

# Eastwood Healthy Living Hub

## *Feasibility Study*

12/09/25 - P1



Project Number: 25032  
Produced by: KEI  
Checked by: MMc



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# Introduction

## *Eastwood Healthy Living Hub*

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The following feasibility study includes an assessment of a development site in Eastwood, Nottingham. It commences with a high level appraisal of the opportunities and constraints of the site. GT3 were provided with a facility mix for a health, library and leisure mixed use development which we expanded upon using our knowledge of buildings of this scale and nature. We have then explored three strategies for how this development could be located on the site. A brief overview of each strategy is provided with a summary of the headline pros and cons. Finally, the study is concluded with a next steps section for consideration.





# Opportunities

## Site Analysis



### Good access:

Bus stops directly outside the south of site, along Nottingham Road. Opportunity for pedestrian access from the south and east of the site. Good site access for construction vehicles, using Wellington Place.



### Busy area:

Site is located next to the main high street of Eastwood. Footfall is therefore high to the area, and this is promoted by public transport and nearby carparks.

■ = Retail    ■ = Restaurants/Cafes/Pubs



### High Street Frontage:

Opportunity to create a new high street frontage with a new building.



### Surrounding facilities:

Outdoor active functions within a 10 minute walk to the site support the proposed leisure centre.



### Surrounding functions:

Residents and school children will be able to benefit from the new leisure centre. Residential includes terraced and semi-detached housing, as well as a retirement housing scheme.



### Connecting to greenery:

Opportunity to extend tree line to shield the school and enhance view. Extra green space to the north west of site provides a buffer between rural and civic.



### Sustainable energy:

Existing mineshaft site has been identified as a potential source of sustainable energy, subject to further investigation by the Coal Mining Authority.





# Constraints

## Site Analysis



### Mineshaft:

Ground investigations required to determine ground conditions and suitability for construction. This area should be left free of building construction until further studies are undertaken.



### South light blocked:

South light is blocked by existing trees along most of the site. Due to the greenery existing on the site, the area is likely to score highly on biodiversity. Therefore, considerations should be taken into how existing trees could remain on site; if they have to be removed, what will replace them to ensure biodiversity levels are improved?



### Site overlooks school:

Site overlooks primary school and school field/playground. Building mass could be located away from that border, or alternatively spaces not requiring large amounts of glazing should be located there.



### Nearby construction:

Nearby construction creates noise pollution. Investigation should be taken into the construction schedule, to determine whether the leisure centre will be affected once it opens.



