

THE EUROPA CENTRE

CRAYFORD, LONDON

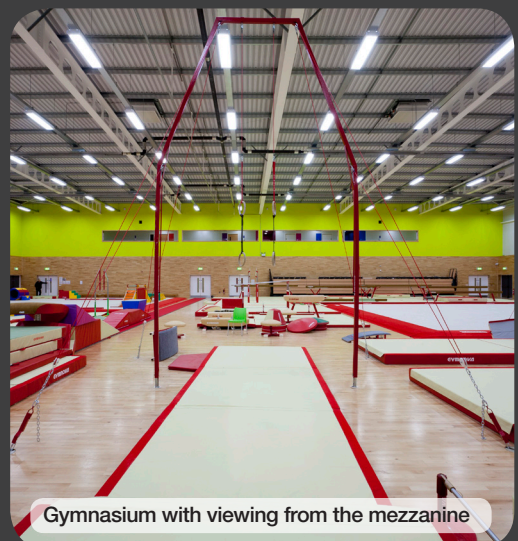
Status: Completed 2011
Client: The London Borough of Bexley
Operator: Europa Gymnastics Club
Value: £5.6 million



The Europa Centre is a newly built multi-sports facility for the Europa Gymnastics Club that was formerly based in Erith. The previous premises could no longer cope with the number of members and the expected levels of gymnastics performance. The project includes an impressive 36 x 43 m gymnasium, weightlifting and health and fitness studio, physiotherapy and treatment rooms at first floor level, with parking provision at ground level. It also accommodates a multi-use space for functions, dance, martial arts and a boxing studio on a mezzanine level.

The new facility was used as a London Olympic and Paralympic Games Time Training Venue. As a lasting legacy, it now provides a new home for the Europa Gymnastics Club, Nemesis Boxing Club, Europa Weight Lifting Club and several other associated sports clubs and groups.

The building has been designed to attract and to be enjoyed by a wide sector of the local community. This is reinforced by the eye catching architectural style that has extensive use of colour.

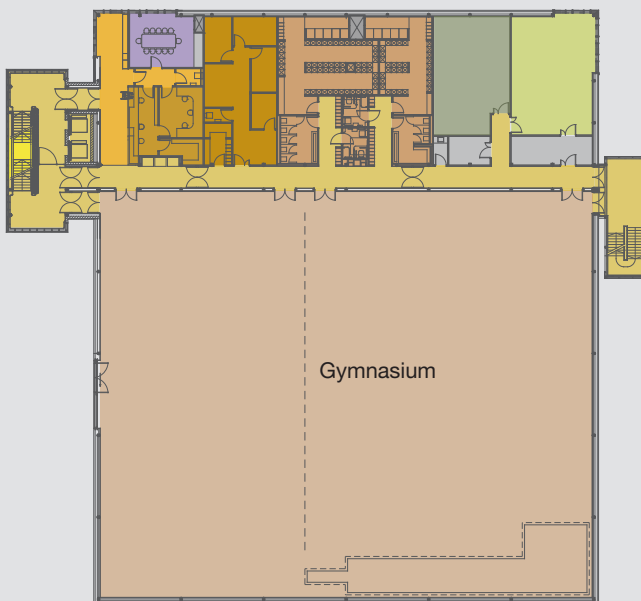


Gymnasium with viewing from the mezzanine

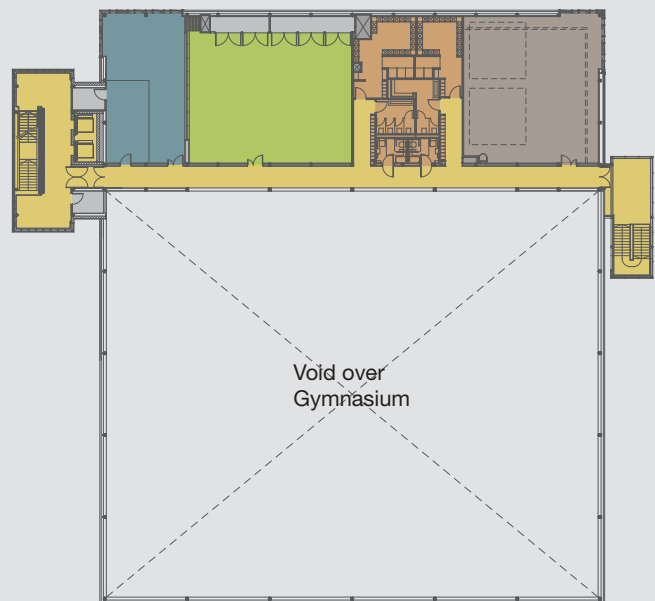
The Europa Centre project demonstrates the lasting impact and legacy of investments leading up to the 2012 London Olympic Games



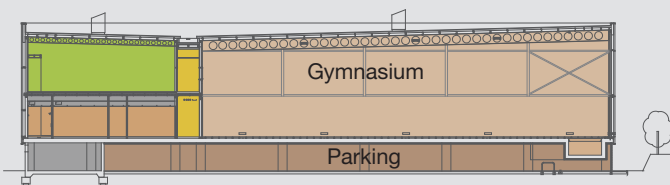
First floor plan



Mezzanine plan



Long Section



Key

 Entrance	 Gymnasium
 Circulation	 Fitness suite
 Foyer / public toilet	 Martial arts / dance studio
 Staff areas / reception	 Boxing
 Parking	 Weights
 Function room	 Changing
 Meeting room	 Plant / service void
 Stores	

Design

The building has been raised above ground level due to the flood risk from the nearby River Cray. This has allowed car parking and plant space to be provided at ground level with the sports accommodation above.

