



Camden

**Mansfield Bowling Club, Croft Rd, LB Camden
Appeal: APP/X5210/W/16/3153454**

Additional Information related to SLC Rebuttal

There has not been time to issue of full consideration of the new information provided by the over late submission of SLC's rebuttal. Some data that may be helpful to the Inspector is though provided in this additional information submission.

October 2016



Background on David O'Neil, Adviser to Camden Council

David O'Neil BSc(Hons), DipUP, MRTPI, is the Managing Director of Nortoft.

Nortoft has a specialised expertise developed over 25 years in the production of strategies for sports and leisure facilities, playing pitches and open space; feasibility studies for leisure centres including national centres, specialist sports centres and local authority leisure centres.

Nortoft is currently (October 2016) undertaking Local Authority sports strategy work for Northampton, Daventry, South Northamptonshire, Cherwell, Harborough, East Herts, Harlow, Vale of White Horse, South Oxfordshire and North Warwickshire.

David has been a Chairman of a National Governing Body of Sport, planning adviser to Sport England, Sport England regional officer, and member of government working parties.

David also currently assesses all planning applications for Vale of White Horse and South Oxfordshire Councils advising on the planning of leisure, s106 negotiations and masterplanning of major developments.

David more widely provides planning, economic and development advice to various commercial clients on major retail, leisure, office, industrial, logistics and residential developments, as well as working closely with the public sector on strategic planning.

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Construction Costs

- **New Build Community Centre (£1,827/sqm)**
Prices (870sqm) Inner London Q4/2016: £1,589/sqm + 15% PM, CM, Design, CDM and planning. SPONS Architects and Builders Price Book 2016 (and May Updates).
£1.72m based on 940sqm (floors 1 and 2 of MBC building excluding main hall)
- **Refurbishment/Conversion (£1,608/sqm):**
Talacre Leisure Centre conversion of existing space to gym, studio, office, reception. 418sqm at £1,608/sqm (Full cost Plan GLL April 2016)
- **New build affordable sports halls (£1,357/sqm).**
8 court hall at £1,357/sqm (£3.04m). Sport England Facility Costs Q2/2016.
- **Refurbishment of bowls hall area (£439/sqm) for Trampoline**
Including raising roof to 2nd storey clubhouse height: £630,000. (FlipOut conversion costs, October 2016).
FlipOut inspected the site with its construction team and reviewed the overall condition of the building including all documentation relating to surveys such as the Geo thermal etc. Their estimated quote for renovation and modifications is £630,000 and that includes: Raising the roof in the back (warehouse area) to reach a second floor height; Re-condition the brick building internally to allow better access and segregation of areas to facilitate the above-mentioned Rooms / crèche and so on; External cladding to improve and unify the overall look of the building and reduce environmental and visual impact; Insulation; Renovation of car park and surrounding area. It excludes: build and install trampoline equipment; Soundproofing of dance and creative workshop studio space; renovation of perimeter fence; work on outdoor bowls green and tennis courts.
- **Refurbishment of bowls hall area (£292/sqm) for Fencing Hall Mezzanine (not whole building)**
"Actual costed and delivered scheme (£350,000 at £2013 prices, so add up to about 20% for construction inflation to Q4/2016 based on SPONS = £420,000) for fencing hall [12 Competition Pistes + 7 Training Pistes] on a Mezzanine Floor in a large warehouse in Hendon. This provided office space, changing rooms, storage and recreation area at a cost of about £350,000 in 2013. This included a Mezzanine Floor costing around £80,000. I calculate that the space would be equivalent of at least 8 badminton courts".

Summary:

Refurbishment

Community Building full refurbishment at about £1.5m. (Talacre cost base, may be cheaper for a club based facility). Main Hall and parking refurbishment at about £0.7m. (e.g. for trampoline or for gymnastics or for fencing or similar use. Excluding equipment and other outside areas). Total: £2.2m.

Replacement

£1.72m community space and £3.04m sports hall space. Plus land costs.

Reasonable benchmark cost for refurbishment about £2.5m

Reasonable benchmark cost for replacement about £4.76m

Talacre Refurbishment Costs for New Gym

LONDON BOROUGH OF CAMDEN
GREENWICH LEISURE LTD
Talacre Sports Centre
STAGE 1 - Preparation - COST PLAN

11-Apr-16
GYMNASTICS STUDIO - PROPOSAL 4



GFA M2	Existing	New Construction	Total
Ground	154.3	0	154
First	249	15	264
TOTAL	403	15	418

