

LLDC DENTS IN THE FENCE SCOPING AND FEASIBILITY REPORT



PROJECT INFORMATION

CONTENTS

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1.0 INTRODUCTION

- Executive Summary
- Brief •
- Consultation •

2.0 PROJECT DEVELOPMENT AND OVERVIEW

- Initial Project Approach
- Initial Project Strategy •
- Final Project Strategy
- Connecting Communities

3.0 DETAILED PROJECT STRATEGIES

- Strategy 1: Central Bases
- Strategy 2: Spread the Word
- Strategy 3: Launch Pads and Gateways •
- Strategy 4: Fields of Play
- Strategy 5: High Points •
- Strategy 6: Now Routes
- Strategy 7: Live Routes

4.0 ASSESSMENT AND DELIVERY

- **Comparative Assessment Process** •
- Time Line .
- Procurement •
- Cost •
- Scatter Diagram

5.0 CONCLUSIONS & RECOMMENDATIONS

- Conclusions
- Next Steps and Recommendations

6.0 APPENDIX

- Full Project Strategy Schedule
- Cost Build-up
- Big Blue Costs
- Noiceone Rink Costs
- Frontside Proposal and Costs
- Community Links: Growing Links Proposal
- Eastside Community Heritage: People's Museum Proposal

3

11

21

111

131

135



1.0 INTRODUCTION

EXECUTIVE SUMMARY

PURPOSE OF THE STUDY

Dents in the Fence is a wide ranging scoping study commissioned by LLDC, seeking to identify and assess all the opportunities, for local communities who live and work around the park, to engage with the future Queen Elizabeth Olympic Park during the construction phase to clear, connect and complete the future Queen Elizabeth Olympic Park (QEOP).

The brief asked for three key Tasks to be considered within the study:

- Task 1: Physical 'Dents in the Fence' centres
- Task 2: Delivery next steps for these centres

Task 3: Mapping accessible routes to link these centres.

Allproposals within the study have been developed with the objective to open as early as possible to maximise the benefit of the Dents in the Fence within the 18 month period from Autumn/Winter 2012 to Spring/Summer 2014.

PROGRAMME

Meadowcroft Griffin Architects with Tomato, Appleyards and Shape were appointed in Mid September 2012 through a LLDC Framework mini competition. As a relatively fast track 12 week study, the team have structured the process into four key stages, working closely with various LLDC teams and local community groups throughout:

- Stage 1 Identify: Weeks 1-3 site walks, • visits and interviews with existing centres, businesses and potential partners to review opportunities to link with the Dents aims and objectives and to identify potential 'Dents projects' based on outcomes of Stage 1
- Stage 2 Develop: Weeks 4-5 emerging projects developed in 3 key areas: cost; implementation/complexity; and benefit to community and Dents aims,
- Stage 3 Further Development and Assessment: Weeks 7-10
- . Stage 4 Reporting: Week 11-12

CONSULTATION

With multiple local communities and a complex range of conditions around the park, the team have aimed to engage with as many different groups as possible over the course of the study, includina:

- Community groups: a diverse mix of groups and existing providers, who are hot wired to their communities' needs
- Local authorities: various departments from • each of the four host boroughs
- Potential partners and developers
- LLDC teams •

• Specific groups and individuals who emerged during the project as potential links with the Dents in the Fence,

Through a combination of individual reviews with Awareness and anticipation: to generate each group and joint review sessions, we have interest and excitement to ensure that local identified both the potential gaps that the Dents people use the park and facilities when it project could fill and the key principles to be opens used as assessment criteria. The specific projects Start Now /Early Engagement: opportunities proposed in this report have been developed to engage local people as early as possible including phased early access, volunteering, to ensure that they are robust in both engaging each specific community, that they foster new and interim Dents activities and events connections, support links between communities, Access and Opportunities for All: accessible starting now in readiness for the future access to and inspiring interim spaces and activities for and through the park. all ages and abilities.

KEY AIMS AND OBJECTIVES

LLDC objectives from the initial brief have been reviewed and developed with a wide range of LLDC teams and community groups throughout the study, and have been used to help define and develop the Dents proposals in this report:

- Build a sense of local ownership: to participate in the park development and build
 - its identity as a local park as well as elite uses Share information about legacy plans: keep local people informed about the current
 - works and future opportunities
 - Enable local people to participate in the types of activities that pre-figure the future park uses including: education, horticulture, arts and culture, sports and healthy living.

APPROACH

Initial proposals emerging from the various consultation interviews focussed on a combination of two approaches, of reinforcing the existing community centres and facilities as Central Bases, alongside an ambitious approach to create early access into the Park, as both managed tours and pockets or peninsulas of land on the fringes which could be offered back to the community early for interim use. Although these proposals for early access were supported in principle by both LLDC teams and the community groups, this approach was ultimately considered unviable due to the complexity of overlapping with the contractors predetermined programme of works.

The final strategy for Dents in the Fence has been developed to use this time restriction on access to the park as a strength: by starting away from the fence, working with the existing community Central Bases at the heart of their communities; and moving inwards towards the park to activate key sites on the periphery of the fence as Dents in the Fence centres; in readiness to step across the fence into the park for early access once the construction works are complete in each area of the park.

This approach has structured the various mini projects into a number of distinct strategies, each of which could be implemented separately or combined to tailor the Dents project to suit the available budget and decision on project priority based on the outcomes of the final assessment process.

OVERALL PROJECT STRATEGY

The strategies are ordered to mirror the movement, starting away from the fence and moving into the park. This order also reflects the overall priority ranking of the projects:

- Strategy 1.0 Central bases: existing centres acting as both information hubs and reinforcing activities that link to the Dents project through a range of capital and revenue funded projects.
- Strategy 2.0 Spread the Word: information creation and dissemination, and events.
- Strategy 3.0 Gateways and Launch Pads: range of information, art and built intervention.
- Strategy 4.0 Fields of Play: temporary sites for early managed activities.
- Strategy 5.0 High Points: beacons that connect all communities around the park
- Strategy 6.0 Now Routes: early managed access to QEOP as tours and 'dirty peninsulas'.
- Strategy 7.0 Live Routes: permanent open streets through QEOP.

The Detailed schedule of all projects is included in the appendix section 6.0

STRATEGY DEVELOPMENT

The aim is to create links between the various Dents projects to help generate new patterns of movement between the different communities living and working around the park:

- To link up the initial project strategies into consolidated Dents projects focused on key gateways that offer elements of sport, art, events and information.
- To test the approach of 'dirty peninsulas' that extend public access to existing features within the park, without crossing into the construction site. Each of these could incorporate elements of the different strategies.
- To test the viability of linking the individual peninsulas to create wider connections. As this would cross over construction traffic routes this would need to be evaluated as either out of hours limited weekend access or marshalled access.

ACCESS

Our approach to accessibility for the Dents in the Fence is based on the social model of disability and the philosophy of inclusive design which maximises access, choice and opportunities for all those for whom the built environment can present barriers.

Through this wider approach to inclusivity the range of projects have been developed to engage with all ages and abilities and all social, ethnic and cultural groups. Each mini project is assessed in this report, in terms of access criteria ranging from: geographic distance to public transport; to the range of uses offered to engage with different groups; and the links generated by that project with the different communities surrounding the park.

EXECUTIVE SUMMARY

COMPARATIVE ASSESSMENT PROCESS

Due to the diverse characters and scope of the various mini projects, a clear set of assessment criteria has been adopted to facilitate a comparative assessment process. The three key criteria for assessment are as follow each is rated from high to low based on site specific and project specific details :

- benefit
- implementation
- cost

To generate an overview of all projects based on this assessment, a graphic scatter diagram has been developed as a specific Dents project tool, as shown in Section 4.0 of the report.

COSTS

Cost estimates have been prepared to compliment the Dents in the Fence projects that are detailed in this report. The estimates generally reflect the fact that this is a scoping study and assumptions have been made where the level of detail will not be developed further until the next phase of the project. However, for some of the projects it has been possible to obtain enhanced detail from suppliers and specialists, such as the Big Blue re-use and the Roving Rink, to reinforce the costs that have been reported.

It should be noted that for those projects that are taken forward for delivery, the costs will be subject to verification through site investigations and surveys, which may result in an increase in the estimated value of a project.

A detailed cost summary and break down of each project cost are provided within Section 4.0.

PROCUREMENT

With the wide variety of projects that have emerged and been put forward for consideration, identifying a procurement route strategy has been challenging. The key criteria has been the short duration of the project and the need to select options that minimise the procurement time, whether it be a contractor, hire or purchase of equipment or engagement of organisations to provide activities. Because of the need to follow LLDC procurement guidelines, the majority of procurement options follow a competitive route either through individual projects or by setting up a framework for delivery over several projects.

One element, which spreads across several Dents in the Fence, is the re-use of the Big Blue media building from the London Olympics to provide a series of short terms accommodations solutions. This has been singled out as the units have been offered by Eric Reynolds at no cost for the purchase of the units, which means that the only cost would be that for delivery, installation and fit out of the units in their designated locations. Whilst the cost would suggest that a competitive process is required, because Eric Reynolds is effectively giving the units to the project, they represent exceptional value for money and to procure the equivalent accommodation through the marketplace would not be possible.

In addition, alternative routes to implementing projects have been considered, such as grants and extension of existing lease or contracts.

as a period of preparation and anticipation of the future QEOP: • Legacy: interpreted as a stepping stone or springboard, linking the benefits of the recent past from the Games, through a time of preparation whilst the park is closed for transformation; to a greater sense of readiness for local people to best enjoy the benefits of the future park. This means as a wide ranging local community resource, including sport, arts and culture, healthy living and job opportunities. • Generosity: to offer a wide range of new opportunities to local people, that can be accessed for free or minimal charge, signals an open invitation to engage with the park starting now and builds interest and excitement around what the park and its facilities will offer once QEOP is fully open.

The proposals in this report successfully scope a range of solutions which meet and exceed the objectives and expectations of the original brief. Structured as clearly defined strategies, each of which includes a bespoke shopping list of mini projects, the overall scope offers a wide range of options for LLDC to consider taking forward to implementation: from modest yet essential facilitation works such as a landline at the View Tube; to engaging cross media communication; and ambitious proposals to reuse Big Blue media studios as iconic Dents in the Fence centres.

CONCLUSIONS

Two over-riding principles have emerged strongly through the Dents scoping process, that are key to defining the shape and character of the Dents as a period of preparation and anticipation of the future QEOP:

NEXT STEPS AND RECOMMENDATIONS

To support the Start Now approach aimed at achieving as early implementation as possible, the Dents team have reviewed and assessed the mini projects with LLDC as an on-going process throughoutthe study, and held specific assessment and priority reviews during the last three weeks, in parallel with compiling this report. These reviews have included specific consideration and advice from LLDC teams on procurement solutions, legal issues and planning requirements to help determine viable delivery methods which can be implemented swiftly and robustly.

The key recommendations for early win projects that have been agreed as high priority are described at the end of the report in Section 5.0, summarised as follows:

- View Tube: landline and communication projects early implementation facilitated by LLDC grant funding
- Communication: the range of engaging cross media solutions described in Strategy 2.0 Spread the Word: detailed design and implementation
- Launch Pads and Fields of Play: further development of the design and cost approach to assist in decision making
- Big Blue media studios: the specific re-use of these iconic Games elements is highly recommended as very good value, which will be considered in more detail as a key part of the Launch Pad next steps development
- Dents Manager: LLDC are considering the most appropriate structure for this important role.

The aim is to conclude these further development aspects by the end of December 2012, and that a client decision is reached in early January 2013 to support early Implementation in general and more specifically, to avoid losing the option to re-use the Big Blue units. The Dents team has hugely enjoyed being involved in this project and would like to thank all the inspiring people we have met over the course of its development and who have engaged with us and contributed enormously to these successful outcomes.



THE BRIEF

SUMMARY OF OBJECTIVES

Create 'dents in the fence' to **draw people** from surrounding communities **towards the park** to mitigate feelings of frustration and disengagement during the 'clear, connect and complete' phase of the park when the park is not generally accessible.

To generate interest and excitement

to ensure local people use the park and facilities once it opens from Summer 2013.

Enable local people and visitors to gain an insight into the Park to raise interest and **anticipation** around the Park Opening.

Provide an on-going **engagement point** to enable local people to **participate** in the operations and programmes within the park such as North Park Hub, South Park Plaza, Interim-uses and the North Park Opening event.

Enable people from different communities across the park to **talk to each other** and promote opportunities for **exchanges** between individuals and organisations

Provide **meeting points** for future schemes, such as volunteering through the QEOP timebanking scheme, learning trails and walking and cycling tours

To **activate** awkward spaces located strategically at 'gateway' and pivotal locations.

TASK 1: DENTS CENTRES

The brief defined a requirement for physical spaces, as centres that visitors can come to in order to find out about the future QEOP. The size, location and nature of these were to be determined by the study, with the aim to accommodate a range of facilities and activities to support the delivery of the objectives, to potentially include:

- Connect places and people with the Park: by displaying maps that connect the viewing centres and key features within the park.
- Enable LLDC to provide accurate, clear, and current information on the legacy developments, and provide a post-box to enable local people to feedback comments on legacy plans and developments
- Enable local people to gain information about forthcoming opportunities, including jobs, training, supply-chain, events, arts and cultural events, festivals and activities.
- Provide a story wall to enable local people and visitors to post comments, blogs, photos
- Provide opportunities for people to engage in a range of activities from education, horticulture, arts and culture, sports and healthy living.

The scoping of opportunities for locating physical centres and identifying potential gaps to be based on:

- Proximity to the site and potential views of the Park
- Geographical spread around the park
- Consideration of requirements for indoor and outdoor space and recommendations on the optimum combination
- Potential to use a mobile unit
- Utilising spare capacity within existing centres and/or:
- Utilising vacant properties/ interim sites at strategically important 'gateway' locations and high footfall areas such as Leyton Mills/Leyton High Road retail units, vacant shop units in Stratford, former Security Plaza on Warton Road, LLDC owned vacant sites at Hackney.
- Accessibility of the site

- Budgets required for capital works and to activate and programme the spaces
- Potential for a range of activities to be accommodated to deliver LLDC objectives: sport and healthy living; arts and culture; sustainability and inclusivity.
- Delivery to open as early as possible from Autumn/Winter 2012.

Physical centres are anticipated to accommodate:

- Classroom, WC, cafe, space for exhibitions, activities and workshops, outside space for growing plants and activities
- visual aids, maps, games, events, calendars
- a 'story wall' and a 'post box' facility.
- on-line tools to post blogs, stories, photos
- bicycle parking up to 22 bikes

TASK 2: DELIVERY OF TASK 1 CENTRES

Set out the next steps for the delivery of these centres including procurement options within the timescales and potential delivery partners,

TASK 3: MAP ROUTES TO LINK CENTRES

Map accessible routes to show the connections between the 'Dents in the Fence' centres. Accessible routes will encourage people to visit more than one centre and gain a sense of the connectivity. BL Pro arc an

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BUDGET FOR TASK 1 CENTRES

Proposals for physical centres were to be structured around consideration of what could be delivered and achieved within three budget options:

- Option 1: assumes a capital budger of £1 million and a revenue budget of £100,000
- Option 2: assumes a capital budger of £500,000 and a revenue budget of £100,000
- Option 3: assumes a capital budger of £350,000 and a revenue budget of £100,000

During the project it was agreed that a shopping list approach would be adopted to cost a range of options, instead of these specific bands.

CONSULTATION

METHODOLOGY

Proposals have been developed through working closely with a wide range of consultees, whose experience and awareness of their specific communities' needs have offered the Dents a 'hot wire' into the multiple and complex requirements of those living and working around the park. Due to the fast-track programme this consultation process has allowed for only minor grass roots consultation from first principles.

The brief identified an initial set of consultees, who have engaged with the Dents project throughout the 10 week process as a combination of focussed 1:1 interviews and joint review sessions:

CONSULTEES FROM BRIEF

- View Tube
- CRE8 Lifestyles Centre, •
- The White Building
- Three Mills
- Chandos Centre,
- Legacy Youth Forum
- LB Hackney, Waltham Forest. Newham & **Tower Hamlets**
- Triathlon
- Lendlease
- **Community Links**
- Poplar Harca
- Leaside
- Space Studios
- Land Prop
- Canal and Rivers Trust

EXTENDED CONSULTEES

We expanded the range and diversity of consultees over the course of the project development to include new groups who could link to the Dents approach, to include:

• Frontside: interim user of LLDC owned site at 67 Rothbury Rd, proposed as a key site to develop further.

- Urban Space: Big Blue reuse
- Eastside Community Heritage: People's Museum
- Streetgames: Lessons Learned Research
- Noiceone ice rink ٠
- Stratford Rising
- Mabley Meadows
- Assemble: Sugarhouse Studios
- Maccreanor Lavington Sweetwater
- Allies and Morrison Eastwick
- LLDC Canal Park design team
- Public Works
- Bicycle works
- London Cycle Network
- MACE: Mario Perbe security and access advice

WIDER LLDC CONSULTEES

- Design / Grassroots Interim-Uses
- Arts and Culture .
- Events .
- Transformation
- Equalities and Inclusion
- Marketing
- Sports and Healthy Living
- Procurement
- Legal

All these groups, individuals and organisations have contributed significantly to developing both the strategic solutions and the detailed proposals in this report and we would like to thank all those who contributed for their time, enthusiasm and support.

FINDINGS

The key findings from the various consultation sessions are summarised as follows and have informed each of the Dents proposals contained in this report:

• ACCESS TO THE PARK: without exception each of the groups identified the single most important approach to local people engaging with the Olympics & Paralympics was the opportunity to access the park, both through early tours and as day pass entry during the games. Maintaining some access was seen as critically important as people did not understand why the park had to close for so long and this may threaten the positive identification as their place.

- **LOCAL PARK NOT JUST ELITE PARK:** build an awareness of the future QEOP as a park for local people rather than just for elite sport uses.
- ACCESSIBLE INFORMATION ON REAL QEOP DATES: build awareness of real dates for opening of each part of the park with accessible context of what sets these dates.
- **BUILD ON EARLIER & CURRENT PROJECTS:** aim to develop projects which have either demonstrated success as earlier, interim projects to extend their life and benefit; or which have a potential physical re-use; or current projects which need some support to maximise their benefit to their communities and to the Dents and QEOP aims.
- STEPPING STONE PERIOD TO PREPARE FOR QEOP OPENING: aim to develop Dents projects to support preparation for local people to be ready to maximise the benefit of the park when it does open across all aspects from job training to play, sport and healthy living.
- FOSTER INTER BOROUGH/COMMUNITY **LINKS:** historically very limited connections existed between the communities around the park, so the task is not reinstating links but instead a focus on new opportunities to encourage new networks, links and patterns of movement.
- LACK OF AFFORDABLE RENTED FLEXI SPACE:
- with limited available space and high rents charged at key locations such as the View Tube, this is considered a key gap in provision
- SPORT AS CATALYST: community sports have been identified through the LLDC Learning from Others study as a key approach to activating awkward spaces as a range of relatively low cost and easy implementation solutions that suit all ages and abilities

- SHOWCASE YOUTH TALENT: local young peoplefeelmarginalised, without opportunities to share their creative talents, despite of and in some ways because of the focus on the strength of the creative communities in Hackney Wick and Fish Island
- ELDERS AND HERITAGE: the success of the People's Museum pop up shop project on Stratford High Street created links with communities around the park of all ages with the exception of LB Waltham Forest where the timing did not work out and this is a gap that could offer new opportunities for an oral history project to complete the project between all the host boroughs.
- AVOID OVER RELIANCE ON SMART **TECHNOLOGIES:** the many disadvantaged communities around the park are without access to smart technologies or internet. Although this is a useful tool for some including young people it is important that it is as well as other solutions and not instead of.
- •PERFORMING ARTS UNDER-REPRESENTED: responses from Stratford Rising revealed that although the Olympics and Paralympics have been successful in promoting and integrating visual arts there is a gap in representing the performing arts. This issue is being considered as part of the Learning from Others case study research commissioned separately by LLDC.
- **LEGACY:** interpreted as a stepping stone or springboard, linking the benefits of the recent past from the Games; through a time of preparation whilst the park is closed for transformation; to a greater sense of readiness for local people to best enjoy the benefits of the future park as a wide ranging local community resource, including sport, arts and culture, healthy living and job opportunities.
- **GENEROSITY:** to offer a wide range of new opportunities to local people, that can be accessed for free or minimal charge, signals an open invitation to engage with the park starting now and builds interest and excitement around what the park and its facilities will offer once QEOP is fully open. 9



2.0 PROJECT DEVELOPMENT AND OVERVIEW

INITIAL PROJECT STRATEGY

KEY AIMS

• Create 'dents in the fence' to draw people from surrounding communities towards the park to mitigate feelings of frustration and disengagement

KEY PRINCIPLES DEVELOPMENT

- Local ownership
- Awareness of QEOP LLDC
- Early Engagement/Start Now
- Access and Opportunities for All

MAIN THEMES

- Play
- Sport
- Healthy living
- Growing
- Arts and Culture
- Information
- Mapping the Park/ New connections

KEY



- **Current Fence Location**
- Borough Boundaries

LLDC Boundary

- Direction of Activity
- Gateway Dents in the Fence Central Bases
- 1 Leyton Mills
- 2 Leyton High Road
- 3 Candos East
- 4 Stratford Town Centre
- 5 Three Mills
- 6 View Tube
- 7 The White Building
- 8 CRE8 Lifestyle Centre



EMERGING PROJECT STRATEGY

THE APPROACH

Initial proposals emerging from the various consultation interviews focussed on a combination of two approaches, of reinforcing the existing community centres and facilities as Central Bases, alongside an ambitious approach to create early access into the Park, as both managed tours and pockets or peninsulas of land on the fringes which could be offered back to the community early for interim use. Although these proposals for early access were supported in principle by both LLDC teams and the community groups, this approach was ultimately considered unviable due to the complexity of overlapping with the contractors predetermined programme of works.



FINAL PROJECT STRATEGY

THE APPROACH

The final strategy for Dents in the Fence has been developed to use this time restriction on access to the park as a strength: by starting away from the fence, working with the existing community Central Bases at the heart of their communities; and moving inwards towards the park to activate key sites on the periphery of the fence as Dents in the Fence centres; in readiness to step across the fence into the park for early access once the construction works are complete in each area of the park.

We will expand and provide detail on each element of the strategy over the following chapters of the report.

STRATEGY KEY



STRATEGY 1.0 CENTRAL BASES:

Capital and Revenue funded projects in existing centres

STRATEGY 2.0 SPREAD THE WORD:

Information Creation And Dissemination, events.



STRATEGY 3.0 GATEWAYS / LAUNCH PADS:

Range of information, art and built intervention



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STRATEGY 4.0 FIELDS OF PLAY:

Temporary sites for early managed activities

STRATEGY 5.0 HIGH POINTS:

Beacons that connect all communities around the park

STRATEGY 6.0 NOW ROUTES:

Temporary early managed tour routes through the park

STRATEGY 7.0 LIVE ROUTES:

Permanent open streets through QEOP



CONNECTING COMMUNITIES

DENTS IN THE FENCE AND THE COMMUNITIES AROUND QEOP

The diversity of the local communities living and working around the park requires an equally diverse engagement and local liaison approach, to activate the new dents in the fence network of centres.

The next pages represent how the Dents in the Fence proposed strategies affect each of the communities around the park.

CONSULTATIONS

HACKNEY

WALTHAM FOREST

TOWER HAMLETS

NEWHAM



HACKNEY

Central Bases:

- 1.1.2 CRE8 centre
- 1.2.1 White Building
- 1.2.5 Eton Mission Rowing Club
- 1.2.13 Hackney Marshes Centre
- 1.2.14 Mabely Green Changing Rooms
- 1.2.15 Wally Foster Community Centre
- 1.2.16 Concorde Centre

Gateways

- NW Kingsmead and CRE8 link to North Launch Pad, iCity and North Park Hub
- W3 Prince Edward Road to Copper Box
- W2 White Building to Energy Centre and North Park Hub

Launch Pads:

3.2.4 Launch Pad North: Covered Carpark

Fields of Play:

4.3 Mabely Green

High Points:

5.1.1 Multi Storey Car Park5.2.10 St Mary of Eton Church Tower5.2.11 Landmark Heights, 172 Daubeney Road

Now Routes:

- 7.1 Temple Mill Road
- 7.3 Warteden Rd



TOWER HAMLETS

Central Bases:

- 1.2.1 White Building
- 1.2.2 Bromley by Bow Centre
- 1.2.4 Energy Centre
- 1.2.17 Bow Idea Store
- 1.2.25 Wally Foster Community Centre

Gateways:

- SW Fish Island: Canal lock and/ or Greenway connections
- W1 Fish Island: Canal towpath at Bridge H14 to British Garden/ Stadium Island
- W2 White Building to Energy Centre and North Park Hub

Launch Pads:

- 3.2.2 Launch Pad Canal
- 3.2.3 Launch Pad Rothbury Road

High Points:

- 5.2.6 Poplar Hacra Towers
- 5.2.7 Tower Hamlet
- 5.2.8 Payne Road, Bow Interchange

Now Routes:

- 6.2.4 English Gardens
- 5.2.9 Parnell/ Joran Road Towers

Live Routes:

7.1 Carpenters Road



NEWHAM

Central Bases:

- 1.1.1 View Tube
- 1.1.3 Three Mills Visitors Centre
- 1.2.6 Chandos East Centre
- 1.2.7 Rokeby Centre
- 1.2.10 Play Sow and Grow
- 1.2.12 Sugarhouse Studios
- 1.2.18 Schools
- 1.2.19 Retail, Stratford High Street, Westfields
- 1.2.22 North Park

Gateways:

- NE1 Stratford link adjacent to proposed festival site and International Qtr north
- NE2 Temple Mill Lane across to new school playing fields
- E Stratford link
- SE1 Stratford new level crossing May 2013 to allotment access loop
- SE2 Stratford Warton Rd Bridge to Stratford Dirty Peninsula
- SE3 Stratford Warton Rd Roundabout to Blue Bow Bridge
- SE4 Carpenter Road
- 1.2.24 Stratford East Theatre Royal
- 1.2..26 Concorde Centre for Young People

Launch Pads:

3.2.1 Launch Pad South

Fields of Play:

- 4.1 Drapers Field
- 4.2 Warton Road

High Points:

- 5.1.2 Southern Beacon: Carpenters Road Denison Point
- 5.1.3 Park Beacon: Orbit
- 5.2.2 Leyton Holden Point
- 5.2.3 Triathlon East Village
- 5.2.4 Stratford Land Prop
- 5.2.5 115 High Street

Now Routes:

- 6.2.1 Stratford High Street
- 6.2.2 Greenway Peninsula
- 6.2.3 Festival Peninsula

Live Routes:

- 7.1 Carpenters Road
- 7.2 Temple Mill Lane



WALTHAM FORSET

Central Bases:

1.2.18 Schools 1.2.21 Libraries: Leyton Library

Gateways: NE1 Stratford Link adjacent to proposed festival site and International Qtr

Launch Pads: 3.2.5 North East: Leyton Mills

Fields of Play:4.1Drapers Field

High Points:5.2.1Leyton Mills

Now Routes:

6.2.5 Chobham Academy

Live Routes:

Temple Mill Road 7.2





3.0 DETAILED PROJECT STRATEGIES

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STRATEGY 1 CENTRAL BASES

1.0 CENTRAL BASES

NETWORK OF EXISTING CENTRES THAT SUPPORT THE DENTS PROJECT THROUGH ACTING AS INFORMATION AND ACTIVITY HUBS, AND LINKING THE LOCAL COMMUNITIES TO THE FUTURE PARK



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| STRATEGY 1.1 CENTRAL BASES WITH CAPITAL AND/OR REVENUE | 1.2.1 White Building1.2.2 Bromley By Bow Centre: GP and various healthy living programmes |
|---|--|
| | 1.2.3 Community Links Centre info hub, range of |
| Each existing Central Base already runs some | community activities and support |
| activities that link to QEOP themes and in some | 1.2.4 Energy centre sustainable energy production in Hackney Wick |
| centres micro capital and revenue funded projects have been identified to support activities | 1.2.5 Mabeley Rowing Club |
| have been identified to support detivities | sport and engagement |
| Aim for each central base with a core activity to | 1.2.6 Chandos East Centre |
| also act as a roving facilitator to run temporary or | Community Links centre Leyton: play and engagement, growing |
| interim activities on satellite sites either in other | 1.2.7 Rokeby Centre |
| communities to promote new connections, or on | Community Links centre Stratford: play |
| the park as part of the early access in Strategy 3.0 & 4.0. | and engagement, growing 1.2.8 Playhut |
| & 4.0. | Community Links Central Park East Ham: |
| 1.1.1 View Tube | play and engagement, growing |
| a. Land line | 1.2.9 Arc in the Park |
| b. Display panel for interpretation | Community Links open access play and sport facility Canning Town |
| c. Large scale information panel | 1.2.10 Play Sow and Grow |
| d. Gateway Totem | Community Links Stratford open access |
| e. Periscope installation | play and growing |
| f. Posters | 1.2.11 Leyton Open Spaces 3 sites incl Drapers Fields in Leyton being |
| g. Artefact exhibit linked to strategy 2.0h. Design fees | designed by KLA and Mae |
| n. Designites | 1.2.12 Sugarhouse Studios |
| 1.1.2 CRE8 centre | Cinema, info hub, Arts, Engagement |
| a. MUGA resurfacing | 1.2.13 Hackney Marshes Centre Sport, Engagement, Play |
| b. New WC in changing rooms | 1.2.14 Mabley Green Changing Rooms |
| c. New performance lighting and sound | 1.2.15 Wally Foster Community Centre |
| equipment and access | 1.2.16 Concorde Centre for Young People |
| d. Artefact exhibit linked to strategy 2.0 | 1.2.15 Fishers hut/Café at Old Ford Lock 1.2.16 LWT Nature Park and Thames Water |
| 1.1.3 Three Mills Visitors Centre | Recycling Centre |
| a. Children's WCs to existing classroom | 1.2.17 Bow Idea Store |
| b. Upgrade café | 1.2.18 Schools |
| | 1.2.19 Retail 1.2.20 Transport: Including train & tube stations |
| STRATEGY 1.2 CENTRAL BASES AS | bus stops |
| INFORMATION HUBS ONLY | 1.2.21 Libraries |
| | 1.2.22 North Park Hub when open in July 2013 |

Each Central Base to share the Dents story through various communication solutions as Strategy 2.0 Benefit of existing centres that tap into large sections of the communities that live and work around the park including harder to reach groups.

- tube stations
- 1.2.22 North Park Hub when open in July 2013
- 1.2.23 Rosetta Art Centre
- 1.2.24 Stratford East Theatre Royal

PROJECT 1.1.1 VIEW TUBE

- a. Land line
- b Information +events
 - Display panel for interpretation: 3no different designs for 3no locations
 - Large scale information panel
 - Gateway Totem
 - Periscope installation
 - Posters
 - Artefact exhibit linked to strategy 2.0
 - Design fees



The View Tube was the first built installation on the Olympic Park, and having closed during the Games, it will be the first future park facility to open post Games on 01 December 2012. This social enterprise and community venue contains a café, education, arts and information spaces, community garden and a cycle hire business.

Built using recycled shipping containers, the construction and installation was delivered by Urban Space Management, and was a partnership project between Leaside Regeneration, London Thames Gateway Development Corporation, the Olympic Delivery Authority and Thames Water.

The View Tube is an ideal, ready made Dent in the Fence, located on the raised level of the Greenway, an accessible peninsula of public accessible space running through the south corner of the otherwise closed Olympic Park. As the first opportunity to get up close to the Olympic Park during the period of park closure, the site and the viewing balconies



offer unique panoramic views of the Park now, to allow visitors to observe progress, and in the future.

As the key viewing and information point the Dents proposals have been developed with Paul Shaw, the View tube manager, to fill gaps identified in the core provision and to reinforce this central base as an early vantage point. The mini projects include basic facilitation works to install a land line to facilitate wifi use and a range of proposals for updating the pre-games information with a range of accessible and engaging information elements. These include interpretation display maps, information and more playful elements such as the periscopes, all of which link to the Spread the Word proposals, described in more detail in Strategy 2.0.



PROJECT 1.1.1 VIEW TUBE

LANDLINE

A landline would facilitate wifi use which would encourage café use throughout the day for work, leisure and educational use.



INTERPRETATION & INFORMATION

Addresses the immediate need for more local, grass roots information ranging from real QEOP future opening dates to current programme of Dents.









GATEWAY TOTEM

Gateways to have local site specific identity through specific intervention. Gateways will also have both local history information and shared park identity, eg compass point references to help build a wider understanding of how each community relates to the park and to each other.



PROJECT 1.1.1 VIEW TUBE ASSESSMENT SHEET

PROCUREMENT

It is envisaged that the funding for the Viewtube will be by way of a grant to Poplar Harca. This being the case, any requirement to engage consultants, fabricators, suppliers of contractors would fall under Poplar Harca's own procurement procedures, dovetailed in with any stipulations set by LLDC.

