



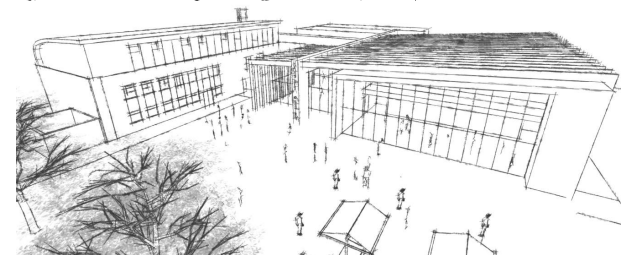
**1034 - CHAPELTOWN FACILITIES FEASIBILITY
STUDY**

for

UNITY HOUSING ASSOCIATION LTD

at

**PRINCE PHILIP CENTRE
PALACE YOUTH PROJECT
MANDELA CENTRE**



August 2010

**Initial feasibility proposals for the redevelopment of
Chapeltown's youth facilities**

GARNETT NETHERWOOD ARCHITECTS



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INTRODUCTION

Garnett Netherwood Architects have been commissioned by Unity Housing Association to produce a feasibility study in response to the Leeds City Council SSCF Project Delivery Agreement 2009/10 - SSC23 SSCF aim of "increasing positive activities for young people" in the Chapeltown area of Leeds.

This study looks at three existing Youth Projects within the Chapeltown area and are known as The Prince Philip Centre, The Palace Youth Project and The Mandela Centre.

The commission aims to identify the potential of these three sites with a view to stimulating further debate and wider consultation. It must be emphasised that at this stage it has been a 'desk top study' based primarily on Garnett Netherwood's experience of undertaking community development projects and Unity's local knowledge of the Chapeltown area. It is understood that responsibility for taking this work forward lies with Leeds City Council's East and North - East Area Management team.

This study concentrates on the existing sites and buildings and how they can be improved in order to maximise their potential and provide the users with the best possible facilities. It also outlines potential links between the centres and youth organisations in the area.

We have arranged this document into four sections, as follows:

SECTION 1 - SITE LOCATIONS

SECTION 2 - SITE A - PRINCE PHILIP CENTRE

SECTION 3 - SITE B - PALACE YOUTH PROJECT

SECTION 4 - SITE C - MANDELA CENTRE

The site location highlights each individual site within the overall Chapeltown area, with the other site specific sections covering Centres as they exist at the moment and how they can be improved.

We have developed a number of architectural ideas for each Centre which we believe will enhance their current use which will in turn positively impact on the immediate neighbourhood to help create a more accessible, inviting and vibrant environment.

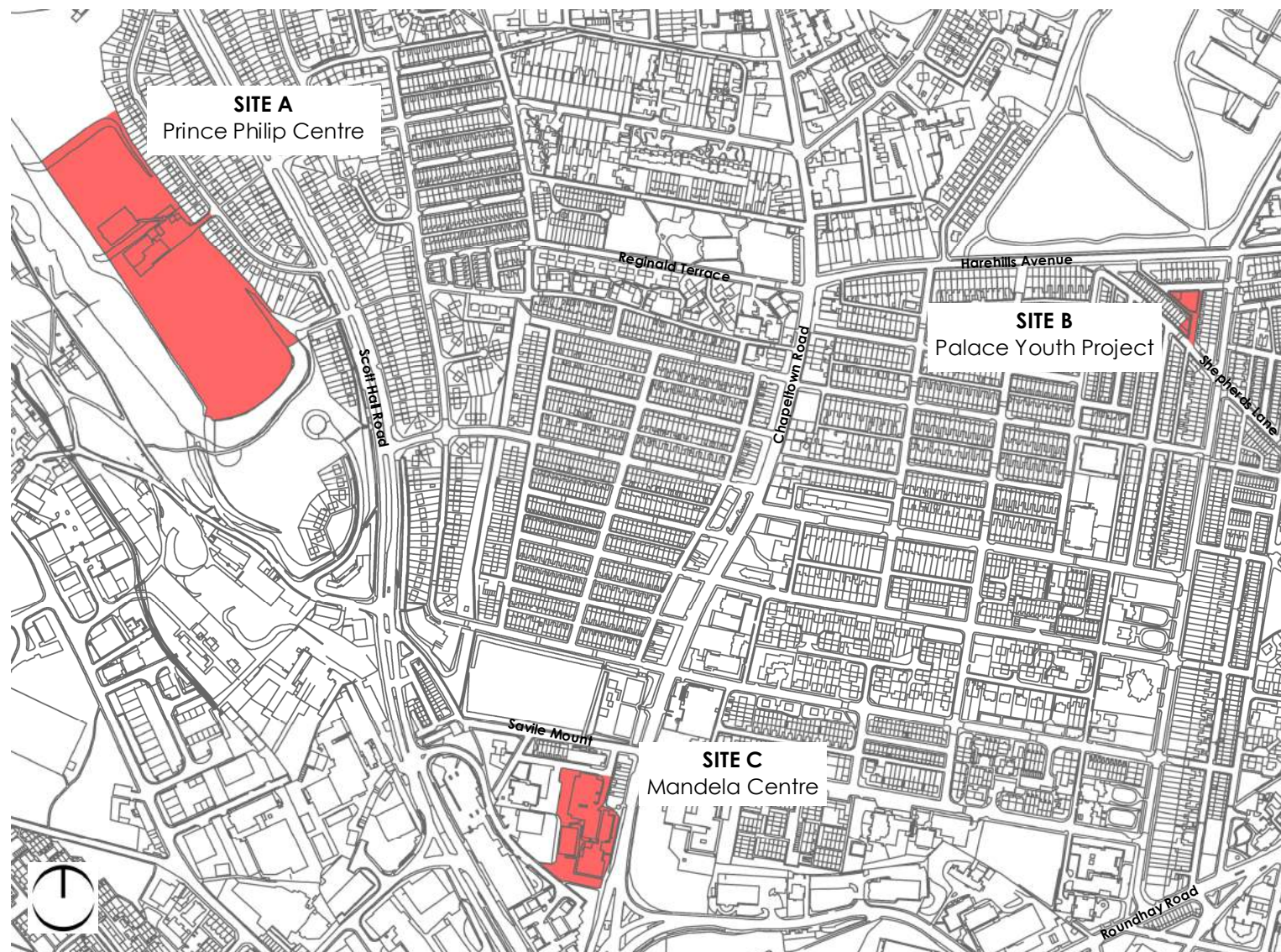
Improving links to the local community and enriching the fabric of the surrounding public domain will inevitably encourage more users and in turn make these areas a success.

Indicative costs have been provided for the proposals shown. If any of the proposals were to move forward a more thorough cost appraisal would need to be produced in order to fully check the viability of the schemes.

SECTION 1 SITE LOCATIONS



SECTION 3 - SITE LOCATIONS



SITE A - Prince Philip Centre

Scott Hall Avenue, Chapeltown
Leeds, LS7 2HJ.

The site is located on the western fringe of Chapeltown between two main routes through the city. Scott Hall Road to the east and Meanwood Road to the west. The site consists of an open green space with the Centre located centrally between sports fields to the north and south. The Centre is bordered on the south and western boundary by the wooded slopes of Meanwood Valley. To the north lies open space and more sports fields.

SITE B - Palace Youth Project

90-92 Shepherds Lane, Chapeltown
Leeds, LS7 4DZ.

The Centre is housed in a pair of knocked through houses at the end of a terrace on Shepherds Lane. To the rear of the houses a pocket park has been constructed on a former clearance site.

SITE C - Mandela Centre

Chapeltown Road, Chapeltown
Leeds, LS7 3HY.

The Mandela Centre is located directly off the main route through the area, Chapeltown Road. It is located at the gateway to Chapeltown to the north of the Sheepscar junction. The building is entered from the north side via Savile Mount through a surface car park which it shares with the Leeds Media Centre.

LOCATION PLAN

SECTION 3 - SITE LOCATIONS - OVERALL CONCEPT



LOCATION PLAN

OVERALL CONCEPT

At present each of the three Centres does not seem to have a clear identity in that there are a number of different activities being carried out at each site.

In addition to this it's clear that over time each Centre has been added to or altered in a fragmented fashion which has resulted in the Centres looking incoherent and bitty.

