



The Castle

BREEAM Man 9 Credit Information

Man 9 - Breeam Information for 'The Castle' Leisure Centre

- a. A basic description of the project and building - After providing leisure services to local residents for almost 40 years, the leisure centre at Elephant and Castle closed its doors in June 2012.

The exciting redevelopment programme for a brand new leisure centre at Elephant and Castle is well underway and is expected to be opened in spring 2015. Please see 'Project news' below for an update on the redevelopment project.

The new centre named The Castle will provide:

- Six lane 25 metre swimming pool
- Learner pool
- Four (badminton) court sports hall
- Fully equipped gym and indoor cycle studio
- Two exercise class and dance studios
- Crèche and café

- b. BREEAM Rating and score – Targeted – 60+ (Very Good); Current achieved – 41.66

- c. The key innovative and low impact design features of the building –

1. Grey Water System
2. PV Panels
3. Seeded Brown Roof

- d. Basic Building Cost - Confidential

- e. Services Costs – Confidential

- f. External Works –

Brook Drive Footway

Brook Drive is regularly used by residents in the area as a link from the west to the Elephant and Castle Shopping Centre, bus stops and tube station. It also links with the 'shared surface' to provide an important pedestrian route to the new Leisure

Centre from the west.

The new building increases the area from the building line to the kerb from approximately 2.1m to 4.7m. As a result of the increase in the width a grassed boundary with trees is proposed that will also serve as a buffer between the footpath and swimming pool hall .

Three existing on-street pay and display parking spaces are retained and one new accessible on-street parking space is proposed for Leisure Centre users. The existing kerb will be retained and footway will be reinstated to adoptable standards.

Churchyard Row

The material treatment to Brook Drive will be used in this area. The grass edge that stretches along Brook Drive continues to wrap around the corner of the building to the escape ramp from the pool.

The southern part of Churchyard Row is designated as a 'servicing zone' where vehicles can pull up adjacent to the building, inbound of the footway, for refuse and chemical pick-up and drop-off.. It is anticipated that most

pedestrians will use the footway adjacent to the road and the vehicle zone will be delineated by the dropped curb and a change in paving flag size.

Southern Elevation

This area runs parallel and adjacent to the St. Mary's Churchyard playground and links the western part of the site to the east. A new footpath is provided to accommodate a level escape from the new Leisure Centre. A strip of shrub planting runs parallel to the building on the southern side of the path that gradually feathers upwards between the playground fence and the path.

- g. Gross internal floor area –
- h. Total area of site – **Total site area (including shared plaza): 0.51Ha**
- i. Function areas and their size -
- j. Area of circulation -
- k. Area of storage -
- l. % Area of grounds to be used by community (where relevant) – N/A
- m. % Area of buildings to be used by community (where relevant) – **80%**
- n. Predicted electricity consumption – **105.95 kWh/m²**
- o. Predicted fossil fuel consumption – **277.88 kWh/m²**
- p. Predicted renewable energy generation – **2.25 kWh/m²**
- q. Predicted water use - **12,960m³/annum**
- r. % Predicted water use to be provided by rainwater or grey water – **10.4%**
- s. The steps taken during the construction process to reduce environmental impacts, i.e. innovative construction management techniques. –
 - **Monitor, report and set targets for energy arising from site activities and monitor, report and set targets for water consumption arising from site activities**
 - **Adopt best practice policies in respect of air (dust) pollution arising from the site**
 - **Adopt best practice policies in respect of water (ground and surface) pollution arising from the site**
 - **Main contractor has an environmental material policy, used for sourcing of construction materials to be utilised on site**
 - **Main contractor operates an Environmental Management System**
 - **Responsibly sourced site timber**
- t. A list of any social or economically sustainable measures achieved/piloted.
 - 1. **Grey Water System**
 - 2. **PV Panels**
 - 3. **Seeded Brown Roof**