of the Highway, a major arterial route serving the City of London. West of the site is St George-in-the-East, an 18th Century Grade I Listed church designed by Nicholas Hawksmoor, the grounds of which extend to form St George's Gardens, a public park which wraps around the west and north of the Leisure Centre site.

It is located to the south of Shadwell Overground and DLR Stations and lies in the St George-in-the-East Conservation Area, which alongside the church, encompasses several historic buildings, structures, and monuments of note, in and around the Gardens.



You Said, We Did

We are grateful to everyone who has taken part in our consultation thus far whether through in-person or online means. The feedback received has helped inform our ongoing designs for the redevelopment.

On Leisure and Wellbeing

You said: 85% of those who responded either supported or strongly supported a variety of uses at the new leisure and wellbeing facility including:

- high-quality pool facilities
- large hall space
- studio space
- fitness suite / gym space, play space
- related changing facilities
- roof space

We did: All of the facilities outlined above which were supported have been included in the proposals for the new leisure and wellbeing facility.

When asked what is important to you in a new leisure and wellbeing facility:

You said: Flexibility! We received a variety of responses which demonstrated that the centre was important to different people for different reasons.

We did: Flexibility is designed into the leisure and wellbeing facility by providing a variety of spaces which can be used for health and wellbeing as well as for wider community uses.

You said: To the right are some of the common themes from the variety of responses to what is important in a new leisure and wellbeing facility.

YOU SAID...

Separate children's water play

WE DID...

The ground floor includes a separate learner pool with water play included

YOU SAID...

A café

WE DID...

The ground floor includes a new café

YOU SAID...

Accessibility for all users is important

WE DID...

All facilities at the new centre are designed to allow full accessibility

YOU SAID...

Good natural light

WE DID...

Designed the centre with increased glazing to encourage natural light

YOU SAID...

Future management of the facilities should allow for:

- **Flexible opening and closing times**
- **Women's only sessions and facilities**

WE DID...

The London Borough of Tower Hamlets is currently bringing its leisure services back in-house (to be Council-run). This is due to be completed by 1st May and will allow the Council greater control over key issues and decisions



On New Homes for Tower Hamlets

You said: 76% of those who responded either supported, strongly supported or were neutral that 100% council owned and managed affordable housing be provided at the site.

We did: All of the homes provided as part of the redevelopment will be owned and managed affordable housing by the London Borough of Tower Hamlets.

You said: 75% of those who responded either supported, strongly supported or were neutral that the majority of the housing will be family sized (2 bedrooms and above).

We did: All of the homes provided as part of the redevelopment will be family sized homes (2 bedrooms and above).

You said: 84% of those who responded either supported, strongly supported or were neutral that the housing provided will support those in medical need.

We did: Great care has gone into the housing design to meet the specific needs for families with autistic needs and also that where possible, the apartments are appropriate to be let to families with priority on health or disability grounds using the below criteria:

- a severe long-term limiting illness, or a permanent and substantial disability

AND

- their health or quality of life is severely affected by the home they live.

On St George's Gardens and Solander Gardens improvements

You said: The top three voted images for the future of St George's Gardens were:



You also said: Your top five priorities for future uses in St George's Gardens are:

- Enjoying some peace and quiet
- Gardening / Growing Plants
- Spending time with friends / family
- Caring for others outdoors
- Opportunities for Learning

We did: Using these precedent images we have provided a masterplan for the wider St George's Gardens and Solander Gardens which will:

- Retain as many existing trees as possible and increase planting as part of the redevelopment including a re-designing Solander Gardens to include areas of planting and a small tree avenue along the walkway.
- Solander Gardens will also have new lighting installed following feedback about improving safety along the walkway.
- Upgrade the opportunity for play in St George's Gardens to include a new mini Multi Use Games Area (MUGA) and natural play using banking and mounds, large play logs, boulders, and play features that interact with the surrounding planting.
- Introduce a new leisure centre entrance area which will have an open area which offers flexibility for community uses and new planting to provide a range of tree species increasing variety of canopy cover and colour to increase biodiversity and biosecurity.

This consultation is a further opportunity to let us know what you think about the types of activities and equipment you would like to see in the wider area – Head over to the landscape board and let us know what you think!

Leisure and wellbeing centre (Design and Ground Floor)

Following the last round of consultation in December, the designs of the leisure and wellbeing centre have been progressed taking into account feedback from residents.

Design approach

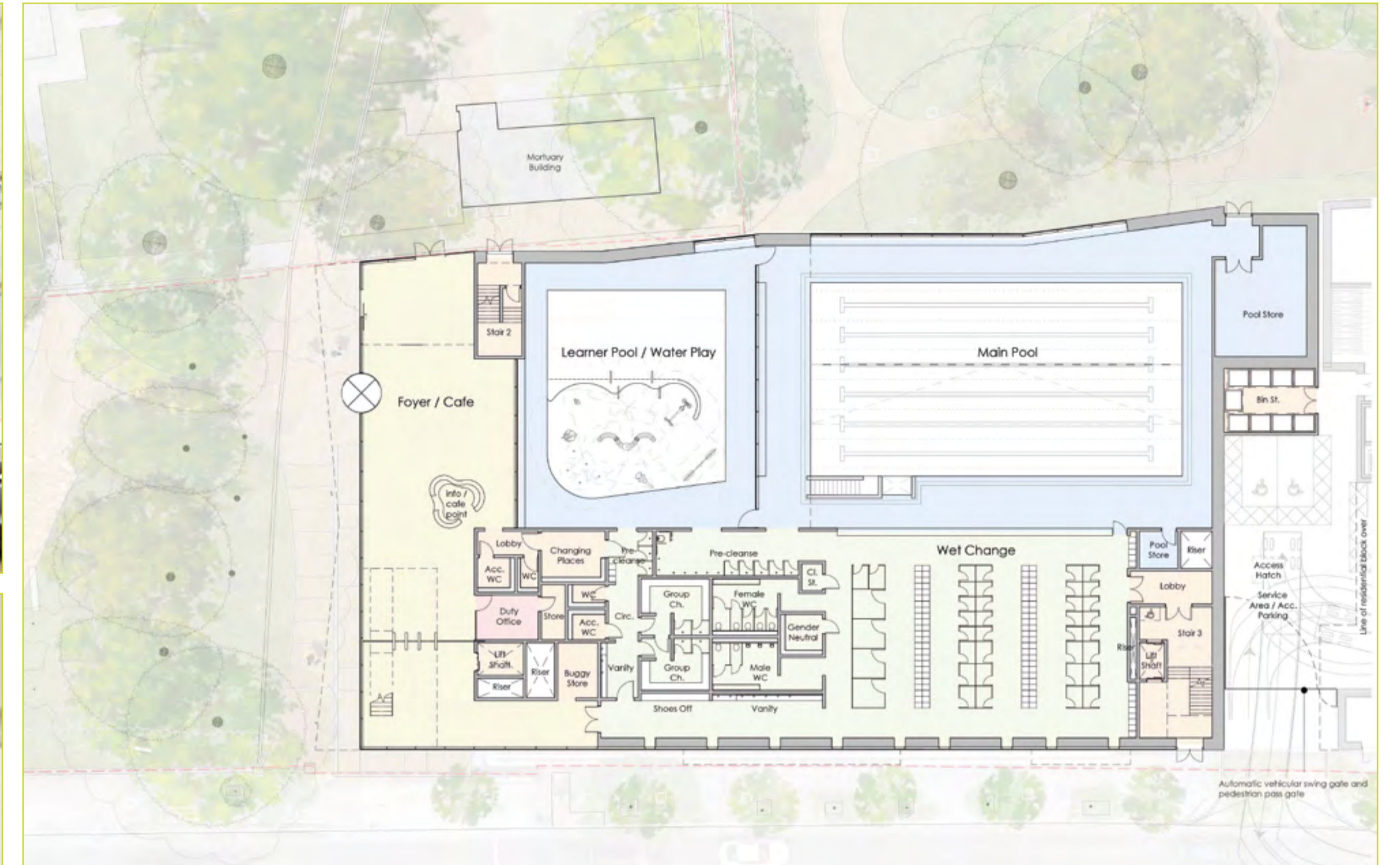
Key to the approach has been to integrate the building with the wider area as part of the civic hub surrounding St George's Gardens including St George in the East Church and the Registry Office.