### Noise pollution:

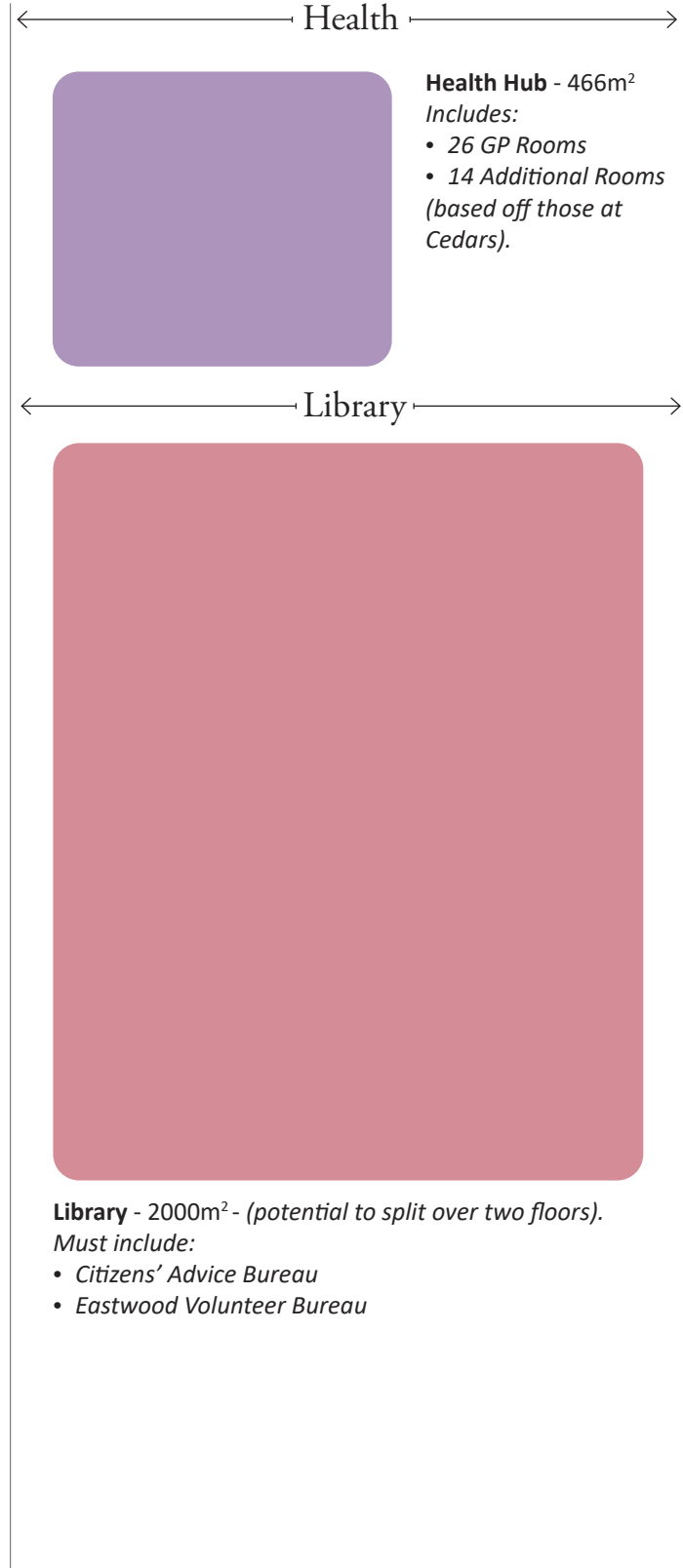
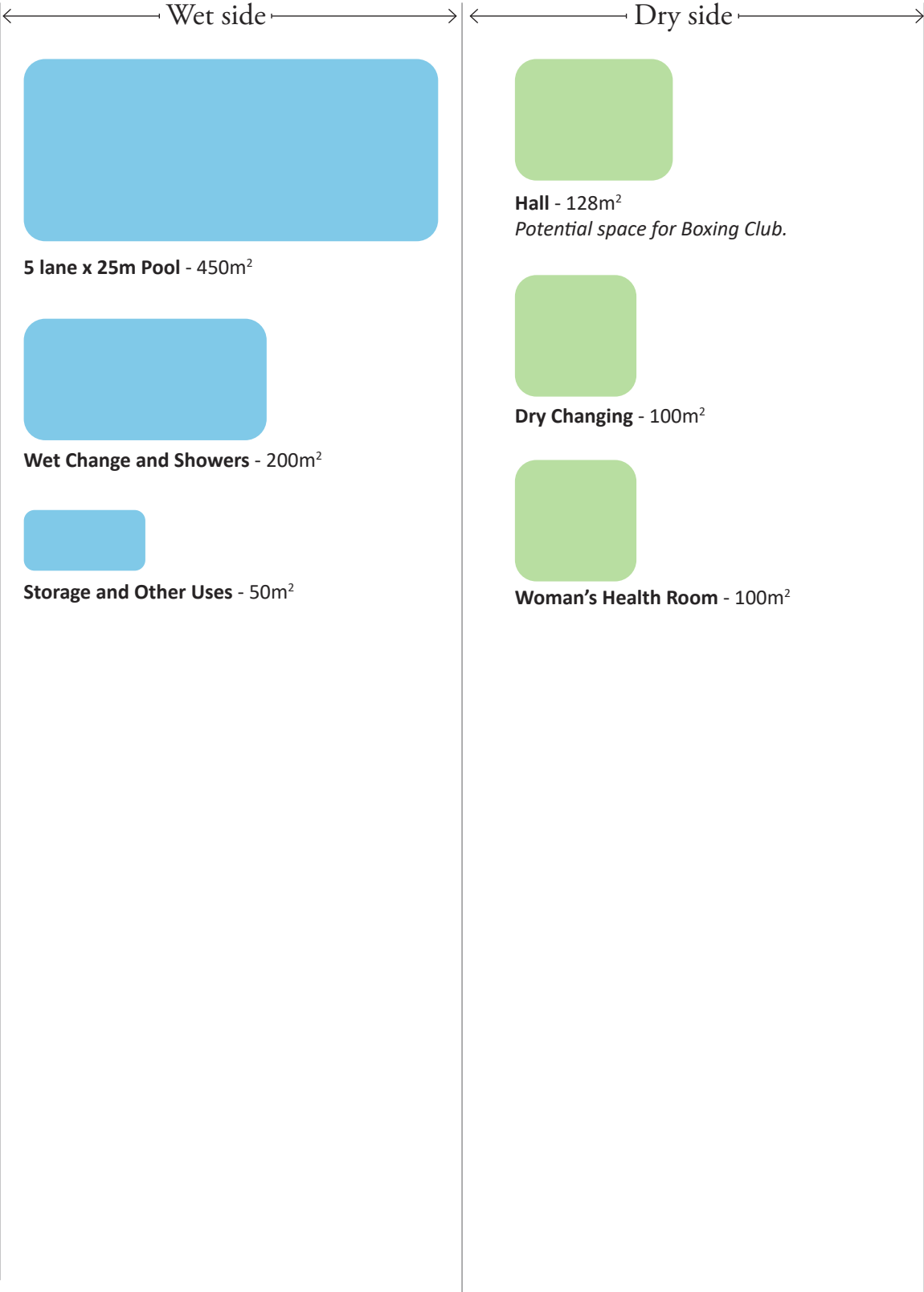
Noise from cars on the Nottingham Road (which has a speed limit of 30mph) could affect the north of the site, that borders the road. Quieter spaces should be located further into the site, and if building mass is positioned here, the function of the spaces should be louder, as they won't be so affected.



# Graphic Brief

## Bid Areas - Client Brief

This facility mix was provided by Broxtowe Borough Council as a basis to start the feasibility study.

