



STRATEGY  
FEASIBILITY  
PROCUREMENT

# Barnet Playing Fields & King George V Playing Fields Masterplanning Options Appraisal Report

**Barnet Council**

January 19

THE BRITISH  
ASSESSMENT  
BUREAU

**ISO9001**

# Contents

**EXECUTIVE SUMMARY**

- 1 INTRODUCTION.....1**
  - 1.1 Background .....1
  - 1.2 Our Terms of Reference .....1
  - 1.3 The Structure of our Report .....2
- 2 SITE ANALYSIS.....4**
  - 2.1 Introduction .....4
  - 2.2 Site Character .....4
  - 2.3 Existing and Planned Facilities .....5
  - 2.4 Strengths, Weaknesses, Opportunities and Threats .....5
  - 2.5 Summary.....12
- 3 NEEDS ANALYSIS .....13**
  - 3.1 Introduction .....13
  - 3.2 Current Use.....13
  - 3.3 Planned Use - Ark Academy.....14
  - 3.4 Supply and Demand.....15
  - 3.5 Initial Stakeholder Engagement.....18
  - 3.6 Summary.....21
- 4 OPTIONS GENERATION.....23**
  - 4.1 Introduction .....23
  - 4.2 Case Studies.....23
  - 4.3 Long List of Facility Development Options .....28
- 5 WIDER STAKEHOLDER ENGAGEMENT .....30**
  - 5.1 Introduction .....30
  - 5.2 Stakeholder Feedback – Key Findings.....30
  - 5.3 Summary.....31
- 6 OPTIONS EVALUATION .....32**
  - 6.1 Introduction .....32
  - 6.2 Evaluation Framework.....32
  - 6.3 Evaluation of Facility Development Options .....32
  - 6.4 Summary.....40
- 7 RECOMMENDATIONS AND NEXT STEPS .....42**
  - 7.1 Introduction .....42
  - 7.2 Conclusions.....42

7.3	Recommendations.....	42
7.4	Next Steps.....	43
<b>8</b>	<b>APPENDIX 1: SUPPLY AND DEMAND .....</b>	<b>45</b>
8.1	Introduction.....	45
8.2	Demographic Review.....	45
8.3	Indoor Facility Supply.....	48
8.4	Outdoor Facility Supply.....	52
8.5	Latent Demand Assessment.....	57
8.6	Summary.....	63
<b>9</b>	<b>APPENDIX 2: INITIAL STAKEHOLDER ENGAGEMENT NOTES.....</b>	<b>66</b>
9.1	Introduction.....	66
<b>10</b>	<b>APPENDIX 3: ONLINE ENGAGEMENT SUMMARY REPORT .....</b>	<b>67</b>
10.1	Introduction.....	67

## EXECUTIVE SUMMARY

1. The Sport, Leisure and Culture Consultancy (SLC) has been commissioned by Barnet Council to develop a masterplan and feasibility study to explore options for the development of a new sports hub and associated community facilities at Barnet and King George V Playing Fields. SLC is a specialist adviser supporting local authorities and other organisations in developing strategic and sustainable solutions for leisure and cultural facility developments.
2. The masterplan and feasibility study will contribute to the delivery of a number of recommendations arising from a series of recently developed Council strategies including:
  - Playing Pitch Strategy 2017
  - Parks and Open Spaces Strategy 2016 – 2026
  - Fit and Active Barnet Framework 2016 – 2021
  - Joint Health and Wellbeing Strategy 2015 – 2020.
3. Barnet and King George V Playing Fields currently provides outdoor sports and community facilities including:
  - Junior grass football pitches for use in summer months only
  - Outdoor Gym
  - Playground
  - Pedestrian and cycle routes linked to the London Loop and Dollis Valley Green Walk.
4. Critically, there are a several sites immediately adjacent to the playing fields which provide (or are planned to be provided in the case of Ark Academy) the following sports facilities:
  - Full size floodlit 3G Artificial Turf Pitch (ATP) and full size grass football pitch with ancillary facilities including changing accommodation, classroom space and small catering provision – Hadley Wood Sports Trust
  - Table tennis centre - Barnet Table Tennis Club
  - Grass football pitches – Planned as part of Ark Academy development for community use
  - Floodlit multi-use games area - Planned as part of Ark Academy development for community use
  - 4-court sports hall – Planned as part of Ark Academy development for community use
  - 100 sqm gym facility and activity studio - Planned as part of Ark Academy development for community use.
5. The site is designated as Green Belt and has strong ecological interest being split by the Dollis Brook and being part of the Dollis Valley Green Space.
6. Barnet and King George V Playing Fields is an important informal recreation and community resource set within a pleasant and peaceful environment but is currently under-utilised as a sports facility. The site suffers from weak, disjointed and confusing approaches with no sense of arrival. The playing fields form part of a wider site which is home to a collection of different organisations occupying land and buildings for the provision of sporting activities but with no connection between them. Separate areas of land and buildings have been leased to these

organisations over the years resulting in a somewhat disparate and incoherent offer with no apparent shared operational philosophy or vision for the site.

7. Despite this, there are clear opportunities to develop new facilities and services which meet local sporting and community needs and complement facilities on the wider site. As well as developing a new sports hub and community facilities for local residents, there is an opportunity to improve basic connections to and routes around the wider site to link with the London Loop and Dollis Valley Green Walk.
8. SLC has undertaken extensive initial engagement with a range of stakeholders to fully understand the challenges and constraints of the existing site and to explore potential opportunities for the provision of new and improved facilities through the development of a masterplan for Barnet and King George V Playing Fields.
9. This engagement process has been supplemented by a supply and demand assessment to explore the market potential for a range of additional, complementary potential developments based on local demographics and the supply of competing facilities.
10. The initial stakeholder engagement and results of the supply and demand assessment has informed the development of a long list of facility options which was then presented to wider stakeholders, including the general public, through an online questionnaire issued through the Council's *Engage Barnet* webpage.
11. A total of 137 responses were received through the online questionnaire. The key themes are provided in Section 5 of this report and a copy of the full results report can be found in Appendix 2.
12. The long list of facility development options developed by SLC has been assessed against the following criteria which was developed in consultation with the Council:
  - Contribution to Barnet Council's strategic objectives
  - Meeting identified need (supply and demand analysis and feedback from stakeholder engagement)
  - Revenue implications
  - Capital cost and funding considerations
  - Planning considerations
  - Deliverability (practical considerations e.g. footprint, key dependencies, phasing requirements etc.).
13. The purpose of the assessment is to identify which of the development options are most worthy of further design development, costing and business planning as part of Phase 2: Masterplanning. The assessment was initially undertaken independently by SLC and then presented and discussed further with officers at an Options Workshop where consensus was reached on a priority rating for each option.
14. It should be noted that no design work in terms of spatial planning has been undertaken during Phase 1: Options Appraisal to determine the impact of the facility development options in terms of building footprint and scale and likely loss of open space. SLC has adopted this approach to

ensure that, in accordance with the Council's wishes, the exploration of options is not overly restricted at this stage by planning constraints.

15. For this reason, the assessment process need not necessarily be used to disregard options but must identify a priority rating for each in order to inform the design phase. Understanding which are the most important developments (core provision) and which are less critical or 'nice to have' elements will provide clarity to SLC's design team during Phase 2: Masterplanning.
16. A summary of the key conclusions arising from the Options Appraisal is provided below:
  - a. SLC's review of the Council's key strategic documentation together with the assessment of the current condition of facilities and operation of Barnet and King George V Playing Fields has helped to identify clear requirements for improved sports, leisure and community facilities.
  - b. SLC's widespread engagement with key stakeholders including Council officers, National Governing Bodies of sport, key users/occupiers, local stakeholders and the wider general public has further informed the preferred facility development options.
  - c. A supply and demand analysis has supplemented the strategic review and stakeholder engagement and identified market potential for additional complementary facilities to help diversify the offer and support the overall financial sustainability of the site.
  - d. A long list of potential facility development options has been identified through the strategic review, stakeholder engagement and supply and demand analysis. This longlist has then been prioritised in consultation with the Council.
  - e. The prioritised long list of options shown in Table 21 (and provided below for ease of reference) will be used as the basis of the facility mix to take forward to Phase 2: Masterplanning.
  - f. The development of Phase 2: Masterplanning will need to carefully consider and mitigate the planning constraints linked to the site's Green Belt designation.
  - g. Due to the spatial requirements and planning constraints for developments which are to be explored through Phase 2, those options which are considered to be a lesser priority may need to be excluded from the final facility mix.
17. The recommendations arising from Phase 1: Options Appraisal are as follows:
  - a. That the assessment of the long list of facility development options forms the basis of the facility mix for Barnet and King George V Playing Fields to be developed through Phase 2: Masterplanning.
  - b. That the priority ratings for each facility development option are taken into account through the development of the masterplan. See Table E1.

**Table E1: Summary Evaluation of Facility Development Options**

Facility Development Option	Priority Rating	Summary Rationale
<b>Outdoor Facilities</b>		
New football and cricket pitches	High	Core provision for the new sports hub. Pitches to be configured as per PPS.
Multi-Use Games Area (MUGA)	High	Replaces MUGA to be lost from existing Rainbow Centre and provides year-round hard court for free access recreational activity.
Wheeled Sports Facility	Medium	Evidence of demand for facilities for local young people but needs to be considered strategically linked to other schemes e.g. Montrose, Copthall.
Play Areas	High	Core provision. Replaces existing and provides essential free access play opportunities. Design should explore more adventurous play for older children.
Outdoor gym and Trim Trail	High	Provides opportunities for informal, free access to fitness facilities at relatively low capital cost.
Improved pedestrian and cycle routes	High	High level of current use for walking/cycling. Strong links with wider walking and cycling networks and popular choice through stakeholder engagement.
Table Tennis Tables	Medium	Low cost, accessible provision with family appeal.
<b>Indoor Facilities</b>		
Café with toilets	High	Core provision for the site. Provides a central focal point and supports the proposed facilities and activities on site. Identified as the most popular option through the public engagement and one which will strengthen the overall revenue position.
Multi-use activity space (exercise classes, martial arts, boxing, gymnastics etc.)	High	Provides flexible space as replacement for Rainbow Centre and helps meet overall demand for indoor space.
Health and fitness (gym)	Low	New gym provision at Ark Academy likely to meet future demand. Option will not be taken through to Phase 2: Masterplanning.
Clip n Climb (indoor climbing)	High	Non-traditional activity appealing to children and young people. Would strengthen overall revenue position.
'Youth Zone' space (media, arts, dance)	Low / Medium	Should be explored through design / programming of other indoor spaces (e.g. multi-use activity space, community rooms).
Community rooms / educational space	High	Re-provision of existing Rainbow Centre facilities.
Changing accommodation	High	Core provision for the new sports hub - supports pitches and indoor facilities.

## **1 INTRODUCTION**

### **1.1 Background**

- 1.1.1 Barnet Council has in recent years, developed a series of key strategic documents designed to shape the delivery of sport and physical activity services and facilities in parks and open spaces across the Borough. These include a Playing Pitch Strategy (2017), a Parks and Open Spaces Strategy 2016-2026 and the Fit and Active Barnet Framework 2016-2021. The documents are underpinned by a commitment within the council's Corporate Plan that 'Barnet's parks and open spaces will be amongst the best in London.'
- 1.1.2 The Council is seeking to implement some of the recommendations of these strategies by exploring the development of new sports hubs at three identified strategic sites – Barnet Copthall, West Hendon Playing Fields and Barnet / King George V Playing Fields.
- 1.1.3 Barnet Playing Fields and King George V Playing Fields is located in the central north of the borough of Barnet and lies between the wards of Underhill and Totteridge. It is designated as Green Belt Land.
- 1.1.4 Section 106 contributions arising from the regeneration of the Dollis Valley estate have presented an opportunity to improve the facilities on the local playing fields and surrounding areas with the aim of promoting and increasing participation in sport and physical activity in the locality.

### **1.2 Our Terms of Reference**

- 1.2.1 The Sport, Leisure and Culture Consultancy (SLC), together with associates Southern Green Landscape Architects and Paul Weston Architect, have been appointed by the Council to develop a detailed masterplan, accompanied by a feasibility report.
- 1.2.2 The key requirements of the project brief are as follows:
- An Options Appraisal which explores potential facility development options, including the re-provision of community facilities currently provided by The Rainbow Centre and is supported by evidence from desktop analysis and research and consultation with a range of key stakeholders (this document.)
  - A subsequent site masterplan and concept designs to RIBA Stage 2 showing the development of identified options including consideration of the impact upon ecology and wildlife.
  - An accompanying feasibility study which provides details of the development costs and the identification of potential funding partners, high-level business plans to inform the future revenue position and an outline plan for the implementation of the masterplan.
  - An appraisal of potential future management model options including consultation with selected key stakeholders.
- 1.2.3 The key issues and opportunities identified by SLC to be addressed in response to the brief and through subsequent discussion with the council were as follows:
- The Council has an exciting opportunity to develop a strategic sports site which not only meets the current and future requirements of established sport users but also re-provides important community facilities that will be lost through the regeneration of the Dollis Valley estate.

- The site is designated as Green Belt land with significant planning constraints.
- The Council are seeking a revenue neutral position for future operation of the site and so the development options will need to provide for income generating activities.
- Barnet Playing Fields and King George V Playing Fields is currently under-used as a sports site and should explore connection to adjacent providers e.g. Hadley Wood Sports Trust and Ark Academy.
- The masterplan should explore opportunities for investment into sports and community facilities which are ‘ambitious but not unrealistic.’
- The Council recognises that the new leisure facilities should be based on local need and complement other local facilities run by other providers.
- Engagement with the Dollis Valley Regeneration Partnership Board and Barnet Council’s Regeneration team will be critical in ensuring the success of the site.
- There is a lack of connection between the Barnet Playing Fields and the King George V Playing Fields site. Dollis Brook divides the sites currently and has the potential to support local nature conservation and biodiversity activities. Any development of the site will need to consider the impact upon ecology and wildlife.
- To the north of the site, the new Ark Academy is being constructed which includes sports facilities for community use. The development of options will therefore need to be informed by a clear understanding of these facilities and the extent of proposed community use.
- There is a requirement to identify suitable models for future operation of the site which protects investment, provides a sustainable revenue position and develops a co-ordinated and joined-up approach to management.

### 1.3 The Structure of our Report

1.3.1 We have structured the remaining sections of this Options Appraisal report to meet the requirements of this element of the wider project brief.

**Table 1: Report Structure**

Section		Key Content or Output
2	Site Analysis	Detailed Site Analysis including SWOT. Review of building uses, condition and lease arrangements, site constraints and planning issues.
3	Needs Analysis	Assessment of current use. Supply and demand analysis of key activities to inform development of required facility mix to meet future demand. High level consultation with key stakeholders.
4	Options Generation	Development of long list of facility development options to meet demand identified in Needs Analysis.
5	Wider stakeholder engagement	A second stage of engagement with the public, current users and key stakeholders to understand their views on the long list of facility developments.

Section		Key Content or Output
6	Options Analysis	Evaluation of long list of facility development options identified in Section 4. Options Generation to produce a facility mix to meet current and future demand.
7	Next Steps	Conclusions and recommendations and identified next steps for the detailed masterplan.

1.3.2 Supporting information is included in a series of Appendices.

## **2 SITE ANALYSIS**

### **2.1 Introduction**

2.1.1 This section of the report describes the existing sports facilities at Barnet and King George V Playing Fields, the wider site context and character and provides an outline of the strengths, weaknesses, opportunities and threats (SWOT analysis) of the site.

2.1.2 The following drawings support the site analysis and should be viewed in conjunction with the text in this section:

- 1089 100 BK - Wider Context Plan
- 1089 101 BK - Adjacent Land Uses and Green Infrastructure
- 1089 102 BK - Schools
- 1089 103 BK - Character Areas
- 1089 105 BK - Designation Plan
- 1089 106 BK - Site Facilities Plan
- 1089 107 BK - Access & Circulation including Car Parking
- 1089 113 BK - Site Survey Summary
- 1089 114 BK - Visual Analysis
- 1089 115 BK - SWOT Analysis Strengths
- 1089 116 BK - SWOT Analysis Weaknesses
- 1089 117 BK - SWOT Analysis Opportunities
- 1089 118 BK - SWOT Analysis Threats.

2.1.3 Barnet Playing Fields and King George V Playing Fields cover 13 hectares of playing fields, grassland, dense scrub and woodland. The site is split either side of the Dollis Brook and forms part of the Dollis Valley green space, with The Stables Horse Activity Centre, South Herts Golf Club and a patch work of fields located to the south. Hadley Woods Sports Trust is located to the west of the site and, to the north, the former Barnet Football Club and Barnet Cricket Club sites are currently being developed as the new ARK Academy.

2.1.4 The site is a valued neighbourhood park which is used for some organised sports and more general informal recreation and serves residents from surrounding communities including New Barnet, Underhill, Chipping Barnet, the Dollis Valley Estate, Ducks Island, High Barnet and Totteridge.

### **2.2 Site Character**

2.2.1 Please refer to Drawing Nr. 1085 103 BK Character Areas.

2.2.2 The site is characterised by amenity grassland, mature oaks, the Dollis Brook and a small area of woodland (one of the four Millennium Woodlands in the Borough).

2.2.3 The site can be broken down into three main character zones:

- Barnet Playing Fields consists of sloping area of grassland, running down to the Dollis Brook. Playing fields are located on the flatter areas to the south of the London Loop path that splits the area. An outdated play area and outdoor gym are located adjacent to this path, a Millennium Wood is located to the north east and some fine

old oak trees edge the boundary with Ark Academy at the northern end and Hadley Wood Sports Trust to the west. A car park is situated between the Ark Academy playing fields and Hadley Wood Sports trust with access to it from Barnet Lane.

- The Dollis Brook runs west to east through a thin band of woodland, bisecting Barnet Playing Fields and King George V Playing Fields. A small unattractive building located within this zone provides a base for Barnet Table Tennis Centre which is serviced from Barnet Lane and has a car park area.
- King George V Playing Fields is a flat area of grassland which lies to the south of the Dollis Brook. The area is bounded to the south by a thin belt of woodland and a line of mature poplar trees with access also being provided from Barnet Lane from the west. A small car park is located adjacent to a concrete slab which marks the location of a former pavilion that was subject to an arson attack.

## **2.3 Existing and Planned Facilities**

2.3.1 Please refer to Drawing Nr. 1089 106 BK Site Facilities Plan.

2.3.2 The Barnet Playing Fields / King George V Playing Fields site includes the following sports and community facilities:

- Junior grass football pitches for use in summer months only (booking sheets indicate 5 x junior pitches currently on Barnet Playing Fields and 6 x various size pitches on King George V Playing Fields.)
- Outdoor Gym
- Playground
- Pedestrian and cycle routes linked to the London Loop and Dollis Valley Green Walk.