As part of this approach, we have sought to open up the centre through the use of glass where appropriate and inclusion of a canopy covering the entrance linking the entrance to the centre with the existing St George's Gardens.

This consultation is a further opportunity to let us know what you think about the style and materials of the building– Head over to the Building Architecture Board and let us know what you think!

Ground Floor features:

- Foyer and main entrance
- Information desk and control to wet and dry facilities
- Pools and wet changing
- Café and viewing
- Servicing, storage, and staff/ administration areas



Artist's impression of scheme looking east along The Highway

Leisure and wellbeing centre (1st and 2nd Floors and Roof)

1st Floor features:

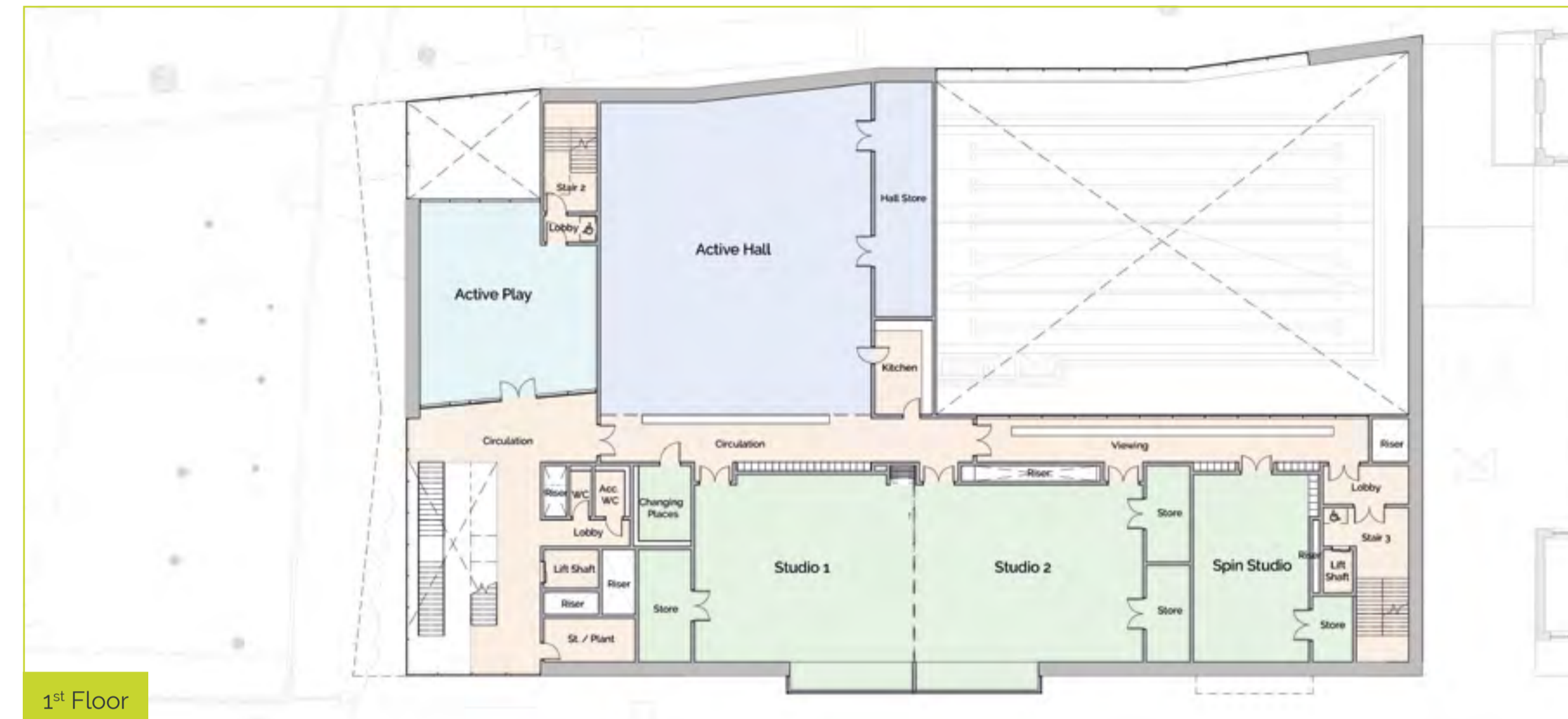
- Active hall and stores
- Multipurpose studios and stores
- Spin studio
- Active play
- Pool viewing

2nd Floor features

- Active play
- Multipurpose room
- Staff/administration areas
- 100 station fitness suite
- Women only fitness suite
- Consultation rooms
- Dry changing

