

EAST RENFREWSHIRE COUNCIL18 December 2019Report by Director of EnvironmentEASTWOOD LEISURE CENTRE AND EASTWOOD PARK MASTERPLAN**PURPOSE OF REPORT**

1. The purpose of the report is to advise on the current position with regard to the development of an Eastwood Park Masterplan and the delivery of an Eastwood Park Leisure centre and theatre.

**RECOMMENDATIONS**

2. It is recommended that the Council
- (1) notes the current position;
  - (2) approves the proposal to establish a joint member/officer working group with elected member representation from the Leisure Trust.; and
  - (3) nominates elected member representatives to the joint member/officer working group.

**BACKGROUND**

3. The Council in October 2018 noted that the Director of Environment would undertake the master planning of Eastwood Park and that this would specifically explore the feasibility of a new build leisure centre within Eastwood Park based upon the latest information on Council property options for schools and office accommodation.
4. The Council then in June 2019 considered a further report by the Director of Environment advising on the option to build a new Eastwood Leisure Centre and theatre within Eastwood Park and on progress with regard to the wider Eastwood Park master planning exercise.
5. The report advised that it would be physically possible to construct in Eastwood Park a new state of the art leisure centre and theatre with facilities broadly similar to the original specification with around 5500 m<sup>2</sup> on the ground floor and 2500 m<sup>2</sup> on the 1<sup>st</sup> floor. The specification was outlined in the report along with an indicative location for the facility.
6. The report also advised that there are compromises which had to be recognised and challenges which would need to be addressed should the Council wish to pursue Eastwood Park as the preferred site option.
7. In essence this meant it would not be possible to provide 4 additional 3G pitches as had originally been proposed due to land constraints. Also, careful consideration would need to be given to the management of the junction/lights at the existing entrance and exit to Eastwood Park from Rouken Glen Road, traffic flows and parking within Eastwood Park, and pedestrian accesses/exits/movements.

8. With regard to costs and options the report advised that costs were not yet finalised and that with a proposal of this scale (including the wider master plan) there would be a range of options/combinations and costs. In the context of costs it was highlighted that the Eastwood Park option was likely to be more expensive comparatively than providing the same facility on a clear site.

9. Importantly, the report confirmed that it would be possible to carry this out as a tandem build. In essence, the new facility would be built in the new location in Eastwood Park whilst the existing facility continued to operate. The existing facility would then migrate to the completed new facility followed by the demolition of the old facilities. This meant that continuity of service could be provided.

10. In relation to the wider masterplan the report advised that a vision was being developed to create a new Park that not only has a different mix of land uses but also creates an outdoor space that can be used productively for recreational/other purposes. It was flagged up that provision should include buildings linking to each other, facilities being joined and footpaths and cycle connections improved. Outdoor event space should be encouraged and become a place that has a clear purpose.

11. In conclusion the report suggested that the Council had 3 options before it with regard to the location of the new facility. These were Shawwood Park, Broomburn Park and Eastwood Park.

12. Taking into account the outcome of the consultation exercise reported to the Council in September 2018, the full discussion at the Council meeting in October 2018 (when there was general consensus to explore first the possibility of a new leisure centre and theatre being constructed in Eastwood Park before making any final decision on the preferred location) the Council;

- approved Eastwood Park as the preferred site for a new Eastwood Leisure Centre and theatre
- agreed that the Director of Environment report back as soon as possible with options and costs with regard to the new leisure centre and theatre.
- noted the progress being made with the Eastwood Park master planning exercise and that the Director of Environment would report back on the wider issues and opportunities/possibilities in due course; and
- noted that as a result of Eastwood Park being identified as the preferred location Shawwood and Broomburn Parks would remain as protected urban green space in terms of the Local Development Plan.

13. For the avoidance of doubt Shawwood and Broomburn Parks are now identified as protected urban green space with no development proposals associated with them within LDP2 which has recently been out for public consultation.

## REPORT

14. A copy of the consultant's main report is attached ([Appendix 1](#)). There are 3 further annexes (High Level Economic Assessment, Traffic Modelling Technical Note, Land Use Model Technical Note). These can be accessed through this [link](#). This has been a major piece of work requiring considerable technical and background research and option development/modelling. The consultant's report reflects the position as at around June 2019. Since then the Council has approved LDP2 for publication and consultation which included the proposal to make no further land releases for housing development as part of LDP2.

15. Since the preparation of the report there have been further detailed discussions between the Director of Environment and the consultants with regard to the various possibilities and the detailed potential implications of each of them.

16. The report is much wider than simply a proposal for a leisure centre and theatre in Eastwood Park. It is aspirational and considers a vision and identity for Eastwood Park in the future including potential options for all the buildings and land within Eastwood Park to optimise the future of the park. The report identifies a wide range of options which for presentational purposes are grouped into 4 main options along with a separate list of enhancement opportunities

17. However, these are simply presented as options from the consultants for the Council to consider. They are not firm recommendations nor are any of the 4 groupings mutually exclusive. They are merely suggestions/possibilities. A range of options could be selected or indeed alternative options selected.

18. Clearly, this is a complex matter involving options, costs and phasing. However, it is a major opportunity for the Council to maximise the potential of Eastwood Park and at the same time provide a state of the art leisure centre and theatre.

19. In the circumstances it is suggested that a cross party member and officer working group (including elected member Trust representation) be established to consider the consultant's report and report back to the Council in due course with firm recommendations on the way forward. The priority for the working group would be to make recommendations to the Council around the leisure centre and theatre with wider master planning issues following at a later date if necessary.

20. In addition to elected members and Council departmental representation it is proposed also that the Chief Executive of the Leisure Trust is part of the group. This overall representation from the Trust will ensure that any proposals reflect the developing vision and relationship between the Trust and the Council and that the project and the Trust Business Plan are aligned.

21. It is proposed to continue to use support from the existing consultants to assist the member/officer working group to move the project at pace on to the next stage. They will deploy a similar approach which has been adopted by Scottish Borders Council and Stirling Council which involves the evolution from masterplan to options testing and then the subsequent development of designs to an agreed stage. This will allow control over quality, value for money and stakeholder buy in whilst retaining flexibility in any future procurement route. The proposed timescale associated with this process is approximately;

- Month 1 – core group (member/officer working group) establishment and information sharing and gathering – prepare any building surveys or further technical assessments as appropriate – start considering analysis, benchmarking, options.
- Month 2 – review of information, initial assessment in relation to masterplan.
- Month 3 – development of key areas of focus.
- Month 4 – collating findings and developments into a Royal Institute of British Architects (RIBA) stage I report.
- Month 4/5 – submit report to Council with recommendations.

This process will also be supported by additional staffing resources to be arranged by the Director of Environment including a project manager and any further staff required.

22. In conclusion, Members are reminded that the Council is not at this point in time being asked to consider or comment on the options or make recommendations. The working group will review the options and potential costs in detail and make recommendations to the Council in due course.

**RECOMMENDATIONS**

23. It is recommended that the Council

- (1) notes the current position;
- (2) approves the proposal to establish a joint member/officer working group with elected member representation from the Leisure Trust.; And
- (3) nominates elected member representatives to the joint member/officer working group.

Report author – Andrew Cahill Director of Environment.

Date: June 2019

1076.00 Eastwood Park

## **Vision and Masterplan**

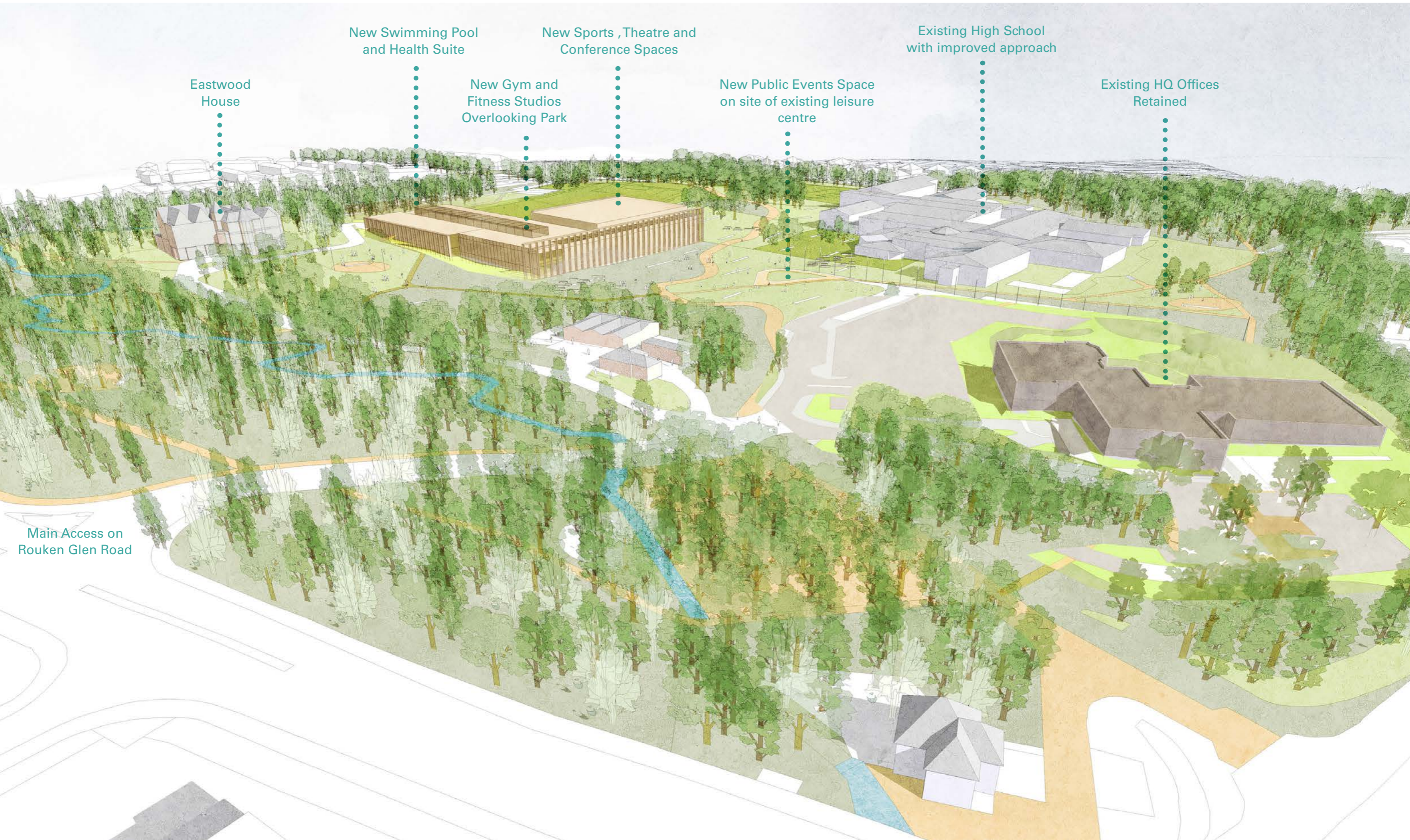
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	Land Use Model Technical Note (separate document)

Revision	Date	Reason for Issue	Checked	Approved
Draft	17/12/18	Initial Comment	JR	IH
Draft	29/01/19	Initial Comment	JR	IH
Draft	09/05/19	Final Review	JR	IH
Final Draft	23/05/19	Final Draft Issue	JR	IH

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Option 1 Sketch View



Eastwood House

New Swimming Pool and Health Suite

New Gym and Fitness Studios Overlooking Park

New Sports, Theatre and Conference Spaces

New Public Events Space on site of existing leisure centre

Existing High School with improved approach

Existing HQ Offices Retained

Main Access on Rouken Glen Road

## 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.

## Outcomes

Initial assessment of options for a New Leisure Centre and Theatre identified three potential locations within Eastwood Park as a tandem build:-

- On the existing grassed area to the west of the existing leisure centre.
- On the existing car park shared by the Leisure Centre and HQ.
- On the site of the existing HQ assuming it is demolished.

It was agreed that the existing grassed area to the west of the existing leisure centre was the preferred option to develop. The key reasons were as follows:-

- Creates significantly more space on the main route in to the park to improve the sense of arrival to the High School.
- Improves proximity to Eastwood House allowing shared benefits to be explored.
- Provides the best potential to share facilities with the school including a potential physical link.
- Provides the best potential for changing facilities and viewing areas to be close to the existing external pitches.
- Provides the least disruptive tandem building allowing all existing buildings and the majority of existing parking to remain operational during construction.

The next stage was to test a number of scenarios of the way in which the benefits could be optimised in the park overall. Four key options emerged exploring key aspects as follows:-

- Optimising the benefits of sharing facilities. For example, sports halls are designed with the flexibility to be used as theatre, conference or events spaces of varying sizes and are easily accessible to the school.
- Exploring the potential to build a new Civic Hub building incorporating agile working offices, Council Chambers, community and local business support in addition to linking the leisure centre and school and enhancing the school entrance.
- Exploring the option of retaining the existing HQ office or demolishing it with the option of incorporating some HQ facilities in the new building.
- Improving the quality of the pedestrian environment and green space. Crucially, each option incorporates parking and drop off more sensitively.

## Proposed Development Options

### Overview

The options proposed set out the main proposals and group them together. In addition to these there is a further list of proposals which would enhance the park and make best use of the existing facilities.

### Option 1

Build new Leisure Centre and Theatre, Retain Existing HQ and provide landscaped space between new building and existing high school.

### Option 1A

Build new Leisure Centre and Theatre, Retain Existing HQ and construct Civic Hub building between new building and existing high school.

### Option 2

Build new Leisure Centre and Theatre, Demolish Existing HQ and construct Civic Hub building between new building and existing high school.

### Option 2A

Build new Leisure Centre and Theatre, Demolish Existing HQ and construct Civic Hub building between new building and existing high school plus construct 4 covered five a side pitches with a parking deck above.

### Enhancement Opportunities

In addition to the above, each of the options can accommodate a range of additional investments benefiting the park overall. These include:-

- Demolish existing School Sports Hall to create enhanced playground and sports area for the school.
- Refurbish and extend Eastwood House
- Conversion of existing Age Concern Facility to cycle hub and cafe
- Upgrade woodland paths and pedestrian access Routes
- Extending a promenade from the central public space to new nursery building
- Lowering the stone wall along the full length of Rouken Glen Road



**Ambition**

Our masterplan recognises that elsewhere in Scotland, new leisure centres are playing a central role in delivering a wide range of objectives.

The briefs tend to have a range of baseline facilities, but in most cases additional enhancements are promoted which are tailored to the demographic and population likely to use the facilities.

Many of the facilities seek to connect with parks where outdoor activities can be enjoyed, running routes, cycle path networks, nature walks and other public realm spaces. They also seek to link with sustainable transport and active travel initiatives.

Eastwood Park benefits from being within a network of parks supporting a range of activities with linkages between used for walking, cycling and running. It is also in close proximity to a range of other clubs including bowling clubs, tennis clubs and golf clubs.

