



**CRYSTAL PALACE  
NATIONAL SPORTS CENTRE**

**MAYOR OF LONDON**

# AGENDA

- 1 Introductions and welcome**
- 2 The story so far**
- 3 Emerging scope**
- 4 Programme and phasing**
- 5 In the meantime**
- 6 Look ahead**
- 7 Q+A**



**HISTORY**



**SETTING**

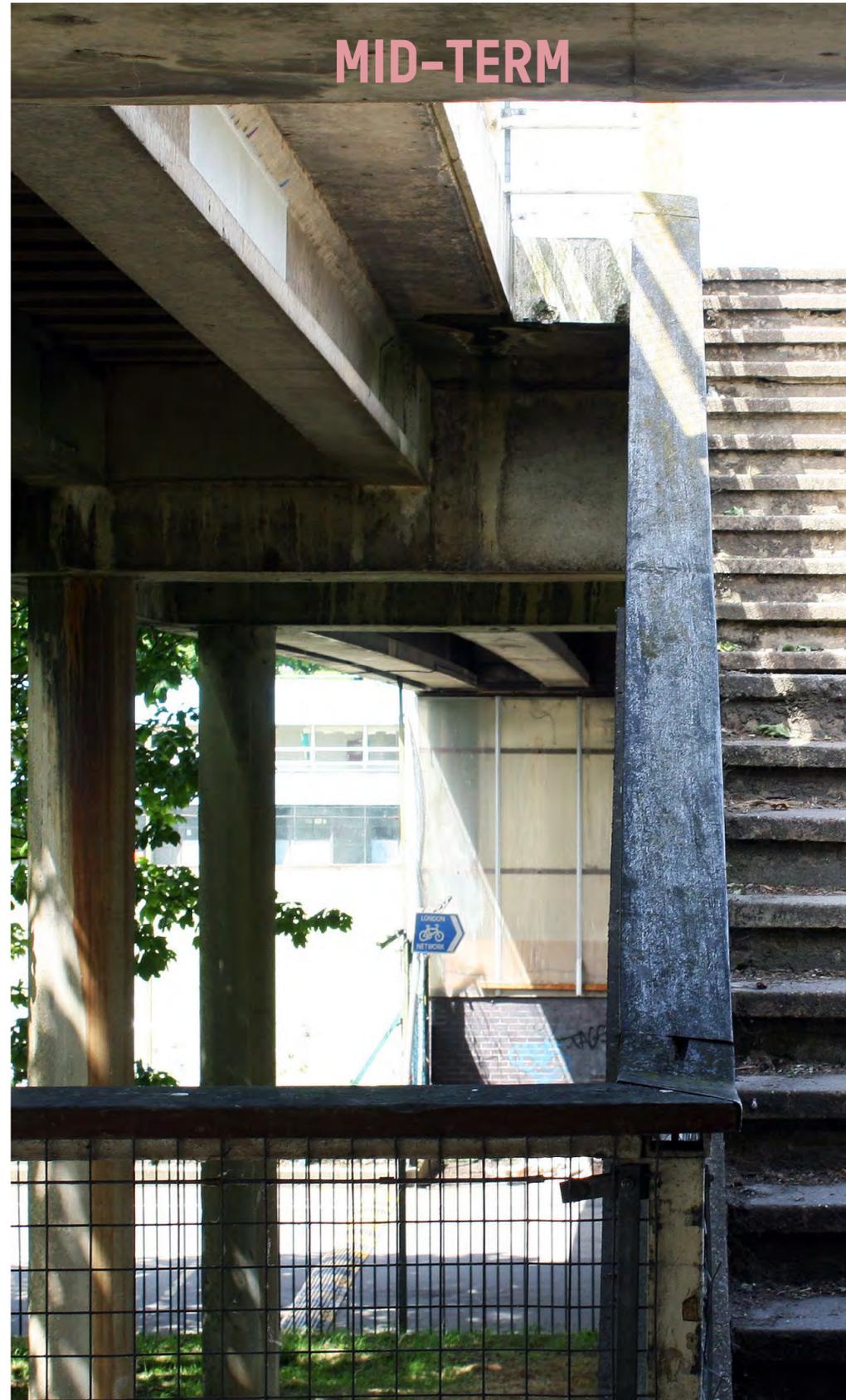


**RANGE OF ACTIVITIES**

# SHORT-TERM



# MID-TERM



# LONG-TERM



# THE STORY SO FAR

A re-cap of the project timeline  
from 2018 to date



# The Site

At the meeting point of five boroughs and the centre of one of the city's most important parks is our generation's biggest opportunity to inspire totally new relationships with physical activity, mental health and community participation.



The Lodge

Houses

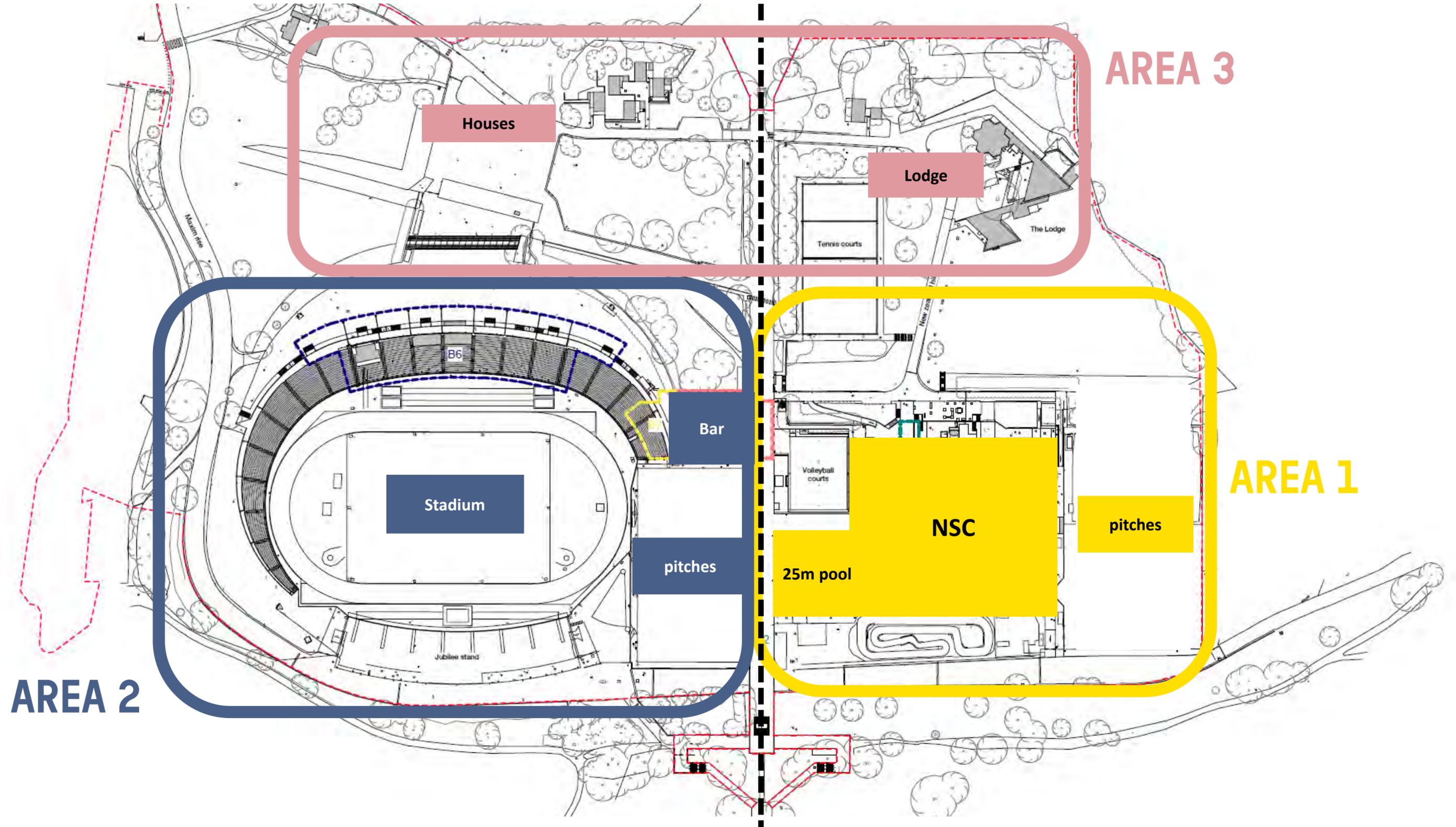
Sports centre

West Stand

25m pool

Jubilee Stand

# The Site



# THE STORY SO FAR

## 2018-2020

- Needs analysis, extensive stakeholder and community consultation, completed feasibility study
- Significant structural defects to 50m pool and dive pool tanks necessitating closure
- Coronavirus pandemic

## December 2021

- Mayoral funding commitment
- This is not a 'patch repair' but a 'once in a generation' comprehensive refurbishment

## 2022

- Recruitment: Forming a dedicated GLA delivery team and related governance structure
- Full public procurement process: Comprehensive multi-disciplinary services teams
- European conflict and related energy crisis. A technical review of costing, phasing, delivery

# THE STORY SO FAR



## 2023 CPNSC client team

- Ben Woods**  
Project Director
- Steve Sheasby**  
Head of Delivery
- Shona Scales**  
Programme Manager
- Philip Tyrrell**  
Capital Works Manager

## CPNSC consultant team



## CPNSC operator



- Contract extended for next 3+ years to ensure continuity of sports facilities as redevelopment takes place

# THE STORY SO FAR

## Project Vision and Objectives

To provide a space for sports & recreation, health & wellbeing, that meets the needs of both sports communities and local people