The Roof

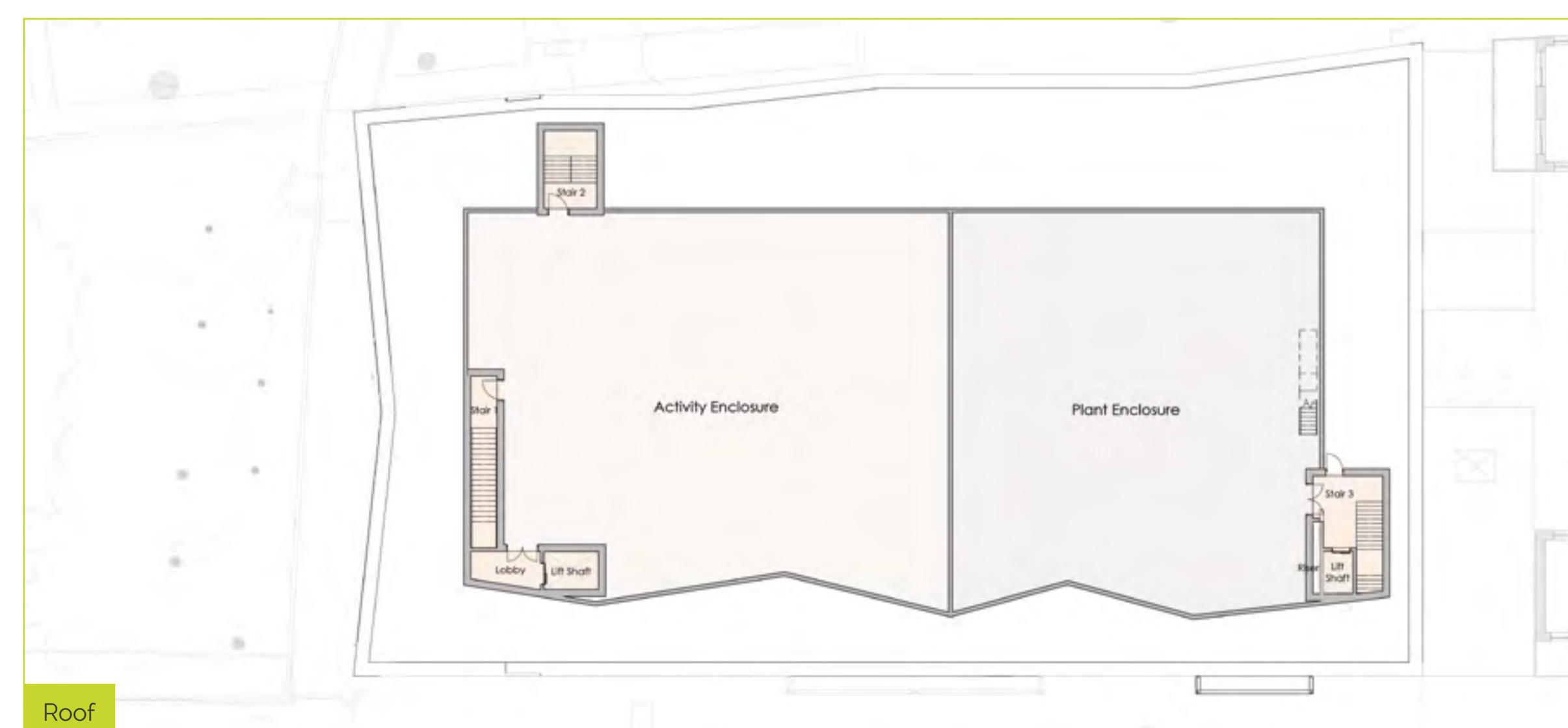
- Covered activity area for sports, play, exercise, events and socialising
- Servicing plant space



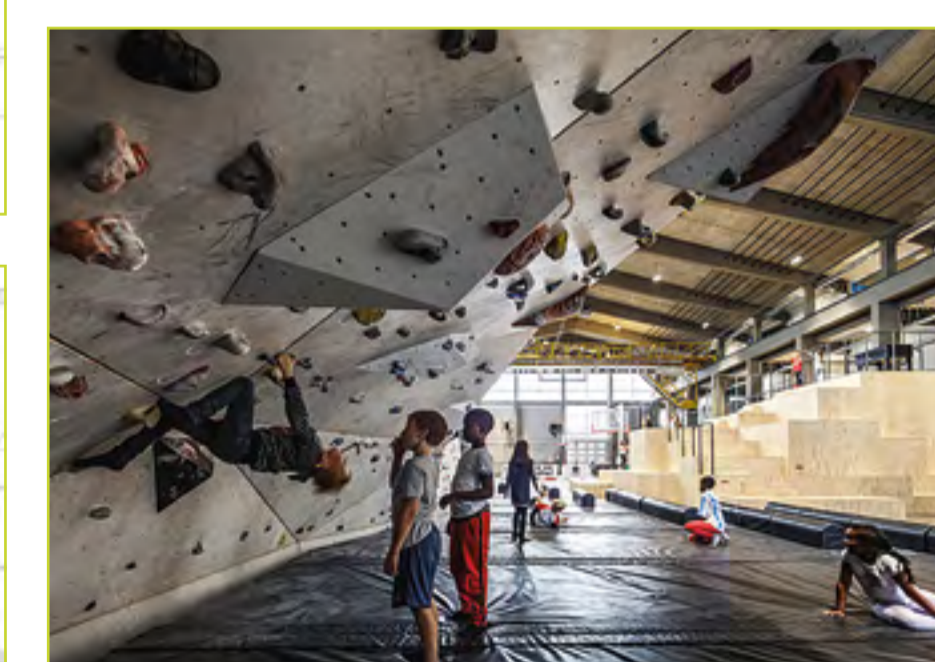
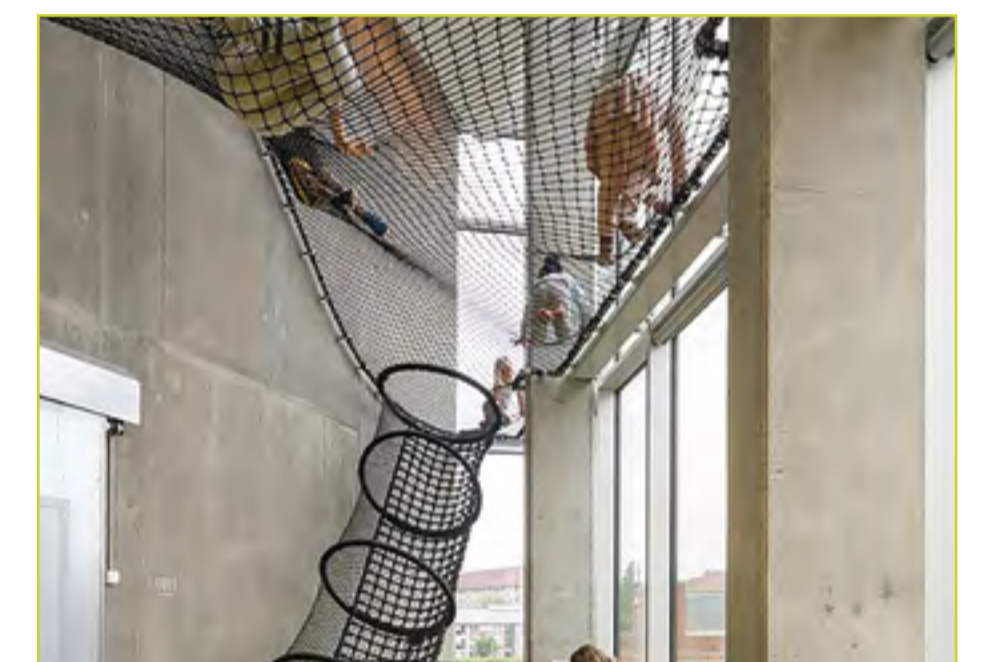
1st Floor



2nd Floor



Roof



New Homes (Design and Ground Floor)

Design approach

There will be between 20 and 30 new homes provided at the site, with an emphasis on larger family flats and some fully wheelchair accessible homes in line with the support for those in medical need.

The Main Entrance is at Solander Gardens to help stop congestion at the main road on the Highway. This will be expressed as its own element visually, helping with wayfinding into the building.



We have sought to take inspiration from and celebrate the existing architecture surrounding the site, in Solander Gardens, Dellow Street and the St George in the East Church.

This consultation is a further opportunity to let us know what you think about the style and materials of the building– Head over to the Building Architecture Board and let us know what you think!

In order to provide a greater number of family sized homes, the building is currently designed at 8 storeys including a step-back top floor to enable views of the church.

Below is an impression of the current building facing onto St George's Gardens. As part of the designs for the building, we have identified two spaces for artwork marked in dotted blue outline and want to work with the local community on the design.