Drawings Used: AFLS&P Dwg - 3453 -001 April 2016 Rev A; 3453 -002 April 2016

CONSTRUCTION COSTS		Option 2		£/m2 GFA
SPORTS CENTRE				
EXTENSION & STRUCTURAL ALTERATIONS				
Demolitions & Alterations	Demolition & Alterations	£ 13,000	£ 13,000	£ 31
	Mezzanine infill	£ 6,000	£ 6,000	£ 14
	Excluded		Excluded	Excluded
Entrance Extension & Alterations	Excluded		Excluded	Excluded
Mezzanine Extension	Roof	£ 1,913		
Stair 3 Enclosure	External Walls	£ 6,900		
	External Doors	£ 2,000	£ 10,813	£ 26
FITTING OUT				
Ground	Reception, Desk & Draft Lobby	£ 68,758		
	Office	£ 3,600		
	New Stair & lobby	£ 27,300		
	Sports Development Office	£ 4,210		
	Staff and 1st Aid	£ 3,741		
	Disabled lift & Lobby	£ 2,655		
	Stair 3	£ 1,800		
	Circulation	Excluded	£ 112,064	£ 268
First	Studio & Store	£ 51,774		
	New Stair & lobby	£ 4,800		
	Classroom	£ 20,470		
	Stair 3	Incl		
	Circulation	Excluded	£ 79,836	£ 191
	Plant Space	£ 2,792		
Service Installations	Mechanical Services	£ 60,230		
	Electrical Services	£ 62,145		
	CCTV & Security Alarms	£ 5,000		
	Public Address System	£ 1,000		
	Audi Visual installations	Excluded		
	IT Infrastructure	Excluded		
	Incoming Services	Excluded		
	Lift Installation	£ 20,000		
	BWIC Mech & Elect Services	£ 3,900	£ 152,275	£ 364
General	Internal Signage	£ 1,500		
	Asbestos Removal	Excluded		
	Defects Rectification	Excluded	£ 1,500	£ 4
SPORTS CENTRE SUB-TOTAL			£ 375,487	£ 898
EXTERNAL WORKS				
External Works	Steps, Pavings & Entrance Features	Excluded	OK	£ -
EXTERNAL WORKS SUB-TOTAL			£ -	£ -
PRELIMINARIES				
Main Contactor's Prelims				
Time	£ 4,900 /wk	16 Wks		
Out of Hours Working				
Set up & remove, insurance				
Temp reception & entrance				
Plant & Specials				
SUB-TOTAL		£ 78,400	20 Weeks	
		Excluded		
		£ 2,500		
		£ 10,000		
		£ 5,000		
SUB-TOTAL		£ 95,900		£ 229
INFLATION [based on published BCIS All In TPI]				
	Construction start 01-Sep-16			
	Duration 16 wks			
	Completion 22-Dec-16 4.10%	£ 19,300		
SUB-TOTAL		£ 19,300		£ 46
OVERHEADS & PROFIT				
	7.5%	£ 36,800		
SUB-TOTAL		£ 36,800		£ 88
CONSTRUCTION COST SUB-TOTAL		£ 527,487		£ 1,261
RISK ALLOWANCE				
	Project Risk Allowance 10%	£ 52,700		
RISK ALLOWANCE COST TOTAL		£ 52,700		£ 126
CONSTRUCTION COST TOTAL			£ 580,187	£ 1,387
PROFESSIONAL FEES				
PM & Design	PM, CM, Design & CDM Principle Designer 15%	£ 87,000	£ 87,000	
Local Authority Fees	Planning	£ 1,005		
	Building Regulations	£ 4,489	£ 5,494	
PROFESSIONAL FEES		£ 92,494		£ 221
CAPITAL COST TOTAL			£ 672,680	£ 1,608
				Excl VAT

Rental Value of D2 space (example)

Vokins agents.

The Ballroom, St Bernard Hospital, East Vauxhall.

D2 to let 10,204 sqft at £13/sqft.

No parking. Poor visibility. Poor access to public transport. Listed Building. Building and utilities will be made sound, but no fit out.

<http://www.vokins.co.uk/listings/st-bernards-hospital/>

Pro-rata rental at 15,500 sqft (MBC): £201,500

Health and Fitness (example)

MBC first floor function room space (part of) is c160sqm.

Could take between 32 and 53 stations based on Sport England 2008 advice (1x station at 5sqm including circulation, excluding changing) and industry advice (1 x station per 3sqm including circulation, excluding changing). Assume 1 x station per 4 sqm excluding changing.

Lower cost gym: 160sqm at 4 sqm per station = 40 stations. At 37 members per station (industry advice for Local Authority Gyms) membership will be about 1,480. Membership income at about £30pcm.

Higher cost gym: 160sqm at 5 sqm per station = 32 stations. At 25 members per station (SLC advice for MBC site) membership will be about 800. Membership income at about £60pcm.

- Check 1:
Lower costs Camden Gyms c £30pcm.
(Kentish Town £29.99; Pure Gym Holloway Rd £23.95; Camden Talacre: £37.90).
Higher cost gyms c £60pcm
(Maximum Fitness £49.50; Soho Gyms (£49.99 to £64.00) Nuffield Islington (£96pcm)
- Check 2:
SLC Jan 2015 Sport and Recreation Report para 7.2.13: 60-70 stations/20-25 members per station/£40pcm. (2014/15 prices).
- Check 3:
UK average gym membership 1,400 members
(Leisure Database Company reported 2015 membership to fitness centres across the UK continues to thrive with 6,312 sites and 8.8m members).

Indicative pro-rata income (only) for small gym in clubhouse building: £44,000 to £48,000

Sport England Correspondence

From: Mark Furnish [mailto:Mark.Furnish@sportengland.org]
Sent: 21 October 2016 16:20
To: David O'Neil
Cc: 'Jennifer.Walsh@Camden.gov.uk'; Bob Sharples
Subject: RE: APP/X5210/W/16/3153454 – RESPONSE TO COUNCIL'S EVIDENCE

Dear David,

Following your email and our recent conversation, I have reviewed the submitted SLC Rebuttal Statement and confirm that Sport England still maintains its objection to the proposal.

Yours sincerely

Mark Furnish

Planning Manager

T: 020 7273 1631

M: 07920 560435

E: Mark.Furnish@sportengland.org



From: Bob Sharples [mailto:Bob.Sharples@sportengland.org]
Sent: 25 August 2016 08:21
To: David O'Neil; Walsh, Jennifer
Subject: App Ref: 2015/1444/P - MANSFIELD BOWLING CLUB - Sport England Ref: L/CA/2015/39665/N
Importance: High

Dear David and Jennifer,

I have reviewed the Camden Sports Need Table and it is clear from the information provided in this document that the loss of the facilities should be resisted due to the need or replaced. Therefore I can confirm that Sport England maintains its objection to the loss of these facilities.

Yours sincerely,
Bob

Bob Sharples MRTPI RIBA

Principal Planning Manager - Northern Hub

T: 07830 315030 **M:** 07830315030 **F:** 01509 233 192

E: Bob.Sharples@sportengland.org

Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF



Gymnastics Correspondence

From: Anne McNeill [mailto:anne.mc3m@btinternet.com]
Sent: 22 October 2016 00:27
To: David O'Neil <david@nortoft.co.uk>
Subject: RE: FW: Camden Gymnastics
Hi David

If the sports hall has a height of 4m then it would be suitable for most of the gymnastics disciplines for training at a basic level but the recommended minimum height is 5m. Hope this all helps.

Anne McNeill, Regional Administrator of London Gymnastics

*From: David O'Neil [mailto:david@nortoft.co.uk]
Sent: 21 October 2016 16:02
To: anne.mc3m <anne.mc3m@btinternet.com>
Subject: RE: FW: Camden Gymnasitcs*

Dear Anne

Can you confirm which of 6 disciplines for the activity you suggested below could take place in a hall with less height than normal (assume 4m)?