**A centre  
for  
everyone**



**A secure  
financial  
future**



**Enhance  
access &  
connectivity**

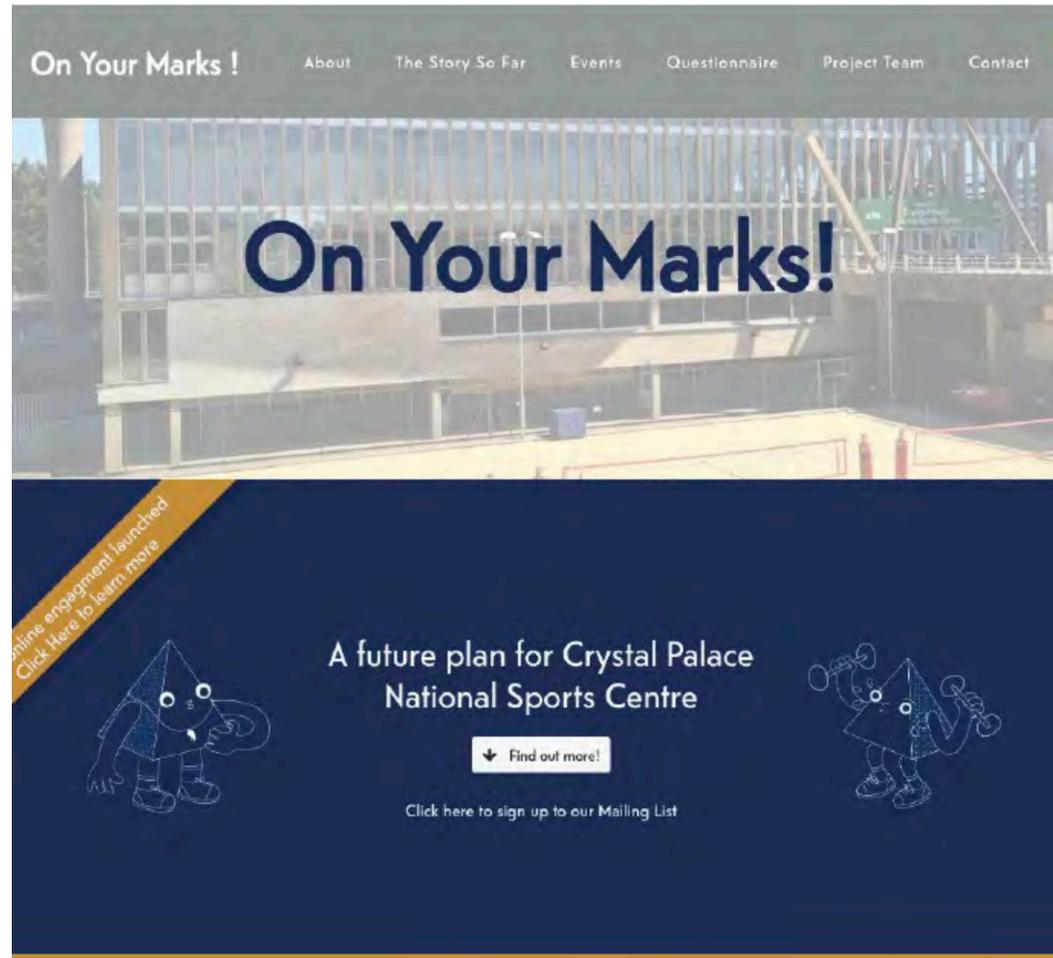


**Become  
part of the  
park**



**Protect the  
landmark  
building**

## Previous Engagement



### On Your Marks!

A series of engagement events, workshops and surveys which formed the basis of the project brief and captured views and feedback from the community



### Community Conference

Community engagement and consultation from the feasibility and concept stage of the project has directly shaped the design development

## Objectives of the project remain relevant and needed

...but what's changed?

- Leisure industry in a post pandemic world
- Sustainability
- Policy and legislation
- Sporting national governing bodies – vision and strategic needs

CRYSTAL PALACE NATIONAL SPORTS CENTRE

21.10.23

**CRYSTAL  
PALACE  
PARK  
TRUST**



THE LONDON BOROUGH  
[www.bromley.gov.uk](http://www.bromley.gov.uk)

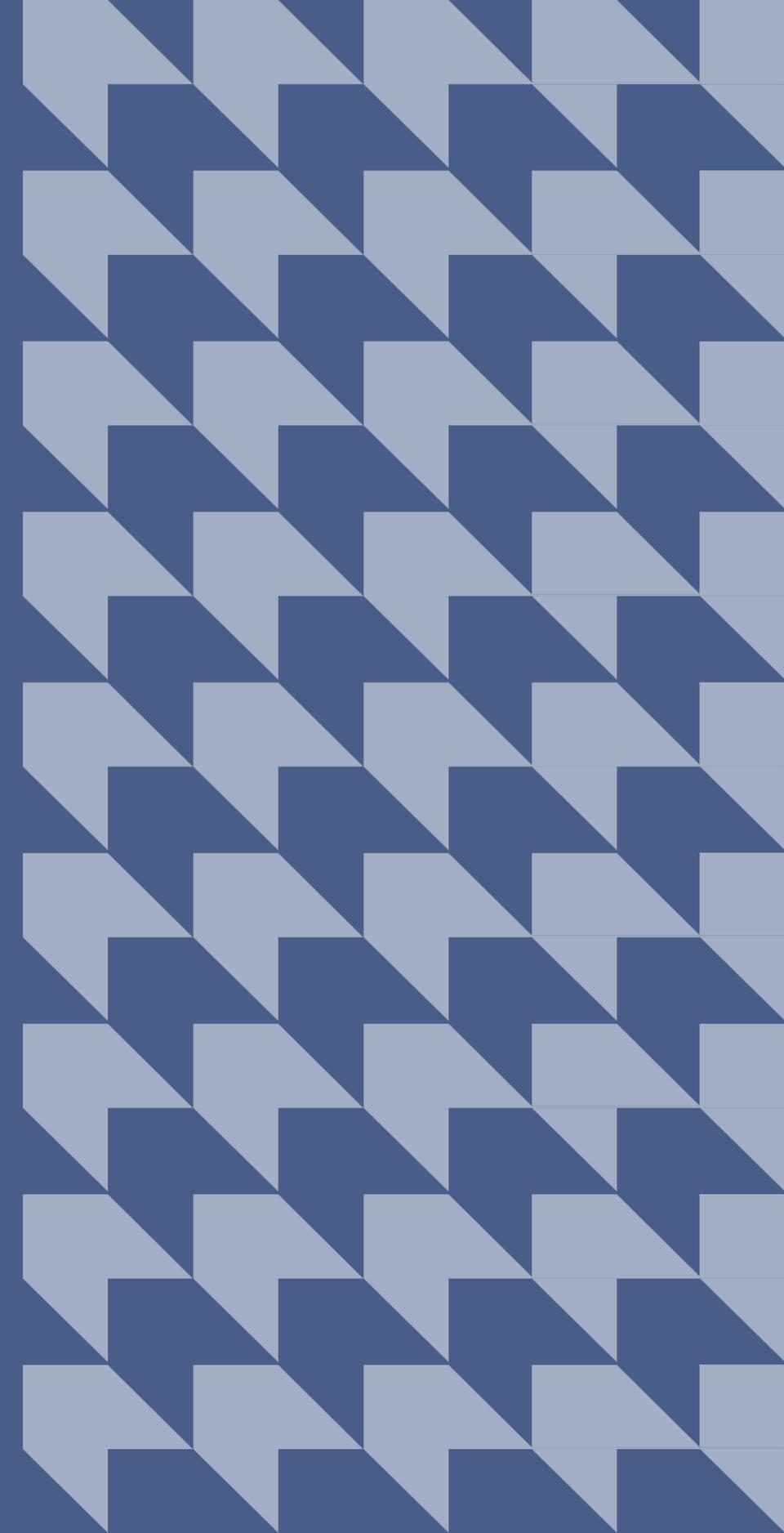
**Historic handover**





# EMERGING SCOPE

Opportunities and constraints shaping  
the project brief development



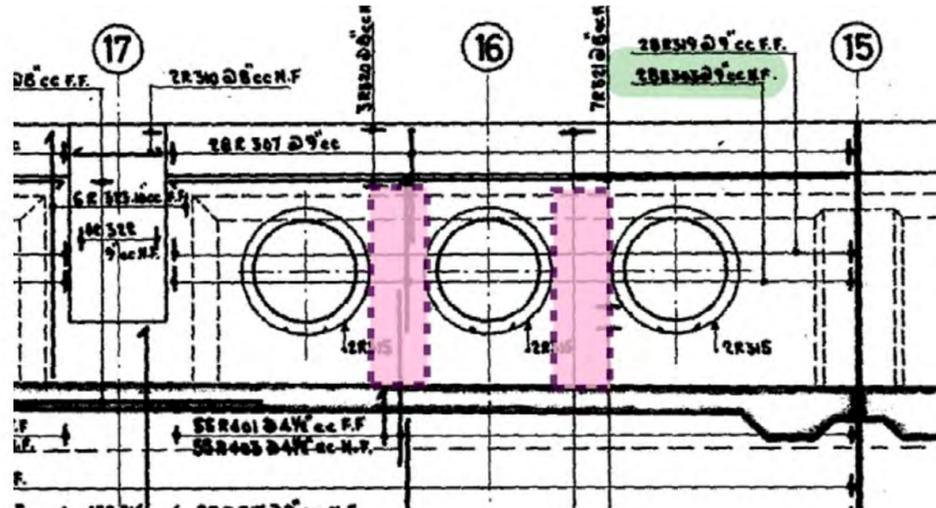
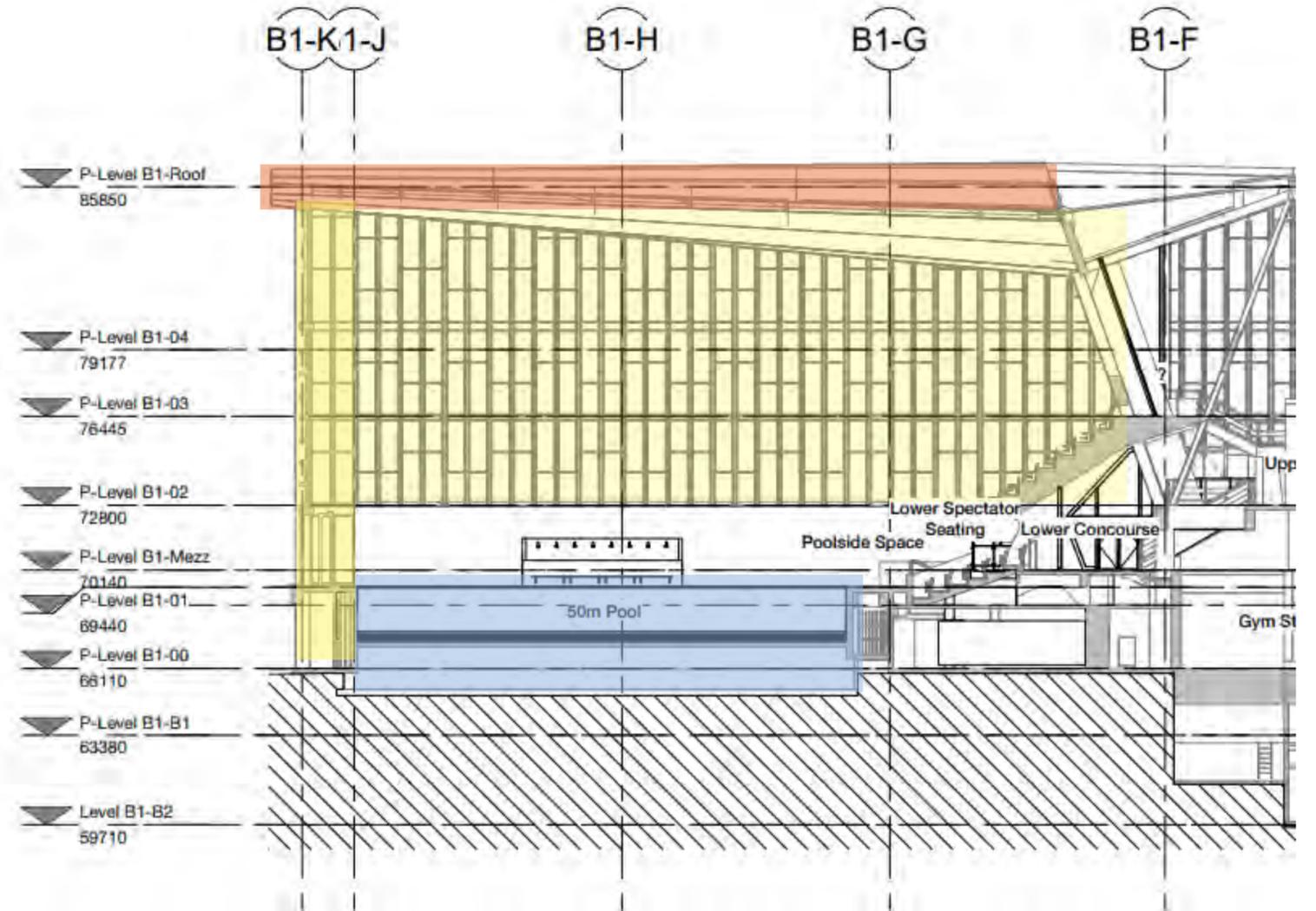
## Deliverability and facility mix