**Recent Examples of Leisure Centres**

A fairly typical leisure centre brief includes the following:-

- Pool and Learners Pool
- Vitality Suite, Steam and Sauna
- 8 Court Games Hall
- Covered Football /Tennis (Tented Structure)
- Gymnasium
- Aerobics Studio
- Spin Studio
- Squash Courts
- Cafe

The majority of recent Leisure Centres are also including further additional facilities relating to their target demographic and local priorities. Two examples of particular interest have been Allander Leisure Centre in East Dumbartonshire and The Peak Leisure Centre in Stirling as they serve similar numbers and demographics to Eastwood.

Allander Leisure Centre (proposed enhancements)

- Indoor Bowling Green
- Covered football and tennis (tented structure)
- Adult learning support centre with hydrotherapy pool

Peak Leisure Centre (completed enhancements)

- Curling Rink
- Climbing Wall

Another key factor is responding to the setting and the urban regeneration opportunity. An interesting example of this is the Leisure Centre proposed in Helensburgh.

Helensburgh Leisure Centre (proposed)

- Prominent waterfront position with more significant glazed elevations to recognise setting.
- Complemented with extensive seafront public realm works and allowing connection water based and beach activities including walking, running and cycling routes.
- Located to benefits existing seafront shops and cafes.

There are many other examples such as the provision of indoor tennis courts in new Gorbals Leisure Centre.

Our proposals have considered the ambitions of these reference projects and deliver similar ambitions but suited specifically to Eastwood Park.



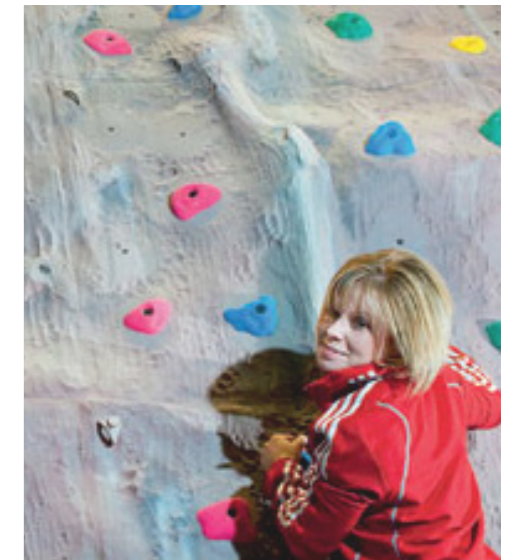
Gym with a View: Clydebank



Indoor Bowling: Allander



Curling: The Peak in Stirling



Climbing: The Peak in Stirling



Boot Camp: Roukenglen Park



Tennis: New Gorbals

1.0 Existing Park



- 1. East Renfrewshire Council Offices
- 2. Eastwood Park Leisure Centre
- 3. Eastwood Park Theatre
- 4. Carmichael Hall
- 5. Eastwood House
- 6. St Ninian's High School
- 7. Age Concern Eastwood Dementia Project
- 8. Allotments

## 1.0 Background

### Context and Alignment with Policy

This master planning exercise has been carried out with knowledge of the strategic planning and current policy position of the Council. In particular, the emerging content of the LDP2, Workforce Plan, Community Plan, Corporate Asset Management Plan & emerging Accommodation Strategy & Leisure Centre Study.

The Vision for the Future sets out an ambition to create a modern, ambitious Council. The Workforce Plan considers the Council's ageing workforce and changing numbers and acknowledges agile working practices and strategic outcomes are to be aligned to the Community Plan.

In terms of St Ninian's School there is reference to the requirement for modular classrooms from 2021 onwards.

The Council's Accommodation Strategy report (31st October 2018) references the school & nursery provision and also the need to comply with space standards, agile working and energy amongst other issues. Demolition of the Council Headquarters is also cited and references to the Leisure Centre requirements are all underlying issues that have informed the masterplan and the desire for the Council to create an improved identity for Eastwood Park and perhaps re-brand the area.

St Ninian's High school is currently operating at pupil capacity. This has also been reviewed as part of the study and all other associated buildings that currently operate within the site, including Eastwood House and the social work outbuildings. Many planning requests are received and continual pressure from new housing developments will add to that pressure over time. The emerging Accommodation Strategy and LDP2 which are at an early stage recognise that St Ninian's High School will continue to operate in its existing footprint and the role will be reduced from 1800 pupils to 1500 pupils to allow improvements in the education provision. This master planning study considers the implications of this for Eastwood Park. The pressure for further places will be accommodated elsewhere in the Council area.

The site has a single access point and this is often operating at or beyond capacity due to surges in peak demand. Options to improve the access and egress from the Park have been considered.

### Key Objectives

The Vision & Masterplan is considered against three key Council drivers:

- The emerging Office Accommodation Strategy & the recommendations from the consultants report noted by the Council on 31st October 2018;
- Options available for continuation of St Ninian's High School; and
- The high-level viability for a new build Leisure Centre/ Theatre facility.

The Masterplan considers essential elements such as, but not limited to;

- Statutory framework review – to assess national policy for economic development and planning, to understand the context of the development and to ensure stakeholder buy-in
- Development framework – This will form a long-term vision for Eastwood Park, providing the Council with guiding principles for the development, including site appraisals, site analysis and development zoning
- Access and services – A major concern at Eastwood Park is access, traffic and congestion, particularly at peak times. The masterplan will consider road and access improvements to alleviate operational & health and safety concerns.

This document also includes a number of other aspects. These are:-

- An urban design appraisal with strengths, weaknesses and opportunities identified.
- Derived benefits due to redevelopment of the site.
- Consideration of the future identity of the Park.
- Consideration of any Planning issues that may affect the site and / or building works.

### Masterplan Graphic Communication

- Overall Masterplan Drawing
- Zoning Strategy
- Phasing Plan
- Option appraisal of each option
- Roads and access strategy / connections
- Public open space evaluation
- Parking amenities
- Environmental considerations
- Outward and inward site connectivity
- Possible usage/ re-usage of existing building infrastructure
- Potential new-build opportunities, if required

### Other Considerations

The site has many positive aspects including mature woodland and paths. It is however very lightly used as a 'traditional' Park and is more commonly associated with the Council HQ, the High School and the Leisure Centre / Theatre, and Eastwood House .

The masterplan includes an assessment of existing land use, the physical constraints, barriers to sustainable travel and the reliance on a single vehicular access. It also considers appropriate standards for parking – not associated with individual buildings but generated to provide for users at day and night and across the whole park area.

Site visits, observations and surveys have been undertaken to collect information about user habits and problem areas.

The proposal also addresses compatible uses and how the future land use provision can be satisfied in a user-friendly manner. Care is be given to the sensitivities associated with listed buildings, civic presence and the potential impacts of relocating staff to other buildings.

A review of the market to determine business interests and potential further education offers and consider alignment of any proposals with the market.

Access & Transport review including junction modelling & the case for a second access and improved connections.

Community Benefits – details of how the new buildings will derive benefits for the Council and the wider community.

High-level socio-economic analysis.

### Evaluation

Evaluation criteria have been agreed with the Council. One key item is the value of the space and how users operate at present measured against a future where placemaking, connections and people focused solutions are more prevalent.

### Next Steps

- Action Plan
- Implementation Road Map
- Phasing
- Cost Implications

### 1.0 Existing Park

There are a number of key areas where the park is not making the best use of its facilities and land.

The existing park is dominated by buildings and parking.

The Leisure Centre and the Council HQ Office Building and their associated car parking dominate the entrance of the site and turn their back on the other pedestrian approaches to the site. Their locations result in much of the woodland and open space feeling disconnected and simply acting as buffer planting.

The entrance to St Ninian's High School is tucked away and difficult to see through the sprawling car parking.

Eastwood House feels isolated rather than celebrated in its parkland setting. The limited open space around it feels poorly overlooked and disconnected.

Within the site there are around 416 parking spaces with 4 separate service and 4 separate drop off areas for the HQ Office, Eastwood House, the Leisure Centre and the School.



Council HQ Offices



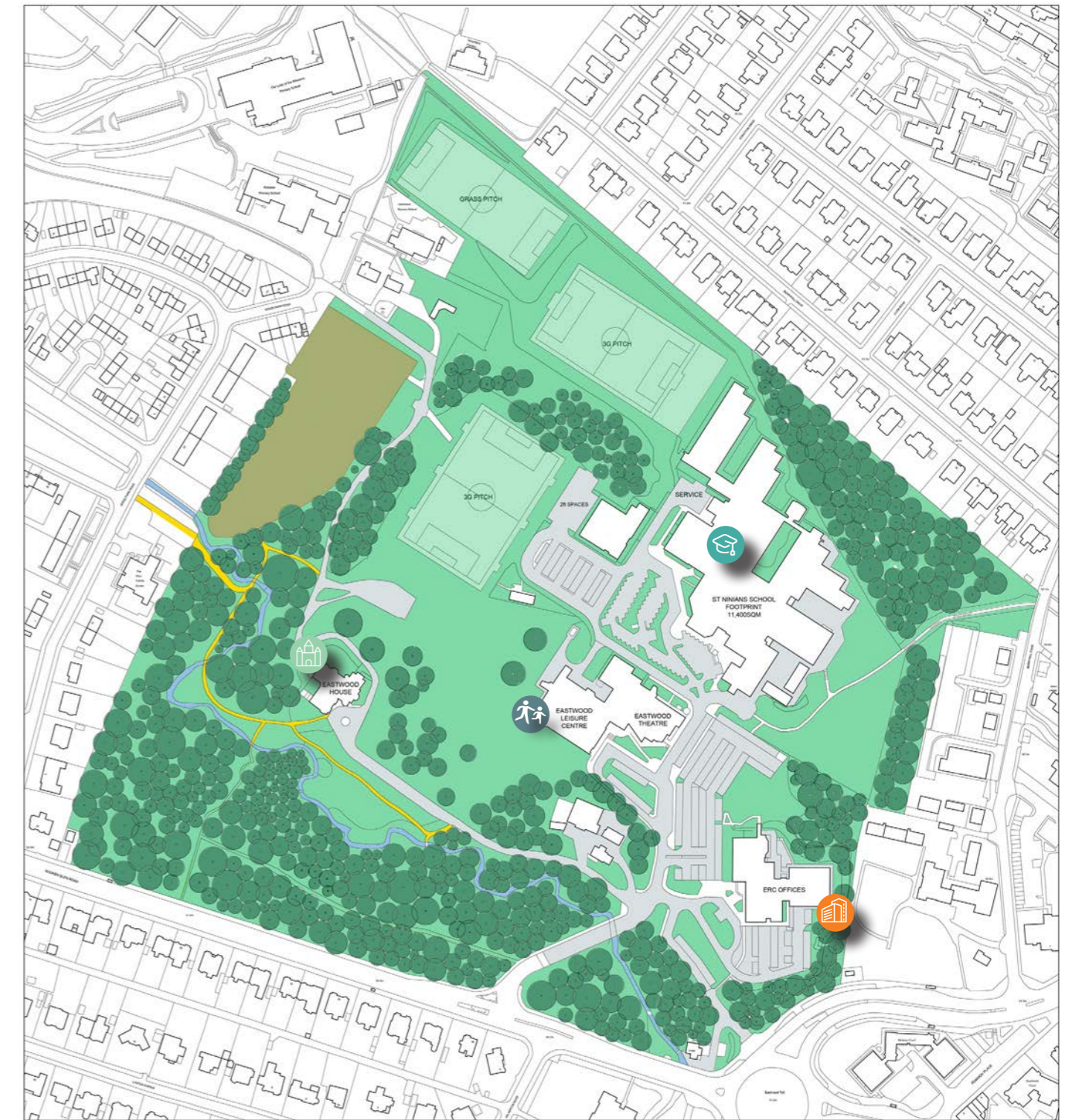
Leisure Centre and Theatre



St Ninian's High School



Eastwood House



Existing

## 1.0 Background

Eastwood Park has evolved over time into a mixed-use site with competing interests. The Park entrance would have originally been from the gated entrance on Fenwick Road until a new access from Rouken Glen Road was constructed. The park setting has allowed a mix of civic space, office accommodation, school accommodation and leisure uses which all use the main access from Rouken Glen Road. Visitors often compete for surface car parking at busy times. There is a perception that the access and parking availability causes a constant problem, although in reality, it is often only the morning traditional peak hour that experiences any significant congestion and delays. The park entrance is not welcoming and although there are routes into it making it relatively well connected they are not obvious. The stone wall along Rouken Glen Road closes off the Park and fails to show what is beyond.

This Visioning document will set out a future strategy for dealing with land use, accessibility, parking and movements within the park with a view to reducing the vehicle dominance and creating an improved sense of place. This needs to be combined with a new sense of identity and also a move towards encouraging more sustainable trips to and from the site in the future. The Park should be able to thrive in the future without private cars dominating the setting. Access should be possible and new drop-off locations should be accommodated especially for St. Ninian's High School.

## Strategic Vision: Creating A New Identity

An ambition of this vision is to create a new Park that not only has a different mix of land-uses but also creates an outdoor space that can be used productively as a combined resource for people that work within the Park and for those that visit and use it for recreational purposes e.g. dog walking. Buildings should link to each other, facilities should be joined and footpaths and cycle connections should be improved. Outdoor event space should be encouraged, as this could be used by the High School and by the Theatre and for public events throughout the year. Eastwood Park must become a place that has a purpose and draws people to use its facilities in a positive fashion at all times of the day, and throughout the year.

The identity of the Park should reflect the uses that are already there and include new additions seamlessly. The proposed family centre establishes more of an education presence and with the High School and cultural uses there is scope to encourage some further education uses and transitions into the workplace. The layout of the Park should be one that is dominated by buildings for people and for good walking routes established and improved cycle facilities, including reasons to stop within the Park.

## Transport, Sustainability and Parking

The overall Vision in respect of transport should be forward thinking and challenge the existing method of accommodating and encouraging the current level of car dependency and associated parking provision. The buildings must be able to operate functionally and therefore access for servicing and deliveries is essential, as is the requirement for school buses to pick-up and drop-off with relative proximity to the High School.

The level of parking should be re-assessed and calculated on a combined and cumulative basis and not simply for each individual building. Parking should be remote from buildings and / or behind them. Underground, under-croft, or even rooftop parking should be considered where appropriate. Drop-off and simple circulation should be encouraged where possible to enable simple access and egress instead of the supply of dominant parking spaces. Behaviour change has to be encouraged through better design and this in turn will create an environment that is more pleasant for people to spend time in.

Consideration should also be given to improving cycle links and cycle storage/parking. This could be combined with a facility for secure parking and lockers alongside a café so that there is both natural security and a sense of place. An indoor / outdoor café space would provide a hub for park users and could encourage more walkers to visit and cyclists to stop 'en route' to other destinations. A recognised strong link for walking should provide a new boulevard through the site and improved path network through the park.