We believe that there is an opportunity to alter and improve each facility through physical alterations of the fabric which will help create a clearly defined role for the Centres.

Our overall concept for the Centres is to create community hubs that excel in distinct and clearly defined uses. We have studied each site, their location within the community and their relationship with existing facilities in the area. This has led us to propose that each Centre provide for a range of activities suitable for the existing buildings, locations and linkages.

As such, we have identified each facility to act as focal points for the community in the following ways:

- Site A** Prince Phillip Centre
CHAPELTOWN SPORTS HUB
Promoting a wide range of sporting activities for the whole community.
- Site B** Palace Youth Project
CHAPELTOWN COMMUNITY HUB
Providing a link between the different communities within the larger Chapeltown area.
- Site C** Mandela Centre
CHAPELTOWN CULTURAL HUB
Reinforcing the strong creative spirit in the neighbourhood.

OVERALL CONCEPT CONTINUED.....

To help each 'Hub' to be more sustainable we have included new office space in the proposed designs for each centre. Space allocated to external organisations will not only generate some additional income but could also provide some assistance with the management of the buildings. In the design of these proposals we have taken into account the existing office provision in the area, especially within the business centres managed by Unity Enterprises. Notwithstanding current economic difficulties it was considered that there may be some growth in those voluntary organisations that are successfully winning commissions and contracts from public service agencies and these organisations have traditionally been happy to occupy space in public buildings.

Our conclusions in respect of each centre area as follows.

SITE A - PRINCE PHILIP CENTRE

Whether it is decided to pursue a total redevelopment of the site or a remodelling of the existing building, it was felt that space to accommodate the current community/ education activities was required and as well as additional space for external organisations ideally involved in some aspect of sport. In this regard any redevelopment proposals should be actively promoted with local and national sporting agencies.

SITE B - PALACE YOUTH CENTRE

This site appears to offer accommodation to outside organisations on its first floor with several offices being available. However, the use of space and general layout of the building is poor and the overall ambience is not inviting. What is suggested is a restructuring of the use of space with facilities for young children on the ground floor - possible crèche/nursery, youth facilities on the first floor and community offices on the second (top) floor

SITE C - MANDELA CENTRE

To enhance the dance/performance role of the centre and attract organisations in this field there could be an argument for both an extra storey on the main building and/or the proposed redevelopment to accommodate the activities of dance/theatre organisations. The recommendation is that there should be larger units (750-1,00sqft) provided as smaller units are available in the Media Centre which is situated opposite. The Media Centre lacks larger units with adequate storage space which are required more by arts/dance organisations.

The redevelopment of the Mandela Centre should be a catalyst for the creation of a new cultural hub for Chapeltown and the city. The key elements are already in place - Leeds Media Centre, Northern School of Contemporary Dance, East Street Arts (Union105), The West Indian Centre and The Carnival Centre. The design proposals suggest a physical way in which these organisations can better link together and the development of a new 'hub' which is greater than the sum of its parts should allow the different organisations to manage their collective assets in a more strategic and imaginative way.

SECTION 2

SITE A - PRINCE PHILIP CENTRE



SECTION 2 - SITE A - SITE LAYOUT AS EXISTING



PRINCE PHILIP CENTRE

At present this centre caters for the development of youth with respect to sports and is home to Chapeltown Football Youth Development, this organisation aims to encourage development of its members in physical, educational and social areas predominantly based around football. Activities include: Football, Mini Soccer, Futsal, Weight Training, Fitness Training/Physical Conditioning, Dance/Choreography, Healthy Cooking and Eating Sessions, Nutritional Advice, Filming Club, Drugs Awareness Workshops, Weapons Awareness Workshops, Access to C-Card and sexual health advice, Access to FA Level 1 and 2 Football Coaching courses, Mentoring, The Estates Project/Leeds United In The Community, Physiotherapy Treatment.

DESIGN ISSUES - SITE

This section covers the overall site issues in relation to pedestrian and vehicle access, external uses and overall appearance of the site and existing buildings. On the following pages there are images of the points raised below.

MAIN DESIGN ISSUES

1. Access

The site is located off Scott Hall Avenue, a residential street off the main thoroughfare of Scott Hall Road. The street and housing form a barrier to the Centre, which is not visible from the road, the presence of the Centre being marked only by a small name sign on Scott Hall Road, and results in it being quite difficult to get to the Centre.

A footpath links the Centre to Scott Hall Road through the housing, which is not well sign posted. Scott Hall Road itself forms a barrier to pedestrians as there is a lack of nearby pedestrian crossings. There are no links to the other boundaries as the site is surrounded by fencing.

Entry to the site is through a car parking area, which seems inadequate for the amount of people that the centre can cater for. The car park is also in need of resurfacing and it's dilapidated state does not provide a positive first impression. From this area there is no clearly defined pedestrian walkway to the main entrance for the building, although the entrance to the centre is quite obvious due to it having only one door facing the car park. However, having two separate buildings within the car park area is confusing due to the same use of signage on each as it is unclear what function each of the structures has.

2. External Uses

The site is very large and predominantly caters for football. Both upper and lower fields contain varied sized football pitches which caters for different age groups. There is a secure hard basketball court and to the rear of the centre is a hard landscaped area which is used for mini speedway. Although the site is large, the number of sports played seems limited, which gives us an opportunity to cater for a more diverse range of sports and maximise the potential of the Centre and attract more users.

3. Appearance Of Site

Generally the majority of the site is well looked after and all boundary fencing appears to be of a good quality. The car park is the only area which could benefit from some minor repairs to create a more inviting entrance.

4. Existing Buildings

There are three external buildings all of which differ in appearance and use which provides a disjointed feel to the site. All three of these buildings are in different states of repair. The general feel is that these buildings are dated and uninspiring.

Main Prince Philip Building - This stone and timber clad building sets itself apart from the other two buildings thanks to its materials which is appropriate as it is the main centre. However, apart from the stone the timber cladding and windows are all in a bad state of repair which makes the building look dated and unwelcoming.

Detached Offices - This single storey brick unit does not tie in with the main centre but is not in a bad state of repair. The unit does not look uninviting due to the amount of security shutters that have been installed and it is not clear of what it's function is.

Storage Units - These brick units tie in with the detached offices but again feel quite harsh and uninviting as they are the first things you notice on entering the site. They serve their purpose well and are very secure but seem domestic in nature and inadequate in size as a further container is needed.

SECTION 2 - SITE A - EXISTING PHOTOGRAPHS



VIEW 1 - View North of secure basketball court and upper football field



VIEW 2 - View South to rear of centre mini speedway area and towards lower football fields

SECTION 2 - SITE A - EXISTING PHOTOGRAPHS



VIEW 3 - View South of lower football fields and natural landscaped viewing area



VIEW 4 - View North of Prince Philip Centre showing its rundown and dated appearance

SECTION 2 - SITE A - EXISTING PHOTOGRAPHS



VIEW 5 - Prince Philip Centre from the lower football fields



VIEW 6 - Main entrance from car park and view of detached offices



VIEW 7 - Existing storage units in car park

SECTION 2 - SITE A - EXISTING PHOTOGRAPHS



VIEW 8 - View South from the upper football field towards the Prince Philip Centre