- Not implementing spa
- Retain all 4 pool spaces
- Retain and grow existing clubs
- Retain anchor tenants
- Improve and expand facilities

Business plan retains income and viability  
Build on CPNSC's 'USP' and heritage

# Deliverability and facility mix 50m and Diving Pools



- Major remedial works needed to the structural elements of the pools
- Strength between porthole windows is a concern

- Work cannot be carried out in isolation
- Mechanical, electrical, drainage and plant services need repairs and replacement
- Works to the roof, and works to upgrade and replace the glazing needs to be coordinated

## Deliverability and facility mix 50m and Diving Pools

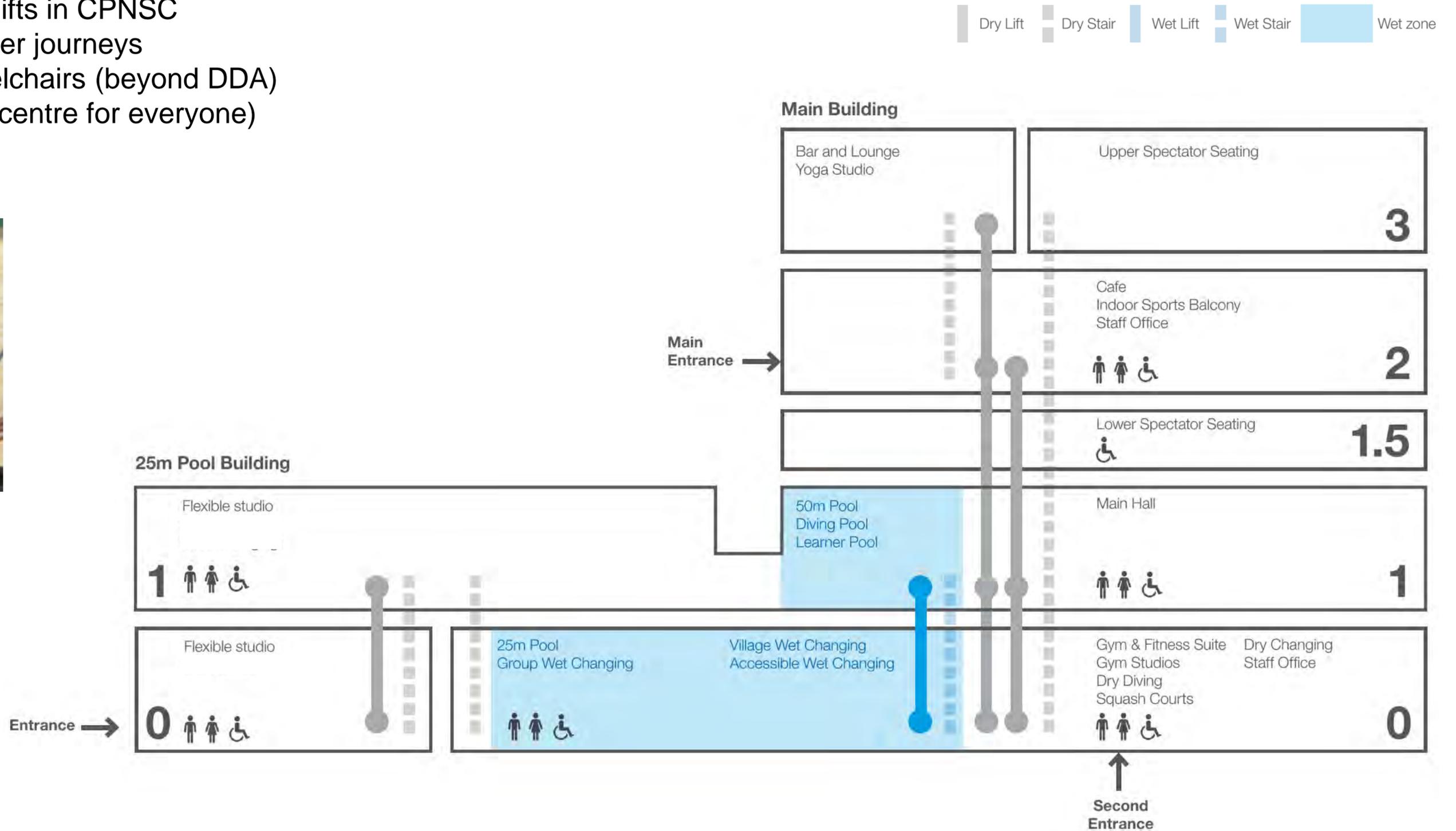


Major remedial works to pool required, plus enhancements proposed:

- Raise the water level of the 50m pool and learner pool to deck level
- Infill existing pool portholes
- Install pool pods to the 50m pool, which allow for step-free access into the water
- Install moveable floor to learner pool, increasing range of depth from 0m-1.8m

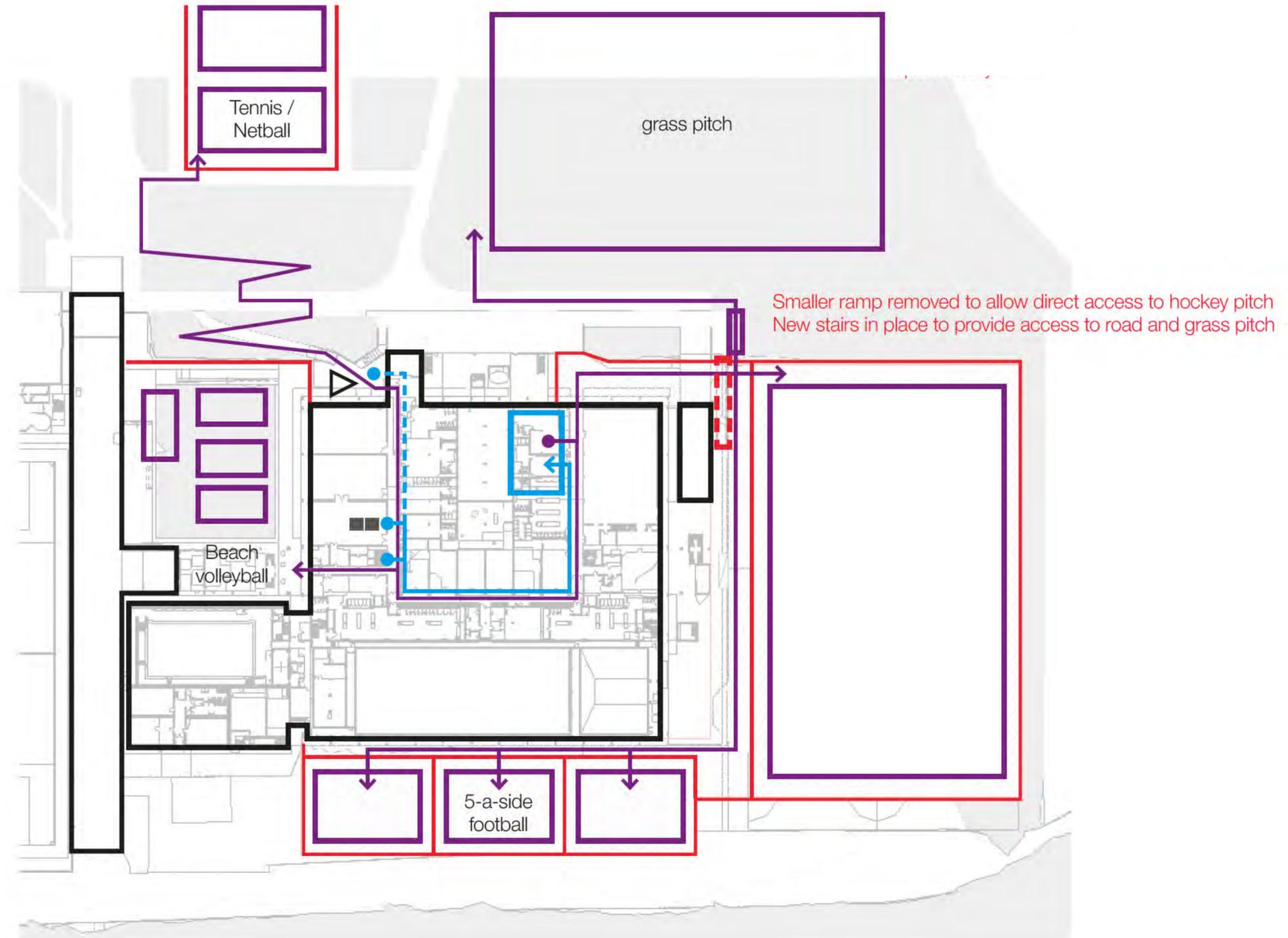
# Access and connections (internal)

- Inclusive access and new lifts in CPNSC
- Improved inclusive customer journeys
- Accessible for sports wheelchairs (beyond DDA)
- Improved access for all (a centre for everyone)