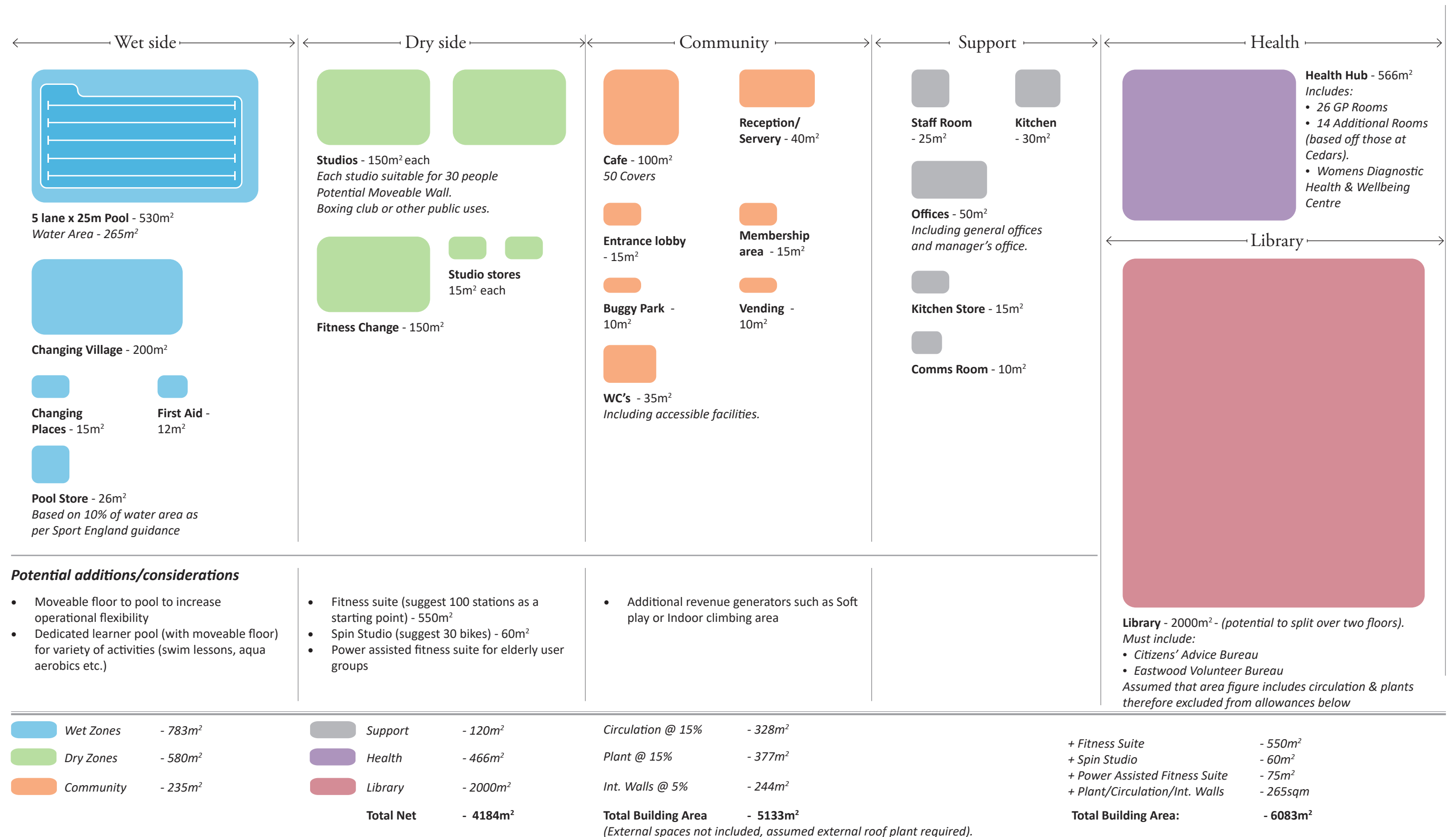


# Graphic Brief

## *Bid Areas - GT3 Brief*

*GT3 have developed the facility mix to include additional support spaces that are require in a building of this size and nature. We have also suggested some alternative sizes to certain spaces based on project experience*

*Please note that all areas are approximate and may fluctuate as the project develops.*





# Concept Site Plan

## Strategy A

In this option, all three functions are housed in a single building located to the east of the site. Despite lower visibility from the high street, a new public realm/landscape could create this connection or it could be an enabling development, subject to suitability. The main vehicular route would also be from the east to ease vehicular pressure on Wellington Place.

- 1 Eastwood Healthy Living Hub
  - 2 Car parking - approx. 100 spaces. Parking assessment required to determine suitable amount and mix of EV, family & accessible bays.
  - 3 Opportunity for high street activation through public realm, outdoor fitness spaces, learn to ride areas. Alternatively, this could be an enabling development such as residential, extra-care or other.
  - 4 Landscaped boulevard to building frontage. Potential location for accessible parking, coach/taxi drop off or bicycle storage
  - 5 Service area for plant access, deliveries etc.
- ▲ Main entrance to building. Library or Health Hub could have a dedicated external entrances if desired
  - ➔ Vehicle/pedestrian approach to site
  - Landscaping scheme throughout site - required to achieve necessary BNG metrics and improvements
  - - - Outline of existing mine development. Proposed building sited away from this zone. Further assessment required as to suitability of ground conditions for construction