2.3.3 Sites immediately adjacent provide (or are planned to provide in the case of Ark Academy) the following sports facilities:

- Full size floodlit 3G Artificial Turf Pitch (ATP) and full size grass football pitch with ancillary facilities including changing accommodation, classroom space and small catering provision – Hadley Wood Sports Trust
- Table tennis facilities, bar/catering provision - Barnet Table Tennis Club
- Grass football pitches (1 x full size and 1 x junior 11 v 11) – Planned as part of Ark Academy development for community use
- Floodlit Multi-Use Games Area - Planned as part of Ark Academy development for community use
- 4-court sports hall – Planned as part of Ark Academy development for community use
- 100 sqm gym facility and activity studio - Planned as part of Ark Academy development for community use.

## **2.4 Strengths, Weaknesses, Opportunities and Threats**

2.4.1 SLC and its design team of Southern Green (masterplanners and landscape designers) and Paul Weston (architect) carried out an initial review of the existing site and its facilities and provided the following analysis of the strengths, weaknesses, opportunities and threats (SWOT):

**Table 2: SWOT Analysis of B/KGV Playing Fields**

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Well used perimeter footpath.</li> <li>• Connections with wider pedestrian network e.g. London Loop and Dollis Valley Green Walk</li> <li>• Good connection to Barnet Lane</li> <li>• Some residential properties make positive contributions to green space</li> <li>• Reasonable car parking provision</li> <li>• Semi-rural character to edges of site and mature trees</li> <li>• King George V playing fields character</li> <li>• Dollis brook and associated ecological character</li> <li>• Successful Table Tennis Club</li> <li>• Established sports provision and recent investment on Hadley Wood Sports Trust site.</li> </ul>	<ul style="list-style-type: none"> <li>• Weak approaches, no sense of arrival</li> <li>• Poor public transport links</li> <li>• No focal point</li> <li>• No sense of identity</li> <li>• Poor quality play area</li> <li>• A collection of separate and independently managed functions fenced off and no links between them</li> <li>• Lack of formal agreement on community use of Ark Academy facilities</li> <li>• No connection from Barnet Playing Fields to King George V Playing Fields</li> <li>• Sloping ground on Barnet Playing Fields</li> <li>• Poor visual connection with King George V fields</li> <li>• Poor signage</li> <li>• All highways access from west</li> <li>• No vehicular access to north of site</li> <li>• Table Tennis Club has completely separate identity</li> <li>• Confusing and disjointed car parking</li> <li>• Lack of site information</li> <li>• Lack of public toilets</li> <li>• Visual clutter (bollards, fencing.)</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Delivery of PPS and POSS recommendations</li> <li>• Contribute to Fit and Active Barnet framework</li> <li>• Greater engagement with the playing fields and sense of ownership by local residents</li> <li>• Dollis Valley regeneration scheme providing new homes and additional demand for local facilities and activities</li> <li>• Strengthen partnership working between local stakeholders e.g. Hadley Wood Sports Trust, Ark Academy, Barnet Community Projects, LBB</li> <li>• Bring playing fields back into use</li> <li>• Create stronger identity and focus</li> </ul>	<ul style="list-style-type: none"> <li>• Green Belt designation</li> <li>• Concern over effect of development upon highways junctions</li> <li>• Vandalism and anti-social behaviour</li> <li>• Car parking unable to accommodate increased use of site</li> <li>• Lack of engagement from adjoining facilities e.g. Hadley Wood Sports Trust, Ark Academy and Barnet Table Tennis Club</li> <li>• Competition from adjoining facilities</li> <li>• Lack of links to adjoining facilities</li> <li>• Ecological constraints - site wide (in particular related to Dollis Valley Brook)</li> <li>• Creating an unsustainable site due to increased maintenance costs and</li> </ul>

<p>through a central hub facility</p> <ul style="list-style-type: none"> <li>• Provide non-traditional sports/leisure activities focused on youth engagement</li> <li>• Diversionary activities and stronger management presence to help tackle anti-social behaviour</li> <li>• Provide site for relocation of Rainbow Centre and opportunity to diversify the offer</li> <li>• Exploit Dollis brook and its ecological features</li> <li>• Better connections with surrounding facilities, green spaces and pedestrian access routes</li> <li>• Maximise existing mature landscape</li> <li>• Create new pathways around King George V fields.</li> </ul>	<p>reductions in revenue budget</p> <ul style="list-style-type: none"> <li>• Negative response to further development of site from local residents.</li> </ul>
---	--

2.4.2 Illustrative interpretations of the SWOT Analysis described above are provided in Figures 1 to 4.

Figure 1: Barnet / King George V Playing Fields - Strengths

**KEY**

-  Site Boundary
-  Contours (0.2m Intervals Approximate Information Provided by Agrostis)
-  Existing buildings within the Site Boundary
-  Existing buildings outside of the Site Boundary
-  Foundation of Demolished Building
- Access and Recreational Routes**
-  Vehicular Entrance
-  Pedestrian Entrance
-  London Loop
-  Dollis Valley Green Walk

**Strengths**

- 1 Well used perimeter footpath
- 2 Connections with wider pedestrian network e.g. London Loop and Dollis Valley Greenwalk
- 3 Good connection to Barnet Lane
- 4 Some residential properties make positive contributions to green space
- 5 Reasonable car parking provision
- 6 Semi-rural character to edges of site and mature trees
- 7 King George V Playing Fields character
- 8 Dollis Brook and associated ecological character
- 9 Successful table tennis club
- 10 Established sports provision and recent investment on Hadley Wood Sports Trust site



Figure 2: Barnet / King George V Playing Fields - Weaknesses

**KEY**

-  Site Boundary
-  Contours (0.2m Intervals Approximate Information Provided by Agrostis)
-  Existing buildings within the Site Boundary
-  Existing buildings outside of the Site Boundary
-  Foundation of Demolished Building
- Access and Recreational Routes**
-  Vehicular Entrance
-  Pedestrian Entrance
-  London Loop
-  Dollis Valley Green Walk

**Weaknesses**

- 1 Weak approaches, no sense of arrival
- 2 Poor public transport links (Adjacent to site)
- 3 No focal points (Site wide)
- 4 No sense of identity (Site wide)
- 5 Poor quality play area
- 6 A collection of separate and independently managed functions, fenced off and no links between them
- 7 Lack of clarity on community use of Ark Academy sports facilities
- 8 No connection from Barnet Playing Fields to King George V Playing Fields
- 9 Sloping ground on Barnet Playing Fields
- 10 Poor visual connection with King George V Playing Fields
- 11 Poor signage (Site wide)
- 12 All highways access from west
- 13 No vehicular access to north of site
- 14 Table tennis club completely separate identity. Confusing car parking
- 15 Lack of site information (Site wide)
- 16 Lack of public toilets (Site wide)
- 17 Visual clutter (bollards, fencing.)



Figure 3: Barnet / King George V Playing Fields - Opportunities

**KEY**

-  Site Boundary
-  Contours (0.2m Intervals Approximate Information Provided by Agrostis)
-  Existing buildings within the Site Boundary
-  Existing buildings outside of the Site Boundary
-  Foundation of Demolished Building

**Access and Recreational Routes**

-  Vehicular Entrance
-  Pedestrian Entrance
-  London Loop
-  Dollis Valley Green Walk

**Opportunities**

- 1 Delivery of PPS and POSS recommendations
- 2 Contribute to Fit and Active Barnet framework
- 3 Greater engagement with the playing fields and sense of ownership by local residents
- 4 Dollis Valley regeneration scheme providing new homes and additional demand for local facilities and activities
- 5 Strengthen partnership working between local stakeholders e.g. HWST, Ark Academy, Barnet Community Projects, LBB
- 6 Bring playing fields back into use
- 7 Create stronger identity and focus through a central hub facility
- 8 Provide non-traditional sports/leisure activities focused on youth engagement
- 9 Diversionary activities and stronger management presence to help tackle anti-social behaviour
- 10 Provide site for relocation of Rainbow Centre and opportunity to diversify the offer
- 11 Exploit Dollis Brook and its ecological features
- 12 Better connections with surrounding facilities, green spaces and pedestrian access routes
- 13 Maximise existing mature landscape
- 14 Create new pathways around King George V Playing Fields

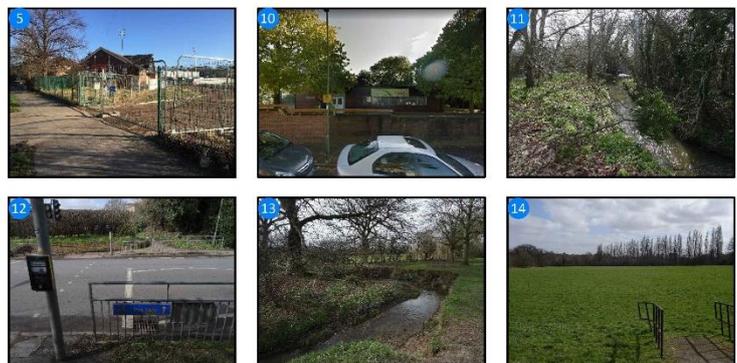
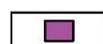


Figure 4: Barnet / King George V Playing Fields - Threats

**KEY**

-  Site Boundary
-  Contours (0.2m Intervals Approximate Information Provided by Agrostis)
-  Existing buildings within the Site Boundary
-  Existing buildings outside of the Site Boundary
-  Foundation of Demolished Building
- Access and Recreational Routes**
-  Vehicular Entrance
-  Pedestrian Entrance
-  London Loop
-  Dollis Valley Green Walk

**Threats**

- 1 Green Belt designation (Site Wide)
- 2 Concern over effect on highways junctions
- 3 Vandalism and anti-social behaviour
- 4 Car parking unable to accommodate increased use of site
- 5 Lack of engagement from adjoining facilities e.g. Hadley Wood Sports Trust, Ark Academy and Barnet Table Tennis Club
- 6 Competition from adjoining facilities
- 7 Lack of links to adjoining facilities
- 8 Possible judicial review of Ark Academy development leading to uncertainty over future of the site
- 9 Ecological constraints - site wide (in particular related to Dollis Valley Brook )
- 10 Creating an unsustainable site due to increased maintenance costs and reductions in revenue budget
- 11 Negative response to further development of site from local residents



## **2.5 Summary**

- 2.5.1 Barnet Playing Fields and King George V Playing Fields is an important informal recreation and community resource set within a pleasant and peaceful environment but is currently under-used as a sports facility. The site suffers from weak, disjointed and confusing approaches with no sense of arrival.
- 2.5.2 The playing fields form part of a wider site which is home to a collection of different organisations occupying land and buildings for the provision of sporting activities but with no connection between them. Separate areas of land and buildings have been leased to these organisations over the years resulting in a somewhat disparate and incoherent offer with no apparent shared operational philosophy or vision for the site.
- 2.5.3 Despite the obvious weaknesses of the current site, there are clear opportunities to develop new facilities and services which meets local sporting and community needs. As well as developing a new sports hub and community facilities for local residents, there is a clear opportunity to improve basic connections to and routes around the wider site to link with the London Loop and Dollis Valley Green Walk.

### 3 NEEDS ANALYSIS

#### 3.1 Introduction

- 3.1.1 A robust assessment of need for sport and leisure facilities in Barnet is a key building block of the appraisal of facility development options for Barnet and King George V Playing Fields. Understanding the local supply of facilities and establishing the demand for these facilities is critical to the development of a facility mix which meets the Council's objective of creating a sustainable strategic sports and community hub at Barnet and King George V Playing Fields.
- 3.1.2 The needs analysis begins with an assessment of the current use of the site, including use of neighbouring facilities on the wider site, to fully understand the frequency and intensity of use. This has been assessed through a review of football pitch bookings and through consultation with existing neighbouring occupiers including Hadley Wood Sports Trust and Barnet Table Tennis Club.
- 3.1.3 The review of existing use is then supplemented by a desktop supply and demand assessment of potential new or enhanced facilities and engagement with a wide range of key stakeholders including Council officers, National Governing Bodies of sport and local interested parties.

#### 3.2 Current Use

##### ***Football***

- 3.2.1 Use of existing football pitches on Barnet and King George V Playing Fields is currently restricted to summer use only. According to booking sheets provided by the Council, there are 5 junior pitches available for use on Barnet Playing Fields and 6 pitches of various sizes available on King George V Playing Fields. There are some block bookings on Sunday mornings during the summer but there appears to be significant availability at other times and overall occupancy levels seem low.
- 3.2.2 Hadley Wood Sports Trust occupy land and buildings directly adjacent to Barnet Playing Fields under a 125-year lease from 2007. The site is home to Hadley Wood and Wingate FC which is the junior 'feeder' club to Wingate and Finchley FC, a semi-professional club based in North Finchley. The club have invested heavily in its facilities, supported by grant funding from the Football Foundation, which include a full-size 3G Artificial Turf Pitch (ATP), a full-size grass pitch and ancillary facilities.
- 3.2.3 The FA Charter standard club provides training and match facilities for approximately 1,000 players and 30 teams.
- 3.2.4 During the day, the ATP is used for educational schemes and on weekday evenings by local community groups, other chartered clubs and the club itself. The ATP is well-used with limited available capacity and the club are considering installation of a further small ATP to meet demand.

##### ***Cricket***

- 3.2.5 There were previously cricket facilities on King George V Playing Fields, but these are no longer provided due to arson attacks on the former clubhouse which has since been demolished.

- 3.2.6 According to Middlesex Cricket, Barnet has a high number of cricket clubs compared to other London Boroughs and there is demand for cricket facilities in Barnet.
- 3.2.7 The findings from the Playing Pitch Strategy (PPS) identifies the need for protection of existing cricket provision across the Borough and investment into pitches and ancillary facilities at sites. Despite not currently being used, King George V Playing Fields is identified in the PPS as a proposed site for cricket provision.

#### **Table Tennis**

- 3.2.8 Barnet Table Tennis Club occupy a Council-owned building directly adjacent to Barnet Playing Fields and KGV Playing Fields just to the south of Hadley Wood Sports Trust. The club has its own parking provision adjacent to the building. There is no lease in place currently, but the club are in negotiation with the Council and heads of terms have been informally agreed on a new lease.
- 3.2.9 The facility consists of a main hall with eight table tennis tables, changing / toilet facilities, a bar/café servery and lounge area. The club have an aspiration to extend the building to provide space for additional tables.
- 3.2.10 The club currently has circa 200+ members and is open access, allowing people to book tables and receive coaching without becoming a member. The club hosts league matches for the local Barnet league and has a busy programme of matches throughout the week.

### **3.3 Planned Use - Ark Academy**

- 3.3.1 To the north east of Barnet Playing Fields, on the site of the former Barnet Football Club stadium and cricket ground, construction is underway to develop the new Ark Academy. Opening in 2019, the Academy will deliver new educational facilities to help meet Barnet's rising demand for secondary school places and will, in accordance with the conditions attached to the planning consent, provide sports facilities for community use outside of school hours.
- 3.3.2 The planned sports facilities include:
- Grass football pitches (1 x full size and 1 x junior 11 v 11) – Planned as part of Ark Academy development for community use
  - Floodlit Multi-Use Games Area - Planned as part of Ark Academy development for community use
  - 4-court sports hall
  - 100 sqm gym facility and activity studio - Planned as part of Ark Academy development for community use.
- 3.3.3 The conditions attached to the planning consent includes the following:

*Prior to the first occupation of the new school buildings a community use agreement (prepared in consultation with Sport England) for the use of the school buildings, Playing Pitches and Multi Use Games Area shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of pricing policy, hours of use, access by non-school users, management responsibilities and include a mechanism for review. The approved scheme shall be implemented within three months of the occupation of the new school buildings.*

*Reason: To secure well managed safe community access to the sports and education facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan policy.*

- 3.3.4 Consultation with Ark has revealed that the Community Use Agreement has yet to be finalised but that they intend to provide community access to the facilities listed in 3.3.2 after 6pm on weekdays and daytime access at weekends.
- 3.3.5 This information is critical to understand what facilities are planned to be provided and the extent to which they'll be available for community use because this will subsequently inform the final facility mix adopted in the masterplan for Barnet and King George V Playing Fields. SLC therefore recommend that the Council enter into negotiations immediately with Ark on the Community Use Agreement.

### **3.4 Supply and Demand**

- 3.4.1 SLC has undertaken an assessment of the local supply of and demand for possible new facilities within a specified drive time catchment of the site. The assessment has focused on facility types that are complementary to the creation of a new sports hub and therefore may be considered as part of the site masterplan. This assessment will provide useful context in terms of local competition and potential demand to help inform the longlist of facility development options.
- 3.4.2 The assessment is based upon a high-level review of the demographic composition of the catchment population around Barnet Playing Fields and King George V Playing Fields and a desktop audit of similar facilities which have been mapped using SLC's Insight GIS Mapping tool to show each facility's location relative to the site.
- 3.4.3 For the purposes of this exercise, a 20-minute drive time catchment has been used for most facility types which is considered to be an appropriate travel time for the type of facilities included in the assessment.
- 3.4.4 For health and fitness facilities, a 10-minute drive time catchment has been used for this exercise to identify the market in the immediate local area. This reflects the more competitive nature of this market, particularly in urban areas, where residents have a choice of local facilities. Any potential health and fitness development at Barnet Playing Fields and King George V Playing Fields would need to be viewed as a convenient health and fitness facility that the local community can access and use with relative frequency.
- 3.4.5 As part of the supply and demand analysis, SLC has undertaken an audit of local facilities that could potentially be accommodated on site and that are complementary to the wider activity offer. Included in this audit are the following facility types:
- Health and Fitness
  - Soft Play
  - Indoor climbing
  - BMX track
  - Wheeled sports facility (skatepark)
  - Adventure Golf
  - High Ropes course.

- 3.4.6 3G Artificial Turf Pitches (3G ATPs) have also been considered as part of the supply and demand assessment but an audit of existing facilities has not been undertaken. This work had already been produced as part of the development of Barnet Council’s Playing Pitch Strategy which has been used to inform this study.
- 3.4.7 The overall findings of the supply and demand assessment have been summarised in the matrix in Table 3 using a Red/Amber/Green rating (with Red being negative and Green being positive). A full version of the detailed supply and demand assessment is provided in Appendix 1.

**Table 3: Summary of supply and demand assessment**

Activity	Demand	Supply	Overall Assessment
<b>Health and Fitness</b>	Lower than average levels of 20-24 year olds locally and nationally.  Above Barnet averages for 24-29, 30-34 year olds but slightly lower than national averages, suggests moderate levels of demand.	A significant number of competing facilities including planned provision as part of Ark Academy development.	There is currently sufficient supply within the catchment i.e. no latent (unmet) demand and potential unmet demand in 2033. However, planned provision at Ark Academy weakens market potential.
<b>Soft Play</b>	Above national average levels of under 9’s and slightly above average proportion of 10-14 year olds – but lower than Barnet averages, suggests moderate to high levels of demand, suggests moderate to high levels of demand.	A number of competing facilities although the majority located in the south of the catchment.	Possible market potential for soft play but limited confidence in business case due to competition.
<b>Indoor Climbing</b>	Above national average levels of under 9’s and slightly above average proportion of 10-14 year olds – but lower than Barnet averages, suggests moderate to high levels of demand.	No competing provision within catchment.	Good market potential for a climbing facility, which focuses on the younger market through an easy to use ‘Clip n Climb’ or bouldering offer.