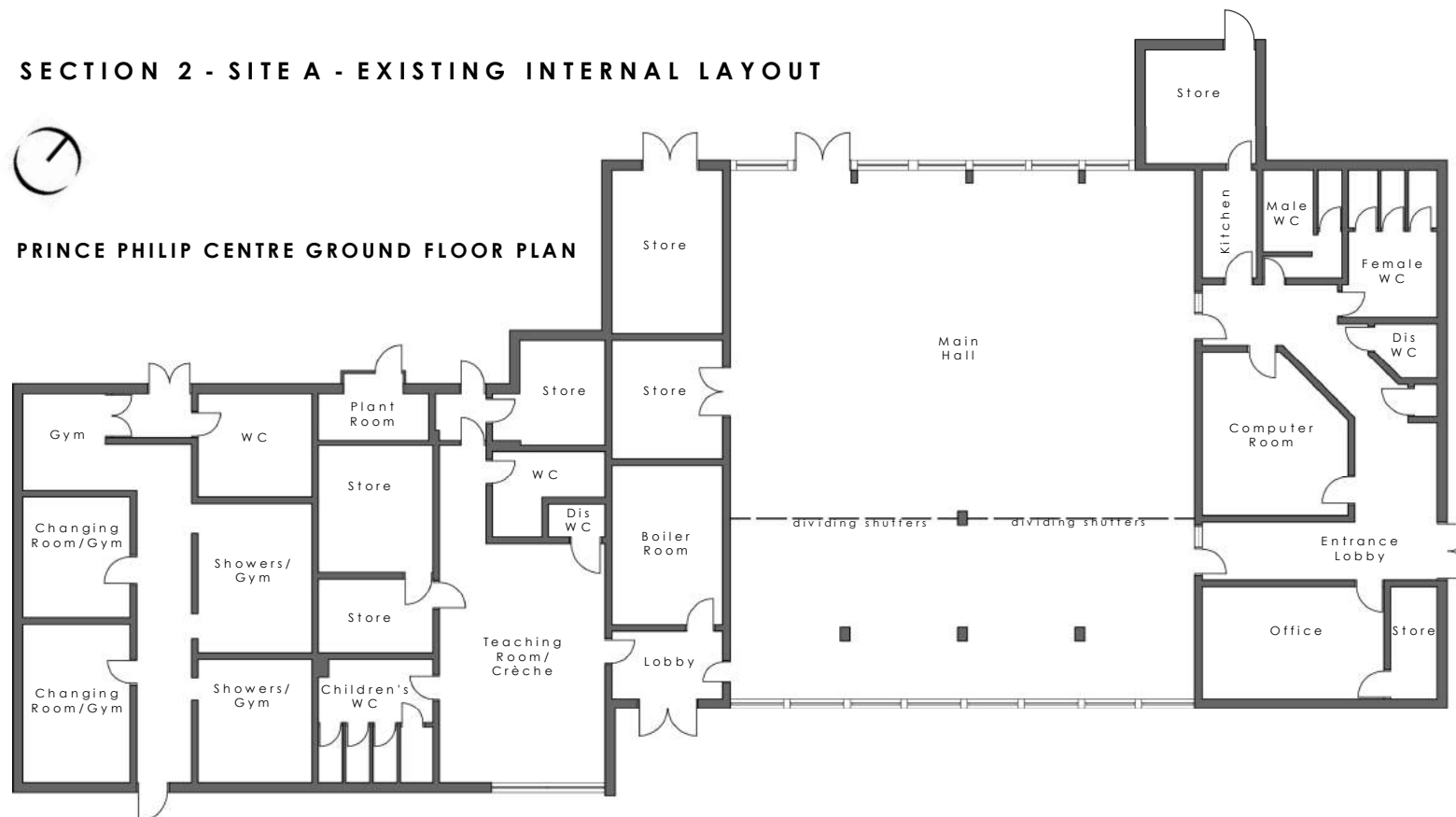


VIEW 9 - View North from the upper football field towards the Caribbean Cricket Club - Possibility of Link Between Areas

SECTION 2 - SITE A - EXISTING INTERNAL LAYOUT



PRINCE PHILIP CENTRE GROUND FLOOR PLAN



DESIGN ISSUES - INTERNALS - MAIN PRINCE PHILIP BUILDING

This section of the document relates specifically to the layout and internal appearance of the Prince Philip Centre. This should hopefully provide a view on how to create an improved environment which will be more attractive to the young individuals that use it and the existing and potential tenants that work here. On the following pages there are images of the points raised below.

MAIN DESIGN ISSUES

1. General - Many of the spaces within the building seem unfit for their desired purpose whether it's due to the standard of the finishes, equipment or to the actual size. As many of the rooms act as storage areas it appears that many of the spaces are unsuitable for anything or there is insufficient space. Toilet provisions are outdated and of poor quality and new fittings and appliances are needed.

2. Entrance - The entrance area is dark due to its size and the fact it only receives light from the entrance door. This does not create a positive impact on entering the building.

3. Computer Room - This area is accessed directly off the entrance lobby and receives no natural light, it is also locked for security reasons, this again adds a negative impact to the entrance area. Generally the finishes and the equipment in this area need updating and refurbishing.

4. Main Hall - This is a versatile and light space due to the extent of glazing and the dividing shutters but is not adequate for use in many indoor sports such as 5-a-side football and badminton due to its size and height and the fact it is surrounded in glazing. The suspended ceiling in this area is in need of replacing and is also an inappropriate choice of ceiling finish if sports are to be played in this area.

5. Teaching Room/ Crèche - The standard of space and facilities in this area is not to the standard we'd expect for its use. The toilets and changing areas are extremely dilapidated and the finishes in this area are in a poor state of repair.

6. Showers/Changing/Gym - This area is accessed separately from the rest of the building which is far from ideal and causes security issues. The spaces within this area have no clear use in that the gym equipment and showers seem to intermingle. The gym equipment that can be used is dictated by the available small spaces and the showers can not be used as the gym equipment is in the way. There is also no provision for female changing as the shower facilities are open and shared.

We do not believe the building, in its current state, is fit for purpose as a sports centre and an extensive redesign of the spaces and internal finishes would be required to create a building that would perform as a centre for sports, health and recreation of which its location and surrounding uses would suggest.

SECTION 2 - SITE A - EXISTING INTERNAL LAYOUT - EXISTING PHOTOS



VIEW 1 - Entrance Lobby



VIEW 2 - Computer Room



VIEW 3 - Main Hall



VIEW 4 - Teaching Room/Crèche

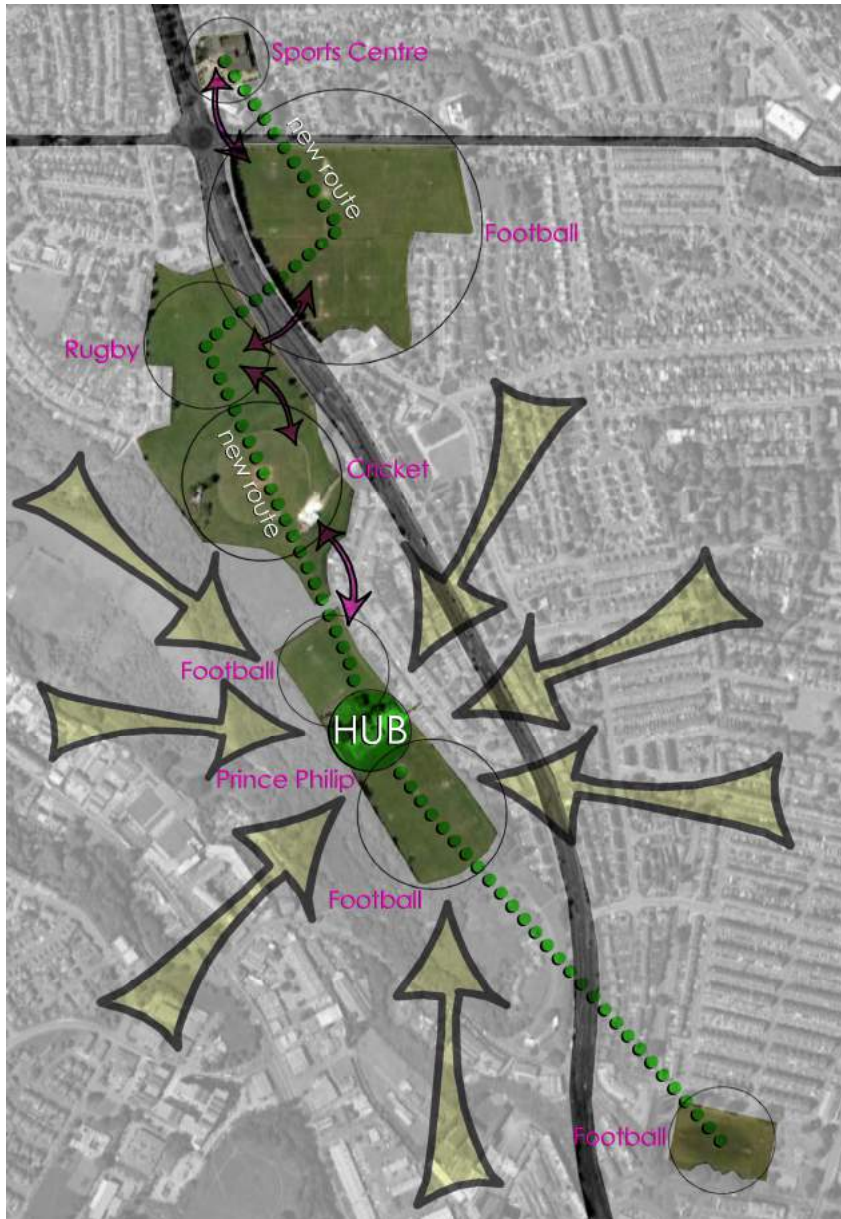


VIEW 5 - Crèche Toilet Provision



VIEW 6 - Crèche Toilet Provision

SECTION 2 - SITE A - DEVELOPMENT CONCEPT



PRINCE PHILIP CENTRE DEVELOPMENT OPPORTUNITIES & GOALS

SPORTS CORRIDOR

Defining a recognisable sporting area for the community

LINKING EXISTING AMENITIES

Creating physical and visual links between the new and existing sporting centres in the area.