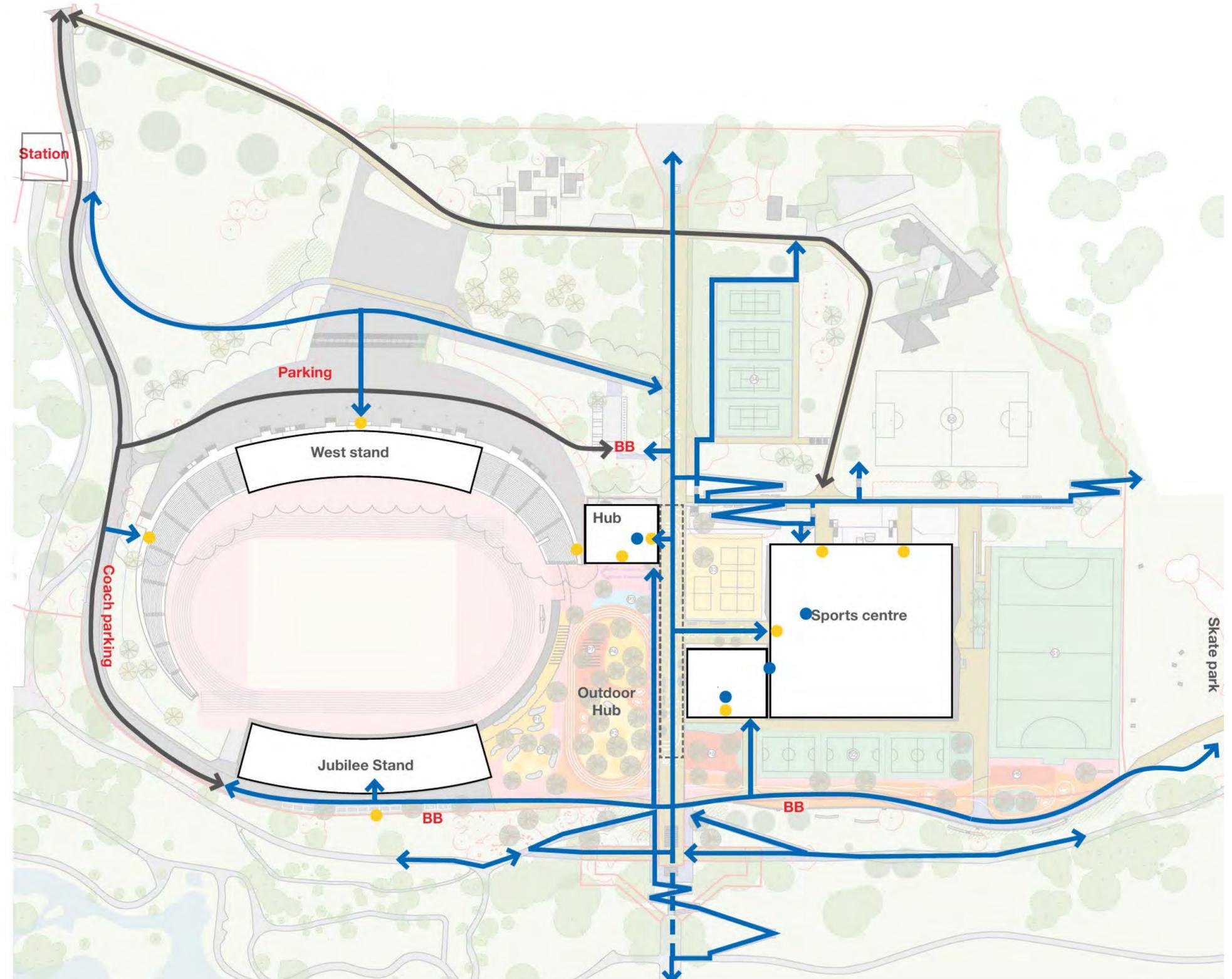
## Access and connections (to pitches)

- Improved customer journeys within CPNSC and access to pitches
- More intuitive self-orientation and wayfinding
- Reduction of access/ egress points improving security and safety
- Simplified secure line



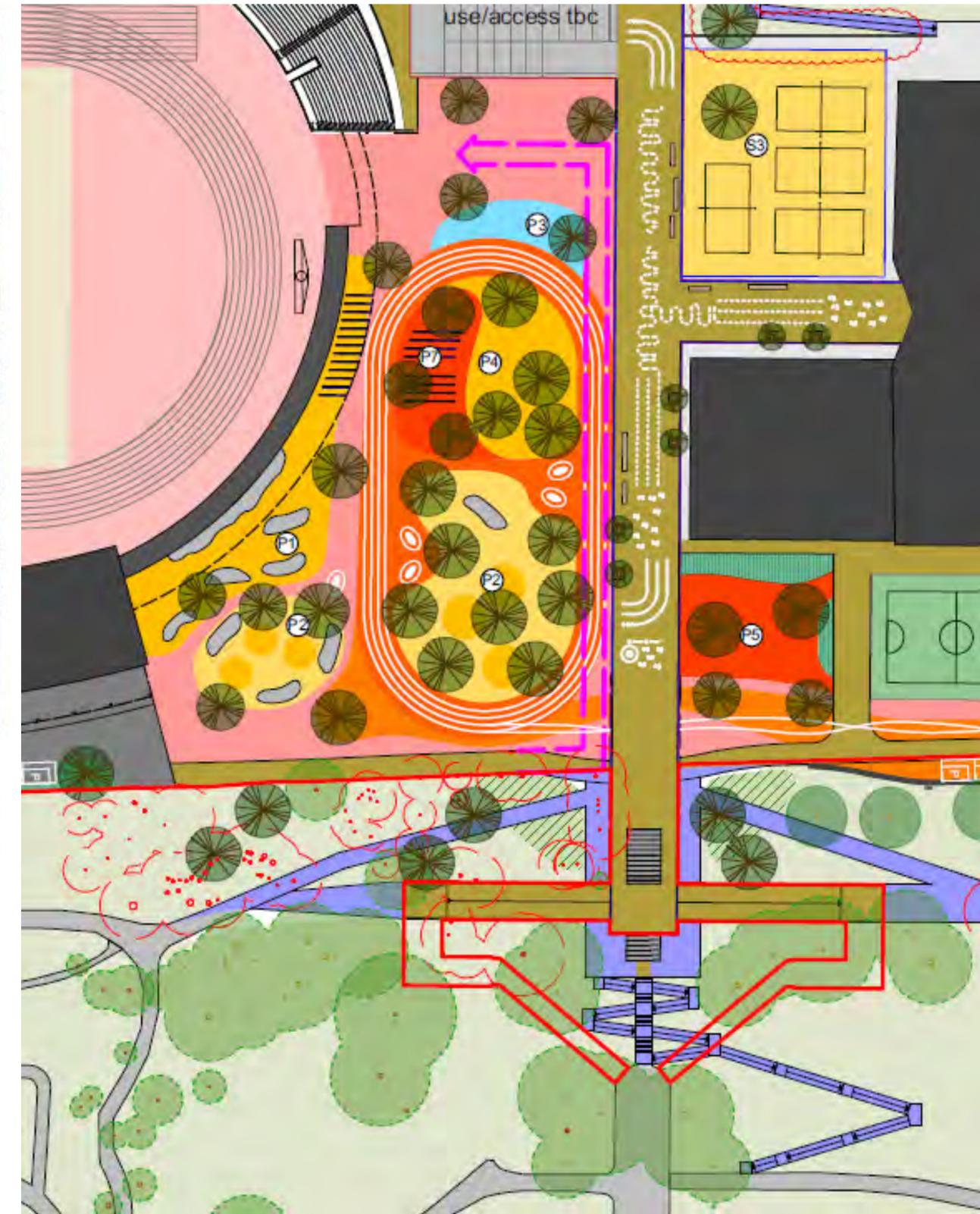
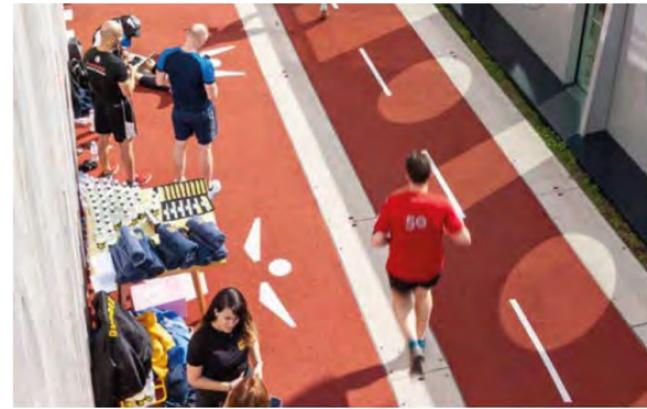
## Access and connections (to wider park)

- Creating step-free and improved walkway and Penge access
  - Connecting to and integrating with LB Bromley's inclusive upgrades to wider park
  - In line with BS8300-1:2018
- 
- Improved access for all
  - Sporting compliance
  - EDI principles in action
  - To develop with LBB/CPPT



## Scope development: Stadium

- Initial feasibility study shows potential for a 365-day Athletics-led solution
- Multi-sport with in-field options to support business plan
- Outdoor hub opportunities: 200m track
- Consultation with, and broad support from UKA and LME
- Currently unfunded