Ground Floor features

- Dual aspect wheelchair adapted home for a 4-person family with occupational therapist input looking out towards St George's Gardens and Solander Gardens. It will have a private garden terrace and buffer planting area to the front will ensure that bedrooms and living spaces feel private but have good access to natural light.
- Wheelchair accessible parking spaces
- Shared service yard and building management facilities including bin stores and plant
- Bike Store located toward St George's Gardens with external access from the shared service yard
- Natural daylight is provided to both stair cores both of which can be used for emergency escape or firefighting, required by buildings over 18m.

This consultation is a further opportunity to let us know what you think about artwork on this building – Fill in your feedback form and let us know what you think!



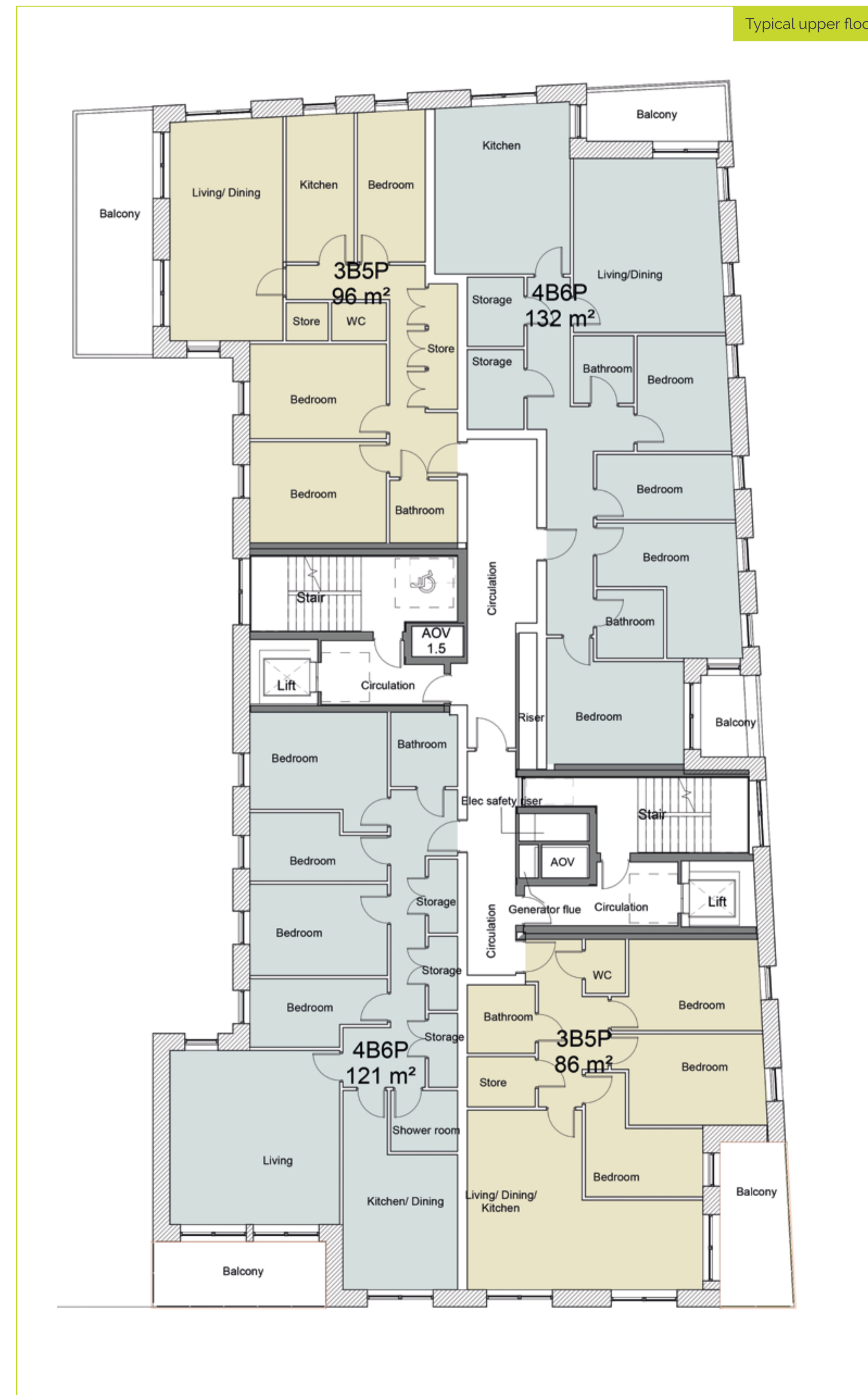
New Homes (Upper Floors and Top floor layout)

Typical Upper Floor features

- On the upper floors, homes are arranged to have dual aspect and benefit from natural daylight.
- Private amenity spaces have been provided to all homes with a mixture of balconies, winter gardens.
- Apartments benefit from views towards the south, north and east toward St Georges gardens, Solander Gardens and The Highway

Top floor features

- The top floor is designed with a reduced floorplate stepping-back to reduce overall impact. This is inspired by the neighbouring buildings such as Solander Gardens which also step-back at their top floor levels.
- The set-back at roof level reduces the building's massing, matches with the leisure centre at roof level and enables views to the church.
- The south facing flat will gain a larger terrace on the roof of the 6th floor.
- Triple and dual aspect flats will benefit from views across the neighbourhood.