CENTRAL SPORTS HUB

Providing a centre of excellence

PROVIDE NEW FACILITIES FOR THE SURROUNDING AREAS

Improve the standard and availability of sporting activity

PROVIDE FACILITIES TO CATER FOR NEW SPORTS AT ALL LEVELS

Widen the sporting opportunities for the youth.

ACCESSIBILITY

Access for all

COMMUNITY LINKS

Provide links and facilities for existing sporting clubs and societies.

CROSS TRANSFER OF SKILLS

Enable a number of different clubs and societies to mix and work together.

EDUCATION

Learning through sport.

SECTION 2 - SITE A - DESIGN PROPOSAL - SITE



SITE PLAN

DESIGN CONCEPT

Option 1 design proposal is a large scale intervention which aspires to maximise the potential of the site.

1. Site

As identified earlier the Prince Philip Centre and surrounding playing fields is a large site that caters predominantly for football. The main aim of this design proposal is to maximise the Centre by introducing a variety of sports that would appeal to all. The end product being a sporting hub that serves the surrounding community and creates a link to all the surrounding sports facilities and clubs. Below are the proposed uses that will be catered for through this design option.

2. New Sports Hub Building

The existing centre is not suitable for the use as a sports centre. This proposal introduces a new sports centre in the place of the existing buildings. This multi use building will provide new spaces that will introduce a variety of indoor sports as well flexible spaces that can be used by the public. The new centre will also provide the opportunity for all levels of sport from youth teams to semi/professional events.

The simple concept behind the building is the ability to plug in the necessary amenities as and when they are needed or when funding is available. This plug in system will provide the ability for structured growth rather than the sporadic growth that has been noted at the other centres that have been looked at. This sporadic growth tends to be disjointed and creates buildings that work inefficiently, this can be seen in the Mandela Centre later in the document. To create a framework from the beginning would rule this out. Below are the proposed uses that will be catered for through this design option.

This design proposal is a large scheme which intends to provide not only the youth but the whole of the surrounding area with the amenities that at present are generally unavailable. This sporting hub could be the catalyst for further investment for the area by bringing outside interest from large sporting corporations such as the LTA, Sports England and Leeds United.

PROPOSED USES

Outdoor

Football
Athletics Track and Field
Rugby
5 aside Football
Tennis
Spectator Viewing
Flood Lighting
Hard Landscaped Area
Extended Parking

Indoor

Badminton
Table Tennis
Squash
Gymnastic
Fitness/Gym
Volleyball
Basketball
5 aside Football
Changing Rooms
Bar/Café/Function Space
Crèche/Nursery
Teaching Spaces
Dance Space
Offices



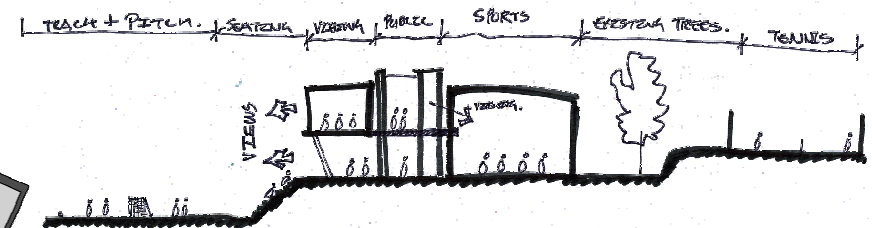
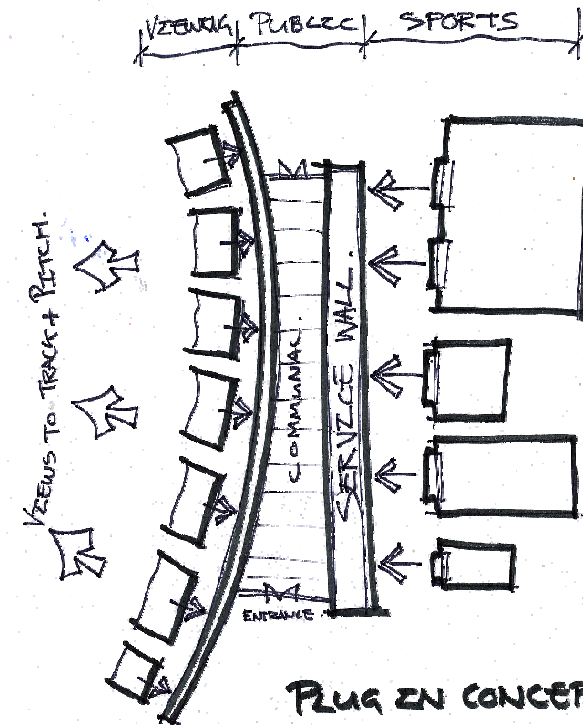
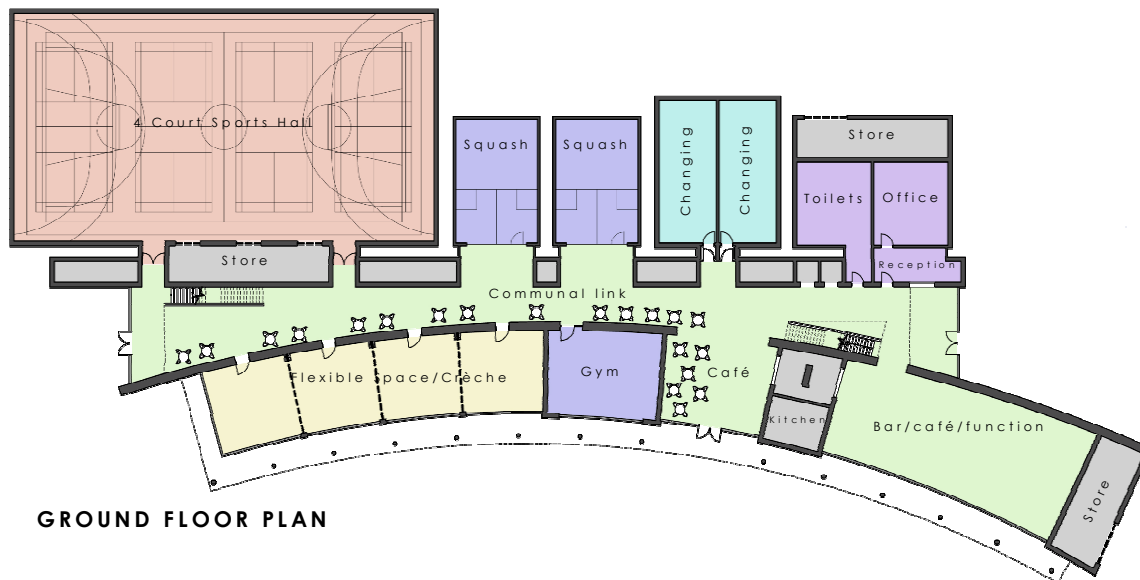
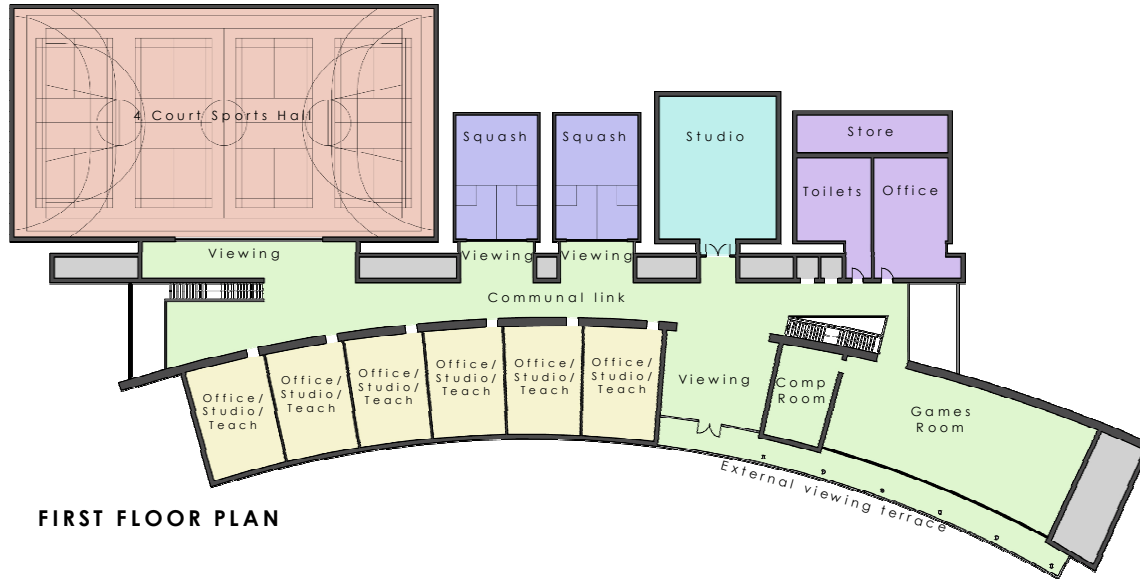
EXISTING AERIAL VIEW