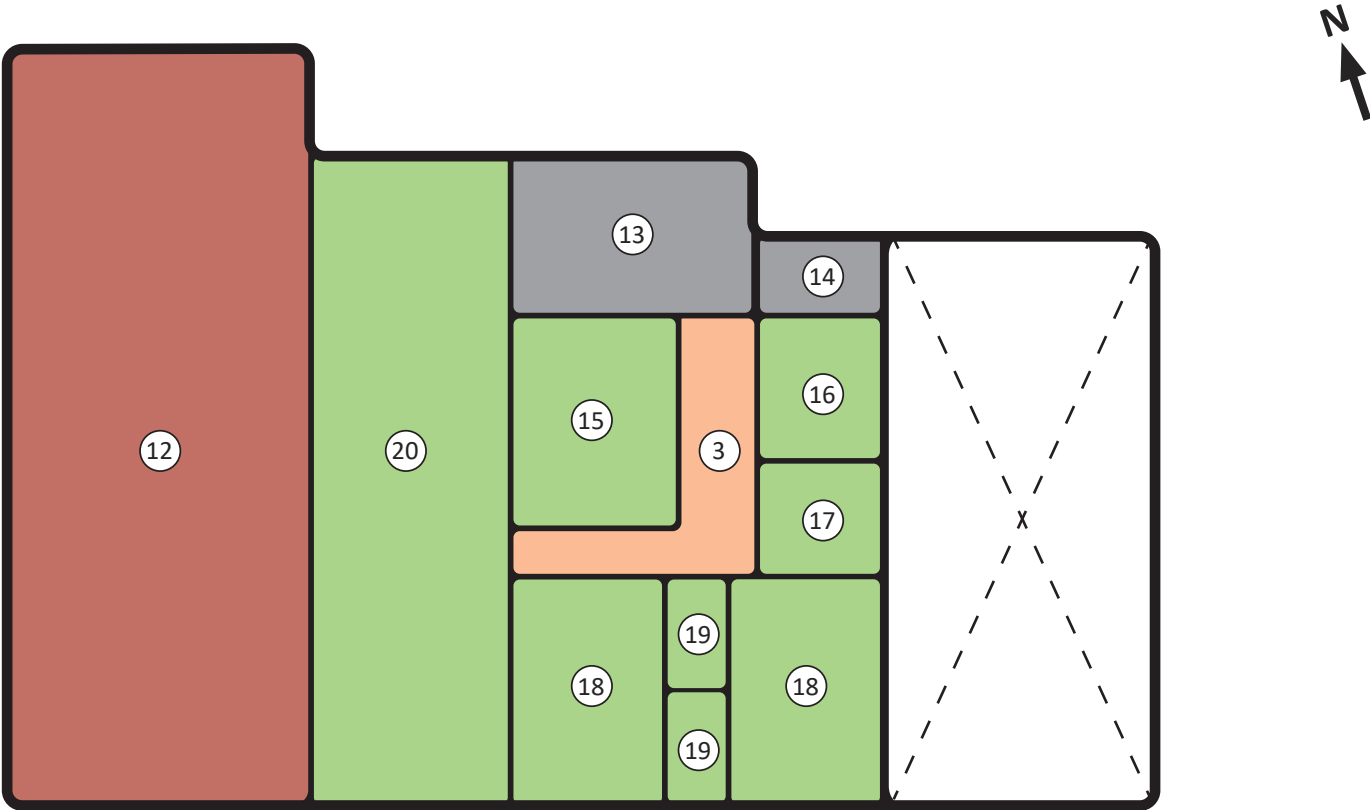
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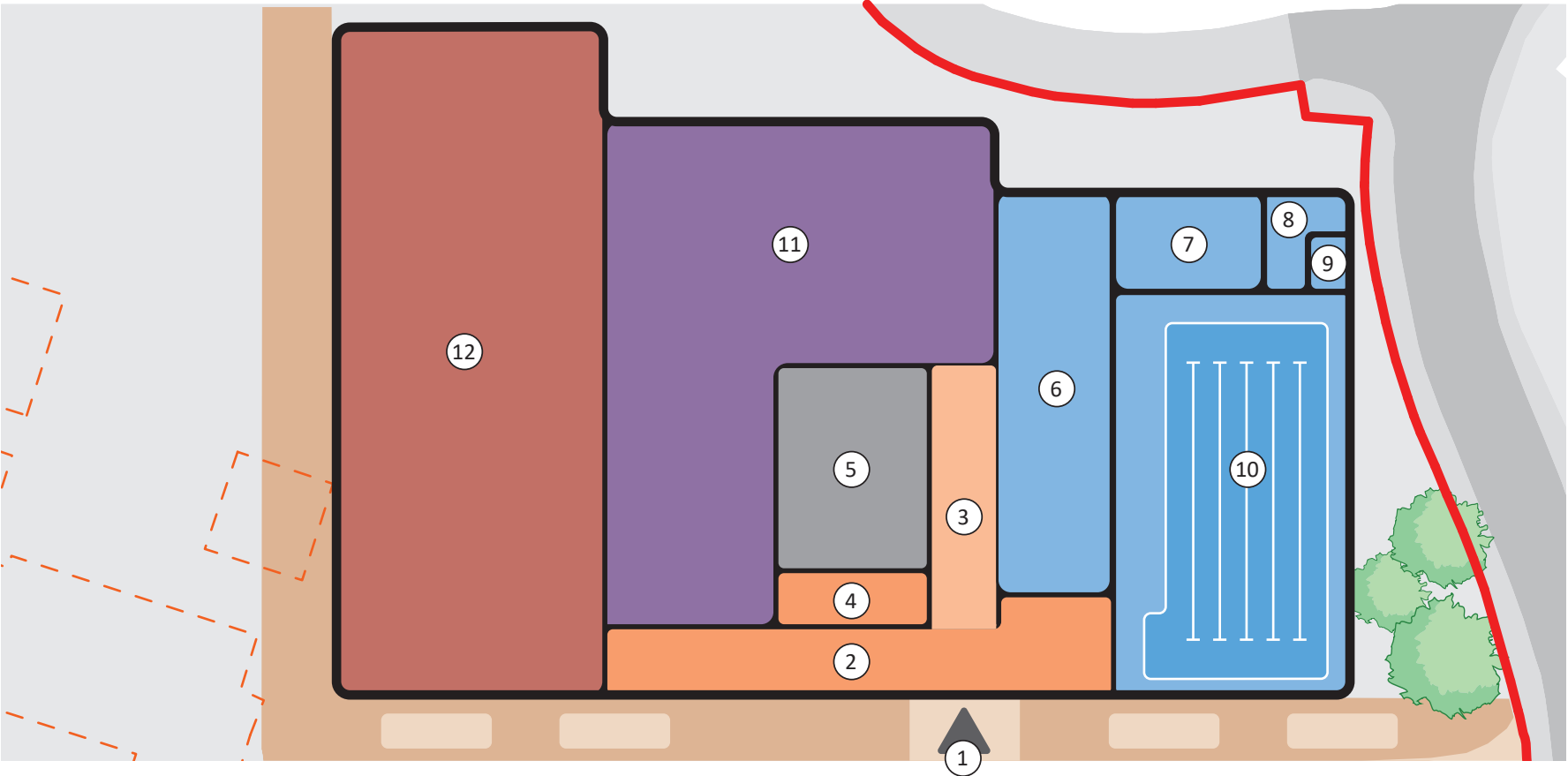
# Concept Floor Plan