Artist's impression of scheme looking west along The Highway

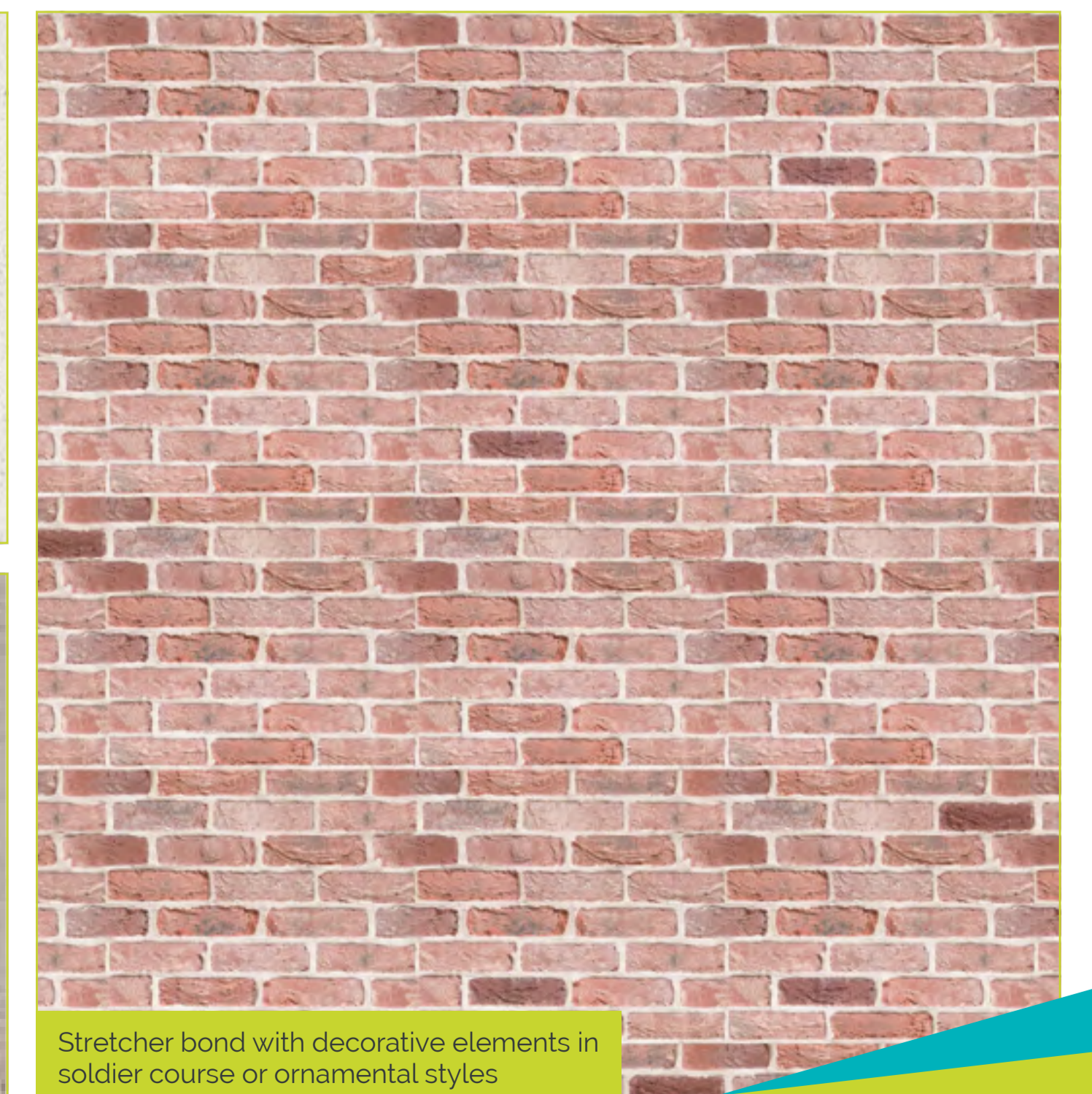
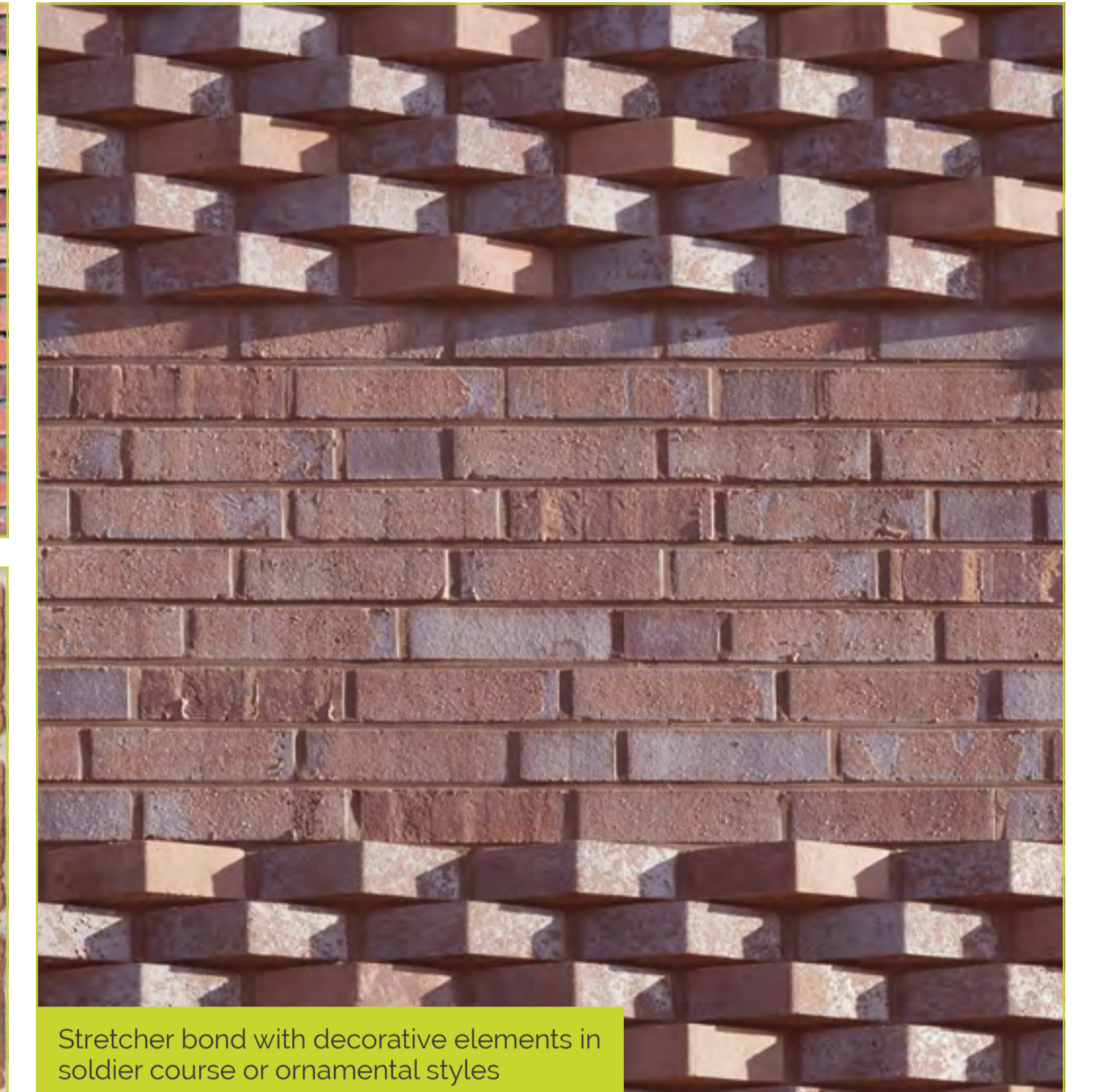
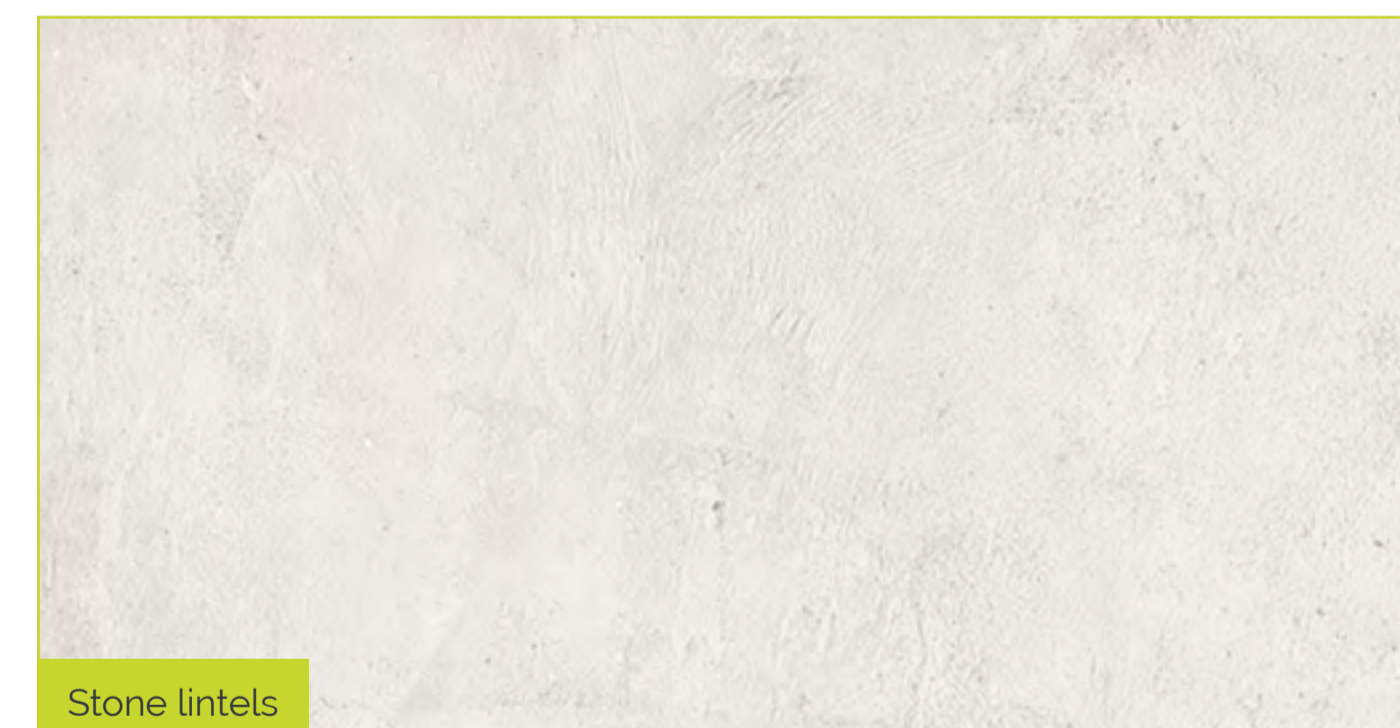
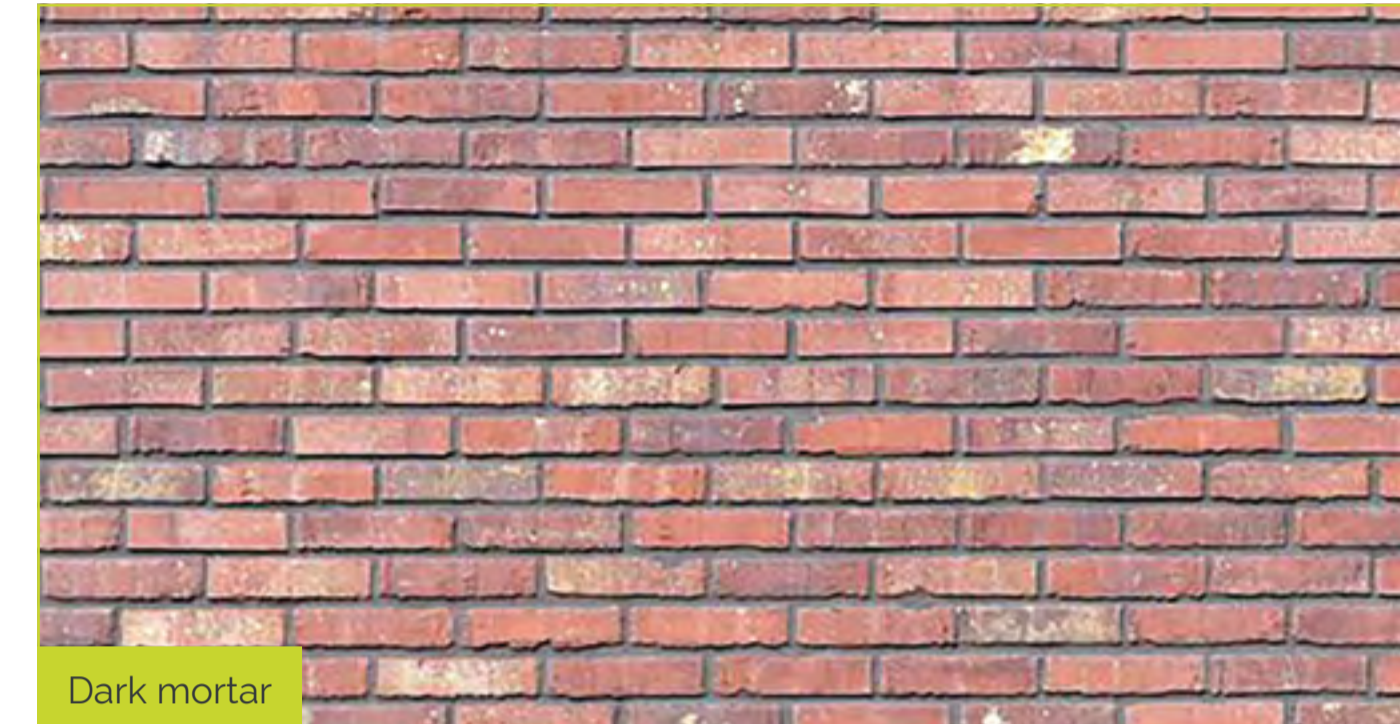
Leisure and wellbeing building