There are some significant changes that will take place in respect of transport that have to be considered in respect of shaping this Vision. In addition to assessing the 'here and now', we also have to be acutely aware of the changing transport landscape and emerging trends that will influence the way in which people travel and make decisions in the future. In particular, technological advancements will shape the way that people live their lives and how they use urban areas. 'Smart' cities will develop that influence road user behaviour and therefore anticipating emerging trends and societal shifts will be a key consideration for this vision - to ensure that the design is future proofed and adaptable, over the next decade and well beyond.

The internet, smart phones, 'Big Data' and increased online shopping activity have already impacted transport habits and this will continue to change with the advent of coordinated delivery centres, night time deliveries, last mile operations, autonomous and electric vehicles & bikes and more informed travel choices becoming more readily available. In busy urban areas, the monitoring of pollution levels and the introduction of Low Emission Zones will alter traditional transport movements, patterns and the type of vehicles than can enter these areas.

In terms of Eastwood Park, we will need to consider how future emerging trends will influence proposed land uses and align the design outputs to ensure that the balancing of road users needs is customised to match future anticipated shifts in transport habits. Issues such as affordability, rising insurance costs, car sharing schemes, home-working / video conferencing, mobile apps, integrated ticketing, real-time information, work/life balance and the level of public transport investment will all influence the expected travel behaviour and future person trips in the East Renfrewshire Council area.

## 2.0 Strategic Context of Project

East Renfrewshire Council is in the process of a major review of their facilities to meet requirements on services they must deliver and optimising the opportunities this creates. Eastwood Park Masterplan arises in the context of a number of key studies.



**Accommodation**  
A review of council office accommodation which recommends investment in a range of existing offices to allow enhancement of agile working and consolidation. This recommends closure of the spatially inefficient HQ office building in Eastwood Park.

Existing Eastwood Park Council HQ

- 4,025sqm GIFA
- 2,029sqm NIFA (highly inefficient)
- 173 desks
- 30,706 visitors annually
- Inefficiency with up to 18sqm per desk space, double the standard ratio of 9sqm per desk space.
- Poor work environment
- Poor DDA provision
- Poor energy performance and significant maintenance
- Constructed in 1984
- Includes council chambers and elected member offices
- Contributing to congestion in Eastwood Park at peak times

**Education**  
There is an increased need for education provision in East Renfrewshire. This is due to a changing demographic with families relocating into East Renfrewshire and proposals for additional housing. Changes in legislation to offer an increase from part time to full time nursery provision are also a key consideration.

This results in a requirement for

- A new denominational High School by August 2029. This will enable the existing role of St Ninian's High School to be reduced from 1800 to 1500.
- A new denominational primary school with early years nursery by August 2024.
- A new non-denominational primary school with early years nursery and additional support needs by August 2028.

There is also a requirement for a number of new nurseries in East Renfrewshire. There are proposals for a 180 place family centre in Eastwood Park

**Braidbar Quarry**  
Closely linked to the above is the potential for Braidbar Quarry. There are limited large sites available in East Renfrewshire. This large site has challenges with ground conditions, however, progress may be made with a development partner which has potential to remediate the site and open it up for additional housing and education provision.

**Leisure Centre and Theatre**  
A review of options for Eastwood Park Leisure Centre.

The existing ageing leisure centre and theatre facilities are poor in comparison with other authorities and are regularly suffering from the impact of closures for maintenance. It has significantly less members than similar facilities elsewhere, with other examples attracting more than 3 times the membership. It also has very poor energy efficiency. A detailed appraisal has been carried out and recommended provision of a new leisure centre. Initially, it was proposed that this be on a new site, however, at that time the Education and Accommodation Reviews had not been completed. With the potential to close the Council HQ building and avoid the need for St Ninian's role to increase there is now scope for the Leisure Centre to be provided in Eastwood Park.

**City Deal**  
The City Deal proposals centre around connectivity with East Renfrewshire, in particular across the M77 between Barrhead and Newton Mearns.

It includes proposals to increase accessibility to the Dams of Darnley, creating another major park attraction for visitors which may alter how Eastwood Park is used when considered alongside other nearby parks including Rouken Glen Park and Pollok Park.

**Eastwood House**  
This building is not included in the accommodation review as it is not office space. However, it is recognised as a key building in Eastwood Park and currently provides facilities for the community and for weddings, albeit fairly basic facilities.

Eastwood House is recognised as playing a role in the Civic Identity of East Renfrewshire albeit of a restricted size and scale. If the Eastwood Park Council HQ is demolished, Eastwood House has potential for enhancement and to allow a civic presence to be retained in Eastwood Park. It may be attractive for public services including registration of births, marriages and deaths, elected members offices and council chambers to be provided in this space, also enabling facilities to be enhanced for events such as weddings.

### 3.0 Emerging Vision

A number of options have been considered and have led to an emerging vision.

The vision is to;

- Deliver a replacement Leisure Centre and Theatre whilst increasing the amount and quality of open space.
- Enhance and reinforce the civic role of Eastwood House.
- Accommodate a new family centre.
- Enhance the setting of St Ninian’s including potential for an improved entrance and social space.
- Improve the parking and access for pedestrians, cyclists and vehicles.
- Provide a new café and changing facilities for Giffnock Soccer Centre within the new leisure facility, along with a gallery providing views over the sports pitches.
- Create a new dynamic park which better serves the surrounding community on all levels.

### Developing the Vision

Initial studies indicate potential to free up around 5 hectares of space to accommodate enhanced facilities in Eastwood Park.

#### Demolish Existing Leisure Centre and Theatre

This essentially allows an area of around 0.73 hectares of land to be opened up. This comprises a building footprint of 3,300sqm along with landscaping, drop off and service access areas.

#### Potential to Remove Existing Council HQ Offices

This essentially allows an area of around 3 hectares of land to be opened up in a key location at the entrance to the park. This comprises a building footprint of 835sqm along with around 60 parking spaces, drop off area, service access and existing surrounding open space and woodland which essentially only act as buffer planting to the existing HQ office.

#### Potential of Allotments to provide peripheral Car parking

The allotments are 0.94 hectares in area. If staff parking for the High School could be located in the allotment area it could free up an area within the park.

#### Other Parking and Drop Off Areas

Further open space area can be made available in the park by reconfiguring the parking and drop off areas required for a new Leisure Centre and Theatre more efficiently. This can also be designed to be multi purpose public space for events.

Best use of this 5 hectares option is explored in a range of ways along with potential enhancements to access

#### New Leisure Centre and Theatre

Our proposal has explored potential for a building with a footprint of 6,500sqm (ground floor) and an overall building area of 8,000sqm (ground and first floor).

The arrangement proposed indicates very little additional external area required for drop off and service access due to the way we have developed the parking arrangement. In essence, this allows the leisure centre and theatre building to sit on a land area of around 1 hectare.


#### New Civic Hub Building

Potential for a new Civic Hub building with an overall area of 3200sqm. This building would create a large agile working office, new Council Chambers, community and business support areas in addition to creating a more attractive entrance to St Ninians and social space.


#### Remaining Area

This allows consideration of around 4 hectares of space for a range of things.

- Simple increase in area of open space in a key location at the entrance to the park, for example to allow a high quality children’s outdoor play area.
- Potential additional parking subject to transport assessment and review of land use model
- Potential for Leisure Centre and Theatre to increase, for example to include a curling facility.
- Potential for another use to be incorporated such as Further or Higher Education Satellite Research facilities which could be complimentary to the High School

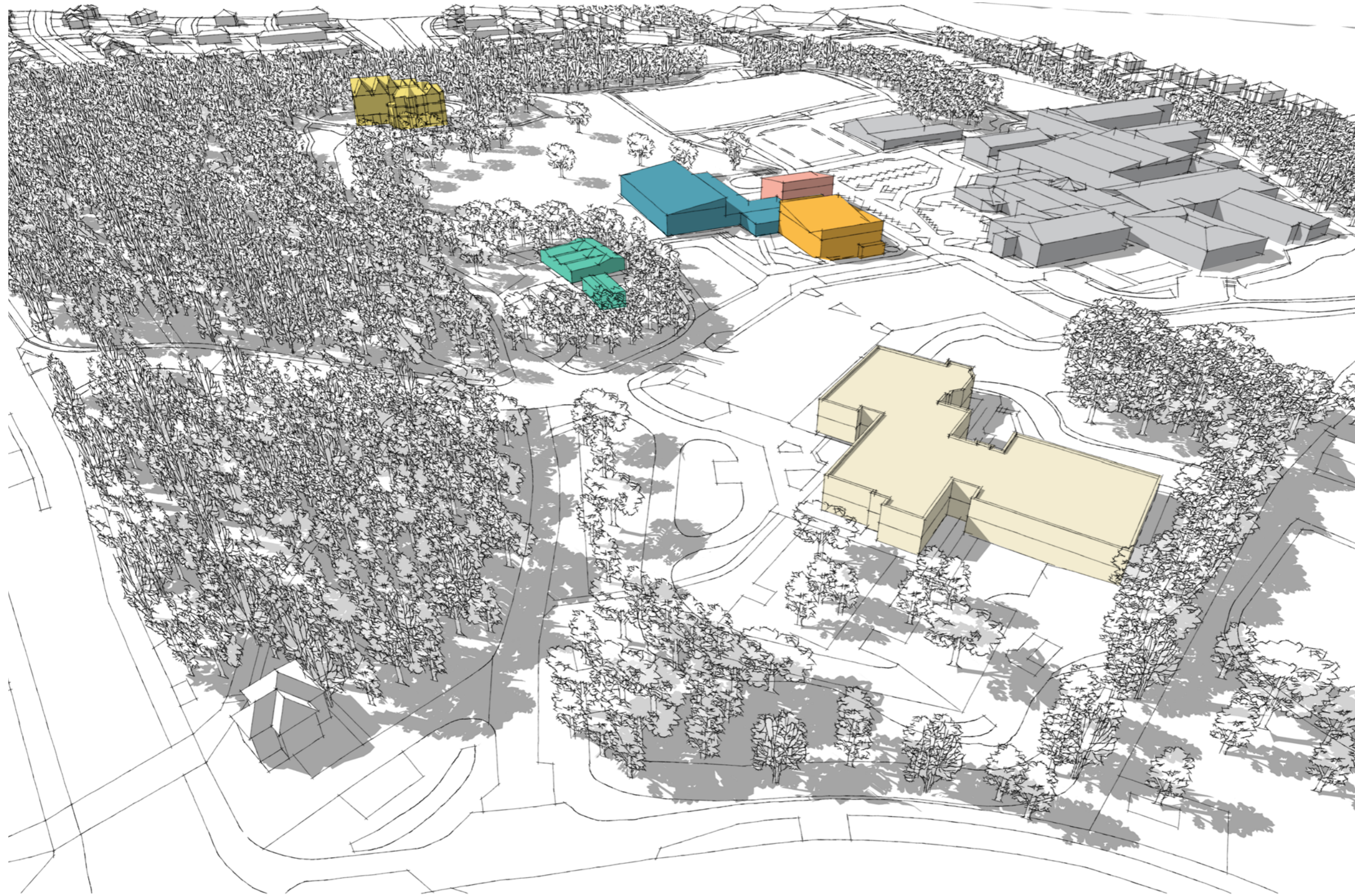
 Potential area made available through removal of existing facilities

Remove Existing Council HQ Offices	3 Hectares
Remove Existing Leisure Centre	0.75 Hectares
Relocate Parking to Allotments	0.94 Hectares

 Opportunities arising from area made available

New Leisure Centre and Theatre Building	0.65 Hectares
Potential High School New Entrance	0.3 Hectares
New Consolidated Parking and Arrival Zone	
Additional Open Space	3 Hectares

### 4.0 Existing Park



- East Renfrewshire Council Offices
- Eastwood Park Leisure Centre
- Eastwood Park Theatre
- Carmichael Hall
- Eastwood House
- St Ninian's High School
- Age Concern Eastwood Dementia Project

View from south as existing



## 5.0 Option 1 Masterplan Proposal with Existing HQ Retained

### Option 1

#### Overview

This proposal for Eastwood Park is to deliver a new Leisure and Theatre facility with increased quality open space and improved access for pedestrians, cyclists and vehicles. The new leisure centre incorporates a 50m swimming pool with spectator seating, 3 large games halls each with 3 courts along with changing facilities, 2 fitness studios, a gym, a cafeteria and a health suite. In addition to this an agile work space for 20 - 30 people will be integrated into the proposal.

#### Larger More Flexible Pool

Introduction of a 50m swimming pool will enable significantly more flexibility for lessons, events and general public use of the pool.

#### Flexible Games Halls / Theatre / Conference / Event Space

The 3 large games halls can be combined to offer different hall sizes and they also offer flexibility to be used as different sizes of theatre and conference space.

#### Flexible Social Space / Cafe

The cafeteria doubles up as a breakout space for theatre and conference uses and has an aspect over the existing sports pitches.

#### Flexible Fitness Studios / Community Meeting Spaces

The fitness studios can also be used as community or civic meeting spaces, with an attractive aspect over the park.

#### Key Works

- Demolish Existing Leisure Centre and Theatre
- New Build Leisure Centre and Theatre
- Reconfigure Existing Leisure Centre Car Park
- New School Car Park in Allotment Area
- New Central Public Realm Space

### Option 1A

#### New Civic Hub Building

Option 1A is the same as Option 1 but with a new Civic Hub building between the new Leisure Centre and Theatre and the School (shown overleaf).

This Civic Hub will offer office facilities, community and business support, Council Chambers as well as linking the school and leisure centre. This would benefit from direct access to all of the new facilities including the cafeteria, flexible meeting space, flexible conference space and toilets. Further details are described in Chapter 6.

### Enhancement Opportunities

The following enhancement opportunities are applicable to both options.

#### Demolish Existing School Sports Hall

Demolition of the existing school sports hall on the basis of sharing facilities with the new leisure centre would open up further space in the park and improve the setting for the school.

#### New Public Realm Between School and Leisure Centre

Option 1 could include a new external arrival and social landscaped space between the new Leisure Centre and Theatre and the Existing School. In Option 1A this would be replaced by the Civic Hub building.

#### Refurbish and Extend Eastwood House

Eastwood House has the potential to be expanded to include a large events hall suitable for weddings or conferences.

#### Convert Existing Age Concern Facility to Cycle Hub and Cafe

If an alternative location could be found for the Age Concern facility the central location of the building within the park would lend itself well to enhancing the wellness offer with a cycle hub and cafe.

#### Upgrade Woodland Paths and Pedestrian Access Routes

There is scope for significant enhancement to paths and points of interest around the park, including a 1 mile loop and reopening a pedestrian entrance conveniently linking to Rouken Glen Park.

#### Extend Promenade from Central Public Space to new Nursery Building

Creating a strong circulation through the park from Eastwood Toll to the Family Centre would enhance connectivity, access and improve sustainable transport links.