SECTION 2 - SITE A - DESIGN PROPOSAL - SITE



PROPOSED AERIAL PLAN

SECTION 2 - SITE A - DESIGN PROPOSAL - PLANS



SECTION 2 - SITE A - DESIGN PROPOSAL - VISUALS

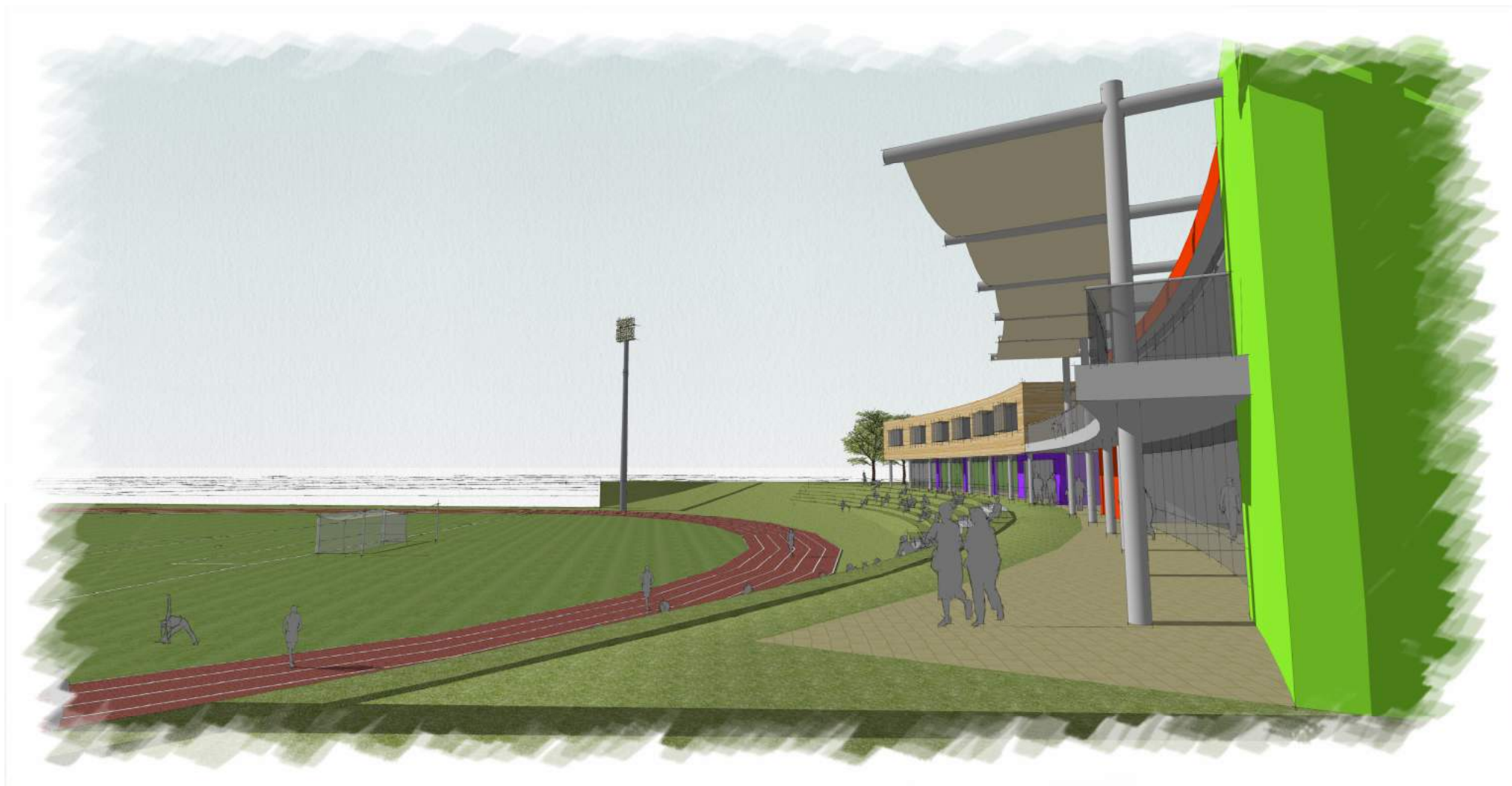


VIEW NORTH FROM ATHLETICS TRACK

SECTION 2 - SITE A - DESIGN PROPOSAL - VISUALS



VIEW OF SPORTS HUB AND LANDSCAPED SEATING



VIEW OF SPORTS HUB AND LANDSCAPED SEATING AND VIEW TOWARDS THE TRACK AND PITCH

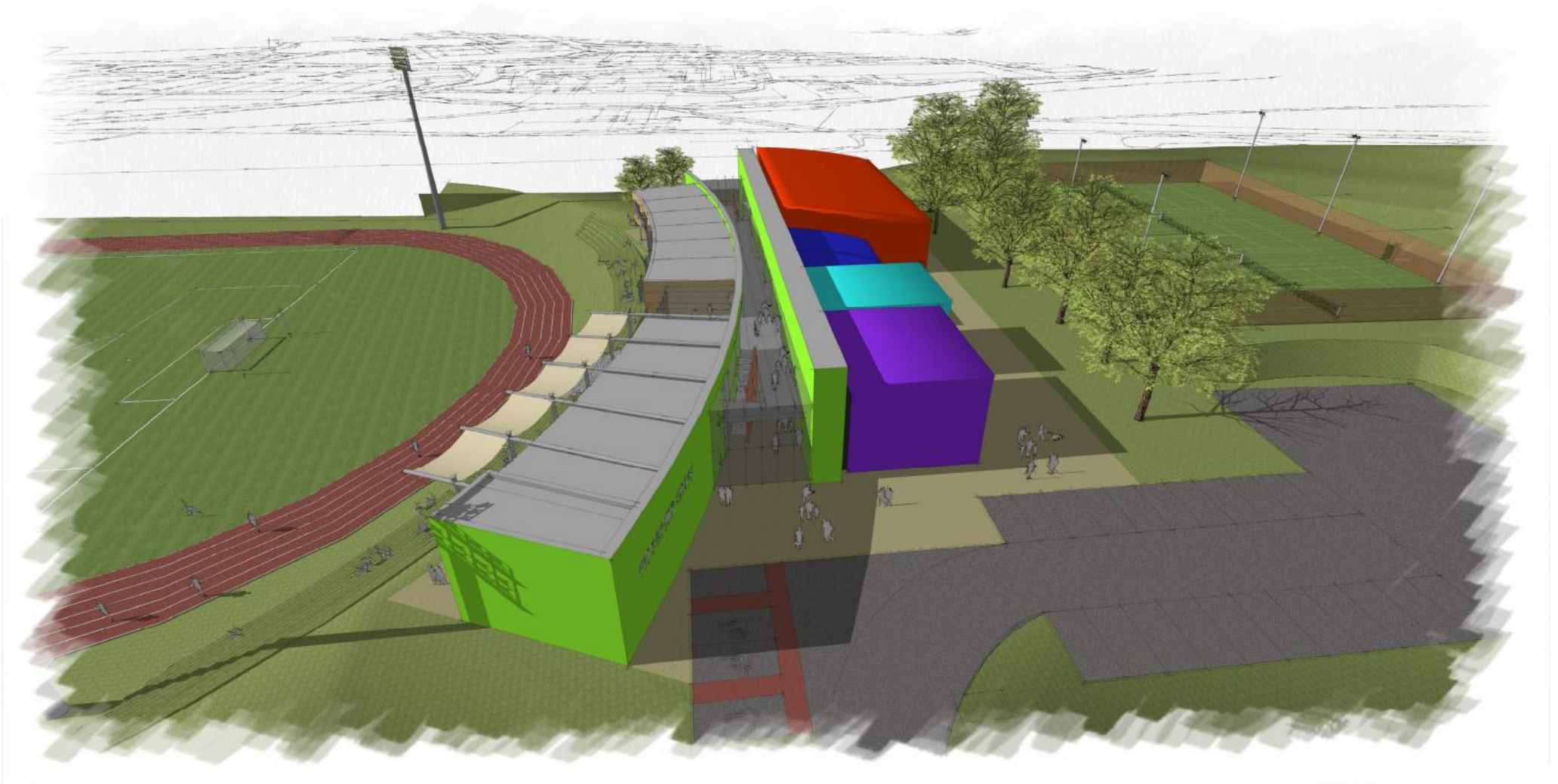


VIEW OF CLEARLY DEFINED MAIN ENTRANCE



VIEW SOUTH OF EXTENDED CAR PARKING AND TENNIS COURTS

SECTION 2 - SITE A - DESIGN PROPOSAL - VISUALS



VIEW SOUTH OF EXTENDED CAR PARKING AND TENNIS COURTS

SECTION 2 - SITE A - DESIGN PROPOSAL - OPTION 2



AERIAL PLAN AS EXISTING



SECTION 2 - SITE A - DESIGN PROPOSAL - OPTION 2



DESIGN CONCEPT

Option 2 is a smaller scale intervention that will provide some of the amenities from Option 1 but also incorporates the existing buildings. This scheme could still provide all the external alterations.

1. Site

The general alteration to the site is the loss of the hard landscaped speedway area to the rear of the existing building. This has been relocated and now doubles as overspill parking which will be needed due to the new facilities that are being proposed.