ACCESS

- OpeningTimes:seven days a week in all weathers. Mon - Sun 9am - 5pm. (cafe may vary opening hours according to daylight and weather)
- Free entrance: View Tube is free to attend and there is no need to book the main public areas.
- Classroom use: hire charges relatively high. This has been identified as part of a wider issue around the park where there is a gap in affordable bookable flexi-space for community and education use.
- Current access onto the Greenway peninsula is from two points: the western access is from the Lee navigation canal towpath near Old Ford Lock which links with Fish Island and Hackney Wick, but awareness needs to be raised in the wider Tower Hamlets and Hackney areas who visited less pre-games; and secondly a south eastern access from Pudding Mill Lane DLT station which requires marshalled assistance to cross the construction route of the Loop Road and is currently perceived as a difficult access route by the communities in Newham.
- Fully accessible facilities with lift access to the first floor classroom and new viewing balcony. wide range of users: large numbers of visitors pre-games included school groups; organised tour groups; families; walkers using the Greenway; arts events attendees; individuals. The aim is to re-gain similar numbers and extend



the range of users supported by the proposed wifi facility and new events organised by the View Tube and their new café operators.

• Access from Pudding Mill Lane or Hackney Wick stations both accessible with ramped approach

1.1.1a LAND LINE

BENEFIT ASSESSMENT : High

- Increase visitor numbers: as the first pioneering use to open in the park the View Tube would benefit from all means to increase its visitor numbers. A landline would facilitate wifi use which would encourage café use throughout the day for work, leisure and educational use.
- Increased links and access: a landline facilitates both links to the Dents and QEOP through access to the wider context and other related projects; along with opportunities for visitors to log an opinion or other contribution on the website
- Implementation of Dents aims: Creates easy to access communication; Start Now; opportunities for all; growing linked to outside garden.
- Addresses the immediate need for more local, grass roots information ranging from real QEOP future opening dates to current programme of Dents activities

IMPLEMENTATION ASSESSMENT: Complex

- Site installation: Complex access and installation as initially assessed by BT, pending final quote.
- Thames Water permissions: may be required for installation works to be determined pending BT detailed quote at the next stage
- Construction issues: existing ground conditions and services are not fully defined and surveys may be required at the next stage
- Extent of works that constitute contractural changes need to be reviewed and process agreed including adapting fences for signage
- Procurement process: order to be placed with

BT direct by View Tube and LLDC to grant fund this work.

 Management: low requirement from LLDC as View Tube managed works

COST ASSESSMENT: Low

- Cost: although relatively high for a single land line connection this is considered low cost as an overall project as it is in the lower third cost band.
- Value for money: Good value based on level of benefit.
- Detailed cost summary and break down of each element is included in the main cost section 4.0

ASSESSMENT PRIORITY: High

- Overall the Landline proposal is recommended as a high priority early win Dents project.
- LLDC teams have reviewed the landline proposal and agreed in principle that this is to be taken forward as a high priority early wins.

ASSESSMENT PRIORITY: High

- View Tube management submitted a request for a quote from BT at the start of the Dents scoping work to determine a precise cost and installation date which is due to be received imminently.
- LLDC to confirm the grant funding to the View Tube so that they can take the project forward independently.
- No further assistance is required from the Dents team on this mini project.

1.1.1b COMMUNICATION & INFORMATION

BENEFIT ASSESSMENT: High

• Signals change most quickly as the first step in an early win approach

• Potential early win demonstrates to local community and a wider audience of visitors to the Greenway, the LLDC commitment to maintain opportunities for all in the build up to the full QEOP opening.

Implementation of Dents aims: Creates easy to access communication; Start Now; opportunities for all; growing linked to outside garden.

Addresses the immediate need for more local, grass roots information ranging from real QEOP future opening dates to current programme of Dents activities

• Upgrades out of date signage and information: early solution to provide softer interim language for communication prior to the new QEOP brand.

• Signage for new viewing balcony: a new extension is being installed by the View Tube to be accessible to the public when the classroom is in use which was not possible in the original balcony. New Dents interpretation signage is to be provided.

• Access: located on the Greenway peninsula the View Tube is physically accessible but is considered remote and difficult to visit by surrounding communities with the possible exception of Hackney Wick and Fish Island.

• Lifespan: potential for retaining some of the elements as longer term markers of the Dents period of preparation, such as Gateway Totems which could sit alongside future park wayfinding.

Engages all ages in a wide range of information, including historic heritage references; current and future proposals and potential links to social media updates.

Fabrication using local crafts people supports the Dents aim to use this period of preparation to offer opportunities to local businesses

IMPLEMENTATION ASSESSMENT: Easy

- Relatively small scale interventions support ease of implementation
- Simple palette of materials
- Flexible means for updating information such as renewing posters on a regular basis and replacing ply signage elements, creates a loose fit and relatively low cost solution
- Site specific design development required as next steps to follow this feasibility study
- Planning permission: may be required for some elements in particular the Gateway Totems and large signage. LLDC are reviewing this.
- Thames Water permissions: may be required to locate the sign to be determined at the next stage
- Construction issues: existing ground conditions and services are not fully defined and surveys may be required at the next stage
- Extent of works that constitute contractural changes need to be reviewed and process agreed including adapting fences for signage
- Procurement process: order to be placed with BT direct by View Tube and LLDC to grant fund this work.
- Dents Manager: recommended as new post to support all Spread the Word elements
- Risk of tampering: low risk as View Tube is a managed environment.
- Website and/or blog: would need to be managed and monitored. This could be by Dents manager possibly with volunteer support from LLDC Youth panel or others.
- Maintenance solution managed and monitored by View Tube.
- · View Tube management: no specific need for Dents manager role other than general overview as part of whole Dents project.

COST ASSESSMENT: Medium

- Cost: considered medium cost as an overall project as it is in the middle third cost band
- Value for money: good value based on level of benefit.
- Detailed cost summary and break down of • each element is included in the main cost section 4.0

ASSESSMENT PRIORITY: High

- Overall the communication proposals are recommended as a high priority early win Dents project.
- LLDC teams have reviewed these proposals and agreed in principle that this is to be taken forward as a high priority early wins.

NEXT STEPS

- LLDC to confirm the grant funding to the View Tube so that they can take the project forward independently.
- The Dents team have submitted a proposal to form part of the grant to develop the feasibility and scoping project to provide a detailed design for fabrication and implementation
- Planning permission and other land use permissions: LLDC are currently reviewing which permissions are required.







PROJECT 1.1.2 CRE8 CENTRE

- a. MUGA resurfacing
- b. New WC in changing rooms
- c. New performance lighting and sound equipment and access
- d. Roving Coaching elements
 - Off site sport coaching in the park and other communities
 - Off site cinema/arts activities in the park and other communities



CRE8 Life Style Centre took occupation of supported by LB Hackney and which the Dents the1930s Old Baths, in December 2011 when the project could extend further to link with the aims managing team embarked on a rolling conversion of the future OEOP: and upgrade of the spaces, much of which was • On site activities and events: there is a wide completed with the contribution of donated materials and volunteer labour, including their own time.

Located in Hackney Wick, the centre works with young people both locally and pan London with a focus on 'challenged community groups'. The Centre has an ethos as a 'Life Style' centre rather than Community Centre, aiming to nurture increased self esteem and confidence in young people as key life skills for both employment and wider social engagement, through a wide range of opportunities in sports, arts and media.

As a relatively new centre CRE8 is growing the operation is at a number of levels, which are







Potential for CRE8 to act as roving sports coaches and/or off site arts events instigators has been considered through a peripatetic outreach strategy. This would support the Dents aim for all central bases to offer a roving role that aims to help bring activities onto the new Launch Pad sites and to other central bases, to help create links between the different communities around the park.

- range of on site spaces inside and outside that are being developed to support an ambitious programme of sports, arts and healthy living activities: including a Main Hall, 2no. Gallery Spaces, Café Area and a Studio Space
- Off-site programmes: a base from which the charities organise a range of pan London sports coaching
- Revenue generation: potential of hiring on site spaces to generate funds to run the core activities and programmes

Through early consultation with the CRE8 management team, a range of Dents proposals have been developed to fill gaps identified in the core provision and to reinforce this central base as a focus for sports arts and healthy living, in addition to the role as an information hub. The mini projects include basic facilitation capital works to install WCs to changing rooms; re-surfacing an existing MUGA and a new performance lighting and sound system for the main hall to support a wider range of events and activities.

An additional benefit could be that CRE8 act as 'Sticky people' who encourage those engaged in activities on interim use sites to continue the activity back at the central base when the interim site is lost due to development.

ACCESS

- Located in LB Hackney, 4 minutes from the Hackney Wick Station, close to the A12 and Lee navigation. Cre8 is situated a short walking distance from the Olympic park
- Outside the fence: as a community based centre the building has open access from public realm
- Accessible facilities with lift access to the first floor. The main front entrance has stepped access so wheelchair access is via the side gates and yard.
- Hire charges are flexible for the different spaces and the revenue is used to help fund the core programme of activities.
- Range of users: the centre is building up numbers and diversity of users through the emerging programmes of activities and events.
- Building control compliance: It is important that parts of the conversion carried out by different trades and volunteers are confirmed to be compliant with current Building regulations, in particular fire alarms and early warning provision are certified before LLDC commit to funding further adaptations, or hold events at the centre.
- Access from Hackney Wick station (ramped access from street level). Increased use: new surfacing would support a wider range of uses and encourage more young people to participate in sports programmes.
- Increased revenue potential: the resurfaced MUGA would be more attractive for hiring and could help increase revenue generation
- Implementation of Dents aims: encourages Sport and healthy living; Start Now.
- Signals change and demonstrates the LLDC commitment to promote new opportunities in the build up to the full QEOP opening
- Lifespan: permanent improvement to the centre extending benefits for improved use beyond the Dents period.

MUGA



LIGHTING AND SOUND EQUIPMENT



PROJECT 1.1.2 CRE8 ASSESSMENT SHEET

PROCUREMENT

- The proposed works will require the engagement of design consultants to prepare a brief to allow tenders to be prepared and issued for the procurement of the works. As the works themselves are in discreet locations of the centre, it would be possible to procure the works in one lump or package each element
- Off-site coaching a activities and the engagement of sports coaching/trainers etc. could be provided as an extension of any existing arrangements to provide the same services on-site at CRE8 or through advertisements on an event by event basis.

1.1.2a MUGA Resurfacing

BENEFIT ASSESSMENT :Medium

- Increased use: new surfacing would support a wider range of uses and encourage more young people to participate in sports programmes.
- Increased revenue potential: the resurfaced MUGA would be more attractive for hiring and could help increase revenue generation
- Implementation of Dents aims: encourages Sport and healthy living; Start Now.
- Signals change and demonstrates the LLDC commitment to promote new opportunities in the build up to the full QEOP opening
- Lifespan: permanent improvement to the centre extending benefits for improved use beyond the Dents period.

IMPLEMENTATION ASSESS: Medium

- Construction issues: Easy access via the side gates and yard, and installation could be contained in a segregated compound to minimise impact on other ongoing activities at the centre.
- Services: the specific existing services are not known. Adaptations to services incl drainage; lighting; alarms would need pre-construction survey of the existing and all completed works would require the relevant certificates and

Building Control permission.

- Building control compliance: Verification of compliance should be considered as a pre-requisite prior to funding further works or holding Dents activities at this centre.
- Planning permissions: assumed not required
- Procurement process: relatively straightforward using the appointed contractor.
- Management: low requirement from LLDC as ongoing use is managed by CRE8

COST ASSESSMENT: Medium

- Cost: although within the lower third cost band of all the proposed projects this is considered relatively high cost for a single project.
- Value for money: medium value based on level of benefit.
- Detailed cost summary and break down of each element is included in the main cost section 4.0

ASSESSMENT PRIORITY: Medium

• The MUGA resurfacing is considered medium priority as although relatively easy to implement it is an upgrade of an existing facility rather than a new provision.

1.1.2b New WC in changing rooms

BENEFIT ASSESSMENT :Medium

- Increased use: supports a wider range of uses to encourage more young people to participate in sports and performance programmes.
- Increased revenue potential: improved facilities are likely to be more attractive for hiring and could help increase revenue generation
- Implementation of Dents aims: encourages Sport and healthy living; Start Now.
- Signals change and demonstrates the LLDC commitment to promote new opportunities in the build up to the full QEOP opening Management: low requirement from LLDC as ongoing use is managed by CRE8
- Lifespan: permanent improvement to the centre extending benefits for improved use

beyond the Dents period.• Construction issues: changing rooms are located in the centre of the plan so access may conflict with other ongoing activities at the centre. Health and Safety needs to be reviewed carefully by both the contractor and the centre management.

- Services: specific existing services are not known. Adaptations to services would need pre-construction survey of the existing and all completed works would require the relevant certificates and Building Control permission.
- Building control compliance: Verification of compliance should be considered as a pre-requisite prior to funding further works or holding Dents activities at this centre.
- Planning permissions: assumed not required
- Procurement process: relatively straightforward using the appointed contractor.
- Management: low requirement from LLDC as ongoing use is managed by CRE8

IMPLEMENTATION ASSESSMENT: Medium

- Construction issues: changing rooms are located in the centre of the plan so access may conflict with other ongoing activities at the centre. Health and Safety needs to be reviewed carefully by both the contractor and the centre management.
- Services: the specific existing services are not known. Adaptations to services incl drainage; lighting; alarms would need pre-construction survey of the existing and all completed works would require the relevant certificates and Building Control permission.
- Building control compliance: Verification of compliance should be considered as a pre-requisite prior to funding further works or holding Dents activities at this centre.
- Planning permissions: assumed not required
- Procurement process: relatively straightforward using the appointed contractor.
- Management: low requirement from LLDC as ongoing use is managed by CRE8

32

COST ASSESSMENT: Low

Cost: although within the lowest third cost band of all the proposed projects this is considered relatively high cost for a single project.

• Value for money: medium value based on level of benefit.

 Detailed cost summary and break down of each element is included in the main cost section 4.0

ASSESSMENT PRIORITY: Medium

The WCs in the changing rooms are considered medium priority as there are new WCs at the centre outside the changing rooms, which represents a supplementary facility rather than a new provision.

1.1.2c New Performance Lighting And Sound Equipment And Access

BENEFIT ASSESSMENT :Medium

- Increased use: supports a wider range of arts and performance activities and events.
 - Increased revenue potential: improved facilities are likely to be more attractive for hiring and could help increase revenue generation
 - Implementation of Dents aims: encourages Arts; events; Start Now.
 - Lifespan: permanent improvement to the centre extending benefits for improved use beyond the Dents period.

IMPLEMENTATION ASSESSMENT: Medium

- Construction issues: main hall is located in the centre of the plan so access may conflict with other ongoing activities at the centre. Health and Safety needs to be reviewed carefully by both the contractor and the centre management.
- Services: the specific existing services are not known. Adaptations to services incl drainage; lighting; alarms would need pre-construction survey of the existing and all completed works

would require the relevant certificates and Building Control permission.

- Building control compliance: Verification of compliance should be considered as a pre-requisite prior to funding further works or holding Dents activities at this centre, particularly for fire alarms and early warning for events use.
- Planning permissions: assumed not required
- Procurementprocess:relativelystraightforward using the appointed contractor.
- Management: low requirement from LLDC as ongoing use is managed by CRE8

COST ASSESSMENT: Low

- Cost: although within the lowest third cost band of all the proposed projects this is considered relatively high cost for a single project.
- Value for money: medium value based on level of benefit.
- Detailed cost summary and break down of each element is included in the main cost section 4.0

ASSESSMENT PRIORITY: Medium

The performance sound and lighting is considered medium priority which represents a supplementary facility rather than a new provision.

1.1.2d Roving Coaching Elements

- Off site sport coaching
- Off site cinema/arts activities

BENEFIT ASSESSMENT : Medium

- Fosters new connections: roving coaches and arts instigators could help create new links between the different communities living and working around the park
- Activates awkward sites: roving uses to help bring new uses to Launch Pad sites as catalyst to encourage activity close to the park
- Sticky People: potential to link off site activities back to the central base to encourage those engaged in new activities on interim sites to continue to participate after the interim site is

no longer available.

• • Implementation of Dents aims: encourages Sports and Arts; events; Start Now

IMPLEMENTATION ASSESSMENT: Medium

- Construction issues: main hall is located in the centre of the plan so access may conflict with other ongoing activities at the centre. Health and Safety needs to be reviewed carefully by both the contractor and the centre management.
- . Services: the specific existing services are not known. Adaptations to services incl drainage; lighting; alarms would need pre-construction survey of the existing and all completed works would require the relevant certificates and Building Control permission.
- Building control compliance: Verification of compliance should be considered as a pre-requisite prior to funding further works or holding Dents activities at this centre, particularly for fire alarms and early warning for events use.
- Planning permissions: assumed not required
- Coaching procurement process: costs for coaching is likely to require a competitive bidding process which may be too complex for relatively small scale service. May be a more viable options to use the sites at no hire charge for programmes already funded in other ways.
- Arts instigator process: as with coaching the most viable solution for CRE8 and other community groups to use potential new sites would be as free host spaces for an activity or event funded by other sources

COST ASSESSMENT: Low

- Value for money: good value based on level of benefit, but may not be viable due to procurement issues.
- Detailed cost summary and break down of cost per hour included in the main cost section 4.0 and appendices

ASSESSMENT PRIORITY: Medium

Off site paid service is considered low priority as it is most likely that this would not be acceptable without a competitive procurement process.

NEXT STEPS

- LLDC to consider whether to implement this project as part of their review process to decide which projects to be taken forward.
- No further action for the Dents team at this stage.







PROJECT 1.1.3 THREE MILLS VISITORS CENTRE

a. Children's Wc To Existing Classroom b. Upgrade Cafe



PROJECT DESCRIPTION

Three Mills and its surrounding waterways is a beautiful conservation area, for industrial heritage and wildlife. Located in Tower Hamlets, a few minutes walk from the busy A12 and Bromley-By-Bow tube, this cluster of listed buildings is accessed along a cobbled approach and sits on the island in the River Lea. The most notable building being, the House Mill, Britain's oldest tidal mill. The Domesday book records eight mills on this stretch of the River, which at different points in history ground corn for local bakers and also for the London gin trade.

The visitors centre is managed by a team of dedicated volunteers and opens on Sundays from April to October with guided tours of the mill, reducing to once a month in the Winter plus other pre-booked tours.

A current Heritage Lottery Fund (HLF) bid has just

reached the end of the development phase of a £5 million bid for installing a hydro electric scheme as an educational and sustainable project which would also generate income; along with upgrade works to the fabric; interpretation and staffing costs. The viability of the bid is uncertain as Three Mills have not yet found any match funding.





Although located adjacent to Three Mills Studios, a former distillery, which is now London's largest film and television facility, there is no working relationship between this and the visitors centre largely due to the transient nature of film crews moving out at the end of a production.

Through early consultation with the Three Mills team, two of the areas of upgrade works included in the HLF bid were identified as possible stand alone mini projects which could link with the Dents: Children's WCs to existing classroom and upgraded café.

UPGRADE CAFE

Cafe area shown in red.



PURCELLE MILLER TRUTTON

KIDS'WC TO EXISTING CLASSROOM

WC area shown in red


PROJECT 1.1.3 THREE MILLS ASSESMENT SHEET

PROCUREMENT

The proposed works will require the engagement of design consultants, to prepare a brief to allow tenders to be prepared and issued for the procurement of the works. As the works themselves are in discrete locations within the centre, it would be possible to procure the works in one lump or package each element. With the proposed upgrade works to the café, a value for money exercise should be carried out to establish what the benefit to income would be of carrying out the works, and whether there may be any improvement on income benefits if more or less were to be spent.

ACCESS

- Located in LB Tower Hamlets, on the River Lea
- Towpath: accessible route along the river to the Olympic park
- Boat Tours: tours of the Olympic Park before the games started from Three Mills and LLDC are reviewing further boat tours during the transformation period before the QEOP re-opens.
- Outside the fence: as a community based centre the building is not restricted by any park access and has open access from public realm
- Accessible facilities with level entrance and lift access to the first floor.
- Opening hours are limited due to the lack of staff.
- Hire charges are affordable and the revenue is used to help fund the core programme of activities.
- Volunteers: the centre is staffed mainly by a team of dedicated volunteers who come from all the host boroughs which helps generate a wider sense of access.
- Range of users: the centre is building up numbers and diversity of users through a range of cultural, heritage and arts programmes and events.
- Access from Bromley by Bow (stepped access), Pudding Mill Lane, and Stratford High Street.

1.1.3a Children's WCs to existing classroom

BENEFIT ASSESSMENT : Medium

- Increased use: new WCs co-located with the existing classroom would create a self contained learning suite, which would support a wider range of uses and encourage more schools and other community groups to visit the Heritage centre.
- Affordable flexible community space: the hire rates charged currently by Three Mills are relatively low and so this facility represents one of the few spaces around the park that is accessible for most groups to book. This suggests that enhancing this facility provides additional benefit to the wider community.
- Implementation of Dents aims: encourages Learning; culture and heritage; Start Now.
- Signals change and demonstrates the LLDC commitment to promote new opportunities in the build up to the full QEOP opening
- Supports recent local project: the new Three Mills Green playspace could benefit from increased visitors in general to the Heritage centre if more young children and school groups are encouraged to come to use the classroom either as a learning space or for wider events and parties.
- Lifespan: permanent improvement to the centre extending benefits for improved use beyond the Dents period.
- LLDC are considering a more specific review of potential support for Three Mills as a whole site, so carrying out this early win project may be premature and lead to abortive works.

IMPLEMENTATION ASSESSMENT: Medium

- Design development: as this was identified previously as part of the wider HLF bid Stage D designs and costs are available which could be progressed to implementation stage relatively quickly.
- Construction issues: classroom area is located on the upper floors so access may conflict with other ongoing activities at the centre. Health and Safety needs to be reviewed carefully by both the contractor and the centre management.
- Services: the specific existing services are not known. Adaptations to services incl drainage; lighting; alarms would need pre-construction survey of the existing and all completed works would require the relevant certificates and Building Control permission.
- Planning permissions: assumed not required
- Procurementprocess:relativelystraightforward using the appointed contractor.
- Management: low requirement from LLDC as ongoing use is managed by Three Mills

COST ASSESSMENT: Low

- Cost: although within the medium third of all the proposed projects this is considered relatively high cost for a single project.
- Value for money: medium value based on level of benefit.
- Detailed cost summary and break down of each element is included in the main cost section 4.0

ASSESSMENT PRIORITY: Low

-The childrens WCs are considered low priority as although relatively easy to implement it may prove to be abortive work pending LLDC review of the centre.



1.1.3b Upgrade café

BENEFIT ASSESSMENT: Low

- Increased use: a larger café may increase the use and attract more visitors.
- Implementation of Dents aims: encourages culture and heritage; Start Now.
- Signals change and demonstrates the LLDC commitment to promote new opportunities in the build up to the full QEOP opening
- Supports recent project: the new Three Mills Green playspace could benefit from increased visitors to the Heritage centre if more families and young children are encouraged to come to the café.
- Lifespan: permanent improvement to the centre extending benefits for improved use beyond the Dents period.
- LLDC are considering a more specific review of potential support for Three Mills as a whole site, so carrying out this early win project may be premature and lead to abortive works.

IMPLEMENTATION ASSESSMENT: Medium

- Design development: as this was identified previously as part of the wider HLF bid Stage D designs and costs are available which could be progressed to implementation stage relatively quickly.
- Construction issues: cafe area is located on the ground floor as part of the main entrance so access may conflict with other ongoing activities at the centre. Health and Safety needs to be reviewed carefully by both the contractor and the centre management.
- Services: the specific existing services are not known. Adaptations to services incl drainage; lighting; alarms would need pre-construction survey of the existing and all completed works would require the relevant certificates and Building Control permission.
- Planning permissions: assumed not required

- Procurement process: relatively straightforward using the appointed contractor.
- Management: low requirement from LLDC as ongoing use is managed by Three Mills

COST ASSESSMENT: Medium

- Cost: although within the lower third of all the proposed projects this is considered relatively high cost for a single project.
- Value for money: medium value based on level of benefit
- Detailed cost summary and break down of each element is included in the main cost section 4.0

ASSESSMENT PRIORITY: Low

The café extension is considered low priority as there is already a café facility and the extension may prove to be abortive work pending LLDC review of the centre.

NEXT STEPS

- LLDC to consider whether to implement this project as part of their review process to decide which projects to be taken forward.
- No further action for the Dents team at this stage.



WHAT MAKES GREA YOU **FERFRONT?** NTRIBUTE CAN CO ㅋㅋㅋㅋ ARUMALL WELCOME AQU

WATERFRONT SEATTLE: A PARTNERSHIP BETWEEN THE CITY OF SEATTLE AND OUR CIVIC, BUSINESS AND COMMUNITY ORGANIZATIONS. STRATEGY 2 SPREAD THE WORD

2.0 SPREAD THE WORD CROSS MEDIA COMMUNICATION STRATEGY

PROJECT DESCRIPTION

Engaging cross media communications platform using a shared language and graphics. The wide ranging solutions are designed to reach as many different groups as possible both on and offline, via word of mouth and in traditional fixed media including: trails for the active such as the new Gateway Totems; fun alerts in busy locations in the centre of existing communities such as the periscope; people as carrier pigeon bringing information to isolated elderly through linking with the current good gym programme; direct information on posters in existing central bases; and social media for young people and those with Internet access.

STRATEGY 2.1: INFO CREATION

Consultant design time: Meadowcroft Griffin Architects; Tomato; Appleyards plus targeted advice from Structural Engineer and Services

STRATEGY 2.2: INFO DISSEMINATION

- 2.2.1 Posters
- 2.2.2 Gateway totems
- 2.2.3 Periscope panels
- 2.2.4 Temporary wayfinding: street paint/vinyl lettering
- 2.2.5 Interpretation type display panels at viewing points;
- 2.2.6 Website and social media
- 2.2.7 Word of mouth eg Good gym: brief joggers as carrier pigeons to isolated elders and Youth ambassadors

STRATEGY 2.3: EVENTS

- 2.3.1 Roving Ice Rink: hire and purchase options to move around Launch Pads
- 2.3.2 Artefact Trail: At key central bases and potential to link with some gateways and launch pads

STRATEGY 2.4 DENTS MANAGER

To drive forward the various Dents projects and monitor them over the next 18 months.



PROJECT 2.2.1 GATEWAY TOTEMS

TOTEM STRUCTURE

The vernacular of the hoarding is the source for the way the Gateway Totems might look. Strong marine ply. 420mm x 3000mm Laser etched surface with compass rose, schematic map and information.





TOTEMS INFORMATION

Laser etched surface with compass rose, schematic map and information poster. The images features onto he totems are of other totems around the park perimeter. The obverse of the gateways can carry a map that could be printed directly onto the wood surface.

TOTEM IN SITU

The dents totems in situ, with information etched upon them could form the basis of the content distributed around the perimeter. External to the park but informing people of the potential proximity of their neighbourhoods to great things in the Park when it is open. Each totem hold an image of its counterpart on the other side of the park.

POSTERS

Using the idea of the line as connector, boundary, pathway and device it can be made to "wander" in different ways over the posters that are made for each location, creating a recognisable graphic language presence. Perhaps resonating with the colour scheme of the big blue container.

Grayscale image with one colour spot overprint, plus white. Image of Warton Road appears in Leyton; image of Leyton appears in Fish Island etc...







TEMPORARY WAY FINDING

Because many of the Dents projects and ideas are located in and around the park and have either a spatial, transit or geographic element there is scope to expand the identity work into a simple marker system for temporary wayfinding to point people toward the Dents from all the compass points of the perimeter.



PROJECT 2.2.2 PERISCOPE PANELS

Periscopes contain a render of the future Queen Elizabeth Olympic Park. These could cycle through on a screen or on a simple mechanism triggered from the viewing point. The periscopes could be positioned against sections of fence moved into for example the Stratford shopping centre or positioned against fence or hoarding in other parts of the Park perimeter.





PROJECT 2.2.3 INTERPRETATION DISPLAY PANELS

There is a need for the development of a strong, simple coherent graphic system that can work across different media. This graphic system would not cross over with the current "marketing" identity of the Queen Elizabeth Olympic Park (noordinarypark.com), but instead would serve to make the Dents In The Fence project cohere across its many different manifestations. A simple graphic identity would also help to cross the geographical boundaries and scales that define the park (for example: let Newham know what Waltham Forest is doing and vice versa) and make the project appear as a joined up piece of strategy that can be accessed, archived, assessed and enjoyed over time.

The identity should work across different media, so the communication strategy should embrace the idea that posters, newsprint, pamphlets and booklets should chime visually and share the vernacular with the web presence, with temporary wayfinding and other forms of communication.

PROJECT 2.2.4 WEBSITE, SOCIAL MEDIA, WORD OF MOUTH

There should be a dedicated Dents in the Fence web presence and digital strategy. This would be a way of making the whole Dents in the Fence project more of a two way street. A moderated forum for ideas from the community to do with the fence and the process of transformation could be a useful source of content to both stimulate the ongoing conversation, and/or place Dents strategies within an accessible , identifiable framework.

The core website would aggregate all of the dents projects and stimulate the conversation around the project via social media. Opening up the Dents in this way democratizes the process and creates potential ownership and engagement. Social media elements are essential and the identity would help to drive people toward those avenues.





PROJECT 2.2 SPREAD THE WORD ASSESSMENT SHEET

PROCUREMENT

STRATEGY 2.1 INFORMATION CREATION

This project has been identified as an early quick win opportunity that would have a high impact in terms of the 'Dents in the Fence' initiative. To take full advantage of this and the desire to deliver as quickly as possible, the logical approach would be to extend the role of the scoping study consultant team to prepare a brief and content for the proposed items included under this heading.

STRATEGY 2.2 INFORMATION DISSEMINATION: FABRICATION AND INSTALLATION

There are a number of different elements to this project, which require different approaches in procurement. These projects should be seen to be supporting local businesses so there is a desire to procure Posters/Gateway Totems/ Periscope Panels/Display Panels through local fabricators, supplied to a general contractor, who would then install the items in the specified locations. Because of the need to ensure that procurement is on a competitive basis to accord with LLDC requirements, the package would have to be advertised through a recognised portal, but turnaround time to submit quotations would be kept to an absolute minimum to allow evaluation. recommendation and implementation to take place as soon as possible.

Over the projects identified in this study, a number have a need for works to be carried out that could easily fall into a general builders package. Therefore, as detailed in the general procurement section later in this report, it is felt that procuring a general works contractor(s) to be retained do carry out works on a call off basis would be beneficial and speed up response time in terms of delivering projects, once approval has been granted to proceed.

For the single large elements of this project such as the Large Signage Panels, it is though that it would be better to procure these as turnkey type mini-projects with the contractor taking on board the design, supply and installation works.

STRATEGY 2.3.1 EVENTS_ROVING RINK

Having looked at the alternatives of purchase vs. hire for a roving ice rink, it is felt that the hire option provides the best value for money and least risk in terms of operation, relocation, storage and eventual disposal.

The hire a rink would still have to be through a competitive process. Using the information already provided by Niceone Limited to prepare a brief and incorporate any specific terms required by LLDC with reference to Health & Safety, insurances, liabilities, provision of services etc. With procurement via an accepted portal, the turnaround time to receive quotations and evaluate them would be kept to a minimum.

STRATEGY 2.3.2 EVENTS_ARTEFACT TRAIL

The Artefact trail is considered as a specialtis supply item. Such items can only be procured from a single source because of the specialist nature of the items. In these instances, it would be necessary to agree that a single action process could be followed.

The artefacts/Olympic memorabilia located at each Launchpad can only be purchased by auction through the London 2012 website – set a budget of up to £5,000 per item (4nr)

STRATEGY 2.4 DENTS MANAGER

This importance of a dedicated manager to drive forward the various Dents projects and monitor them over the next 18 months is widely acknowledged. LLDC are giving detailed consideration to the most appropriate structure for this role, to define whether a split solution is required to provide both in house LLDC management and support combined with external project management.

BENEFIT ASSESSMENT: High

- Signals change most quickly as the first step in an early win approach Potential early win demonstrates to local community and a wider
- audience passing along the high street, the LLDC commitment to maintain opportunities for all in the build up to the full QEOP opening.
- Implementation of Dents aims: Creates
 easy to access communication; Start Now;
 opportunities for all.
- Addresses the immediate need for more local, grass roots information ranging from real QEOP future opening dates to current programme of Dents activities
- Cross media mix of engaging communication combines to achieve the widest reach
- Links with all other strategies helps embed the Dents message, by co-locating Spread the
 Word elements alongside other Dents activity spaces to reach the widest audience
- 'Watch this Space' signage alerts can be installed in advance of larger Dents project to generate awareness and anticipation
- Easy access: wide range of locations to host information for Spread the Word from very accessible existing local community centres of activity incl central bases, shopping centres, transport and health centres, to more remote Gateway Totem locations which signal future access points, all with accessible routes.
- Lifespan: potential for retaining some of the elements as longer term markers of the Dents period of preparation, such as Gateway Totems which could sit alongside future park wayfinding.
- Engages all ages in a wide range of information, including historic heritage references; current and future proposals and potential links to social media updates.
- Fabrication using local crafts people supports
 the Dents aim to use this period of preparation to offer opportunities to local businesses

IMPLEMENTATION ASSESSMENT: Simple to Medium

- Relatively small scale interventions support ease of implementation
- Simple palette of materials
- Flexible means for updating information such as renewing posters on a regular basis and replacing ply signage elements, creates a loose fit and relatively low cost solution
- Site specific design development required as next steps to follow this feasibility study
- Planning permission: may be required for some elements in particular the Gateway Totems and large signage. LLDC are reviewing this.
- Other permissions: may be required to locate the sign on each site which will need to be dependant on exact site selection and detailed design, being determined at the next stage
- Construction issues: existing ground conditions and services are not fully defined and surveys may be required at the next stage
- Extent of works that constitute contractual changes need to be reviewed and process agreed including adapting fences for signage
- Procurement process: mixed approach required to achieve best fit for different components: creation and design; fabrication; and installation.
- Dents Manager: recommended as new post to support all Spread the Word elements
- Risk of tampering: risks such as graffiti on Gateway Totems or negative messaging on a Facebook page have been reviewed with LLDC. This risk has been agreed as acceptable as part of the interim nature of the project. This would need to be monitored by the Dents Manager
- Website and/or blog: would need to be managed and monitored. This could be by Dents manager possibly with volunteer support from LLDC Youth panel or others.
- Maintenance solution managed and monitored by Dents Manager.