Kind regards, David O'Neil, Managing Director , Nortoft Planning,

From: anne.mc3m [mailto:anne.mc3m@btinternet.com]
Sent: 16 August 2016 17:57
To: David O'Neil
Subject: Re: FW: Camden Gymnasitcs

Hi David

Have been thinking following our conversation and think I forgot to mention that gymnastics in London needs dedicated venues that can be used for regional squad training and competitions for all of the six separate disciplines within the gymnastics family. Not all at the same time!

Currently we use the Europa centre in Bexley, Heathrow gym club it would be good to have another centre more centrally located.

If I can be if any more assistance please let me know.

Anne McNeill, Regional Administrator of London Gymnastics

Fencing Correspondence

From: Ronald Velden <ronald@velden.me.uk>

Subject: DRAFT DOCUMENT

Date: 25 October 2016 at 13:23:40 BST

To: David O'Neil <david@nortoft.co.uk>



The club was established by Camden Sports Council in 2001 as a community not for profit programme. It became fully independent in 2008.

It started as a junior club catering for children and young adolescents of school age, but in 2013 merged with Scimitar an adult club. The programme is now fully integrated and is open 5 nights a week.

Camden FC is located four nights a week at Acland Burghley School, Tufnell Park and on one night a week at Westminster Academy. Currently we use a Sports Hall [large 4 badminton court] on 3 nights and Gymnasium [2 badminton courts] on 2 nights and at Westminster Academy we have use of a Sports Hall.

The junior section operates on Mondays and Fridays with 2 sessions for primary and secondary age groups on each night [total 6 hours]. We can cater for up to 40-50 children at each session. The club can cater for up to 150 junior members.

Tuesday and Thursday nights are available to competitive fencers [cadet to senior age groups]. On average we have up to 25 fencers training per night, but there is a demand for additional capacity to grow the club as we need a sports hall rather than gymnasium on these nights.

The Wednesday session is open to beginners and adult recreational fencers. This Year we opened it up also to a youth competitive fencers who need an additional training session. The latter is a joint venture with another club in the Borough.

Acland Burghley School is a facility, which the club has used now for 15 years, but it has limitations on capacity, because of multi sport use in evenings and the club needs 6 badminton capacity on Monday and Friday Nights [3 Hours per night] and 4 badminton capacity on Tuesday to Thursday Nights [3 Hours per night].

Another major problem is that the school uses the sports hall during the summer term for examinations. Since last summer we are excluded from using facility for 8 weeks. That presents the club with logistical and capacity problems.

The club needs a Dedicated Centre in the Borough, which is open at least 5 nights per week and possibly on weekends. We will need capacity within next 2 years for 200 members as the club is growing rapidly.

Camden FC is rated one of the most successful sports clubs in the borough and employs currently 5 coaches. Most of the junior club members live in or attend local schools in Camden or commute from adjoining boroughs of Islington and Haringey.

The club has had a strong tradition of producing young fencers who have represented Britain at Cadet [U17] and Junior [U20] levels. Three members are now selected to represent Britain Seniors as part of World Class Programme to qualify for Tokyo Olympics.



Patricia Aiyenuro
(Chair of Camden Fencing Club)

From: Ronald Velden [ronald@velden.me.uk]
Sent: 21 October 2016 17:03
To: Amy Silverston
Cc: David O'Neil
Subject: Re: MBC appeal- request from Camden's planning consultant

Talacre is a small community sports centre managed by GLL. The facility consists of a general purpose sports hall [4 badminton courts], dedicated gymnastics hall [similar size], play group area, outdoor all weather pitch. There is virtually no parking space available. The Centre's main asset is the Gymnastics Hall, which serves Camden Gymnastics Club which I believe is still managed by the Local Authority. It was I believe at one time the second largest gymnastics club in the country.

Camden Fencing Club is one of the largest fencing programmes in the country. It is community based and not for profit. It was set up by Camden Sports Council when I was Treasurer and funded by them. Since 2008 it is an independent club and now has an adult programme. The club has used facilities at Acland Burghley School since it opened in September 2001. The club is presently using facilities at the school on 4 nights and at Westminster Academy on 1 night. Realistically we need capacity of sports hall [4 badminton courts] and gymnasium [2 badminton courts] for our junior section which operates two sessions on Monday and Friday nights for primary and secondary age groups. At full capacity we can accommodate 50 fencers at each session [100 total]. We use the facilities on both days from 18.00-21.00.

The adult and competitive performance fencing section operates between Tuesday and Thursday and needs at least the equivalent of a Sports Hall [4 Badminton Courts] preferably for three hours between 19.00 and 22.00. We would expect at least 30-40 fencers to attend these sessions. **My view is that the club with growth could accommodate up to 200-250 members who are regularly attending the club, but it could be more if you factor in casual visitors or add in Weekend use as well.**

The Leon Paul Centre based in Hendon [see photographs and spec of the facility on their website] opened in 2014. This is a state of the art facility housed in a Warehouse on a Trading Estate. It offers a huge fencing hall a multi gym, changing rooms and recreation area. It is used now as a National Centre by World Class Programme and Private Lessons in daytime and in the evening by a club. The management of that facility advise me that when the club reaches its full capacity it will have around 300-400 members. On weekends they use the facility for small Competitions and Courses.

The Mansfield Centre is ideally located for Camden Fencing Club, which attracts children mainly from the Borough and surrounding area. The adults who come to the club would have easy access to public transport.