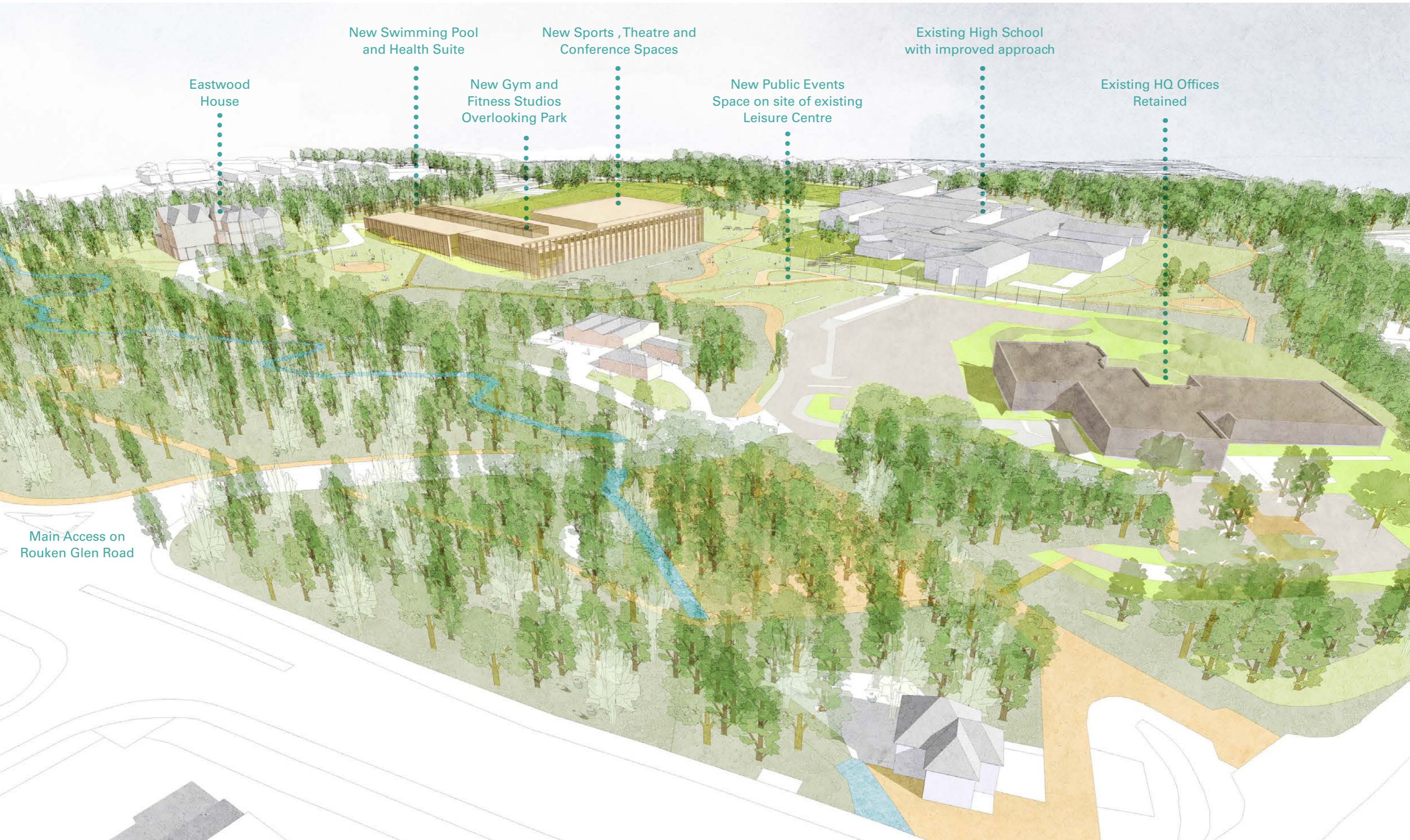
#### Lower Stone Wall Along Full Length of Rouken Glen Road

From the busy thoroughfare of Rouken Glen Road the park appears concealed and unwelcoming. This could be significantly improved by lowering the wall and creating key vistas into the park.



Masterplan showing Option 1A - A new building with the Existing HQ Building retained and range of other potential improvements in the park

5.0 Eastwood Park Aerial View: Option 1 Showing potential if Existing HQ Building retained



## 5.0 Option 2 Masterplan Proposal with New HQ Facilities Incorporated in New Building

### Option 2

#### Overview

In this option the proposed new leisure centre, civic hub and theatre is the same as delivered in Option 1A with added benefits explored assuming the demolition of the existing HQ office;

#### Key Works

- Demolish Existing Leisure Centre and Theatre
- New Build Leisure Centre and Theatre
- New Build Civic Hub
- Reconfigure Existing Leisure Centre Car Park
- New School Car Park in Allotment Area
- New Central Public Realm Space

#### Potential Further Enhancement of Park Environment

Demolition of the existing HQ office building would allow significant further enhancement to the park environment. The adjacent masterplan explains how this could enable the park setting to be significantly enhanced on the main approach with new tree planting and additional walking routes on the south east edge of the park.

#### More Sensitive Integration of Parking and Drop Off

This option allows parking and drop off to be more sensitively integrated.

#### New Civic Hub Building

As describe in Option 1A a new Civic Hub building between the new Leisure Centre and Theatre and the School is proposed (shown overleaf).

This Civic Hub will offer office facilities, community and business support, Council Chambers as well as linking the school and leisure centre. This would benefiting from direct access to all of the new facilities including the cafeteria, flexible meeting space, flexible conference space and toilets. Further details are described in Chapter 6.

### Option 2A

#### Overview

Option 2A is essentially as Option 2 but with 4 new 5 a side football pitches either above or below a parking deck which could have a variety of functions such as becoming a covered events space for activities like farmers markets.

### Enhancement Opportunities

The following enhancement opportunities are applicable to both options.

#### Demolish Existing School Sports Hall

Demolition of the existing school sports hall on the basis of sharing facilities with the new leisure centre would open up further space in the park and improve the setting for the school.

#### Refurbish and Extend Eastwood House

Eastwood House has the potential to be expanded to include a large events hall suitable for weddings or conferences.

#### Convert Existing Age Concern Facility to Cycle Hub and Cafe

If an alternative location could be found for the Age Concern facility the central location of the building within the park would lend itself well to enhancing the wellness offer with a cycle hub and cafe.

#### Upgrade Woodland Paths and Pedestrian Access Routes

There is scope for significant enhancement to paths and points of interest around the park, including a 1 mile loop and reopening a pedestrian entrance conveniently linking to Rouken Glen Park.

#### Extend Promenade from Central Public Space to new Nursery Building

Creating a strong circulation through the park from Eastwood Toll to the Family Centre would enhance connectivity, access and improve sustainable transport links.

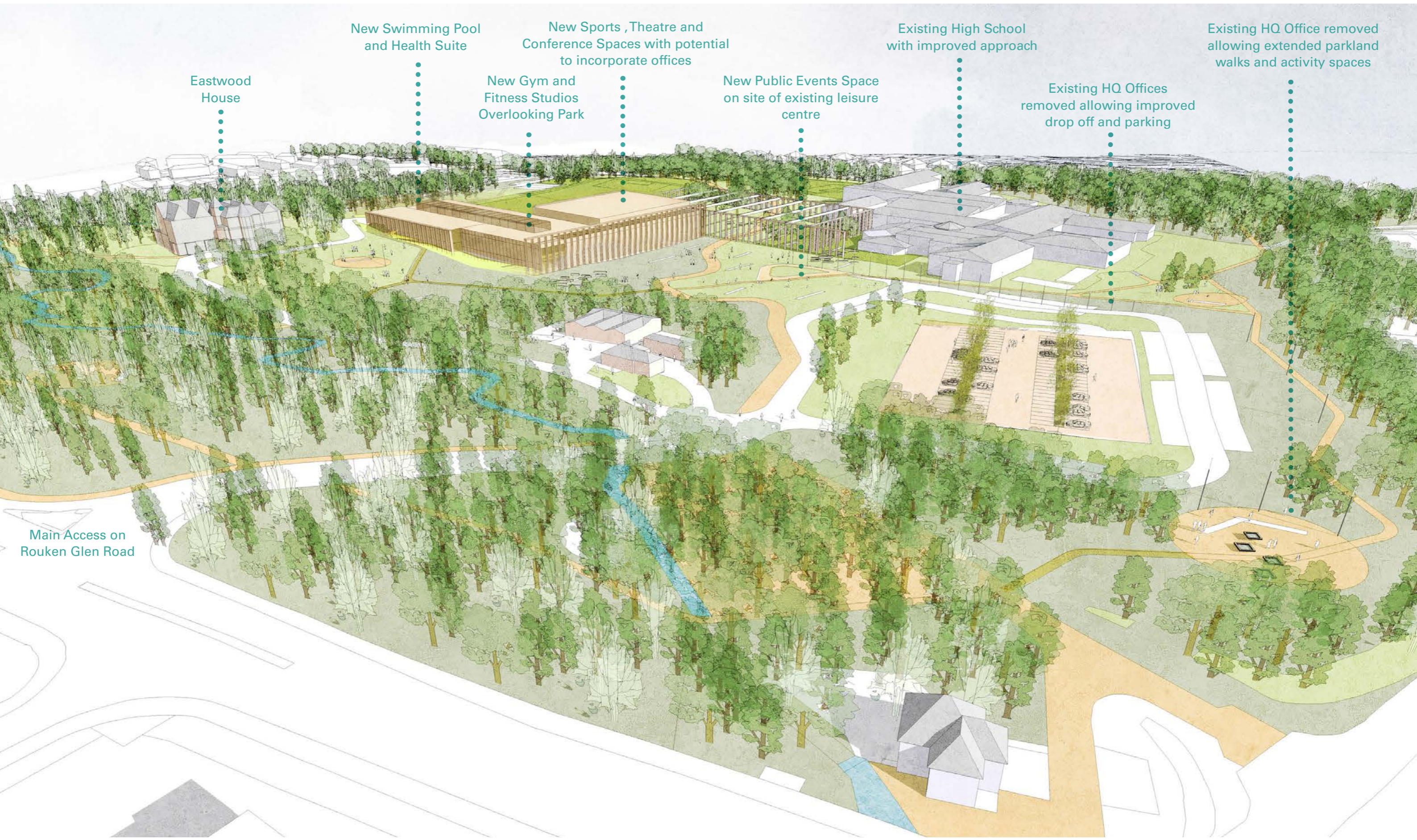
#### Lower Stone Wall Along Full Length of Rouken Glen Road

From the busy thoroughfare of Rouken Glen Road the park appears concealed and unwelcoming. This could be significantly improved by lowering the wall and creating key vistas into the park.



Masterplan showing Option 2A - A new leisure building (with potential new civic offices incorporated into it) with the Existing HQ building removed and range of other potential improvements in the park.

5.0 Eastwood Park Aerial View: Option 2 Showing potential if Existing HQ Building removed



Eastwood House

New Swimming Pool and Health Suite

New Gym and Fitness Studios Overlooking Park

New Sports, Theatre and Conference Spaces with potential to incorporate offices

New Public Events Space on site of existing leisure centre

Existing High School with improved approach

Existing HQ Offices removed allowing improved drop off and parking

Existing HQ Office removed allowing extended parkland walks and activity spaces

Main Access on Rouken Glen Road

## 5.0 Tandem Build

### Minimising Disruption during Construction

#### Overview

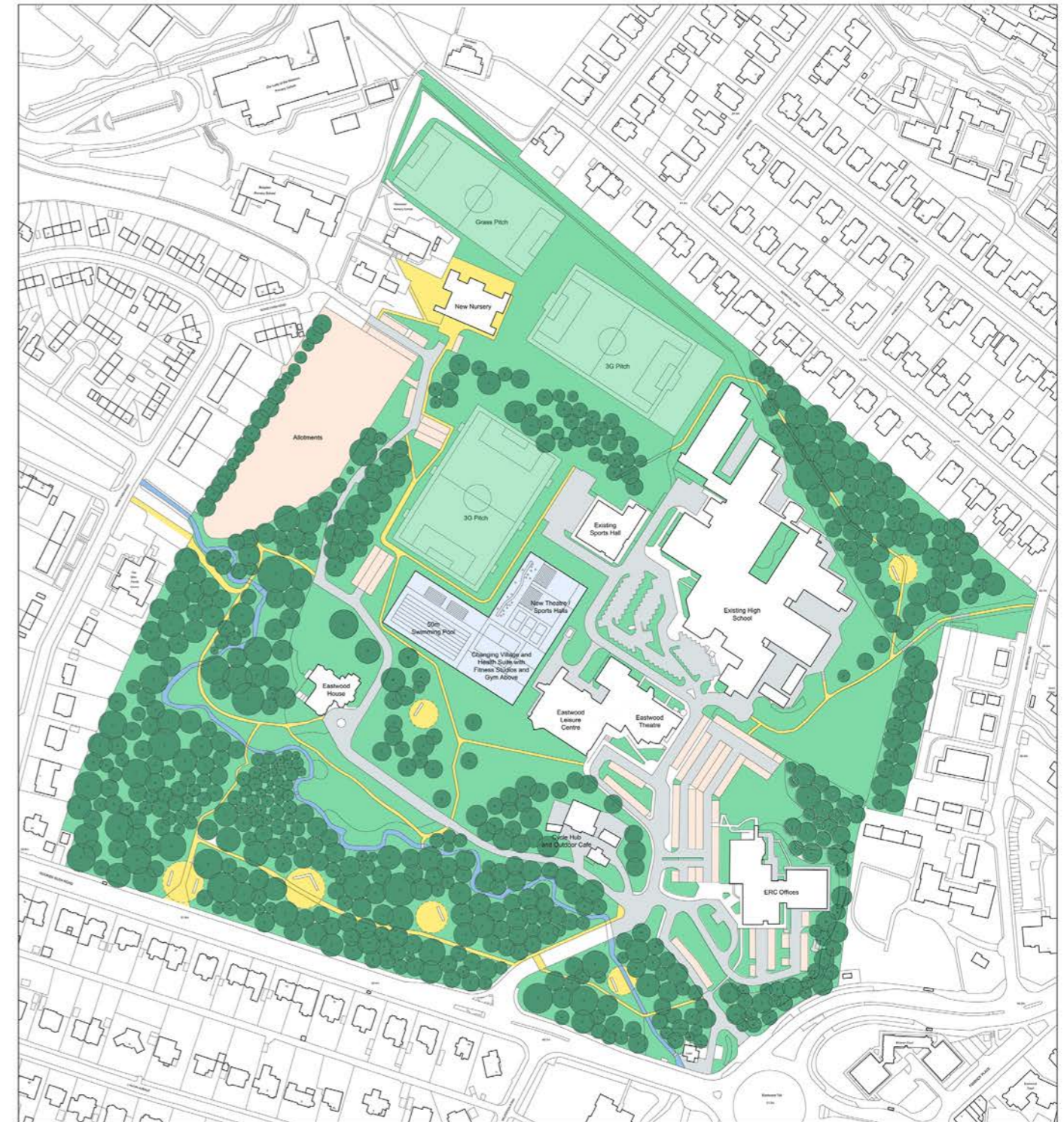
The diagram adjacent explains that the new leisure centre and theatre could be delivered with the existing buildings and nearly all car parking remaining in operation during construction. This includes keeping the Existing Leisure Centre & Theatre, Existing High School and Existing HQ and Eastwood House operational as well as the proposed new nursery.