WORK IN PROGRESS

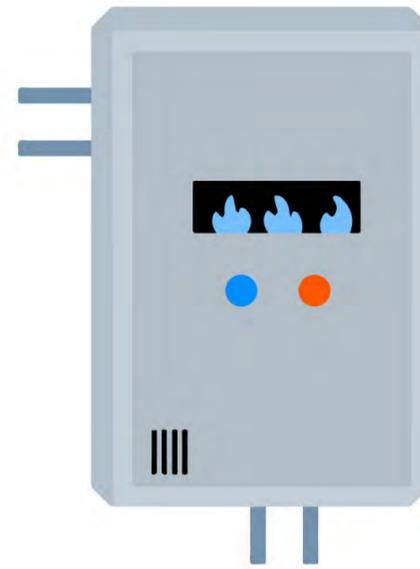


# Energy strategy and sustainability



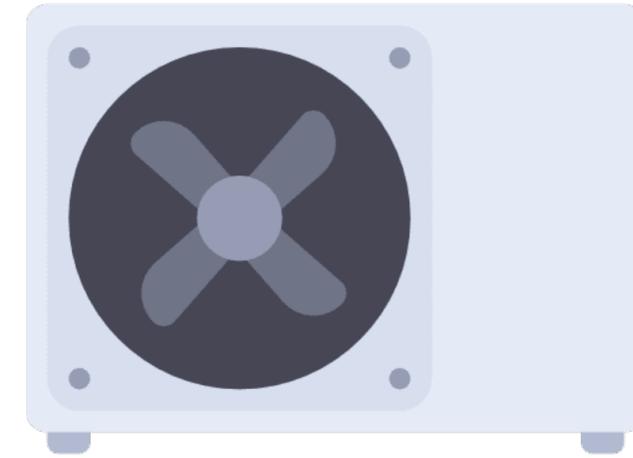
## 1<sup>st</sup> Generation

1960's – 1980's  
Fossil Fuel: **Oil**



## 2<sup>nd</sup> Generation

Present day  
Fossil Fuel: **Gas**



## 3<sup>rd</sup> Generation?

The future  
All Electric: **Heat Pumps and Solar**



# Emerging masterplan

## Sports Centre

1. Retention of four pool spaces
2. New lifts and removal of existing lift
3. Retain gymnastics on North balcony

## Hub

4. Revised design with double-height flexible space

## Indoor Athletics

5. New external envelope and fit-out. Improved connections to adjacent facilities

## Walkway

6. Interventions to provide step-free access
7. Improved public realm

## Stadium

8. Retain Jubilee Stand and existing capacity (subject business case development and funding)

## Lodge and Houses

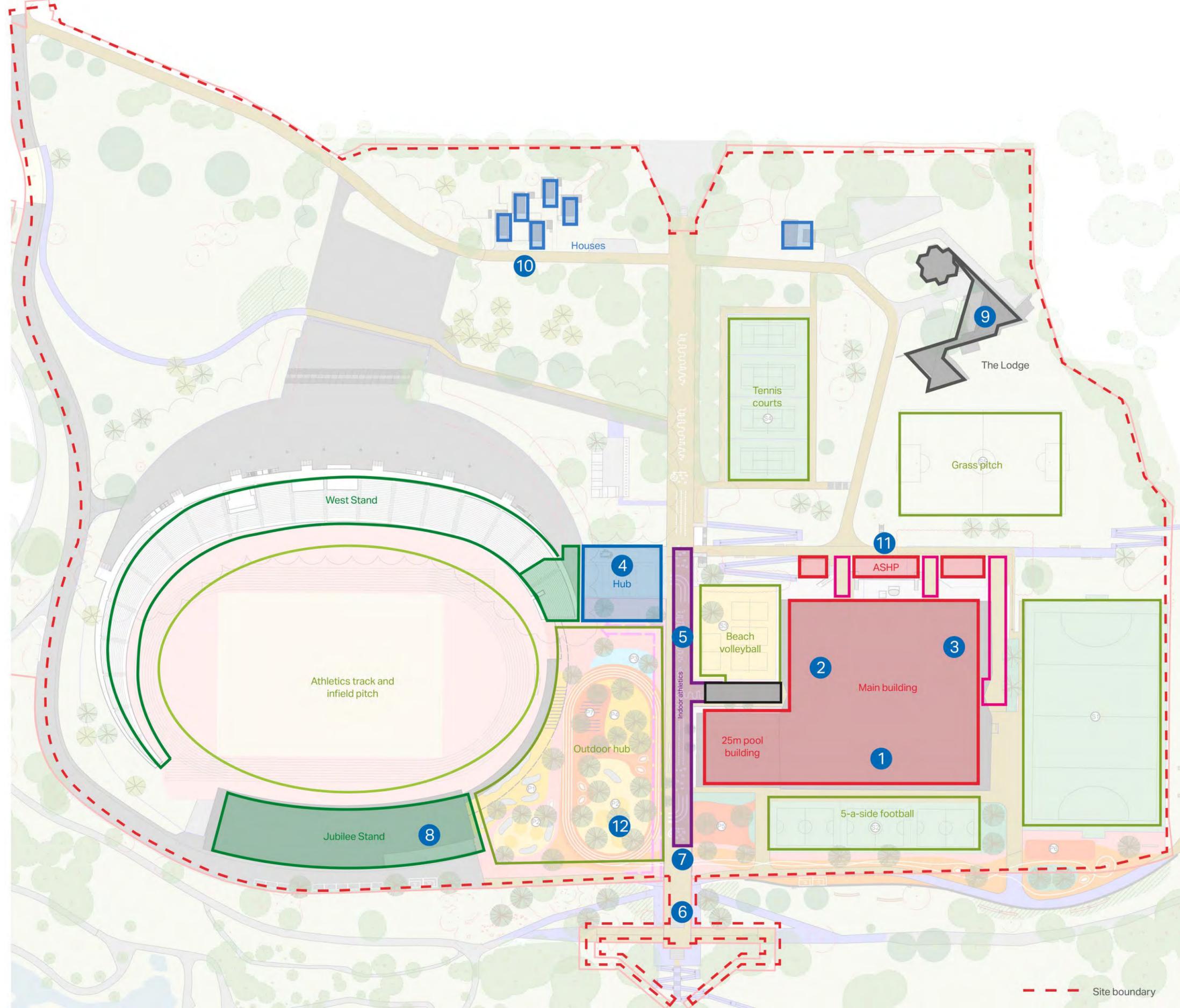
- 9,10. Subject to feasibility study

## Building Services

11. Change in energy strategy to decarbonise, new ASHP structure

## External Works

12. Public square landscaping scheme, encouraging movement, play and activity

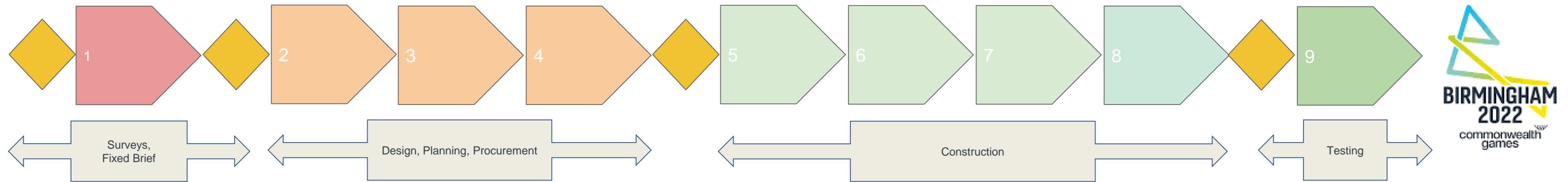


# PROGRAMME AND PHASING

How long will the project take?



# Context and precedents: Birmingham 2022



## Phase 1 programme

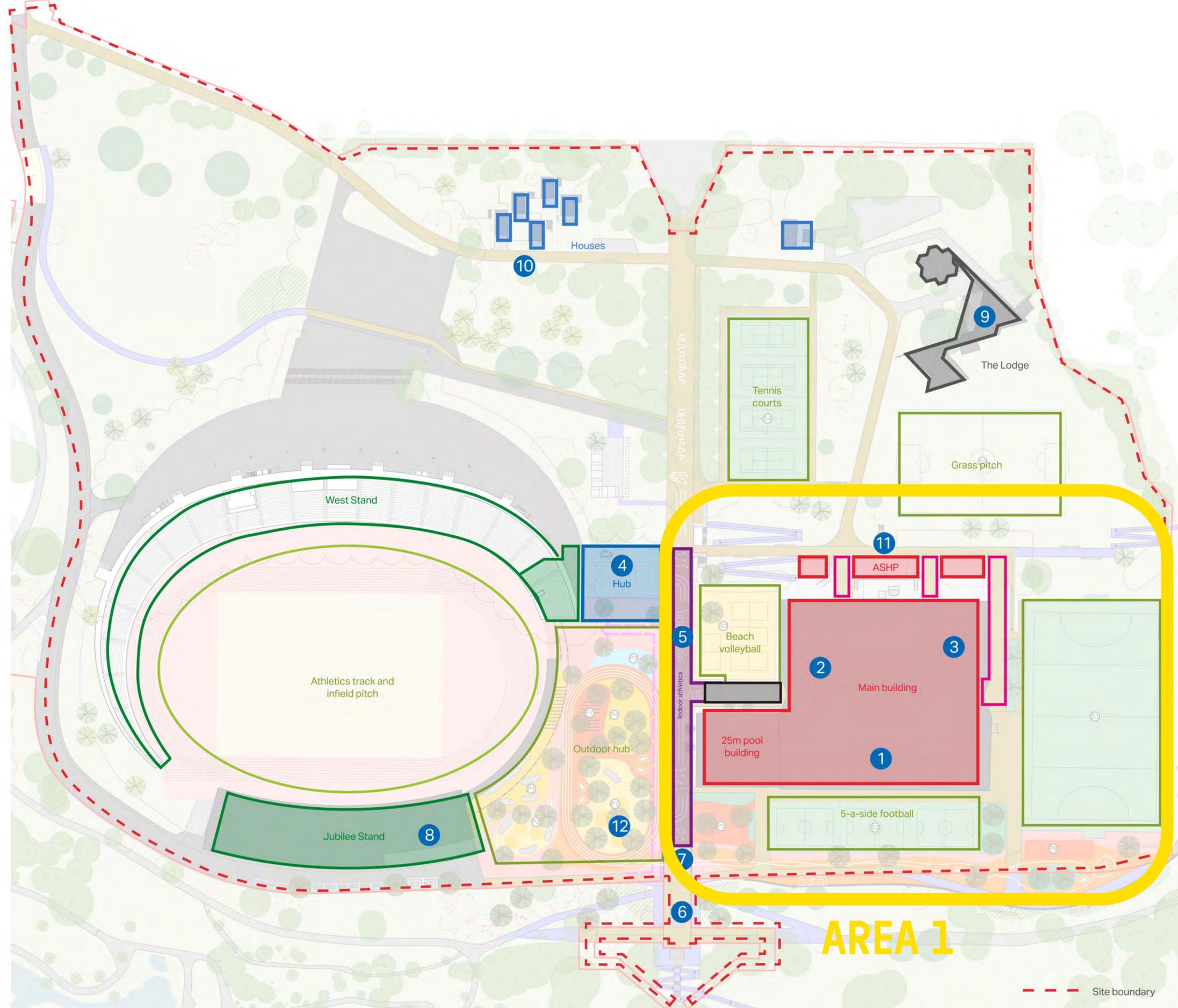
- Live public environment
- Construction market, inflationary and supply chain pressures