2. Building

Please see over the page for the plans and 3D massing model of the proposed alterations.

The most versatile space within a sports centre is the sports hall but this requires adequate changing facilities. By adding the sports hall to rear of the building and redesigning the changing and crèche area of the existing building it is possible to provide this space. With this space now available it is possible to reallocate areas of the existing building to accommodate the uses which have been replaced e.g. The main hall can be separated and can be used as a gym and the crèche/nursery area.

By adding a new link a further extension could be added to incorporate new flexible space which can be used for a variety activities which are shown below.

Please note this option would mean major renovation and updating of the existing building to provide adequate accommodation for the proposed uses.

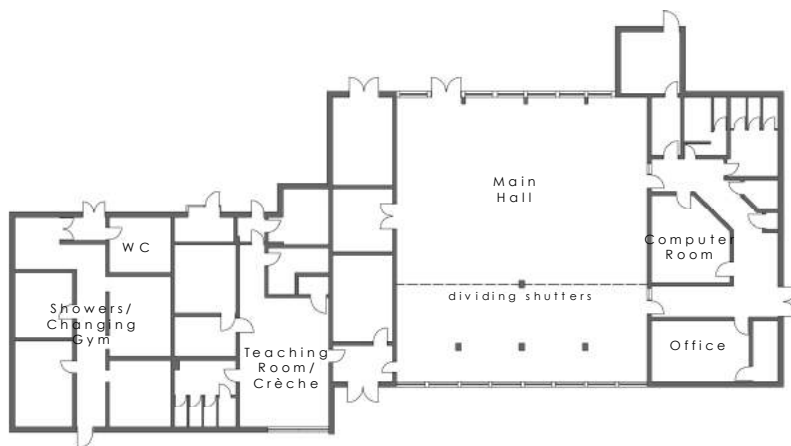
PROPOSED USES

Indoor

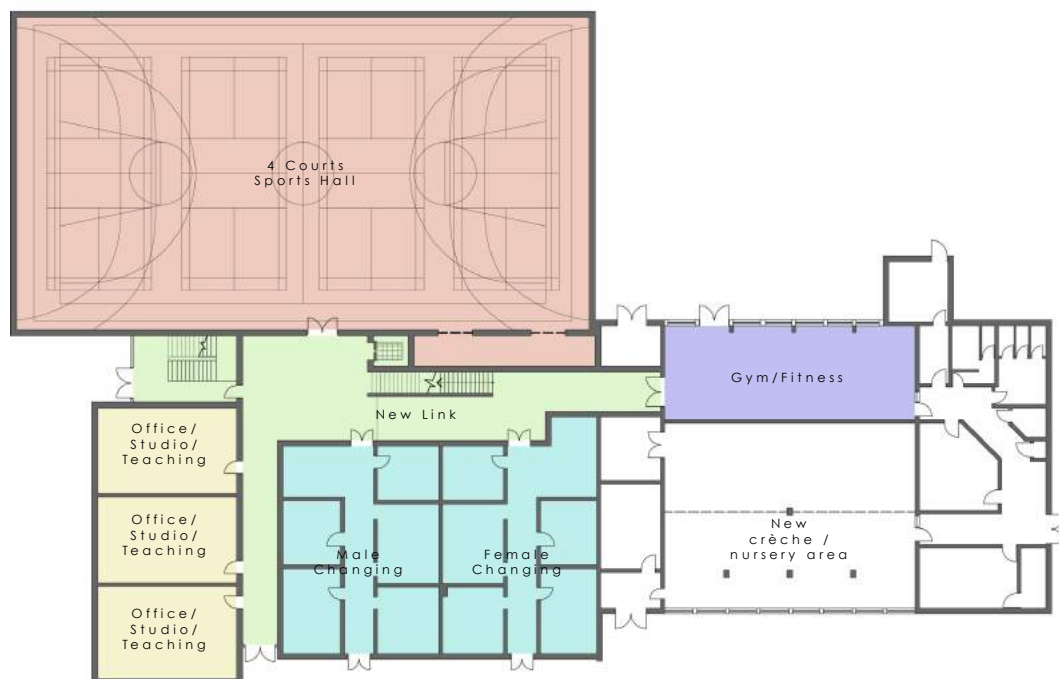
- Badminton
- Gymnastic
- Fitness/Gym
- Basketball
- 5 aside Football
- Changing Rooms
- Crèche/Nursery
- Teaching Spaces
- Dance Space
- Offices