COST ASSESSMENT: Ranges

- Cost: individual elements of the Spread the Word strategy range in cost terms between low to medium. They are sown separately on the scatter diagram.
- Flexibility of cost: can be achieved through decisions on how many of the individual elements to implement along with monitoring over the Dents period the need and frequency for updating elements such as posters.
- Detailed cost summary and break down of each element is included in the main cost section 4.0

ASSESSMENT PRIORITY: High

- Overall the Spread the Word proposals are recommended as a high priority early win Dents project.
- LLDC teams have reviewed the Spread the Word proposals included in this report and agreed in principle that this set of mini projects are to be taken forward as a high priority early wins.

NEXT STEPS

- The Dents team have submitted a proposal to develop the feasibility and scoping project to provide a detailed design for fabrication and implementation
- Planning permission and other land use permissions: LLDC are currently reviewing which permissions are required.





STRATEGY 3 GATEWAYS AND LAUNCH PADS

3.0 GATEWAYS AND LAUNCH PADS SITE SPECIFIC INTERVENTIONS AROUND THE FENCE PERIMETER MAPPING COMMUNITIES IN RELATION TO THE WHOLE PARK TO EACH OTHER

Gateways and Launch Pads form the inner ring of Dents, close to the Fence, proposed to strengthen the The proposed locations for the Gateways and draw for each community from its current centre of gravity towards the future park. Gateways identify all key points of future access, to make these new connections visible before they are physically accessible, the stakeholders and consultees, to best tap into through a set of markers or Gateway Totems shown in the previous strategy. Launch Pads create new Dents Hubs in each community to act as both signposting to these new Gateways, many of which are in difficult under-used locations and as signals of change, activating awkward spaces at strategically pivotal locations.

Launch Pads have been carefully considered with the current and future physical and programmatic context:

STRATEGY 3.1 GATEWAYS

- 3.1.1 NW Kingsmead and CRE8 link over bridge to I-city and North Park
- 3.1.2 W3 Canal across to Copper Box
- 3.1.3 W2 Hackney Wick: canal towpath at White Building/ bridge H10 to Energy Centre & North Park
- 3.1.4 W1 Fish Island: canal towpath at bridge H14 to British Garden/Stadium Island
- 3.1.5 SW Fish Island: canal lock & Greenway connections
- 3.1.6 SE1 Stratford new level crossing may 2013 to allotment access loop
- 3.1.7 SE2 Stratford Warton Road Bridge leading to Stratford Dirty Peninsula
- 3.1.8 SE3 Stratford Warton Road Roundabout to Blue Bow bridge via to ramp
- 3.1.9 SE4 Stratford Carpenters Road
- 3.1.10 E Stratford link adjacent to proposed festival site and International Quarter site north of Aquatics
- 3.1.11 NE1 Temple Mill Lane across to new school's playing fields
- 3.1.12 NE2 Leyton link into Cobham Manor new housing link into new open road July 2013 3.1.13 S Three Mills

STRATEGY 3.2 LAUNCH PADS

- 3.2.1 Launch Pad South Varied community use, Heritage
- 3.2.2 Launch Pad Canal Learning, Fishing, Play
- 3.2.3 Launch Pad West BMX/Skatepark, Culture, Heritage
- 3.2.4 Launch Pad North Covered Park Sport, Play; Exhibition, Events and Festival
- 3.2.5 Launch Pad Leyton Leyton Mills Information, temporary way-finding, Heritage



GATEWAYS

Gateways aim to forecast future access to the park starting now, to address the current lack of awareness of these new links, which was apparent from the consultation process. There is no proposal for physical gateways as the fence remains a closed boundary during phased construction works for the 'Clear, Connect, Complete' process and at the end of each phase that section of fence is removed to create new permanent connections to the surrounding public realm. During the Dents period the majority of the gateways remain closed although some of the northern gateways will open up as new permanent connections to serve the new North Park and Chobham Manor school in July 2013.

- Gateways have a shared Dents project identity that links them as a legible strategy of early wayfinding, through a common material and graphic language
- Each gateway will be developed as a site specific identity, that reinterprets the shared material approach, in response to the physical context, local history, and character.
- Gateways to also have a shared park identity, proposed as compass point references to help build a wider understanding of how each community relates to the park and to each other.
- A map of all the gateways helps give a shape and . identity to the park and to invite communities to engage with and visit other communities around the park.
- There may be an artefact trail or other ways to generate links and connections between the community gateways before the park opens. This could link to having a key artefact at View Tube and other central bases.
- A few key example of site specific interpretations of the Gateway Totems are shown over the next pages to demonstrate how the ply panels might unfold to clad a bridge footing as at H14 on the canal; or echo a historic brick pier as a contemporary place marker as at Drapers Fields. A site specific proposal would be developed for each location at the next stage.

PROJECT 3.1.4 W1 GATEWAY

FISH ISLAND: CANAL AT BRIDGE H14



Bridge H14 is a footbridge crossing the Lee navigation canal, to create a new connection between the existing communities in Tower Hamlets, including those in Roman Road on the west of the A12 and those in Fish Island, and the future communities of Sweetwater or Fish Island East, which will grow inside the park. Built during the Games construction works, it lands on the towpath next to the fence on a temporary support with no physical access as the steps and ramps are to be installed as a later phase of completion works.

The temporary blue hoardings around the bridge support offer an ideal site for the Gateway Totem, with the laser etched plywood panels unfolded to wrap this footing in a highly visible and site specific solution. Located on the towpath, this is one of the few public routes alongside the fence, that is fully open and well used by pedestrians and cyclists.

The nearby canalside Launch Pad site creates a strong pairing to raise awareness of the Dents project; to generate anticipation and share information about the future QEOP.





PROJECT 3.1.8 SE2 GATEWAY

STRATFORD: WARTON ROAD BRIDGE







PROJECT 3.1.9 SE4 GATEWAY

STRATFORD: CARPENTERS ROAD







PROJECT 3.1.11 NE1 GATEWAY

DRAPERS FIELD ON TEMPLE MILL LANE ACROSS TO NEW SCHOOL'S PLAYING FIELDS



TO LEYTON TOWN CENTRE, LEYTON MILLS LAUNCH PAD





3.2 LAUNCH PADS INTRO

Key sites lying dormant on the fence perimeter have been identified as Launch Pads, which promote early use to the local communities who live and work around the park, during the transformation phase of the park when there is no access. These sites are owned by LLDC and are typically car park like in character which supports a strategy of generosity where the sites are offered at no cost for a range of flexible uses.

Located in areas of high use by the local communities these Launch Pads would create a highly visible signal of change, right on the doorstep of the future park.

A Launch Pad is proposed for each community around the park and helps signpost the new Gateways in the local area. Two of the larger sites are proposed as the key Southern and Northern Launch Pads, which could accommodate more built space and could support a wider range of flexible activities, managed by the Dents Manager. The other Launch Pads are more varied and typically have a more fixed host use that can help grow other activities around it.

The opportunity to prefigure the activities/themes of the future park: on these Launch Pads including sport, art, healthy living, play, and events supports the key Dents aim to use the 18 month period of preparation as a stepping stone to test possible future uses that may transfer in some way onto the park or onto other sites within the local communities.

In a similar way, these sites can be developed in stages: starting with the relatively simple step of defining a section of the car park space as the Launch Pad site to invite community use free of charge; which could be reinforced by adding more infrastructure for specific uses externally such as flood lighting and a secure compound for free bookable use; with the ultimate aim to add simple structures to provide internal spaces for WC, refreshments, exhibition, host uses and a range of flexible transient uses.

COMPONENTS

1. COMMUNICATION AND INFORMATION

- Exhibition and information dissemination
- Sign Posting To Gateways

2. PRE-FIGURING PARK USES

- Sports
- Growing
- Healthy Living
- Play
- Arts and culture
- Learning
- Training
- Community
- Sustainability

3.INFRASTRUCTURE

It is proposed to re-use the Big Blue units as Launchpads. Re use of the Big Blue units makes a compelling statement about continuity, sustainability and legacy. These media studios, which observed and recorded the 2012 games, are proposed as the focus through which the local communities can observe and record the transformation of the park and the growth of their existing and new communities.

As dispersed fragments of the games-time block, using different configurations to suit each specific Launch Pad, these re-used studios recreate an iconic presence as a symbol of legacy: a gift from the recent past, providing exciting interim community facilities and linking to the future park.

To maximise the identity of the studios as reused games elements and to minimise cost of fit out the proposal is to retain the games-time as found space, including the specific acoustic foam profiles in the studio spaces, with the minimum adaptation to provide WCs and tea points.



LAUNCH PAD USES

1.INVITATIONS TO USE AT THRESHOLD:

- single basketball hoop
- rules of the game •
- ground rules
- outdoor table tennis tables starter kit balls .
- cones
- hoops
- skate pipe
- Pensioners' Gym





GENEROSITY NON THREATENING **3 VISITS AND YOU'RE HOOKED NON BOOKABLE SPACE NEGOTIATION SKILLS**



2. HOST USE AS KICK START

Big Blue Studio host use examples of curated interim uses:

- Launch Pad South: People's Museum
- Launch Pad North: Sports Barn
- Launch Pad West: Frontside events space
- Launch Pad Canal: Environmental Field Centre

External host use examples of curated interim uses to catalyse activity on the sites::

- Roving Rink
- Skate Park





3.TRANSIENT USES LAYERED ON TOP

Big Blue Studio 2 on larger sites, offers internal bookable space for a wide range of transient uses:

- Classroom
- Live/performing arts
- Rehearsal space
- Children parties
- Events, festivals Tea Dancing

External secure compound offers flexible bookable space for a range of transient uses:

- Seasonal Feasts
- Tea Dancing
- Cycle polo
- Bike-ability
- Multi sports sessions
- Markings for multi sports
- •
- Parkour
- children parties
- Events, festivals





Tennis, Hand ball, Rocket ball









3.2 LAUNCH PADS PROCUREMENT

There are a number of procurement strategies associated with the Launch Pad sites and the various proposed works, dependent upon the level and type of works that is eventually selected to be delivered at each location. Signage would be linked to 'Spread the Word'

BIG BLUE

The opportunity of securing the use of units from the Big Blue must be seen as a real opportunity to demonstrate the recyclability of the buildings that formed part of the Olympic Park. Whilst it is understood that LLDC procurement rules required competitive quotation for anything of this nature, Eric Reynolds who is responsible for the Big Blue, has indicated that he is prepared to give the units to this project and only charge the re-location and assembly costs.

There is a very strong argument to try and seek an exception to the rules to allow full advantage to be taken with this offer, as a number of offers have been submitted by other organisations who are keen to make use of the Big Blue units. In looking at the costs for these units, comparisons have been drawn against the cost of hire for provision temporary buildings in connection with schools projects that we are currently involved with.

BIG BLUE SCHEDULE AND CONFIGURATION TYPE

| LOCATION | CONFIGURATION NO. | No. STAIR FLIGHTS | ACCESSIBILITY | TEA POINT |
|---------------------------------------|-------------------|----------------------|-----------------|---|
| Launch Pad South: Rick Roberts Way | 3 | - | - | All location should be be able to offer a tea point |
| Launch Pad Canal | 4 | 1 | 1 Platform Lift | |
| Launch Pad Rothbury Road | 2+1 | - | _ | |
| Launch Pad North Covered Park | 5 | 4 | 1 Big Blue lift | |
| Fields of Play: Warton Road | 1 | - | _ | |







6

SIGNAGE

Signage would be linked to 'Spread the Word'

LAUNCH PAD SET UP

Creating the compound and associated works in developing the Launchpad site would lend themselves to being packaged for a general building works contractors(s) retained on a short framework/term contract basis to carry out smaller interventions across all projects.

HOST USES

Host uses are seen as a combination of equipment purchase, periodic equipment hire or leasing of space to operators. In each instance, a basic brief would be required to allow procurement and evaluation. Depending upon the value of a number of the smaller equipment purchases, these may be purchased direct, with a simple demonstration of value for money. However, other items and hire arrangements would require a simple competitive process. Where operators lease space, this could be seen as an income generator, contributing to the overall cost in use of the site and therefore lowering the overall cost

EQUIPMENT HIRE: ROVING RINK

Having looked at the alternatives of purchase vs. hire for a roving ice rink, it is felt that the hire option provides the best value for money and least risk in terms of operation, relocation, storage and eventual disposal.

The rink hire would still have to be through a competitive process. Using the information already provided by Niceone Limited to prepare a brief and incorporate any specific terms required by LLDC with reference to Health & Safety, insurances, liabilities, provision of services etc.

With procurement via an accepted portal, the turnaround time to receive quotations and evaluate them would be kept to a minimum.

NEXT STEPS

- Design development to Stage C: to assist the client in assessing the priority of this project.
- Big Blue proposal development: Eric Reynolds of Urban Space has committed to assisting in this process to consider more efficient configurations that maximise adopting the games elements with minimal adaptation; along with more accurate costs.
- Competitive cost assessment: Market testing is proposed as the best route to demonstrate competitive cost rather than a full procurement process. LLDC to confirm this approach.
- The Dents team have submitted a proposal to develop the feasibility and scoping project to provide a more developed Outline design to RIBA Stage C along with market testing on competitive costs between the Big Blue re-use approach and other modular temporary solutions.
- LLDC to review the project priority based on the next stage of more developed design and cost information.
- Planning permission and other land use permissions: LLDC are currently reviewing which permissions are required





RRW is a large site, comprising a whole urban block located on the south side of Stratford High Street, which was tarmaced for use during the games as a coach park and post games as a storage space for BAM Nutall, and is then due to be hoarded awaiting future development. The launch pad proposal is to activate the 'nose cone' frontage strip addressing Stratford High Street, as a fat active hoarding solution to convert the character of the dormant development site into a live interim use that signals change and invites use now.

As the key southern Launch Pad site the proposal aims to encourage a flexible approach to foster a wide range of community uses that could grow over the 18 month Dents period. The stepping stone approach has structured this site to allow for a relatively minor initial start up which claims the space as an available activity zone, linked to the Dents and future QEOP through signage; through to the more developed proposal to install two Big Blue studio units to support a wider range of uses and to maximise the benefit of this interim site.

With tall buildings along the opposite side of Stratford High Street, there is no view of the park from the site and so a single storey solution for the Big Blue units is proposed, which achieves a generous and flexible provision, very efficiently and minimises cost and complexity. People's museum is proposed as a host use in one of the Big Blue studios, which offers significant benefits of developing an earlier interim use to link with the Legacy aims of the Dents. The second studio unit offers flexible bookable space for a range of community uses and events at low to zero hire to encourage new uses and to help meet the lack of such space around the park.

The proposed role of the Dents Manager is recommended to oversee the uses and operation of this site in terms of managing the developing rangeofuses, monitoring bookings to trouble shoot issues that might arise, to maximises it's potential to promote the Dents and QEOP.



ACCESS

- Excellent access: located on Stratford High Street the site is well connected to public transport, with Stratford DLR 10 minutes walk to the east and Bow Church DLR 20 minutes to the west, and the main Stratford interchange 15 minutes walk.
- Links to communities working well currently: well connected to Stratford communities as part of the High Street, and reasonable connections with Tower Hamlets, with wider access achievable through visibility on this major road.
- Links to communities working less well currently: connections to Hackney, wider Tower Hamlets and Waltham Forest need to be developed and promoted through the Launch Pads in those areas along with the Central bases and Spread the Word strategies
- Fully accessible site: the site level is slightly raised above the street and is connected by an accessible ramped vehicle access which is proposed to be split into dedicated Launch Pad access and retaining access to the larger site behind which also has other access points.
- Fully accessible facilities: single storey configuration of Big Blue units is proposed sitting on the tarmac, which creates a step of 180mm. Entrance points will have a short etched plywood ramp access at a less than 1:21 gradient, treated as a tilted section of the ground rather than a disabled ramp to create a better sense of integration and to avoid the need for handrails.
- Affordable flexi community space: the second Big Blue studio space offers low to zero hire charges to meet the need for affordable bookable flexi-space for community and education use, identified as part of a wider issue around the park.
- Engages users of all ages and abilities: mixed use approach with Heritage museum combined with a wide range of activities and events including sport, arts, performance; tea dancing; culture and play.



PROJECT SCOPE

A. LAUNCH PAD COMPOUND

Relocate fence and install new sections of fence to create defined secure area, security/access system

B BIG BLUE

Purchase and installation: configuration 3, incl internal fit out, services. No stair/lift required. Allow LED signage 'Dents in the Fence'.

C. HOST USE 1

Roving rink incl transportation, installation, operation, maintenance, dismantling

DHOSTUSE 2

People's Museum reuse, New leases for new operators to run flexible activities like arts/ sports/ etc

E. THRESHOLD USES

Purchase and install pensioner's gym equipment, 2no table tennis, small skate ramp and 1no external basketball hoop. 4no. plywood etched signage panels for rules of the game and ground rules.

F. TRANSIENT USES

open access external through booking system

G. CLEANING AND MAINTENANCE

Cleaning and Maintenance by LLDC/LBN



New fence New plywood etched with information New External Light, fixed to fence Bookable Space Not in Scope New Planting





HOST USE 1:

People's Museum

Eastside Community Heritage (ECH) are keen to occupy the Big Blue studio 1 for the People's Museum project. This had been a very successful interim pop up use further along Stratford High Street until very recently, but is currently in storage. ECH would curate the work with a new focus on Legacy looking forward, to link with the Dents.

| HOST USE | 2 |
|--------------------|---|
| Roving Rink | |

Roving Rink including transportation, installation, operation, maintenance, dismantling

TRANSIENT USES

Skate ramp **Bike-ability**

rule.







Open access external through booking system





THRESHOLD USES

Outdoor Pensioner's Gym Basketball Hoop Skate ramp

Purchase and install pensioner's gym equipment, 2no table tennis, small skate ramp and 1no external basketball hoop. 4no. plywood etched signage panels for rules of the game and ground



PROJECT 3.2.1 LAUNCH PAD SOUTH ASSESSMENT SHEET

BENEFIT ASSESSMENT: High

- Signals change on a relatively high footfall location.
- Potential early win demonstrates to local . community and a wider audience passing along the high street, the LLDC commitment to maintain opportunities for all in the build up to the full QEOP opening.
- Activates 'awkward space located strategically at gateway and pivotal location' as brief aim
- Implementation of Dents aims: Active Park????; Start Now; opportunities for all.
- Easy access: adjacent to the key connection • to the greenway footbridge with good public transport links
- Creates new link between park and existing local community centres of activity incl central bases, shopping centres, transport and health centres.
- Links to proposed Gateways as strategy 3.1 to • signal future access points into the park and suggest a trail between gateways to connect all communities around the park.
- Site owned by LLDC which offers a relatively high degree of control over the use and programme.
- Lifespan: potential longer term availability depending on timing of future development
- Engages all ages in a wide range of uses including heritage exhibition and pensioners gym to sport and events such as the roving rink.
- Mixed use fosters cross fertilisation to encourage new interests and disseminate information that links to the Dents and QEOP themes
- Pan borough: invites uses by other host boroughs through roving activities and events
- Host use 1: People's museum to be based in one of the Big Blue studios, offers significant benefits of building on an earlier interim use in a way that grows this particular project to develop the legacy approach of the Dents,

linking the recent past to the future of the park.

- Host use 2: roving rink as a catalyst event links to the skating groups already active in Stratford Shopping Centre and offers a wider appeal to all ages as a low/zero cost community skating event. This could engender a sense of celebration of the current Dents projects and the future QEOP as well as linking to the wider theme of sport in the park. The youth panel in particular were keen on winter festival events in the local area around the park.
- flexible second Big Blue studio offers • significant benefits of affordable / free space for community activities and classroom use, which is lacking in the host boroughs.
- open access area has benefits of inviting a range of uses that would engage all ages
- Links to future dirty peninsula along tow path • of River Lea as Strategy 5.0

IMPLEMENTATION ASSESSMENT: **Medium to Complex**

- Planning permission required for new use and installation of Big Blue.
- Licenses may be required for events such as the Roving Rink.
- Construction issues: soil, services, permissions etc
- Extent of works that constitute contractural changes need to be reviewed and process agreed including moving fences and extent of site to be made available.
- Procurement process: mixed approach required to achieve best fit for different components.
- People's Museum: Relocation and recuration of the recent exhibition shown as a pop up shop along Stratford High Street is relatively easy. ECH are keen to curate the work with a new focus on Legacy looking forward, to link with the Dents.
- Booking system: feasible solution discussed with LLDC Events team as a web page extension to the on line booking platform currently being developed for new year 2013.

- Dents Manager: recommended as new post to support on going use of this site.
- Security solution to be determined dependant partly on extent of site considered viable if any for 24 hour free access.
- Maintenance solution to be established to determine whether it could be an extension of LA street cleaning or other solution.

COST ASSESSMENT: Ranges

- Cost: individual elements of range in cost terms between low to high. They are sown separately on the scatter diagram.
- Flexibility of cost: can be achieved by selecting the extent of scope to be implemented as the project has been packaged to allow incremental implementation.
- Value for money: very good value based on free re-use of the Big Blue units as a gift from the games along with a high degree of benefit.
- Contributory costs: volunteers are . recommended to engage with the project in a range of ways including a structured



staff system organised through the People's museum to sports coaching and more general assistance.

Detailed cost summary and break down of each element is included in the main cost section 4.0

ASSESSMENT PRIORITY: High

- Overall the Northern Launch Pad is recommended as a high priority early win Dents project.
- LLDC teams have reviewed these proposals • and asked that further design and cost development be undertaken before a decision is taken on whether to implement these Launch Pad proposals.

NEXT STEPS

- Design development to Stage C: to assist the client in assessing the priority of this project.
- Competitive cost assessment: Market testing is proposed as the best route to demonstrate competitive cost rather than a full procurement process. LLDC to confirm this approach.
- See Main Launch Pad Introduction Section

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A triangular raised area of meadow with mature and young trees, adjacent to the Lee Navigation towpath and to the north of Old Ford Cottage. At this point the fence follows the Loop Road as it turns eastwards leaving a large triangular space outside the fence which offers a good vantage point with views to the Lee Navigation the Olympic Stadium and is close to Old Ford Lock and the bridge crossing which connects to Dace Road and Fish Island. It is raised approximately 1.5m above the towpath which is already well used by pedestrians and cyclists. The confluence of Old River Lea and Lee Navigation lies approximately 100m to the south, beyond which lies Old Ford Wood owned by Thames Water who have a base at the Water Recycling Centre there alongside London Wildlife Trust who manage the Nature Conservation Park. E20 Angling Club are opening a small café in the Stable and are in the process of increasing fishing activity on the Old River Lea through construction of new accessible swims on the north bank and an education programmes. This is a place of increasing activity, enhancement of biodiversity and a destination point as part of the Canal Park proposals, with phase 1 due to be implemented from April 2013. The LCS masterplan shows a 3FE primary school in this location and so this site is already proposed to have an education content.

The launch pad proposal is to create a Dents information and viewing point combined with a Biodiversity Research and Education Centre to give a public face for the Olympic Park Biodiversity Action Plan. The Biodiversity Research and Education Centre will accommodate shared facilities to be used as: A hub for research, monitoring, volunteering and education by The London Wildlife Trust (LWT)and the Field Studies Council (FSC), as a link to the Essex Field Centre (EFC). A complimentary partnership with the View Tube is also being encouraged. In addition there will be storage for e20 anglers for their fishing equipment, life jackets, camping equipment for night time fishing. A component of the research monitoring use will be related to the propagation and analysis of Black Poplar trees.

ΒL A TO OLD FORD LOCK Location Plan 1:1000 AND GREEN WAY

64



ACCESS

- Good access: Located along the Lee navigation canal towpath near Old Ford Lock, which links with Fish Island and Hackney Wick, within 10 minutes walking distance of Hackney Wick overground station, 15 minute walking distance of Pudding Mill Lane DLR, and Stratford is a 20 minute walk providing DLR, underground and rail services and a number of bus routes.
- Vertical link to towpath level: as the Big Blue units are located on the raised park level there is approx 1.5m level change. A temporary ramp access will be constructed to link the levels springing from the historic raised loading points to the north of the site where the level difference is at its minimum of approx 0.7m
- Fully accessible facilities with chair lift access to the raised flexi studio level and new viewing balcony.
- Affordable flexi community space: low to zero hire charges proposed for the new Big Blue studio to meet the need for affordable bookable flexi-space for community and education use, identified as part of a wider issue around the park.
- Wide range of users: aim to create all age activities and events including ecology, research and play.





PROJECT SCOPE

A. LAUNCH PAD COMPOUND ELEMENTS

Early 'Watch this space' signage on existing fence Launch Pad etched plywood ramp. Install External Lighting, power and water tap. Further signage to gateways, central bases, now routes etc

B. BIG BLUE

Configuration 4 incl internal fit out, services and chairlift

C. HOST USE 1

Field Research centre. New leases for new operators to run a longer-term interim use eg Environment Agency and Black Poplar Research Unit

D. THRESHOLD USES

Open access e.g. pensioner's gym, table tennis. Growing and monitoring

E. TRANSIENT USES Open access external through booking system

F. CLEANING AND MAINTENANCE

Cleaning and Maintenance by LLDC/ LBTH



1:100

| OFFICE |
|----------------|
| FLEXIBLE SPACE |
| STORE |

FIRST FLOOR PLAN 1:100



ARIAL VIEW LOOKING SOUTH SHOWING PROXIMITY OF CANAL LAUNCH PAD TO THE PARK



Accommodation will be within one Big Blue Unit (spacer unit plinth level plus studio level) located to integrate with future Canal Park landscape.

The proposal for a combined Biodiversity Research and Education Centre was discussed at a meeting on December 5th attended by Steve Tomlinson (LLDC), Prof Ken Adams (Essex Field Centre), Steve Tilling (Field Studies Council), Girish Rambaran (London Wildlife Trust), Russell Miller (Hackney Canal Marshes User Group), and MGA and agreed the following accommodation:

Classroom Office (5 staff +/-2)Microscope space Drying room Male wc Female wc Store cupboard Store and volunteer room (tbc) Foyer canopy (public facing element) Weather vane (on the roof) + storage for e20 anglers plus sports





HOST USE 1

Biodiversity Research and Education Centre

The launch pad proposal is to create a Dents information and viewing point combined with a Biodiversity Research and Education Centre to give a public face for the Olympic Park Biodiversity Action Plan. The Biodiversity Research and Education Centre will accommodate shared facilities to be used as: A hub for research, monitoring, volunteering and education by The London Wildlife Trust (LWT) and the Field Studies Council (FSC), as a link to the Essex Field Centre (EFC). A complimentary partnership with the View Tube is also being encouraged. A component of the research monitoring use will be related to the propagation and analysis of Black Poplar trees.

LWT/FSC are suggesting a suite of key research and education facilities as key elements of a dispersed version of Camley Street Natural Park and building on the work already taking place at Old Ford Wood. Prof Ken Adams of the Essex Field Centre envisages students being shown how to monitor the height and girth of the trees as part of the BP Research project as well as interaction with the Essex Field Centre. At its most basic this could be a small room with exhibits and pamphlets for the public, and an interactive computer terminal, along with an area for growing and measuring Black Poplar clones.

HOST USE 2

E20 Anglers

Storage for e20 anglers for their fishing equipment, life jackets, camping equipment for night time fishing.









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THRESHOLD USES

- **Outdoor Pensioner's Gym**
- **Basketball Hoop**
- Skate Ramp
- **Riparian Park and Brownfield**
- **Biodiversity Monitoring**



PROJECT 3.2.2 LAUNCH PAD CANAL ASSESSMENT SHEET

BENEFIT ASSESSMENT - High

- Signals change: visible on a relatively high footfall route along the canal towpath.
- Potential early win: demonstrates to local • community and a wider audience passing along the towpath, the LLDC commitment to create new opportunities for local communities in the build up to the full QEOP opening.
- Public face: for the Olympic Park Biodiversity Action Plan
- Establishes Education Use: to pre-figure the future primary school proposed on the site.
- Creates new employment and volunteering • opportunities: through the host uses.
- Activates underused open space: located strategically at key destination point Old Ford Lock
- Implementation of Dents aims: Active Park; • Play; Information; Education; sustainability; biodiversity; Start Now; opportunities for all.
- Links to canal park and Canal Park ethos: enhancement of biodiversity, education and play
- Easy access: from Fish Island, the Greenway, Three Mills, Hackney Wick, with good public transport links and links to pedestrian and cycle routes.
- Raised viewing platform: the re-used Big Blue access stair and external balcony access at first floor could provide a public accessible platform to observe the park during transformation and beyond.
- Lifespan: potential longer term retention of the big blue studio units on this site as part of the Canal Park and potential to incorporate into the future school solution.
- Host use 1: The London Wildlife Trust as a hub for research, volunteering and education, based in the smaller container units set up as a mix of office and laboratory space.
- Host use 2: Biodiversity Research and Education • Centre.
- Affordable flexi community space: flexi studio space available as a low cost or free bookable

space for a range of learning and other community activities and events, as well as a shared space for the Host uses.

- Engagement: engages all ages in a wide range of uses including Monitoring, Wildlife education. Hosts 1 & 2 offer interest to all ages, and links to wider themes of education and biodiversity in the park.
- Surrounding open area: Availability of open • space invites a range of uses: opportunity for monitoring brownfield biodiversity, outdoor education and play
- Large storage capacity: the big blue containers forming the base plinth provide a mix of office/ lab space and large storage provision.
- Support for existing groups: the E20 anglers based at the adjacent Victorian stables need storage space which could be accommodated in one of the plinth containers. The anglers are currently developing the stables as a café which could link well with the proposed Launch Pad.
- Links to future dirty peninsula: along tow path of River Lea as Strategy 5.0
- Links to proposed Gateways: as strategy 3.1 to signal future access points into the park and suggest a trail between gateways to connect all communities around the park.

IMPLEMENTATION ASSESSMENT: Medium

- Planning permission: required for new use and installation of Big Blue.
- Land owners permissions: permission required from Thames Water
- Construction issues: avoiding disturbance of contaminated layer, soil, services, permissions etc
- Construction: Minimal contractual changes to Transformation works; site adjacent to Loop Road gives easy access for construction
- Procurement process: mixed approach required to achieve best fit for different components.
- Booking system: feasible solution discussed with LLDC Events team as a web page extension to the on line booking platform currently being

developed for new year 2013 or managed by host uses (eq Biodiversity Research and **Education Centre**)

Security: option for the stair & viewing platform to be 24 hours open access with secure access to each internal space. Specific solution to be determined at the next stage in consultation with the potential host users and LLDC

COST ASSESSMENT: Ranges

- Cost: individual elements of range in cost terms between low to high. They are sown separately on the scatter diagram.
- Flexibility of cost: can be achieved by selecting the extent of scope to be implemented as the project has been packaged to allow incremental implementation.
- Value for money: very good value based on free re-use of the Big Blue units as a gift from the games along with a high degree of benefit.
- . Contributory costs: volunteers are recommended to engage with the project in a range of ways including a structured



staff system organised through the People's museum to sports coaching and more general assistance.

Detailed cost summary and break down of each element is included in the main cost section 4.0

ASSESSMENT PRIORITY- High

- Overall the Canal Launch Pad is recommended as a high priority early win Dents project.
- LLDC teams have reviewed these proposals and asked that further design and cost development be undertaken before a decision is taken on whether to implement these Launch Pad proposals

NEXT STEPS

Design development to Stage C: to assist the client in assessing the priority of this project.

- Competitive cost assessment: Market testing is proposed as the best route to demonstrate competitive cost rather than a full procurement process. LLDC to confirm this approach.
- See Main Launch Pad Introduction Section



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PROJECT 3.2.3 LAUNCH PAD ROTHBURY ROAD

Rothbury Road is a site owned by LLDC in Hackney Wick that is currently leased, as an interim use, to Frontside, who are setting up a BMX/skate park. Plywood ramp structures have been erected on part of the site, along with a fenced off external materials store area, which leaves a reasonable area for additional elements to further develop the site. Frontside and LLDC are keen to expand the range of uses and the Dents proposal to identify Rothbury Road as a Launch Pad, is considered a positive step towards growing this existing interim use project.

The launch pad proposal is to insert a single Big Blue studio into the existing hoarding in the NE corner of the site onto White Post Lane, as a fat active hoarding solution to effectively break open or Dent the existing anonymous enclosure to reveal the live interim use that signals change and invites use now. As one of the smaller Launch Pad sites the proposal for use is to support Frontside as an existing interim use to foster a wider range of uses that could grow over the 18 month Dents period, depending on the length of lease agreed with LLDC. A range of micro capital projects are also proposed to further support other uses, including a covered canopy to provide all weather use, mains electricity and a projector screen and equipment for cinema screenings.

Andy Willis, who heads Frontside, has well established links to other community sport and groups that offer the potential of both wider use and also voluntary labour to contribute towards the cost of design and installation of new elements such as the canopy.



PROJECT 3.2.3 LAUNCH PAD ROTHBURY ROAD

ACCESS

Good access: located less than 5 minutes walk from hackney Wick overground station, a number of bus routes local to the site and the Lee navigation canal towpath is a 5 minutes walk.