#### Continuity of Operation throughout Construction

Each of the options enables a tandem build, allowing the existing leisure centre, existing HQ offices, existing secondary school, Eastwood House, the proposed new early years centre, the sports pitches and the existing woodland walks to be open during construction.

#### Projects can be delivered Individually or Collectively

Importantly, in all options the building can be delivered in isolation and deliver significant benefits. Each of the additions can be delivered independently to provide additional benefits. If all are delivered the cumulative impact would be far greater as each benefits from one another.



Masterplan showing new building with the Existing HQ Building retained and the existing leisure centre during tandem build

## 5.0 Eastwood Park Aerial View: Showing Tandem Build

Each of the options enables a tandem build, allowing the existing leisure centre, existing theatre, existing HQ offices, existing secondary school, Eastwood House, the proposed new early years centre, the sports pitches and the existing woodland walks to be open during construction.





## 6.0 Leisure Centre and Theatre

### Overview

The proposals for the new leisure centre in Eastwood Park are for a state-of-the-art facility to serve the local community and neighbouring school. A competition standard swimming pool and spectator seating would make the centre a sporting destination to host competitions and training camps. Extensive gym and fitness studios would form a comprehensive performance sport and general wellbeing offering to the community and schools and would be supported by a café, community library and interactive children's play area.

To ensure continuity of services for local residents the existing leisure centre and theatre would remain operational during construction of the new facility.

Integrating Eastwood Theatre into the new leisure centre offers opportunities to share spaces to achieve maximum use of the space. The possibility of designing a games hall to also serve as theatre space is also being considered, this would be achieved by delivering several smaller halls instead of once large one. Reception facilities could double as informal box offices and exercise studios doubling as rehearsal rooms are just a few examples of the possibilities.

### Key Facilities

- 6 lane 50m 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
- Multi-purpose theatre space
- Health suite
- Café space
- Multi-functional cultural space
- Interactive play area

				
6 Lane Swimming Pool	6 Court Sports Hall	Health suite	Benched Spectator Seating Area	Dedicated Theatre
				
Spin Studio	2 Group Fitness Spaces	140 Station Gym	Wet and Dry Changing Village	Agile Workspace 20-30 people
				
Multi-functional cultural space	Interactive Play Area	Café	Small Library Space	





### 6.0 Civic Hub Building

#### Overview

As indicated in Options 1A, 2 and 2A, the proposals for the Civic Hub building are for a flexible and multi-purpose facility that connects and serves the school and leisure centre together. A new entrance to the school would be formed and a gathering and meeting space for school events would be created. In addition to this there would be opportunity to enhance the school's facilities with additional dedicated spaces as required.

In addition to this a new Council Chambers could be formed in this building as well as dedicated and agile working space for up to 170 staff members according to the requirement of the Council.

An enterprise and business centre and innovation hub could also be included in the Civic Hub building to serve the Council, school and wider community. This could support co-working, small businesses and start-ups and community educational workshops. Use of these spaces can be managed on a membership basis and would encourage positive collaboration between the school and local business.

#### Key Facilities

- Link corridor and new entrance to school
- Opportunity to enhance school facilities
- Enterprise and Business Centre
- Innovation Lab
- Council Agile Working Space for up to 170 people
- Dedicated Council Chambers
- Shared Cafe



Agile Working Office  
Up to 170 People



Council Chambers



Link Corridor and  
New School Entrance



Innovation Lab



Enterprise and  
Business Centre



Cafe and Social Space



7.0 Routes

1



New routes in and out of park for pedestrians and cyclists

2



1 mile loop around park for running or cycling

3



Defined park entrance at Eastwood Toll



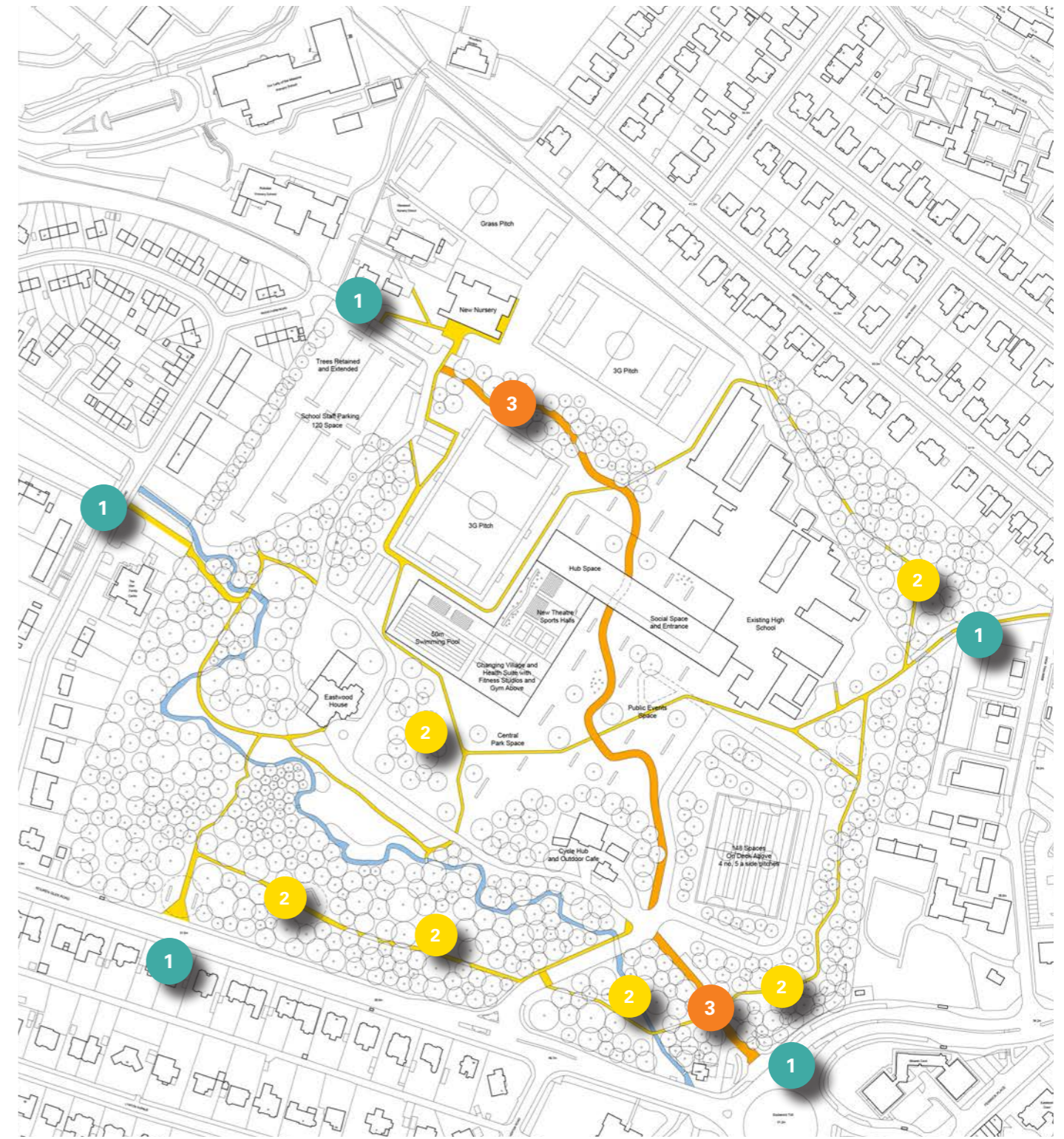
Art installations to highlight entrances



Open space within the trees along the 1 mile loop



Boulevard through park to new family centre



Roads Pedestrian and Cycle Boulevard Pedestrian and Cycle Footpath and Tracks

8.0 Outdoor Spaces

2



Public space: For Local Events

2



Parking and 5A-side building integrated with the landscape (Options 2 and 2A)

3



Outdoor cafe for walkers and cyclists



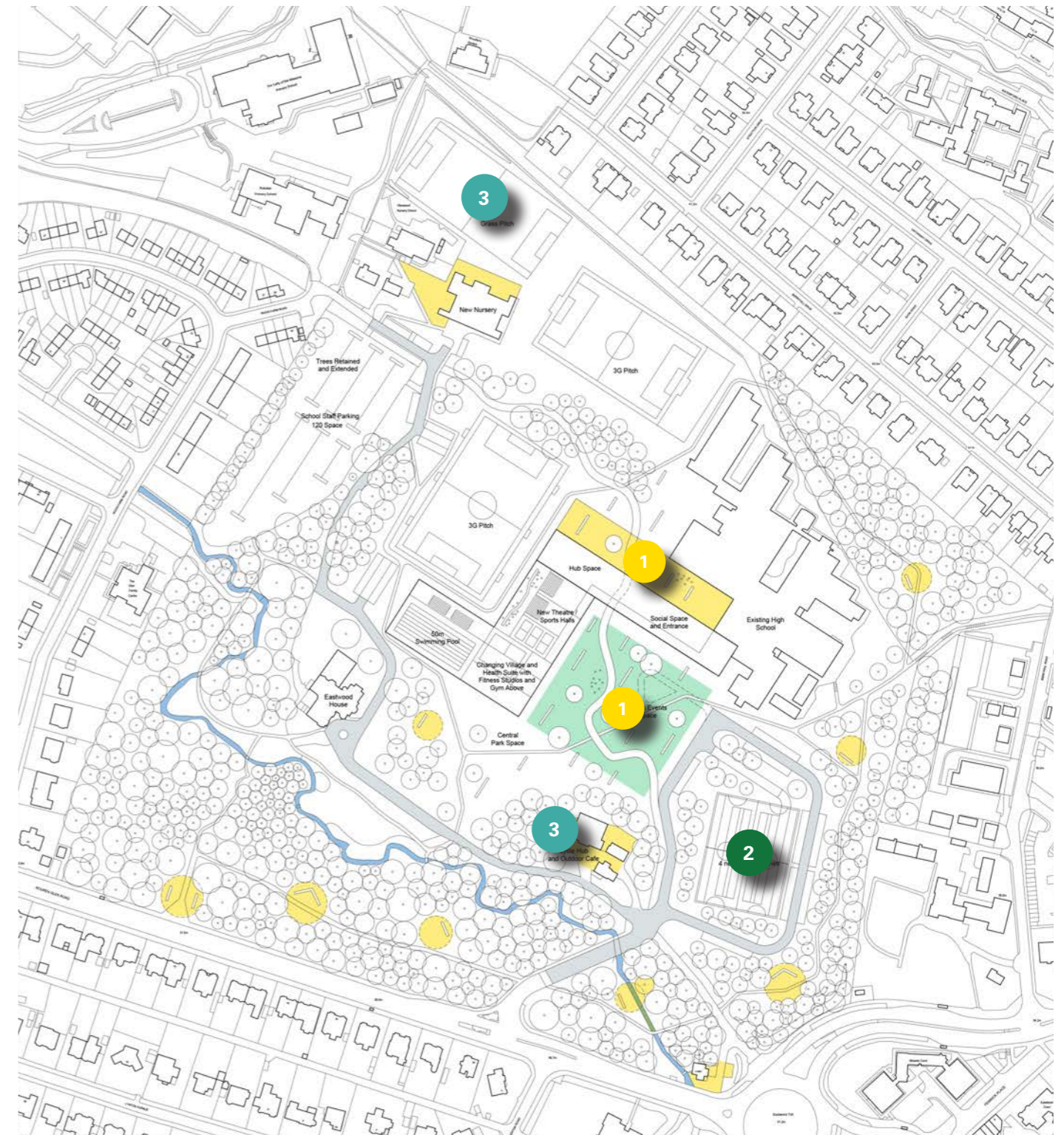
Shared Space between School and Civic Hub



Green parking (Options 2 and 2A)



Relocated Allotments



## 9.0 Transportation

The transport vision looks to a future where Eastwood Park is not dominated by private motor vehicles, allowing for slower traffic movements and a more pleasant sense of place in the park and to one that realises a more sustainable future. To allow for this, any designs will follow the basic principles underlying Designing Streets and the National Roads Development Guide whereby pedestrians are prioritised first, followed by cyclists, with the private motor vehicle considered last in the hierarchy of road users.

In order to achieve this ambition the Vision & Masterplan cannot rely on a simple predict & provide approach and instead needs to consider how the future will look if there is an increased active travel agenda promoted, coupled with more environmentally conscious road users. Various transport considerations have been considered to inform the Vision & Masterplan, including;

- Active Travel
- Accessibility Issues
- Potential for 2nd Access
- Improved Parking Layout
- Improved Drop-off & Circulation

Full details of the all transport considerations are available in a separate technical report.

## Surveys

Surveys have been carried out to obtain information on existing parking and traffic flows. Examples of key observations are:-

- There are significant volumes of people walking to and from the leisure centre, school and council HQ. There are 5 existing points of access which make this convenient but this could be improved and an additional pedestrian access at the south west corner of the park may be very beneficial.
- The traffic congestion is mainly at particular peak times, in essence the school drop off and pick up.
- A significant number of parents drop pupils off and the existing car parking arrangement results in a significant impact throughout the Park as there is not an efficient drop off space near the entrance of the Park.
- School staff parking is provided and well used but it is in a position which has a significant impact on the Park environment both in terms of visual impact and access. A more discreet position for this may be beneficial and easier to control for the benefit of staff.
- A number of pupils were observed parking in the car park with other activities such as pupils being collected for driving lessons.
- There are essentially separate drop off areas for the Leisure Centre, School, Council HQ and Eastwood House. This is very inefficient and make the park feel dominated by vehicles.
- Around 80 spaces are used by the Council HQ Offices, meaning a significant proportion of employees are driving to work, but also indicating a number walk or use public transport.
- In the evenings, the car park indicated that the Theatre was well attended and perhaps there is scope for a larger theatre. There was capacity in the parking to accommodate this.

The site is well served by public transport and is within easy walking and cycling distance of a large catchment who are understood to be the majority of users of the facilities.

## Land Use Model

We have developed a land use model which enables the parking and traffic impact of existing and proposed uses to be considered.

The Land-Use Model prepared for Eastwood Park is a spreadsheet-based demand model that facilitates the appraisal of land-use scenarios within the transport context, specifically the likely impact on the traffic network and junction operation as a direct impact of changes to land-use and the size & scale of what is being proposed.

The tool has been utilised to forecast potential impacts over defined periods of time, enabling a framework of phased land-use development and visualise instantaneously the predicted changes in traffic flows & associated parking demands.