These are the proposed materials for the new leisure and wellbeing building.



Residential building

These are the proposed materials for the new residential building.





1. Entrance to the leisure and wellbeing centre

As the entrance to the new centre, this is designed to be an open, welcoming and accessible space for residents and allows for natural surveillance from the centre, improving safety in this part of the wider area.

The aim is to have the concepts of leisure and wellbeing spill out into this area with flexible space for community events and features for play such as table tennis, games tables, or an outdoor gym.

2. Solander Gardens path

A large pathway to the centre of the walkway redefines the Solander Gardens from a back of house space to an attractive and legible entrance to new and existing homes.

The proposals seek to introduce areas of planting and a small tree avenue along the walkway, in a design language in keeping with the proposals to St George's Gardens. The space should feel like an extension of the Gardens themselves.

The existing lighting provision will be reviewed and improved through the proposals, to ensure that the space remains safe and usable throughout the year.

3. Playground

The existing playground to St George's Gardens will be improved. Design proposals seek to introduce modern play which is more inclusive and accessible for all users. This will include natural play and playable landscape features such as banking and mounds, large play logs, boulders, and play features that interact with the surrounding planting.

Key to the proposal is the introduction of a panna court / 'mini MUGA' - an area of hard standing with low to ground goals either side, to encourage active and social play.