Ronald Velden

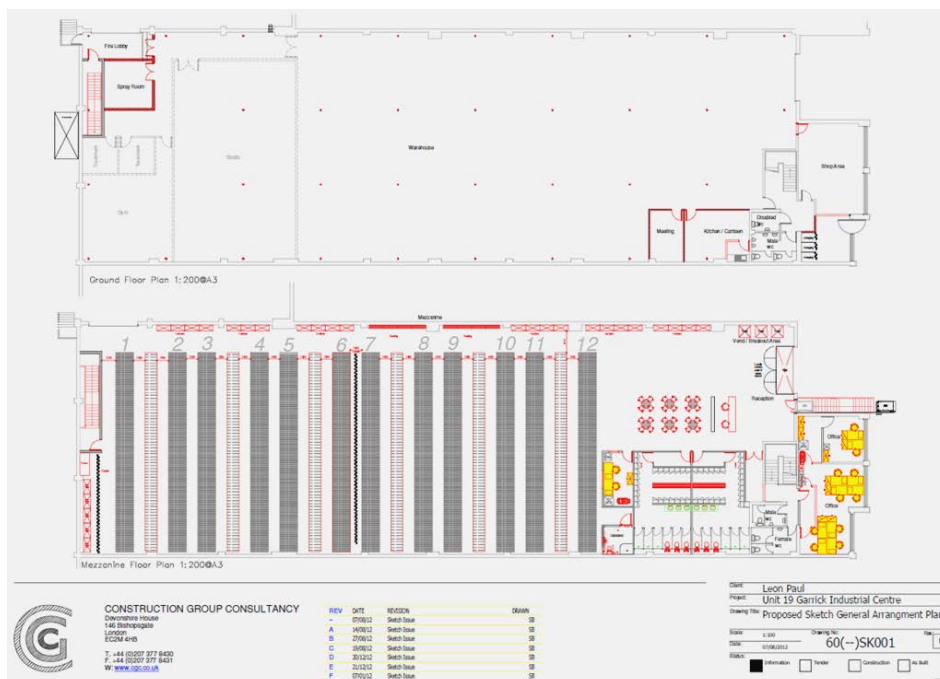
From: Ronald Velden [mailto:ronald@velden.me.uk]
Sent: 25 October 2016 11:17
To: David O'Neil
Cc: Andy Sutch; Amy Silverston
Subject: Re: Notes on Appellants rebuttal to the council's statement received 201016.pdf

... I have obtained from Leon Paul costings for construction of the Leon Paul Fencing Centre. They **built a fencing hall [12 Competition Pistes + 7 Training Pistes] on a Mezzanine Floor in a large warehouse in Hendon. This provided office space, changing rooms, storage and recreation area at a cost of about £350,000 in 2013. This included a Mezzanine Floor costing around £80,000. I calculate that the space would be equivalent of at least 8 badminton courts. (See costs below)**

What has not been discussed is whether the existing building could be raised to the same height as the area containing accommodation. If that can be achieved then you create a decent indoor facility with multi use on ground floor and a dedicated fencing hall on second floor. This might make the building more commercially economic.

Regards, Ronald

(Emphases added by Nortoft)



Leon Paul - Unit 19 , Garrick Industrial Estate

Schedule of Works - Tender Summary

Item	Description	Cost (£)		
		Space & Solutions	Form	Contract Plus
1.0	Demolitions, alterations and stripping out	1,910.00	Incl	3,250.00
2.0	Enabling and access works	7,307.60	Incl	2,123.00
3.0	Floor Finishes	10,466.20	16,542.40	15,050.00
4.0	Wall finishes and decorations	6,574.80	7,402.58	9,980.00
5.0	Ceilings	4,847.30	6,711.25	27,151.00
6.0	Electrical works	79,003.00	44,574.50	32,025.00
7.0	Data and telecommunications	2,932.80	2,970.00	4,600.00
8.0	Plumbing	24,217.90	53,774.00	6,750.00
9.0	Mechanical services	10,972.00	11,377.00	15,450.00
10.0	Buildersworks and making good	1,400.00	1,000.00	3,250.00
11.0	Partitions	17,546.53	40,318.56	36,710.00
12.0	Joinery, Fixture and Fittings	27,983.35	15,979.00	16,770.00
13.0	Signage	594.12	Incl. 17	2,500.00
14.0	Site management & equipment	8,060.00	15,000.00	28,440.00
15.0	Security equipment	13,000.00	PCS Excl.	11,050.00
16.0	Mezzanine	96,560.00	118,074.00	79,840.00
17.0	Provisional Sums	19,500.00	8,750.00	-
18.0	Design/Planning/CDMC/O&M's , etc.	3,500.00	4,750.00	30,000.00
19.0	O/H & P	16,818.78	Incl.	Incl.
Total (excl VAT)		£ 353,194.38	347,223.29	324,939.00
<u>Add Provisional Sums</u>				
	1 Disabled lift	Incl. 17	18,000.00	Incl. 17 5,000.00 18,000.00
	2 Changing cubicles	1,750.00	Incl. 17	13,000.00 1,750.00
	3 Security	Incl. 15	11,050.00	Incl. 15
		£ 354,944.38	371,273.29	344,689.00

Correspondence London Federation of Sport

From: Andy Sutch [mailto:andy.sutch@btinternet.com]

Sent: 24 October 2016 18:47

To: Amy Silverston; Ronald Velden; David O'Neil

Subject: Re: Notes on Appellants rebuttal to the council's statement received 201016.pdf

MANSFIELD BOWLING CLUB NW51EP Hearing of Appeal ref 2015/1444/P

Andrew Sutch, Chair of London Federation of Sport and Recreation (LFoSR), the forum for voluntary sector sport in London and appointed to London Sports Board by the Mayor.

1. The LFoSR was established more than 40 years ago to ensure the provision and safeguarding of opportunities to participate in sport and physical activity across London.
2. At the request of clubs and organisations in LB Camden the LFoSR has been asked to help safeguard the opportunity for sport and physical activity offered by the facility at Mansfield BC and currently at risk.
3. The membership of LFoSR can demonstrate the absolute shortage of facilities for community sport in London as is evidenced by many community sports activities taking part in facilities which do not conform to NGB or Sport England specifications and yet these opportunities are often full to available capacity. LFoSR notes that the need for such additional capacity is agreed by all parties and that such exiting and latent demand may emanate beyond the confines of the borough as the population of London grows to 2020.
4. LFoSR does not recognise the provision of a new albeit all-weather tennis court as in any way replacing the indoor sports capacity of the bowls facility. This is a facility available up to 7 days a week, throughout the year and yet the proposed tennis court would not be available in the evening from October to March and consequently only used by those not in full time employment during the week in the winter months.
5. There is precedent in London for the wider use of indoor bowls halls – from the extensive multi use of the bowls hall in Merton prior to construction of Merton Leisure Centre to the addition of activities from archery to skating elsewhere in bowls halls.
6. There are many examples of sports adapting to nonstandard specification buildings as outlined in the Architectural Handbook and in the two volumes of Sport for all in Converted Buildings published by The Sports Council.
7. These are in the main operated by clubs and organisations in the voluntary sector attracting the fiscal benefits of CASC or charitable status and attracting cross subsidy from daytime education and other use and commercial lettings.
8. There is also significant precedent even in the present financial climate of voluntary organisations delivering a multi activity offer attracting statutory and non-statutory grant and soft loans.
9. The viability and sustainability of the site has been questioned but this in part reflects the speculative value of the site for residential development and ignores the capital grant available in London for voluntary sports with more than 400 sources already listed on the London Sport funding portal and the opportunities available for reduced revenue costs for charitable voluntary organisations.