Fundamentally, the premise of the model centres around an interactive traffic flow diagram, which, at its core, is drawn down from analysed observed traffic counts. To visualise and measure the likely number of trips to both arrive and depart from the development, one forecast year was modelled – 2029, for four different scenarios / options to allow a reasonable period for modal shift expectations.

Flows at each of the indicated key junctions are then provided in a matrix that enables their direct incorporation into specific external junction modelling software such as LinSig and ARCADY.

## Other Considerations

There is a proposal for an additional high school to be built in the area. This is leading to a predicted reduction in the school role from 1800 to 1500 pupils. Combined with improved facilities in the park this has potential to significantly alter peak time flows associated with the school.

A new early years centre is proposed at the north corner of the park. Proposals have potential to enhance the approach for parents with prams and young children, as well as providing useful extra resources such as enhanced parkland spaces for education benefit and a combination community facilities for the parents whether that be for leisure, advice, socialising or further education.

The proposals also recognised the significant use of the park and other existing facilities by elderly and disabled residents. There is potential to significantly improve these in a wide range of ways including ease of access, safety and security, quality of changing places, co-located services and interaction with other generations whether within the buildings or the park.

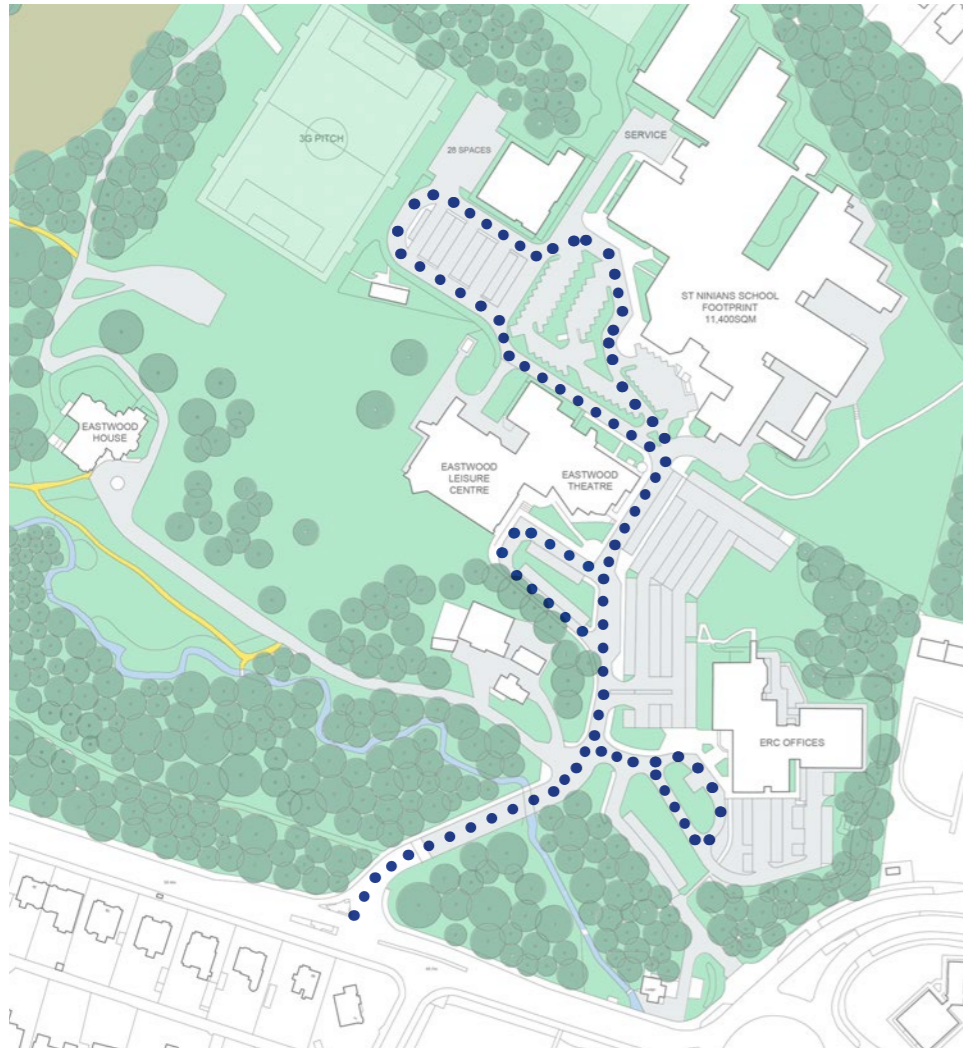
## Promoting Sustainable Transport

Our proposal is to maintain the same number of parking spaces on the site. We seek to introduce a number of measures to reduce the impact of vehicle parking, access and drop off, whilst enhancing the environment of pedestrians, cyclists and those using public transport.

The key moves are as follow:-

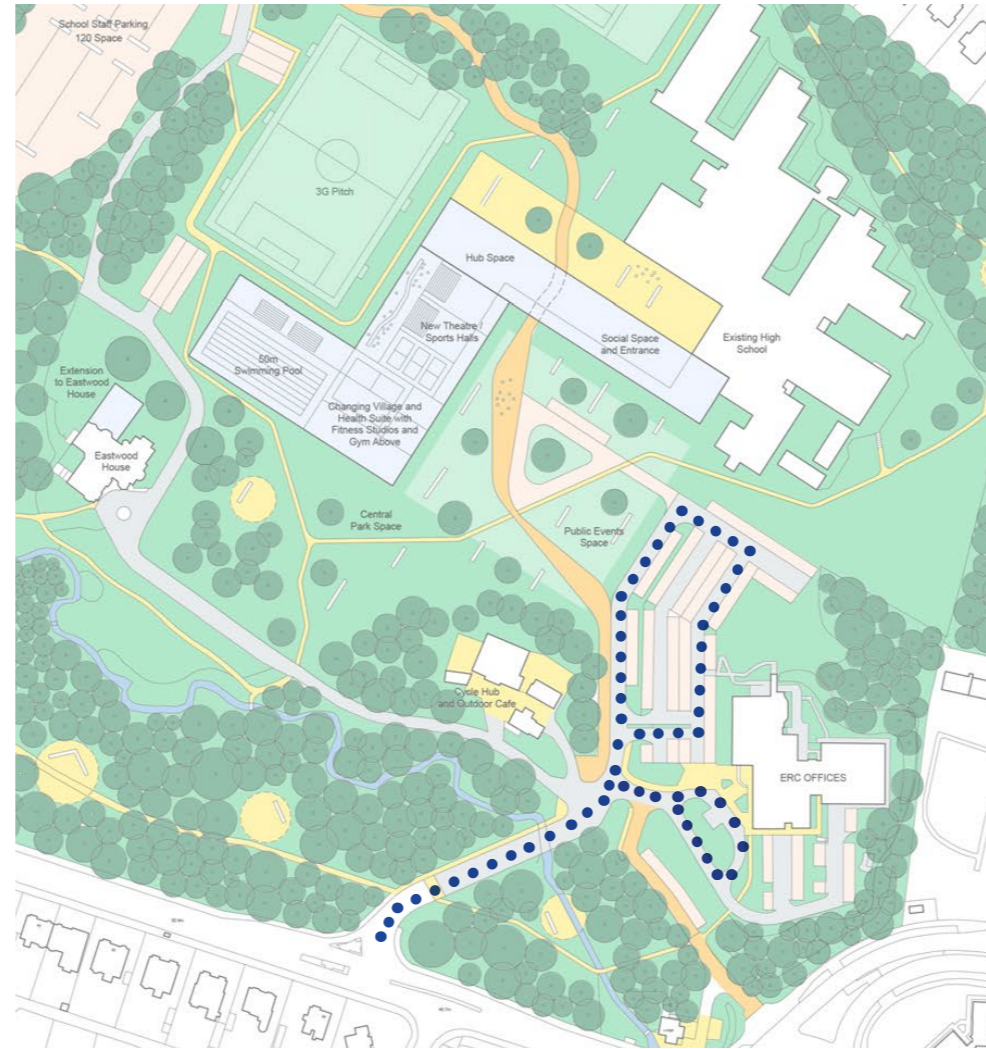
- Locate the new buildings in a manner that allows the approach them and remaining existing buildings more attractive to pedestrian and cyclists.
- Provide good facilities in the proposed building for cyclists including secure cycle parking and showers which can also be used by the school and council employees.
- Improve the existing pedestrian and cycle access routes with better lighting, trimming of trees which make areas dark, and upgrades to surfaces and widening where appropriate.
- Provide an additional pedestrian and cycle entrance at the south west corner of the park.
- Relocate drop off to a more efficient arrangement nearer the entrance of the Park.
- Locate the parking in more discreet locations and more distributed. This will make it easier to control and reduce visual impact.
- Promote evolution of uses which provides more evenly distributed use of the parking throughout the day, week and year. The school roll is predicted to reduce from 1800 to 1500 when a new school is built elsewhere, the HQ office parking requirement is anticipated reduce as agile working practices are implemented, and there is capacity in the car park which could accommodate an increase in the theatre and sports uses out-with school hours.
- Provide facilities which encourage pre-school and post school activities in the leisure centre and the park allowing pupils and staff of the school and HQ to arrive and leave over a more dispersed period.
- Introduce smart technology to the traffic light junction which can monitor traffic flows and adapt the signals to optimise flow.
- Ensure that each of the operators in the site has a Travel Plan and information to help promote sustainable transport choices.

9.1 Access Improvement Strategy



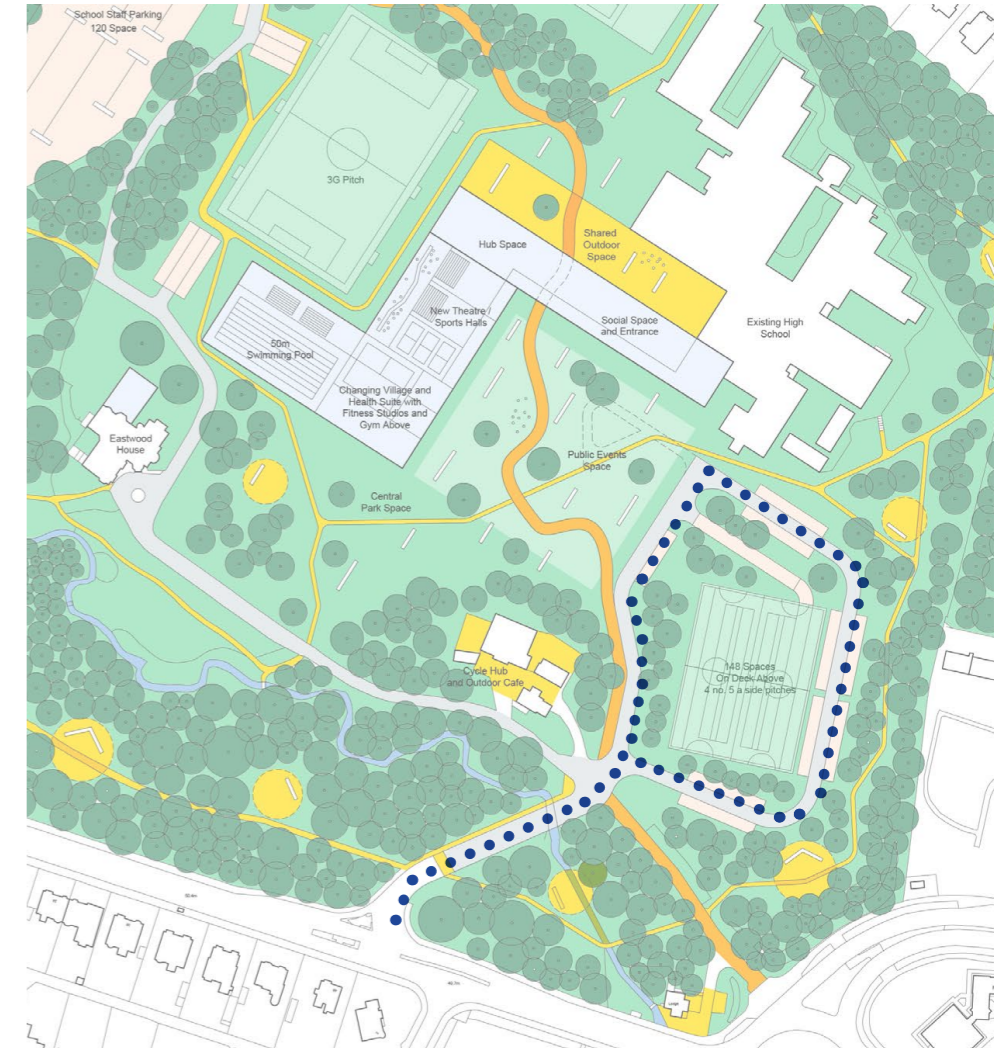
Existing: Approach Dominated by Parking

The approach to the buildings is dominated by parking. The drop off points to each building result in buses and cars dominating the park environment. The main entrances to each building are not very obvious.



Option 1: Generous Pedestrian Friendly Approach (HQ Retained)

Around 50% of the parking is relocated to the allotments allowing a generous new arrival space in front of the buildings. Bus drop off is made significantly more efficient within the existing car park.



Option 2: Generous Pedestrian Friendly Approach (HQ Removed)

Allows further improvement in the bus and car drop off. It also gives the option to relocate parking without using the allotments. Pedestrian and cycle routes around the park are further enhanced.

9.2 Parking Strategy



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.