## Strategy A

- Key
- ① Main Entrance Lobby
  - ② Cafe - connection Library, Health & Leisure
  - ③ Circulation Core
  - ④ Reception / Servery / Kitchen / Storage
  - ⑤ Offices / Storage / WCs / Other Support
  - ⑥ Changing Village
  - ⑦ Pool Plant
  - ⑧ Pool Store
  - ⑨ First Aid
  - ⑩ 5 Lane x 25m Pool
  - ⑪ Health Hub - includes Woman’s Health Room
  - ⑫ Library - Including Citizens Advice Bureau and Eastwood Volunteer Bureau
  - ⑬ Plant Room
  - ⑭ Staff Room
  - ⑮ Fitness Change
  - ⑯ Power Assisted Fitness Studio
  - ⑰ Spin Studio
  - ⑱ Studio
  - ⑲ Studio Store
  - ⑳ Fitness suite - 100 stations



First Floor



Ground Floor





Design shown is indicative only and subject to further design development and input from others



# Concept Site Plan

## Strategy B

In this option, the Health Hub is detached from the Library/Leisure development to allow for a better connection to the High Street. This could also allow for phasing benefits. The main vehicular route would be from the east of the site, to ease the vehicular pressure on Wellington Place. The Health Hub would create the desired high street address and then the Library/Leisure element would create an extension to the high street, drawing users in to the site.

- 1** Eastwood Healthy Living Hub
- 2** Car parking - approx. 100 spaces. Parking assessment required to determine suitable amount and mix of EV, family & accessible bays.
- 3** Health Hub in a standalone building to allow for phasing of the development
- 4** Landscaped boulevard to building frontage. Potential location for accessible parking, coach/taxi drop off or bicycle storage
- 5** Service area for plant access, deliveries etc.
-  Main entrance to building. Library or Health Hub could have a dedicated external entrances if desired
-  Vehicle/pedestrian approach to site
-  Landscaping scheme throughout site - required to achieve necessary BNG metrics and improvements
-  Outline of existing mine development and mine shaft. Further ground works required to determine suitability for construction

*Design shown is indicative only and subject to further design development and input from others*