From: Andy Sutch [mailto:andy.sutch@btinternet.com]

Sent: 25 October 2016 11:22

To: David O'Neil

Cc: Amy Silverston; Ronald Velden

Subject: Re: Notes on Appellants rebuttal to the council's statement received 201016.pdf

1 Sport England and National Lottery - Inspired Funding, Improvement ,fund, Get Equipped etc

2 London Marathon Trust

3 Sport Crowdfunding

4 utility companies e.g. Veolia, SITA Trust etc

5 Bridge House Trust

6 MoD Community fund

London Grant portal identifies 45 capital programmes available in London NOW

Table tennis multi table

Hoof capital funding

Health Lottery

Post Code Lottery

Tesco Community Fund

The Woolfson Foundation

The Peter Harrison Foundation

Etc etc

There are others I am sure with a more local remit in N London and Camden

Sport England Sports Hall Definition

Active Places Power definition of sports halls includes:

“Indoor multi-sports hall where a range of sport and recreational activities are carried out. 2 or more of the sport and recreational activities must be from the list of Activities, one or more of which must be on at least a weekly basis.

One hall per site must be at least 18x10m, the size of one badminton court including surrounding safety area. Includes specifically designed sports halls, such as leisure centres and school sports halls, and also additional halls where activities can take place, such as school assembly halls, community buildings and village halls.

Specialist centres, e.g. dance centres, are not included.

Includes other structures which may have been developed for other purposes but are now being used as a permanent sports hall (Barn)”.

Trampoline Commercial Information

WWW.FLIPOUT.CO.UK: Flip Out are the UK's leading Trampoline Park operators, with a national network of cutting-edge stores, open all over the UK. Check out our Locations page to find your nearest park. The Flip Out story began in Sydney back in 2012. At Flip Out, we aim to give you healthy & awesome fun, through our massive trampolines, stunt box zones, ball games, events, and more surprises to everyone's enjoyment. Officially the fastest growing trampoline parks in the world, we're proud to have delivered over 50 stores in 7 countries worldwide, with many many more to come.

Andrew Robertson, Franchise Director, Flip Out , 19/08/16,

"Europe's largest operator": "Looking at the plans for this site, there is no reason to suggest that we could not create a viable, and user friendly, trampoline park within.

Whilst we cannot yet commit to it as a venue, there is enough positive information to suggest we could certainly create a fantastic arena here. We currently have a number of franchisees, with sufficient assets, and London based, who would be able to take on a venue such as this immediately. If we had a good rental or purchase option, we could be trading by late 2016, or early 2017.

Camden and its surrounds are an area which we have been keen to trade in, for a long time, but have yet to find a suitable leisure venue. We would have no objection to investing in this area. The demographic age make up of the surrounds put it in the top ranking areas for our core market, who are generally between the ages of 0 and 45 years old.

With the high level of nearby local transport links, we would be able to offer our services to a wide range of people, and at the same time, reduce our impact in terms of both local traffic and carbon footprint.

Whilst the property would need an amount of investment initially, we are confident that it meets the criteria to operate as a trampoline park, and we would certainly be happy to discuss terms, and if those could be agreed, we could trade in a location such as this"

From: Joseph Locker [mailto:j.locker@flipout.co.uk]

Sent: 24 October 2016 19:36

To: Amy Silverston

Cc: David O'Neil

Subject: Flipout environmental impact and benefits with overall refurb cost analysis basic brief.

I have attached a draft outline from our side to include local impact... traffic and parking stats based on our Wandsworth site and other parks which is modified to suit the capacity of the park if we were to open in Mansfield.

Joseph Locker

Part Owner/Manager

25 to 33 FTE jobs in total excluding management and catering.



Benefits of Flip Out

Indoor Trampoline Arenas and social impact at Mansfield.

Flip Out Wandsworth has been providing opportunities for positive benefits to community members since it first opened its doors. Some of these include:

- Keeping young people occupied and off the streets
- A "community hub" and a cohesive sense of community where friends and family can meet; exercise partake in fitness;
- Fun and entertainment; learning new skills; healthy lifestyles; and social benefits.

Health Benefits of Trampolining

- **Stronger Bones** – Jumping on a trampoline puts the bones under repeated slight stress; helping the bones improve mineral content and joint strength.
- **Improved Mental Health** – Jumping at a trampoline park on a regular basis helps improve the flow of oxygen to both body and brain, helping to feel more alert, and to enhance the overall mental health.
- **Calorie Burning** – Flip Out offers a place to jump regularly, as well as special fitness classes on trampolines which helps to burn calories as well as increase the metabolism. It gives an overall better health and prevents obesity.
- **Accessible Fitness & Freerunning training** – Many athletes choose the trampoline as another form of exercise to increase their stamina and strength. Flip Out offers free-running classes for all ages and all levels.

Social Importance

- **Strong Communities** – Flip Out creates a community culture and brings people of same interests together. Flip Out serves as a gathering place for families and social groups, as well as for individuals of all ages and economic status.
- **Fitness for schools-** Flipout opens its doors during the week to schools enabling them to use the facilities during term time for group activities and fitness.
- **Disabilities groups-** Flipout is the go to place for large groups of Autistic children and adults as well as the deaf and other groups of gifted children and adults.
- **Safe Communities** – Access to recreational opportunities such as trampoline parks has been strongly linked to reductions in crime and to reduced juvenile delinquency.
- **Social Inclusion** – Flip Out provides a place for health and well-being that are accessible by persons of all ages and abilities, and those with disabilities. Flip Out offers programs that attract young people and challenges the offending behaviors with a creative twist:
 - **Graffiti:** Flip Out Wandsworth has put an emphasis on the street culture and brought the street artists of the community together to adorn inside & outside of the premises. Future plans such as hosting regular graffiti/street art workshops for the community in collaboration with the council by educating young offenders and enabling them to learn true creative expression.
 - **Freerunning:** With brand ambassador & professional Freerunner Chima Akenzua, Flip Out provides classes and jam sessions for all ages and all levels where they can improve there tricks and techniques in a safe and positive enviroment.