Relocation of Allotments

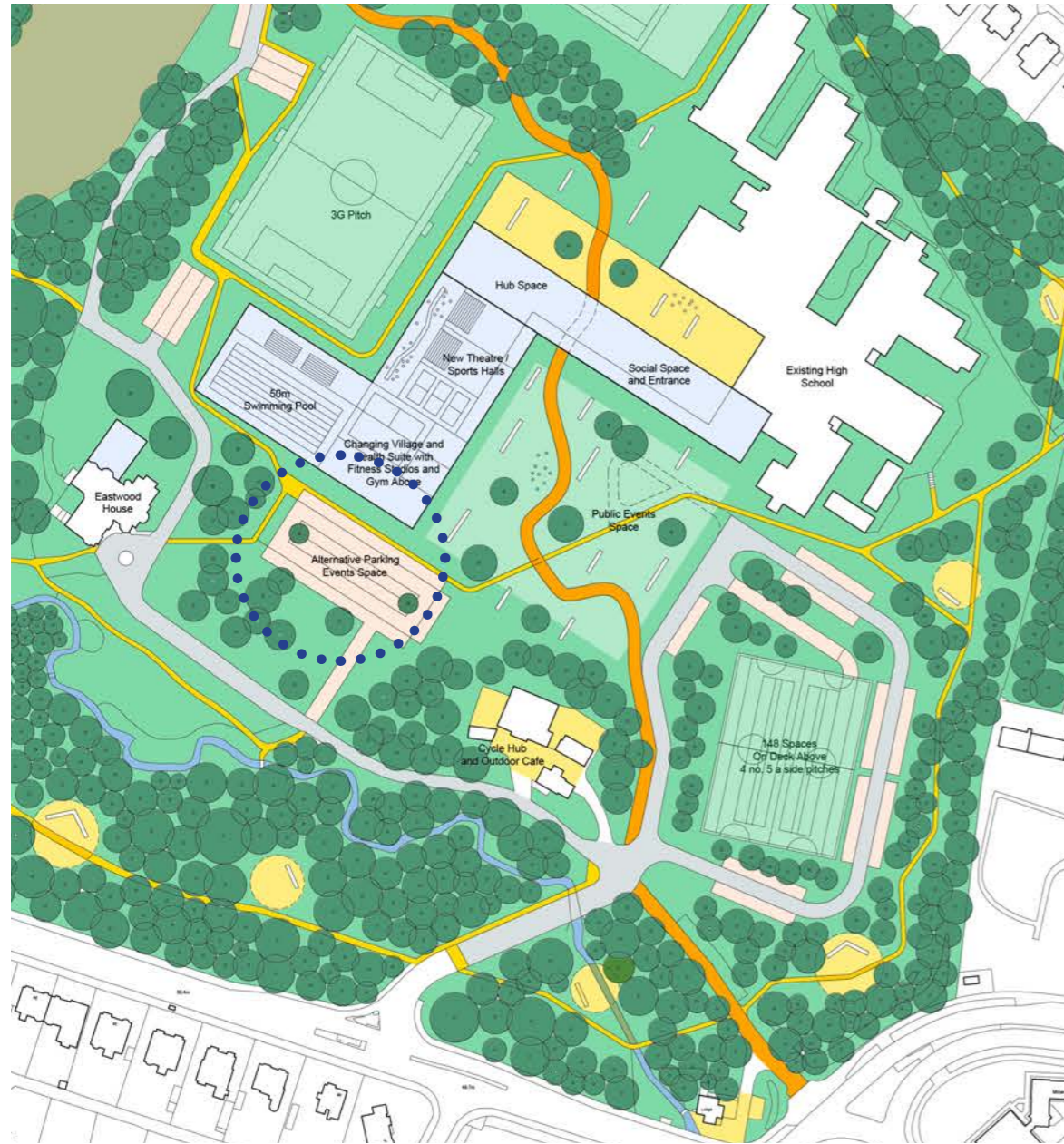
Eastwood allotments were developed with the support of East Renfrewshire Council and have been actively used since 2012. Although providing a valuable community facility they do not add value to the vision for the park. The relocation of the allotments would significantly improve the parking challenges 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.

9.2 Parking Strategy



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.

9.0 Eastwood Park Aerial View: Option 2A Showing Potential Raised Parking on Existing HQ Site





### 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.

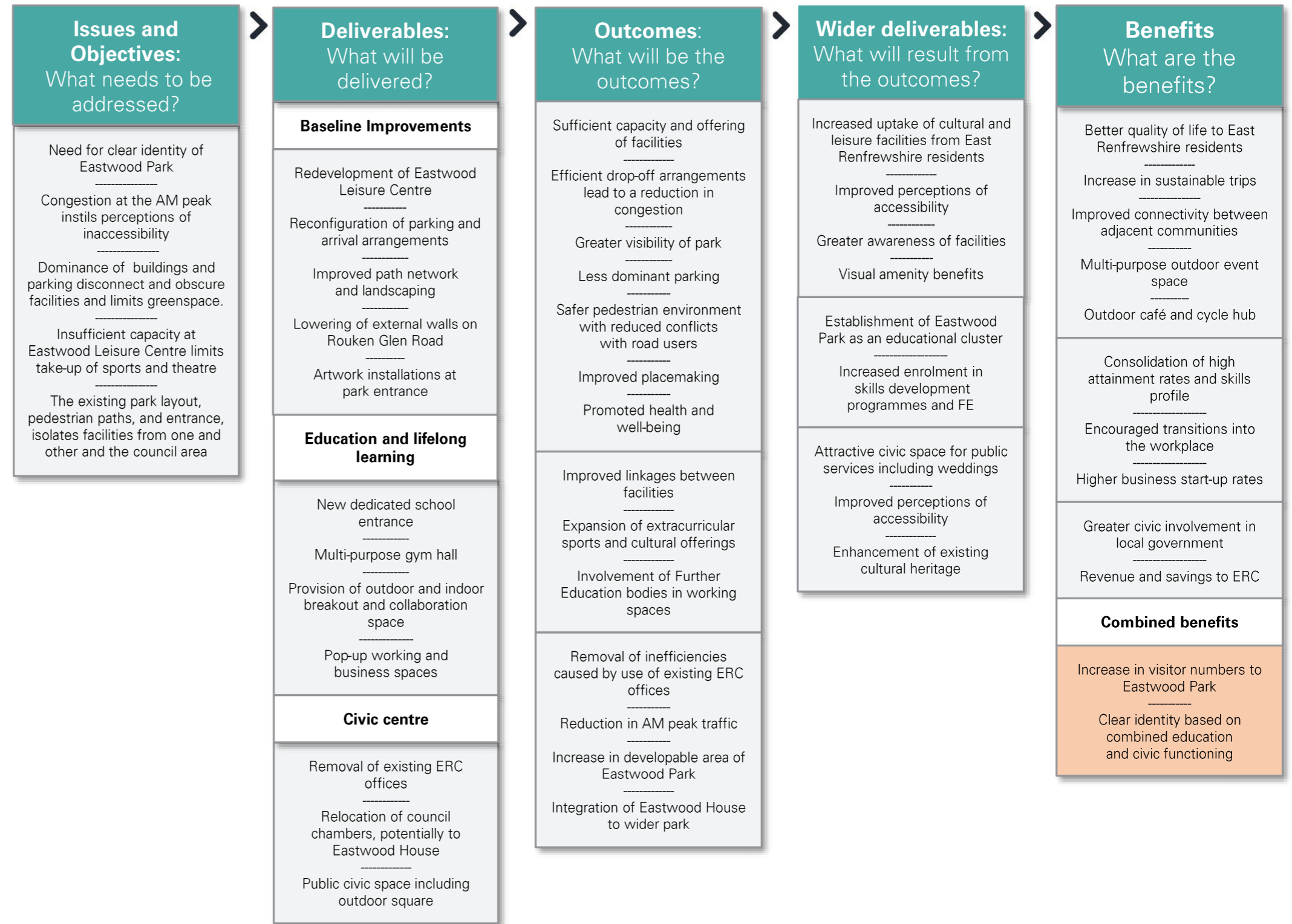
Potential economic outputs are discussed and have culminated in the preparation of a Logic Model, but not quantified in the absence of detailed option definition. As options are developed and formalised, these will be subject to more detailed analysis and financial assessment.

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.



11.0 Strategic Investment

11.1 Optional Construction Costs

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

Option 1 – Retain Existing HQ Building / New Leisure Centre with Landscaping	(£)
New Build Leisure Centre and Theatre (8,000m2 GIFA)	27,900,000
Reconfigure Existing Leisure Centre Car Park to Incorporate Drop Off	300,000
New School Staff Car Park in Existing Allotment Area	1,700,000
Demolish Existing Leisure Centre and Theatre Building	600,000
New Central Public Realm on Site of Existing Leisure and Theatre Building	700,000
<b>Construction Cost Total - Option 1</b>	<b>31,200,000</b>
Allowance for Loose FF&E, Risk, Fees & Development Costs	7,500,000

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

Option 1A – Retain Existing HQ Building / New Leisure Centre with Civic Hub	(£)
New Build Leisure Centre and Theatre (8,000m2 GIFA)	27,900,000
Reconfigure Existing Leisure Centre Car Park to Incorporate Drop Off	300,000
New School Staff Car Park in Existing Allotment Area	1,700,000
Demolish Existing Leisure Centre and Theatre Building and School Sports Halls	800,000
Build New Central Public Realm on Site of Existing Leisure and Theatre Building	700,000
New Civic Hub between School and Leisure Centre (3,200m <sup>2</sup> GIFA)	7,700,000
<b>Construction Cost Total - Option 1A</b>	<b>39,100,000</b>
Allowance for Loose FF&E, Risk, Fees & Development Costs	9,500,000

Option 2 – Demolish Existing HQ Building replace with New Car Park & Leisure Centre with Civic Hub

Option 2 – Demolish Existing HQ Building with Car Park / New Leisure Centre with Civic Hub	(£)
New Build Leisure Centre and Theatre (8,000m2 GIFA)	27,900,000
New School Staff Car Park in Existing Allotment Area	1,700,000
Demolish Existing HQ Office, Leisure Centre, Theatre & School Sports Halls	1,400,000
New Drop Off and Car Park Area on Existing HQ Site	600,000
New Central Public Realm on Site of Existing Leisure and Theatre Building	700,000
New Civic Hub between School and Leisure Centre (3,200m <sup>2</sup> GIFA)	7,700,000
<b>Construction Cost Total - Option 2</b>	<b>40,000,000</b>
Allowance for Loose FF&E, Risk, Fees & Development Costs	9,700,000

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

Option 2A – Retain Existing HQ Building	(£)
New Build Leisure Centre and Theatre (8,000m2 GIFA)	27,900,000
New School Staff Car Park in Existing Allotment Area	1,700,000
Demolish Existing HQ Office, Leisure Centre, Theatre & School Sports Halls	1,400,000
New covered 5-a-side pitches with rooftop parking	2,600,000
New Central Public Realm on Site of Existing Leisure and Theatre Building	700,000
New Civic Hub between School and Leisure Centre (3,200m <sup>2</sup> GIFA)	7,700,000
<b>Construction Cost Total - Option 2A</b>	<b>42,000,000</b>
Allowance for Loose FF&E, Risk, Fees & Development Costs	10,200,000

Potential Additional Items

Potential Additional Items	(£)
Demolish Existing School Sports Halls	200,000
New Public Realm between School and Leisure Centre <b>(For Option 1 only)</b>	600,000
Refurbish and Extend Eastwood House	2,000,000
Convert Existing Age Concern facility to Cycle Hub and Café*	900,000
Upgrade woodland paths, pedestrian access routes, surfacing, lighting and signage	400,000
Extend promenade from central public space to proposed new nursery building	200,000
Form new pedestrian gateway access to South West corner of park	200,000
Lower stone wall along full length of Roukenglen Road by 1m	100,000
New car park south of community campus (in lieu of allotments)	1,300,000

\*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

**11.0 Strategic Investment**

**11.2 Benchmarking**

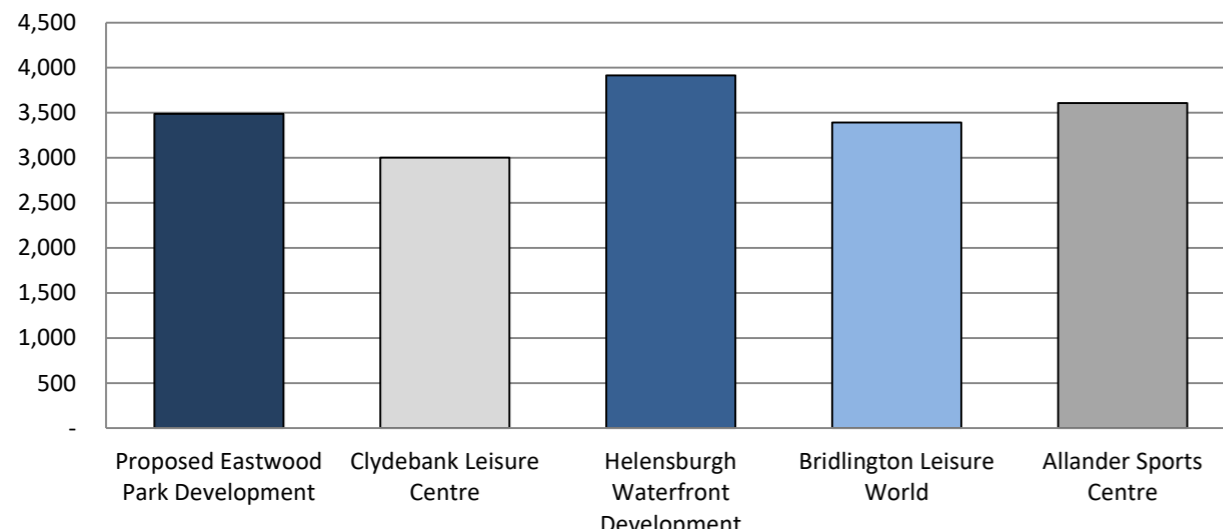
We have benchmarked the prime cost for the proposed 8,000m<sup>2</sup> new build leisure centre and theatre as proposed in the Masterplan Vision.

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 2<sup>nd</sup> Quarter 2019 prices using the BCIS All-In Tender Price Index.

Project Title	Proposed Eastwood Park Development	Clydebank Leisure Centre	Helensburgh Waterfront Development	Bridlington Leisure World	Allander Sports Centre
Total Construction Cost	£27.9m	£22.0m	£13.1m	£19.6m	£27.6m
GIFA	8,000m <sup>2</sup>	8,892m <sup>2</sup>	3,346m <sup>2</sup>	7,015m <sup>2</sup>	7,650m <sup>2</sup>
Base Date	2 <sup>nd</sup> Quarter 2019	3 <sup>rd</sup> Quarter 2015	2 <sup>nd</sup> Quarter 2019	1 <sup>st</sup> Quarter 2015	1 <sup>st</sup> Quarter 2020
Adjusted Construction Cost to Q2 2019	£27.9m	£26.7m	£13.1m	£23.8m	£26.8m
Total Adjusted Construction Cost per m <sup>2</sup>	3,488	3,002	3,915	3,392	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 £33m. We also understand that the newly constructed Peak Building in Stirling was built at a cost of £26m in 2009 but excluded the cost of the supplementary Curling rink and climbing wall taken the total construction spend to over £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 £27.9m based on a cost/m<sup>2</sup> of £3,488/m<sup>2</sup> at 2<sup>nd</sup> quarter 2019 pricing levels.