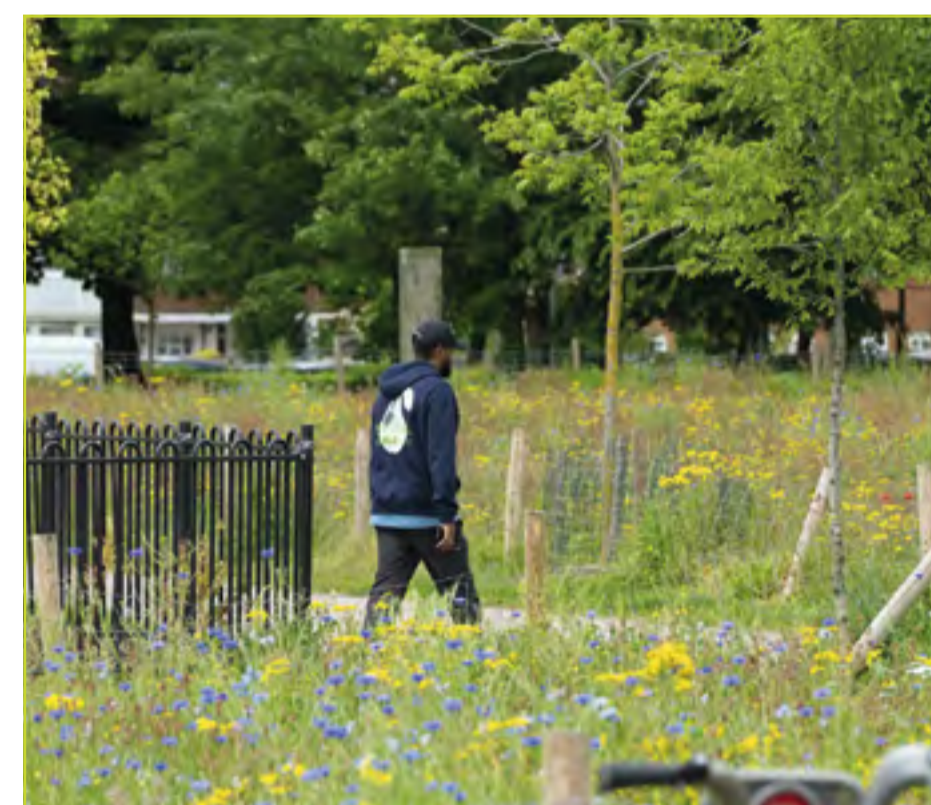


We are continuing to develop the designs of the wider landscape improvements and want to know what you think. Which of the below types of features would you like to see at the entrances at St George's Gardens and Soldander Gardens path? (Place stickers next to as many as you like)

Entrance to the leisure and wellbeing centre



1.



3.



2.



4.

Soldander Gardens path



1.



2.



3.



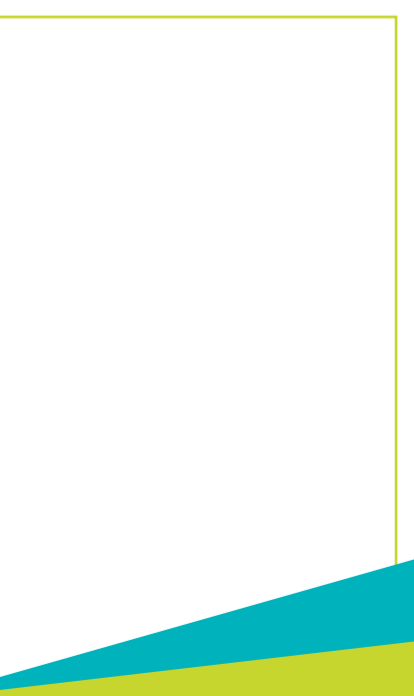
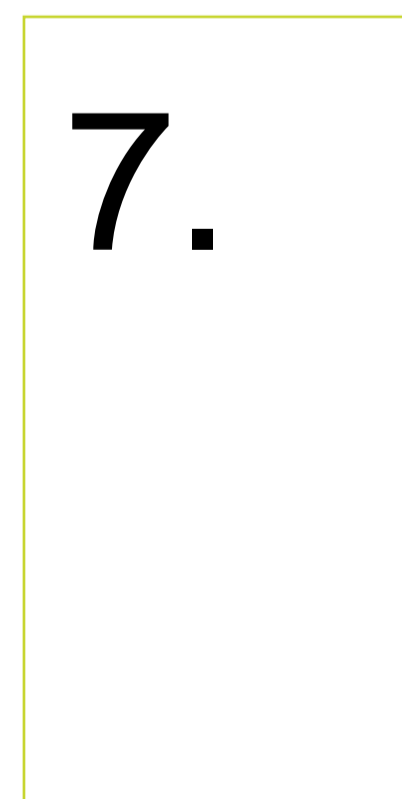
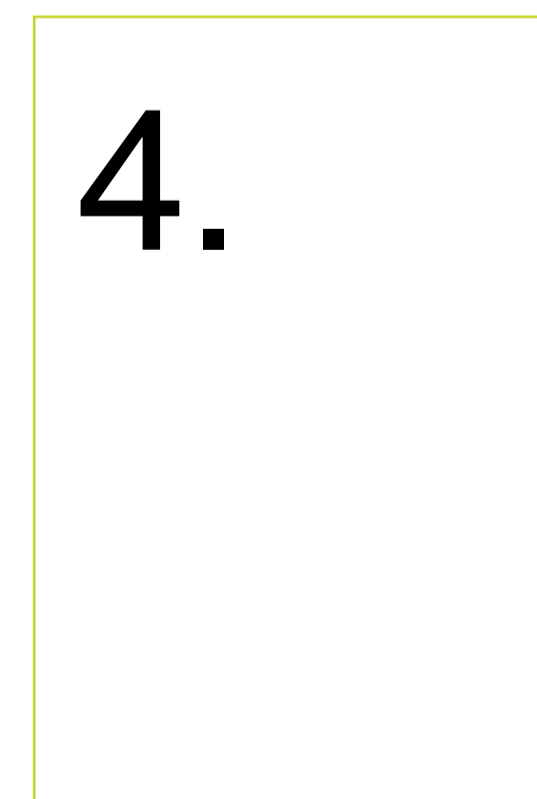
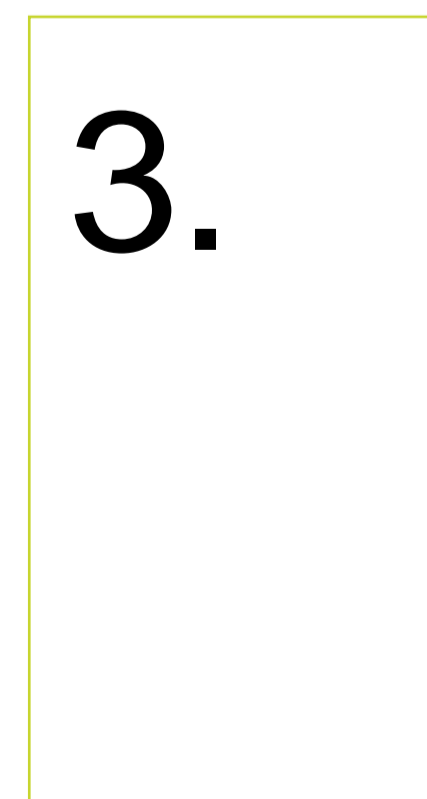
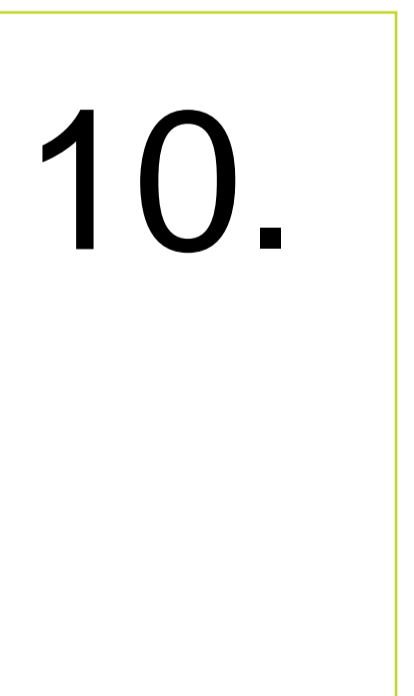
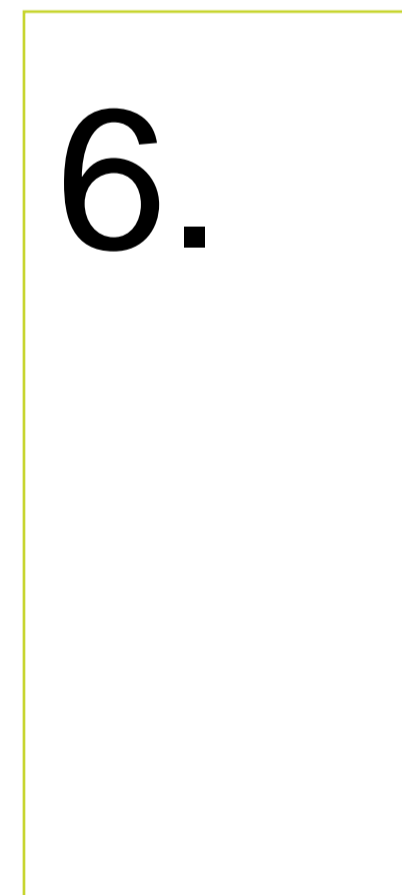
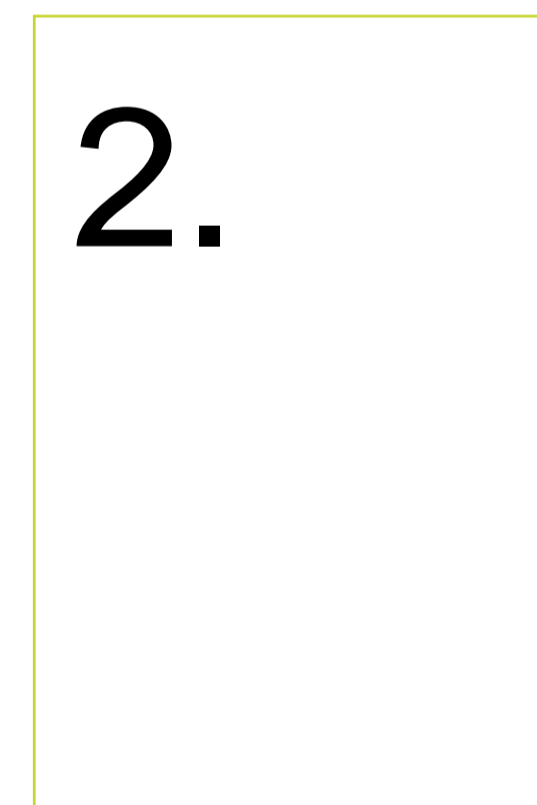
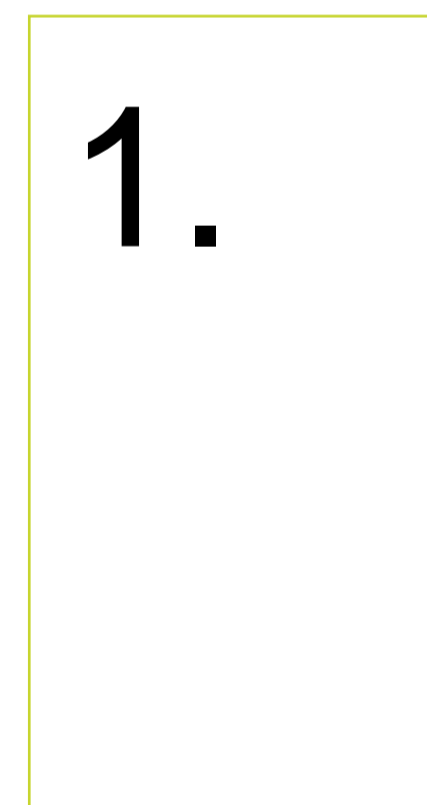
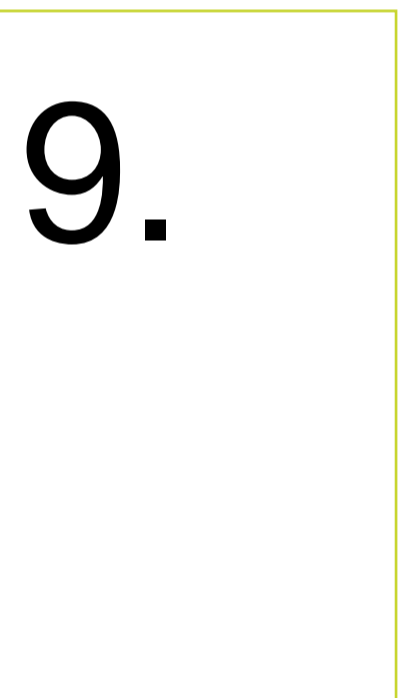
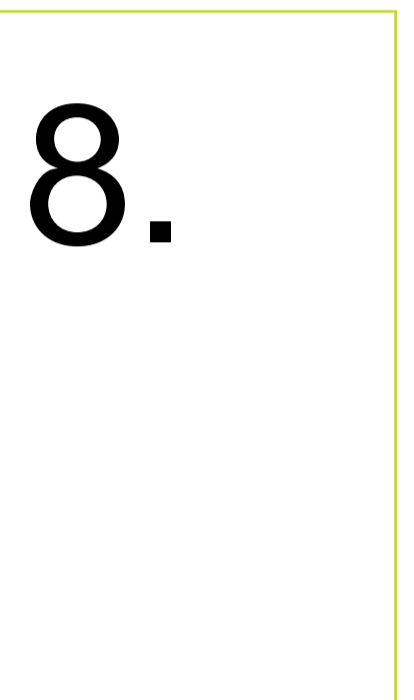
4.