- Work Experience: Flip Out offers a range of positions from catering to safety marshaling within the building and is currently working with Job seekers plus to offer a training program lasting 6 weeks in a bid to help people get back to work.
- **Improve self esteem** – A child gains confidence as he masters new skills on the trampoline. This can translate into a better self image that may help improve academic success.

Economic Value

- **Job creation** – Flip Out creates jobs (Safety Marshall, Security Guards, Events Managers, Party Hosts, Receptionists, Fitness Trainers, (Administration) and generates income for the community and for local businesses. *At least 17 FTE for main trampoline element. 4 to 8 staff for soft play based on 14 shifts per week 4 to 8 staff crèche. So in total 25 to 33 FTE jobs in total excluding management and catering.*
- **Career opportunities for staff** – Flip Out provides youth with opportunities for engagement, employment and skill development. Flip Out offers a range of training for their employees: First Aid, Anti-Bullying, Assertiveness and Anger Management Training with Brave the Rage, COSHH, Food Safety & Hygiene, Fire Marshall, Barista courses... to name a few.
- **Economic stimulus:** Flip Out collaborates with local businesses and creates partnership opportunities for businesses to offer their services at the center.

Every Trampoline park that operates and is open has already become an integral part of their township. This is not a passing phase! Flipout trampoline parks are filling the gap in the ever-diminishing safe leisure sector. Fitness and fun rolled into one and open to all age groups.

Currently Flipout Wandsworth is catering for upwards of 2000 people per day including guardians and parents who do not jump. Our store is exceptionally large 46,000 Sq Ft however so far we have seen a rise in people arriving using public transport and our car park has not gone over half full!

Working on calculation based on true numbers we can see a realistic capacity of 90 per hour at the Mansfield site using the trampolines at any one time. This means we can calculate an average traffic flow into Mansfield of around 24 cars per hour and an average of 170 people including guardians and parents arriving by public transport.

In addition to this we propose to re design the main building interior to create softplay, crèche and dance studios facilities. We are also open to the idea of collaborating with local sports associations to enable a diverse number of sports to utilize the venue.

Externally we can convert the existing bowling green to public gardens/ space for summer community get together and a seasonal bowling green to keep the spirit of Mansfield bowling alive.

Mansfield venue refurbishment.

Having inspected the site with our construction team and reviewed the overall condition of the building including all documentation relating to surveys such as the Geo thermal etc we can at this time make an estimated quote for renovation and modifications that include the following:

- Raising the roof in the back (warehouse area) to reach a second floor height.
- Re condition the brick building internally to allow better access and segregation of areas to facilitate the above-mentioned Rooms / crèche and so on)

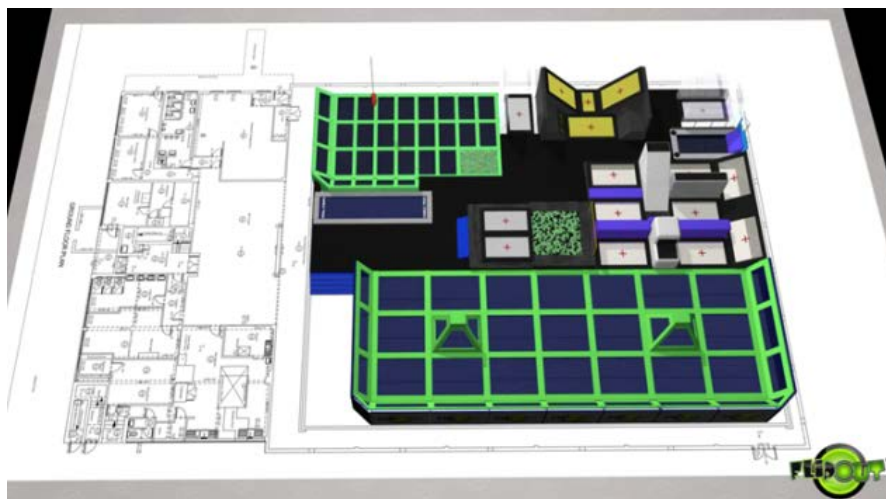
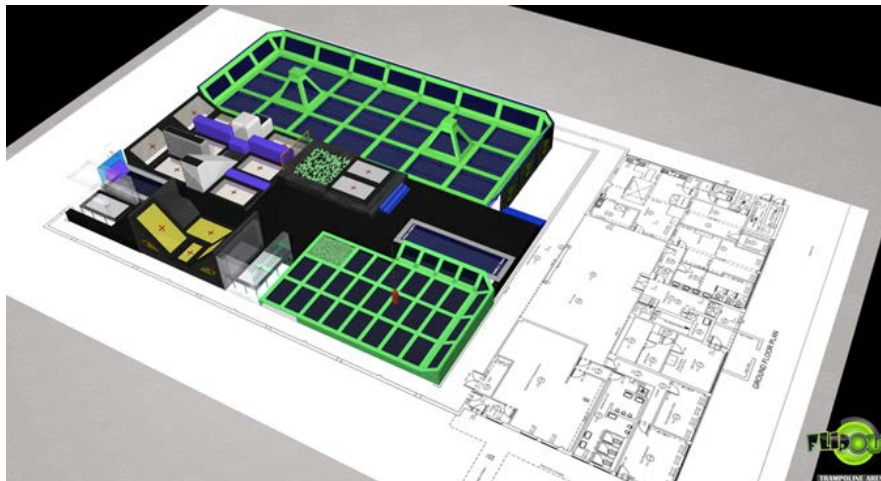
- External cladding to improve and unify the overall look of the building and reduce environmental and visual impact.
- Insulation (British weather dictates this as a major factor)
- Renovation of car park and surrounding area (excluding perimeter fence, outdoor bowls green and tennis courts)

So far we are looking at around 630,000 Pounds for the above listed works.

Additional costs will be incurred such as build and install trampoline equipment. Soundproofing of dance and creative workshop studio space etc etc but this will be calculated in the future accordingly.