Activity	Demand	Supply	Overall Assessment
<b>Wheeled Sports Facility</b>	Above national average levels of under 9's and slightly above average proportion of 10-14 year olds – but lower than Barnet averages, suggests moderate to high levels of demand.	Limited competing provision located south of catchment.	Good market potential, especially on a site linked to housing regeneration schemes. Would help provide a coherent youth offer.
<b>BMX track</b>	Above national average levels of under 9's and slightly above average proportion of 10-14 year olds – but lower than Barnet averages, suggests moderate to high levels of demand.	No competing provision within catchment.	Good market potential, especially on a site linked to housing regeneration schemes. Would help provide a coherent youth offer.
<b>Adventure Golf</b>	Above national average levels of under 9's and slightly above average proportion of 10-14 year olds – but lower than Barnet averages, suggests moderate to high levels of demand.	Some competing provision in the catchment but none particularly close to BPF.	Some market potential for adventure golf limited confidence in business case due to the number of competing facilities within catchment area.
<b>High Ropes</b>	Above national average levels of under 9's and slightly above average proportion of 10-14 year olds – but lower than Barnet averages, suggests moderate to high levels of demand.	One identified facility within catchment, but is an expensive offer targeting a different market.	Reasonable market potential for an accessible and more affordable offer. However, the site does not lend itself well to this type of activity and would be better suited to a 'destination' style venue or country park offer.
<b>3G Artificial Turf</b>	Demand for additional provision identified in the PPS.	Some competing provision locally and one directly adjacent	Although BPF identified through PPS as one of two potential sites for additional 3G ATP provision, this

Activity	Demand	Supply	Overall Assessment
Pitches		to BPF.	would conflict with alternative ATP provision on wider site (Hadley Wood Sports Trust.) Middlesex FA support Council's view that ATP provision should be focused on West Hendon and Cophall sites.

### 3.5 Initial Stakeholder Engagement

- 3.5.1 Initial engagement has been undertaken with a number of key stakeholders from Barnet Council, National Governing Bodies of Sport (NGBs) and current users/occupiers to inform the long list of potential facility options for Barnet and King George V Playing Fields.
- 3.5.2 This initial engagement was carried out through a combination of face-to-face meetings and telephone calls. It was designed to build a clear understanding of the challenges and demands presented by the site and its current operation and to identify future opportunities to overcome these and to provide new and improved facilities through the development of a masterplan for Barnet and King George V Playing Fields.
- 3.5.3 **Error! Reference source not found.**4 provides a list of stakeholders that were involved in the initial engagement.

**Table 4: Initial Stakeholder Engagement - List of Key Stakeholders**

Name	Position / Department	Organisation
Dennis Holmes	Lead Commissioner, Parks and Green Spaces	Barnet Council
Matt Gunyon	Partnerships and Development Manager, Parks and Green Spaces	Barnet Council
Rob Wiltshire	Parks and Open Spaces officer	Barnet Council
Cassie Bridger	Strategic Lead – Sport & Physical Activity	Barnet Council
Courtney Warden	Commissioning Lead, Sport & Physical Activity	Barnet Council
Nicola Bird	Regeneration Manager, Dollis Valley	Barnet Council
Rachel Hodge	Public Health	Barnet Council
Danusia Brzezicka	Community Engagement	Barnet Council
Cali Ibrahim	Senior Employment and Skills Officer, Regeneration	Barnet Council
Andy Tipping	Trees	Barnet Council
Adam Driscoll	Commissioning Lead - Planning	Barnet Council
Lesley Feldman	Planning	Barnet Council
Susan Curran	Commissioning Lead, Regeneration and Development	Barnet Council
Alison Dawes	Strategic Lead - Education	Barnet Council
Steve Verrall	Rainbow Centre Manager, Barnet Community Projects	Barnet Council
Bob Ward	Chairman	Barnet Table Tennis

Name	Position / Department	Organisation
		Club
Aron Sharpe	Chairman	Hadley Wood Sports Trust
Charlie Fagan	Projects Manager	ARK Academy
Chris Fairbairn	Principal	Totteridge Academy
Nigel Eade	Chair	Dollis Valley Partnership Board
Teresa Bull	Trustee	The Stables Horse Activity Centre
Simone Taylor	Regeneration Co-ordinator	London and Quadrant
Gillan Kelly	Partnerships Manager	GLL
Ian Moore	Participation Manager	Middlesex Cricket
Mandana Mehranpour	Lead Community Business Partner	Lawn Tennis Association
Rob Hardy	Facilities Manager	British Gymnastics
Stuart Allen	Head of Facility Investment	Middlesex FA
Sophie Johnson	NDCC North London	England Netball
Lorna Leach	Relationship Manager	London Sport
Mark Furnish	Planning Manager	Sport England

3.5.4 The key themes arising from the Initial Stakeholder Engagement have been summarised below and categorised by the following stakeholder groups: Barnet Council, National Governing Bodies of Sport (NGBs) and other key stakeholders.

3.5.5 Full notes of the initial stakeholder engagement can be found in Appendix 2.

#### ***Barnet Council***

- The primary aim of the project is to deliver the requirements and recommendations from the Playing Pitch Strategy, Parks and Open Spaces Strategy and to contribute to the Fit and Active Barnet Framework by providing facilities that increase levels of physical activity and improve levels of engagement at Barnet and King George V Playing Fields.
- The masterplanning project should explore options that are ‘ambitious but not unrealistic.’ Any developments should complement facilities adjacent to the site and will need to explore less traditional activities in recognition of the general decline in traditional team sports.
- There is an expectation that the site needs to be cost neutral, or ideally, revenue positive.
- The site is located in an area with very mixed demographics. There is a big contrast between areas such as Totteridge to the south and the Dollis Valley estate to the east of the site.
- The site is not currently seen as ‘relevant’ to some sections of the community. The masterplanning project is an opportunity to improve the site’s engagement with the local community and create stronger social cohesion between different groups.
- The facilities and services provided by the Rainbow Centre provides will need to be re-provided, as the current facility will be demolished in 2020 as part of the Dollis Valley regeneration scheme. The Rainbow Centre is currently hosts the only Holiday Hunger

programme for the Council and is key to their food poverty agenda. The Centre is also an important facility for local young people who do not ‘connect’ with the nearby Hope Corner Community Centre which primarily attracts parents with young children and older people.

- The Council would welcome the additional of multi-use spaces as part of a new hub building which could be used by Public Health, Youth Services and Community teams or by the Council’s leisure management partner, GLL, to deliver community outreach programmes.
- There is a desire for the two playing fields to be connected via a bridge with a circular loop for pedestrian and cycle routes through and around the wider site. The masterplan should capitalise on the site’s location in relation to the London Loop and Dollis Valley Green Walk.
- The site is not considered suitable for an additional 3G ATP pitch, but there is an opportunity to improve the grass pitch provision to encourage better usage.
- Other improvements seen as important are enhanced outdoor gym provision and enhanced play areas for both younger and older children. There is also strong demand for additional indoor activity space.
- There is a multi-million pound Youth Zone being developed in Colindale, on the other side of the Borough, which will provide affordable activities such as sport, media, arts and dance. However, young people based near Barnet Playing Fields will not travel that far. It is important these young people have access to high quality and local sporting / community facilities.
- Due to the local opposition and contention regarding the Ark Academy development, messaging regarding this project will need to be sensitive and considered to allay concerns about additional development.

#### **NGBs**

- Whilst there is demand for additional 3G ATPs in Barnet, Middlesex FA would not favour this site due to the potential impact it could have on the Hadley Wood Sports Trust’s provision. It would be better suited at West Hendon and Cophthall.
- The FA is focusing on bringing grass pitches more into community use which aligns well with the aspirations for this project.
- There are a high number of cricket clubs in Barnet and the lack of facilities is a significant barrier. There is demand for investment into cricket facilities in Barnet, which accords with the Council’s Playing Pitch Strategy and bringing facility back to King George V Playing Fields would be welcome. Two large cricket clubs currently play their matches outside of the borough due to the limited facilities in Barnet.
- There is significant demand for both netball and tennis provision in Barnet and North London. Facilities are the biggest barrier to netball and tennis participation in Barnet.
- A multi-sport hub is becoming the norm for new facility provision and is an approach favoured by Sport England. The multi-sport approach should not deter funding from different, individual NGBs.

### ***Other key stakeholders***

- The wider site is fragmented currently with different occupiers and providers and the project could act as a catalyst for closer integration.
- The emerging long list of facility development options were generally well received by stakeholders. There should be a strong focus on ensuring accessibility and inclusivity as part of the masterplanning process.
- There needs to be a robust management model established to support activities, provide an on-site presence and discourage anti-social behaviour.
- There are two very successful local sports organisations adjacent to the site in Hadley Wood Sports Trust and Barnet Table Tennis Club. They provide important opportunities for participation in sporting activity and are well respected in the local community.
- Hadley Wood Sports Trust would be interested in using additional grass pitches providing that they are of suitable quality. They would also be interested in being part of a more co-ordinated and joined-up approach to management of the wider site.
- At this stage, Barnet Table Tennis Club have not indicated any desire to explore the opportunity of providing new table tennis facilities as part of a new sports hub building but welcome the approach to the development of improved sports facilities on site.
- Ark Academy plan to have facilities for community use from December 2019. They are committed to providing affordable facilities for community use and would also welcome the opportunity to use any new indoor or outdoor facilities at Barnet and King George V Playing Fields.
- Parking will become a challenge if new and improved facilities increases usage and throughput. Ideally, there would be a one-way system to enter and exit the site.
- There are lots of charitable organisations who would want to be involved with a park project and park management. Examples include Parks Groups, Friends of Parks, Street Games, Park Run and Football Beyond Borders.
- Any facility development will need to have the right management and maintenance structure in place. The first 9-12 months are key in ensuring the community engage with the new facilities.

## **3.6 Summary**

- 3.6.1 Barnet and King George V Playing Fields currently provide limited facilities for formal sports use. The site is used for football during the summer months only and there has been no cricket provision since the former cricket pavilion was demolished following several arson attacks. However, the Playing Pitch Strategy has identified requirements for football and cricket which forms the basis of future core provision and this has been supported further through the stakeholder engagement.
- 3.6.2 The Playing Pitch Strategy has also identified demand for additional 3G ATP provision in the Borough but consultation with Middlesex FA and the Council has identified West Hendon and Cophall as the preferred sites for this additional provision.
- 3.6.3 There a number of key potential partners occupying land and buildings adjacent to the site that provide important sports facilities and activities. Consideration of the facilities and

activities provided by Hadley Wood Sports Trust, Barnet Table Tennis Club and the new Ark Academy will be key to informing a complementary and sustainable facility mix for Barnet and King George V Playing Fields.

- 3.6.4 SLC's supply and demand analysis of new, additional facilities has shown good market potential for indoor activities such as a youth-focused climbing offer and new outdoor activities such as a wheeled sports facility for skateboarding/BMX.
- 3.6.5 There is currently no latent (unmet) demand for health and fitness facilities in the catchment population around Barnet and King George V Playing Fields but there is projected to be an undersupply of facilities in the future. However, this future latent demand is likely to be met by the new gym facility planned for the Ark Academy which is to be available for community use.
- 3.6.6 The stakeholder engagement has identified strong demand for café provision and for multi-use indoor space which can provide capacity for a range of activities such as martial arts, boxing, gymnastics, exercise classes, dance and outreach programmes.
- 3.6.7 In addition, the stakeholder engagement and review of the site has revealed the importance of providing free to access facilities such as enhanced play areas, an outdoor gym and trim trail and improved and extended pedestrian and cycle links. These were seen as being very important in providing zero-cost opportunities for 'informal' physical activity.
- 3.6.8 The stakeholder engagement has also confirmed the need for the provision of youth-focused community facilities at the site, particularly in light of the planned loss of The Rainbow Centre.

## 4 OPTIONS GENERATION

### 4.1 Introduction

- 4.1.1 Developing the right facility mix for the Barnet and King George V Playing Fields site is critical to ensure that it meets the current and future needs of Barnet residents, delivers the requirements of a strategic sports hub and provides a sustainable, long-term solution for the Council.
- 4.1.2 This section of the report builds on the Needs Analysis in Section 3 by providing some case studies of other sports hubs and describing the approach to developing the long list of potential sports, leisure and community facilities for the site.

### 4.2 Case Studies

- 4.2.1 There are a number of good examples of recently delivered or planned community sports hubs and park developments. The case studies provided below have been included to give an indication of example facility mixes to help inform the development of a long list of options for Barnet and King George V Playing Fields.

#### ***Central Park, Plymouth***

- 4.2.2 This is the largest park in Plymouth which houses multiple sports facilities and a leisure centre. Planned facilities as part of a £9 million investment scheme include a new community sports hub (refurbished bowls pavilion), café, new play areas and skate park, bowls green, orienteering course, cycle route, baseball and lacrosse pitches and a 9-hole pitch and putt course. There is also provision for football and cricket on site.

***Figure 5: Central Park, Plymouth***



#### ***Pomphrey Hill, Bristol***

- 4.2.3 Pomphrey Hill Pavilion opened in April 2011 and is the home for 3 South Gloucestershire sports clubs (2 football and 1 cricket.) The site is run by Pomphrey Hill Community Sports Association and the pavilion consists of 2 function rooms, a licensed bar and kitchen. It also includes a multi-purpose activity hall which can cater for other sports including Judo, Tae Kwando and circuit training classes.

**Figure 6: Pomphrey Hill, Bristol**



***Drapers Field, East London***

- 4.2.4 Drapers Field has a strategic role in the Olympic Legacy. This new park in east London was the first project integrating new Olympic developments within the Olympic Park to existing communities.

**Figure 7: Drapers Field, East London**



- 4.2.5 The main aim for the park was to create a place of sport and play on the route to school at Chobham Academy, which is located within the Olympic Village.
- 4.2.6 In addition to improved sport facilities, the innovative landscape encourages informal play and other active uses such as a cycling route and cycle training. The refurbishment of the pavilion, with the aim to become a key community hub and café, has a new stronger, physical relationship to the park.
- 4.2.7 The playful route to school includes a bike track with space for obstacles and for basic bike skills courses. This relates to the London Cycling Campaign’s drive for safe cycling routes to schools and to GLA objectives.

***Rectory Park, London***

- 4.2.8 As part of The FA’s ‘Park Life’ programme Rectory Park, in Ealing, is being developed as a designated football hub with other sports co-locating on site.
- 4.2.9 Rectory Park will have two full-size floodlit 3G artificial pitches which will be marked out for all forms of football. To enhance the spectator experience there will be seated accommodation for up to 140 people.

**Figure 8: Rectory Park, London**



- 4.2.10 The community space at Rectory Park will host both learning and community activities with each room designed to accommodate multi-purpose events. Users of the facility will have access to Wi-Fi, IT and projector screens. The hard flooring can host dance and other recreational activities.
- 4.2.11 The social space is ideal for people who wish to relax whilst activities are taking place in either the community space or on the pitches. Hot and cold food is available as well as drinks, free Wi-Fi, televised sports and comfortable seating.
- 4.2.12 Middlesex FA staff will be based at Rectory Park in a new, modern, fit for purpose office. The designated 'Board Room' will be fitted with IT facilities made available for the public. The car park will have 110 spaces, including 10 electric car bays with charging points.

***Parsloes Park, Dagenham***

- 4.2.13 London Borough of Barking and Dagenham are developing a masterplan for the £6 million regeneration of Parsloes Park in Dagenham to include three full size artificial grass pitches with floodlighting supported by a new hub building containing changing accommodation, café, meeting rooms, gym and studio space.
- 4.2.14 Funding support for the project is hoped to come through the Football Foundation's Park Life programme.
- 4.2.15 The site is also host to a £6.5 million Youth Zone facility (similar to that planned for Montrose Park in Barnet) which is currently under construction and is planned to open in 2019.

**Figure 9: Parsloes Park, Dagenham**



**Greenwich Peninsula Ecology Park, Greenwich**

4.2.16 Since 2002 the Ecology Park has been open to the public and has rapidly become an established and bio-diverse urban wetland. The park is carefully managed by the park wardens and a team of volunteers to maintain a delicate balance of habitats, which play host to many different wildlife species.

**Figure 10: Greenwich Peninsula Ecology Park, Greenwich**



4.2.17 Within its 4 acres, it is made up of two lakes surrounded by marshland that supports a wide range of bird and insect species. Around the edge of the park there is a small woodland area that is dominated by Alder trees, which thrive in waterlogged areas. In the centre of the park is a walk-in wildflower meadow that provides a colourful display and is an excellent source of food for insects, and in turn bats, birds and frogs. The unique mixture of habitats found at the park supports everything from newts and frogs to stag beetles and butterflies.

4.2.18 They also have two specially designed bird hides to allow up close views of the many birds that visit the park.

***Avondale Park, Notting Hill***

4.2.19 Avondale Park combines formal gardens, children’s play areas, a small wildlife area and a multi-use games area for 5-a-side football, netball and tennis.

***Figure 11: Avondale Park, Notting Hill***



4.2.20 The park is home to world's first floral lawn. With an aim to improve biodiversity in the park, a grass-free lawn has been created at Avondale Park. Made entirely of flowers, both native and non-native species, and a range of cultivars have been used to create an amazing patchwork of colour, nectar, pollen and scent.

4.2.21 It also has a pavilion which has public toilets, changing rooms, a kiosk and picnic area.

***Out of Bounds, West Sussex***

4.2.22 Out of Bounds is a good example of an indoor and outdoor ‘commercial’ offer. It is an entertainment centre based in West Sussex. Boasting a range of activities such as Soft Play, Clip ‘N Climb, 12-lane tenpin bowling, 18-hole Adventure Golf, Laser Tag & FootGolf, catering for all ages from toddlers to grandparents.

***Figure 12: Out of Bounds, West Sussex***



### 4.3 Long List of Facility Development Options

- 4.3.1 A long list of facility development options has been generated by SLC following a review of strategic documentation, current operation, stakeholder engagement, supply and demand analysis and through industry knowledge of sports hub and park developments.
- 4.3.2 Some of these options have been identified as **core provision** for the sports hub because they are a central function and a direct requirement of the Council’s brief. These options include:
- New and improved football pitches
  - New cricket square and outfield
  - Play areas
  - Café and public toilets
  - Changing and ancillary accommodation to support football and cricket pitches.
- 4.3.3 Other options have been identified as they are **existing facilities** (either provided currently on site or at The Rainbow Centre) which have potential to be re-provided as part of newly developed, improved and enhanced facilities. These options include:
- Multi-use Games Area (MUGA) – currently provided at The Rainbow Centre
  - Pedestrian / cycle routes
  - Outdoor gym
  - Multi-use indoor activity space – currently provided at The Rainbow Centre
  - Community rooms / educational space – currently provided at The Rainbow Centre.
- 4.3.4 Further development options have been identified as **additional, complementary facilities which diversify and extend the site offer and provide opportunities for increased income and/or community engagement**. These options include:
- Health and fitness facilities (gym and studio)
  - Clip ‘n’ Climb (indoor climbing)
  - ‘Youth Zone’ facilities (arts, media, dance)
  - Wheeled sports facility (skateboarding, BMX)
  - Trim trail
  - Outdoor table tennis.
- 4.3.5 The full long list of facility development options together with notes describing each option is provided in Table 55.