- Links to communities working well currently: in the heart of the creative communities of Hackney Wick and the local Fish Island; some links to Leyton by bikers has worked well.
- Links to communities working less well currently: connections to wider Hackney and Tower Hamlets is seen as problematic currently and this needs to be promoted eg through Bow Idea Bow on Roman Road, as do links to communities in Newham and Waltham Forest which need to be developed and promoted through the Launch Pads in those areas along with the Central bases and Spread the Word strategies
- Fully accessible site: the site level is slightly raised above the street and is connected by an accessible ramped vehicle access which is proposed to be split into dedicated Launch Pad access and retaining access to the larger site behind which also has other access points.
- Fully accessible facilities: single storey configuration of Big Blue units is proposed sitting on the tarmac, which creates a step of 180mm. Entrance point will have a short etched plywood ramp access at a less than 1:21 gradient, treated as a tilted section of the ground rather than a disabled ramp to create a better sense of integration and to avoid the need for handrails.
- Engages all ages and abilities: although currently this site is focused primarily on sport and young people, this Dents project aims to extend the range of activities to include cultural and arts based events such as outdoor cinema which would engage a wider age group.





PROJECT 3.2.3 LAUNCH PAD **ROTHBURY ROAD**

PROJECT SCOPE

A. LAUNCH PAD COMPOUND

Projector screen and equipment for cinema screenings, 'wall of Fame' graffiti wall linings, Covered canopy structure Offsite skate park elements at other locations, roving coaching

B. EARLY SIGNAGE ON EXISTING FENCE

Signage on existing walls

C. BIG BLUE

Configuration 2 plus additional single unit Configuration 1, incl internal fit out, services and circulation.

D. SERVICES

Connect to grid, install External Lighting, power and water tap

E. HOST USE 1

Frontside to run interim uses through existing agreement plus skate ramp

F. THRESHOLD USES

Threshold uses: open access e.g. skate ramp

G. DENTS MANAGER

To oversee access and trouble shooting Early 'Watch this space' signage on existing fence

H. FURTHER SIGNAGE

Gateways, central bases, now routes etc



- Existing fence relocated New fence
- New plywood etched with information

2.5m 5m

0

10m

- **Existing Fence Retained**
 - Secure Compound



72
PROJECT 3.2.3 LAUNCH PAD ROTHBURY ROAD



PROJECT 3.2.3 LAUNCH PAD ROTHBURY ROAD

HOST USE 1:

Skate Park

Front site to run interim uses through existing agreement. For example a skate park or open air cinema.







PROJECT 3.2.3 LAUNCH PAD ROTHBURY ROAD

BENEFIT ASSESSMENT - High

- Signals another step in the process of change that has already started on this site on a relatively high footfall location.
- Potential early win demonstrates to local community and a wider audience coming from Hackney Wick station into the local area, the LLDC commitment to maintain opportunities for all in the build up to the full QEOP opening.
- Host use: builds on and supports the current interim use on the site to enable the skate park to expand the variety and scale of activities offered, as part of the stepping stone approach.
- Implementation of Dents aims: Active Park, • Start Now, opportunities for all.
- Easy access: adjacent to good public transport links and the Canal.
- Links to local central bases as strategy 1.0 including the White Building.
- Links to proposed Gateways as strategy 3.1 to signal future access points into the park and suggest a trail between gateways to connect all communities around the park.
- Site owned by LLDC which offers a relatively high degree of control over the use and programme.
- Lifespan: potential longer term availability depending on timing of future development
- Pan borough: invites uses by other host boroughs through roving activities and events
- Big Blue studio: offers significant benefits • of an internal space on this site which is currently operating without any. This provides the opportunity for new facilities including a flexible activity space, WC, refreshment facility and storage.
- Off site roving activities: Frontside is keen to engage with other Dents sites to both advise on setting up small scale skate structures as threshold uses on the key Southern Launch Pad and to develop a larger scale skate park

installation in the ground floor level of the key Northern Launch Pad covered park.

- Links to future dirty peninsula from the Canal • Strategy 5.0
- Links to volunteers to assist in design and installation of elements such as the canopy.

IMPLEMENTATION ASSESSMENT: Medium to Complex

- Planning permission: assume not required for use as already established on the site, but permission required for installation of Big Blue.
- Licenses may be required for events such as outdoor cinema.
- Construction issues: soil, services, permissions etc
- Extent of works that constitute contractural changes: assume none on this site.
- Procurement process: mixed approach required to achieve best fit for different components.
- Management support: minimal as all uses and activities will be set up and managed by Frontside.

COST ASSESSMENT: Ranges

- Cost: individual elements range in cost terms between low to high. They are sown separately on the scatter diagram.
- Flexibility of cost: can be achieved by selecting the extent of scope to be implemented as the project has been packaged to allow incremental implementation.
- Value for money: very good value based on free re-use of the Big Blue units as a gift from the games along with a high degree of benefit.
- Contributory costs: volunteers are recommended to engage with the project in a range of ways including a structured staff system organised through the People's museum to sports coaching and more general assistance.
- Detailed cost summary and break down of each element is included in the main cost section 3.1

PRIORITY ASSESSMENT: High

Overall the Western Launch Pad is recommended as a high priority early win Dents project.

• LLDC teams have reviewed these proposals and asked that further design and cost development be undertaken before a decision is taken on whether to implement these Launch Pad proposals.



NEXT STEPS

Design development to Stage C to assist the client in assessing the priority of this project.

- Competitive cost assessment: Market testing is proposed as the best route to demonstrate competitive cost rather than a full procurement process. LLDC to confirm this approach.
- See Main Launch Pad Introduction Section









The multi storey car park is a large scale, three storey, concrete frame structure built for the Olympics and Paralympics. In addition to the inherent flexibility of use offered by a car park, similar to the other Launch Pad sites, this site has the additional benefit of all weather protection afforded by the upper floor decks, creating a 'covered park' well suited for a wide range of interim uses.

Located on the northern perimeter of the park fence, accessed off the A12 and the Lee Navigation Canal tow path, the covered park would offer strong new connections between the park and the local communities in Hackney, who are currently one of the least engaged areas, as well as inviting use by visitors from other boroughs and further afield.

The Launch Pad proposal is to activate the available a segregated section of the existing space starting now, which would otherwise be lying dormant during the park transformation. This highly visible structure, was seen as a negative piece of development by the local communities, requiring removal of trees and considered by some to have prioritised parking provision for visitors over an amenity space for local people. The proposal for an early win interim use offers a significant positive signal of change that invites community engagement starting now.

As the key northern Launch Pad site the proposal for use is similar to that of the key southern Launch Pad at Rick Roberts Way: to encourage a flexible approach that fosters a wide range of community uses that could grow over the 18 month Dents period. The stepping stone approach to all projects has structured this site to allow for a relatively minor initial start up which effectively claims the space as an available activity zone that is linked to the Dents and future QEOP through signage; through to the more developed proposal to install two Big Blue studio units as a vertical stack providing a vantage point over the park and to support a wider range of uses to maximise the benefit of this interim site.

The proposed role of the Dents Manager is recommended to oversee the uses and operation of this site, both in terms of managing the developing range of uses and also to monitor bookings and to troubleshoot any issues that might arise to ensure that the Launch Pad maximises it's potential to promote the Dents and QEOP.



ACCESS

- Potentially very good access: direct access off the A12 and located adjacent to the Lee navigation canal towpath near Mabley Flyovers, which links with Fish Island and Hackney Wick, within 10 minutes walking distance of Hackney Wick overground station and a number of bus routes.
- Links to communities working well currently: currently cut off from the surrounding communities as inside the fence. If opened up this would create positive links to the Kings Park area of Hackney to the North West of the park which is currently one of the most disengaged communities; as well as linking to the heart of the creative communities of Hackney Wick and Fish Island via the canal tow path; wider links to Leyton and beyond via the A12 and cycle routes. Links to communities working less well currently: connections to Tower Hamlets, Newham and Waltham Forest need to be developed and promoted through the Launch Pads in those areas along with the Central bases and Spread the Word strategies
- Fully accessible facilities: Big Blue units to re-use the games time lift; and access within the existing car park assumed to be provided by existing stair and lift cores.
- Affordable flexi community space: low to zero hire charges proposed for the new Big Blue studio to meet the need for affordable bookable flexi-space for community and education use, identified as part of a wider issue around the park.
- Engages all ages and abilities: aim to create all age activities and events including sport, arts, performance; tea dancing; culture and play





A. LAUNCH PAD COMPOUND ELEMENTS

Early 'Watch this space' signage on existing fence Move existing fence and install new sections of fence to create defined secure area seperate from construction site, security/ access system services, install external lighting power and water tap further signage to gateways, central bases, now routes etc

B. BIG BLUE

including internal fit out, services and stair and lift

C. HOST USE 1

Skate park in car park at ground level by Fronside

D. HOST USE 2

Performing Arts rehearsal space Big Blue studio 1

E. HOST USE 3

Girls' sports barn on first floor of car park

F. THRESHOLD USES

Open access e.g. pensioner's gym, table tennis, 1no. basketball hoop

G. TRANSIENT USES:

Internal use of Big Blue Studio 2 and covered car park 2nd floor as open access through booking system eg roller disco, car boot sale/ freecycle, event space on roof, sport, art.

H. CLEANING AND MAINTENANCE

Cleaning and maintenance by LLDC/LBH



Big Blue Configuration 6



HOST USE 1:

Host use 1 skate park in covered park: the ground floor is a double height space with high ceilings, which would be well suited to a skate park, with scope to include complementary sports elements such as climbing walls. This proposal for inserting a skate park has been assessed and developed with Andy Willis who heads the Frontside BMX and skate park at Rothbury Road. As there is no equivalent covered skate park in London. This interim use would be an innovative and ambitious new facility signalling positive change and the LLDC aims for new engaging sports for all in the future park.

HOST USE 2

Host use 2: flexible sports barn proposed as flexible use of the covered external space in the covered park at first floor supported by internal space offered by bookable use of the Big Blue studio 2. Use could start very quickly with no adaptation work assumed required to the covered park, with just the provision of basic storage for various sports equipment.

This proposal has been developed based on advice from Karen West LLDC Sports, and the Learning from Others community sports case study research carried out by Streetgames. The findings of this research show that there is a specific gap in sports provision to engage teenage girls, whose preference would be for a defined space for girls' use to remove inhibitions associated with mixed gender sports areas. A sports barn which provides a simple enclosed shelter has been identified as an innovative model to meet this need in a non proscriptive way that invites a flexible programme of sports activities. More generally findings show community sport offers a strong positive interim use solution and a range of relatively simple robust external equipment can help engage all ages key examples being pairs of outdoor table tennis

THRESHOLD USES

Host use 3 performing arts space in Big Blue studio 1: one of the studio units is proposed to host performing arts groups, as this has been identified through consultation as a gap in the otherwise successful visual arts strategy.







PROJECT 3.2.4 LAUNCH PAD NORTH ASSESSMENT SHEET

BENEFIT ASSESSMENT - High

- Signals change to an Olympic facility which is currently considered negatively by some of the local community.
- Potential early win demonstrates to local community and a wider audience passing along the A12, the LLDC commitment to new opportunities for all in the build up to the full QEOP opening.
- Activates an otherwise dormant facility considered an 'awkward space located strategically at gateway and pivotal location' as brief aim
- Implementation of Dents aims: Active Park; Sport; Arts; Start Now; opportunities for all ages.
- Easy access: adjacent to the A12 and canal towpath.
- Creates new link between park and the communities in to the North West in Hackney, which are some of the most disengaged groups.
- Links with existing local community centres of activity incl central bases, shopping centres, transport and health centres.
- Support for existing projects: the new facilities could provide a base to support the local Mabely Flyover projects to the East and West of the canal, which offer host spaces for performance & events but have no WCs.
- Links to proposed Gateways as strategy 3.1 to signal future access points into the park and suggest a trail between gateways to connect all communities around the park.
- Site owned by LLDC which offers a relatively high degree of control over the use and programme.
- Lifespan: potential longer term availability depending on timing of future development
- Engages all ages in a wide range of uses including heritage exhibition and pensioners gym to sport and events such as the roving rink.
- Testing new uses: innovative new uses helps

test potential future uses on the QEOP, mixed use fosters cross fertilisation to encourage new interests and disseminate information that links to the Dents and QEOP themes

- Pan borough: invites uses by other host boroughs through activities and events
- Host use 1: skate park in car park at ground level by Frontside
- Host use 2: Performing Arts rehearsal space
 Big Blue Studio 1
- Host use 3: girls' sports barn on first floor of car park
- Flexible bookable internal and external covered space: internal use of Big Blue Studio 2 and covered car park second floor offers significant benefits of affordable / free space for community activities and classroom use, which is lacking in the host boroughs. Proposed as open access through booking system eg roller disco, car boot sale/free cycle, event space on roof, sport, art.
- Highpoint: Link to Strategy 5 to create a high level viewing platform looking over both the park and the surrounding communities from the top level of the proposed 2 storey Big Blue studio configuration and the top level of the covered park.
- Roof top potential: the large roof area of the covered park offers the potential for a more ambitious installation that could provide a unique space for events or restaurant.

IMPLEMENTATION ASSESSMENT -Medium to Complex

- Planning permission required for new use and installation of Big Blue.
- Licenses may be required for events such as Tea dancing, roller disco and cinema.
- Construction issues: soil, services, permissions
- etc
- Extent of works that constitute contractural changes need to be reviewed and process agreed including moving fences and extent of site to be made available.

- Procurement process: mixed approach required to achieve best fit for different components.
- Booking system: feasible solution discussed with LLDC Events team as a web page extension to the on line booking platform currently being developed for new year 2013.
- Dents Manager: recommended as new post to support on going use of this site.
- Security solution to be determined dependant partly on extent of site considered viable if any for 24 hour free access.
- Maintenance solution to be established to determine whether it could be an extension of LA street cleaning or other solution.

COST ASSESSMENT: Ranges

- Cost: individual elements range in cost terms between low to high. They are sown separately on the scatter diagram.
- Flexibility of cost: can be achieved by selecting the extent of scope to be implemented as the project has been packaged to allow incremental implementation.
- Value for money: very good value based on free re-use of the Big Blue units as a gift from the games along with a high degree of benefit.

 Contributory costs: volunteers are recommended to engage with the project in a range of ways including a structured staff system organised through the People's museum to sports coaching and more general assistance.

PRIORITY ASSESSMENT: High

- Overall the Canal Launch Pad is recommended as a high priority early win Dents project.
- LLDC teams have reviewed these proposals and asked that further design and cost development be undertaken before a decision is taken on whether to implement these Launch Pad proposals

NEXT STEPS

- Design development to Stage C: to assist the client in assessing the priority of this project.
- Competitive cost assessment: Market testing is proposed as the best route to demonstrate competitive cost rather than a full procurement process. LLDC to confirm this approach.
- See Main Launch Pad Introduction Section

PROJECT 3.2.5 LAUNCH PAD NORTH LEYTON MILLS





The proposal is to create a dispersed Launch Pad of a number of smaller interventions, woven throughout the public spaces from Leyton Mills, down Leyton High Road, to create a new pattern of movement towards Drapers Fields. The principle is to activate a number of sites as stepping stones to raise awareness and build anticipation of the imminent new access into QEOP at Chobham Manor due to open in July 2013.

Initial proposals for activating existing awkward sites, at this pivotal location, focussed on inhabiting the void shop units in the Asda/TK Maxx shopping centre. However, new leases are in the process of being agreed for these shop units and so are not available as a host space. Instead the proposal is for a range of Dents information and viewing points starting at Leyton Mills, combined with re-use of two void shop units along Leyton High Road, as an information hub and a satellite base for the People's Museum Legacy project linked back to the South Launch Pad on Rick Roberts Way. This represents a very different Launch Pad approach to the others which are more typically empty car park like sites where the addition of new uses and Big Blue units are proposed.



Park Model **Dents Signage Dents Signage** MALL Host Use 1 LUUUU Information Drop-In Host Use 2 00 JUL L **Gateway** Totem Fields Of Play

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PROJECT 3.2.5 LAUNCH PAD NORTH LEYTON MILLS

ACCESS

- Very Good access: Located at various points from outside Leyton underground station, along Leyton High Road which is well served by a number of bus routes.
- Links to communities working well currently: Leyton Mills is a high footfall shopping area well connected to the surrounding residential community,
- Links to communities working less well currently: although linked by the underground it is currently one of the areas most disengaged with the park and the other communties surrounding QEOP and this needs to be developed and promoted through the Launch Pads in those areas along with the Central bases and Spread the Word strategies
- Fully accessible site: the various small sites have level access and the main public realm areas of Leyton High Road benefit from recent upgrade works.
- Engages all ages and abilities: the mix of engaging information and the link to the People's Museum project encourage a wide range of engagement that will help create links and anticipation of the future QEOP.
- Affordable flexi community space: low to zero hire charges proposed as a flexible secondary use of the shop units, to help meet the need for affordable bookable flexi-space for community and education use, identified as part of a wider issue around the park.



PROJECT 3.2.5 LAUNCH PAD NORTH LEYTON MILLS

PROJECT SCOPE

A. LAUNCH PAD COMPOUND ELEMENTS

Early 'Watch this space' signage on balustrade Park model relocated to widened paved area Signage at Leyton Mills, Bridge over A12 and along High Road Leyton to gateways Drapers Field A12 level wall alongside carriageway – new macro signage

B HOST USE 1

void shop unit as information drop in with café

C. HOST USE 2

void shop unit as People's Museum oral history project

Park Model and Proposed Location







PROJECT 3.2.5 LAUNCH PAD NORTH ASSESSMENT SHEET

BENEFIT ASSESSMENT - High

- Signals change: visible on a relatively high footfall shopping centre.
- Potential early win: demonstrates to local community and a wider audience passing along the high street, the LLDC commitment to create new opportunities for local communities in the build up to the full QEOP opening.
- Links to a previous Creates new employment and volunteering opportunities: through the host uses.
- Activates underused open space: located strategically at key destination point Old Ford Lock
- Implementation of Dents aims: Active Park; Play; Information; Education; sustainability; biodiversity; Start Now; opportunities for all.
- Links to previous arts and information projects: the LLDC commissioned Park model is currently in storage and this site offers a new interim host space as an engaging description of the layers of past, games time and future park, which reinforces the Legacy approach of the overall Dents project.
- Links to earlier interim use projects: the proposal for a satellite set up of the People's Museum in one of the void shops creates a valuable opportunity to engage with the local communities who live and work in Waltham Forest, to record their experiences to fill the current gap in this area where ECH have not recorded oral history previously.
- Easy access: located on a high footfall area with good bus and underground connections..
- Lifespan: majority of elements are considered for the 18months of the Dents project with potential longer term retention of some elements such as the associated Gateway Totem at Drapers Fields.
- Host use 1: Information Hub as drop in with café, in void shop unit.
- Host use 2: People's Museum oral history project, void shop unit
- · Affordable flexi community space: potential

for both void units to be used as a low cost or free bookable space for a range of learning and other community activities and events.

- Engagement: engages all ages in a wide range of uses
- Links to proposed Gateway at Drapers Fields: as strategy 3.1 to signal future access point into the park at Chobham Manor opening in July 2013 with a trail between other gateways to connect all communities around the park

IMPLEMENTATION ASSESSMENT: Medium

- Planning permission: required for new use and installation of large Park Model.
- Land owners permissions: permission required from void shop units
- Construction issues: avoiding disturbance of contaminated layer, soil, services, permissions etc
- Construction: relatively simple with no overlap with park transformation works.
- Procurement process: mixed approach required to achieve best fit for different components.
- Booking system: feasible solution discussed with LLDC Events team as a web page extension to the on line booking platform currently being developed for new year 2013 or managed by host uses (eg Biodiversity Research and Education Centre)
- Security: mixed solution required as some elements easily secured such as the shop units, whilst the Park Model is relatively exposed.
- Dents Manager: this role would help monitor and arrange any maintenance of the Park Model which is a requirement set by LBWF, as well as the overall management of the use of the shop units and updating the information.

COST ASSESSMENT: Ranges

- Cost: individual elements range in cost terms between low to medium. They are shown separately on the scatter diagram.
- Flexibility of cost: can be achieved by selecting the extent of scope to be implemented as the project has been packaged to allow incremental implementation.
- Value for money: very good value based on low to free rent of the void shop units
- Contributory costs: volunteers are recommended to engage with the project in a range of ways including a structured staff system organised through the People's museum to more general assistance.
- Detailed cost summary and break down of each element is included in the main cost section 4.0

PRIORITY ASSESSMENT - High

Overall the Canal Launch Pad is recommended as a high priority early win Dents project.

• LLDC teams have reviewed these proposals and asked that further design and cost development be undertaken before a decision is taken on whether to implement these Launch Pad proposals

NEXT STEPS

Design development to Stage C: to assist the client in assessing the priority of this project.

- Competitive cost assessment: Market testing is proposed as the best route to demonstrate competitive cost rather than a full procurement process. LLDC to confirm this approach.
- See Main Launch Pad Introduction Section



STRATEGY 4 FIELDS OF PLAY

FIELDS OF PLAY



STRATEGY SUMMARY

Temporary interim sites have been identified that The opportunity of securing the use of units from are available for early access as an invitation to the Big Blue must be seen as a real opportunity to demonstrate the recyclability of the buildings start now. that formed part of the Olympic Park. Whilst it is understood that LLDC procurement rules required competitive guotation for anything of this nature, Eric Reynolds who is responsible for the Big Blue, has indicated that he is prepared to give the units to this project and only charge the re-location and assembly costs. There is a very strong argument to try and seek an exception to the rules to allow full advantage to be taken with this offer. The opportunity time barred as a number of offers have been submitted by other organisations who are keen to make use of the Big Blue units. In looking at the costs for these units, comparisons have been drawn against the cost of hire for provision temporary buildings in connection with schools projects that we are currently involved with.

As awkward spaces located at strategically pivotal locations, these have been developed as smaller scale versions of the Launch Pads. Less complex infrastructure and built intervention are proposed for the Fields of Play as they have either less complex host uses or there are existing facilities on the site that support immediate use.

These sites offer a different range of managed activities and unbooked free access space, with two of the three sites focussing on growing projects.

A range of programmed events and activities starting off at the park and eventually moving onto the park linked to the 'dirty peninsular' approach in strategy 3.0 eg sport and play

- Drapers Field: Sport, Events and Festival 4.1
- Warton Road: Community Growing 4.2
- Mabley Green: Community Growing/Play 4.3

PROCUREMENT

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As with the Launch Pad sites, there will be many similarities in the procurement routes that might be followed to deliver them.

Signage would be linked to 'Spread the Word'

Creating the compound and associated works in developing the Launchpad site would lend themselves to being packaged for a general building works contractors(s) retained on a short framework/term contract basis to carry out smaller interventions across all projects.

Host uses are seen as a combination of equipment purchase, periodic equipment hire or leasing of space to operators. In each instance, a basic brief would be required to allow procurement and evaluation. Depending upon the value of a number of the smaller equipment purchases, these may be purchased direct, with a simple demonstration of value for money. However, other items and hire arrangements would require a simple competitive process. Where operators lease space, this could be seen as an income generator, contributing to the overall cost in use of the site and therefore lowering the overall cost of the project/activity.

Where there are existing agreements in place with groups providing initiatives, such as Community Links running growing projects, expand their brief to cover the additional activities in the Fields of Play locations as detailed.

PROJECT 4.1 FIELDS OF PLAY DRAPERS FIELD





PRE-GAMES



Drapers Field was a large community sports area in Waltham Forest, which was adopted as the Games and Para-games athlete's village support services. Having been lost by the community and tarmaced for this support use, the site is due to be re-landscaped to convert it back to community sports with works starting in March 2013. Until this time the site is lying dormant, and could be activated as a short term interim use.

The principle of the Dents proposal is to adopt a section of Drapers Fields in a loose fit way to create a fenced off area that could offer a secured area to host a skate rink with an open access area for more flexible community use aims. To minimise the cost and complexity of the short term set up, the area selected needs the least work and offers the use of a retained original sports pavilion with WCs and café to support interim use. This approach could successfully pre-figure the future community sports uses to be replaced on this site, to activate this otherwise dead space as a stepping stone to the more permanent replacement of uses.

Due to the restricted short term availability of this site, it is recommended as an early win, quick implementation project to maximise the length of interim use. As potentially the first site to be activated Drapers Field offers the benefit of a test bed for some of the shared approaches to learn lessons that might help inform the following Dents projects. Lease agreements for the handover of the site back from LLDC to LB Waltham Forest is currently being considered to facilitate this early use.

The proposed role of the Dents Manager is recommended to oversee the uses and operation of this site both in terms of managing the initial use of the Roving Rink as the first site of many over the course of the Dents period and also to monitor use of the open access area and to troubleshoot any issues that might arise and to ensure that the Launch Pad maximises it's potential to promote the Dents and QEOP.







PROJECT 4.1 FIELDS OF PLAY DRAPERS FIELD

SCOPE

A. LAUNCH PAD COMPOUND ELEMENTS

Early 'come in now' signage on existing fence Fields of Play set up: install new sections of fence to create defined secure area, security/access system Services: Install External Lighting, power and water tap

B. BIG BLUE

including internal fit out, services and stair and lift

C. HOST USE 1

roving rink incl transportation, installation, operation, maintenance, dismantling

D. HOST USE 2

Bike polo and other outdoor sports activities could take place in this area. Accessible through an external booking system

G. TRANSIENT USES

Potential for further engagement with the community using an open access external through booking system to encourage further usage.

H. CLEANING AND MAINTENANCE

Cleaning and maintenance by LLDC/LBH

HOST USE

Roving rink as a catalyst event and offers a festive seasonal appeal to all ages as a low/zero cost community skating event. This could engender a sense of celebration of the current Dents projects and the future QEOP as well as linking to the wider theme of sport in the park. The youth panel in particular were keen on winter festival events in the local area around the park.

TRANSIENT USE

Test bed site: as the first activated site Drapers Fields offers the potential to trial aspects that would be implemented on ubsequent sites so that Lessons learned can be adopted to improve the Dents delivery.



market stalls



temporary ice rink



bike polo



seasonal variations

ACCESS

- Very Good access: located on Leyton High Road, the site is well served by public transport, with Leyton underground station 15 minutes walk and a number of bus routes.
- Fully accessible site: the site level is slightly lower than the High Road which provides a good vantage point for passers by to watch the new activities and to draw people in to use the site. The site is accessed off the side street which slopes down to create an existing level access.
- Fully accessible facilities: the existing pavilion is fully accessible including WC.
- Affordable flexi community space: the existing pavilion offers low to zero hire charges to meet the need for affordable bookable flexi-space for community and education use, identified as part of a wider issue around the park.
- Engages users of all ages and abilities: the loose fit approach combines the rink as a host use for the active with a flexible external space and internal pavilion to support a wide range of activities and events including sport, arts, tea dancing; culture and play.

PROJECT 4.1 DRAPERS FIELD ASSESSMENT SHEET

BENEFIT ASSESSMENT - High

- Signals change on a pivotal site which is of high importance to the local community and which is in a high footfall location.
- Potential early win demonstrates to local community and a wider audience passing along the high street, the LLDC commitment to offer early opportunities for all to regain their community sports area in advance of the permanent re-opening.
- Activates 'awkward space located strategically at gateway and pivotal location' as brief aim
- Implementation of Dents aims: Active Park; Start Now; opportunities for all.
- Easy access: located off the High Road with good public transport links
- Links with the Leyton Mills Launch Pad as Strategy 3.2.5 as the effective interim destination to encourage new patterns of movement from Waltham Forest down to the new park access by Chobham Manor.
- Links to proposed Gateways as strategy 3.1 to signal future access points into the park. Aims to resolve current lack of awareness of the future access into the park by Chobham Manor
- Lifespan: short term use only prior to construction works commencing.
- Engages all ages in a wide range of uses including events such as the roving rink and flexible internal and external spaces.
- Pan borough: invites uses by other host boroughs through first site hosting the Roving Rink along with other opportunities for flexi use.
- Host use: roving rink as a catalyst event and offers a festive seasonal appeal to all ages as a low/zero cost community skating event. This could engender a sense of celebration of the current Dents projects and the future QEOP as well as linking to the wider theme of sport in the park. The youth panel in particular were keen on winter festival events in the local area around the park.

Fields offers the potential to trial aspects that would be implemented on ubsequent sites so that Lessons learned can be adopted to improve the Dents delivery.

IMPLEMENTATION ASSESSMENT -Medium

- Licenses may be required for events such as the Roving Rink.
- · Construction issues: minimal new works. Services to be confirmed on the site.
- Procurement process: Roving Rink recommendation to hire as a quick win solution including operating staff.
- Dents Manager: recommended as new post to support on going use of this site.
- Security solution to be determined dependant partly on extent of site considered viable if any for 24 hour free access.
- Maintenance solution to be established to determine whether it could be an extension of LA street cleaning or other solution.

COST ASSESSMENT-Low

- Cost: is rated as low as a total project cost, as it is within the first cost band.
- Value for money: good value based on high degree of benefit.
- Contributory costs: volunteers are recommended to engage with the project in a range of ways including training to use the ST Roving Rink to support future use on follow on 0 sites.
- Detailed cost summary and break down of each £90ĸ element is included in the main cost section 4.0

PRIORITY ASSESSMENT - High

LOW 🖌

£0κ

£30ĸ

£60ĸ

£120

HIGH £150

COMPLEX

- Overall Drapers Field proposal for short term interim use is recommended as a high priority early win Dents project.
- LLDC teams have reviewed these proposals and is considering the option for the Roving Rink and the lease arrangements with LB Waltham Forest.

• Test bed site: as the first activated site Drapers

NEXT STEPS

- LLDC to confirm lease arrangements and dates for this site to be handed over to LB Waltham Forest. The interim use could either be on the site during the LLDC lease period or if an early hand over is achieved back to LBWF the interim could be on an LBWF site.
- LLDC decision required on whether to adopt the Roving Rink option and to instigate a competitive procurement process for both hire and purchase options.
- License for roving rink use: LLDC are currently reviewing which permissions are required



PROJECT 4.2 FIELDS OF PLAY WARTON ROAD



Located on the eastern bank of the river Lea, Warton Road is a linear tarmaced site which was used as a security plaza for the Games and is currently lying dormant.

The principle of the Dents proposal is to adopt the site in a loose fit way with minimal works: using the existing secure area to host a growing project combined with part of the site available for play and events. The aim is that this is one of two growing projects around the park during the Dents period of preparation: this site in the south of the park and another at Mabley Green in Hackney in the north of the park. Both sites would offer opportunities to both local people and to the wider communities across the host boroughs around the park

Looking onto the meadow banks of the original towpath on the other side of the river, which are currently not accessible during the construction works, an interim use also has the benefit of offering back some space to local people as part of the Dents Start Now approach.







PROJECT 4.2 FIELDS OF PLAY WARTON ROAD

SCOPE

- A. Early 'Watch this space' signage on existing fence
- B. Fields of Play set up: install new sections of fence to create defined secure area, security/access system
- C. Big Blue installation: configuration 1, incl internal fit out and services Services: install External Lighting, power and water tap
- D. HOST USE 1:Community Links to run growing projects through existing agreement
- E. HOST USE 2: New leases for new operators to run play activities
- F. CLEANING AND MAINTENANCE Cleaning and Maintenance by LLDC/LBN

ACCESS

- Reasonable access: located on a side street off Stratford High Street, the site is well served by public transport but feels remote due to its less visible location. There is relatively high numbers of vehicles passing the site along the access route to Westfield shopping centre car park, but pedestrian passers by are limited to those looking actively to get views of the Olympic park from outside the fence.
- Improved links: wider access will be generated by activating the site as a growing and play project operated by Growing Links, the pan host borough project managed by Community Links.
- Fully accessible site: the site level is level access with the street and is connected by an accessible ramped vehicle access which is proposed to be split into dedicated Launch Pad access and retaining access to the larger site behind which also has other access points.
- Fully accessible facilities: single storey configuration of Big Blue units is proposed sitting on the tarmac, which creates a step of 180mm. Entrance points will have a short etched plywood ramp access at a less than 1:21 gradient, treated as a tilted section of the ground rather than a disabled ramp to create a better sense of integration and to avoid the need for handrails.
- Affordable flexi community space: the second Big Blue studio space offers low to zero hire charges to meet the need for affordable bookable flexi-space for community and education use, identified as part of a wider issue around the park.
- Engages users of all ages and abilities: mixed use approach with Heritage museum combined with a wide range of activities and events including sport, arts, performance; tea dancing; culture and play.



PROJECT 4.2 FIELDS OF PLAY WARTON ROAD

USE

This approach has been developed with Community Links to provide a site to develop their Growing Links project, which is a recently set up LLDC initiative to develop horticulture in the local communities around the park.