# Concept Floor Plan

## Strategy B

- Key
- 1

Main Entrance Lobby
- 2

Cafe - connection Library & Leisure
- 3

Circulation Core
- 4

Reception / Servery / Kitchen / Storage
- 5

Offices / Storage / WCs / Other Support
- 6

Changing Village
- 7

Pool Plant
- 8

Pool Store
- 9

First Aid
- 10

5 Lane x 25m Pool
- 11

Library - Including Citizens Advice Bureau and Eastwood Volunteer Bureau
- 12

Plant Room
- 13

Staff Room
- 14

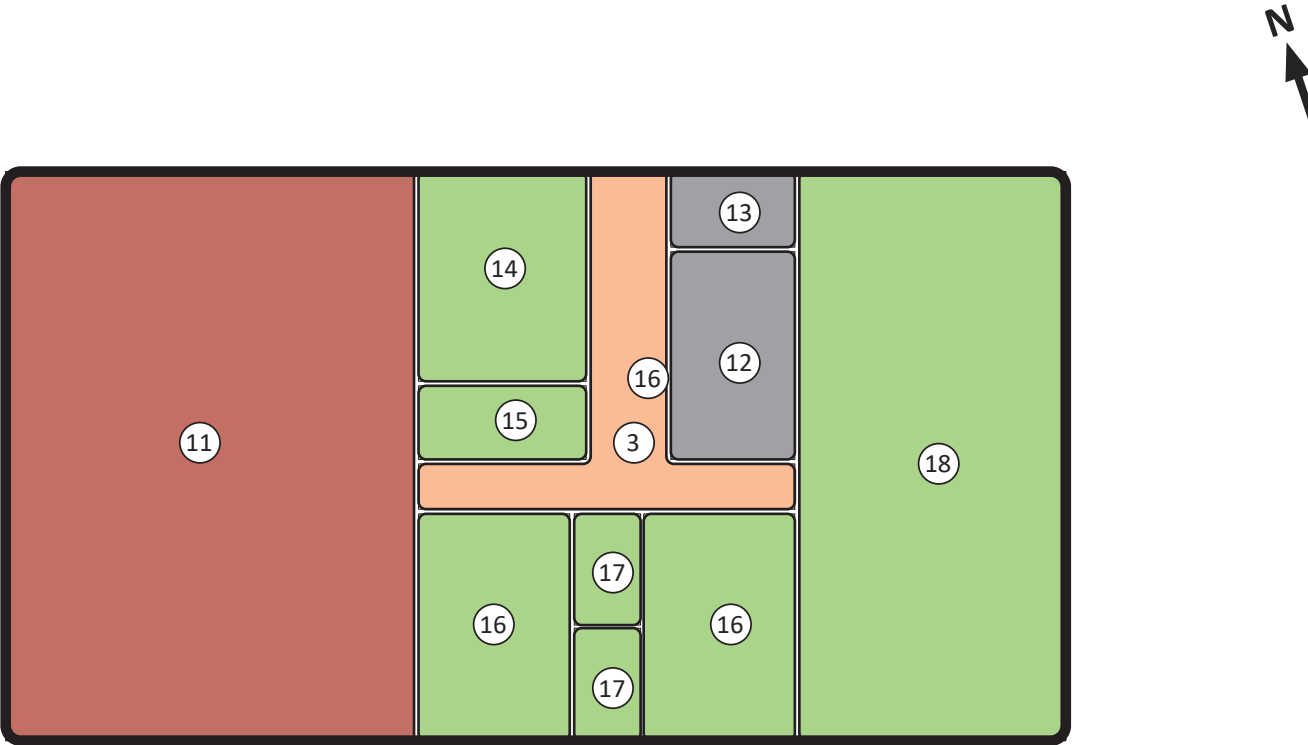
Fitness Change
- 15

Spin Studio
- 16

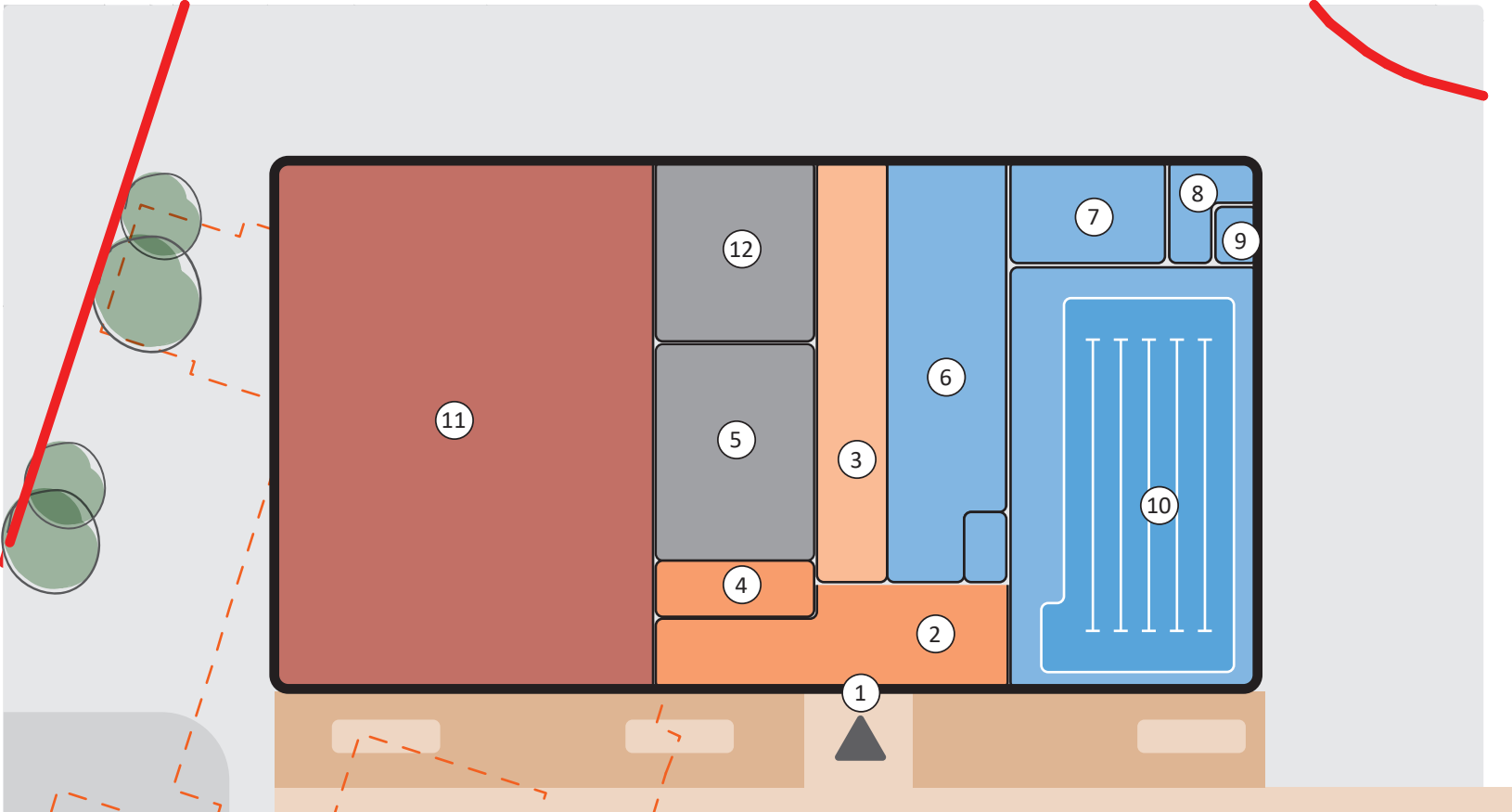
Studio
- 17

Studio Store
- 18

Fitness suite - 100 stations



First Floor



Ground Floor

Design shown is indicative only and subject to further design development and input from others



# Concept Site Plan

## Strategy C

In this option, the building is orientated to the west of the side and wraps around to create a connection to the high street. The library is situated on this frontage with the building continuing into the site with a strong visibility allowed. This option does create a rather sprawling footprint which could led to some of construction inefficiencies. The narrower high street area is a contributor to this and perhaps the desired connection could be created through other layouts.