**Table 5: Long list of facility development options**

Facility Development Option - Outdoor	Notes
New and improved football pitches	Reconfiguration and improvement of grass football pitches in accordance with the recommendations of the Council's Playing Pitch Strategy (PPS.) Assumes community use of Ark Academy pitches. 4 x junior 11 v 11 on Barnet Playing Fields and 2 x junior 11v11, 1 x junior 9v9 and 2 x junior 7v7 on King George V Playing Fields.
New cricket square and outfield	To be provided on King George V Playing Fields.
Multi-Use Games Area (MUGA)	A hard court space suitable for year-round use to support different sports and activities including netball, basketball, 5-a-side football.
Wheeled Sports Facility – Skatepark, BMX	Purpose-built facility for skateboarding, scootering and BMX.
Play Areas	A mixed play offer which is appealing to both younger and older children through the development of more adventurous play facilities.
Outdoor gym and Trim Trail	Free to access purpose-built outdoor exercise equipment. Outdoor gym consists of grouped fitness stations in a designated area. Trim trail consists of a 'trail' of fixed equipment designed to assist with 'calisthenic' training.
Extended pedestrian and cycle routes	Combined pedestrian and cycle routes through and around the site to improve connectivity and physical activity opportunities.
Outdoor table tennis	Fixed tables to provide free access and informal use.
Facility Development Option - Indoor	Notes
Café	Café with capacity for 50 covers. Includes public toilets.
Health and fitness facilities	Small 'community' gym (c. 30 stations) and studio.
Multi-use indoor activity space (exercise classes, martial arts, boxing, gymnastics etc.)	Studio type space designed to provide flexibility to cater for different uses.
Clip n Climb (indoor climbing)	A fun and accessible indoor climbing facility for children and adults. Consists of a variety of colourfully designed individual climbing challenges, with traversing and 'drop' slides.
Youth Zone facilities	A smaller 'satellite' provision of facilities similar to those at the planned Youth Zone at Montrose Park. Youth-focused indoor spaces to provide space for music/media, arts and dance activities.
Community rooms / educational space	Flexible meeting space for community and voluntary sector groups and schools.
Changing accommodation	Suitable changing provision to support sports pitches and other facilities on site. May require small 'satellite' provision on King George V Playing Fields to support cricket.

## 5 WIDER STAKEHOLDER ENGAGEMENT

### 5.1 Introduction

- 5.1.1 SLC's initial engagement with key stakeholders helped to inform the generation of a long list of facility development options shown in **Error! Reference source not found.5**.
- 5.1.2 Engagement has subsequently been undertaken with wider stakeholders and the general public to seek feedback on this long list in order to further inform the Options Appraisal.
- 5.1.3 The wider stakeholder engagement consisted of telephone calls and meetings with key stakeholders, including attending the Dollis Valley Regeneration Partnership Board and a public online questionnaire which was publicised on the Council's consultation platform, Engage Barnet. The questionnaire was also sent out to previous consultees, current users, local sports clubs and identified organisations who may have an interest in the future development of Barnet and King George V Playing Fields.
- 5.1.4 The online questionnaire was available for three weeks from 14 May – 3 June 2018 and generated a total of 137 responses.
- 5.1.5 A summary of the key findings is provided below and a copy of the report showing the full results can be found in Appendix 3.

### 5.2 Stakeholder Feedback – Key Findings

- 5.2.1 The questionnaire asked respondents to choose what they liked most about Barnet and King George V Playing Fields from a pre-selected list of responses. There was no limit to the number of answers respondents could choose.
- 5.2.2 Overall, survey respondents liked the following aspects most about the site:
- Easy to get to (68% of respondents selected this response)
  - Quiet (60%)
  - Trees/plants (59%)
  - Place to relax (43%)
  - Interesting nature & wildlife (41%)
  - Places to play sport (40%).
- 5.2.3 Conversely, the questionnaire asked respondents to choose what they disliked most about Barnet and King George V Playing Fields from a pre-selected list of responses. There was no limit to the number of answers respondents could choose.
- 5.2.4 Overall, respondents disliked the following aspects most about the site:
- Lack of café (41% of respondents selected this response)
  - Lack of public toilets (33%)
  - Lack of connection from Barnet Playing Fields to King George V Playing Fields (21%)
  - Other: park and pitch maintenance.
- 5.2.5 From the long list of outdoor facility options, the questionnaire asked respondents to select up to five facilities that they would like to see provided at Barnet and King George V Playing Fields:

- Cycle paths (40% of respondents selected this response)
- Enhanced play areas for under 5s (39%)
- Enhanced play area for 6-11s (38%)
- Multi-use games area (38%)
- Improved pedestrian areas (35%)
- Enhanced outdoor gym (31%).

5.2.6 Similarly, from the long list of indoor facility options, the questionnaire asked respondents to select up to three facilities that they would like to see provided at Barnet and King George V Playing Fields. A smaller number was used due to the long list of indoor facilities is shorter than the long list of outdoor facilities.

- Café including toilets (74% of respondents selected this response)
- Multi-use activity space (47%)
- Health and fitness facilities (29%).

5.2.7 The questionnaire invited respondents to propose other activities or facilities that did not appear on the long list. There were no other strong themes in relation to other potential development options.

5.2.8 The questionnaire also allowed respondents to submit general comments about the site and / or the proposed long list of facility options. Overall, there were plenty of comments in support of additional and improved indoor and outdoor facilities for the community, although these were interspersed with several comments from those who are concerned about over-development of the site.

### 5.3 Summary

5.3.1 Overall, the wider stakeholder engagement provided good levels of engagement with local people and was extremely useful in capturing the views and opinions of local people on the current site offer and providing an indication of preferences from the long list of potential facility development options.

5.3.2 There is a clear desire amongst local people to improve the provision of facilities and activities on Barnet and King George V Playing Fields, but this is balanced with some concern regarding anything that would impact negatively upon the peaceful nature of the site.

5.3.3 Interestingly, the process provided no obvious desire to develop alternative facilities that did not appear on the long list.

5.3.4 The findings from the wider stakeholder engagement, including the results of the online questionnaire are used to inform the assessment and evaluation of the facility development options in Section 6.

## 6 OPTIONS EVALUATION

### 6.1 Introduction

6.1.1 This section describes the process of evaluating the long list of potential development options identified by SLC following the initial stakeholder engagement, supply and demand analysis and the wider stakeholder engagement.

6.1.2 The purpose of the evaluation is to identify which of the development options are most worthy of further design development, costing and business planning as part of Phase 2: Masterplanning.

6.1.3 It should be noted that at this stage, no design work in terms of spatial planning has been undertaken to determine the impact of the facility development options in terms of building footprint and scale and likely loss of open space. SLC has adopted this approach to ensure that, in accordance with the council's wishes, the exploration of options is not restricted too heavily at this stage by planning constraints.

6.1.4 For this reason, the evaluation process need not necessarily disregard options but will need to identify a priority rating for each in order to inform the design phase. Understanding which are the most important developments (core provision) and which are less critical or 'nice to have' will provide clarity to SLC's design team during the next phase.

### 6.2 Evaluation Framework

6.2.1 In partnership with the Council, the following criteria has been identified against which each longlist option has been assessed:

- Contribution to Barnet Council's strategic objectives
- Meeting identified need (supply and demand analysis and feedback from stakeholder engagement)
- Revenue implications
- Capital cost and funding considerations
- Planning considerations
- Deliverability (practical considerations e.g. footprint, key dependencies, phasing requirements etc.).

### 6.3 Evaluation of Facility Development Options

6.3.1 An initial assessment of the facility development options has been undertaken independently by SLC and the results were subsequently presented to Council officers and discussed further at an Options Workshop on 6<sup>th</sup> June 2018. A final priority rating of Low, Medium or High was then agreed by consensus at the workshop.

6.3.2 The results of the evaluation are provided in the tables below which show notes of the assessment against each criteria and an overall summary statement for each facility development option.

### Outdoor Facilities

**Table 6: New Football and Cricket Pitches**

Criteria	Assessment
Contribution to LBB strategic objectives	Delivers recommendations of Playing Pitch Strategy (PPS) and contributes to Parks and Open Spaces Strategy (POSS), Fit and Active Barnet framework (FAB), Joint Health and Wellbeing Strategy (JHWB) re improved facilities, contribution to health outcomes.
Meeting identified need	Evidenced through PPS. Support through stakeholder engagement – 24% listed as top 5 priority.
Revenue implications	Negative. Assumes income generated will not cover costs.
Capital cost and funding considerations	c. £500K (incl. drainage and levelling) £330K S106 available for pitch improvements. Potential for Football Foundation funding.
Planning risk	Low.
Deliverability	Sufficient space but dependent upon ancillary facilities. Limited impact upon existing users and option to phase works.
Priority rating (high/medium/low)	High – core provision for sports hub.

- 6.3.3 Current and future demand for new grass football pitches and cricket square at Barnet and King George V Playing Fields has been identified through the PPS. Although it is likely that the pitches will have a negative impact upon the overall revenue position, this facility option has been given a HIGH priority rating and is considered to be core provision for the new sports hub.

**Table 7: Multi-Use Games Area (MUGA)**

Criteria	Assessment
Contribution to LBB strategic objectives	Increased opportunities to engage in sport & physical activity particularly amongst young people (FAB Outcomes 1 and 4.) Contributes to POSS strategic theme of Health.
Meeting identified need	Replacement for Rainbow Centre. 38% listed as top 5 priority in public engagement. Ark Academy MUGA will be available for community use but only outside school hours and not free access.
Revenue implications	Negative. Assumes open / free access.
Capital cost and funding considerations	c. £250K (incl. fencing, floodlighting) £300K S106 available for 'play and recreation.'
Planning risk	Medium.
Deliverability	Siting / scale may conflict with other proposals. Can be developed as 'standalone' facility. Can be phased.
Priority rating (high/medium/low)	High – replacement for Rainbow Centre.

- 6.3.4 An open access MUGA located on Barnet / King George V Playing Fields would provide opportunities for year-round informal recreation. It would also replace the existing MUGA at The Rainbow Centre, which is to be lost through the regeneration scheme. It is therefore considered to be a HIGH priority development option for the Council.

**Table 8: Wheeled Sports Facility**

Criteria	Assessment
Contribution to LBB strategic objectives	Increased opportunities to engage in non-traditional sport & physical activity particularly amongst young people (FAB Outcomes 1 and 4.) POSS strategic theme of Health. Diversionary activity to combat ASB.
Meeting identified need	There is only one skate park in Barnet. Anecdotal evidence of need through stakeholder engagement although relatively low priority in public engagement – 13% for skatepark and 8% BMX. Would provide purpose-built replacement for ‘mobile’ skatepark facility hosted currently at The Rainbow Centre.
Revenue implications	Negative. Assumes open / free access.
Capital cost and funding considerations	c. £250K-£500K depending upon size. £300K S106 available for ‘play and recreation’
Planning risk	Medium / High.
Deliverability	Siting / scale may conflict with other proposals. Can be developed as ‘standalone’ facility and phased.
Priority rating (high/medium/low)	Medium.

- 6.3.5 The stakeholder engagement undertaken has identified anecdotal evidence of demand for a wheeled sports facility, supported by a lack of alternative facilities of this type within a 20 minute drive time catchment. However, wheeled sports facility provision is being developed at other sites in the borough (e.g. Cophthall and Montrose.) For this reason, it has been given a MEDIUM priority rating.
- 6.3.6 Less formal provision could be considered at Barnet and King George V Playing Fields, such as mobile skatepark units and skate-friendly design into elements of the masterplan, rather than construction of a purpose-built facility.

**Table 9: Play Areas**

Criteria	Assessment
Contribution to LBB strategic objectives	Better playgrounds cited as key engagement theme and key investment opportunity in POSS. Upgrading of LBB’s playgrounds listed in POSS Action Plan. Active play in early years encouraged (FAB.)
Meeting identified need	Existing provision. Positive response from public engagement – 39% listed as top 5 priority.
Revenue implications	Assumes open / free access but would support café.
Capital cost and funding considerations	c.£100K-£500K depending upon size/design. £300K S106 available for ‘play and recreation.’
Planning risk	Low.
Deliverability	Siting / scale may conflict with other proposals. Can be developed as ‘standalone’ facility but ideally linked to café.
Priority rating (high/medium/low)	High – core provision.

- 6.3.7 New play areas on the site will replace existing one and is considered to be core provision and therefore a HIGH priority. It is proposed that the play area provides an element of more adventurous play to meet the needs of older children.

**Table 10: New Outdoor Gym & Trim Trail**

Criteria	Assessment
Contribution to LBB strategic objectives	Improved personal fitness cited as key engagement theme and outdoor gyms a key investment opportunity in POSS. FAB Framework promotes development of outdoor gyms and recognises importance of parks in providing most popular place of exercise (over 50%)
Meeting identified need	Positive response from public engagement – outdoor gym 31%, trim trail 21%
Revenue implications	Assumes open / free access but would support café. Potential additional income from boot camps.
Capital cost and funding considerations	c.£35K for 10-station gym. c.£5K-£10K based on 10-station trim trail £300K S106 available for ‘play and recreation’
Planning risk	Low.
Deliverability	Replaces existing provision (outdoor gym.) Siting / scale may conflict with other proposals. Can be developed as ‘standalone’ facility but ideally linked to café. Can be separate, phased development.
Priority rating (high/medium/low)	High.

- 6.3.8 The provision of free-to-access outdoor fitness facilities is considered to be an important element of the overall site offer, as it provides an opportunity for people to access purpose-built fitness facilities in an informal manner. The provision should be linked to the extended pedestrian routes including the Dollis Valley Green Walk to provide active spaces alongside informal pedestrian routes. This option has been given a HIGH priority rating.

**Table 11: Extended pedestrian / cycle paths**

Criteria	Assessment
Contribution to LBB strategic objectives	Facilitating growth of walking and cycling is key outcome of POSS and developing/promoting the borough’s walking and cycling network is a key action. Improved personal fitness cited as key engagement theme and Cycle Route Programme a key investment opportunity in POSS. FAB Framework calls for investment in walking and cycling infrastructure to increase active travel.
Meeting identified need	High levels of use currently and positive response from public engagement – cycle path 40%, pedestrian route 35%. Part of London Loop and Dollis Valley Green Walk.
Revenue implications	Assumes open / free access but would support café.
Capital cost and funding considerations	TBC – depends upon length of route £300K S106 available for ‘play and recreation’
Planning risk	Low / medium (depending upon extent of additional lighting)
Deliverability	Can be developed as ‘standalone’ facility.
Priority rating (high/medium/low)	High.

- 6.3.9 The public engagement exercise demonstrated high levels of current use of the site for walking/cycling and strong support for extending and improving this provision, linked to key

wider routes such as the Dollis Valley Green Walk and London Loop. This option also contributes strongly to a range of the Council's strategic objectives and is considered to be a HIGH priority.

**Table 12: Outdoor table tennis**

Criteria	Assessment
Contribution to LBB strategic objectives	Provide improved facilities and increased opportunities to engage in sport & physical activity. Appealing and accessible family offer.
Meeting identified need	Difficult to measure need. Reasonable response through public engagement – 22% listed as priority.
Revenue implications	Assumes open / free access but would support cafe.
Capital cost and funding considerations	c.2K per table plus required groundworks.
Planning risk	Low.
Deliverability	Works best alongside café provision.
Priority rating (high/medium/low)	Medium.

- 6.3.10 Outdoor table tennis provision is well used in other parks and provides a low cost opportunity to diversify the offer and provide informal, family-friendly activity. This is considered to be a MEDIUM priority.

#### **Indoor Facilities**

**Table 13: Café with toilets**

Criteria	Assessment
Contribution to LBB strategic objectives	'Better facilities in parks' and 'Toilet provision' cited as key engagement theme and 'Promoting new café and concession outlets' a key investment opportunity in POSS.
Meeting identified need	Very strong support through public engagement – 74% listed as top 3 priority.
Revenue implications	Positive. Will generate income either through concession arrangement or as part of wider site management contract.
Capital cost and funding considerations	TBC – dependent upon size. No identified funding but potential for income to support borrowing.
Planning risk	High. Likely increased footprint into Green Belt. Will need to demonstrate 'exceptional circumstances'.
Deliverability	Increased footprint but widespread support. Can be developed as 'standalone' facility but will be more sustainable alongside other facilities.
Priority rating (high/medium/low)	High – core provision.

- 6.3.11 Café provision has emerged as the most popular option through the public engagement, performs well against most of the assessment criteria (although will be a high planning risk) and will provide a central focal point on site. It is considered to be core provision and therefore a HIGH priority option.

**Table 14: Health & Fitness facilities (Gym)**

Criteria	Assessment
Contribution to LBB strategic objectives	‘Improved personal fitness’ cited as key engagement theme in POSS. Contributes to Outcome 1 of FAB framework through improved facilities, increased opportunities to participate.
Meeting identified need	Latent demand analysis shows current supply and demand in balance but future (2033) unmet demand of 68 stations. However, this demand is likely to be met by Ark provision. Reasonably strong support through public engagement – 29% listed as priority.
Revenue implications	Positive. Potentially strong income generator but dependent upon the right market conditions.
Capital cost and funding considerations	TBC – dependent upon size. No identified funding but potential for income to support borrowing on capital. Potential for private sector investment subject to business case.
Planning risk	High. Likely increased footprint into Green Belt. Will need to demonstrate ‘exceptional circumstances’.
Deliverability	Increased footprint. Will require ancillary facilities e.g. changing, additional parking and specialist operation.
Priority rating (high/medium/low)	Low.

6.3.12 Although SLC has identified potential future demand for health and fitness provision locally, this is likely to be met by the gym facility planned as part of the new Ark Academy. The business case for additional provision is therefore weak. The preferred option for delivery of health and fitness activities on the site of Barnet and King George V Playing Fields is through flexible, multi-purpose indoor spaces combined with the outdoor facilities described above. This option is therefore given a LOW priority rating and will not be taken through to Phase 2: Masterplanning.

**Table 15: Multi-Use Activity Space**

Criteria	Assessment
Contribution to LBB strategic objectives	‘Improved personal fitness’ cited as key engagement theme in POSS. Contributes to Outcomes 1 and 4 of FAB framework through improved facilities, increased opportunities to participate for under-represented groups.
Meeting identified need	High demand for flexible indoor activity space. Required for Rainbow Centre activities. Response from public engagement shows strong support – 47% listed as top 3 priority.
Revenue implications	Positive. Space can be hired by clubs / organisations and / or programmed by operator of hub building.
Capital cost and funding considerations	TBC – dependent upon size. Potential for income to support borrowing on capital or private investment subject to business case.
Planning risk	High. Likely increased footprint into Green Belt. Will need to demonstrate ‘exceptional circumstances’.
Deliverability	Increased footprint. Will ideally require ancillary facilities e.g. changing and possibly additional parking. Space can be used flexibly / easily adapted.