SITE PLAN SHOWING NEW EXTENSIONS AND INCREASED CHANGING FACILITIES

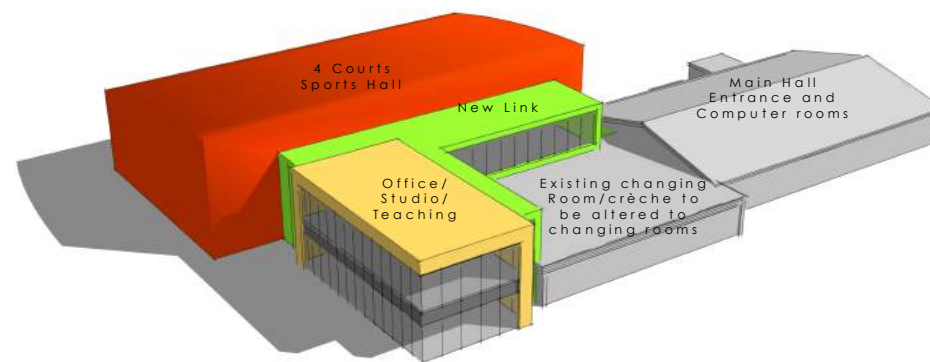
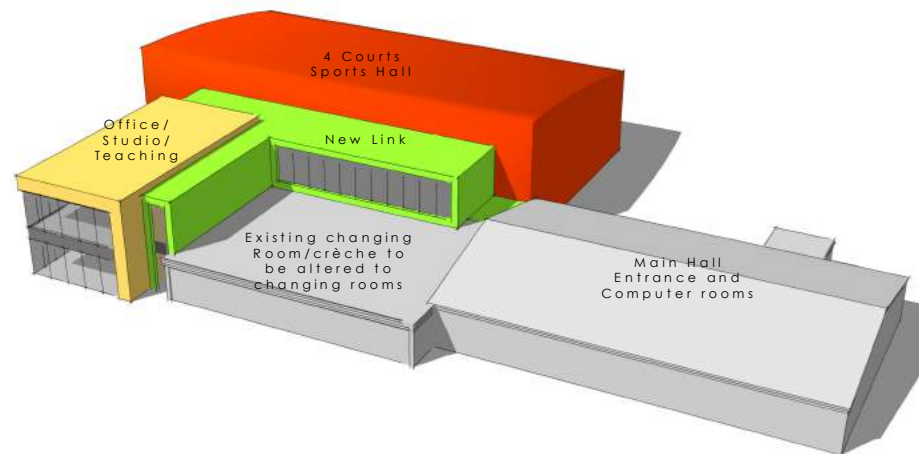
SECTION 2 - SITE A - DESIGN PROPOSAL - OPTION 2



EXISTING PLAN



PROPOSED PLAN SHOWING NEW EXTENSIONS AND INCREASED CHANGING FACILITIES



PROPOSED AERIAL BLOCK MODELS

SECTION 2 - SITE A - DESIGN PROPOSAL - SIGNAGE

PRINCE PHILIP CENTRE SIGNAGE

As mentioned previously the streets and housing form a barrier to the Centre, which is not visible from the road and is marked only by a small name sign on Scott Hall Road. To provide a better presence for the Centre and to allow potential users to know its location we have proposed 3 areas to provide large and clear signage. These are located on the main vehicular and pedestrian routes that lead to the Centre and should allow people who have little knowledge its location a clearer idea.

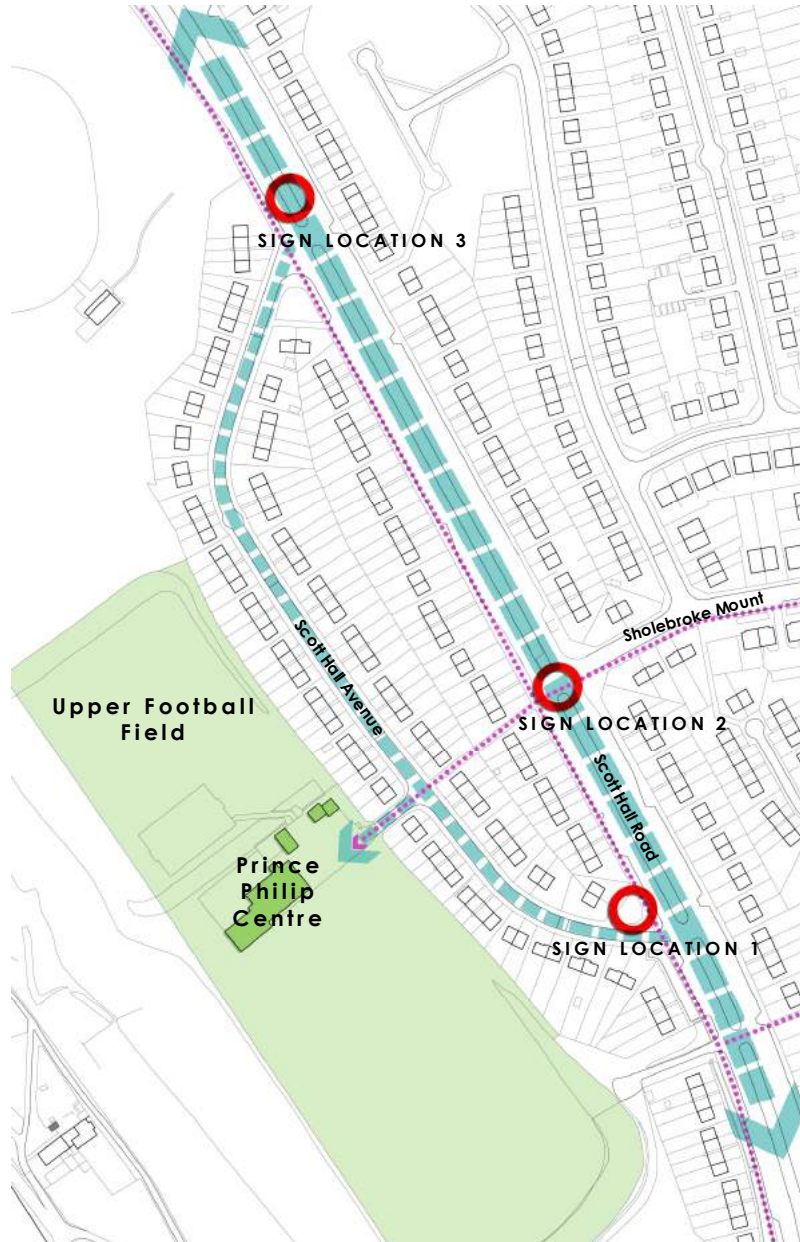
SIGN LOCATION 1 - This location would pick up traffic travelling up Scott Hall Road



SIGN LOCATION 2 - This location would pick up pedestrian traffic



SIGN LOCATION 3 - This location would pick up traffic travelling down Scott Hall Road



SECTION 2 - SITE A - DESIGN PROPOSAL - SIGNAGE



SIGNAGE EXAMPLES - Above and below show how introducing signage in the correct location could easily improve the profile of the Centre



SECTION 2 - SITE A - DESIGN PROPOSAL - BUDGET ESTIMATE

BASIS OF COST ESTIMATE

As Architects we are not cost specialists and we have not consulted a Quantity Surveyor at this stage of the designs - should the schemes develop and more cost certainty is required, we would recommend that a cost specialist is employed who could give a more accurate appraisal.

The following cost estimates have been put together using our experience in the construction of buildings that are similar to what's been proposed in this document.

We have estimated the approximate development costs based on a broad brush method of using cost £ per square metre rates as listed below. We feel that this approach gives reasonable figures at this stage of the project.

NEW BUILDINGS

Circulation Areas (Corridors/Entrance)	£860/m²
Sport Areas (Internal Sports Hall/Studios/Courts)	£1115/m²
Primary Areas (Offices/Crèche/Bars)	£1495/m²
Secondary Areas (Back Up /Stores/Changing/Toilets)	£1610/m²

EXISTING BUILDINGS

An additional allowance has been made for the new extension rates of 10% to allow for working around the existing buildings and for the reduction in scale of the proposals.

Refurbished Areas (Improvement works - the scope of the works includes for the retention of the majority of the existing structure, minor alterations to suit new layouts, new partitions as shown on the plans, renewing all internal finishes, new M&E installation and external improvements including window/door overhaul, new roof fascias & decoration)	£620/m²
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New Extension Areas

Circulation Areas (Corridors/Entrance)	£950/m²
Sport Areas (Internal Sports Hall/Studios/Courts)	£1230/m²
Primary Areas (Offices/Creche/Bars)	£1640/m²
Secondary Areas (Back Up /Stores/Changing/Toilets)	£1730/m²

EXTERNAL SPORTS FACILITIES

For the external sport facilities, we have consulted the Sport England Facilities costs (1st Quarter 2010) guidelines and an experienced local Landscape Architect who we've worked with on similar sports projects and landscaping works. We have provided two separate costings for the external sports facilities as there is a noticeable variance between the Sports England and Landscape Architect rates.