- 1 Eastwood Healthy Living Hub
  - 2 Car parking - approx. 100 spaces. Parking assessment required to determine suitable amount and mix of EV, family & accessible bays.
  - 3 Health Hub in a standalone building to allow for phasing of the development
  - 4 Landscaped boulevard to building frontage. Potential location for accessible parking, coach/taxi drop off or bicycle storage
  - 5 Service area for plant access, deliveries etc.
- ▲ Main entrance to building. Library or Health Hub could have a dedicated external entrances if desired
  - ➔ Vehicle/pedestrian approach to site
  - Landscaping scheme throughout site - required to achieve necessary BNG metrics and improvements
  - Outline of existing mine development and mine shaft. Further ground works required to determine suitability for construction

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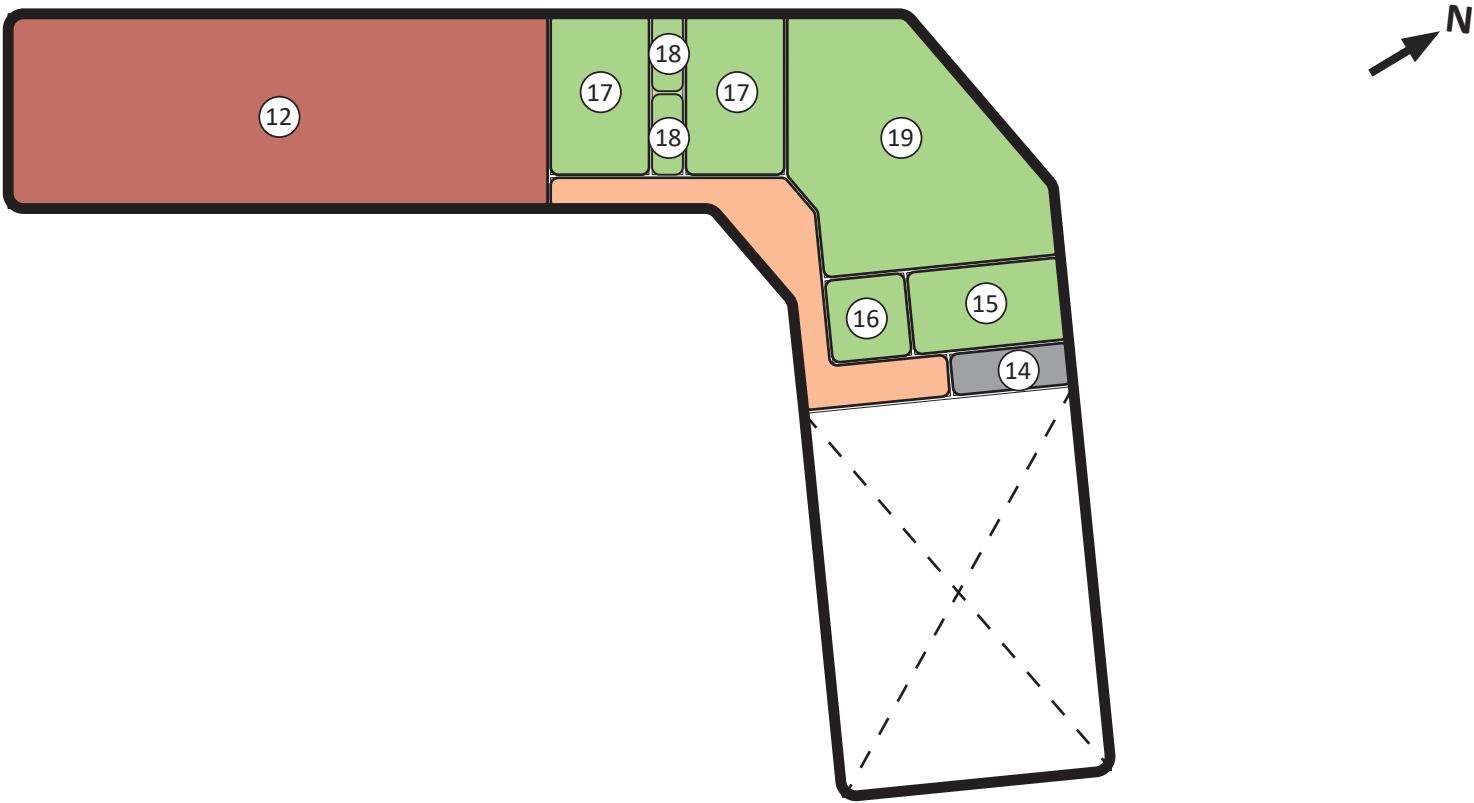