Criteria	Assessment
Priority rating (high/medium/low)	High

- 6.3.13 Flexible indoor activity space will be essential in providing replacement facilities for The Rainbow Centre and would provide opportunities for a range of other activities e.g. exercise classes, dance, beginner gymnastics and boxing etc. It would provide a sustainable income stream and could be adapted according to demand. This option is therefore given a HIGH priority rating.

**Table 16: Clip 'n' Climb**

Criteria	Assessment
Contribution to LBB strategic objectives	'Improved personal fitness' cited as key engagement theme in POSS. Contributes to Outcomes 1 and 4 of FAB framework through improved facilities, increased opportunities to participate for under-represented groups.
Meeting identified need	Above national average levels of under 9's and slightly above average proportion of 10-14 year olds. No competing provision within catchment. Good market potential although relatively low level of support through online questionnaire – 18%.
Revenue implications	Positive. Good income generator with the right market conditions.
Capital cost and funding considerations	TBC – dependent upon size. Potential for income to support borrowing on capital or private sector investment subject to business case.
Planning risk	High. Likely increased footprint into Green Belt. Will need to demonstrate 'exceptional circumstances.'
Deliverability	Increased footprint and height. Will ideally require ancillary facilities e.g. café and additional parking.
Priority rating (high/medium/low)	High.

- 6.3.14 A non-traditional activity such as Clip 'n' Climb would attract older children to engage more in physical activity. It's potential to generate a strong income stream provides a 'commercial' element to the facility mix that could be balanced with a more affordable offer for targeted groups.

**Table 17: Youth Zone Space (media, arts, dance)**

Criteria	Assessment
Contribution to LBB strategic objectives	Contributes to a range of corporate objectives linked to Barnet's Children and Young People Plan.
Meeting identified need	Would provide enhanced facilities as part of Rainbow Centre replacement. Anecdotal evidence of need and reasonable response through public engagement – 24% listed as top 3 priority.
Revenue implications	Neutral. Potential to generate small amount of income to cover operating costs. Likely to be supported by funding programmes linked to Barnet Community Projects.
Capital cost and funding considerations	TBC – dependent upon size. Potential for private investment as per Unitas Youth Zone.

Criteria	Assessment
Planning risk	High. Likely increased footprint into Green Belt. Will need to demonstrate 'exceptional circumstances'
Deliverability	Increased footprint. Will ideally require ancillary facilities e.g. cafe. Could be delivered as part of multi-use space.
Priority rating (high/medium/low)	Low / Medium.

- 6.3.15 A dedicated space that acts as smaller satellite provision to the planned Youth Zone at Montrose Park would provide a more accessible local option for young people who aren't able/willing to travel to the main Youth Zone. However, it was agreed at the Options Workshop that these activities could be programmed into other proposed spaces (multi-use activity space and community rooms) rather than through dedicated provision. This is likely to be a more sustainable approach and less risky from a planning perspective. For this reason, the option has been given a LOW / MEDIUM priority.

**Table 18: Community Rooms / Educational Space**

Criteria	Assessment
Contribution to LBB strategic objectives	Contributes to a range of corporate objectives linked to Children and Young People Plan. Contributes to strategic theme of Education in POSS and investment opportunity to develop facilities for nature and ecology study.
Meeting identified need	Facilities required to replace Rainbow Centre and to complement Hope Corner Community Centre. Reasonable support through public engagement – 22% listed as top 3 priority.
Revenue implications	Neutral. Potential to generate small amount of income to cover operating costs. Likely to be supported by funding programmes linked to Barnet Community Projects.
Capital cost and funding considerations	TBC – dependent upon size.
Planning risk	High. Likely increased footprint into Green Belt. Will need to demonstrate 'exceptional circumstances'
Deliverability	Increased footprint. Will ideally require ancillary facilities e.g. cafe. Space can be used flexibly / easily adapted and could provide space for 'Youth Zone' activities.
Priority rating (high/medium/low)	High.

- 6.3.16 This facility development option is considered to be a HIGH priority. The existing Rainbow Centre currently provides community rooms which are used by local community groups and charities to deliver a range of services to disadvantaged young people. The space can be used flexibly and programmed to meet demand at different times of the day.

**Table 19: Changing Accommodation**

Criteria	Assessment
Contribution to LBB strategic objectives	Contributes to Outcome 1 of FAB framework through improved facilities.
Meeting identified need	Essential to support sports pitches and indoor facilities.

Criteria	Assessment
Revenue implications	Negative. Cleaning, maintenance, utilities costs but no additional income.
Capital cost and funding considerations	TBC – dependent upon size. Potential funding through Football Foundation.
Planning risk	Medium. Replaces previous provision but may extend into Green Belt.
Deliverability	Could be provided as standalone facility as previously provided although footprint likely to increase to meet additional changing requirements and SE specification.
Priority rating (high/medium/low)	High – core provision for sports hub.

6.3.17 Changing accommodation is essential to support the sports facilities on site and is considered to be core provision. It therefore has a HIGH priority rating.

## 6.4 Summary

6.4.1 The evaluation of facility development options described in this section are summarised in Table 21. This includes the priority rating agreed with the Council for each option together with a brief summary of the rationale for this rating.

**Table 20: Summary Evaluation of Facility Development Options**

Facility Development Option	Priority Rating	Summary Rationale
<b>Outdoor Facilities</b>		
New football and cricket pitches	High	Core provision for the new sports hub. Pitches to be configured as per PPS.
Multi-Use Games Area (MUGA)	High	Replaces MUGA to be lost from existing Rainbow Centre and provides year-round hard court for free access recreational activity.
Play Areas	High	Core provision. Replaces existing and provides essential free access play opportunities. Design should explore more adventurous play for older children.
Outdoor gym and Trim Trail	High	Provides opportunities for informal, free access to fitness facilities at relatively low capital cost.
Improved pedestrian and cycle routes	High	High level of current use for walking/cycling. Strong links with wider walking and cycling networks and popular choice through stakeholder engagement.
Wheeled Sports Facility	Medium	Evidence of demand for facilities for local young people but needs to be considered strategically linked to other schemes e.g. Montrose, Copthall.
Table Tennis Tables	Medium	Low cost, accessible provision with family appeal.
<b>Indoor Facilities</b>		
Café with toilets	High	Core provision for the site. Provides a central focal point and supports the proposed facilities and activities on site. Identified as the most popular option through the public engagement and one which will strengthen the overall revenue position.
Multi-use activity space (exercise classes, martial arts, boxing, gymnastics etc.)	High	Provides flexible space as replacement for Rainbow Centre and helps meet overall demand for indoor space.
Community rooms / educational space	High	Re-provision of existing Rainbow Centre facilities.
Clip n Climb (indoor climbing)	High	Non-traditional activity appealing to children and young people. Would strengthen overall revenue position.
Changing accommodation	High	Core provision for the new sports hub - supports pitches and indoor facilities.
'Youth Zone' space (media, arts, dance)	Low / Medium	Should be explored through design / programming of other indoor spaces (e.g. multi-use activity space, community rooms.)
Health and fitness (gym)	Low	New gym provision at Ark Academy likely to meet future demand. Option will not be taken through to Phase 2: Masterplanning.

## **7 RECOMMENDATIONS AND NEXT STEPS**

### **7.1 Introduction**

7.1.1 During Phase 1: Options Appraisal, the first phase of the masterplanning project, SLC has identified a long list of potential facility developments which will achieve the Council’s brief of establishing Barnet and King George V Playing Fields as a strategic sports hub with a wider leisure and community offer.

7.1.2 This section of the report provides a summary of the key conclusions arising from the Options Appraisal, some clear and simple recommendations to the Council, and a series of required next steps for the masterplanning project.

### **7.2 Conclusions**

7.2.1 A summary of the key conclusions arising from the Options Appraisal is provided below.

- a. SLC’s review of the Council’s key strategic documentation together with the assessment of the current condition of facilities and operation of Barnet and King George V Playing Fields has helped to identify clear requirements for improved sports, leisure and community facilities.
- b. SLC’s widespread engagement with key stakeholders including Council officers, National Governing Bodies of sport, key users/occupiers, local stakeholders and the wider general public has further informed the preferred facility development options.
- c. A supply and demand analysis has supplemented the strategic review and stakeholder engagement and identified market potential for additional complementary facilities to help diversify the offer and support the overall financial sustainability of the site.
- d. A long list of potential facility development options has been identified through the strategic review, stakeholder engagement and supply and demand analysis. This longlist has then been prioritised in consultation with the Council.
- e. The prioritised long list of options shown in Table 21 will be used as the basis of the facility mix to take forward to Phase 2: Masterplanning.
- f. The development of Phase 2: Masterplanning will need to carefully consider and mitigate the planning constraints linked to the site’s Green Belt designation.
- g. Due to the spatial requirements and planning constraints for developments which are to be explored through Phase 2, those options which are considered to be a lesser priority may need to be excluded from the final facility mix.

### **7.3 Recommendations**

7.3.1 The recommendations arising from Phase 1: Options Appraisal are as follows:

- a. That the assessment of the long list of facility development options forms the basis of the facility mix for Barnet and King George V Playing Fields to be developed through Phase 2: Masterplanning.
- b. That the priority ratings for each facility development option are taken into account through the development of the masterplan.

## 7.4 Next Steps

7.4.1 Having identified a prioritised facility mix for future development at Barnet and King George V Playing Fields, the recommended next steps for the project are as follows:

- a. Progress with Phase 2: Masterplanning including:
  - Development of accommodation schedules for built infrastructure
  - Ecological assessment to inform masterplanning
  - Concept designs for built infrastructure and sketch masterplans
  - Budget estimates on development costs
  - Programme of use and high-level business plans to inform projected revenue position of overall site
  - Consultation with Planning and Highways on sketch masterplans
  - Outline development timeline
  - Identification of potential funding options and partners
  - Formal consultation on draft masterplans.
- b. Progress with Phase 3: Appraisal of options for future management model
  - Identification of potential operating models including case studies of comparable sites
  - Consultation with selected stakeholders on identified operating models
  - Soft market testing (where appropriate) with potential operators.

7.4.2 All of the above workstreams will form the basis of a comprehensive feasibility report containing final draft masterplans, budget estimates, business plans and results of the formal consultation. This is due to be presented to the Council in September 2018.

## APPENDICES

## 8 APPENDIX 1: SUPPLY AND DEMAND

### 8.1 Introduction

8.1.1 SLC has undertaken an assessment of the local supply of and demand for potential facilities within a specified drive time catchment in order to provide some context in terms of local competition and potential demand to help inform the long list of options.

8.1.2 The assessment is based upon a high-level review of the demographic composition of the catchment population around Barnet Playing Fields and King George V Playing Fields and a desktop audit of similar facilities which have been mapped around SLC's Insight GIS Mapping tool to show each facility's location relative to the site.

8.1.3 For the purposes of this exercise, a 20-minute drive time catchment has been used for most facility types which is considered to be an appropriate travel time for the type of facilities included in the assessment.

8.1.4 However, for health and fitness facilities, a 10-minute drive time catchment has been used for this exercise to identify the market in the immediate local area. This reflects the more competitive nature of this market, particularly in urban areas where residents have a choice of local facilities. Any potential health and fitness development at Barnet Playing Fields and King George V Playing Fields would need to be viewed as a convenient health and fitness facility that the local community can access and use with relative frequency.

8.1.5 As part of the supply and demand analysis, SLC has considered facility types that have the potential to be accommodated on site and that are complementary to the wider activity offer. Included in this audit are the following facility types:

- Health and Fitness
- Soft Play
- Indoor climbing
- BMX track
- Wheeled facility (skatepark)
- Adventure Golf
- Outdoor High Ropes Course.

### 8.2 Demographic Review

8.2.1 A demographic review has been undertaken to inform our understanding of the likely demand for the facilities under consideration as part of this assessment. The review examines the demographic composition of the population within a 20-minute drive time catchment area and a 10-minute drive time catchment for health and fitness.

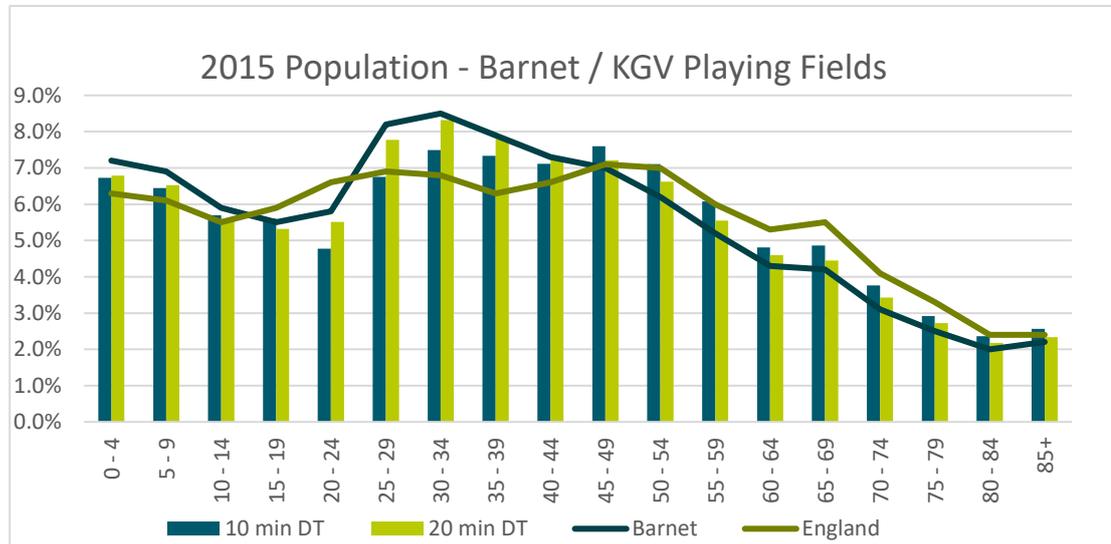
8.2.2 Key indicator demographics which will be considered for each catchment are age (based on ONS 2015 mid-year estimates), ethnicity (2011 Census – Ethnicity) and socio-economic status (2011 Census – National Statistics Socio-economic Classification [NS-SeC]).

#### ***Age of Catchment Populations***

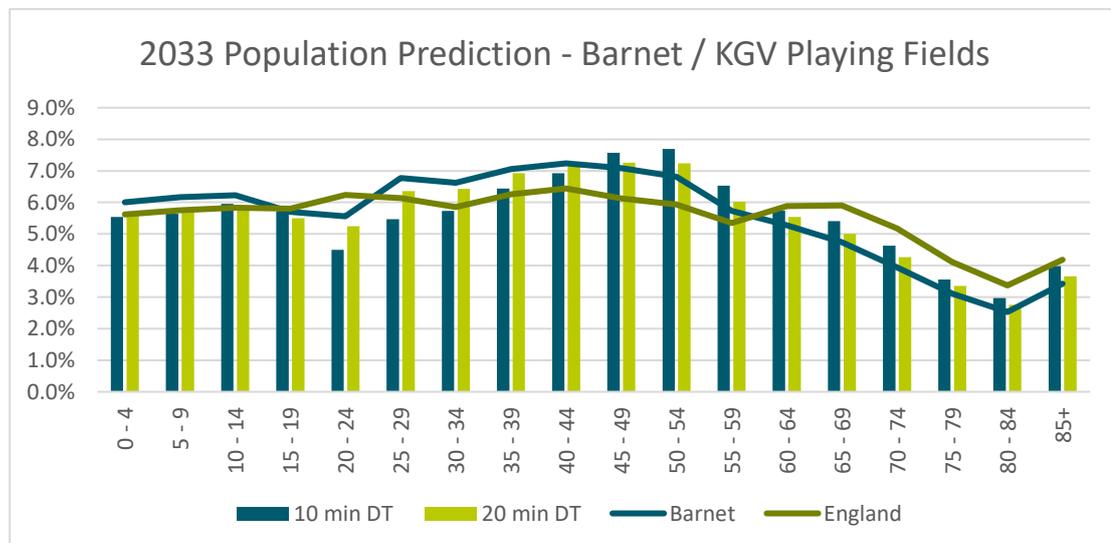
8.2.3 The age structure of the 10-minute drive time and 20-minute drive time catchment populations in 2015 is shown in Figure 13. Barnet and national (England) data has also been

included as a point of comparison. Figure 14 displays the catchment area population prediction for 2033 based on ONS.

**Figure 13: Age of Catchment Population 2015**



**Figure 14: Age of Catchment Population 2033 Prediction**



8.2.4 Figure 13 demonstrates that the 10-minute and 20-minute drive time catchments have a higher proportion of 0-14 year olds than the national average, although a slightly lower than the Borough average. There is a significantly higher proportion of 20-24, 25-29 and 30-34 year olds than the national averages.

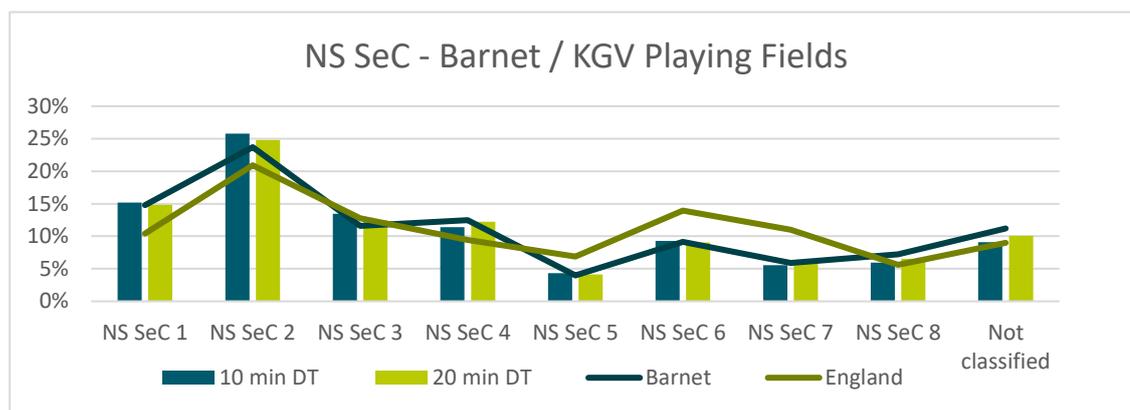
8.2.5 These age groups all have a higher than average propensity to be physically active, suggesting that there is a strong local market for sport, leisure and physical activity provision.

8.2.6 In the case of 2033 population predictions, both drive time catchments are similar to national averages, but there is a lower proportion than the Borough averages.

**Socio-economic status**

8.2.7 The socio-economic classification of the working age population with the catchment areas is shown in Figure 15. This provides an indication of the relative levels of affluence that can be expected within the catchment area, and therefore the likelihood of residents having significant levels of disposable income to spend on leisure activities.

**Figure 15: Socio-economic classification of catchment**



8.2.8 Figure 15 shows that in the catchment, the proportion of residents who fall within NS-SEC groups 1-2 is similar to the Borough average but higher than the national averages.