All said and done we believe this is a great venue with a huge amount of possibilities to tie in with existing leisure and sports groups looking for a home in the area and will attract new business for the area whilst creating local employment and a safe haven of health and well being for locals, visitors, schools and community groups.

Below is an image of our first draft of the (Warehouse) space at the back if it were to be a trampoline park.



Gambado Commercial Interest

Robert N Sinclair FCA FRICS



58 GROSVENOR STREET
LONDON W1K 3JB
TEL: 020 7499 0678
MOBILE: 07973 227 184
info@robertneil.co.uk

Amy Silverston
37 Laurier Road
London NW5 1SH

24th Oct 2016

By Email

Dear Madam,

RE : Croftdown Road NW5 1EP

We act for Gambado Ltd <http://www.gambado.com>.

As you aware this firm was instructed to make contact with you to reinforce your objection to the grant of planning for residential development on the former Mansfield Bowling Club site and the loss of the leisure activity.

We have registered Gambado's interest in the site with the Directors of the Mansfield Bowling Club. Apparently until the interest from the applicants is exhausted they understandably do not want (or cannot for contractual reasons) to enter into any discussions relating to the future of the site / property.

I attach a copy of the flyer in respect of Gambado which has been sent to all London agents in our search for additional sites which are inside the M25 which is our target area for new development. There are very few sites that are available fundamentally because the "brownfield" sites are being developed for the most profitable use which results in the highest residual value. Leisure cannot afford land at these levels which are put out of reach purely because of planning is granted for another use such as residential. Whilst this site is not a "playing field" it should perhaps be classed as such, because its loss to the community would be felt by many. Once it is lost, it is gone.

It may be relevant to mention that since this flyer was produced that our clients are intending to improve their offer and are currently investigating adding a day nursery facility to new Gambado facilities in a clear response to demand from Gambado visitors.

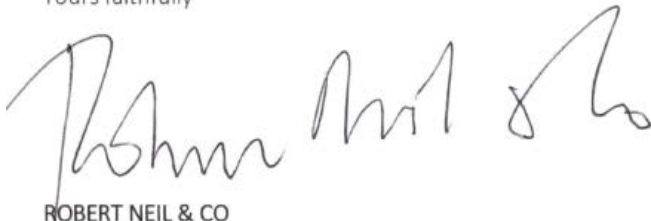
Our clients are fully funded and would not require third party finance.

The major shareholding in Gambado is held by the Wates family.

If we can secure the freehold of the site, subject only to detailed planning, then our clients would immediately instruct their development team so that this matter could become a reality and provide a replacement leisure facility that we believe that Camden needs for the benefit of its residents.

I am copying this letter to "Camden" so that they are fully aware of this demand for this site

Yours faithfully

A handwritten signature in black ink, appearing to read 'Robert Neil & Co', written in a cursive style.

ROBERT NEIL & CO

CC Iain Westwater - Gambado

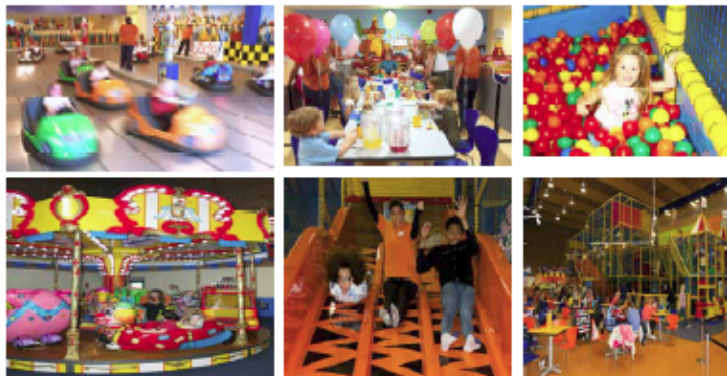
Ms Jennifer Walsh - LB Camden

Ms Deirdre Traynor - LB Camden

NB: Gambado Have spoken to Amy Silverston and confirmed that the MBC car park is sufficient and that they can work with the existing height if needs be.



We urgently more require sites for our 2016 –2017 development programme.



Site Selection Criteria

- Minimum catchment of 175/200,000 families or 75,000 children plus between 0-10 years
- Existing buildings:
The building will have a gross internal floor area circa 18-22,000 sq ft. Plus ,if possible, an area of 4,000 sq ft that has access to "safe" outside space for a Day Nursery".
- Clear height from finished floor level to the underside of the lowest beam, including any fire protection, in a shell suitable for constructing a mezzanine floor the existing floor to underside of haunch should be 6.5m minimum.
- Flexible clear space – minimum of 6m clear height for 1/3 of the space.
- Safe easy access to Car parking for not less than 100 cars
- Conversion of existing buildings or businesses considered such as :
Retail / leisure / business park / Former car showrooms and quality light industrial location—D1 & D2 use.
- Greenfield or brown field sites considered
- Total site requirement 1-1.25 acres
- Will consider freehold or leasehold

Primary Locations:

Richmond/Twickenham, Sutton/Kingston
Wimbledon/Wandsworth/Clapham,
Chiswick, North London – Enfield,
Highgate, Hampstead, Uxbridge, ie
within the M25
(except maybe
Reading)



www.gambado.com
contains updated information regarding existing
centres and new openings.



Contact : David Kerr
Phone : 07811 451 900
Email : david.kerr@dkallp.com
Philip Fishwick
Email : philip.fishwick@dkallp.com
Phone : 07861 214 667



Contact : Robert Sinclair
Phone : 0207 499 0678
Email : rob@robertneil.co.uk

Alternative Uses for Sports Facilities

Cripps Leisure Centre Northampton Leisure Trust

(Source Ian Redfern, MD, NLT)

Conversion of badminton court and squash courts into studio and fitness gym space

Faringdon Leisure Centre, Oxfordshire

(Source Nortoft Site Visit)

Squash Courts converted to fitness studios

Northampton Cricket Club

(Source Nortoft Site Visit)

Outdoor Bowling Green converted to specialist cricket nets

Northampton Pinnacle Climbing Centre

(Source Nortoft Site Visit)

Converted Industrial Unit

Joseph Oliver Gym, Whimble, Exeter

(Source Nortoft Site Visit)

Small car repair unit into 2 storey gym



Merton Bowls Hall; Multi-use

(Source: Andy Sutch)

There is precedent in London for the wider use of indoor bowls halls – from the extensive multi use of the bowls hall in Merton prior to construction of Merton Leisure Centre.