SPORTS ENGLAND RATES

8 Lane Athletics Track (floodlit & field sports)	£1,800,000 each
6 Lane Athletics Track (floodlit & field sports)	£1,115,000 each
Outdoor Tennis Court (2 courts fenced & floodlit)	£130,000 each

LANDSCAPE ARCHITECT RATES

8 Lane Athletics Track (floodlit & field sports)	£1,050,000 each
6 Lane Athletics Track (floodlit & field sports)	£525,000 each
Outdoor Tennis Court (2 courts fenced & floodlit)	£53,000 each

MISCELLANEOUS RATES

Large Scale Landscape Alterations Regrading Levels	£2.5/m²
Re-aligning of existing pitches (new lining posts and minor drainage)	£5,750 each
Improved drainage only per pitch	
Minor improvements	£5,750 each
Major improvements	£57,500 each
New parking/landscape areas (Grasscrete etc)	£46/m²
New external hardstanding (including new paths and playing surfaces)	£35/m²
New soft landscape improvements	
Minor improvements	£6/m²
Major improvements	£17/m²

OTHER ITEMS

Our rates also include all reasonably foreseeable fees, at an overall rate of 15% of the estimated construction costs for buildings and 5% of the estimated construction cost for the athletic tracks and tennis courts etc. and would cover such things as the project management, site investigations, application fees and consultant fees. The costings exclude inflation, site abnormalities such as poor ground conditions, difficult access, long service connections, VAT and land

POSSIBLE FUNDING BODIES AND ORGANISATIONS

Sports England
Lawn Tennis Association/Tennis Foundation
National Lottery/Young Peoples Fund/Big Lottery Fund
Football Foundation
Sports Relief
DCMS - Department for Culture Media and Sport
Leeds Community Foundation
Leeds Connecting Communities

SECTION 2 - SITE A - DESIGN PROPOSAL - BUDGET ESTIMATE

NEW SPORTS HUB BUILDING

REPLACING THE EXISTING FACILITY

Circulation Areas (Corridors/Entrance)		£860/m²
GF Circulation	392.1 m²	£337,206
FF Circulation	461.2 m²	£396,632
Total	853.3 m²	£733,838
Sport Areas (Internal Sports Hall/Studios/Courts)		£1115/m²
4 court sports hall	630.2 m²	£702,672
2 no. squash courts	138.0 m²	£153,870
Gymnasium	72.1 m²	£80,392
Studio	117.3 m²	£130,790
Total	957.6 m²	£1,067,724
Primary Areas (Offices/Creche/Bars)		£1495/m²
GF Bar/Cafe	180.6 m²	£269,997
GF Creche/Flexible	190.5 m²	£284,798
FF Office/Studio/Teach	356.8 m²	£533,416
FF Computer/Games	272.0 m²	£406,640
Total	999.9 m²	£1,494,851
Secondary Areas (Back Up /Stores/Changing/Toilets)		£1610/m²
GF Store/Toilets	131.0 m²	£210,910
GF Kitchen	44.8 m²	£72,128
GF Store/Service Wall	223.7 m²	£360,157
GF Changing Rooms	117.3 m²	£188,853
FF Store/Toilets	159.7 m²	£257,117
FF Store/Service Wall	63.6 m²	£102,396
Total	740.1 m²	£1,191,561

TOTAL BUILDING COST **3,550.9m²** **£4,487,974**

EXTERNAL SPORTS FACILITIES

SPORTS ENGLAND RATES

8 Lane Athletics Track (floodlit & field sports)	£1,800,000
6 Lane Athletics Track (floodlit & field sports)	£1,115,000
Outdoor Tennis Court (3 courts fenced & floodlit)	£195,000
Large Scale Landscape Alterations Regrading Levels	£12,000
Re-aligning of existing football pitch (new lining posts and minor drainage)	£5,750
New football pitch (with drainage no floodlights)	£10,000
Improved drainage to Athletics pitch Minor improvements	£20,000
New parking/landscape areas (Grasscrete etc)	£27,250
New external hardstanding (including new paths and playing surfaces)	£73,290
New soft landscape improvements	£9,024

TOTAL EXTERNALS COST 1
8 Lane Athletics Track **£2,152,314**

TOTAL EXTERNALS COST 2
6 Lane Athletics Track **£1,467,314**

EXTERNAL SPORTS FACILITIES

LANDSCAPE ARCHITECT RATES

8 Lane Athletics Track (floodlit & field sports)	£1,050,000
6 Lane Athletics Track (floodlit & field sports)	£525,000
Outdoor Tennis Court (3 courts fenced & floodlit)	£80,000
Large Scale Landscape Alterations Regrading Levels	£12,000
Re-aligning of existing football pitch (new lining posts and minor drainage)	£5,750
New football pitch (with drainage no floodlights)	£10,000
Improved drainage to Athletics pitch Minor improvements	£20,000
New parking/landscape areas (Grasscrete etc)	£27,250
New external hardstanding (including new paths and playing surfaces)	£73,290
New soft landscape improvements	£9,024

TOTAL EXTERNALS COST 1
8 Lane Athletics Track **£1,287,314**

TOTAL EXTERNALS COST 2
6 Lane Athletics Track **£762,314**

SIGNAGE TO SCOTT HALL ROAD

3No. Signs @ £1500 each **£4,500**

SECTION 2 - SITE A - DESIGN PROPOSAL - BUDGET ESTIMATE

REFURBISHED EXISTING BUILDING WITH NEW EXTENSIONS RETAINING THE EXISTING BUILDING WITH ADDITIONAL FACILITIES

EXISTING BUILDING

Refurbishing Existing Areas £620/m²

GF Areas	701.5 m²	£434,930
Total	701.5 m²	£434,930

NEW BUILDINGS

Circulation Areas (Corridors/Entrance) £950/m²

GF Circulation	150.4 m²	£142,880
FF Circulation	125.0 m²	£118,750
Total	853.3 m²	£261,630

Sport Areas (Internal Sports Hall) £1230/m²

4 court sports hall	630.2 m²	£775,146
Total	630.2 m²	£775,146

Primary Areas (Offices/Teaching) £1640/m²

GF Office/Studio	143.2 m²	£234,848
FF Office/Teach	143.2 m²	£234,848
Total	286.4 m²	£469,696

Secondary Areas (Back Up /Stores/Changing/Toilets) £1730/m²

GF Store	18.0 m²	£31,140
FF Store/Toilets	18.0 m²	£31,140
Total	36.0 m²	£62,280

TOTAL BUILDING COST 2,507.4m² £2,003,682

EXTERNAL SPORTS FACILITIES SPORTS ENGLAND RATES

8 Lane Athletics Track (floodlit & field sports) £1,800,000

6 Lane Athletics Track (floodlit & field sports) £1,115,000

Outdoor Tennis Court (3 courts fenced & floodlit) £195,000

Large Scale Landscape Alterations (Regrading Levels) £12,000

Re-aligning of existing football pitch (new lining posts and minor drainage) £5,750

New football pitch (with drainage no floodlights) £10,000

Improved drainage to Athletics pitch (Minor improvements) £20,000

New parking/landscape areas (Grasscrete etc) £27,250

New external hardstanding (including new paths and playing surfaces) £41,440

New soft landscape improvements £7,500

TOTAL EXTERNALS COST 1 8 Lane Athletics Track £2,118,940

TOTAL EXTERNALS COST 2 6 Lane Athletics Track £1,433,940

EXTERNAL SPORTS FACILITIES LANDSCAPE ARCHITECT RATES

8 Lane Athletics Track (floodlit & field sports) £1,050,000

6 Lane Athletics Track (floodlit & field sports) £525,000

Outdoor Tennis Court (3 courts fenced & floodlit) £80,000

Large Scale Landscape Alterations (Regrading Levels) £12,000

Re-aligning of existing football pitch (new lining posts and minor drainage) £5,750

New football pitch (with drainage no floodlights) £10,000

Improved drainage to Athletics pitch (Minor improvements) £20,000

New parking/landscape areas (Grasscrete etc) £27,250

New external hardstanding (including new paths and playing surfaces) £41,440

New soft landscape improvements £7,500

TOTAL EXTERNALS COST 1 8 Lane Athletics Track £1,253,940

TOTAL EXTERNALS COST 2 6 Lane Athletics Track £728,940

SIGNAGE TO SCOTT HALL ROAD

3No. Signs @ £1500 each £4,500