8.2.9 The 10-minute and 20-minute drive time catchments have a lower proportion of residents who fall within NS-Sec groups 5-7 than the national average and similar to averages in the borough. In the catchment, the proportion of residents who fall within NS-Sec group 8 is lower than the Borough average and similar to the national average.

8.2.10 This suggests that there are higher levels of affluence within the catchment, particularly relative to the rest of the borough which suggests residents will have higher than average levels of disposable income. These groups are also more likely to be regular participants in sport, leisure and physical activity pursuits.

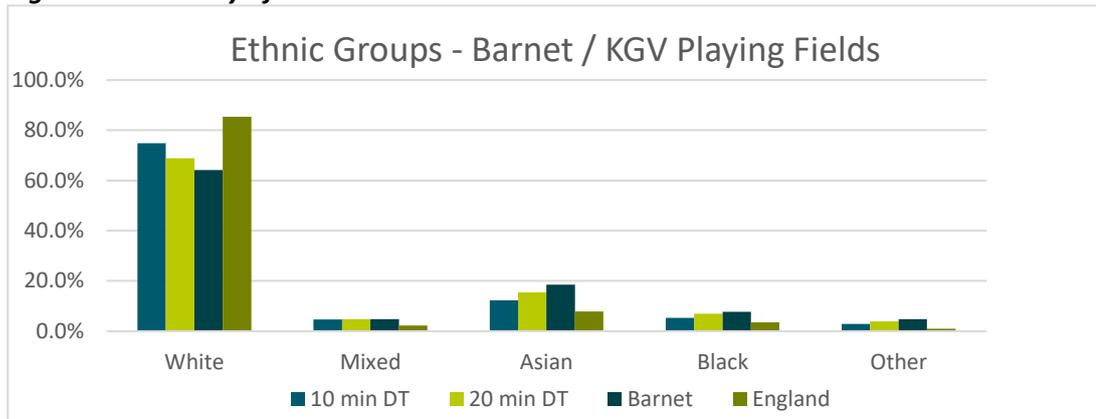
**Ethnicity**

8.2.11 Ethnic background has a strong influence on participation in sport particularly for women, and Asian and Black females have significantly lower participation rates compared to White British females. BAME males have relatively consistent participation rates below the participation average with the exception of Mixed / Multiple ethnic group males who have significantly above average levels of participation.

8.2.12 Overall, inactivity levels (taking part in less than 30 minutes of activity per week) amongst different ethnic groups range from 18.9% to 30.8% (Sport England APS10). A high proportion of Mixed / Multiple ethnic groups (lowest levels of inactivity) can have a positive impact on propensity to participate in sport, leisure or physical activity, whilst high levels of Asian / Asian British, Black / African / Caribbean / Black British or Other ethnic groups can have a negative impact.

8.2.13 Figure 16 shows the ethnic composition of the resident catchment compared with Barnet and national (England) average.

**Figure 16: Ethnicity of catchment**



8.2.14 Figure 16 illustrates that there are significantly higher levels of Asian / Asian British, Black / African / Caribbean / Black British groups compared to the national average. These BAME groups have a lower propensity to be physical active.

8.2.15 However, it also highlights the catchment areas have a slightly higher proportion of the Mixed group, which have a higher propensity to be physical active, compared to the national average but a slightly lower proportion than the Barnet average.

8.2.16 Overall, the findings suggest that there is a proportion of residents within the catchment area who are less likely to be regular participants in sport, leisure and physical activity pursuits.

### 8.3 Indoor Facility Supply

#### *Health and Fitness*

8.3.1 Figure 17 and Table 21 show the health and fitness facilities identified within and just outside a 10-minute drive time catchment.

Figure 17: Health & Fitness facilities near Barnet / King George V Playing Fields

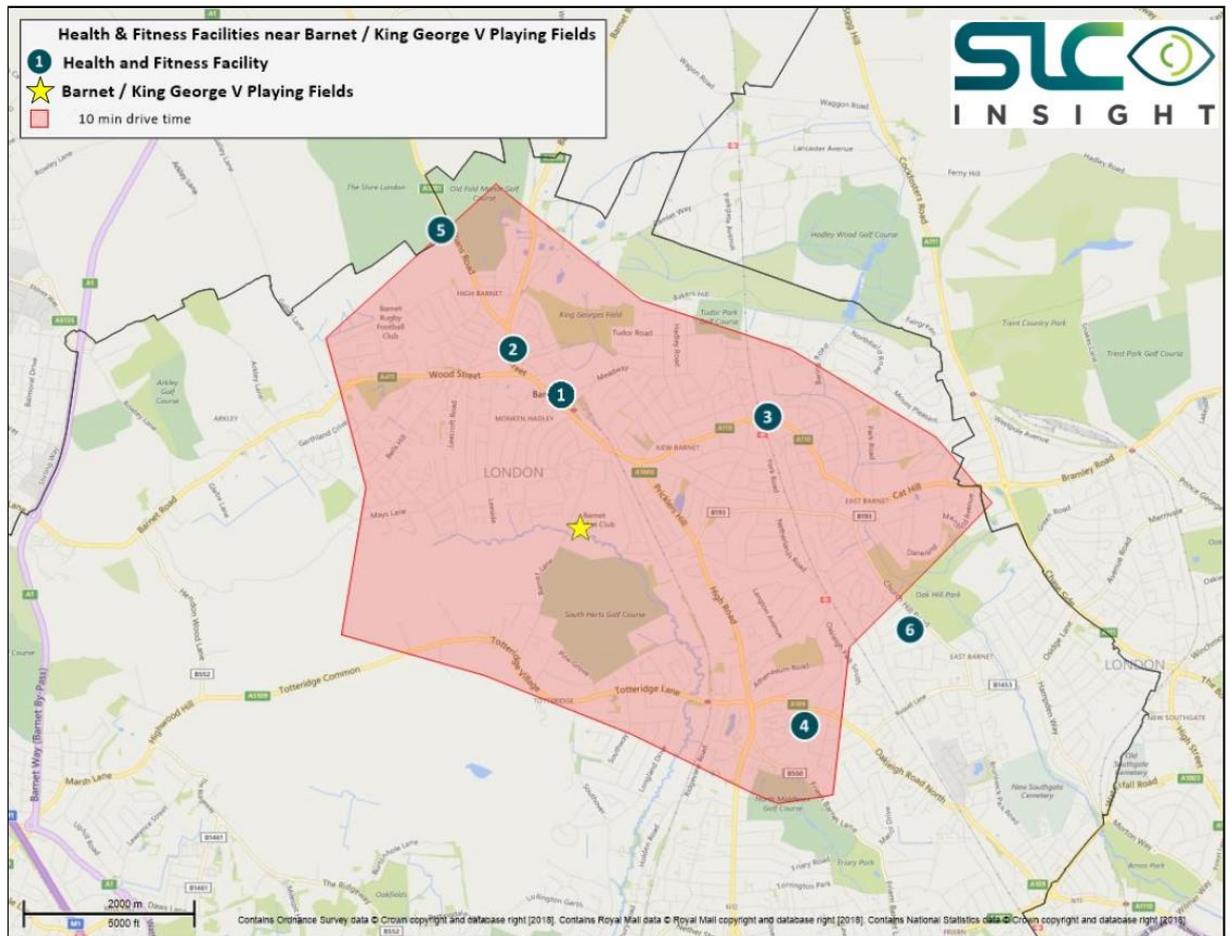


Table 21: Facility Key for Figure 17

	Site Name	Location	Approx. distance to BPF	Number of stations
1	Queen Elizabeth Sports Centre	EN5 5JX	1 mile / 5 mins	12
2	Anytime Fitness (High Barnet)	EN5 5XY	1.8 miles / 8 mins	30
3	Pure Gym (New Barnet)	EN4 8RQ	1.4 miles / 7 mins	220
4	Oakleigh Park Lawn Tennis and Squash Club	N20 9EZ	2.5 miles / 8 mins	17
5	The Shire London	EN5 4RE	3.2 miles / 10 mins	16
6	Oxygen Fit Ltd	EN4 8XE	2.5 miles / 11 mins	28

8.3.2 This exercise has revealed a total of 5 health and fitness facilities within a 10-minute drive time, with 1 further facility located just outside.

8.3.3 This indicates that there is some opportunity to explore the provision of this type of facility for the localised market, but this could be limited due to the number of competing facilities.

**Soft Play**

8.3.4 Figure 18 an

8.3.5 Table 22 display the location and information of soft play centres within a 20-minute drive time catchment.

Figure 18: Soft Play facilities near Barnet / King George V Playing Fields

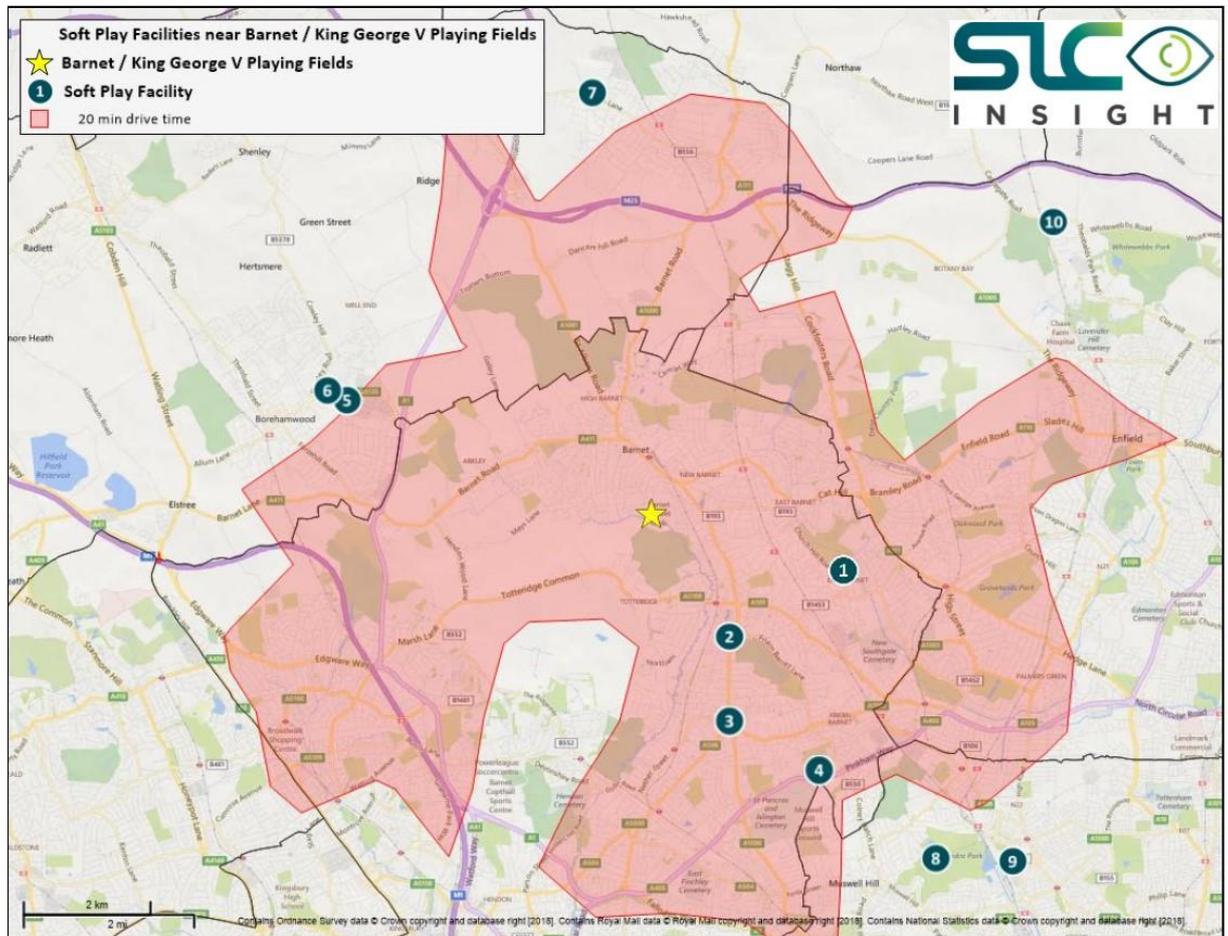


Table 22: Facility Key for Figure 18

	Site Name	Location	Approx. distance to BPF	Notes
1	Oak Hill Park Café	EN4 8JP	2.8 miles / 11 mins	Part of a park, for children up to 7.
2	N20 Kids Club	N20 OPT	2.5 miles / 8 mins	For children aged up to 14.
3	Kidz Escape	N12 OBP	3.6 miles / 14 mins	Karaoke, dance club, indoor crazy golf, creative arts & escape rooms.
4	Clowntown	N12 OSH	4.5 miles / 18 mins	5D cinema.
5	Jump In Trampoline Park Elstree	WD6 1QQ	4.3 miles / 15 mins	Soft play & jump.
6	The Venue Borehamwood	WD6 1JY	4.4 miles / 15 mins	Soft Play Parties for up to 30 children under the age of 8.
7	Furzefield Centre	EN6 3BW	5.1 miles / 21 mins	
8	Little Dinosaurs	N22 7AY	6.7 miles / 27 mins	Garden enclosure.
9	Kidz Adventure Zone	N22 6UJ	6.8 miles / 26 mins	For children aged up to 12.
10	Enfield, a Wyevale Garden Centre	EN2 9DX	8.0 miles / 22 mins	

8.3.6 This exercise has indicated there is a total of 5 soft play facilities within a 20-minute drive time, with 5 further facilities located just outside. The identified soft play facilities within the 20-minute drive-time catchment are located in the south of the catchment, with limited provision elsewhere in the catchment area.

8.3.7 Given the level of competing provision SLC is not confident about the market potential for this type of facility.

***Indoor Climbing***

8.3.8 Figure 19 and Table 23

	Site Name	Location	Approx. distance to BPF	Notes
1	The ArchNorth Climbing Wall	HA8 5LD	5.9 miles / 20 mins	Opened in 2015, 11,000 sq ft, no parking.
2	HarroWall	HA1 4HX	10.8 miles / 39 mins	Krazy Climb for juniors, Europe’s largest cave & UK’s largest bouldering centre.
3	Hendon Leisure Centre	NW2 1XQ	7.9 miles / 28 mins	Will be developed into an auto-belay indoor climbing facility in the sports hall.

8.3.9 display the location and information of climbing and bouldering facilities within a 20-minute drive time catchment.

Figure 19: Climbing / Bouldering facilities near Barnet / King George V Playing Fields

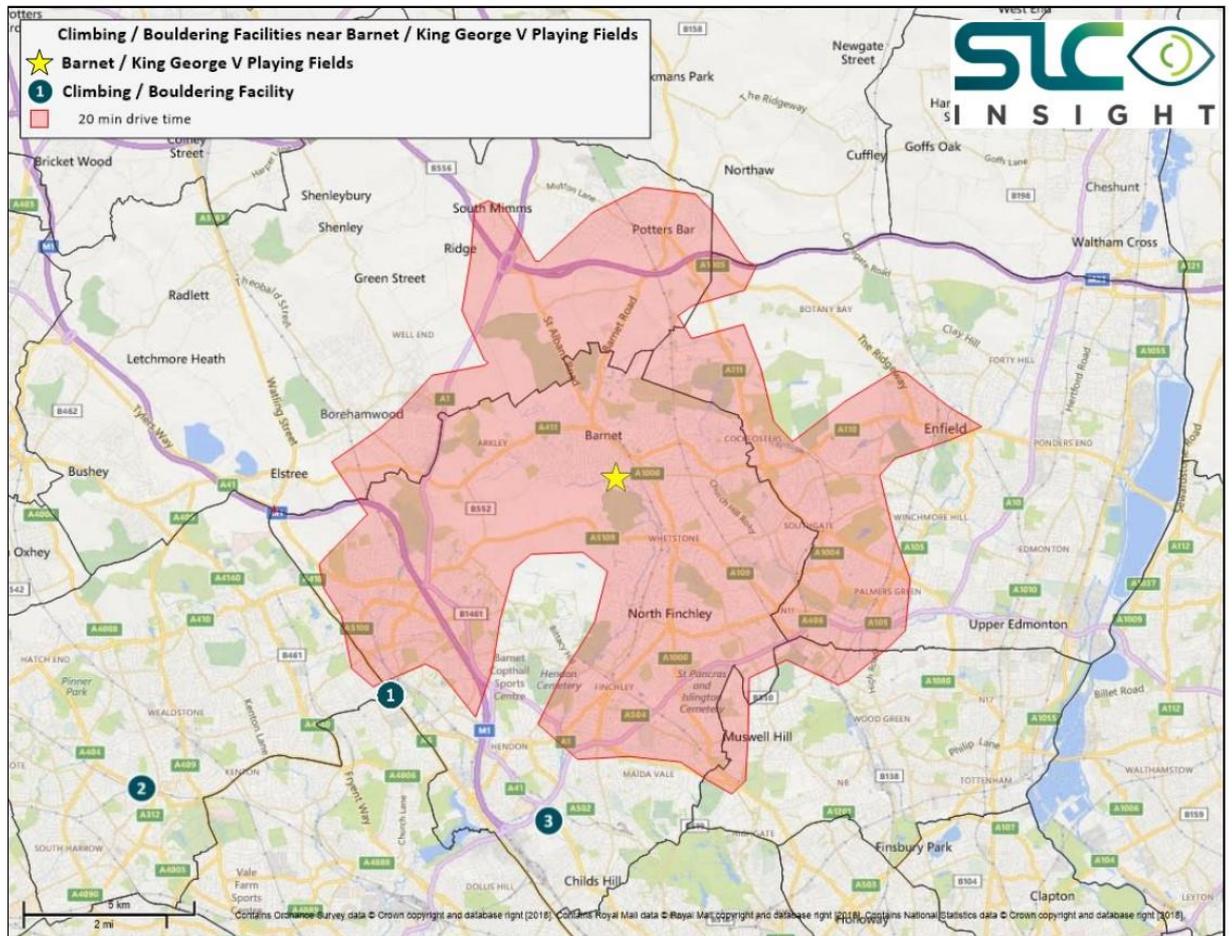


Table 23: Facility Key for Figure 19

	Site Name	Location	Approx. distance to BPF	Notes
1	The ArchNorth Climbing Wall	HA8 5LD	5.9 miles / 20 mins	Opened in 2015, 11,000 sq ft, no parking.
2	HarroWall	HA1 4HX	10.8 miles / 39 mins	Krazy Climb for juniors, Europe’s largest cave & UK’s largest bouldering centre.
3	Hendon Leisure Centre	NW2 1XQ	7.9 miles / 28 mins	Will be developed into an auto-belay indoor climbing facility in the sports hall.

8.3.10 This exercise has revealed there are no climbing and bouldering facilities within a 20-minute drive time, with 3 further facilities located just outside. SLC is confident there is some opportunity to explore the provision of this type of facility.