The prominent main entrance and stairwell volume provides a robust accessibility solution to all levels of the facility. It incorporates two access lifts to encourage disability sports participation without inconvenience if one lift breaks down or is being serviced.



The layout has a simple circulation route through the building connecting the different elements. The double-height gymnasium occupies the greater part of the building with the remainder of the facilities efficiently grouped along the north elevation over two levels.

The design utilises techniques used in the construction of large scale factory buildings to minimise cost. By using a simple long-span frame, enclosed by insulated cladding panels, it has been possible to provide a large volume building cost effectively.

Accessible Design

Key features include:

- Two vertical access lifts
- Dedicated accessible toilets
- Ambulant accessible toilets
- Dedicated accessible changing facilities
- Appropriate circulation provision
- Adequate, adjacent disabled parking.

Schedule of Areas

Gross Site Area	9,050 m ²
Building Footprint Area	2,590 m ² (GEA)
Gross Floor Area (All floors, but excluding ground floor parking)	3,460 m ² - internal (GIFA)
Circulation Area (% GIFA including foyer and reception)	14.6 %

General Accommodation / Standards

Gymnasium Hall	36 x 43 m hall 7.6 m high, timber sprung floor, impact resistant wall boarding to 3.5 m. 1.5 m-deep tumble pit. Retractable seating
Fitness Studio	13 x 7 m with natural light and glare control. Vinyl flooring
Weights	13 x 6.5 m, with vinyl flooring on reinforced screed
Martial Arts / Dance / Function Room	21.5 x 13 m multi-use space capable of division, with timber-sprung floor, mirrored wall and handrail
Boxing Studio	12 x 13 m, with vinyl flooring and supports for punch bags
Changing Space	Full-height ceramic wall tiles with non-slip resin floor finish and suspended ceilings



General Description of Key Specifications and Materials

Frame	Steel frame	
Cladding	Insulated panel system	
Roofing	Standing seam aluminium	
Internal walls	Blockwork and metal stud partition system	
Internal doors	Factory finish solid core laminate-faced doorsets	
Wall finishes	Plasterboard and tiles	
Floors	Sprung timber flooring, vinyl, non-slip resin and carpet	
Lighting	Lux levels	Type
Gymnasium	750	Dimmable fluorescent (750 lux levels to meet Olympic Games training requirement)
Studios / Fitness	300	Dimmable fluorescent

Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m ²
1	Substructure	330,000	95
2	Superstructure	1,686,000	487
3	Finishes	333,000	96
4	Fittings and furnishings	517,000	149
5	Services	879,000	254
6	External works	303,000	88
7	Preliminaries	390,000	113
8	Contingencies	410,000	118
9	Professional fees	724,000	209
	TOTAL CONTRACT SUM	5,572,000	1610

Notes:

- Costs stated are rounded and based on 4th quarter 2010
- Costs stated exclude VAT
- Cost (£) per m² based on 3,460 m² GIFA
- Costs do not include any land acquisition costs

Specific Items of Interest

Element	Approximate area (m ²)
Foyer / Reception / Vending	134
Gymnasium Hall	1565
Changing Space	264
Fitness Suite	78
Boxing Studio	157
Function / Martial Arts / Dance Studio	268
Treatment Area	75
Weights	68
Other areas (but excluding ground floor parking)	851

“

...We are delighted that London now has this tremendous gymnastics legacy in Europa Gymnastics Club... the project would not have happened without support from Bexley Borough Council, Sport England, The Lord Mayors Legacy Fund and Barrett Homes...

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Mark Gannon

Executive Director of Development, British Gymnastics

[Click here for 'User Guide'](#)

[Click here for current 'Design and Cost Guidance'](#)

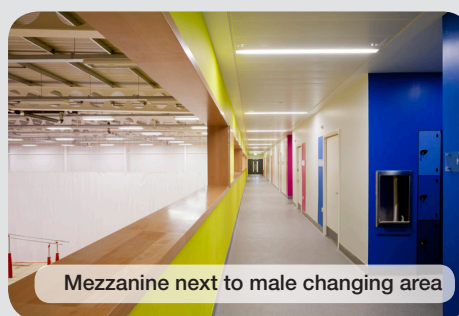
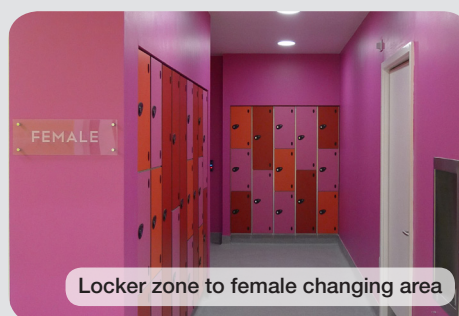
Environmental Sustainability

The building features measures designed to reduce its carbon footprint and minimise running costs. As a result, the building has a BREEAM rating of "Very Good". Measures include:

- Heavily insulated external envelope to limit heat loss from a large volume space
- Small Combined Heat and Power unit (CHP)
- Sophisticated Building Management System (BMS) to control environment and minimise energy use
- Natural ventilation to main spaces, with minimal use of mechanical supply/extract systems elsewhere
- Low energy lighting with movement detection
- Rainwater recycled to flush toilets

Procurement / Programme

Designer	Formation Architects
Contractor	ISG
Tender	Single stage OJEU restricted procedure
Contract	JCT Design and Build 2005
Duration	12 months from contractor mobilisation to practical completion



Photographs provided by QMP, Formation Architects, British Gymnastics and London Borough of Bexley 2011