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

General Accommodation / Standards

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gymnasium Hall</td>
<td>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</td>
</tr>
<tr>
<td>Fitness Studio</td>
<td>13 x 7 m with natural light and glare control. Vinyl flooring</td>
</tr>
<tr>
<td>Weights</td>
<td>13 x 6.5 m, with vinyl flooring on reinforced screed</td>
</tr>
<tr>
<td>Martial Arts / Dance / Function Room</td>
<td>21.5 x 13 m multi-use space capable of division, with timber-sprung floor, mirrored wall and handrail</td>
</tr>
<tr>
<td>Boxing Studio</td>
<td>12 x 13 m, with vinyl flooring and supports for punch bags</td>
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<tr>
<td>Changing Space</td>
<td>Full-height ceramic wall tiles with non-slip resin floor finish and suspended ceilings</td>
</tr>
</tbody>
</table>

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.

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.
Facility Case Study

General Description of Key Specifications and Materials

<table>
<thead>
<tr>
<th>Element</th>
<th>Total Cost (£)</th>
<th>Cost (£) per m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Substructure</td>
<td>330,000</td>
<td>95</td>
</tr>
<tr>
<td>Superstructure</td>
<td>1,686,000</td>
<td>487</td>
</tr>
<tr>
<td>Finishes</td>
<td>333,000</td>
<td>96</td>
</tr>
<tr>
<td>Fittings and furnishings</td>
<td>517,000</td>
<td>149</td>
</tr>
<tr>
<td>Services</td>
<td>879,000</td>
<td>254</td>
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<tr>
<td>External works</td>
<td>303,000</td>
<td>88</td>
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<tr>
<td>Preliminaries</td>
<td>390,000</td>
<td>113</td>
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<tr>
<td>Contingencies</td>
<td>410,000</td>
<td>118</td>
</tr>
<tr>
<td>Professional fees</td>
<td>724,000</td>
<td>209</td>
</tr>
<tr>
<td><strong>TOTAL CONTRACT SUM</strong></td>
<td><strong>5,572,000</strong></td>
<td><strong>1610</strong></td>
</tr>
</tbody>
</table>

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 (m²) |
------------------------------|-----------------------|
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  

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

<table>
<thead>
<tr>
<th>Element</th>
<th>Approximate area (m²)</th>
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Click here for ‘User Guide’  Click here for current ‘Design and Cost Guidance’

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“...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...

Mark Gannon  
Executive Director of Development, British Gymnastics

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