Other Sites:

(Source: Andy Sutch)

The addition of activities from archery to skating elsewhere in bowls halls.

There are many examples of sports adapting to nonstandard specification buildings as outlined in the Architectural Handbook and in the two volumes of Sport for All in Converted Buildings published by The Sports Council.

Camden Demographics

Camden Demographics

Population Camden

2013: 229,700

2031: 265,300

Increase: 15.5%

Source: Local Plan Submission
Draft 2016

Population Ward to 2023:

Highgate: +3%

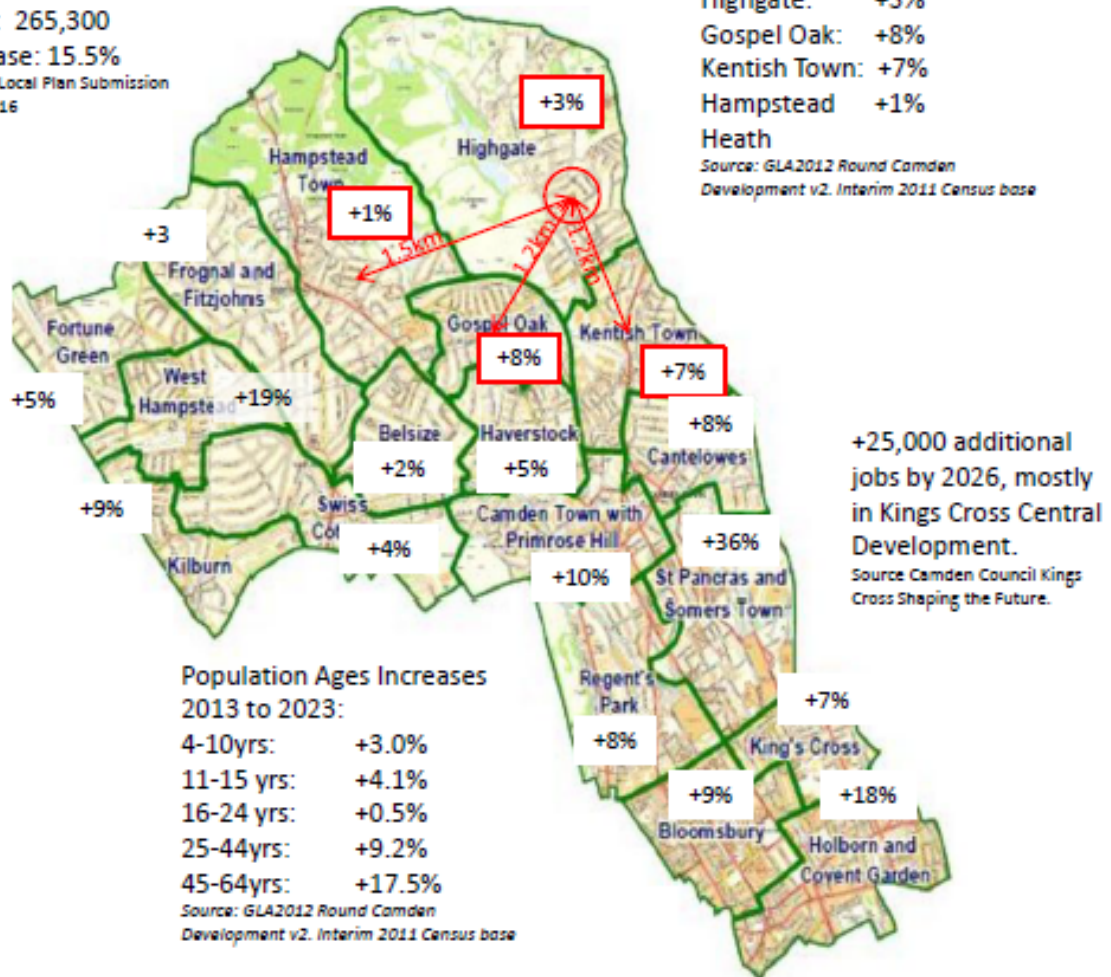
Gospel Oak: +8%

Kentish Town: +7%

Hampstead +1%

Heath

Source: GLA2012 Round Camden
Development v2. Interim 2011 Census base



+25,000 additional jobs by 2026, mostly in Kings Cross Central Development.

Source Camden Council Kings Cross Shaping the Future.

Population Ages Increases

2013 to 2023:

4-10yrs: +3.0%

11-15 yrs: +4.1%

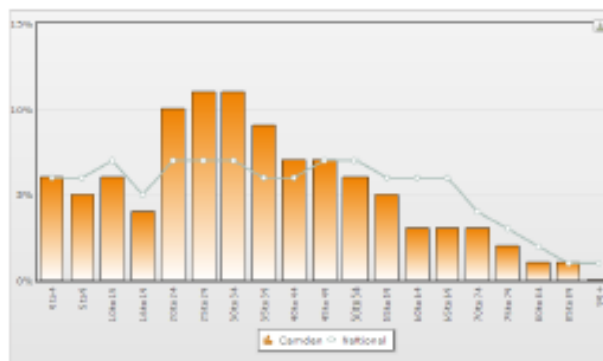
16-24 yrs: +0.5%

25-44yrs: +9.2%

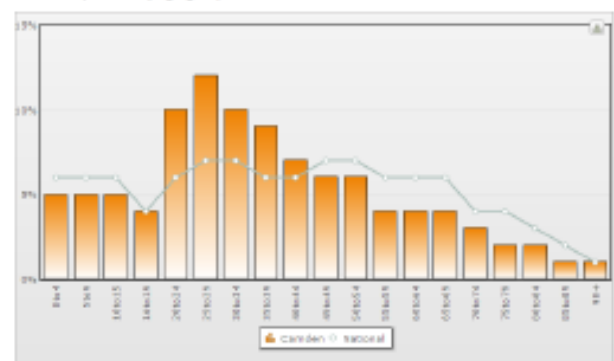
45-64yrs: +17.5%

Source: GLA2012 Round Camden
Development v2. Interim 2011 Census base

Male Population by Age group



Female Population by Age group



Source Sport England: Camden Population Breakdown