### A phased development which will:

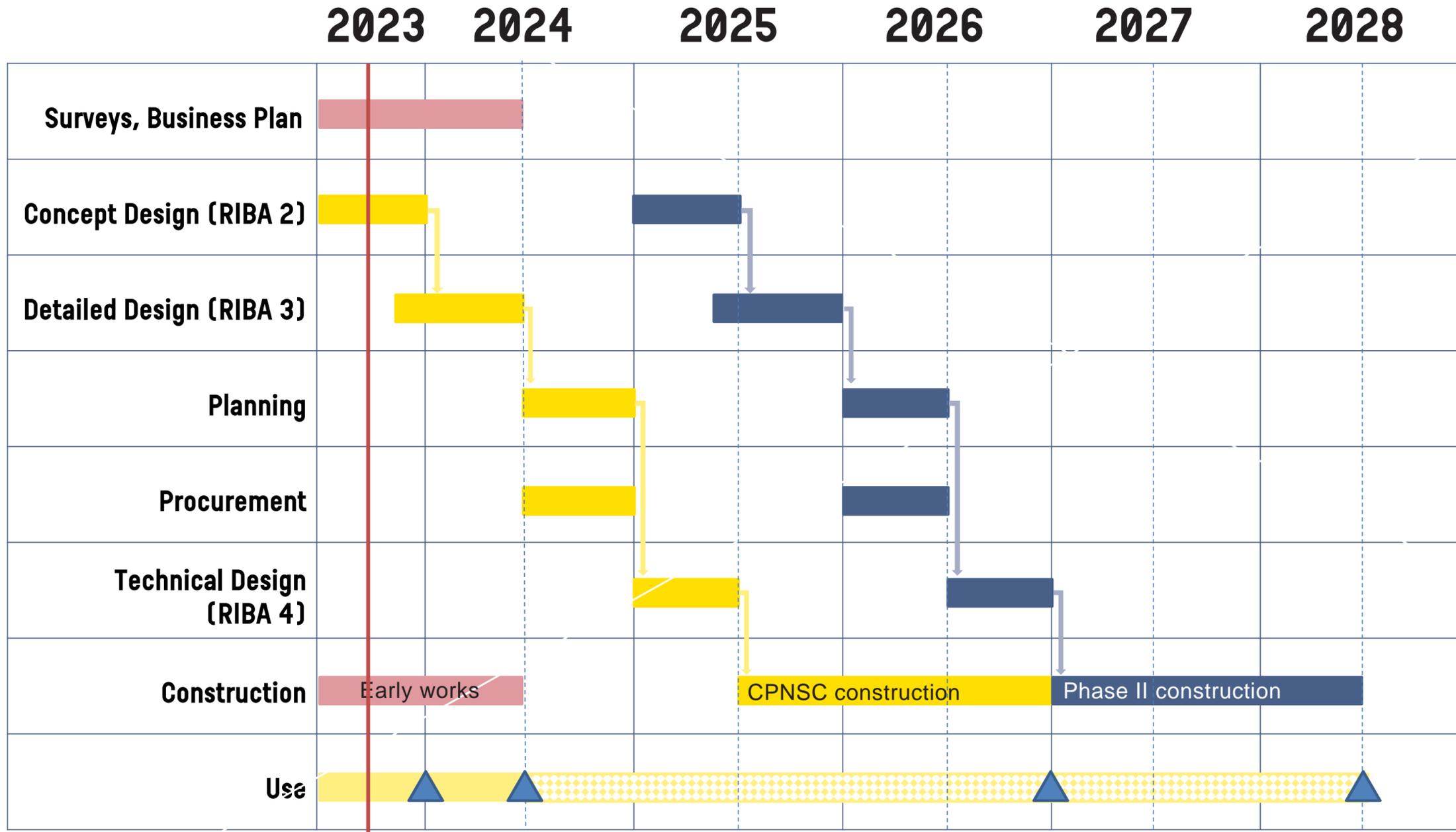
- Deliver the NSC critical elements first
- Keep parts of site open at all times
- Right contractors for right packages
- Allow time to develop wider masterplan
- Allow time to develop partnerships/ funding

### Programme and Planning Application

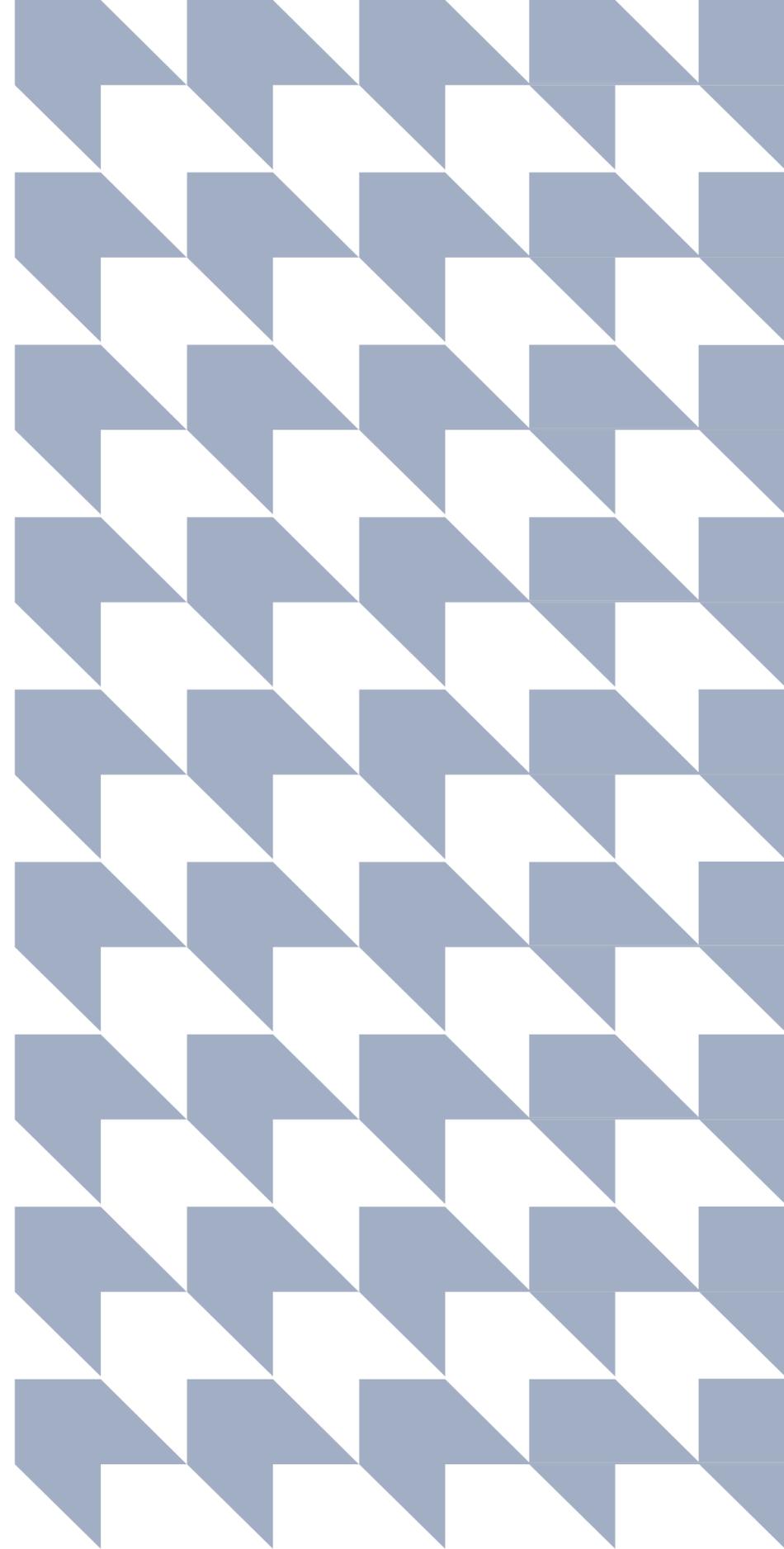
- New/ amended Stage 2 – concept design: **10 weeks- October/ November**
- Planning Submission (subject to LLB): **Currently Summer '24**



# Programme: Five-year phased development



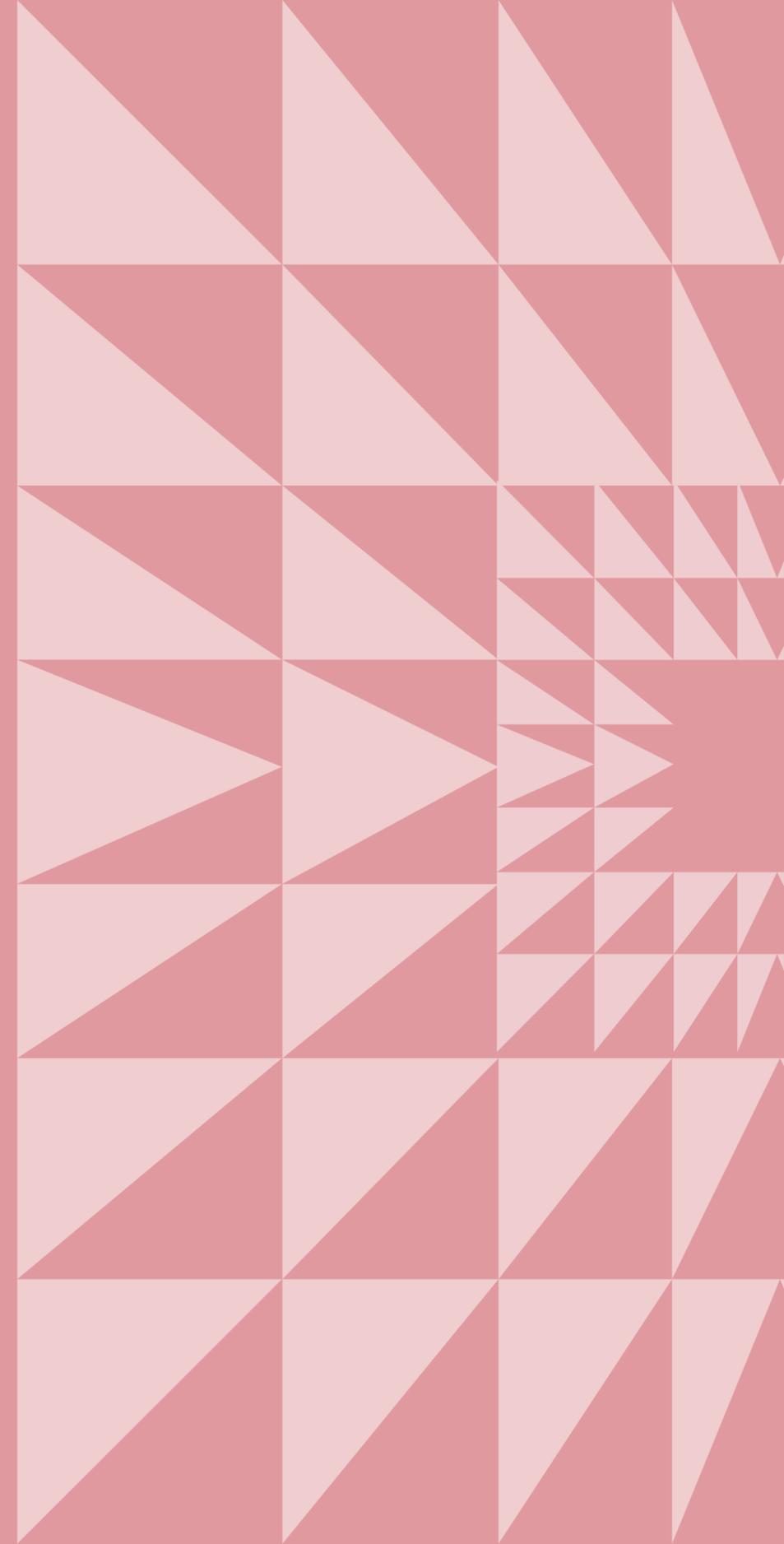
■ Initial phase  
■ Further phases(s)