**11.3 New Leisure Centre & Theatre Costs – Assumptions & Exclusions**

**Assumptions**

- New building based on 8,000m<sup>2</sup> GIFA with a 6,500m<sup>2</sup> 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 9,400m<sup>2</sup> area incorporating all surfacing, drainage and lighting.
- New Central Public Realm based on proposed area of 3,400m<sup>2</sup>
- New Public Realm between School and Leisure Centre based on proposed area of 2,700m<sup>2</sup>
- Eastwood House refurbishment based on 1,600m<sup>2</sup> and allowance for 260m<sup>2</sup> extension.
- We have allowed a GIFA of 1,000m<sup>2</sup> 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.
- We have allowed an area of 7,000m<sup>2</sup> for the new car park south of Civic Hub.
- Civic Hub in Option 1A, 2 and 2A is based on single storey building of GIFA on 3,200m<sup>2</sup>

## 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

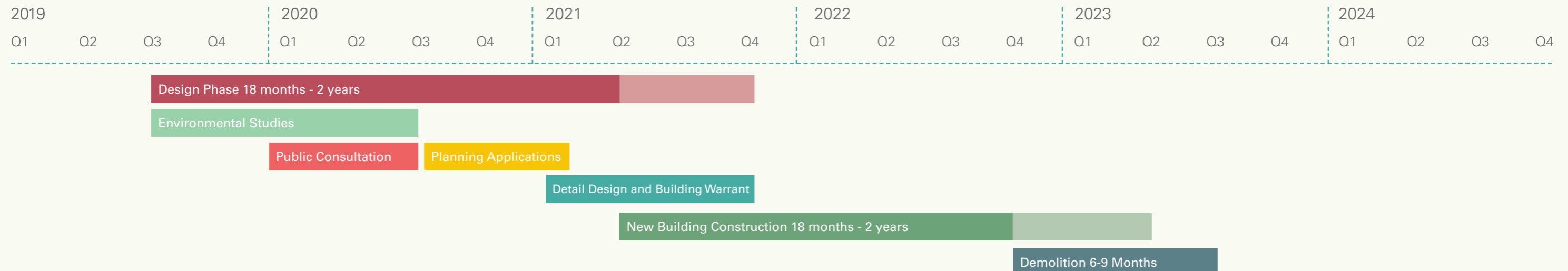
The table below indicates the inflation impact on the Option 1 construction costs.

- Costs assume 24-month design period followed by 24-month Construction period.
- Based on current day price Construction Cost of £31.2m as detailed in Option 1 in section 10.1
- 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 (£)	Total Construction Cost (£)
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	40,900,000

### Indicative Timescales



### 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.

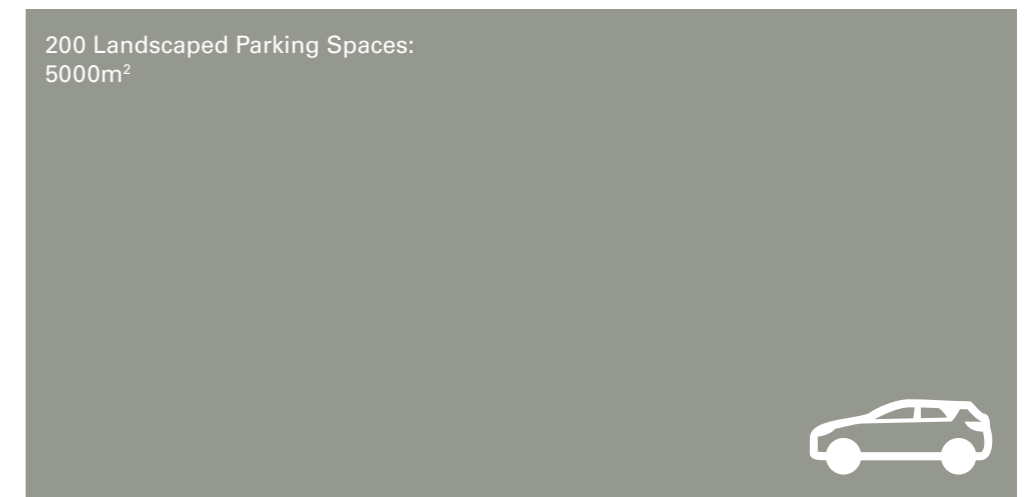
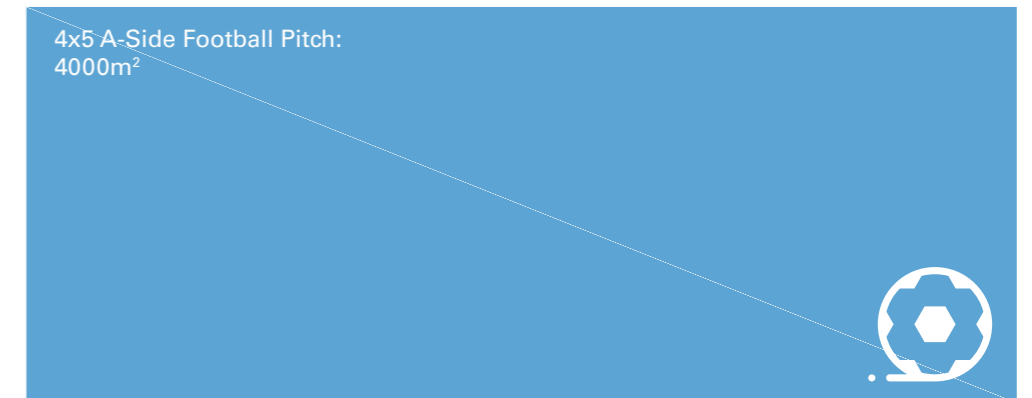
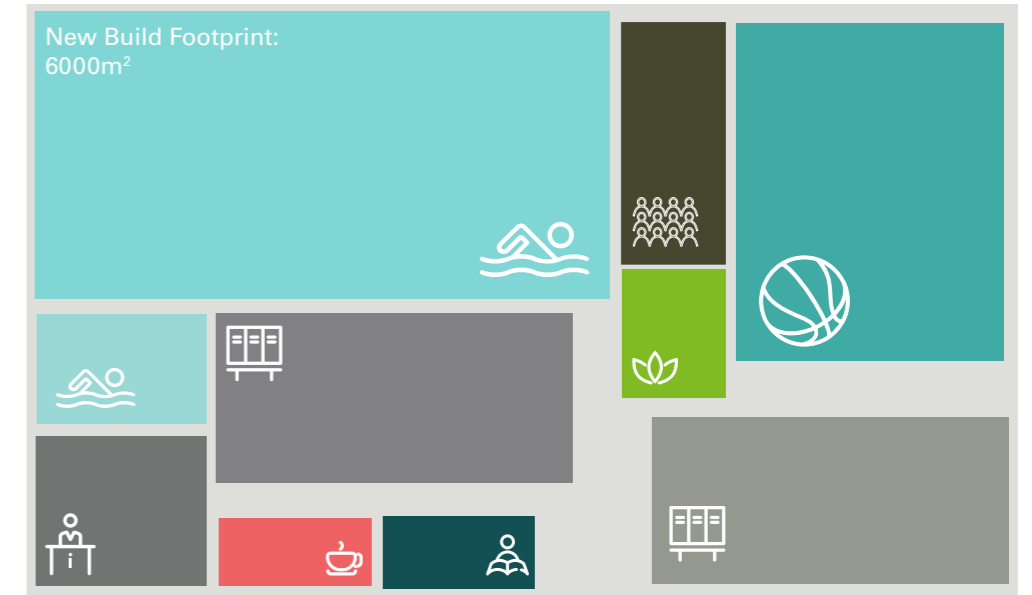
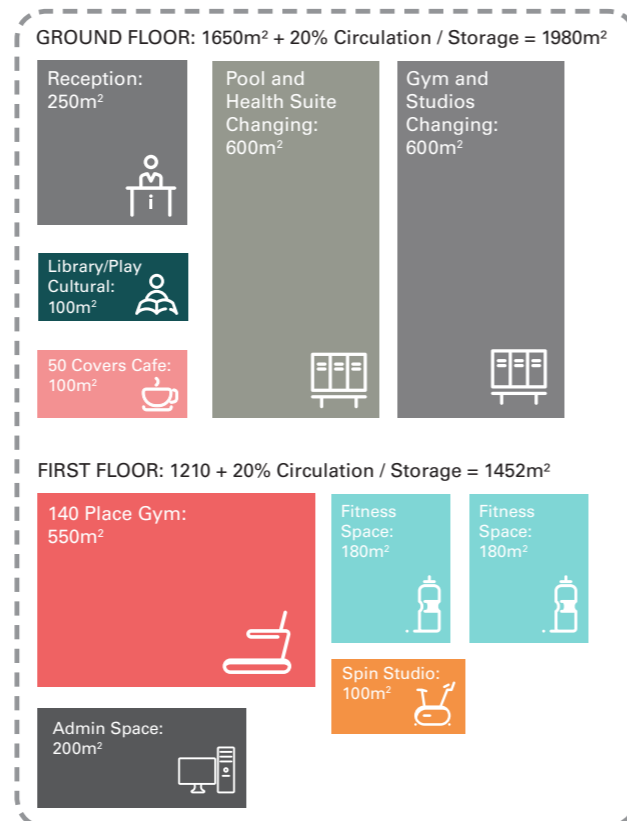
The Stallan-Brand report dated 25 April 2017 also assessed the overall ideal site area.

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.

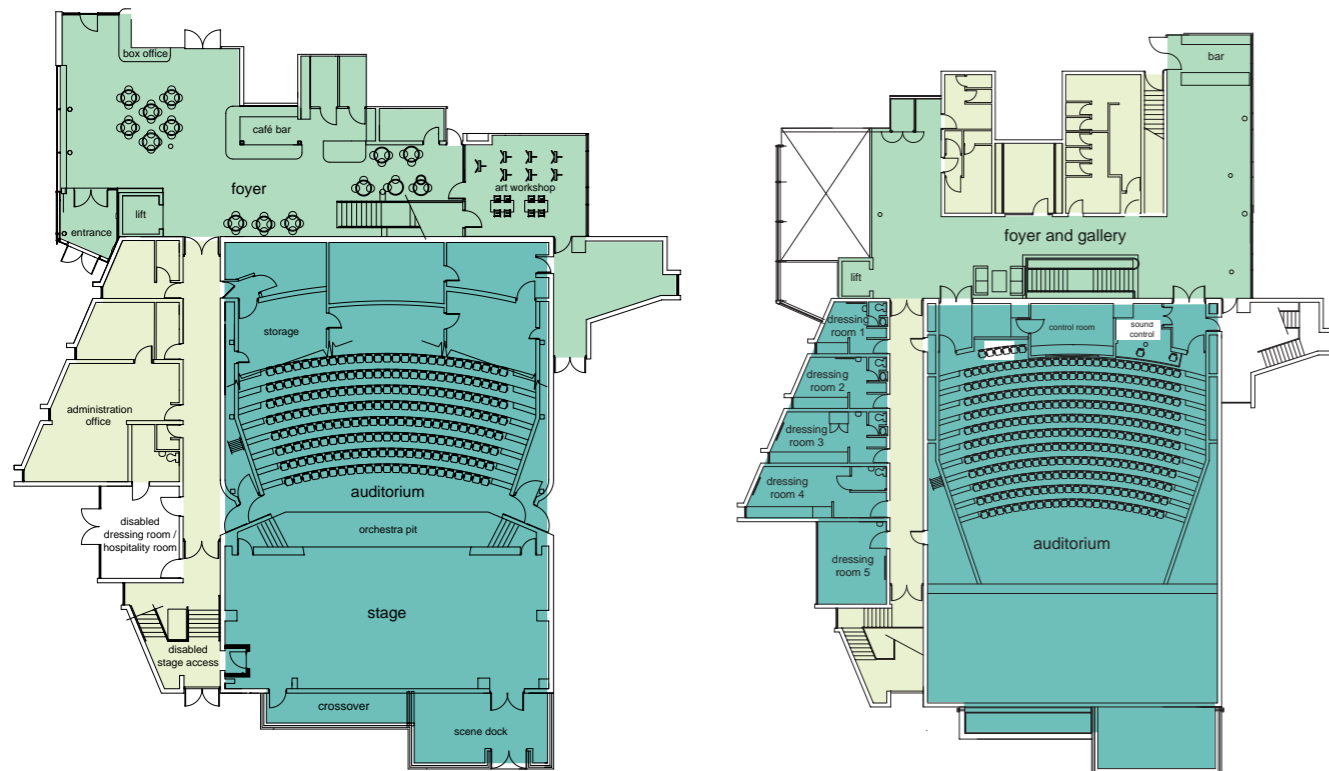
There would also be many opportunities for shared facilities and collaboration. Reception facilities could double as informal box offices and exercise studios doubling as rehearsal rooms are just a few examples of the possibilities.

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.

- Space fully provided by the primary brief - no additional space required
- Space partially provided by the primary brief - 50% of space required in addition to brief
- Space not provided by any of the primary brief - 100% of space required in addition to brief



Existing Eastwood Theatre Plans

### 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

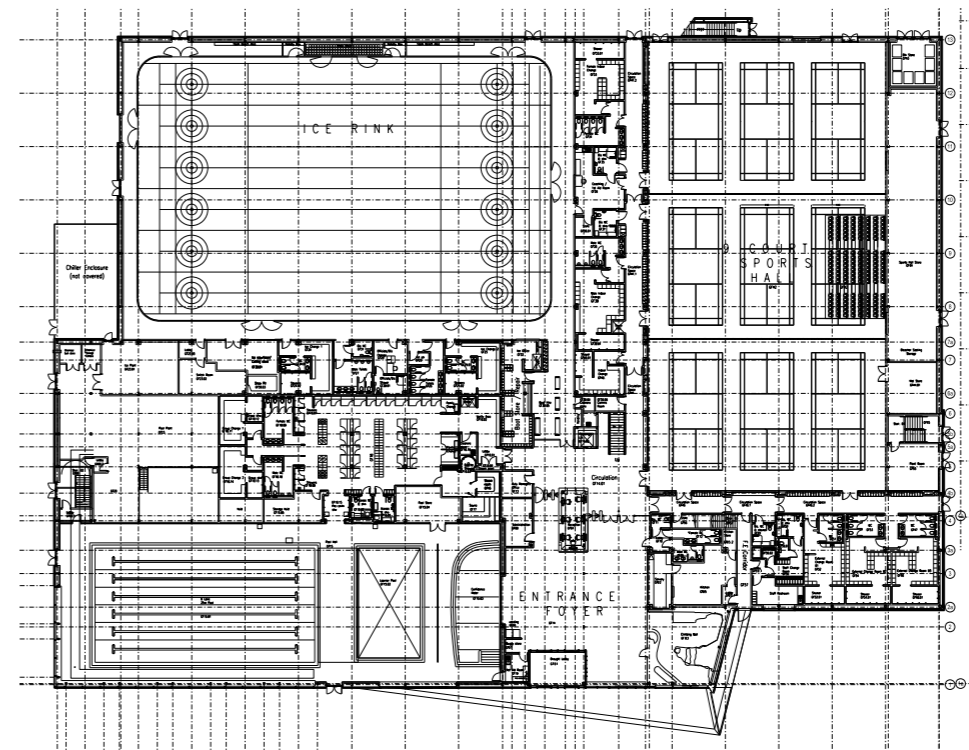
Building Footprint (incl ext walls): 7,000sqm  
 Ground Floor GIFA: 6,920 sqm  
 Upper Floor GIFA: 2,160sqm  
 Total GIFA: 9,080sqm

#### 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



Ground Floor Plan, Peak Leisure Centre, Stirling



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