## 8.4 Outdoor Facility Supply

### BMX Park

8.4.1 Figure 20 and Table 24 show the location and information of BMX tracks within a 20-minute drive time catchment.

Figure 20: BMX tracks near Barnet / King George V Playing Fields

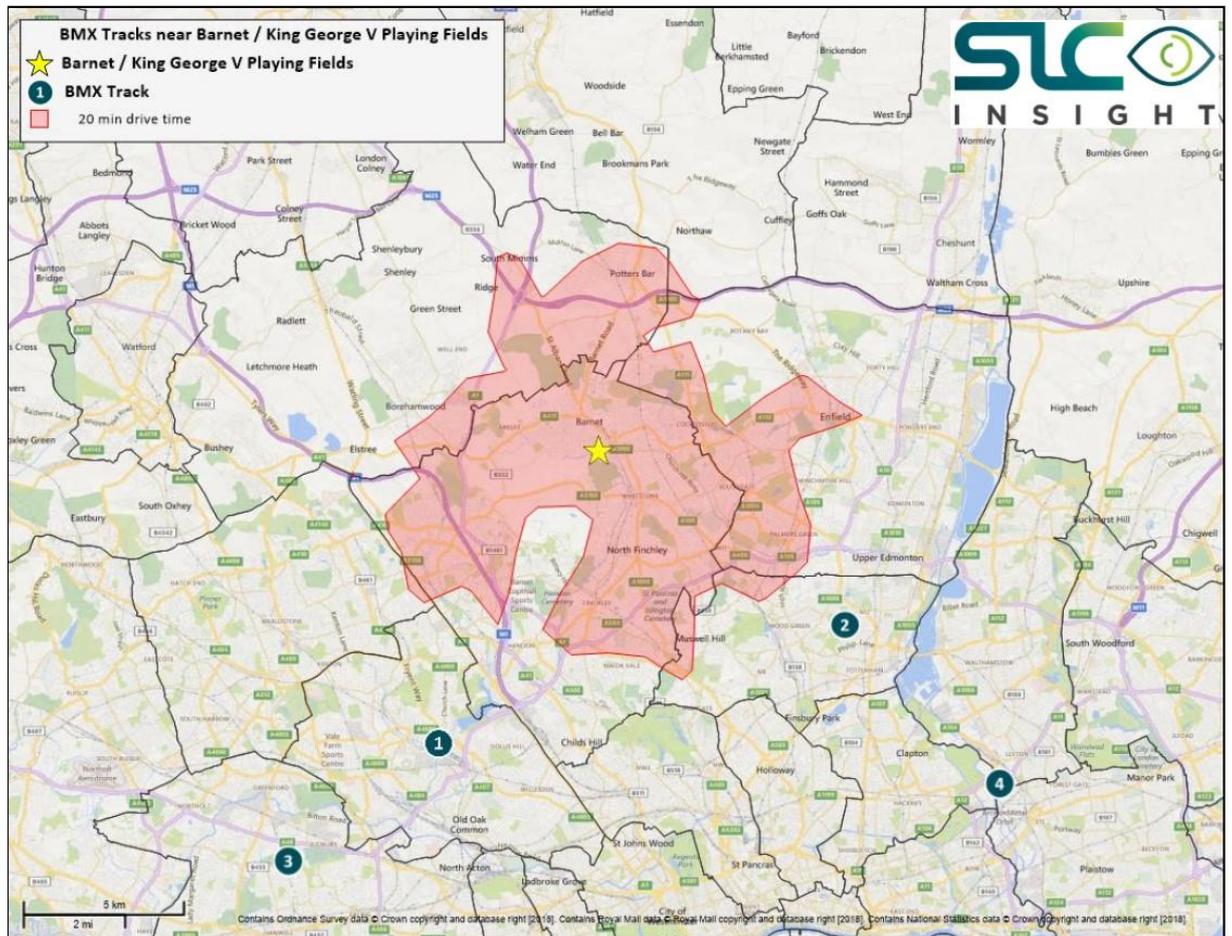


Table 24: Facility Key for Figure 20

	Site Name	Location	Approx. distance to BHPF	Notes
1	Chalkhill BMX track	HA9 9BU	9.1 miles / 30 mins	Single lane BMX track with a start hill, three berms (corners) & four straights.
2	Lordship Rec Loop track	N17 6LP	8.5 miles / 35 mins	Pump track style trail that is very skills and feature intensive, covers a looped distance of 391 metres.
3	Gurnell BMX track	W13 0AL	14 miles / 40 mins	Features 40 jumps.
4	Lee Valley VeloPark	E20 3AB	18.4 miles / 50 mins	London 2012 Olympic track.

8.4.2 This exercise has identified there are no BMX tracks within a 20-minute drive time, with 4 further facilities located outside of the catchment area. SLC is confident there is an opportunity to explore the provision of this type of facility.

**Wheeled Sports Facilities (Skate parks)**

8.4.3 Figure 21 and Table 25 show the location and information of wheeled sports facilities (skate parks) within a 20-minute drive time catchment.

Figure 21: Wheeled Sports Facilities near Barnet / King George V Playing Fields

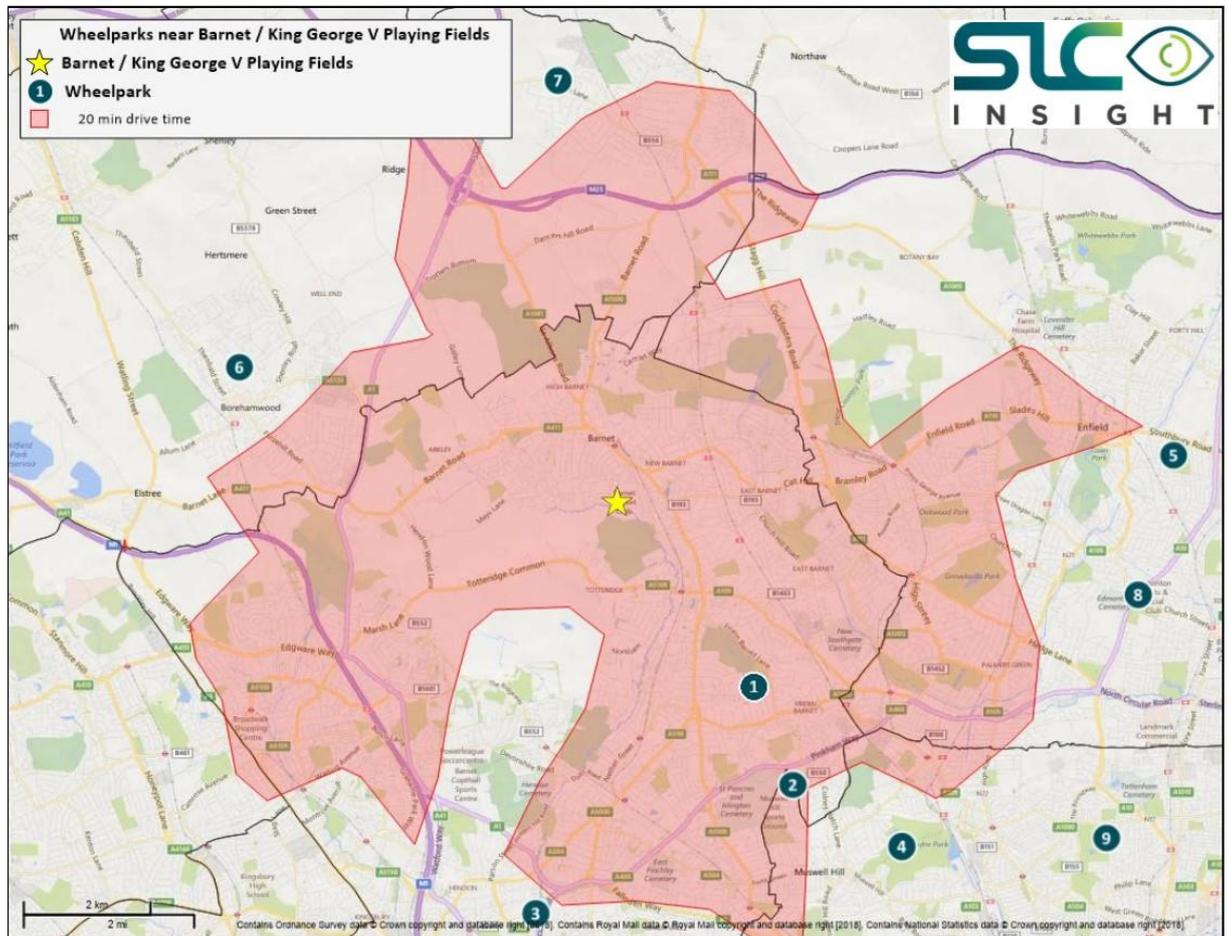


Table 25: Facility Key for Figure 21

	Site Name	Location	Approx. distance to BPF	Notes
1	Friary Park	N12 9AN	3.6 miles / 12 mins	Very small outdoor skatepark.
2	Muswell Hill Skatepark	N10 1JP	4.7 miles / 18 mins	Concrete plaza style park with couple of hips and flatbanks, and different size ledges. A pier seven style manual pad over a small two stair drop. Handrail and hubba ledge. Two granite ledges.
3	Brent Park	NW4 2LU	6.4 miles / 21 mins	Classic metal ramps on tarmac floor set up.
4	Alexandra Palace Skatepark	N22 7AY	6.7 miles / 27 mins	Variety of pre-cast concrete ramps.
5	Bush Hill Park Skatepark	EN1 1PS	6.6 miles / 26 mins	Small skatelite on tarmac park, with a simple layout of quarter pipe, driveway/jump box and flatbank
6	Borehamwood Skate Park (Aberford Park)	WD6 1PL	5.2 miles / 21 mins	Various flat banks, fun box / planter, grind boxes, pyramid, and various quarter pipes
7	Potters Bar Skatepark	EN6 3BW	5.1 miles / 21 mins	Medium sized, all concrete skatepark that holds both street and transition elements.

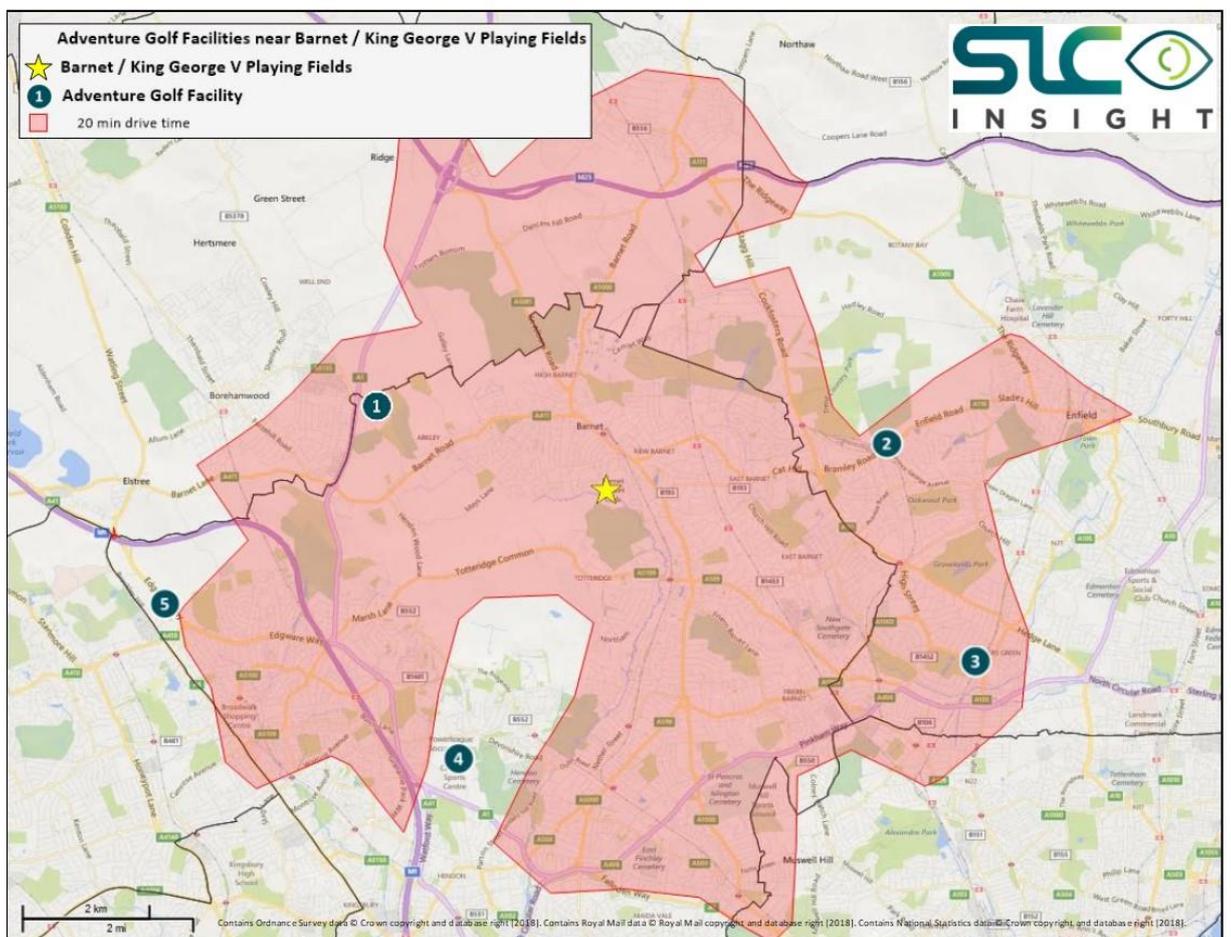
	Site Name	Location	Approx. distance to BPF	Notes
8	Edmonton Skatepark	N9 9HW	7.7 miles / 29 mins	Old metal and skatelite on tarmac skatepark with a mini-ramp, several flatbanks and quarter pipes, and jump boxes in the middle.
9	Lordship West Green Skatepark	N17 6HG	8.7 miles / 38 mins	Ripple of concrete bowled out quarters with hubba ledges at each end on a tarmac surface. With a concrete volcano and pump bump. Suitable for BMX riders.
10	Enfield Skatepark	EN3 5PJ	9.6 miles / 34 mins	Converted paddling pool - two slightly curved quarter pipes with a pump bump, curved ledge and a straight ledge which doubles as a manual pad.

8.4.4 The audit of wheeled sports facilities has revealed that there 2 facilities within the drive time catchment, with an additional 8 facilities located just outside. There may be potential to explore the provision of this type of facility.

**Adventure golf**

8.4.5 Figure 22 and Table 26 display the location and information of Adventure Golf within a 20-minute drive time catchment.

**Figure 22: Adventure Golf facilities near Barnet / King George V Playing Fields**



**Table 26: Facility Key for Figure 22**

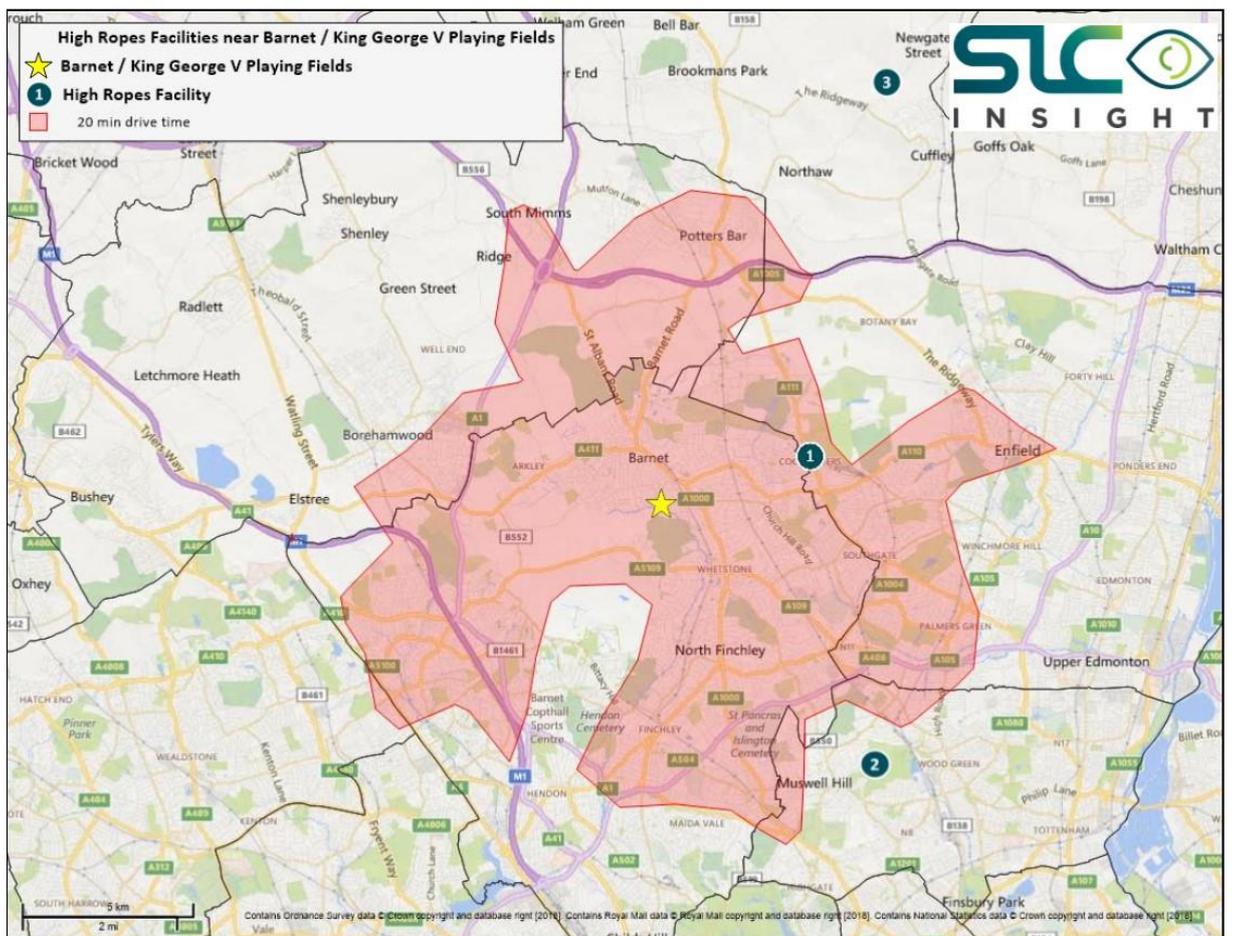
	Site Name	Location	Approx. distance to BPF	Notes
1	Dinosaur Safari Adventure Golf	EN5 3HW	3.4 miles / 12 mins	18 holes
2	Jungle Falls Adventure Golf	N14 4UW	3.6 miles / 15 mins	18 holes
3	Broomfield Park Adventure Golf	N13 4RB	5.3 miles / 19 mins	18 holes
4	Metro Golf Centre Adventure Golf	NW4 1PX	5.1 miles / 17 mins	9 holes floodlit
5	Lost Jungle London	HA8 8DD	5.3 miles / 16 mins	36 holes

8.4.6 The audit of adventure golf facilities has revealed that there are three facilities located within the catchment. There are an additional two facilities located outside the catchment. Given this level of competition, SLC not confident about the market potential for this type of facility.

**High Ropes**

8.4.7 Figure 23 and Table 28 display the location and information of High Ropes facilities within a 20-minute drive time catchment.