# IN THE MEANTIME

Immediate improvements and activities in the  
next year



# Early works

## Athletics Stadium

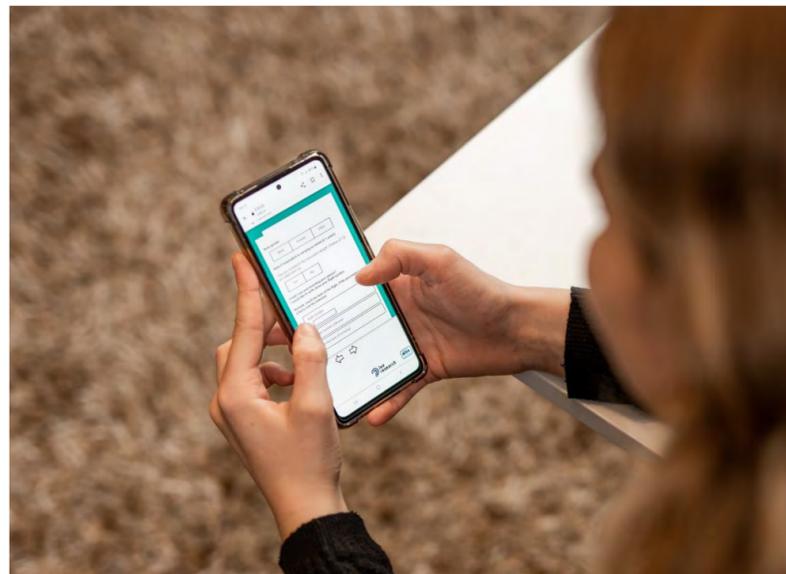
- Track repairs have commenced
- Storage units cleared
- Temporary floodlighting delivered to coincide with track re-opening
- Former Track and Field bar strip-out and asbestos removal works complete
- Drainage works ongoing

## National Sports Centre

- Padel courts trial
- Children's dinosaur soft play and activity centre
- Café / WCs: improvement works commenced, café operator interest



# Surveys and investigations



Transport Survey



## RAAC Survey

- No indications of RAAC on site from initial survey
- Specific areas recommended for further investigation

## Asbestos

- Asbestos clearance continuing
- Collation of all asbestos information nearing completion

## Visual / Intrusive Surveys

- Ongoing- environmental including bat, arboricultural, façade, transport (live!)
- Ground investigation, further structural and materials testing upcoming
- Additional surveys instructed based on revised masterplan (e.g. Jubilee Stand)

# A LOOK AHEAD

What to expect in the next 3-6 months



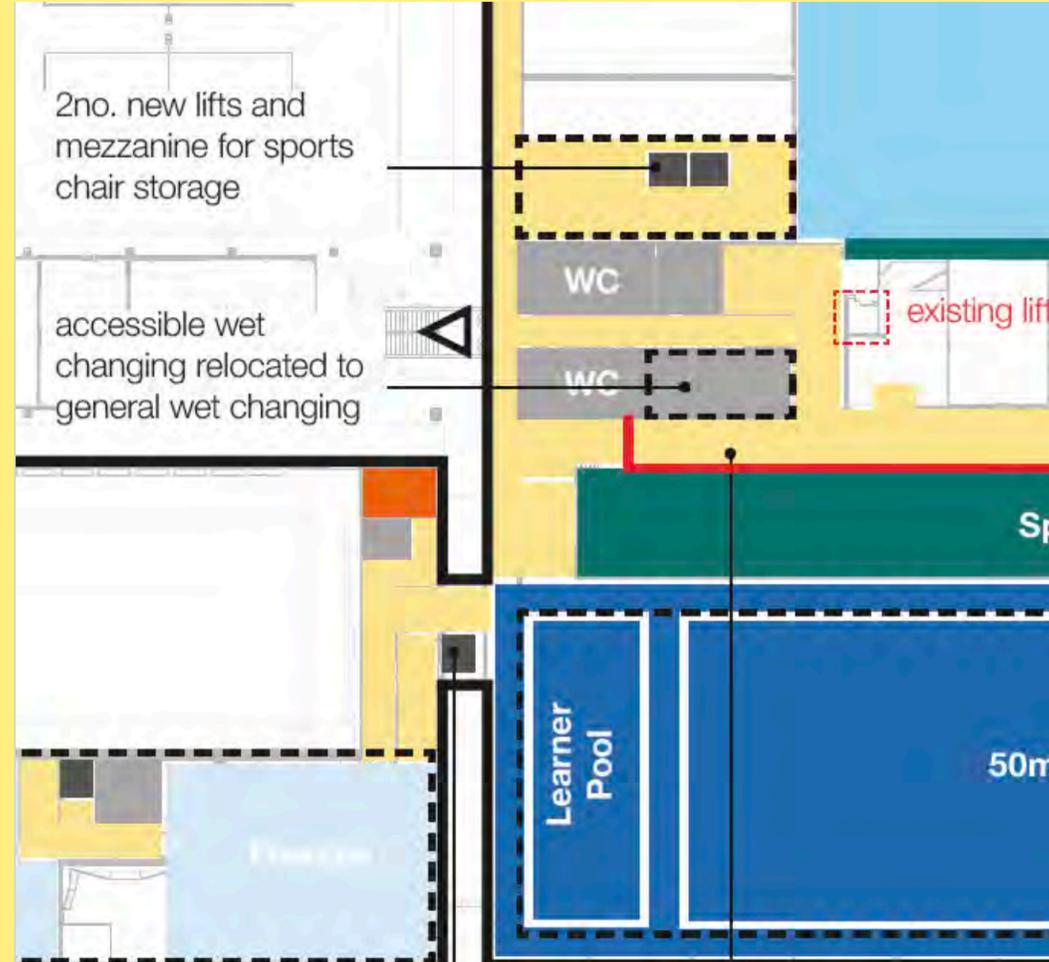
## What's next? A look ahead



### **Intrusive surveys ongoing and further site activation**

Further surveys to capture more information about the existing buildings

Continued delivery of early works



### **Design development**

Moving from 'space planning' towards 'detailed design'

Pre-planning advice and meetings with LB Bromley and CPPT



### **Engagement and consultation**

Specific engagement with the local community, sports groups and key stakeholders

My Palace Programme launch

# Engagement and consultation

## CPNSC Newsletter

- Sign-up today to receive project updates
- Find out more about the project at [london.gov.uk/cpns](https://london.gov.uk/cpns)

## Sports- focussed sessions

- Design detail workshops with user groups

## CPNSC Sounding Board

- Key stakeholders meet quarterly

## CPNSC Feedback

- Comments on a postcard
- Email [nsc@london.gov.uk](mailto:nsc@london.gov.uk)

## CPNSC Public Events

- Drop-in to hear about the project proposals

## CPNSC Surveys

- Digital and in-person surveys

## My Palace Programme

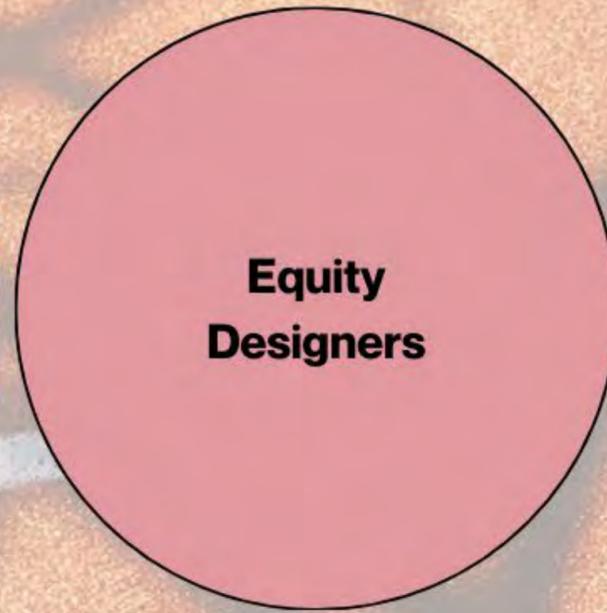
- Opportunities for aspiring sports leaders, equity designers and sports entrepreneurs to develop skills and influence the project