This interim use could also successfully pre-figure the future community allotments, due to be put in place on the opposite side of the river around the start of 2014, and to activate this otherwise dead space as a stepping stone to the more permanent replacement of uses.

growing



play







PROJECT 4.2 WARTON ROAD ASSESSMENT SHEET

BENEFIT ASSESSMENT - High

- Potential early win demonstrates to local community and a wider audience passing along Warton Road to Westfield shopping centre parking, the LLDC commitment to maintain opportunities for all in the build up to the full QEOP opening.
- Activates 'awkward space located strategically at gateway and pivotal location' as brief aim
- Implementation of Dents aims: Growing; Healthy Living; Start Now; opportunities for all.
- Easy access: adjacent to Stratford High Street with good public transport links
- Creates new link between park and existing local community centres of activity incl central bases, shopping centres, transport and health centres.
- Link to Launch Pad: the adjacent Launch Pad South on Stratford High Street will signpost this site and its use to extend new connections towards the park
- Links to proposed Gateway at Warton Road bridge as strategy 3.1 to signal future access points into the park and suggest a trail between gateways to connect all communities around the park.
- Site owned by LLDC which offers a relatively high degree of control over the use and programme.
- Lifespan: potential longer term availability depending on timing of future development • Engages all ages in a wide range of uses.
- Pan borough: invites uses by other host boroughs through Community Links project.
- Host use: Growing Links project to be based on this site, offers significant benefits of building on a current developing LLDC initiative in a way that grows this particular project to develop the legacy approach of the Dents, pre-figuring uses on the park
- Links to future dirty peninsula along tow path of River Lea as Strategy 5.0

IMPLEMENTATION ASSESSMENT -Medium

- Planning permission required for new use and installation of Big Blue storage container.
- Licenses may be required for events. •
- Construction issues: soil, services, permissions etc
- Extent of works that constitute contractural . changes need to be reviewed and process agreed including moving fences.
- Procurement process: Community Links existing partnering agreement with LLDC covers the use of the site; small scale works to be carried out by a contractor.
- Dents Manager: recommended as new post to support on going use of this site.
- Security solution to be determined dependant partly on extent of site considered viable if any for 24 hour free access.
- Maintenance solution to be established to • determine whether it could be an extension of LA street cleaning or other solution.

COST ASSESSMENT-LOW

- Cost: is rated as low as a total project cost, as it • Overall the Warton Road Fields of Play is is within the lower third cost band. recommended as a high priority early win Dents • Flexibility of cost: can be achieved by selecting project.
- the extent of scope to be implemented as the LLDC teams have reviewed these proposals and • project has been packaged to allow incremental asked that further design and cost development be undertaken before a decision is taken on implementation. Value for money: very good value based on free whether to implement these Launch Pad re-use of the Big Blue units as a gift from the proposals.
- games along with a high degree of benefit.
- Contributory costs: volunteers are recommended to engage with the project in a • LLDC to review the project priority following range of ways including a structured staff system Launch Pads developed design and cost organised through the People's museum to information. sports coaching and more general assistance. .
- Detailed cost summary and break down of each element is included in the main cost section 4.0



PRIORITY ASSESSMENT - High

NEXT STEPS

Planning permission and other land use permissions: LLDC are currently reviewing which permissions are required



PROJECT 4.3 FIELDS OF PLAY MABLEY GREEN



Located in Mabley Green park in Hackney, this site is a disused sports pitch which has been replaced recently with new pitches and is not in use. LB Hackney have offered the site for an interim use to link with the Dents project.

The principle of the Dents proposal is to adopt the site in a loose fit way with minimal works: using the existing area to host a growing project with no built proposal on the advice of LBHackney to achieve an quick start up. The aim is that this is northern of two sites for setting up growing projects around the park during the Dents period of preparation, with the other southern site at Warton Road. Both sites would offer opportunities to both local people and to the wider communities across the host boroughs around the park.



ACCESS

- Good access: located in the park this site is well positioned for local people to become aware of the new activities. XX the site is well served by public transport.
- Links to communities working well currently: this site offers a strong link to the Kings Park communities at the North West corner of the park which are one of the most disengaged groups currently; also well linked to Hackney Wick; with some links to Leyton.
- Linkstocommunitiesworkinglesswellcurrently: connections to Tower Hamlets, Newham and Waltham Forest need to be developed and promoted through the Launch Pads in those areas along with the Central bases and Spread the Word strategies
- Improved links to communities around the park: Wider access will be generated by activating the site as a growing and play project operated by Growing Links, the pan host borough project managed by Community Links.
- Fully accessible site: the site level is level access with the park. With no new facilities provided, this project would need to link with the existing park provision for WC and refreshments.
- Engages users of all ages and abilities and social, ethnic and cultural groups: mixed use approach with growing combined with play and events.







PROJECT 4.3 FIELDS OF PLAY MABLEY GREEN

SCOPE

A. Early 'Watch this space' signage on existing fence

B. FIELDS OF PLAY SET UP install new sections of fence to create defined secure area, security/access system

C. SERVICES install External Lighting, power and water tap

D. HOST USE 1: Community Links to run growing projects through existing agreement

E. HOST USE 2: New leases for new operators to run play activities

F. CLEANING AND MAINTENANCE Cleaning and Maintenance by LLDC/LBH



PROJECT 4.3 FIELDS OF PLAY MABLEY GREEN

USE

This approach has been developed with Community Links to provide a site to develop their Growing Links project, which is a recently set up LLDC initiative to develop horticulture in the local communities around the park.

Community Links are also keen to develop opportunities for play to link with this site in a flexible way. The park setting is well suited to support their preferred method of initiating activities and 'sweeping people up' to join in spontaneously.

PLAY



COMMUNITY PROJECTS







PROJECT 4.3 MABLEY GREEN ASSESSMENT SHEET

BENEFIT ASSESSMENT - High

- Potential early win demonstrates to local community and a wider audience passing using the park, the LLDC commitment to maintain opportunities for all in the build up to the full QEOP opening.
- Activates redundant space
- Implementation of Dents aims: Growing; Healthy Living; Start Now; opportunities for all.
- Easy access: within the park with good public transport links
- Creates new link between park and existing local community centres of activity incl central bases, shopping centres, transport and health centres.
- Link to Launch Pad: the adjacent Launch Pad North proposed in the covered car park will signpost this site and its use to extend new connections towards the park
- Links to proposed Gateways as strategy 3.1 to signal future access points into the park and suggest a trail between gateways to connect all communities around the park.
- Site owned by LB Hackney
- Lifespan: potential longer term availability depending on timing of future development Engages all ages in a wide range of uses.
- Pan borough: invites uses by other host boroughs through Community Links project.
- Host use: Growing Links project to be based on this site, offers significant benefits of building on a current developing LLDC initiative in a way that grows this particular project to develop the legacy approach of the Dents, pre-figuring uses on the park

IMPLEMENTATION ASSESSMENT -Medium

- Planning permission required for new use
- Construction issues: soil, services, permissions
 etc
- Extent of works that constitute contractural changes need to be reviewed and process agreed including moving fences.
- Procurement process: Community Links existing partnering agreement with LLDC covers the use of the site; small scale works to be carried out by a contractor.
- Dents Manager: recommended as new post to support on going use of this site.
- Security solution to be determined dependant partly on extent of site considered viable if any for 24 hour free access.
- Maintenance solution to be established to determine whether it could be an extension of LA street cleaning or other solution.
- Construction issues: minimal new works.
 Services to be confirmed on the site.

COST ASSESSMENT - Low

- Cost: is rated as low as a total project cost, as it is within the lower third cost band.
- Flexibility of cost: can be achieved by developing the extent of the project with Community Links to achieve an early start with a relatively simple but robust initial set up, which could be developed over the course of the Dents period.
 Value for money: very good value based on ^{£90}×
- Value for money: very good value based on extending an existing initiative with Growing Links along with a high degree of benefit to local people.
- Contributory costs: volunteers are recommended to engage with the project in a range of ways including a structured support and more general assistance.
- Detailed cost summary and break down of each element is included in the main cost section 4.0

PRIORITY ASSESSMENT - High

- Overall Mabely Green Field of Play is recommended as a high priority early win Dents project.
 LLDC to review the project priority following Launch Pads developed design and cost information.
- LLDC teams have reviewed these proposals and intend to evaluate whether to implement this project pending the further design and cost development work to be undertaken on the Launch Pads projects.
 Planning permission and other land use permissions: LLDC are currently reviewing which permissions are required



HIGH

£150

COMPLEX

LOW **_**

£0κ

£30

COMPLEX TO MEDIUM

MEDIUM

IMPLEMENTATION

NEXT STEPS









HIGH POINTS



STRATEGY SUMMARY

PROCUREMENT

Co-Opt Towers As A Light Installation That Visually Define The Shape And Generate An Identity For The Park

STRATEGY 5.1 BEACONS AND VIEWING PLATFORMS:

Key north and south high points also to act as accessible viewing platforms.

5.1.1 Northern beacon: QEOP multi storey car park – the Launch Pad North

a. Access to existing roof of the car park western section via existing stair and lift shaft
5.1.2 Southern beacon: Carpenters Road Denison Point: re-use level 19 al jazeera media suite

5.1.3 Park beacon: Orbit: early access tours organised and funded by other LLDC budgets

STRATEGY 5.2 BEACONS WITHOUT ACCESS

5.2.1 Leyton Mills shopping centre high grounds

5.2.2 Leyton Holden point: existing viewing platform at top of housing tower in Leyton

- 5.2.3 Triathlon East Village apartment
- 5.2.4 Stratford Land Prop-timber sculpture tower
- 5.2.5 115 High Street- Genesis Group housing tower
- 5.2.6 Poplar Hacra towers Bromley high St
- 5.2.7 Tower Hamlet Rainhill Way: three towers
- 5.2.8 Payne Road/Bow Interchange Tower
- 5.2.9 Parnell/Jordell Road Towers- 3 tower
- 5.2.10 St Mary of Eton Church Tower
- 5.2.11 Kingsmead Estate option

KEY

Beacons only

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Beacons and Viewing Platforms

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The provision of these installations is of a specialist nature and would ideally be carried out by company who are able to take on board responsibility for design and installation of these works, including the submission for and obtaining of all licences and permissions required to project lighting beacons over the public spaces.

It would be necessary to engage an electrical engineer to prepare a brief in conjunction with a lead consultant, which would then be incorporated into a formal tender document and advertised via the Procure for London or similar portal. The works could be phased to provide an initial number of beacons with others to follow, should funding and budgets constrain the scope of works that can be installed in the first instance.



STRATEGY 6 NOW ROUTES

NOW ROUTES

Aim to start Dec 2012 and sequence to suit construction programme

Get in now: managed pedestrian and cycle routes that could be opened up now using paths that are already in place with local adaptations.

Aim is to create access to games time elements that are not in the construction site zones which could be visited in a non PPE set up. Would not be full public realm so operate as either time managed access or more controlled guided tours and then locked up. Linked to Launch pads as starting points.

Strategy 6.1 Now Route Tours:

- The areas available for tours would change over the course of the next 18 -24 months depending on construction activity.
- One key tour route being considered is to retain the athletes tunnel from the view tube to get right onto the Stadium field of play, and use that as a 'beach head' to visit other elements eg British Gardens, orbit, running bridge etc. This would help add to View Tubes visitor numbers as initially the only way to get to the tour is from the greenway.
- Contacting local communities to be facilitated through the same processes used to offer Day Passes during Games time eg exg LA data bases and newsletter; community groups etc
- Strategy 6.2 'Dirty peninsulas':
- Aim to link each launch pad into the park for early access from outside the fence to utilise and activate existing features in the park eg Northern covered car park; Wharton Road tow path.
- Approach is based on View Tube/ Greenway as a defined area within the fence but which does not cross into the construction site.
- This simplifies public access to unlocking a gate with no booking required.
- Each of these could be time managed with programmed activities that would be advertised eg sports coaching that could be linked to CRE8, skating linked to Frontside, growing that could be linked to Growing Links

or pre-figuring the Manor House allotments, art, play and seasonal markets/ festivals.

- Aim to incorporate elements of the different strategies within each peninsula.
- Consider the viability of linking the individual peninsulas to create wider connections. As links would cross over construction traffic routes this would need to be evaluated as either out of hours limited weekend access or costed marshalled access for specific events.



NOW ROUTES GREENWAY DIRTY PENINSULA

BENEFIT/IMPACT ASSESSMENT CRITERIA

- Reclaim a section of the Greenway and create an early win as access into the park.
- Possible connection to Now Routes: managed tours to games-time elements that are not within a construction site and could be visited in a non PPE set up.
- Create access to the View Tube to continue community activities, education programmes and café.
- The Greenway as an education hub which includes:
- Education programmes in View Tube by Field Studies Council and London Wildlife Trust.
- Visitor Centre to Thames Water Recycling
 Centre
- Education Programmes in Nature Park by London Wildlife Trust.

2.0 IMPLEMENTATION & COST ASSESSMENT CRITERIA

Programme:

- Greenway access opens on 1st December 2012
- Please confirm timing for new proposed link between greenway and loop road by LLDC.
- Please confirm opening hours for Green Way access.
- Access to LWT nature Park/Wild Woods:
- Subject to discussions with LWT/Thames water please confirm cost/complexity for maintaining open access between green way and park's gates (using existing footpath and gates).
- Access to Stadium Island via Athlete tunnel:
- What are the costs and time requirements involved in using the athlete tunnel as a managed access route to Stadium Island?
- What are the permissions required and the lead time for approval?
- When could access become available?

- How long can access be available from?
- Access to Stadium Island via Athlete tunnel:
- What are the costs and time requirements involved in proving access to the Great British Gardens via Stadium Island and F17?
- Reuse Olympic elements/ Olympic Artefact
 Trail
- Confirm viability of using an Olympic artefact

at gateway SW

• Drawings: Please provide drawings of the existing and proposed transformation in DWG format for the whole peninsula area



NOW ROUTES SOUTH DIRTY PENINSULA

BENEFIT/IMPACT ASSESSMENT CRITERIA

- Reclaim tow path and create an early win as access into the park. Please respond to following points:
- Early win: proposed interim use of the area which was a tow path at the top of the steep river banks opposite Wharton Road. This would give a strong signal to the local community that they are being offered back access to the area around the river bank and being invited to use the park as early as possible.
- Early Access: this was the most significant finding from our consultation in terms of creating a positive engagement with the park and sense of local ownership.
- QEOP activities and information site: the games time podium surface between the cross rail fence and fence along top of river bank would provide a space large enough for local community events such as winter markets, sports, and events provided as a managed programme with access only for those events/ times. Focus uses: growing linked to permanent use of future allotments.
- Information could be integrated into the fence and other elements to promote awareness and anticipation of when other elements and events could be accessed.
- Wider links: this dirty peninsula could be linked to the adjoining peninsula the other side of Wharton Rd bridge for specific events either by marshalling the bridge or holding events out of working hours on a pre-agreed date/time. The benefit of linking the peninsulas increases the sense of connection and physically creates wider access and links between surrounding communities.

IMPLEMENTATION & COST ASSESSMENT CRITERIA Programme:

• 01 Dec '12: Aim to open the peninsula for a winter festival/event by creating access

from Wharton Road bridge as the area around Stratford High Street will be under reconstruction until Easter '13.

• Easter'13: Aim to open the access from Stratford High Street linking the new Launch Pad on Rick Roberts Way across the level crossing and across the existing bridge onto the podium surface. This would create a circular route to an event/activity.

Safe segregation of public pedestrian access and construction traffic on Wharton Road bridge:

 Existing bridge has concrete barriers on both sides of vehicle zone that separate pedestrian.
 Please confirm this is considered sufficient segregation.

Fence along top of river bank to east of available surface:

- Removal of the fence: confirm date/cost
- Any replacement barrier required: confirm whether any railing is required to be reinstated for security or CDM, was there a railing historically when this was used. If so is there a permanent solution proposed.

Fence to terminate peninsula at Wharton Road bridge:

 New fence and time managed gate to be installed. Please confirm cost and leading time.

Cross rail fence to west of podium:

• Confirm that the existing fence will not move further east or if it is to move further east where the new position will be and what date.

Existing steps to the south west corner onto the tow path

- Existing access is gated: please confirm that this gate could be unlocked for managed access for events.
- Accessibility: there is no level access from this point and to install a ramp requires work on Thames Water land. As there will be level access from Easter '13 from Stratford High St this may be sufficient.

Marshalling point

Marshalling point required with attached cost













ROBERTS



HUTCHINS CLOSE GIB

NOW ROUTES EAST DIRTY PENINSULA

BENEFIT/IMPACT ASSESSMENT CRITERIA

- Proposed interim use of Drapers Fields prior to its development:
- Prefigures access route from Leyton High Road to Temple Mill Lane by activating Drapers Fields. Linked with Launch Pad North-Leyton Mills empty units to create a new sense of connection which generates anticipation around the opening of the new entrance at Chobham Manor.
- Reinforced by Launch Pad North-Leyton Mills shopping centre- with redundant units used for interim use.
- QEOP activities and information site: The Drapers Fields site is an available surface that could provide a space large enough for local community events such as winter markets, sports, and events.
- Proposed Interim Core use: winter icepark to host the LBWF ice rink. Additional option: Skate Park Satellite by Frontside.
- Proposed transient uses include sports coaching by CRE8, art engagement workshops, cycability by Bikeworks, arts workshops linked to artists' studios at empty units in Leyton Mills and other roving activities by Central Bases.
- Information could be integrated into the fence and other elements to promote awareness and anticipation of when other elements and events could be accessed.
- Prefigures activation of Drapers fields' Sports Pavilion and sport grounds.
- Interim use of empty units at Leyton Mills:
- Proposed interim uses include: information hub, artist studios, and incubator businesses supported by social entrepreneurship programmes.
- Artist studios based in empty units could have a roving aspect for artists to run workshops on **Drapers** Field

IMPLEMENTATION & COST ASSESSMENT CRITERIA

Programme:

• LBWF to confirm time scale of availability- how long is the site available for before development starts.

New Gates:

Two sets of gates required to access the site and create a link between the Leyton High Road at the North East corner of the site to Temple Mill Lane at the South West corner of the site. Please confirm cost

Services:

- Please provide drawings of the existing services ideally as DWG format
- Confirm what provision there is for water, electricity and drainage on the site
- For any service not on the site please confirm the closest services location.
- Confirm any permission, cost or time • requirements for using these services for interim use events
- LBWF to confirm available services and cost for empty units in Leyton Mill.

Reuse Olympic elements/ Olympic Artefact Trail

- Confirm availability of stadium seating section and cost
- Confirm viability of using an Olympic artefact at gateways NE1 and NE2.





LLDC DENTS IN THI







- 4.3 Arts Bank 4.5 Festival/Market Social Bank 4.6 Water front 6.1 Live Houte:

NOW ROUTES WEST DIRTY PENINSULA


NOW ROUTES RIVER ROUTE DIRTY PENINSULA





STRATEGY 7 LIVE ROUTES

LIVE ROUTES CHOBHAM MANOR





AERIAL VIEW

CONSTRUCTION SOMME

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4.0 TIME LINE ASSESSMENT AND DELIVERY

ASSESSMENT PROCESS

APPROACH

Due to the multiple and diverse character and sope of the various mini projects, a clear set of common assessment criteria has been developed to facilitate a comparative assessment process. The three key criteria for assessment are

- Benefit
- Implementation
- Cost

Each is rated from high to low based on site specific and project specific issues. An overall priority assessment is then derived to inform recommendations for which mini projects to take forward to implementation stage.

BENEFIT ASSESSMENT

The aim is to identify objectively all aspects that impact on the local communities living and working around the park, both positives and negatives.

Examples of key criteria common accross all projects are:

- Signals change
- Potential early win
- Activatiion of awkward spaces
- Implementation of Dents aims
- Ease of access
- Lifespan potential
- Engagement with a wide range of users
- Encouragement of pan-borough links

IMPLEMENTATION ASSESSMENT

The aim is to assess the complexity of implementation of each mini project, and identify an appropriate delivery route. Examples of key implementation issues:

- Permissions and licenses required
- Construction issues
- Coordination issues
- Procurment process
- Management and operational issues
- 114

- Security issues
- Maintenance
- The project beyond initial dents period

COST ASSESSMENT

The cost assessment is an estimate based on the feasibility stage development of each mini project. In addition to an estimated cost for each mini project the cost assessment detailed in each project sheet also covers issues like:

- Flexibility of cost
- Value for money
- Contributory cost elements

A detailed cost summary and break down of each project cost are provided within this section

SCATTER DIAGRAM OVERVIEW

To generate an overview of all projects based on their assessment criteria, a graphic scatter diagram has been developed as a specific Dents project tool as shown on the following pages.

TIME LINE

DECEMBER 2012 Start Now

- View Tube: land line installation pending BT programme; and detailed design development of communication elements.
- Spread the Word: detailed design development for early win elements including Gateway Totems; posters and periscopes
- Roving Rink installed as early win at Drapers Fields •
- Launch Pads: design and cost development to RIBA stage C
- Launch Pad North at Leyton Mills: signage, and locate Park Model (E20 renamed) as early temporary installation in parallel with submitting planning permission for longer term installation on this site
- Launch Pad Canal enabling works: re-position hoarding on Old River to facilitate E20 Anglers to resurface tow path for early fishing swim sites.
- Launch Pad Covered Park: relocate fence and install WCs as early provision to support winter events incl Folly for Flyover; start construction of skate park
- Dents Manager: recruitment process
- LLDC decisions:
- Big Blue order to meet Urban Space cut off date
- Drapers Field lease and use
- Final prioritisation of projects to implement

JAN /FEB 2013

- Dents Manager in post •
- Spread the Word: complete detailed design, fabrication and installation in parallel with submitting planning permission, for Gateway Totems; periscopes; posters; possibly re-locate Park Model; add display signage to other sites
- Central bases: procure micro capital works contractor
- Roving Rink installed as early win at Drapers Fields as hire option •
- Launch Pads initial early wins:
- Big Blue procurement and installation on each site •
- Hoarding signage alert of upcoming site activation incl laser etch ply panels and LED lighting
- Early threshold uses: operational in parallel with Big Blue installation H&S assessment required
- Fields of play: Growing Links set up and operational: Warton Road & Mabely Green
- Dents Manager: review lessons learnt from Drapers Field and Launch Pad Leyton • Mills, to inform upcoming Launch Pads

MARCH 2013

- Launch Pads: Big Blue uses operational on each site
- Roving Rink relocated to Launch Pad South on Rick Roberts Way
- Central Bases: mini projects development and procurement
- Spread the Word: review any update of information required; and implement any outstanding elements such as website and social media.

JULY 2013

- North Park and Hub open
- Chobham Manor gateway transforms to live route.
- Carpenters Road gateway transforms to live route.
- Peninsula open from Canal at H14 to Great British Gardens as managed tour •
- Roving Rink relocated to Launch Pad West by new peninsula
- LLDC review of which Dents elements to retain as longer term elements to allow time to prepare and integrate these with other initiatives
- Dents Manager: review of progress and Dents project development at half way stage

SEPT 2013

- Peninsula Peninsulas open from Stratford High St and Westfield approach to Blue **Bow Bridge**
- Roving Rink relocated to Peninsula South East by Blue Bow Bridge to stay for winter fairs

DEC 2013

- Winter fairs at all launch pads and peninsulas
- Spread the Word: review any update of information required; and implement any outstanding elements such as website and social media.
- Dents Manager: review of progress and Dents project development at half way stage

APRIL 2014

- Festival Peninsula East opens
- Canal Park opens
- South Park opens
- Retained longer term elements: implement any associated works and/or funding required



APRIL 2013







PROCUREMENT **OPTIONS**

APPROACH

With the wide variety of projects that have emerged and been put forward for consideration, identifying a procurement route strategy has been challenging. The key criteria has been the short duration of the project and the need to select options that minimise the procurement time, whether it be a contractor, hire or purchase of equipment or engagement of organisations to provide activities. Because of the need to follow LLDC procurement guidelines, the majority of procurement options follow a competitive route either through individual projects or by setting up a framework for delivery over several projects.

One element, which spreads across several Dents in the Fence, is the re-use of the Big Blue media building from the London Olympics to provide a series of short terms accommodations solutions. This has been singled out as the units have been offered by Eric Reynolds at no cost for the purchase of the units, which means that the only cost would be that for delivery, installation and fit out of the units in their designated locations. Whilst the cost would suggest that a competitive process is required, because Eric Reynolds is effectively giving the units to the project, they represent exceptional value for money and to procure the equivalent accommodation through the marketplace would not be possible.

In addition, alternative routes to implementing projects have been considered, such as grants and extension of existing lease or contracts.

The Dents team have developed the delivery approach including procurement options, in parallel with design development of each mini project. We have met with John O'Dor from LLDC Procurement team and a number of times, along with Jan-Willem Jonker from LLDC Legal team during the second half of the study to review the feasibility of the proposed procurement routes.

118

Through this process we have defined a recommended procurement route for each strategy as described below. The specific application to each mini project is shown on the relevant project assessment sheet, described earlier in the document.

DESIGN SERVICES

Each of the Dents in the Fence projects will require an element of design input to either scope the project and/or draw up the designs and specifications required for preparing planning submissions and to procure/delivery the projects.

Rather than engage a consultant team for each project, the logical strategy is to extend the current scoping study commission to provide for delivery of Dents in the Fence projects. Meadowcroft Griffin Architects would be retained as lead consultant, engaging Tomato, Appleyards plus targeted advice from Structural Engineers, Services Engineers and other supporting consultants where required to deliver projects.

Each project will attract varying levels of fee, depending on size or complexity. Fees would generally be best provided as a lump sum on a project by project basis or as a percentage of project value as appropriate. Fees for on-going services by the Dents team could be derived from the hourly rates provided within the LLDC framework.

If the overall project programme is agreed at the outset, it would be feasible to agree fees for the programme, which would relate to the budget limits identified for individual projects.

Level of fees may range between £5,000 and £50,000 per project, depending on budgets and funding availablity. If fee levels are such that it is not possible to retain the scoping team, then the next most practical way forward would be for the scoping team to write a brief that would allow LLDC to issue an enquiry document to the framework consultants to submit proposals and fees on the basis of a mini-invitation to tender.

CAPITAL WORKS

Many of the projects identified in the programme will include elements of works of varying values from a few hundred pounds to tens of thousands of pounds that could be carried out by a general contractor. Rather than procuring construction services every time a new project is given approval to proceed, the proposal is to engage with a term contractor, at the outset of the Dents implementation on a two stage basis. The contractor would then be available to carry out general building works, buildings services installations, ground works etc. associated with each project.

The first stage procurement would be on the basis of a competitive process to establish pricing principles and terms and conditions. It is assumed that this would have to be through the Procure for London portal.

The second stage would be negotiated on a project by project basis to provide the works are required and would then allow minimum lead in time and mobilisation.

Whilst the value of each element of work could vary considerably depending on what is involved, the overall value of this package could be anything from £50,000 to £150,000 plus, depending on the total capital value of the programme.

Typical examples of the works that would be covered by this package are:

- Installation of artefacts and 2012 memorabilia procured for each Launchpad project – works value, in the region of £5,000 - £10,000
- Installation of signage totems free issued to the contractor by sign fabricator – works value £1,000 - £2,000 per totem with a total value if all locations are agreed of £13,000 - £26,000.
- Add children's WCs to existing classroom to support a range of activities at Three Mills -£62,000.

A question to LLDC is whether through the relationships that have been built up with the surrounding Local Authorities, there is access to any of their framework or term contractors to carry out these works, albeit, that this would be under a new contract direct to LLDC.

From the list above, one project that has been identified as a guick win and potential example of what might be achieved early is the Gateway totems, as part of 'Spread the Word'.

Specialist works that would not be carried out by the general capital works contractor, would require procurement under a contract. Specific items would be designed and scoped independently of other works and tendered through Procure for London, or a similar acceptable procurement portal.

A prime example of this type of works would be the installation of light beacons on the tops of tower buildings, as part of the High Points proposal. The installations would be designed and scoped by the design team in conjunction with a specialist lighting engineer for issue to selected specialist lighting contractors to tender for both completion of design, obtaining of necessary permissions and licences and installation.

Dependent of final scope of works, this project could be anything between £75,000 and £150,000

EARLY CAPITAL WORKS

If it is decided to proceed with any of the Dents in the Fence projects prior to Christmas, it is unlikely that a capital works contractor would be on board in sufficient time to carry out the necessary works. Therefore a means of engaging a contractor at very short notice will be required.

SPECIALIST CAPITAL WORKS

LOCAL FABRICATORS AND CRAFTSPEOPLE

Where possible local fabricators and craftspeople are to be considered to produce elements of the Dents scope. The procurement solution for this would follow that of earlier fringe project in Hackney Wick and Fish Island as a useful model that could be adopted quickly for early wins. A key example of this would be the fabrication of the bespoke Gateway Totems and other signage.

INTERFACE WITH BAM CONTRACT WORKS

Some of the proposed Dents in the Fence involve the re-alignment of the fence or other works which relate to the site area under BAM's control. For these elements of work, there is no option but to engage BAM to carry out the works under their existing contract. However, it is recognised that any such works will come with a premium cost and should be considered carefully

GENERAL SUPPLY ITEMS

In addition to capital works there are a number of items proposed that lend themselves to direct purchase and supply either for installation by the general contractor or just as loose/freestanding equipment. As with the capital works, the value of these purchases will also vary significantly.

The standard approach would be to obtain a minimum of three quotations based on a brief – presumably LLDC will dictate the number of quotes required dependent upon the value of the item to be purchased. However, in the event that the cost of items is only a few hundred pounds or less, demonstrating best price/value for money using standard catalogue price lists should be considered sufficient to raise purchase orders.

Examples of items that fall into this category would be:

- Sports equipment kit bags under £200
- Posters to be displayed at central bases and Launchpads – £1,000
- Gateway Totem signage £50,000 £60,000
- Roving ice rink £65,000 75,000

SPECIFIC SUPPLY ITEMS

In some instances, supply items can only be procured from a single source because of the specialist nature of the items. In these instances, it would be necessary to agree that a single action process could be followed.

- Artefacts/Olympic memorabilia located at each Launchpad, which can only be purchased by auction through the London 2012 website – set a budget of up to £5,000 per item (4nr)
- Big Blue Units There is an opportunity of free re-use of these units, with costs only for erection and associated management. The units are owned by Urban Space and are currently in storage. Eric Reynolds has advised costs for the supply to site and erection of the units. Whilst it would be possible to procure temporary accommodation from other sources, it could not be achieved at anything like the costs being offered here, and the significance of re-using the Big Blue would be a major political win in terms of re-cycling elements from the Olympic Games. The units are proposed as 'found spaces' and any small fit out works such as additional WCs could be included in the Big Blue solution as a turnkey approach.

Current budgets provided by Eric Reynolds are included in the Appendix, summarised as follows:

- Configuration 1: single storage container £2,000
- Configuration 2: single storey single studio without plinth £31,500
- Configuration 3: single storey double studio without plinth £58,000
- Configuration 4: single storey single studio with plinth £45,000
- Configuration 5: two storey double studio £110,000

If Big Blue Units were to be ordered for all the proposed locations the total value of the order would be in the region of £290,000.

EQUIPMENT HIRE

With some of the projects, there may be an option to hire equipment rather than purchase it. This has the added advantage of not having to consider disposal of equipment at the end of the Dents Project.

As with supply items a brief would be written that could then be put out to the marketplace to obtain quotations. The brief would include any specific terms and conditions that LLDC would want to include in the hire agreement, such as insurances, risk transfer etc.

Quotes could be obtained on the basis of two options:

- Equipment hire: with responsibility for any operation and maintenance by LLDC or potentially through a separate agreement by a third party
- Or
- Equipment Hire including full operation and maintenance: as an extended service that places all the responsibility on the operators. There is also potentially a mixed solution where the initial period is for hire and then the rink is purchased with volunteers trained up during this first use to act as the operators for the follow on periods on other sites.

Instead of the purchasing the roving ice rink, there is an option to hire a rink, which currently indicates a higher costs £35,000 - £40,000, but does away with the need to consider disposal at the end of the project, but on the other hand does include staffing, which is not included in the purchase costs and therefore, could represent better value for money. The cost of hire is based on a period of 12 weeks post-Christmas, which is not considered a peek time to hire.

SERVICES

To support the creation of some of the Dent Spaces, there will be a need to engage personnel to delivery activities, such as sports coaches, activity co-ordinators and supervisors.

There are two ways of approaching this:

a) Where these are local organisations already providing the same services in the community, extend that provision to cover the Dent.

b) Advertise for services from either individuals

or organisations and create a pre-qualified list of service providers who can be engaged at short notice or on a term contract call-off basis to engage in activities, as required or to suit a formal programme, if one is put in place.

EXTEND EXISTING LLDC AGREEMENTS

In addition to following a procurement approach, a number of alternative means of facilitating Dents have been identified.

One suggestion is to extend of existing agreements, partnering arrangements or leases to cover Dents projects, such as:

• Community Links Growing Links project: option to extend agreement to use LLDC sites for running growing projects

• Frontside: option to extend existing LLDC delivery partner arrangement to use other sites as interim use e.g. Covered Park

LLDC GRANT FUNDING

Specific elements of the scope are considered eligible for grant funding which supports defined areas of work that can be delivered by other agencies through the grant. This represents an efficient route for early win items such as the View Tube land line and communication elements.

RECRUITMENT

The importance of a dedicated manager to drive forward the various Dents projects and monitor them over the next 18 months is widely acknowledged. LLDC are giving detailed consideration to the most appropriate structure for this role, to define whether a split solution is required to provide both in house LLDC management and support combined with external project management.

VOLUNTEERS

It is strongly recommended that the Games times volunteers are invited to contribute to the Dents projects in a number of ways ranging from specific expertise to general assistance.

APPROACH

The costs given in the following estimates have been prepared based upon the various mini projects developed by Meadowcroft Griffin and Tomato, in consultation with LLDC and other stakeholders. For a number of projects the level of detail available at the scoping study stage is limited and as a result the costs are indicative, rather than prescriptive. Where possible basic quantities for key elements have been identified to allow quantification of costs, but in many instances, allowances have been made based on a reasonable level of costs for the elements. However, for some elements, such as Gateway Totems, Roving Rink and Big Blue, it has been possible to obtain further detail to allow a more accurate level of costing to be achieved, see appendix for costs provided by others, see appendix for detailed costs provided by others.