# Concept Floor Plan

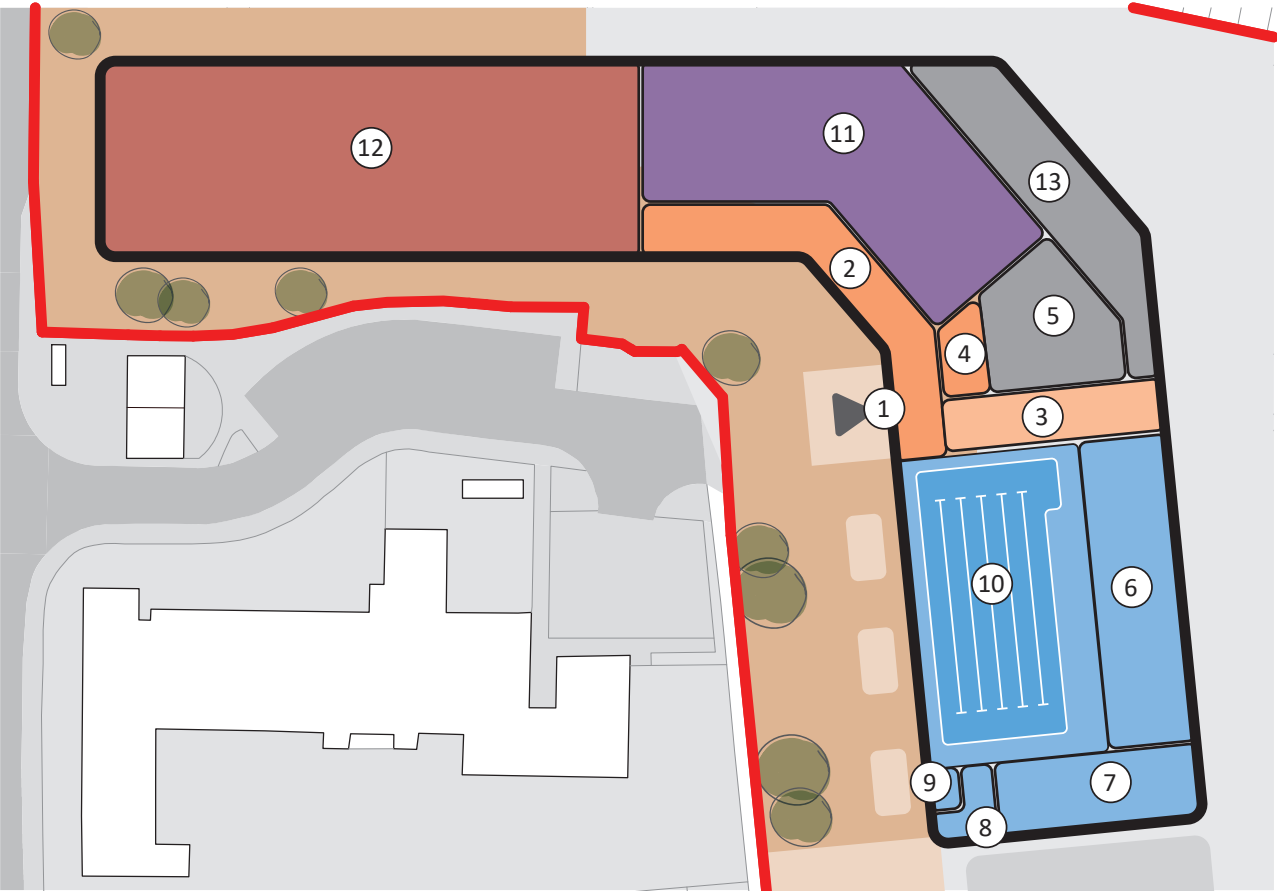
## Strategy C

- Key
- ① Main Entrance Lobby
  - ② Cafe - connection Library & Leisure
  - ③ Circulation Core
  - ④ Reception / Servery / Kitchen / Storage
  - ⑤ Offices / Storage / WCs / Other Support
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First Floor



Ground Floor



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# Summary

## Strategy Comparison

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Below is a short summary of the pros and cons of each strategy.



### Strategy A

#### Pros

- Potential enabling development connected to the high street
- All three functions contained within one building which increases construction efficiencies
- Existing mine shaft is avoided
- Efficient site usage, increasing parking area potential or enabling development area

#### Cons

- High street connection to main building is lessened and lacks visibility
- Larger building mass located near the school



### Strategy B

#### Pros

- Health hub connected to the high street
- Standalone health hub allows for construction phasing & lesser programme pressure when engaging with stakeholders
- Visible connection from high street to main building, drawing users in
- Separate building helps to reduce building mass on the site

#### Cons

- Main leisure/library building set back from high street which lessens strength of connection
- Existing mineshaft is built over
- 2 standalone buildings lowers construction efficiencies
- True co-location of facilities under one roof is not provided



### Strategy C

#### Pros

- Main building is directly connected to the high street
- Potential for extension of high street along building frontage and into site
- Potential for efficient usage of remaining site area with car parking, ancillary facilities

#### Cons

- Existing mineshaft is built over
- Less efficient building footprint due to the narrower site boundary to high street side
- Not all of the suggested facilities are present in the concept building layout due to footprint constraints

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# Summary

## *Next Steps*

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This initial feasibility study represents a first step on the path of this project. There are a number of actions, decisions and workflows that need to be commenced in order to move the project forwards. We believe the following list represent some of the next steps:

- The concept layouts indicated in this document are indicative only and represent strategies on how a development may be positioned on the site. Further work would be required to develop and refine a proposal.
- Given the existing mine shaft on the site, it is crucial to understand the condition of the ground and surrounding area. An assessment in to the suitability for construction via a site investigation report would be advised. Additionally, with the Coal Mining Authorities interest in the site, this could be utilised to the project's benefit if they have any additional information around the mine shaft or would be open to collaborating with further research
- If not done so already, a Needs Assessment or Leisure Strategy for the borough/Eastwood would be key in further defining the facility mix for the leisure portion of the proposal. This would help understand any deficits in provision/water area/studio space in the vicinity that this proposal could fulfil. Some additions to the leisure mix have been suggested by GT3 and indicated in the plans. These additions will require further development in order to confirm they are suitable and relevant for this proposal
- Engagement with stakeholders such as the Library and NHS will be key in developing the briefs for these spaces. Understanding the possibility of shared facilities/services will help drive efficiencies in the layouts but more importantly, start to align the strategic vision of these stakeholders for the project
- The designs shown are indicative only and subject to further development and review from a full design team at the applicable time. This could include structural/civil engineers, MEP engineers, pool filtration specialist, fire engineer, health consultant, landscape architect, cost consultant and project manager. Additionally, statutory consultees such as planners, highways and environmental agents will need to be engaged with at the correct times to provide input in to the design. A project manager and sports consultant would be key team members to engage with in the first instance in order to help shape the project
- Biodiversity Net Gain is becoming increasingly important to consider at the earlier stages of a project. This is due to the potential impact it can have with delivering the required 10% net gain. Given the site's landscaped nature, it is likely to score highly as a baseline therefore provided a 10% net gain will need careful consideration as tree removal would be a high possibility to deliver a scheme on this site. We suggest engaging with an Ecologist or Landscape Architect in order to discuss further.
- GT3 can also facilitate a stakeholder engagement session, known as a Vision Workshop. This interactive workshop includes key stakeholders/decision makers for a project and help develop and align a strategic vision for the project. If this is something of interest, we would be happy to discuss further.





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