**Figure 23: High Ropes facilities near Barnet / King George V Playing Fields**



**Table 27: Facility Key for Figure 23**

	Site Name	Location	Approx. distance to BPF	Notes
1	Go Ape Cockfosters	EN4 0DZ	2.5 miles / 12 mins	Set in Trent Park, £25-33.
2	Go Ape Alexandra Palace	N22 7AY	6.3 miles / 25 mins	Tree Top Adventure and Tree Top Junior: £28-£36.
3	Cuffley Camp Outdoor Centre	EN6 4PR	8 miles / 27 mins	Council-owned, facing closure due to lack of funding.

8.4.8 Whilst there is one outdoor high ropes facility located within the catchment and two facilities located outside of the catchment. SLC is confident there is an opportunity to explore the provision of this type of facility on the site to provide a more accessible offer for local residents.

## 8.5 Latent Demand Assessment

8.5.1 SLC's latent (or unmet) demand model assesses market potential based on a defined area and population. This analysis examines the likely total demand generated by a given population for key income generating areas. This is then modelled against the total provision and likely met demand. The latent / unmet demand for facilities is the residual from the total demand less the likely met demand.

8.5.2 This model has been used to assess latent demand for health and fitness facilities in the catchment area around Barnet Playing Fields and King George V Playing Fields.

8.5.3 A 10-minute drive time catchment has been used to assess resident demand, i.e. demand from people using the facility because it is convenient to where they live.

8.5.4 Current demand from residents has been estimated based on 2015 Mid-Year population estimates for the catchment. Health and Fitness adult participation rates have been taken from the Department for Culture, Media and Sport (DCMS) Taking Part Survey (2015/16).

8.5.5 Future demand from residents has been estimated based on the 2033 population projections for Barnet (the local authority area which the majority of the catchment area falls) and the 2015 catchment population. A rate of population growth and demographic change in the catchment consistent with that of Barnet has been assumed. No change in participation rates has been assumed.

8.5.6 A sensitivity factor of +1% has also been applied to resident demand to account for the impact of other demographic factors on likely levels of participation, namely ethnicity (-1% for the high proportion of less active BAME groups) and socio-economic status (+2%) for the lower proportion of more active higher socio-economic classification groups.

8.5.7 SLC's latent demand model is designed to provide guidance and an indication of market potential as part of a wider consideration of community leisure needs and facility development requirements. Its findings are based on the maintenance of supply at its current levels and are not a guarantee of future demand which is dependent on a number of unknown factors.

8.5.8 An oversupply (i.e. supply exceeds demand) is shown as a negative number and an undersupply is shown as a positive number.

- 8.5.9 The calculations used to calculate latent demand are shown in Figure 24. This gives a total potential of 7,899 members based on current population levels and 7,675 using future population projections. With the sensitivity analysis applied, this increases to 6,488 for current population levels and 7,980 for future population projections.
- 8.5.10 The number of current members accommodated for by existing facilities in the area is estimated to be 6,490, based on a benchmark figure of 22 members per station.
- 8.5.11 This suggests there is sufficient supply to meet current demand from residents within the catchment with a surplus of c. 68 members within the 10-minute drive time catchment equating to c. 3 stations. With the sensitivity analysis applied, there is sufficient supply of health and fitness facilities (c. 2 members equating to c. 0 stations).
- 8.5.12 Using future population levels, there is an undersupply of health and fitness provision for residents within the catchment population of c. 1,409 members equating to c. 64 stations. This increases with the application of the sensitivity factor (c. 1,490 members equating to c. 68 stations).

**Figure 24: Latent demand - Health and Fitness, 10-minute drive time catchment**

<b>Latent Demand - Health &amp; Fitness Membership 10 Minute Drive Time</b>			
	<b>2015</b>	<b>2033</b>	<b>Participation Rate<sup>2</sup></b>
16-19	2,720	3,503	19.18%
20-24	2,950	3,513	15.45%
25-29	4,171	4,266	15.52%
30-34	4,627	4,477	17.55%
35-39	4,529	5,032	16.40%
40-44	4,394	5,414	15.72%
45-49	4,695	5,915	13.29%
50-54	4,390	6,006	12.04%
55-59	3,752	5,099	12.85%
60-64	2,971	4,480	10.63%
65-69	3,001	4,223	8.42%
70-74	2,322	3,611	7.75%
75-79	1,800	2,778	3.85%
80+	3,043	5,418	3.28%
<b>2015 Total Area Population<sup>1</sup></b>			<b>61,765</b>
<b>2033 Total Area Population<sup>1</sup></b>			<b>78,097</b>
<b>2015 Total Potential Demand - Members</b>			<b>6,422</b>
<b>2033 Total Potential Demand - Members</b>			<b>7,899</b>
		<b>Sensitivity Factor</b>	
<b>2015 Total Potential Demand - Members (incl. sensitivity)</b>		<b>1%</b>	<b>6,488</b>
<b>2033 Total Potential Demand - Members (incl. sensitivity)</b>		<b>1%</b>	<b>7,980</b>
<b>Less Satisfied Demand:</b>			
	<b>Estimated Stations</b>	<b>Members per Station</b>	<b>Estimated Members</b>
QUEEN ELIZABETH SPORTS CENTRE	12	22	264
ANYTIME FITNESS (HIGH BARNET)	30	22	660
PURE GYM (New Barnet)	220	22	4,840
OAKLEIGH PARK LAWN TENNIS AND SQA	17	22	374
THE SHIRE LONDON	16	22	352
<b>Total Estimated Existing Members</b>			<b>6,490</b>
<b>Latent Demand</b>			
<b>2015 Potential Unsatisfied Demand (members)</b>			<b>-68</b>
<b>2015 Potential Unsatisfied Demand (Stations)</b>			<b>-3</b>
<b>2033 Potential Unsatisfied Demand (members)</b>			<b>1,409</b>
<b>2033 Potential Unsatisfied Demand (Stations)</b>			<b>64</b>
<b>Latent Demand including Sensitivity Factor</b>			
<b>2015 Potential Unsatisfied Demand (members)</b>			<b>-2</b>
<b>2015 Potential Unsatisfied Demand (Stations)</b>			<b>0</b>
<b>2033 Potential Unsatisfied Demand (members)</b>			<b>1,490</b>
<b>2033 Potential Unsatisfied Demand (Stations)</b>			<b>68</b>
<b>Notes:</b>			
1. Population - 2015 ONS Mid-Year Estimates and population change consistent with that of Barnet overall for 2033 population projections			
2. Adult Participation Rates: Based on 2015-2016 Taking Part survey (DCMS) responses - membership of H&F club in previous 4 weeks.			

### **Sensitivity**

- 8.5.13 A number of other demographic factors can also impact on the expected level of latent demand in a particular area based on the propensity of different groups to participate in sport and physical activity.
- 8.5.14 Some of these other factors will be reviewed here and, if appropriate, factored into the overall assessment of resident latent demand. These include:
- Ethnicity
  - Socio-economic status.
- 8.5.15 Ethnic background has a strong influence on participation in sport particularly for women, and Asian and Black females have the lowest participation rates compared to White British females. BAME males show relatively consistent participation rates below the overall population average with the exception of Mixed / Multiple ethnic group males who have significantly above average levels of participation.
- 8.5.16 Overall, inactivity levels (taking part in less than 30 minutes of activity per week) amongst different ethnic groups range from 18.9% to 30.8% (Sport England APS10). A high proportion of Mixed / Multiple ethnic groups (lowest levels of inactivity) can have a positive impact on demand, whilst high levels of Asian / Asian British, Black / African / Caribbean / Black British or Other ethnic groups can have a negative impact on demand.
- 8.5.17 Table 28 shows the ethnic composition of the resident catchment compared with the regional (London) and national (England) average.

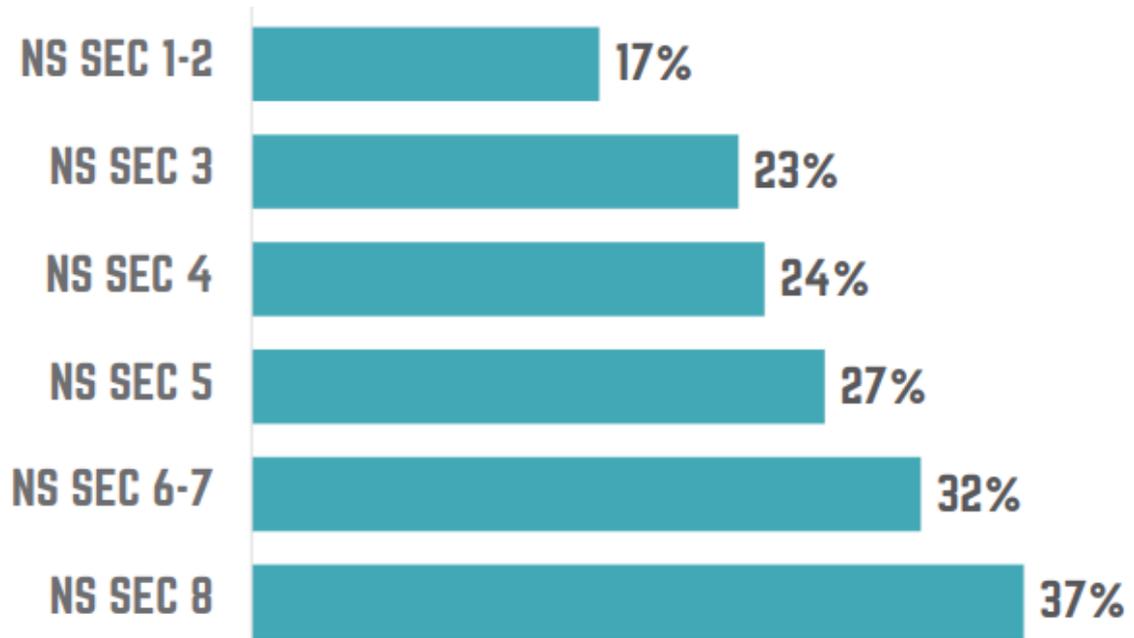
**Table 28: Ethnicity of catchment area**

Ethnic Group	10 min DT Catchment Area		London		England	
	Count	Percentage	Count	Percentage	Count	Percentage
White	43,787	74.8%	4,887,435	59.8%	45,281,142	85.4%
Mixed / Multiple Ethnic Groups	2,749	4.7%	405,279	5.0%	1,192,879	2.3%
Asian / Asian British	7,193	12.3%	1,511,546	18.5%	4,143,403	7.8%
Black / African / Caribbean / Black British	33,133	5.4%	1,088,640	13.3%	1,846,614	3.5%
Other ethnic group	1,689	2.9%	281,041	3.4%	548,418	1.0%

- 8.5.18 Table 28 shows that the catchment area has a significantly higher proportion of those BAME groups which have a lower propensity to be physically active than the national average, although levels are lower than the London average.
- 8.5.19 This is likely to have a negative impact on demand for health and fitness membership among residents, although it should be remembered that only females within these groups show significantly below average participation levels. A sensitivity factor of c. -1% has been calculated based on the catchment profile and participation levels, and applied to resident demand to account for the lower levels of demand among these BAME groups.
- 8.5.20 Socio-economic status also has a significant impact on levels of participation in sport and physical activity. Participation rates are higher amongst people from higher socio-economic groups than those from lower socio-economic groups.

8.5.21 Sport England's Active Lives Survey (published 2017 covering 2015/16) highlighted the impact of socio-economic status, revealing that National Statistics Socio-Economic Classifications (NS-SEC) have a wide disparity in of inactivity levels as shown in Figure 25.

**Figure 25: Active Lives 2017 - Inactivity Levels by NS Sec**



**Table 29: Socio-economic groups within catchment**

	10-min drive time catchment		London		England	
	Count	%	Count	%	Count	%
1. Higher managerial administrative and professional occupation	6,456	15%	807,936	13.2%	4,045,823	10.4%
2. Lower managerial administrative and professional occupation	10,953	26%	1,410,785	23.1%	8,132,107	20.9%
3. Intermediate occupations	5,729	13%	723,354	11.8%	4,972,044	12.8%
4. Small employers and own account workers	4,851	11%	575,331	9.4%	3,662,611	9.4%
5. Lower supervisory and technical occupations	1,831	4%	305,781	5.0%	2,676,118	6.9%
6. Semi-routine occupations	3,942	9%	633,790	10.4%	5,430,863	14.0%
7. Routine occupations	2,372	6%	453,923	7.4%	4,277,483	11.0%
8. Never worked and long-term unemployed	2,528	6%	506,290	8.3%	2,180,026	5.6%
Not classified	3,856	9%	700,292	11.4%	3,504,299	9.0%

- 8.5.22 Table 29 shows a higher proportion of residents in NS-SEC 1-2 (%) within the catchment than in England as a whole (31.3%), and a lower proportion of residents in NS-SEC 5-8 (% compared with 37.5%).
- 8.5.23 Given the significant overrepresentation of higher socio-economic classification groups in the catchment and decreased participation rates among these groups, a sensitivity factor of c. +2% has been calculated and applied to demand from residents to account for this, albeit the high proportion of residents which are not classified creates some uncertainty.
- 8.5.24 Overall, a sensitivity factor of c. +1% has been applied to resident demand to account for the impact of other demographic factors, namely ethnicity and socio-economic status.
- 8.5.25 A summary of the latent demand findings for health and fitness can be illustrated in Table 30. An oversupply (i.e. supply exceeds demand) is shown as a negative number and an undersupply is shown as a positive number.

**Table 30: Summary of Latent Demand findings - health & fitness**

	Residents – Current	Residents – Future
	Health and Fitness	
<b>Demand (excl. sensitivity)</b> (number of members)	6,422	7,899
<b>Demand (incl. sensitivity)</b> (number of members)	6,488	7,980
<b>Supply</b> (number of members)	6,490	
<b>Balance (excl. sensitivity)</b> (number of members / number of stations)	-68 / -3	1,409 / 64
<b>Balance (incl. sensitivity)</b> (number of members / number of stations)	-2 / 0	1,490 / 68

- 8.5.26 This shows that there is a very small oversupply of health and fitness facilities for the current population, but there will potentially be an undersupply for health and fitness facilities for future residents in 2033.
- 8.5.27 However, consultation with the new Ark Academy has revealed that they are planning to provide a 100 sqm (c.25 stations) gym as part of their school facilities and this will be available for community use. It is therefore assumed that this additional provision will meet the identified future demand.

### **3G Artificial Turf Pitch (ATP) Provision**

- 8.5.28 The Council's Playing Pitch Strategy recommends the need of 4 additional 3G ATP pitches in the borough. The Strategy identifies the three priority areas of Copthall, West Hendon and Barnet Playing Fields for this provision. However, Hadley Wood Sports Trust already operate a 3G ATP on their land adjacent to Barnet Playing Fields.

8.5.29 The Middlesex FA confirmed that the demand for additional 3G ATP provision required in the borough would be better placed at Copthall Playing Fields and West Hendon Playing Fields.

## 8.6 Summary

8.6.1 The overall findings of the supply and demand assessment have been summarised in the matrix in Table 31 using a Red/Amber/Green rating (with Red being negative and Green being positive).

**Table 31: Summary of supply and demand assessment**

Activity	Demand	Supply	Overall Assessment
<b>Health and Fitness</b>	Lower than average levels of 20-24 year olds locally and nationally.  Above Barnet averages for 24-29, 30-34 year olds but slightly lower than national averages, suggests moderate levels of demand.	A significant number of competing facilities including planned provision as part of Ark Academy development.	There is currently sufficient supply within the catchment i.e. no latent (unmet) demand and potential unmet demand in 2033. However, planned provision at Ark Academy weakens market potential.
<b>Soft Play</b>	Above national average levels of under 9's and slightly above average proportion of 10-14 year olds – but lower than Barnet averages, suggests moderate to high levels of demand, suggests moderate to high levels of demand.	A number of competing facilities although the majority located in the south of the catchment.	Possible market potential for soft play but limited confidence in business case due to competition.
<b>Indoor Climbing</b>	Above national average levels of under 9's and slightly above average proportion of 10-14 year olds – but lower than Barnet averages, suggests moderate to high levels of demand.	No competing provision within catchment.	Good market potential for a climbing facility, which focuses on the younger market through an easy to use 'Clip n Climb' or bouldering offer.
<b>Wheeled</b>	Above national	Limited competing	Good market potential,

Activity	Demand	Supply	Overall Assessment
<b>Sports Facility</b>	average levels of under 9's and slightly above average proportion of 10-14 year olds – but lower than Barnet averages, suggests moderate to high levels of demand.	provision located south of catchment.	especially on a site linked to housing regeneration schemes. Would help provide a coherent youth offer.
<b>BMX track</b>	Above national average levels of under 9's and slightly above average proportion of 10-14 year olds – but lower than Barnet averages, suggests moderate to high levels of demand.	No competing provision within catchment.	Good market potential, especially on a site linked to housing regeneration schemes. Would help provide a coherent youth offer.
<b>Adventure Golf</b>	Above national average levels of under 9's and slightly above average proportion of 10-14 year olds – but lower than Barnet averages, suggests moderate to high levels of demand.	Some competing provision in the catchment but none particularly close to BPF.	Some market potential for adventure golf limited confidence in business case due to the number of competing facilities within catchment area.
<b>High Ropes</b>	Above national average levels of under 9's and slightly above average proportion of 10-14 year olds – but lower than Barnet averages, suggests moderate to high levels of demand.	One identified facility within catchment, but is an expensive offer targeting a different market.	Good market potential for an accessible and more affordable offer.
<b>3G Artificial Turf Pitches</b>	Demand for additional provision identified in the PPS.	Some competing provision locally and one directly adjacent to BPF.	Although BPF identified through PPS as one of two potential sites for additional 3G ATP provision, this would conflict with

Activity	Demand	Supply	Overall Assessment
			alternative ATP provision on wider site (Hadley Wood Sports Trust.) Middlesex FA support Council's view that ATP provision should be focused on West Hendon and Copthall sites.

## **9 APPENDIX 2: INITIAL STAKEHOLDER ENGAGEMENT NOTES**

### **9.1 Introduction**

- 9.1.1 The initial engagement notes are included with this report as a separate document. These notes are from face-to-face meetings or telephone conversations with officers from Barnet Council, NGBs and other key stakeholders.

## **10 APPENDIX 3: ONLINE ENGAGEMENT SUMMARY REPORT**

### **10.1 Introduction**

- 10.1.1 A summary report of the online engagement undertaken for Phase 1: Options Appraisal is included within this report as a separate document.



STRATEGY  
FEASIBILITY  
PROCUREMENT

**This report has been written by The Sport, Leisure and Culture Consultancy (SLC). SLC was established in 2009 and advises organisations by developing effective strategies, planning sustainable facilities and procuring successful operational partnerships.**

**PHONE**

01444 459927

**EMAIL**

info@slc.uk.com

**WEBSITE**

www.slc.uk.com

**HEAD OFFICE**

2nd Floor, 3 Boltro Road, Haywards Heath  
West Sussex, RH16 1BY, United Kingdom