5.

We are continuing to develop the designs of the wider landscape improvements and want to know what you think. Which of the below types of equipment and activities would you like to see in the new playground? (Place stickers next to as many as you like)

Playground



Transport and Next Steps

Transport

The site is located within a PTAL 5 zone indicating a very good provision of public transport in the vicinity of the site including Overground and DLR services from Shadwell Station. In addition, Cable Street which is to the rear of the site is part of London Super Cycle highway 3.

Given the high PTAL rating and the accessibility of sustainable and active travel the new leisure centre will be car free, except for two disabled spaces replacing the existing disabled parking provision. The residential development will also have two dedicated disabled spaces.

The Highway is a red route preventing parking at any time and stopping between 7am and 7pm Monday to Saturday except for the coach bay adjacent to the centre which allows pick up and set down between 10am and 4pm. This bay will remain to enable schools to visit the new centre.

A suitably sized on site delivery and servicing area will be large enough for vehicles to make a three point turn. This will allow vehicles to enter and exit forwards to and from the highway, increasing safety.

Cycle storage will be provided both at the entrance to the leisure centre and within the residential building.

Thank you

Thank you for attending this community consultation event about the future of the St George's Leisure Centre site and wider improvements in the area including at St George's Gardens.

We hope that you found the information presented and discussions you have had today useful.

Your views matter to us and we would welcome your feedback today via voting for preferences on our boards as well as filling in our feedback form available today at the event.

Next steps

Following this event, the information presented here will be put onto the Let's Talk Tower Hamlets webpage available at talk.towerhamlets.gov.uk where residents will also be able to leave their feedback.

The feedback received will continue to shape our proposals ahead of a submission later this year. When the application is submitted, we will write to residents again. The letter will contain full details of the application and let people know how to engage with the statutory consultation which will be run by the council's planning department.

If you have any further questions in the meantime, please email the dedicated project email address: sglcredevelopment@towerhamlets.gov.uk or telephone **0207 364 1143**