## Social Value Sessions

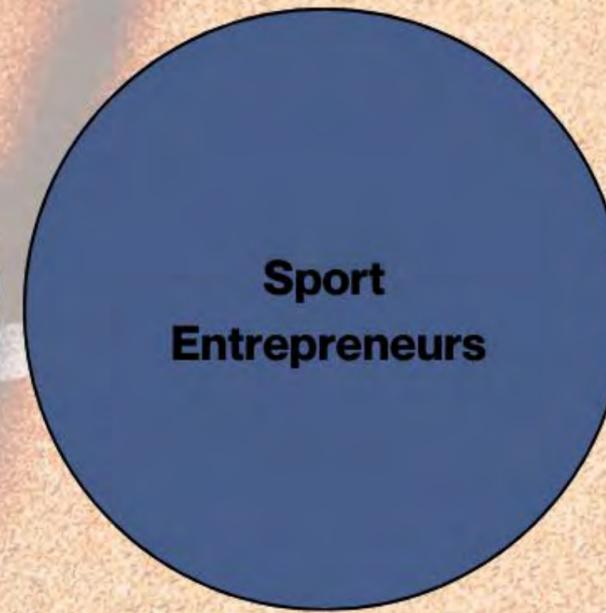
- School engagement
- Skill sessions



**Sports  
Leaders**



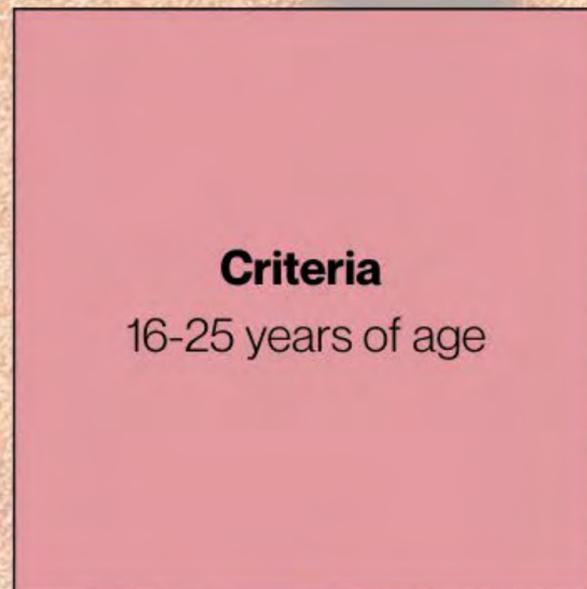
**Equity  
Designers**



**Sport  
Entrepreneurs**



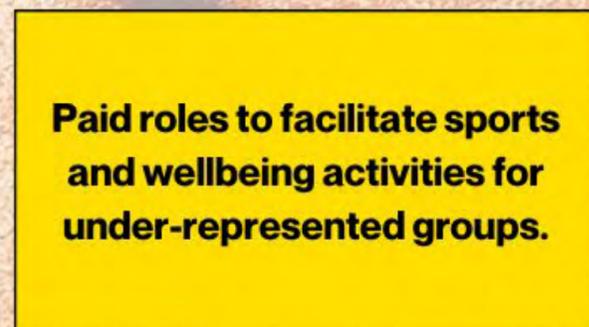
**Criteria**  
16-25 years of age



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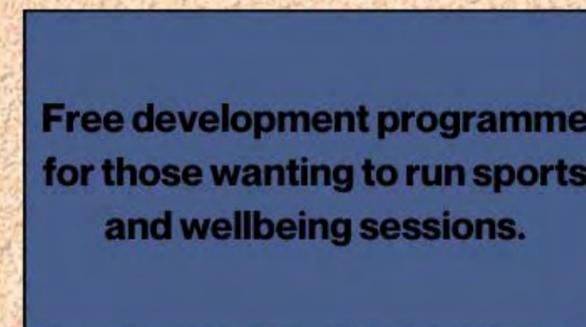
**Criteria**  
16+ years of age



**Paid roles to facilitate sports  
and wellbeing activities for  
under-represented groups.**



**Paid roles to create design  
solutions for the Sports  
Leaders and their participants.**



**Free development programme  
for those wanting to run sports  
and wellbeing sessions.**

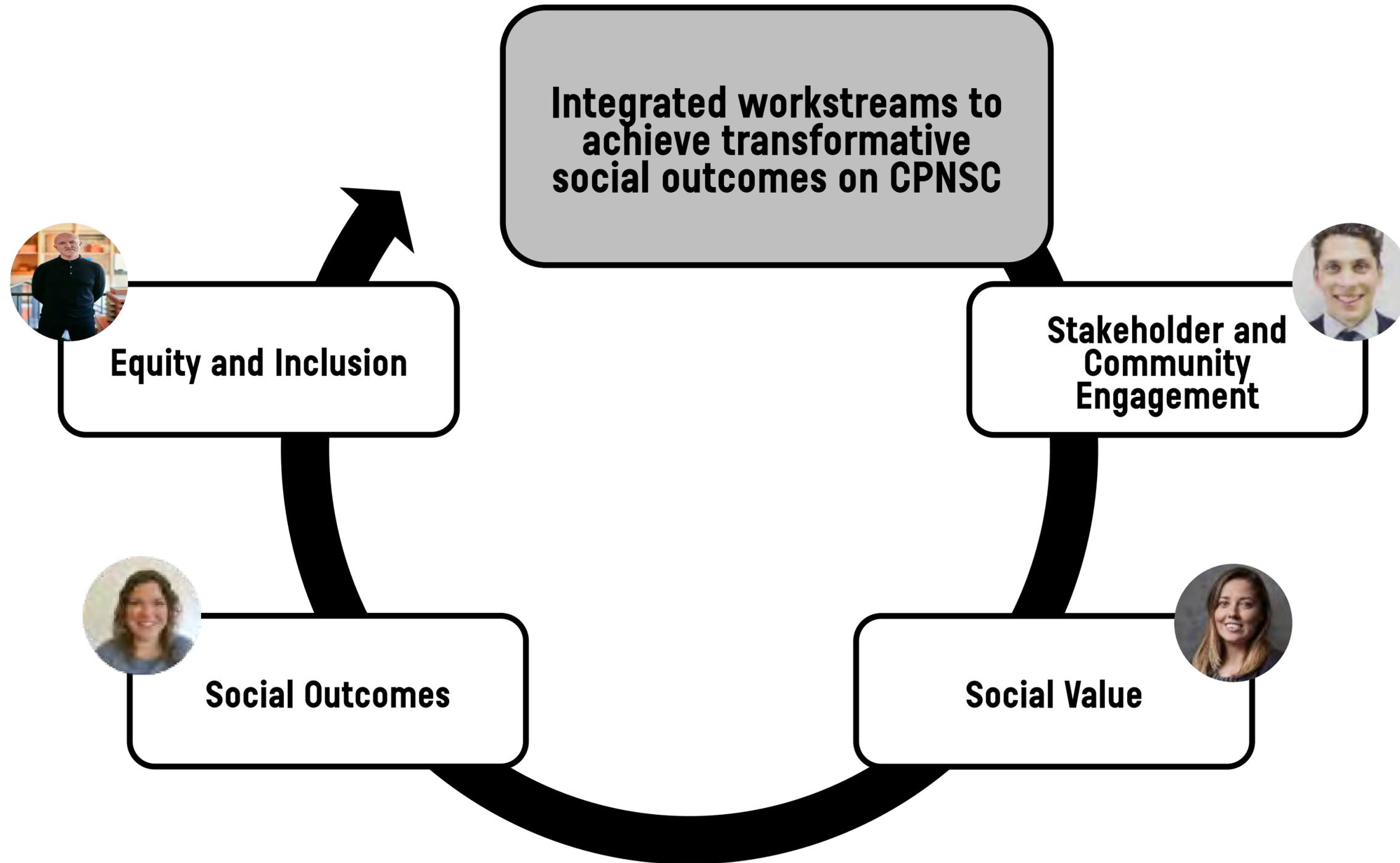
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# Delivering a positive social legacy on CPNSC

# Why these workstreams for CPNSC?



# How are we delivering against these workstreams on CPNSC?

## Social Outcomes

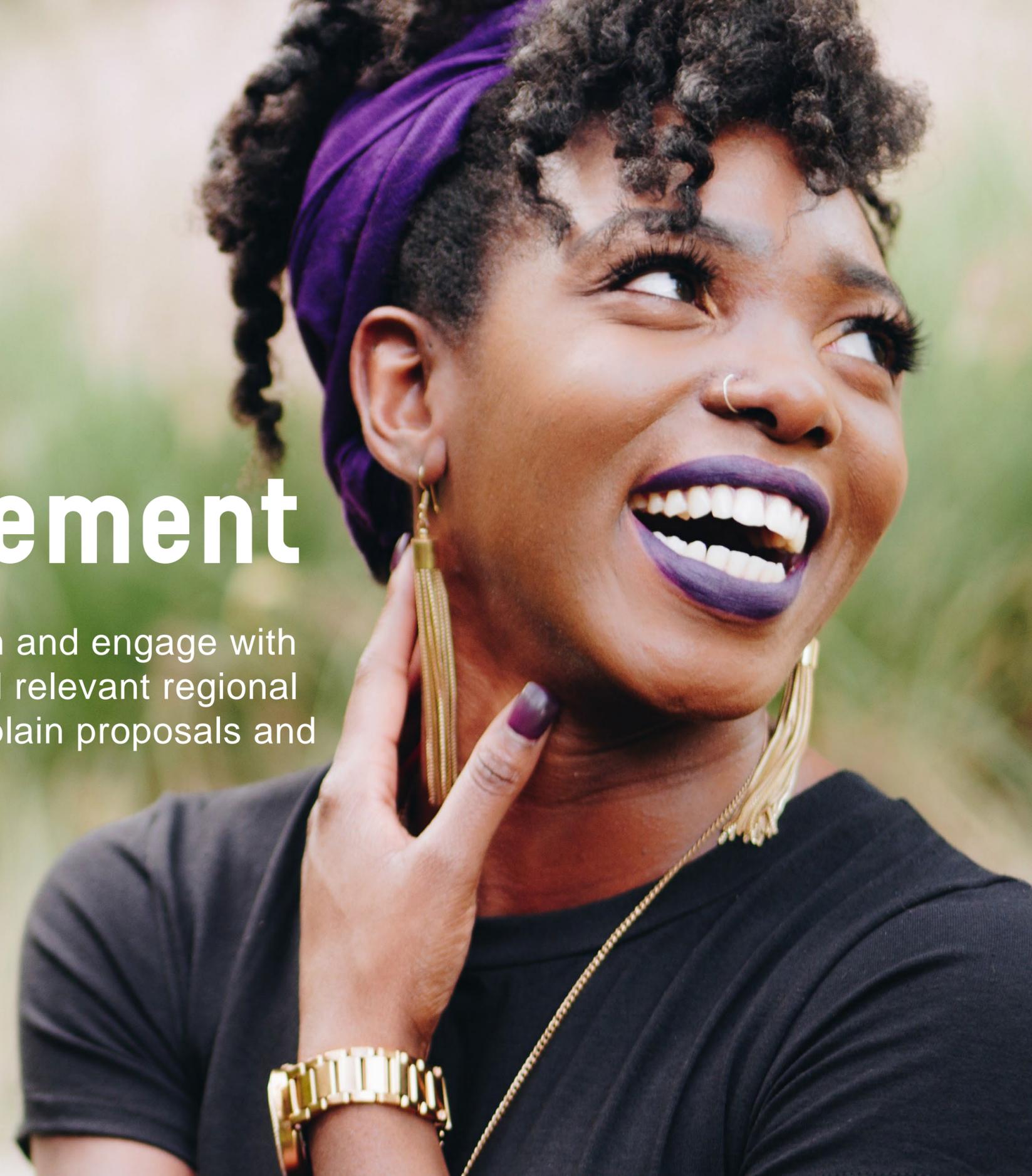
- Understand community need
- Inclusive engagement
- Equality Impact Assessment
- Inclusive Design Assessment

## Social Value

- Education and outreach
- Employment sessions
- Knowledge share

# Engagement

**Purpose:** To inform and engage with statutory, local, and relevant regional stakeholders to explain proposals and respond to queries



# Community and Stakeholder Engagement

## Early Engagement

20/10/23 -20/01/2024

- Pre-application meetings
- Key stakeholder engagement

## Have Your Say

20/01/2024 – 01/03/2024

- Public engagement events

## Consultation and determination

Mid-2024

- London Borough of Bromley consultation planning process

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