COST SCHEDULES

A summary of all costs relating to each mini project is included in this section, with a more detailed cost build up schedule in the Appendix section 5.0.

PROGRAMME IMPACT ON COST

Whilst the duration of the project is over the next eighteen months, the pricing base is as at fourth quarter 2012 and no allowances have been made for inflation. Depending on when procurement takes place, current inflation forecasts are showing that prices should remain reasonable static, but once a programme of projects has been assembled and agreed, it is advised that inflation be reviewed across the programme.

PROCUREMENT IMPACT ON COST

Because of the LLDC procurement protocols, it has been assumed that procurement will generally be through a competitive means, with projects being rolled out on an individual basis. If consideration were to be given to bundling projects, then there may be an economic advantage in increasing the scope and value of works into larger projects.

EXISTING SITE CONDITIONS

No specific allowances have been made for existing site conditions. As projects are taken forward for implementation, site investigations and surveys will have to be commissioned to establish if there are any risks related to the site, which will require consideration in the design and potentially impact on cost. Similarly, the level of servicing to the Launchpad and Fields of Play sites is not known. However, it has been assumed that there are services locally for electricity, water and drainage, which can be utilised. However, in the event that the services are not available, decisions will have to be made on the servicing strategy and will potentially result in an increase in estimated costs.

CONTRIBUTORY COST

Whilst the estimates reflect capital outgoing costs, consideration still needs to be given to the income revenue and operational costs where appropriate. Similarly, no allowance has been made for the potential reduction in capital costs to account for possible contributory funding from other sources, donations, volunteer time and contributions in kind. For some of the projects this could be significant.

COMPLEXITY ASSESSMENT

Whilst looking at relative cost, we have also reviewed the effort required to implement each project and rated them as 'Simple', 'Medium' or 'Complex' and the impact each project is likely to have relative to the objectives of the overall project. The overall result of cost/Implementation/ Impact has been plotted on a chart to demonstrate the juxtaposition of each project relative to each other. Thus identifying the early, low cost, easy to implement, high impact projects.

SCATTER DIAGRAM

The scatter diagram is a graphic summary of all the mini-projets to demonstrate their comparative assessment using three key criteria:

- Cost Assessment: shown on the vertical axis. For more detail see cost schedule
- Implementation Assessment: the horizontal axis plots the level of complexity derived from the detailed assessment sheets for each mini project in the previous sections.
- Benefit Assessment: the colour coding represents the benefit to the community derived from the detailed assessment sheets for each mini project in the previous sections.

| PROJECT | PROJECT NAME | COST |
|---------|---|--------|
| No. | | |
| 1.1.1a | View Tube Land Line | £11.5k |
| 1.1.1b | View Tube Information +events items | £28k |
| 1.1.2a | CRE8 MUGA resurfacing | £20k |
| 1.1.2b | New WC in changing rooms | £15k |
| 1.1.2c | New performance lighting and sound equipment and access | £12k |
| 1.1.3a | Children's WCs to existing classroom | £61k |
| 1.1.3b | Upgrade café | £34k |
| 2.1.1 | Consultant design time | £9k |
| 2.2.1 | Posters | £5k |
| 2.2.2 | Gateway totems | £48k |
| 2.2.3 | Periscoped | £22k |
| 2.2.4 | Temporary wayfinding: street paint/vinyl lettering | £5k |
| 2.2.5 | Interpretation type display panels at viewing | £25k |
| 2.2.6 | Website and social media | £10k |
| 2.2.7 | Word of mouth | £0.2k |
| 2.3.1a | Hire cost of Roving Rink for 12 weeks | £41k |
| 2.3.1b | Hire cost of Roving Rink for 24 weeks | £75k |
| 2.3.1c | Hire cost of Roving Rink for 36 weeks | £111k |
| 2.3.1d | Purchase cost of Roving Rink (excludes operational costs) | £45k |
| 2.3.2 | Artefacts Trail | £25k |
| 3.2.1a | Launch Pad South: Compound Elements | £24k |
| 3.2.1b | Launch Pad South: Big Blue purchase and installation | £65k |
| 3.2.1c | Launch Pad South: Host use 1 roving rink | £3k |
| 3.2.1e | Launch Pad South: Threshold uses - Varied equipment | £30k |
| 3.2.2a | Launch Pad Canal: Compound Elements | £20k |
| 3.2.2b | Launch Pad Canal:Big Blue purchase and installation | £67k |

| PROJECT | PROJECT NAME | COST |
|---------|--|--------|
| No. | | |
| 3.2.2d | Launch Pad Canal: Threshold uses - Varied equipment | £5k |
| 3.2.3a | Launch Pad West: Projector screen and equipment for cinema screenings | £40k |
| 3.2.3b | Launch Pad West: 'wall of Fame' graffiti wall linings | £4.8k |
| 3.2.3c | Launch Pad West:Covered canopy structure | £10k |
| 3.2.3e | Launch Pad West: Signage on existing walls | £3.5k |
| 3.2.3f | Launch Pad West: Big Blue installation | £43k |
| 3.2.3g | Launch Pad West:Services | £12.5k |
| 3.2.4a | Launch Pad North: Compound Elements | £20k |
| 3.2.4b | Launch Pad North: Big Blue installation | £132k |
| 3.2.4c | Launch Pad North: Host use 1 - Skate park: Frontside | £20k |
| 3.2.4e | Launch Pad North: Host use 3 - girls' sports barn on first floor of car park | £0.5k |
| 3.2.4f | Launch Pad North: Threshold uses - Varied equipment | £5k |
| 3.2.5a | Launch Pad North East: Early 'Watch this space' signage on balustrade | £1k |
| 3.2.5b | Launch Pad North East: Park model relocated to widened paved area | £5k |
| 3.2.5c | Launch Pad North East: Signage | £6k |
| 3.2.5d | Launch Pad North East: macro signage alongside A12 carriageway | £25k |
| 3.2.5e | Launch Pad North East: Host use 1 - Void shop unit information drop & café | £5k |
| 3.2.5f | Launch Pad North East: Host use 2 - void shop unit People's Museum project | £5k |
| 4.1 | Fields of Play: Drapers Field-Sport, Events and Festival | £11.5k |
| 4.2 | Fields of Play: Warton Road- Community Growing | £15k |
| 4.3 | Fields of Play: Warton Road- Community Growing | £12k |
| 5.1 | High Points: Beacons with Viewing Platforms | £20k |
| 5.2a | High Points: Beacons without Access: 4 Core Sites | £28k |
| 5.2b | High Points: Beacons without Access: Full Installation 13 sites | £92k |



High Benefit

Medium Benefit

Low Benefit



IMPLEMENTATION

COST SUMMARY SCHEDULE STRATEGY 1.0

| Strategy | Projects | Implementation | Impact | Pricing elsewhere |
|----------|---|----------------|--------|---------------------|
| 1.0 | CENTRAL BASES | | | |
| 1 | 1.1 CENTRAL BASES WITH CAPITAL AND/OR REVENUE | | | |
| 1.1 | 1.1 View Tube | | | |
| | a Landline | Complex | | 11,500 |
| | b Information +events items | | | |
| | Large display board | | | 2,650 |
| | Display boards | | | 5,900 |
| | Totem | | | 4,035 |
| | Periscope | | | 1,050 |
| | Posters | Simple | | 500 |
| | Artefact | | | 5,000 |
| | Design fees | | | 9,000 |
| 1.1 | 1.2 CRE8 Centre | | | |
| | a MUGA resurfacing | Medium | | 19,648 |
| | b New WCs in changing room | Medium | | 14,900 |
| | c New performance lighting and sound equipment and access | Medium | | 12,000 |
| | d Roving Coaching elements | | | |
| | Off site opportunities to host sport coaching | | | Hourly/session rate |
| | Off site opportunities to host cinema/arts | | | Hourly/session rate |
| 1.1 | 1.3 Three Mills (House Mill) | | | |
| | a Add children's WCs to existing classrooms | Medium | | 61,260 |
| | b Upgrade café | Medium | | 34,200 |
| 1 | 1.2 CENTRAL BASES AS INFORMATION HUBS ONLY | | | Pricing elsewhere |

COST SUMMARY SCHEDULE STRATEGY 2.0

| Strategy | y Projects | Implementation | Impact | Cost |
|----------|---|---|--------|--------|
| 2.0 | SPREAD THE WORD | | | |
| | 2.1 INFORMATION CREATION; CONSULTANTS DEVELOPING | PROPOSALS TO CREATE A CROSS-MEDIA SOLU | ΓΙΟΝ | |
| | 2.1.1 Consultants design time | - | - | 9,000 |
| | 2.2 INFORMATION DISSEMINATION, FABRICATION AND IN | STALLATION | | |
| | 2.2.1 Posters | Simple | | 5,000 |
| | 2.2.2 Gateway totems | Medium | | 48,420 |
| | 2.2.3 Periscope panels | Simple | | 22,200 |
| | 2.2.4 Temporary wayfinding | Medium | | 5,000 |
| | 2.2.5 Interpretation | Medium | | 25,000 |
| | 2.2.6 Website | Simple | | 10,000 |
| | 2.2.7 Word of mouth | Simple | | 200 |
| | 2.3 EVENTS RANGE OF EVENTS TO HIGHLIGHT PARK OPENI | NG | | |
| | 2.3.1 Roving Ice Rink | _ | | |
| | a - Hire cost of Roving Rink for 12 weeks: including all ope | rational costs and | | 41,000 |
| | maintenance | | | |
| | c - Hire cost of Roving Rink for 24 weeks: including all ope | | | 75000 |
| | maintenance | Medium | | |
| | b - Hire cost of Roving Rink for 36 weeks: including all ope | rational costs and | | 111000 |
| | maintenance | | | |
| | d - Purchase cost - Excludes operational costs | Medium to Complex | | 45,000 |
| | 2.3.2 Artefacts Trail | Meduim | | 25,000 |
| | 2.4 DENTS MANAGER | | | |
| | Dents Manager costs | Medium | | 55,000 |

COST SUMMARY SCHEDULE STRATEGY 3.0

| Strategy | y Projects | Implementation | Impact | Cost |
|----------|--|----------------|--------|-------------------|
| 3.0 | GATEWAYS/ LAUNCH PADS: | | | |
| | 3.1 GATEWAY INSTALLATIONS IN FOLLOWING LOCATIONS | | | Pricing elsewhere |
| | 3.2 LAUNCH PAD SITES | | | |
| | A Allowance for design fees for design development, planning and | | | |
| | construction information | - | - | 30,000 |
| | 3.2.1 Launch Pad South - Varied Community Use | | | |
| | a Launch pad compound Elements | | | |
| | Early 'watch this space' signage | Simple | | 1,000 |
| | Security | Simple | | 11,950 |
| | Install services | Complex | | 11,250 |
| | Further signage to gateways, central bases, now routes etc. | Simple | | Included |
| | b Big Blue Containers | | | 58,000 |
| | Enabling & fit-out | Medium | | 6,712 |
| | c Host use 1 - Roving Rink | Medium | | 3,000 |
| | d Host use 2 - Leases for operators | Medium | | No cos |
| | e Threshold uses - Varied equipment | Simple | | 29,650 |
| | f Transient uses - Open access | Simple | | No cos |
| | g Cleaning and maintenance by LLDC/LBN | Simple | | Elsewhere |
| | | | | |
| | 3.2.2 Launch Pad Canal - Learning, Fishing, Play | | | |
| | a Launch pad compound Elements | | | 1.00 |
| | Early 'watch this space' signage | Simple | | 1,000 |
| | Launch pad etched plywood ramp and viewing platform | Medium | | 5,400 |
| | Install services | Complex | | 13,50 |
| | b Big Blue Containers - Option 1: Configuration 4 | | | 46,00 |
| | Enabling & fit-out | | | 21,12 |
| | Big Blue Containers - Option 2: Configuration 5 | Medium | | 94,00 |
| | Enabling & fit-out | | | 19,97 |
| | c Host use 2 - Field research unit: Leases for operators | Medium | | No cos |
| | d Threshold uses - Varied equipment | Simple | | 5,000 |
| | e Transient uses - Open access | Simple | | No cos |
| | f Cleaning and maintenance by LLDC/LBN | Simple | | Elsewhere |

| gy Projects | Implementation | Impact | Cost |
|--|----------------|--------|--------------|
| 3.2 LAUNCH PAD SITES - CONTINUED | | | |
| 3.2.3 Launch Pad West - BMX/Skatepark, Culture, Heritage | | | |
| a Projector screen and equipment for screenings | Medium | | |
| b Wall of fame graffiti linings | Simple | | |
| c Covered canopy structure | Simple | | |
| d Off site skate park elements at other locations, roving coaching | Medium | | Hourly/sessi |
| e Signage on existing walls | Simple | | |
| f Big Blue Containers: Configuration 1 & 2 | | | |
| Enabling & fit-out | Medium | | |
| G Install services | Complex | | |
| h Host use - Frontside interim uses | Simple | | 1 |
| i Further signage to gateways, central bases, now routes etc. | Simple | | In |
| 3.2.4 Launch Pad North - Covered Park: Sport, Play, Exhibition, Events, Festiv | • | | |
| a Launch pad compound Elements | | | |
| Early 'watch this space' signage | Simple | | |
| Security | Simple | | |
| Install services | Complex | | |
| Further signage to gateways, central bases, now routes etc. | Simple | | In |
| b Big Blue Containers | | | 1 |
| Enabling & fit-out | Medium | | |
| c Host use 1 - Skate park: Frontside | Simple | | |
| d Host use 2 Big Blue 'Performing arts rehearsal space' | Simple | | Ν |
| e Host use 3 - Car park first floor level as sports barn | Simple | | |
| f Threshold uses - Varied equipment | Simple | | |
| g Transient uses | Simple | | ٢ |
| h Cleaning and maintenance by LLDC/LBN | Simple | | Else |
| 3.2.5 Launch Pad North East - Leyton Mills | | | |
| a Early 'watch this space' signage | | | |
| b Park model relocated to widened paved area | Simple | | |
| c Signage at Leyton Mills, Bridge over A12 and along High Road Leyton to | | | |
| Gateways Drapers Field | Medium | | |
| d A12 Level wall alongside carriageway | Complex | | |
| e Host use 1 - Void shop unit as information drop in with café | Medium | | |
| f Host use 2 - Void shop unit as People's Museum or history project | Medium | | |

COST SUMMARY SCHEDULE STRATEGY 4.0

| Strategy | Projects | Implementation | Impact | Cost |
|----------|---|----------------|--------|-----------|
| 4.0 | FIELDS OF PLAY | | | |
| | 4.1 Drapers Field - Sports, Events and Festival | | | |
| | a Early 'come in now' signage on existing fence | | | 1,000 |
| | b Fields of play set-up: | | | 2,000 |
| | c Install services | | | 5,500 |
| | d Host use 1 - Roving Rink | | | 3,000 |
| | e Transient uses: Open access through external booking system | Simple | High | no cost |
| | f Cleaning and maintenance by LLDC/LBN | | | Elsewhere |
| | 4.2 Warton Road - Community Growing | 7 | | |
| | a Early 'come in now' signage on existing fence | | | 1,000 |
| | b Fields of play set-up: | | | 1,500 |
| | c Big Blue Containers | | | 2,000 |
| | Enabling works and fir-out | | | 310 |
| | d Install services | | | 4,000 |
| | e Host use 1 - Community links project | Simple | High | 4,000 |
| | f Transient use - Play | | | 2,000 |
| | h Cleaning and maintenance by LLDC/LBN | | | Elsewhere |
| | 4.3 Mabley Green - Community Growing/Play | | | |
| | a Early 'come in now' signage on existing fence | | | 1,000 |
| | b Fields of play set-up: | | | 3,000 |
| | c Install services | | | 2,000 |
| | d Host use 1 - Community links project | | | 4,000 |
| | e Transient use - Play | Simple | High | 2,000 |
| | g Cleaning and maintenance by LLDC/LBN | | | Elsewhere |

COST SUMMARY SCHEDULE STRATEGY 5.0

| Strategy | Projects | Implementation | Impact |
|----------|--|---------------------------|-------------------|
| 5.0 | HIGH POINTS | | |
| | 5.1 BEACONS AND VIEWING PLATFORMS | | |
| | CO-OPT TOWERS AS A LIGHT INSTALLATION THAT VISUALLY DEFINE THE | SHAPE AND GENERATE AN IDE | NTITY FOR THE PAP |
| 5. | 1.1 QEOP northern multi storey car park | | |
| | 1.2 Denison Point on Carpenters Road Estate | Complex | Low |
| 5. | 1.3 Orbit – | | |
| | 5.2 BEACONS WITHOUT ACCESS | | |
| | Priority Site 4 Nr | | |
| | 1.1 QEOP northern multi storey car park | | |
| | 1.2 Denison Point on Carpenters Road Estate | Complex | Low |
| | 2.3 Triathlon East Village apartment | | |
| 5. | 2.7 Tower Hamlet Rainhill Way: three towers | | |
| 5. | 1.1 QEOP northern multi storey car park | 7 | |
| 5. | 1.2 Denison Point on Carpenters Road Estate | | |
| 5. | 2.1 Leyton Mills shopping centre high grounds | | |
| 5. | 2.2 Leyton Holden point: existing viewing platform at top of housing tower in | | |
| | Leyton | | |
| 5. | 2.3 Triathlon East Village apartment | | |
| 5. | 2.4 Stratford Land Prop- timber sculpture tower | Complex | Low |
| 5. | 2.5 115 High Street- Genesis Group housing tower | | |
| 5. | 2.6 Poplar Hacra towers Bromley high St | | |
| 5. | 2.7 Tower Hamlet Rainhill Way: three towers | | |
| 5. | 2.8 Payne Road/Bow Interchange Tower | | |
| 5. | 2.9 Parnell/Jordell Road Towers- 3 tower | | |
| 5.2 | .10 St Mary of Eton Church Tower | | |
| 5.2 | .11 Kingsmead Estate option | | |

Cost

| RK | 9,800 9,800 |
|----|----------------|
| | 9,800 9,800 |
| | 9,800 |
| | , |
| | No Works |
| | |
| | 28,000 |
| | 91,000 |

COST SUMMARY SCHEDULE STRATEGY 6.0 & 7.0

| Strategy | Projects | Implementation | Impact |
|----------|--|----------------|-----------------------|
| 6.0 | NOW ROUTES | | |
| 6 | 5.1 NOW ROUTE TOURS | | |
| 6.1 | | | |
| 6.1 | .2 View tube via transformation connection to loop road across Old River to | | |
| | Eastern towpath | | |
| 6.1 | .3 Eastern Old River walkway | Not costee | d or considered as pa |
| 6.1 | 1.4 Canal towpath to English Garden link | | |
| 6.1 | 1.5 Canal H14 to English Garden | | |
| 6.1 | .6 Canal H10 to across energy centre | | |
| 6 | 5.2 DIRTY PENINSULAS | | |
| 6.2 | 2.1 SE Stratford High Street | | |
| 6.2 | 2.2 Festival Peninsula | Not costee | d or considered as pa |

| Strategy | Projects | Implementation | Impact |
|----------|--|--|-----------------------|
| 7.0 | LIVE ROUTES | | |
| | 7.1 OFF ROAD MIXED CYCLE ROUTE SEPARATED F | ROM ROAD USE TO COMPLEMENT ON ROAD CYCLING | |
| | | Not coste | d or considered as pa |
| | 7.2 FAT HOARDING | | |
| | a 4 metre wide zone | | |
| | b Mix of uses including artist studios etc. | | |
| | c Aim to encourage early adopters | Not coste | d or considered as pa |
| | d New uses linked to BBBC social enterprise | | |



Cost

part of estimate

part of estimate

5.0 CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

Two over-riding principles have emerged strongly through the Dents scoping process, that are key to defining the shape and character of the Dents as a period of preparation and anticipation of the future QEOP:

- Legacy: interpreted as a stepping stone or springboard, linking the benefits of the recent past from the Games; through a time of preparation whilst the park is closed for transformation; to a greater sense of readiness for local people to best enjoy the benefits of the future park as a wide ranging local community resource, including sport, arts and culture, healthy living and job opportunities.
- Generosity: to offer a wide range of new opportunities to local people, that can be accessed for free or minimal charge, signals an open invitation to engage with the park starting now and builds interest and excitement around what the park and its facilities will offer once QEOP is fully open.

The proposals in this report successfully scope a range of solutions which meet and exceed the objectives and expectations of the original brief. Structured as clearly defined strategies each with a bespoke shopping list of mini projects, the overall scope offers a wide range of options for LLDC to consider taking forward to implementation: from modest yet essential facilitation works such as a landline at the View Tube; to engaging cross media communication; and ambitious proposals to reuse Big Blue media studios as iconic Dents in the Fence centres.

Thorough assessment of each mini project ensures that LLDC have sufficient information to review these proposals and make informed decisions on which aspects to adopt: structured as assessment of benefit, implementation and cost along with access assessment and clear delivery analysis outlining procurement next steps.

NEXT STEPS

To support the Start Now approach aimed at achieving as early implementation as possible, the Dents team have reviewed and assessed the mini projects with LLDC as an on-going process throughoutthestudy, and held specific assessment and priority reviews during the last three weeks, in parallel with compiling this report. These reviews have included specific consideration and advice from LLDC teams on procurement solutions, legal issues and planning requirements to help determine viable delivery methods which can be implemented swiftly and robustly.

The key recommendations for early win projects that have been agreed as high priority are:

- View Tube: as the first facility to re-open on the Park at the start of December 2012 the landline and communication projects are being considered as a grant to trigger an early start
- Communication: the range of engaging cross media solutions described in Strategy 2.0 Spread the Word are due to be instructed as the first elements to go forward to detailed design and implementation.
- Launch Pads and Fields of Play: as the more ambitious elements LLDC are instructing further development of the design and cost approach to assist in making a decision on which aspects to prioritise.
- Big Blue media studios: the specific re-use of these iconic Games elements is highly recommended by the Dents team particularly as this solution appears to be very good value: the units being offered free, effectively as gifts from Games time, with only erection and minor associated costs involved. This will be considered in more detail as a key part of the Launch Pad next steps development. As there are other projects requesting the re-use of these units a decision on this is required by end of December 2012.
- Dents Manager: this importance of a dedicated manager to drive forward the various Dents projects and monitor them over the next 18

months is widely acknowledged. LLDC are giving detailed consideration to the most appropriate structure for this role, to define whether a split solution is required to provide both in house LLDC management and support combined with external project management.

The aim is to conclude these further development aspects by the end of December 2012, and that a client decision is reached in early January 2013 to support early Implementation in general and more specifically, to avoid losing the option to re-use the Big Blue units.

Further decisions by LLDC are required along with keyinformation required to make a final assessment of feasibility of each proposal, including:

 General requirements for all sites: such as confirmation of existing services positions on LLDC sites to help establish extent of new connections and associated costs more accurately; -more specific issues: such as Drapers Fields lease dates to determine whether interim use is viable on this, key site proposed as the first to be activated in the community next to the park; -corporate decisions: such as early use of the temporary section of the multi storey car park as the proposed Launch Pad North.

The Dents team has hugely enjoyed being involved in this project and would like to thank all the inspiring people we have met over the course of its development and who have engaged with us and contributed enormously to these successful outcomes.

6.0 APPENDICES

6.1 FULL PROJECT STRATEGY SCHEDULE

MEADOWCROFT GRIFFIN ARCHITECTS

LLDC Dents in the Fence

PROJECT STRATEGY SCHEDULE Rev G

30TH NOVEMBER 2012

STRATEGY 1.0 CENTRAL BASES

1.1 CENTRAL BASES WITH CAPITAL AND/OR REVENUE

1.1.1 View Tube

- a. Land line
- b Information +events items
- Display panel for interpretation: 3no different designs for 3no locations
- Large scale information panel
- Gateway Totem
- Periscope installation
- Posters
- Artefact exhibit linked to strategy 2.0
- Design fees

1.1.2 CRE8 centre

- a. MUGA resurfacing
- b. New WC in changing rooms
- c. New performance lighting and sound equipment and access
- d. Roving Coaching elements
- Off site sport coaching in the park and other communities
- Off site cinema/arts activities in the park and other communities

1.1.3 Three Mills Visitors Centre:

a. Children's WCs to existing classroom b. Upgrade café

1.2 CENTRAL BASES AS INFORMATION HUBS ONLY

- 1.2.1 White Building
- **1.2.2** Bromley By Bow Centre: GP and various healthy living programmes in Bromley by Bow
- **1.2.3** Community Links Centre: info hub, range of community activities and support
- **1.2.4** Energy centre: sustainable energy production in Hackney Wick on canal
- **1.2.5** Mabeley Rowing Club: sport and engagement
- 1.2.6 Chandos East Centre Community Links centre Leyton: play and engagement, growing
- 1.2.7 Rokeby Centre Community Links centre Stratford: play and engagement, growing
- 1.2.8 Playhut Community Links Central Park East Ham: play and engagement, growing
- 1.2.9 Arc in the Park Community Links open access play and sport facility Canning Town
- 1.2.10 Play Sow and Grow Community Links open access play and growing Stratford
- 1.2.11 Leyton Open Spaces: 3 sites incl Drapers Fields in Leyton being designed by KLA and Mae
- 1.2.12 Sugarhouse Studios: cinema, info hub, Arts, Engagement
- 1.2.13 Hackney Marshes Centre: Sport, Engagement, Play
- 1.2.14 Mabley Green Changing Rooms
- 1.2.15 Wally Foster Community Centre
- **1.2.16 Concorde Centre** for Young People

- 1.2.17 Bow Idea Store
- 1.2.18 Schools incl Gainsborough and Kingsmead Schools
- 1.2.19 Retail incl Leyton and Stratford High Streets, Stratford Shopping Centre, Westfield
- 1.2.20 Transport: incl train and tube stations:, bus stops, bus stations
- 1.2.21 Libraries
- 1.2.22 North Park Hub when open in July 2013
- 1.2.23 Rosetta Art Centre
- 1.2.24 Stratford East Theatre Roval
- 1.2.25 Fishers hut/Café at Old Ford Lock
- 1.2.26 LWT Nature Park and Thames Water Recycling Centre

STRATEGY 2.0 SPREAD THE WORD

2.1 INFORMATION CREATION: CONSULTANTS DEVELOPING PROPOSALS TO CREATE A CROSS-MEDIA SOLUTION

2.1.1 Consultant design time: Meadowcroft Griffin Architects; Tomato; Appleyards plus targeted advice from Structural Engineer and Services

2.2 INFORMATION DISSEMINATION: FABRICATION AND INSTALLATION

- 2.2.1 Posters
- 2.2.2 Gateway totems
- 2.2.3 Periscope panels
- 2.2.4 Temporary wayfinding: street paint/vinyl lettering
- 2.2.5 Interpretation type display panels at viewing points;
- 2.2.6 Website and social media
- 2.2.7 Word of mouth eq Good gym: brief joggers as carrier pigeons to isolated elders and Youth ambassadors

2.3 EVENTS: RANGE OF EVENTS TO HIGHLIGHT PARK OPENING

2.3.1 Roving Ice Rink: hire and purchase options to move around Launch Pads

a. Hire cost of Roving Rink for 12 weeks: including all operational costs and maintenance b. Hire cost of Roving Rink for 24 weeks: including all operational costs and maintenance c. Hire cost of Roving Rink for 36 weeks: including all operational costs and maintenance d. Purchase cost (Excludes operational costs)

2.3.2 Artefact Trail: At key central bases and potential to link with some gateways and launch pads

2.4 DENTS MANAGER

STRATEGY 3.0 GATEWAYS/LAUNCH PADS

- 3.1.1 NW Kingsmead and CRE8 link over bridge to I-city and North Park
- **3.1.2 W3** Canal across to Copper Box
- 3.1.3 W2 Hackney Wick: canal towpath at White Building/ bridge H10 to Energy Centre & North Park
- 3.1.4 W1 Fish Island: canal towpath at bridge H14 to British Garden/Stadium Island
- **3.1.5** SW Fish Island: canal lock and/ or Greenway connections
- 3.1.6 SE1 Stratford new level crossing may 2013 to allotment access loop
- 3.1.7 SE2 Stratford Warton Road Bridge leading to Stratford Dirty Peninsula
- 3.1.8 SE3 Stratford Warton Road Roundabout to Blue Bow bridge via to ramp

- 3.1.9 SE4 Carpenter Road
- 3.1.10 E Stratford link adjacent to proposed festival site and International Qtr site north of Aquatics
- **3.1.11 NE1** Temple Mill Lane across to new school's playing fields
- 3.1.12 NE2 Leyton link into Cobham Manor new housing link into new open road July 2013

3.2 LAUNCH PAD SITES:

- **3.2.1 Launch Pad South:** varied community use
 - a. Launch Pad Compound elements
 - Early 'Watch this space' signage on existing fence
 - Security: relocate fence and install new sections of fence to create defined secure area, security/access system
 - -Services: Install External Lighting, power and water tap
 - -Further signage to Gateways, Central Bases, Fields of Play, Now Routes etc.
 - b. Big Blue purchase and installation: configuration 3, incl internal fit out, services. No stair/lift required. Allow LED signage 'Dents in the Fence'.
 - c. Host use 1: roving rink incl transportation, installation, operation, maintenance, dismantling
 - d. Host use 2: People's Museum reuse New leases for new operators to run flexible activities like arts/ sports/ etc
 - e. Threshold uses: purchase and install pensioner's gym equipment, 2no table tennis, small skate ramp and 1no external basketball hoop. 4no. plywood etched signage panels for rules of the game and ground rule.
 - f. Transient uses: open access external through booking system
 - g. Cleaning and Maintenance by LLDC/LBN

3.2.2 Launch Pad Canal: Learning, Fishing, Play

- a. Launch Pad Compound elements
- Early 'Watch this space' signage on existing fence
- Launch Pad etched plywood ramp
- Services: Install External Lighting, power and water tap
- Further signage to gateways, central bases, now routes etc
- b. Big Blue installation: configuration 4 incl internal fit out, services and chairlift
- c. Host use 1: Field Research centre. New leases for new operators to run a longer-term
- interim use eg Environment Agency and Black Poplar Research Unit
- d. Threshold uses: open access e.g. pensioner's gym, table tennis
- e. Transient uses: open access external through booking system
- f. Cleaning and Maintenance by LLDC/ LBTH

3.2.3 Launch Pad West: BMX/Skatepark, Culture, and Heritage

- a. Projector screen and equipment for cinema screenings
- b. 'wall of Fame' graffiti wall linings
- c. Covered canopy structure
- d. Offsite skate park elements at other locations, roving coaching
- e. Signage on existing walls
- f. Big Blue installation: configuration 2 plus additional single unit configuration 1, incl internal fit out, services and circulation.
- g. Services: Connect to grid, install External Lighting, power and water tap
- h. Host use: Frontside to run interim uses through existing agreement plus skate ramp
- i. Further signage to gateways, central bases, now routes etc
- 3.2.4 Launch Pad North Covered Park: Sport, Play; Exhibition, Events and Festival

- a. Launch Pad Compound elements
- Early 'Watch this space' signage on existing fence - Security: move existing fence and install new sections of fence to create defined secure area separate from construction site, security/access system - Services: Install External Lighting, power and water tap - Further signage to gateways, central bases, now routes etc b. Big Blue installation: configuration 5 -, incl internal fit out, services and stair and lift. c. Host use 1: skate park in car park at ground level by Fronside d. Host use 2: Performing Arts rehearsal spaceBig Blue Studio 1 e. Host use 3: girls' sports barn on first floor of car park f. Threshold uses: open access e.g. pensioner's gym, table tennis, 1no. basketball hoop g. Transient uses: Internal use of Big Blue Studio 2 and covered car park 2nd floor as open access through booking system eg roller disco, car boot sale/freecycle, event space on roof, sport, art.

h. Cleaning and Maintenance by LLDC/LBH

3.2.5 Launch Pad North East Leyton Mills: information, temporary way-finding a. Early 'Watch this space' signage on balustrade b. Park model relocated to widened paved area c. Signage at Leyton Mills, Bridge over A12 and along High Road Leyton to gateways Drapers Field

d. A12 level wall alongside carriageway - new macro signage e. Host use 1: void shop unit as information drop in with café f. Host use 2: void shop unit as People's Museum oral history project

STRATEGY 4.0 FIELDS OF PLAY

Drapers Field: Sport, Events and Festival 4.1

- a. Early "come in now' signage on existing fence b. Fields of Play set up: install new sections of fence to create defined secure area security/access system
- c. Services: Install External Lighting, power and water tap d. Host use 1: roving rink incl transportation, installation, operation, maintenance,
- dismantling
- e. Transient uses: open access external through booking system
- f. Cleaning and Maintenance by LLDC/LBWF
- Warton Road: Community Growing 4.2
 - a. Early 'Watch this space' signage on existing fence b. Fields of Play set up: install new sections of fence to create defined secure area, security/access system c. Big Blue installation: configuration 1, incl internal fit out and services
 - d. Services: install External Lighting, power and water tap
 - e. Host use 1: Community Links to run growing projects through existing agreement
 - f. Host use 2: New leases for new operators to run play activities
 - g. Cleaning and Maintenance by LLDC/LBN
- Mabley Green: Community Growing/Play 4.3 a. Early 'Watch this space' signage on existing fence

b. Fields of Play set up: install new sections of fence to create defined secure area, security/access system

c. Services: install External Lighting, power and water tap

- d. Host use 1: Community Links to run growing projects through existing agreement
- e. Host use 2: New leases for new operators to run play activities
- f. Cleaning and Maintenance by LLDC/LBH

STRATEGY 5.0 HIGH POINTS

5.1 BEACONS AND VIEWING PLATFORMS: CO-OPT TOWERS AS A LIGHT INSTALLATION THAT VISUALLY DEFINE THE SHAPE AND GENERATE AN IDENTITY FOR THE PARK

- 5.1.1 Northern beacon: QEOP multi storey car park the Launch Pad North a. Access to existing roof of the car park western section via existing stair and lift shaft b. big blue tbc
- 5.1.2 Southern beacon: Carpenters Road Denison Point: re-use level 19 al jazeera media suite
- 5.1.3 Park beacon: Orbit: early access tours organised and funded by other LLDC budgets
- 5.2 BEACONS WITHOUT ACCESS
 - 5.2.1 Leyton Mills shopping centre high grounds
 - 5.2.2 Leyton Holden point: existing viewing platform at top of housing tower in Leyton
 - 5.2.3 Triathlon East Village apartment
 - 5.2.4 Stratford Land Prop- timber sculpture tower
 - 5.2.5 115 High Street- Genesis Group housing tower
 - **5.2.6 Poplar Hacra towers** Bromley high St
 - 5.2.7 Tower Hamlet Rainhill Way: three towers
 - 5.2.8 Payne Road/Bow Interchange Tower
 - 5.2.9 Parnell/Jordell Road Towers- 3 tower
 - 5.2.10 St Mary of Eton Church Tower
 - 5.2.11 Kingsmead Estate option

STRATEGY 6.0 NOW ROUTES

- NOW ROUTE TOURS: 6.1
 - 6.1.1 Stadium via athlete tunnel
 - 6.1.2 View Tube via transformation connection to loop road across Old River to eastern 'tow path' route to Belvedere/canal
 - 6.1.3 Eastern Old River walkway extend around to Western bank of River Lea
 - 6.1.4 Canal towpath to English Garden link to riverside 'tow path' pedestrian route
 - 6.1.5 Canal H14 to English Garden: Extend H14 up and over loop road
 - 6.1.6 Canal H10 across to energy centre and linked into other now routes when available
- 'DIRTY PENINSULAS': EARLY ACCESS FROM OUTSIDE THE FENCE TO UTILISE AND ACTIVATE EXISTING 6.2 FEATURES IN THE PARK

6.2.1 SE Stratford High Street:

a. Reclaim towpath along top of riverbank

b. Reuse: free car boot sale/free cycle sponsor on top site and/or RRWay

c. Sport on towpath top site

d. 2no marshalling points: bridge cross rail cross over- generous cross rail? And loop road southpark cross over e. Retain existing footway over river lea f. Add link to View Tube level hung off view tube to land on soft verge abutment and from abutment onto river walkway

6.2.3 Festival peninsula:

a. Core Interim use: artist studios and Dirty Peninsula art gallery in Big Blue media container b. Transient interim uses including festivals, seasonal markets, Skate Park, sport, art, play c. Sport: par cours/ girls' sports barn/ Hackney Marsh Centre link/ sticky people/ table tennis as entrance/ triathlon

d. Arts: children engagement workshops

e. Arts: art studios/ incubator unit/ link to iCity and/or Space Studios f. Ideas park/ Field of play for consultation

STRATEGY 7.0 LIVE ROUTES

7.1 OFF ROAD MIXED CYCLE ROUTE SEPARATED FROM ROAD USE TO COMPLEMENT ON ROAD CYCLING:

7.2 'FAT HOARDING'

- a. An additional interim 4m width zone in key sections, eg edges of development parcels to replace a standard hoarding.
- b. Mix of uses including artist studios and incubator start up units, retail; play/rest; bike park etc.
- c. Aim to encourage early adopter/pioneer uses by achieving a low to no rent solution without the high park service charges that are required when using one of the park buildinas.
- d. New policies to uses could be linked to BBBC Social enterprise course, Local Authorities who have promote this use eq LB Waltham Forest, Space Studios, Acme Studios.

