

Britannia Site update

Edition 5

Winter 2018



View of the proposed leisure centre from Shoreditch Park.

Dear Resident,

In this issue of the Britannia Site Update, we share images of some of the key elements of the project, ahead of a series of drop-in sessions when you can meet our architects and find out more about this ambitious project to provide excellent new facilities for Shoreditch.

The proposals include a brand new leisure centre including a café and toilets (also serving Shoreditch Park); a new secondary school and sixth form, early years places; 80 affordable homes (council homes and shared ownership) and another 400 private for sale homes to help fund the project. The Council will retain full control of the land and decisions made about the site, and is acting as developer, to ensure all income generated directly benefits local people.

The project was given approval by the Council's Cabinet in April 2017. Since then we have been busy getting your feedback through workshops and informal events. Since we last wrote to you in October, we have hosted a series of pop-up stalls at Britannia Leisure Centre to allow residents to meet the project team and see how feedback from residents who took part in the consultation and workshops has helped to shape the plans to date.

The Leisure Centre

The new leisure centre, which will open prior to the old Britannia closing, has been designed taking into account feedback from local residents and users, and will include:

- A six-lane, 25m main pool with moveable floor
- A 20m x10m training pool with moveable floor
- Leisure water – for children and families – with water features and a flume
- A café and toilets (also serving Shoreditch Park users)
- A six-court sports hall
- Crèche and soft play area
- Sauna and steam room
- Fitness suite, spin studio and two exercise studios
- Four squash courts
- Two five-a-side pitches
- Two tennis/netball courts

The existing leisure centre is over 40 years old and is coming to the end of its life. While it might just look a bit dated, behind the scenes parts of it are starting to fail – for example, we have been forced to close the pool several times in the last year – and the centre is becoming increasingly expensive to maintain. A full refurbishment would cost at least £14–17m and would require the centre to be closed for up to two years, with no replacement facilities available. By building a new leisure centre, we will be able to provide new and improved facilities fit for the 21st century.



The proposed 25m, 6 lane swimming pool.



View of the proposed secondary school on the corner of Hyde Road and Northport Street.

The school

The school would provide a permanent home for The City Academy Shoreditch Park, which opened at a temporary site last year, and will eventually provide 900 much-needed places and a 200 place sixth form. The school is run by the City of London Academy Trust, who have an outstanding track record in the borough, with 89% of students at The City Academy Hackney achieving five or more A*–C grades at GCSE level. It is one of the top schools in the country for pupil progress.

The school specialises in music and the performing arts and will include purpose-built sports facilities and performance rooms, which will be open for community use out of school hours. The permanent site will be designed to the same high standards as Hackney's award-winning new generation of schools, providing a sustainable site fit for 21st century learning.



Aerial view of the proposed secondary school on Hyde Road looking towards Hoxton Street.



View of the 16 storey affordable tower block, situated on the corner of Bridport Place opposite the Anthology development.

The Homes

If granted planning permission, work on the first residential block, including all of the affordable housing, would begin in summer 2019 as a part of the first phase of the residential development. The 80 affordable homes would be a mix of council homes (60%) and shared ownership (40%). A further 400 properties will be sold to fund the development.

The homes will be in blocks of 16, 19 and 25 storeys. In the base of one of the towers there will be new early year's facilities for Shoreditch Park Primary School.

Architects are also working on a plan for a new public space and enhanced public realm in the area, including increasing the number of trees and play spaces.

Working with the local community

The Council is committed to working with the local community to inform the design of the proposals and feedback on how the plans have been progressing.

In the summer, the project team ran a series of community workshops on the school, homes, public realm, leisure centre and masterplan for residents, centre users and local groups. Key ideas taken forward by the project architects include moving the entrance

of the leisure centre to the north of the site, creating a new public square in front of the leisure centre to act as a new gateway to Shoreditch Park, and creating community use facilities in the base of the residential towers.

The project team have also presented the proposals to the local TRA, held design meetings with Shoreditch Park Primary teachers and parents, and with registered sports groups and block bookers at the Britannia to get their input and feedback on the proposals. The Mayor also met with local campaigners to discuss their concerns on the project in January.



Members of the community input their ideas during the summer 2017 workshops.

Want to know more?

If you want to read more about the community events or their feedback, review council documents such as the Cabinet report, Environmental Impact Assessment, or be kept up to date on the progress of the planning application, please visit the Britannia website.

What Next?

Following input from the community, the project team are now at a stage of design to submit an application for the project to Hackney Council's Planning Authority. As part of the Pre-Application process, the project updated the Planning Sub-Committee on the 13 February 2018 and is now finalising plans and submitting a planning

A public exhibition will be held from Tuesday 27 February, to Saturday 3 March. This will be your opportunity to see the final proposals, including detailed designs for the new leisure centre, affordable housing and school.

The exhibition is a drop-in event for the whole community and the architects, planners and council officers will be on hand to answer any questions you may have.

- **Tuesday 27 February** – Colville Community Hall
6.00 – 8.30pm
- **Wednesday 28 February** – Shoreditch Park Primary School
5.30 – 8.00pm
- **Thursday 1 March** – Britannia Leisure Centre
6.00 – 8.30pm
- **Friday 2 March** – Britannia Leisure Centre
6.00 – 8.30pm
- **Saturday 3 March** – Britannia Leisure Centre
10.30am – 12.30pm

The project's webpage has lots of information about the programme, and will be updated to include the planning application and viability report once submitted.



For more information visit
www.hackney.gov.uk/britannia-site



View of the proposed new public square outside the leisure centre.