Example of Live Routes identified:

-Carpenters Road -Temple Mill Lane -Warteden Ro\ad

6.2 COST BUILD UP

| | Description | Qtty | Unit | Rate | Total | 1.1.2 CRE8 Cer | itre | | | | |
|---------------------|---|------|------------------|---------------|-------------|-----------------|--|---|-------------------------|----------------|------------------|
| ategy Emerging Proj | ojects master rates in red | | | | | a MUGA re | surfacing | Break up existing MUGA wearing course and dispose New MUGA wearing course | 666 m2 666 m2 | 5 20 | 3, 13, |
| 1.0 CENTRAL BAS | SES | | | | | | | New line painting Allowance general repairs/fencing | 666 m2 1 Item | 3 1,000 | 1, 1, |
| | SES WITH CAPITAL AND/OR | | | | | | | | | _ | 19, |
| REVENUE | | | | | | b New WC | s in changing room | Take up existing tiles in localised areas, remove and set aside furniture | 1 Item | 750 | |
| a Landline | BT costs for commercial use (all-inclusive cost) | | 1 :+ | 10.00 | 10 | 0 | | Break up slab/Chase slots to allow new plumbing/drainage arrangements | 1 Item | 1,500 | 1 |
| | e/o costs | | 1 item 1 item | 10,00 1,50 | 0 1,5 | 0 | | New plumbing/drainage Allowance for lighting/electrics adjustment | 1 Item 1 Item | 3,000 1,500 | 3 1 |
| b Information + | +events items | | | | 11,5 | <u> </u> | | New partitions New WCs | 15 m2 4 nr | 50 350 | 1 |
| | Display panels Procured from local craftsman | | | | | | | New disabled WC suite | 1 nr | 1,500 250 | 1 |
| | 21m2 panel: softwood frame, laser etching | | | | | | | New WC partitions New wash basins | 4 nr 3 nr | 250 250 | 1 |
| | | | 1 nr | 2,50 | 0 2,5 | 0 | | Tiling | 50 m2 | 40 | 2 |
| | 5m2 panel: softwood frame, laser etching | | 3 nr | 1,00 | 0 3,0 | 0 | | Decorations/making good | 1 Item | 750 | |
| | 1.5m2 panel, softwood frame, laser etching | | 0 | 2,00 | | • | | | | _ | 14 |
| | | | 2 nr | 50 | 0 1,0 | 0 | | | | | |
| | | | | | | c New per | ormance lighting and sound | Allowance | | | |
| | Local contractor | | | | | equipme | nt and access | | 1 Item | 12,000 | 1 |
| | Fixing for 21m2 plywood etched panel | | 1 Item | 15 | 0 | 0 | | lighting gantry | 4,000 | | |
| | New fixing bracket/system to viewing platform | | - | | | | | Sound eqpt Access | 5,000 2,000 | | |
| | balustrade New stand on GF level | | 3 nr 1 nr | 35 60 | | 0 0 | | BWIC | 1,000 | | |
| | Labour/installation | | 1 ltem | 25 | | 0 | | | 12,000 | | |
| | | | | | 8,5 | 0 | | | | | |
| | | | | | | d Roving C | oaching Elements Off site sport coachin | a Coophing costs | 1 hr | 50-100 | |
| | Totem As below details | | 1 nr | 4,03 | 5 4,0 | <u>-</u> | Off site sport coachin | Equipment costs | 1/2 day Session | | |
| | Totelli As below details | | 1 111 | 4,05 | | = | | _qup | -, | | /session |
| | Periscope Periscopes | | 1 nr | 45 | 0 4 | 0 | Off site sinema (art | s Supervision/coaching costs | 1 6- | 50-100 | |
| | Installation costs, including brackets and labour | | 1 | 10 | 0 | 0 | Off Site Chiefild/dif | Equipment costs | 1 hr 1/2 day Session | | |
| | Take existing 1 nr fence panel, re-locate, | | 1 nr | 10 | | 0 | | | | | /session |
| | installation costs/prelims etc. | | 1 nr | 50 | 00 <u> </u> | 0 | | | | | |
| | | | | | | | | | | | |
| | Posters Allowance | | 1 Nr | 50 | 0 | 0 1.1.3 Three M | lls (House Mill) | | | | |
| £ | | | | | | a Add child | ren's WCs to existing classrooms | Upgrade to classroom, new WCs, alts generally, | | | |
| | | | 1 nr | 5,00 | 0 5,0 | 0 | | M&E etc. | 1 Item | 51,050 | 51 |
| | Artefact Allowance for artefact | | | | | - | | Prelims/Contingency? Uplift for smaller works | | 10,210 | 10 |
| | (master cost) | | | | | | | | 1 Itom | | |
| | | | | | | | | | 1 Item | 10,210 | 61 |
| | (master cost) | | | | | _ | | | 1 Item | | 61 |
| | | | | | | _ | | | 1 Item | | 61 |
| | (master cost) Design fees Allowance for design fees for design | | | | 9,0 | 0 b Upgrade | café | Café upgrade, including M&E works and | | _ | |
| | (master cost) Design fees Allowance for design fees for design development, planning and construction | | | | 9,0 | 0 b Upgrade | café | appliances | 1 Item 1 Item | 28,500 | |
| | (master cost) Design fees Allowance for design fees for design development, planning and construction | | | | 9,0 | 0 b Upgrade | café | | | _ | 61, 28, 5, |

| 2.1 INFORMATION CREATION; CONSULTANTS DEVELOPING PRO TO CREATE A CROSS-MEDIA SOL | | | | |
|--|---|--------------------------|-----------|------------------|
| 2.1.1 Consultants design time | MGA costs Tomato costs Appleyards Structural Engineers Services Engineers Social media and IT costs - basic costs (not website design) | | | .000 |
| 2.2 INFORMATION DISSEMINATION, FABRICATION AND INSTALLATIO | | | | |
| 2.2.1 Posters | Printing costs: Batches of 50 | 4 Nr | 1,250 | 5,000 5,000 |
| 2.2.2 Gateway totems | Allowance for etched plywood totem (including base, frame, plywood surfaces, laser etching, PV panel + battery backup, audio kit/interactive element | 12 nr | 3,000 | 36,000 |
| | Installation Break through, remove hard surface Excavate base Concrete base Sealing/general making good around area | 200 200 200 300 | | |
| | Prelims on Installation | 900 135 1,035 | 15% | |
| | | 12 nr | 1,035 | 48,420 |
| 2.2.3 Periscope panels | Periscopes | 24 nr | 450 | 10,800 |
| | Installation costs, including brackets and labour | 24 nr | 100 | 2,400 |
| | Etched ply signage | 8 nr | 500 | 4,000 |
| | BAM costs - take existing 1 nr fence panel, re- locate, installation costs/prelims etc. | 2 nr | 2,500 | 5,000 |
| | | | | 22,200 |
| 2.2.4 Temporary wayfinding | Wayfinding - Painting on road/pavement/walls - every 10 metres | 500 nr | 10 | 5,000 5,000 |
| 2.2.5 Interpretation | Display Panels at viewing points: In addition to View Tube | 10 nr | 2,500 | 25,000 25,000 |
| 2.2.6 Website and social media | Allowance for web-design and social media (Budget allowance) | 1 Item | 10,000 | 10,000 |
| 2.2.7 Word of mouth | Allowance for leaflet to be distributed by general public | | _ | 200 |

| 2.3 | EVENTS RANGE OF EVENTS TO HIGHLIGHT PARK OPENING | |
|---|--|--|
| 2.3.1 | Roving Ice rink | a Hire cost of Roving Rink for 12 all operational costs and mair b Hire cost of Roving Rink for 24 all operational costs and mair c Hire cost of Roving Rink for 30 all operational costs and mair d Purchase cost (Excludes opera |
| 2.3.2 | Artefact Trail | Purchase of a range of games range of costs: 1k-5k depend |
| 2.4 | DENTS MANAGER | |
| | | Dents Manager (1 year salary expenses) |
| 3.0 3.1 | GATEWAYS/ LAUNCH PADS: GATEWAY INSTALLATIONS IN FOLLOWING LOCATIONS | |
| | | Design fees allowed for in Stra |
| | | the Word - Item 2.1.1 |
| 3.1.1 3.1.2 3.1.3 3.1.4 3.1.5 3.1.6 3.1.7 3.1.8 3.1.9 | W1 Fish Island: canal towpath at b SW Fish Island: canal lock and/ or or SE1 Stratford new level crossing m SE2 Stratford Warton Road Bridge SE3 Stratford Warton Road Round | at White Building/ bridge H10 to Ener ridge H14 to British Garden/Stadium I Greenway connections |
| 3.1.10 3.1.11 | E Stratford link adjacent to propos NE1 Temple Mill Lane across to ne | ed festival site and International Qtr si ew school's playing fields for new housing link into new open ro |
| | | |

| for 12 weeks: including maintenance | | | 41,000 |
|--|---------|-------|---------|
| for 24 weeks: including maintenance | | | 75,000 |
| for 36 weeks: including maintenance | | | 111,000 |
| operational costs) | | | 45,000 |
| | | | |
| ames-time artefacts pending on item | 10 Item | 2,500 | 25,000 |
| | | | |
| - I | | | |
| alary, facilities and | | | 55,000 |
| | | | |
| | | | |
| | | | |
| | | | |

trategy 2 - Spread

Included

ergy Centre & North Park n Island

р

site north of Aquatics

road July 2013

| 3.2 LAUNCH PAD SITES | | | | | 3.2.2 Launch Pad Canal - Learning, Fishing, Pla | v | | | |
|--|--|--------|--------|-----------------|---|--|------------------|--------------|-----------------|
| A | Allowance for design fees for design | | | | | 1 | | | |
| | development, planning and construction | | | | a Launch Pad Compound Elements | | | _ | |
| | information | | | 30,000 | Early 'watch this space' signag | e Allowance for etched signage | 1 Item | 1,000 | 1,000 |
| 3.2.1 Launch Pad South - Varied Community Use | , | | | | Launch pad etched plywood ram | p Make opening in existing wall, make good New 1:20 ramp: including excavation, disposal, | 1 Item | 500 | 500 |
| | | | | | | build-up and surface | 31 m2 | 125 | 3,906 |
| a Launch Pad Compound Elements | | | | | | Plywood etched with Dents information | 10 m | 100 | 1,000 |
| Early 'watch this space' sign | hage Allowance for etched signage | 1 Item | 1,000 | 1,000 | | | | = | 5,406 |
| Secu | urity Take down existing fence | 70 m | 25 | 1,750 | Install service | es Allowance for water, power | 1 Item | 7,500 | 7,500 |
| | Relocate existing fence | 70 m | 25 | 1,750 | | Allowance for external lighting | 8 nr | 750 | 6,000 |
| | Make good surface | 1 Item | 200 | 200 | | | | = | 13,500 |
| | Install new fence for compound including gates | 110 m | 75 | 8,250 | | e See strategy 2: Spread the word - Item 2.2.1 | | | |
| | | | — | 11,950 | to gateways, central bases et | 5. | | | Included |
| Install serv | ices Allowance for water, power | 1 Item | 7,500 | 7,500 | b Big Blue Containers | Configuration 4 | | | |
| | Allowance for external lighting - assume street | Enr | 750 | 2 750 | | Configuration 4: including purchase, transport | 1 14 | 46.000 | 46.000 |
| | light type | 5 nr | 750 | 3,750 11,250 | | and base fit-out | 1 Item | 46,000 | 46,000 |
| | | | _ | 11,200 | Enabling & fit-out | Excavate ground, dispose and form concrete base | 125 m2 | 100 | 12 500 |
| | | | | | | Dents LED lights to top of container | 125 m2 1 ltem | 100 2,500 | 12,500 2,500 |
| Further signage See strategy 2: Spread the word - Item 2.2.1 | | | | المعاد والمع | | Stairs | 1 item | 2,300 | Included |
| to gateways, central bases | etc. | | | Included | | Additional fit-out | 312 m2 | 10 | 3,120 |
| b Big Blue Containers | Configuration 3: including purchase, transport | | | | | Chair-lift | 1 Item | 3,000 | 3,000 |
| | and base fit-out (No lift) | 1 Item | 58,000 | 58,000 | | | | = | 67,120 |
| Enabling & fit-out | Form base - Spreader plates | 218 m2 | 5 | 1,092 | c Host use 2 | New leases for new operators to run flexible | | | |
| | Dents LED lights to top of container | 1 Item | 2,500 | 2,500 | | activities e.g Environment Agency and Black | | | |
| | Additional fit-out | 312 m2 | 10 | 3,120 | | Poplar Research Unit | | | No cost |
| | | | _ | 64,712 | d Threshold uses | Install pensioners gym equipment | 3 Item | 1,000 | 3,000 |
| | | | | | | Table tennis tables | 2 nr | 1,000 | 2,000 |
| c Host use 1 | Roving rink: Relocation and re-install cost only. | | | | | | | _ | 5,000 |
| | Hire period in 3.2.1 | 1 Item | 3,000 | 3,000 | | | | | |
| | | | _ | 3,000 | e Transient uses | Open access to area through external booking | | | Ne cost |
| | | | | | | system | | | No cost |
| d Host use 2 | People museum - New leases for new operators to run flexible activities | | | No cost | f Cleaning and maintenance by LLDC/LBN | Revenue cost | | | |
| | | | | | | | | | Elsewhere |
| e Threshold uses | Install pensioners gym equipment | 4 nr | 1,000 | 4,000 | | | | | |
| | Table tennis tables | 2 nr | 1,000 | 2,000 | | | | | |
| | Skate ramp | 1 Item | 7,000 | 7,000 | | | | | |
| | Basketball hoop | 2 nr | 1,000 | 2,000 | | | | | |
| | New plywood etched with information | 44 m | 100 | 4,400 | | | | | |
| | Meadow planting on existing grass bank | 250 m2 | 25 | 6,250 | | | | | |
| | Etched signage panels for game rules | 4 nr | 1,000 | 4,000 29,650 | | | | | |
| f Transient uses Host use 2 | Open access to area through external booking | | | | | | | | |
| | system | | | No cost | | | | | |
| | | | | | | | | | |
| g Cleaning and maintenance by LLDC/LBN | N Revenue cost | | | | | | | | |
| | | | | Elsewhere | | | | | |
| | | | | | | | | | |
| 3.2.3 Launch Pad West - BMX/Skatepark, Culture, Heritage | | | | | 3.2.4 Launch Pad North - Covered Park: Sport, Play, Exhibition, Events, Festival | , | | | |
|---|--|-------------------------|-------------------|--------------------------|---|--|----------------------|-------------------------|--|
| a Projector screen and equipment for screenings | Allowance - based on Gillet Sq | 1 Item | 40,000 | 40,000 | a Launch Pad Compound Elements Early 'watch this space' signage | Allowance for etched signage | | | |
| b Wall of fame graffiti linings | Plywood linings on wall | 400 m2 | 12 | 4,800 | | | 1 ltem | 1,000 | 1,000 |
| | | | | 4,800 | Security | Take down existing fence Make good surfaces | 1 Item 1 Item | 500 500 | 500 500 |
| c Covered canopy structure | Canopy attached to big blue containers | 100 m2 | 100 | 10,000 10,000 | | New fencing Hoarding to separate car park from paunch pad 3 levels | 45 m 150 m | 75 25 | 3,375 3,750 |
| d Off site skate park elements at other | Revenue costs: | | | | | Access control | 1 Item | 1,500 | 1,500 9,625 |
| locations, roving coaching | Coaching costs Hire costs | 1 hr 1/2 day Session | 50-100 200-500 | session rate | Install services | Allowance for water, power Allowance for external lighting + in car park area | 1 Item | 5,000 | 5,000 |
| | | | | | | | 1 Item | 5,000 | 5,000 10,000 |
| e Signage on existing walls | Allowance for etched signage | 1 Item | 3,500 | 3,500 3,500 | Further signage to gateways, central bases, now routes etc. | See strategy 2: Spread the word - Item 2.2.1 | | | Included |
| f Big Blue Containers | Configuration 2, and configuration 1: including purchase, transport and base fit-out (No lift) | 1 Item | 38,000 | 38,000 | b Big Blue Containers | Configuration 6: including purchase, transport and base fit-out (No lift) | 1 Item | 111,000 | 111,000 |
| Enabling & fit-out | Excavate ground, dispose and form concrete base | | 5 | 624 | Enabling & fit-out | Excavate ground, dispose and form concrete base | 125 m2 | 100 | 12,500 |
| | Dents LED lights to top of container Additional fit-out | 1 Item 187 m2 | 2,500 10 | 2,500 1,872 42,996 | | Dents LED lights to top of container Platform lift Stairs Additional fit-out | 1 Item 624 m2 | 2,500 | 2,500 Included Included 6,240 |
| g Install services | Allowance for water, power | 1 Item | 7,500 | 7,500 | | | 0_1 | | 132,240 |
| | Allowance for external lighting - assume high lux levels standard for intended use | 1 Item | 5,000 | 5,000 | c Host use 1 | Skate park by Frontside at GL | 1 Item | 20,000 | 20,000 |
| h Host use | Frontside to run interim uses through existing arrangement | | | No cost | d Host use 2 | Use of big blue studio as 'performing arts rehearsal space' | | | No cost |
| | | | | | e Host use 3 | Use of covered car park first floor level as sports barn. Cost for kit | 1 Item | 500 | 500 |
| j Further signage to gateways, central bases, now routes etc. | See strategy 2: Spread the word - Item 2.2.1 | | | Included | f Threshold uses | Install pensioners gym equipment Basketball hoop Table tennis tables | 2 nr 1 nr 2 nr | 1,000 1,000 1,000 | 2,000 1,000 2,000 |
| | | | | | g Transient uses | Open access to area through external booking system e.g. roller disco, car boot sale.free cycle, event space on roof, big blue studio 2 as 'flexible studio' and 2no upper floors of car park | | _ | 5,000 No cost |
| | | | | | h Cleaning and maintenance by LLDC/LBN | Revenue cost | | | |

Elsewhere

3.2.5 Launch Pad North East - Leyton Mills

4.0 FIELDS OF PLAY

d Install services

e Host use 1

f Transient use

g Cleaning and maintenance by LLDC/LBN Revenue cost

8k - 50% cost

| a Early 'watch this space' signage | 8*4 etched plywood surface to existing fence | 1 nr | 1,000 | 1,000 | 4.1 Drapers Field - Sports, Events and Festive | al | | | |
|---|---|--------|--------|----------------|--|--|------------------|----------------|-------------------------|
| b Park model relocated to widened paved | Free delivery | | | | a Early 'watch this space' signage | Allowance for etched signage | 1 nr | 1,000 | 1,000 |
| area | Ground anchoring, reinstatement works following | 1 Item | 1,000 | - 1,000 | b Fields of play set-up: | Minimal works: clean up and minor fencing adjustments. Allowance | 1 Item | 2,000 | 2,000 |
| | Delivery to Bedford following display period | 1 Item | 4,000 | 4,000 5,000 | c Install services | Allowance for water, power Allowance for external lighting | 1 Item 1 Item | 4,000 1,500 | 4,000 1,500 5,500 |
| c Signage at Leyton Mills, Bridge over A12 and along High Road Leyton to Gateways Drapers Field | 8*4 etched plywood surface to existing fence | 6 nr | 1,000 | 6,000 | d Host use 1 | Roving rink including transportation, operation, maintenance, dismantling (assume 4 weeks) | 1 Item | 3,000 | 3,000 |
| d Macro Signage | A12 Level wall alongside carriageway | 1 Item | 25,000 | 25,000 | e Transient uses | Open access through external booking system | | | 3,000 no cost |
| e Host use 1 - Void shop unit as information drop in with café - Shop use free | Fit out to shop (Assume 10m x 5m) minimal fit- out | 50 m2 | 100 | 5,000 | f Cleaning and maintenance by LLDC/LBN | Revenue cost | | | Elsewhere |
| f Host use 2 - Void shop unit as people | Fit out to shop (Assume 10m x 5m) minimal fit- | | | | 4.2 Warton Road - Community Growing | | | | |
| museum or history project - Shop use free | out | 50 m2 | 100 | 5,000 | a Early 'watch this space' signage | Allowance for etched signage | 1 nr | 1,000 | 1,000 |
| | | | | | b Fields of play set-up: | Allowance for fencing Access control | 1 Item 1 Item | 750 750 | 750 750 1,500 |
| | | | | | c Big Blue Containers | Configuration 1: including purchase, transport and base fit-out (No lift) | 1 Item | 2,000 | 2,000 |
| | | | | | Enabling & fit-out | Placed on existing tarmac Additional fit-out | 31 m2 | 10 | No cost 310 2,310 |

Allowance for water, power 1 Item 2,500 2,500 Allowance for external lighting 1 Item 1,500 1,500 4,000 Community links to run growing projects through existing agreement - additional cost for planters 1 Item 4,000 4,000 2,000 Allowance for play equipment 1 Item 2,000

Elsewhere

| 4.3 Mabley Green - Community Growing/Play | | | | 5.0 HIGH POINTS |
|---|---|------------------|--|---|
| a Early 'watch this space' signage | Allowance for etched plywood signage | 1 nr | 1,000 1,000 | 5.1 BEACONS AND VIEWING PLATFORMS CO-OPT TOWERS AS A LIGHT INSTALLATION THAT VISUALLY DEFINE THE SHAPE AND GENERATE AN IDENTITY FOR |
| b Fields of play set-up: | New sections of fence to create compound | | | THE PARK |
| | Access control | 20 m 1 Item | 75 1,500 1,500 1,500 3,000 | 5.1.1 QEOP northern multi storey car park 5.1.1a Illuminated Beacon (Not laser) 1 nr 5,000 5,000 |
| c Install services | Allowance for water, power Allowance for external lighting | 1 Item 1 Item | 1,000 1,000 1,000 <u>1,000</u> 2,000 | Electrical installation 1 nr 2,000 2,000 Alterations to access 1 ltem 1,000 1,000 Guardrail 30 m 60 1,800 9,800 |
| d Host use 1 | Community links to run growing projects through existing agreement - additional cost for planters 8k - 50% cost | 1 Item | 4,000 4,000 | 5.1.2 Denison Point on Carpenters RoadIlluminated Beacon (Not laser)1 nr5,0005,000Electrical installation1 nr2,0002,000Alterations to access1 ltem1,0001,000Guardrail30 m601,800 |
| e Transient use | Allowance for play equipment | 1 Item | 2,000 2,000 | 9,800 |
| f Dent manager to oversee d,e | See 3.2.A | | Included | 5.1.3 Orbit No Works |
| | | | | 5.2 BEACONS WITHOUT ACCESS |
| g Cleaning and maintenance by LLDC/LBN | Revenue cost | | Elsewhere | 5.2.1 Leyton Mills shopping centre high grounds |
| h Further signage to gateways, control | See strategy 2: Spread the word - Item 2.2.1 | | | 5.2.2 Leyton Holden point: existing viewing platform at top of housing tower in Leyton |
| h Further signage to gateways, central bases, now routes etc. | See strategy 2: spread the word - item 2.2.1 | | Included | 5.2.3 Triathlon East Village apartment 5.2.4 Stratford Land Prop- timber sculpture tower |
| | | | | 5.2.5 115 High Street- Genesis Group housing tower 5.2.6 Poplar Hacra towers Bromley high St 5.2.7 Tower Hamlet Rainhill Way: three towers |
| | | | | 5.2.8 Payne Road/Bow Interchange Tower 5.2.9 Parnell/Jordell Road Towers- 3 tower 5.2.10 St Mary of Eton Church Tower |

5.2.11 Kingsmead Estate option

Core Sites (4 nr)

5.2a

5.2b

| <u>Core Sites (4 nr)</u> | | | |
|--------------------------------|-------|-------|--------|
| Illuminated Beacon (Not laser) | 4 nr | 5,000 | 20,000 |
| Electrical installation | 4 nr | 2,000 | 8,000 |
| | | | 28,000 |
| | | | |
| Full installation (13 nr) | | | |
| Illuminated Beacon (Not laser) | 13 nr | 5,000 | 65,000 |
| Electrical installation | 13 nr | 2,000 | 26,000 |
| | | | 91,000 |
| | | | |
| | | | |

6.3 BIG BLUE COST SCHEDULE

| | | OPTION TV | VO | |
|-------|-----------------------------------|-----------|-----------|-------|
| | Big Blue reuse | | Ground FI | |
| | Two box high Studio | Item | Habitable | |
| | Draft Budget Consting 12 Nov 12 | cost | no | total |
| | BOX Unit-40ft | - | 4 | |
| | floor boxes | - | 2 | - |
| | Equipment rooms | - | - | - |
| | spacer level | - | - | - |
| | Stair tower | - | - | - |
| | Total containers | - | 6 | - |
| | Connections twistlocks and bolts | 344 | 4 | 1,376 |
| | Transport to zone 2 | 350 | 6 | 2,100 |
| | Hired containers | - | - | - |
| | Crane days | 2,000 | 1 | 2,000 |
| | Installation Labour | 1,000 | 2 | 2,000 |
| 7,476 | | | | |
| | Studio Windows | - | | - |
| | Steel frame | - | | - |
| | aluminium frame | - | | - |
| | 3.5x5 Glazing units | - | | - |
| | 1.5 panel | - | | - |
| | Labour | - | | - |
| | Transport | 350 | 1 | 350 |
| | Installation Labour | 500 | 1 | 500 |
| | Crane time | 2,000 | 1 | 2,000 |
| 2,850 | | | | |
| | Doors | | | |
| | External double door | - | 1 | - |
| | Studio doors | - | 10 | - |
| | Lobby doors | | 10 | - |
| | equip room doors | | 11 | - |
| | External door-single steel | | 1 | - |
| | Roller Shutters (6x5m)powder ctd | | 2 | - |
| | Ironmongery | | 35 | - |
| - | | | | - |
| | Roof | | 1 | - |
| | Roof-structure+kingspan? | - | 390 | - |
| | ?rear of corridor level ???? | | | - |
| | Flashings | - | 1 | - |
| | Crane time | 2,000 | 1 | 2,000 |
| | transport | 350 | 1 | 350 |
| | | | | - |
| 2,350 | | | | |
| | Plumbing | - | - | - |
| | Corridor heating | | | - |
| | Ventilation | - | | - |
| | Standard WC | - | | - |
| | Accessible WC | - | - | - |
| | Wash hand basin | - | - | - |
| | Rainwater | - | - | - |
| | • | - | - | |

| | Taps | - | |
|-----------|-------------------------------|----------|----|
| | kitchen units | - | |
| | WC Cubicles | - | |
| | Plumbing Labour | 2,500 | |
| - | 6 | | |
| | Standard Elec. Works- Labour | 200 | |
| | Standard Elec. Fitting | 5 | |
| | External Lighting | - | |
| | Data cabling+phone | - | |
| | mains cables to switches | - | |
| | Lightening protection | - | |
| | Fire Alarm | - | |
| 2,600 | | | |
| | Interior fit out | | |
| | Reception and toc room | - | |
| | Stair boxes at studion levels | - | |
| | Intermidiate stair boxes | - | |
| | equip rooms | - | |
| | flooring | - | |
| | suspended ceilings | - | |
| | blackout curtains | - | 1. |
| | corridor walls | _ | |
| - | | - | |
| | Cooling | 4,000 | |
| | Chiller hire | - | |
| | | | |
| | | - | |
| | Groundworks | - | |
| | Service Connections | 1,000 | |
| | | - | |
| | Hire of Hoist | 18,298 | |
| | Lift | 10,000 | |
| | Stair | 2,500 | |
| | Crane | - | |
| | transport to site | - | |
| | Onsite Labour | 600 | |
| | Installation Labour | - | |
| | machine hire | 4,000 | |
| 6,400 | | -1,000 | |
| -,-•• | Overheads & Contingency | 100 | |
| | Fees-Structural | 1,000 | |
| | Fees M &E | - | |
| | Fees -Energy/Part L | _ | |
| | Fees -Building control | | |
| | - | - 500 | |
| | Fees-Health & Safety | 500 | |
| | Fees-Asbuilt drawings | - | |
| 2,100 | Sub totals | | |
| 2,100 | | | |
| 22 776 | Sub Total | | |
| (J) ((D) | | | |

23,776 Sub Total

| - | |
|-------|--------|
| - | - |
| - | - |
| _ | |
| - | - |
| | |
| 5 | 1,000 |
| 320 | 1,600 |
| 1 | |
| 10 | |
| | - |
| 1 | - |
| 1 | - |
| 1 | - |
| | _ |
| | _ |
| | - |
| 60 | - |
| 60 | - |
| 120 | _ |
| | |
| 240 | - |
| 960 | - |
| 500 | - |
| 1,125 | _ |
| | |
| 250 | - |
| - | - |
| - | - |
| | |
| | |
| | |
| 1 | - |
| 1 | - |
| - | - |
| 1 | - |
| • | |
| - | - |
| - | - |
| - | - |
| 7 | - |
| 50 | |
| | - |
| 4 | 2,400 |
| 5 | - |
| 1 | 4,000 |
| | |
| 6 | 600 |
| | |
| 1 | 1,000 |
| 1 | - |
| 1 | - |
| 1 | _ |
| | - |
| 1 | 500 |
| 1 | - |
| | |
| | 23,776 |
| | 1,600 |
| | |
| | 15 |
| | |

-

-

| 3,566 | Prj. Management |
|--------|---------------------------------------|
| 27,342 | Costs- Total |
| 4,101 | Prefabrication contingency and Margin |
| | |

31,444 Total

| | | OPTION TH | REE | | |
|--------|-----------------------------------|-----------|-----------|-------|----------|
| | Big Blue reuse | | Ground Fl | | |
| | Three box high Studio | ltem | Habitable | | |
| | Draft Budget Consting 12 Nov 12 | cost | no | total | |
| | BOX Unit-40ft | - | 8 | | |
| | floor boxes | - | 2 | - | |
| | Equipment rooms | - | - | - | |
| | spacer level | - | - | - | |
| | Stair tower | - | - | - | |
| | Total containers | - | 10 | - | |
| | Connections twistlocks and bolts | 344 | 10 | 3,440 | |
| | Transport to zone 2 | 350 | 10 | 3,500 | |
| | Hired containers | - | - | - | |
| | Crane days | 2,000 | 3 | 6,000 | |
| | Installation Labour | 1,000 | 3 | 3,000 | |
| 15,940 | | | | | 27,268 |
| | Studio Windows | - | | - | |
| | Steel frame | - | | - | |
| | aluminium frame | - | | - | |
| | 3.5x5 Glazing units | - | | - | |
| | 1.5 panel | - | | - | |
| | Labour | - | | - | |
| | Transport | 350 | 1 | 350 | |
| | Installation Labour | 500 | 1 | 500 | |
| | Crane time | 2,000 | 1 | 2,000 | |
| 2,850 | | | | | 3,700 |
| | Doors | | | | |
| | External double door | | 1 | | |
| | Studio doors | - | 10 | | |
| | Lobby doors | | 10 | | |
| | equip room doors | | 11 | | |
| | External door-single steel | | 1 | | |
| | Roller Shutters (6x5m)powder ctd | | 2 | | |
| | Ironmongery | | 35 | | |
| - | | | | | <u> </u> |
| | Roof | | 1 | - | |
| | Roof-structure+kingspan? | - | 390 | | |
| | ?rear of corridor level ???? | | I . | | |
| | Flashings | - | 1 | - | |
| | Crane time | 2,000 | 1 | 2,000 | |
| | transport | 350 | 1 | 350 | |
| 2,350 | | | | - | 2,350 |
| 2,350 | Dlumbing | | | | 2,350 |
| | Plumbing Corridor heating | - | - | | |
| | Ventilation | | | | |
| | Ventilation Standard WC | - | | | |
| | Standard WC Accessible WC | - | | | |
| | Accessible wC Wash hand basin | - | - | | |
| | Rainwater | - | - | - | |
| | Nailiwalei | - 1 | - | - | |

| | Taps | - | - | _ |
|-------|---|------------|--------------|-----------------|
| | kitchen units | - | - | - |
| | WC Cubicles | - | - | - |
| | Plumbing Labour | 2,500 | - | - |
| - | | | | |
| | Standard Elec. Works- Labour | 200 | 5 | 1,000 |
| | Standard Elec. Fitting | 5 | 320 | 1,600 |
| | External Lighting | - | 1 | - |
| | Data cabling+phone | - | 10 | - |
| | mains cables to switches | - | 1 | - |
| | Lightening protection | - | 1 | - |
| | Fire Alarm | - | 1 | - |
| 2,600 | | | | - |
| | Interior fit out | | C 0 | - |
| | Reception and toc room | - | 60 | - |
| | Stair boxes at studion levels | - | 60 120 | - |
| | Intermidiate stair boxes | - | 120 240 | - |
| | equip rooms | - | 240 | - |
| | flooring | - | 960 500 | - |
| | suspended ceilings blackout curtains | - | 500 1 125 | - |
| | corridor walls | - | 1,125 250 | - |
| _ | | - | 200 | - |
| - | Cooling | - 4,000 | - | - |
| | Chiller hire | 4,000 | - | - |
| | | | | |
| | | - | 1 | - |
| | Groundworks | - | 1 | _ |
| | Service Connections | 1,000 | 1 | 1,000 |
| | | - | 1 | - |
| | Hire of Hoist | 18,298 | - | - |
| | Lift | 10,000 | - | - |
| | Stair | 2,500 | - | - |
| | Crane | - | 7 | - |
| | transport to site | - | 50 | - |
| | Onsite Labour | 600 | 5 | 3,000 |
| | Installation Labour | - | 5 | - |
| | machine hire | 4,000 | 1 | 4,000 |
| 8,000 | | | | |
| | Overheads & Contingency | 100 | 10 | 1,000 |
| | Fees-Structural | 1,500 | 1 | 1,500 |
| | Fees M &E | - | 1 | - |
| | Fees -Energy/Part L | - | 1 | - |
| | Fees -Building control | - | 1 | - |
| | Fees-Health & Safety | 500 | 1 | 500 |
| | Fees-Asbuilt drawings | - | 1 | - |
| | | | | |
| | | | | |
| 3,000 | Sub totals | | | 34,740 2,880 |

| 5,211 | Prj. Management |
|--------|---------------------------------------|
| 39,951 | Costs- Total |
| 5,993 | Prefabrication contingency and Margin |
| | |

45,944 Total

2,500

5,200

-

25,000

4,700

70,718

| 10,608 |
|--------|
| 81,326 |
| 12,199 |
| |
| 93,525 |

| | OPTION FO | UR | |
|----------------------------------|-----------|-----------|-------|
| Big Blue reuse | | Ground FI | |
| Two studios high | Item | Habitable | |
| Draft Budget Consting 12 Nov 12 | cost | no | total |
| BOX Unit-40ft | - | 12 | |
| floor boxes | - | 4 | - |
| Equipment rooms | - | - | - |
| spacer level | - | - | - |
| Stair tower | - | 6 | - |
| Total containers | - | 22 | - |
| Connections twistlocks and bolts | 344 | 22 | 7,568 |
| Transport to zone 2 | 350 | 22 | 7,700 |
| Hired containers | - | - | - |
| Crane days | 2,000 | 4 | 8,000 |
| Installation Labour | 1,000 | 4 | 4,000 |
| | | | |
| Studio Windows | - | | - |
| Steel frame | - | | - |
| aluminium frame | - | | - |
| 3.5x5 Glazing units | - | | - |
| 1.5 panel | - | | - |
| Labour | - | | - |
| Transport | 350 | 2 | 700 |
| Installation Labour | 500 | 2 | 1,000 |
| Crane time | 2,000 | 1 | 2,000 |
| | | | |
| Doors | | | |
| External double door | | 1 | - |
| Studio doors | | 10 | - |
| Lobby doors | - | 10 | - |
| equip room doors | - | 11 | - |
| External door-single steel | - | 1 | - |
| Roller Shutters (6x5m)powder ct | - | 2 | - |
| Ironmongery | - | 35 | - |
| | | | - |
| Roof | | 1 | - |
| Roof-structure+kingspan? | - | 390 | - |
| ?rear of corridor level ???? | | - | - |
| Flashings | - | 1 | - |
| Crane time | 2,000 | 1 | 2,000 |
| transport | 350 | 1 | 350 |
| | | | - |
| | | | |
| Plumbing | - | 1 | - |
| Corridor heating | | | - |
| Ventilation | - | | - |
| Standard WC | - | 2 | - |
| Accessible WC | - | 1 | - |
| Wash hand basin | - | 3 | - |
| Rainwater | - | 5 | - |
| | ' | | |

33,738

3,700

-

2,350

| Taps | - I | 3 | - |
|------------------------------------|------------------|---------|-------------------|
| kitchen units | - | - | |
| WC Cubicles | - | 3 | - |
| Plumbing Labour | 2,500 | 1 | 2,50 |
| Standard Elec. Works- Labour | 200 | 10 | 2,00 |
| Standard Elec. Fitting | 10 | 320 | 3,20 |
| External Lighting | - | 1 | - |
| Data cabling+phone | - | 10 | - |
| mains cables to switches | - | 1 | - |
| Lightening protection | - | 1 | - |
| Fire Alarm | - | 1 | - |
| Interior fit out | | | - |
| Reception and toc room | - | 60 | - |
| Stair boxes at studion levels | - | 60 | - |
| Intermidiate stair boxes | - | 120 | - |
| equip rooms | - | 240 | - |
| flooring | - | 960 | - |
| suspended ceilings | - | 500 | - |
| blackout curtains | - | 1,125 | - |
| corridor walls | - | 250 | - |
| | - | - | - |
| Cooling | 4,000 | - | - |
| Groundworks Service Connections | - 1,000 | 1 1 | - 1,00 |
| Hiro of Hojot | - | 1 | - |
| Hire of Hoist Lift | 18,298 10,000 | - 1 | - 10,00 |
| Stair | 2,500 | | 10,00 |
| Crane | 2,500 | - 7 | - |
| transport to site | | , 50 | _ |
| Onsite Labour | 600 | 10 | 6,00 |
| Installation Labour | - | 5 | - |
| machine hire | 4,000 | 2 | 8,00 |
| Overheads & Contingency | 100 | 22 | 2,20 |
| Fees-Structural | 2,000 | 1 | 2,20 |
| Fees M &E | _,500 | 1 | _, |
| Fees -Energy/Part L | | 1 | - |
| Fees -Building control | | 1 | - |
| Fees-Health & Safety | 500 | 1 | 5 |
| Fees-Asbuilt drawings | - | 1 | - |
| Sub totals | | | 70,7 [,] |
| | | | 4,48 |
| Sub Total | | | ., . |



| Prj. Management |
|---------------------------------------|
| Costs- Total |
| Prefabrication contingency and Margin |

Total

| 12,589 | |
|---------|--|
| 96,517 | |
| 14,478 | |
| 110,995 | |

OPTION FIVE

| | OPTION FIV | /E | |
|-----------------------------------|------------|-----------|---|
| Big Blue reuse | | Ground FI | |
| Two studios plus ground fl | Item | Habitable | |
| Draft Budget Consting 12 Nov 12 | cost | no t | 0 |
| BOX Unit-40ft | - | 16 | |
| floor boxes | - | 4 | |
| Equipment rooms | - | - | |
| spacer level | - | - | |
| Stair tower | - | 7 | |
| Total containers | - | 27 | |
| Connections twistlocks and bolts | 344 | 27 | |
| Transport to zone 2 | 350 | 27 | |
| Hired containers | - | - | |
| Crane days | 2,000 | 5 | |
| Installation Labour | 1,000 | 5 | |
| | 1,000 | 5 | |
| Studio Windows | | | |
| Steel frame | | | |
| aluminium frame | - | | |
| | - | | |
| 3.5x5 Glazing units | - | | |
| 1.5 panel | - | | |
| | - | | |
| Transport | 350 | 2 | |
| Installation Labour | 500 | 2 | |
| Crane time | 2,000 | 1 | |
| Doors | | | |
| External double door | - | 1 | |
| Studio doors | - | 10 | |
| Lobby doors | | 10 | |
| equip room doors | - | 11 | |
| External door-single steel | | 1 | |
| Roller Shutters (6x5m)powder ctd | | 2 | |
| Ironmongery | | 35 | |
| n on monger y | | | |
| Roof | | 1 | |
| Roof-structure+kingspan? | - | 390 | |
| ?rear of corridor level ???? | | | |
| Flashings | - | 1 | |
| Crane time | 2,000 | 1 | |
| transport | 350 | 1 | |
| | | • | |
| | | | |
| Plumbing | - | 1 | |
| Corridor heating | | | |
| Ventilation | - | | |
| Standard WC | - | 2 | |
| Accessible WC | - | 1 | |
| Wash hand basin | - | 3 | |
| Rainwater | - | 5 | |
| - | - ' | - | |



| ps | | 3 | |
|---|----------|-----------|----------|
| chen units | - | - | |
| C Cubicles | - | 3 | - |
| umbing Labour | 2,500 | 1 | 2,500 |
| andard Elec. Works- Labour | 200 | 12 | 2,400 |
| andard Elec. Fitting | 12 | 320 | 3,840 |
| ternal Lighting | - | 1 | - |
| ita cabling+phone | _ | 10 | _ |
| ains cables to switches | | 1 | _ |
| ghtening protection | - | 1 | _ |
| re Alarm | - | 1 | |
| e Aldilli | - | 1 | - |
| variar fit aut | | | - |
| erior fit out | | | - |
| ception and toc room air boxes at studion levels | - | - | - |
| | - | 60 120 | - |
| ermidiate stair boxes | - | 120 | - |
| uip rooms | - | 240 | - |
| oring | - | 960 | - |
| suspended ceilings | - | 500 | - |
| blackout curtains | - | 1,125 | - |
| rridor walls | - | 250 | - |
| | - | - | - |
| ooling | 4,000 | - | - |
| hiller hire | | | |
| | | | |
| | - | 1 | - |
| oundworks | - | 1 | - |
| rvice Connections | 1,000 | 1 | 1,000 |
| | - | 1 | - |
| re of Hoist | 18,298 | - | - |
| ť | 10,000 | 1 | 10,000 |
| air | 2,500 | - | - |
| ane | - | 7 | - |
| nsport to site | - | 50 | - |
| nsite Labour | 600 | 12 | 7,200 |
| stallation Labour | - | 5 | - |
| achine hire | 4,000 | 3 | 12,000 |
| verheads & Contingency | 100 | 22 | 2,200 |
| es-Structural | 2,500 | | 2,500 |
| es M &E | _,500 | 1 | _,500 |
| es -Energy/Part L | | 1 | - |
| es -Building control | | 1 | - |
| es-Health & Safety | - 500 | 1 | - 500 |
| - | 500 | | 500 |
| es-Asbuilt drawings | - | 1 | - |
| b totals | | | 83,928 |
| | | | 5,760 |
| b Total | | | 15 |

Prj. Management Costs- Total Prefabrication contingency and Margin

Total

5,000

8,320

-

39,000

7,000

116,980

| 17,547 |
|---------|
| 134,527 |
| 20,179 |
| |
| 154,706 |
| |

| | OPTION SIX | (| |
|-----------------------------------|------------|-----------|--------|
| Big Blue reuse | | Ground FI | |
| Two studios plus ground fl | Item | Habitable | |
| Draft Budget Consting 12 Nov 12 | cost | no | total |
| BOX Unit-40ft | - | 24 | |
| floor boxes | - | 6 | - |
| Equipment rooms | - | - | - |
| spacer level | - | - | |
| Stair tower | - | 10 | |
| Total containers | - | 40 | - |
| Connections twistlocks and bolts | 344 | 40 | 13,760 |
| Transport to zone 2 | 350 | 40 | 14,000 |
| Hired containers | - | - | - |
| Crane days | 2,000 | 7 | 14,000 |
| Installation Labour | 1,000 | 7 | 7,000 |
| | | | |
| Studio Windows | - | | - |
| Steel frame | - | | - |
| aluminium frame | - | | - |
| 3.5x5 Glazing units | - | | - |
| 1.5 panel | - | | - |
| Labour | - | | - |
| Transport | 350 | 3 | 1,050 |
| Installation Labour | 500 | 3 | 1,500 |
| Crane time | 2,000 | 2 | 4,000 |
| | | | |
| Doors | | | |
| External double door | | 1 | |
| Studio doors | | 10 | |
| Lobby doors | | 10 | |
| equip room doors | | 11 | - |
| External door-single steel | | 1 | - |
| Roller Shutters (6x5m)powder ctd | | 2 | - |
| Ironmongery | | 35 | - |
| | | | |
| Roof | | 1 | - |
| Roof-structure+kingspan? | - | 390 | - |
| Prear of corridor level ???? | | | - |
| Flashings | - | | - |
| Crane time | 2,000 | 1 | 2,000 |
| transport | 350 | 1 | 350 |
| | | | - |
| Plumbing | - | 1 | - |
| Corridor heating | | | _ |
| Ventilation | - | | - |
| Standard WC | - | 4 | - |
| Accessible WC | _ | 3 | _ |
| Wash hand basin | - | 3 | - |
| Rainwater | | 5 | - |
| | | | |

| Taps | - | 3 |
|-------------------------------|--------|--------|
| kitchen units | - | - |
| WC Cubicles | - | 3 |
| Plumbing Labour | 2,500 | 2 |
| Standard Elec. Works- Labour | 200 | 16 |
| Standard Elec. Fitting | 16 | 320 |
| External Lighting | - | 1 |
| Data cabling+phone | - | 10 |
| mains cables to switches | - | 1 |
| Lightening protection | - | 1 |
| Fire Alarm | - | 1 |
| Interior fit out | | |
| Reception and toc room | - | - |
| Stair boxes at studion levels | - | 60 |
| Intermidiate stair boxes | - | 120 |
| equip rooms | - | 240 |
| flooring | - | 960 |
| suspended ceilings | - | 500 |
| blackout curtains | - | 1,125 |
| corridor walls | - | 250 |
| Cooling | 4,000 | - |
| Groundworks | - | 1 1 |
| Service Connections | 1,000 | 1 |
| Hire of Hoist | 18,298 | - ' |
| Lift | 10,000 | 1 |
| Stair | 2,500 | - |
| Crane | - | 7 |
| transport to site | - | 50 |
| Onsite Labour | 600 | 20 |
| Installation Labour | - | 5 |
| machine hire | 4,000 | 4 |
| Overheads & Contingency | 100 | 40 |
| Fees-Structural | 2,500 | 1 |
| Fees M &E | - | 1 |
| Fees -Energy/Part L | - | 1 |
| Fees -Building control | - | 1 |
| Fees-Health & Safety | 500 | 1 |
| Fees-Asbuilt drawings | - | 1 |
| Sub totals | | |

Sub Total

5,000

| 3,200 | |
|-------|--|
| 5,120 | |
| - | |
| - | |
| - | |
| - | |

- -
- -

- -
- -

- --
- 1,000
- -
- -

10,000

- -
- --

12,000

-

16,000

| 4,000 | |
|-------|--|
| 2 500 | |

- 2,500
- --
- -
- 500
- -
- 116,980 8,640 14

6.4 NOICEONE RINK COSTS

HIRE OFFER



HIRE OFFER FROM NOICEONE LTD - 7 NOVEMBER 2012

Available for hire a slightly used ICE-Y-BLUE 700[™] Heavy Duty (18mm) Rink with Ultimate Barrier System.

305.25m2 (11m x 27.75m). Can be configured to suit your dimensions – say 20m x 15m

Included are:-

305.25m2 of ICE-Y-BLUE 700[™] Heavy Duty (18mm thick) skating floor panels complete with H tongue connecting system Ultimate Barrier System, which attached to the edge of the rink panels with the H tongue system, including 4 rink corners, 2 entrance corners and coloured threshold panels 4 nr Bench Seats 4 nr Galvanised Steel Skate racks 10 nr Rolls of Rubber Matting 1 nr Floor Cleaning Machine 1 nr Glycol Spray Unit 1 nr Skate Sharpening Machine 218 prs Ice Skates for Rental 4 Skate Assistants for Hire Glycol, Detergent, Grinding Wheels, Diamond Dressers Skate Store Sound and Light System Mounted on Poles at Rink Corners Snow Flake making Machine

In other words – complete facility ready to "go".

Simple Hire of Equipment Price First 12 weeks which includes Christmas 2012 Total GBP (£) 18,000.00, plus VAT

Second 12 weeks following on in 2013 Total GBP (£) 12,000.00, plus VAT

Delivery GBP (£) 750.00 plus VAT Installation GBP (£) 1,250.00 plus VAT De-Rig GBP (£) 800.00 plus VAT

Return Transport GBP (£) 750.00

Re-siting Between Hire Periods, Assuming them to be consecutive Transport GBP (£) 350.00 plus VAT De-Rig GBP (£) 800.00 plus VAT Re-Install (£) 1,250.00 plus VAT

Operation & Maintenance 3 Staff – Total GBP (£) 1,850.00 per week plus accommodation and subsistance

Some charges would be higher overall if a number of smaller rinks are ordered

However, other charges would not be pro-rata. For example 5 persons could operate 2 rinks, with one of them managing the 2 facilities





SLIGHTLY USED ICE RINK OFFER



SPECIAL OFFER FROM NOICEONE LTD - 7 NOVEMBER 2012

Available for sale a slightly used ICE-Y-BLUE 700[™] Heavy Duty (18mm) Rink with Ultimate Barrier System.

305.25m2 (11m x 27.75m). Could easily be made into 2 rinks of 12m x 12m (144m2) or several smaller rinks even "down" to 9m x 8m (that size would allow 4 rinks to be formed).

Only used for about 12 weeks, but in store for the last year. It has the benefit of the manufacturer's guarantee!! NOICEONE LTD.

Included are:-

305.25m2 of ICE-Y-BLUE 700[™] Heavy Duty (18mm thick) skating floor panels complete with H tongue connecting system Ultimate Barrier System, which attached to the edge of the rink panels with the H tongue system, including 4 rink corners, 2 entrance corners and coloured threshold panels 4 nr Bench Seats 4 nr Galvanised Steel Skate racks 10 nr Rolls of Rubber Matting 1 nr Floor Cleaning Machine 1 nr Glycol Spray Unit 1 nr Skate Sharpening Machine 218 prs Ice Skates for Rental Glycol, Detergent, Grinding Wheels, Diamond Dressers

In other words – complete facility ready to "go".

Normal selling price would be in excess of EUR 95,000.00 EXW Germany

Offer price EUR 65,000.00 EXW UK = GBP (£) 52,500.00, plus VAT

Also available Sound and Lighting System:-

Sound System and Lights Controller



Speakers including truss (x2)



Lighting Rig



Normal selling price would be EUR 15,000.00

Offer price EUR 9,000.00 EXW UK = GBP (£) 7,250.00 Plus VAT

Also available SnowMasters snow flake machine. See attached specification sheet.

Normal selling price would be EUR 1,800.00

Offer price EUR 1,200.00 EXW UK = GBP (£) 950.00 plus VAT

Also available ROXA skate assistants (4 nr)



Normal Selling Price would be EUR 160.00 (for 4)

Offer price EUR 100.00 EXW UK = GBP (£) 80.00 plus VAT

All the above offered on a "first come first served basis".

If situated outdoors, a skate store and dispensary would be required.



Price EXW UK GBP (£) 1,850.00 plus VAT

Total, for this special offer, including ALL the above items = GBP (£) 62,630.00 EXW UK



6.5 FRONTSIDE PROPOSALS AND COSTS

ACTION SPORTS



Olympic Interim Site Use Overview

Olympic Interim Site Use – Action Sports Proposal

BMXing, skateboarding and scootering are all sports that are rising in popularity the UK, and Frontside Gardens has proven that this is definitely the case in Hackney Wick and other areas surrounding E20. There has been a great number of successful skateparks installed in the last decade across the country. However, more access to a wider range of provisions is required to cater for high numbers of participants, and to help promote and develop the sports further.

These proposals will provide well designed and sustainable sports facilities, which will aesthetically enhance areas.

I. Option I – Small Outdoor Provisions

Half Pipes could be installed in any available spaces in the Olympic Park. Simple to install, great for all ages and abilities, and they only take up a small amount of space.



Build Details

- **I.I.** Built from wood and steel.
- 1.2. Footprint of the smallest ramp proposed would be 5m x 10m, with a Safety Zone of 3m marked out (layout shown below)
- **I.3.** Reasonably level area is required
- **I.4.** Cost: £7,000 £25,000
- **1.5.** Time: 1 2 weeks



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2. Option 2 – Public Skate Areas

If there are sites with smooth surfaces, then very little needs to be added to create desirable locations for skateboarders and BMXers. Whole areas could be donated to these communities, and projects could evolve with time. Many miles are often travelled for few suitable benches and tables on a smooth concrete floor. Some areas may even have existing architecture that is suitable.



Stalin Square – Prague

These public spaces in both Prague and London were adopted by users, and then officially donated to the communities.

Build Details

- 2.1. Reasonably level and smooth areas required
- 2.2. Obstacles could be acquired from Olympic Breakdown (e.g benches, picnic tables, planters)
- 2.3. Cost: £500 £50,000
- 2.4. Time: 1 4 weeks



South Bank - London



3. Option 3 – National Indoor Training Facility

Due to the British weather, outdoor skateparks are rendered unusable for nearly half of the year. However, indoor provisions for Action Sports in the UK are still extremely limited. The closest public indoor facilities from E20 are in Caterham, Rochester and Romford, and they are all relatively small.

The only facility that could be compared with top European and American skateparks is Adrenaline Alley in Corby.



Adrenaline Alley - Corby

Frontside are looking for a building in East London to house a facility of this scale. The design and aesthetics of the equipment will push the boundaries of indoor skatepark construction.



Build Details

- **3.1.** Roofed structure required
- 3.2. Reasonably level and smooth floor required
- 3.3. Many materials could be acquired from Olympic Breakdown
- **3.4.** Cost: £50,000 £250,000
- **3.5.** Time: 10 25 weeks

6.6 COMMUNITY LINKS GROWING LINKS PROPOSAL

Dear Ms Griffin

I have taken the opportunity of contacting you on behalf of Community Links and in particular our Growing Links project which we have been commissioned to run by the London Legacy Development Corporation between October 12 and September 13.

The project is actively working with eight groups (school and community groups) across the borough – Newham, Tower Hamlets, Waltham Forest and Hackney on various growing/gardening initiatives with a view to bridging the groups to the Queen Elizabeth Park in the future.

We would be very interested in working with the groups to begin to develop growing initiatives on the:

1. Warton Road

2. Mabeley Green

sites.

The initial work in establishing these sites would cost approximately 8K over a timespan of 4-6 months.

The following work would be carried out during the period:

1. Initial feasibility and planning work with the Community Links

2. Working with existing gardening/growing groups to establish a group around each site to progress the project

3. Initial laying out and planting

4. Production of a future costed action development plan for the site for the amount of Meantime land available

Initially there does not appear to be any known barriers to implementation of the projects. Potential future barriers may arise in respect of:

1. Any planning permissions that may be required at either site

2. Any unforeseen problems with the land and what is under it

3. Any unforeseen access difficulties

The project will make a significant impact both in respect of community and physical development:

Phased developments

1. The landscape at each site will be improved and enhanced

2. The park will be used positively rather than laying idle

3. Physical access to the land will be improved for the immediate communities

Community developments

1. The project will be actively involving local people in the areas continuing regeneration

2. The project will be a stepping stone for the local communities to become involved in the Queen Elizabeth Park as it opens to the Community Links

3. The project will enable community members to learn new skills, develop new interests and to improve their personal health awareness and fitness through gardening/growing

We would be in a position to begin work immediately should the opportunity be given.

If you would like any further information or details please do not hesitate to contact me.

Yours sincerely

Kevin Jenkins

Co-Founder / Senior Advisor Overall Beacon Fellowship Award Winner 2008

community 🔌 links

t: 020 7473 9685 e: <u>kevin.jenkins@community-links.org</u> w: <u>www.community-links.org</u> | tw: <u>@comm_links</u> 105 Barking Road | London | E16 4HQ

Please donate to help transform communities in east London: Visit our website or text COML11 £10 to 70070 to donate £10 now.

Community Links Trust Ltd. is a charity registered in England no. 1018517 and a registered company no. 2661182

6.7 EAST SIDE COMMUNITY HERITAGE PEOPLE'S MUSEUM PROPOSAL

PROPOSAL



Tel 0208 553 4343 0208 514 3653. E-mail office@

Proposal

Peoples Museum and Gallery of Newham – Dense in the Fence project Background

From July 2012 till end of October 2012 Eastside Community Heritage hired 306 High Street Stratford for a small peppercorn rent (a small shop front and backroom area) based Stratford High Street (opposite the DLR Station) leading to the Olympic site. The building was renovated in May 2012 and with funding from City Bridge Trust, Arts Council, London and Quadrant Housing and The Heritage Lottery Fund, this enabled ECH to create a pop up Museum and Gallery space for 14 weeks. The Pop up Museum and Gallery provided an opportunity for the local community and the wider public to learn and enjoy the rich and vibrant people's history and heritage of the area during and after the Olympic Games.

The Peoples Museum and Gallery of Newham told the story of the people of Newham through their own words using oral history interviews that ECH had collected over the past 17 years. A series of interpretation boards, audio equipment, ipad and film and projected images were produced for people to engage in the oral histories of the people and told by the local community. Two exhibition cases displayed objects related to Newham's history these objects were loaned and chosen by the local community.

The project also created opportunities to train volunteers in a range of customer service skills, curating exhibitions, guiding lost people to the site, offering heritage walking tours of the area and being a part of a unique project, as well as assisting in hosting a number of events such as school workshops.

1. Outputs provided in 14 weeks

The museum was open for 14 weeks = total visitors 3066 10 art workshops = 65 attended 12 reminiscence sessions - 134 attended 4 film screenings =44 in total attended 8 school workshops = total 380 local school children 2 historical walks around Stratford – 6 attended 10 local history talks – 46 attended 1 debate - 50 attended Total original cost including equipment/printing/instillation and renovation (does not including staffing for 14 weeks £34,200

2. Why the PMG worked-

 Good outreach links – Over the years ECH has developed excellent outreach links in London and particularly in East London and Newham. Word of mouth was also effective with people coming from other parts of London/Essex who used to live in Newham. We also organised transport for older people from

Ilford Methodist Church, Ilford Lane, Ilford, Essex, IG1 2JZ Tel 0208 553 4343 0208 514 3653, E-mail office@ech.org.uk, www.hiddensheltered accommodation, some of whom even offered ECH a small donation at the end of their visit.

- Interpretation and content Eastside's archive holds unique oral history material documenting the lives of the people of East London and Newham – the PMG only touched on some of our material, as we have over 500 hours of recorded material from the people of Newham(this also included Stratford and the Olympic Site over the past 80 -100 years) we also hold over 27000 unique photographs collected and archived from local people - the museum engaged people because they could identify with the content, this has never been done before a complete museum just based on Oral history
- Name i.e. focusing on the people This was very important the name and the design attracted people, this made them curious and the space was appealing and unintimidating. Comments about things people could remember i.e. Ronan Point (someone even nearly cried remembering the Ronan point disaster), trams, work and the Docks made a huge impression and people were keen to tell their stories and relay memories, people also commented on the changing communities displays, this display and the interpretation made a huge impact on how Newham has always historically welcomed the world.
- Multimedia and use of film proved to be very effective and also the listening posts – this also helped engage a younger audience, young people enjoyed using the ipad, they were a little disappointed that they could not access the internet via the ipad. Oral history material and historical photographs can produce some very exciting and engaging stimuli.

Cost to recreate the Museum and Gallery of Newham

Printing signage ect =£4000.00 Interpretation = ± 2000.00 Transport = ± 200.00 Instillation - £400.00 Publicity for events and venue, general leaflet including design =£2000.00 Refreshment for events = £500.00 Volunteer expenses travel and lunch for 18 months = £800.00 2 x tables and chairs ??? £100.00 To open for three days per week (holding 1 events per week) for 18 months 1 part time project Officer 3 days per week = ± 15000 per year 18 months = $\pm 22,500$ Total project costs = £32,500.00

We will always need 2 people to open the venue the project officer can recruit and train local volunteers so there will always be one paid project officer and 1 volunteer = the project officer will also organise 1 event per week i.e.

- Reminiscence session
- Film Show
- History Talk



- Art workshop
- School visits and workshops
- Family history workshops
- Walking tours

Benefits and impact to the Local community

- The project officer will train local volunteers to: assist the public, customer service and working in a heritage environment (we can also offer 1 placement accredited training in level 3 Cultural Heritage equivalent to an NVQ level 3)
- Hold weekly events and engagement with the local community
- Provide opportunities for school children and adults to learn and engage with the history and heritage of the area
- Create civic pride in the local area
- Keep the Olympic momentum (i.e. the display on Newham torchbearers worked really well)
- Older people's activities aimed at encouraging and supporting older people in the area to engage in future developments and the park
- Provide a venue that tells the peoples history of the area
- Create social capital by bringing old and new communities together
- A space to hold meeting and events, this space can be used by the local community for and as a local information point i.e. leaflets as well as acting as a small temporary gallery for local artists and visiting exhibitions such as Tower Hamlets archive, Hackney Museum, Vestry House Museum, William Morris Gallery
- Provide heritage walking tours of the park based on the peoples stories (i.e. the Yardley Girls)

Present position all in storage

12 AO boards

2 Pegasus doubled sided banners (freestanding and used as area dividers) approximate 6Ft – 2210 metre height could be extended

2 exhibition cases 6Ft (have exact measurement for these)

Front panels designs x 3 for covering front (Shop front)

2 x listening posts Freestanding

TV Stand (40" Plasma screen in the office)

Frontage signage

Three panel's kids corner design panels

Small projector and tripod

Stand and lock for ipad

ipad in the office

Children table and map

6 x stools

Draft Judith Garfield November 2012

VISUAL GUIDE for consideration

Eastside Community Heritage

People's Museum of Newham Exhibition 2012

Venue - PMON, Stratford, London

Date - May 2012 onwards



Good Impressions

Introduction

Eastside Community Heritage

People's Museum of Newham Exhibition 2012

Venue PMON, Stratford, London

Date May 2012 onwards

These pages give an indication of layout and materials for the exhibition, prior to any design work being completed or a final quote for all items being produced.

If you have any comments please forward them to Frank or Jerry at Good Impressions.

Frank Inzani

frank@goodimpressions.co.uk

Jerry Holt

jerry@goodimpressions.co.uk

Venue Pictures



















Venue



Basic venue layout





Outside venue layout areas

People's Museum of Newham Exhibition

Area's for consideration when installing graphics.









People's Museum of Newham Exhibition

This page concentates on the visual side of the venue (from outside).

These are NO WAY designs for the job in hand, but a rough guide for type, shapes and graphics.

This gives and idea what is available to the client and areas we will be working too.

People's Museum of Newham

Come see our history



Good Impressi

326

www.hidden-histories.org.uk

People's Museum of Newham Come see our history



People's Museum of Newham Exhibition

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People's Museum of Newham

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178







Eastside Community Heritage



