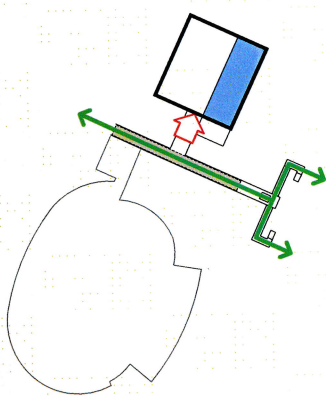
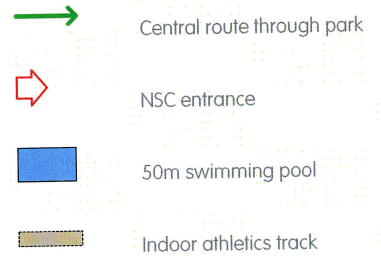


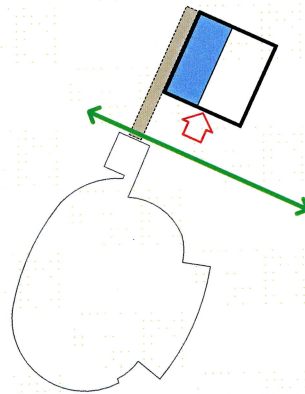
Summary of sports studies

The studies are illustrative only and do not represent final schemes. All of these options would involve large capital costs.

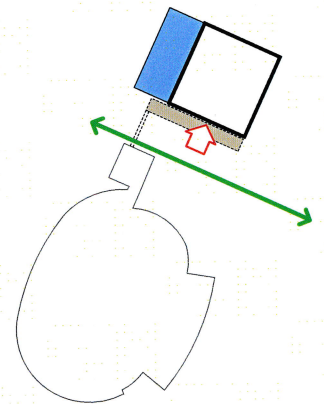
Studies A–D marginally improve the revenue deficit position. Studies E and F much improve this situation but additional facilities may be required to achieve a revenue neutral position.



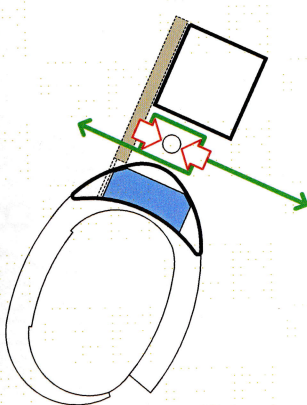
A
Refurbish existing building



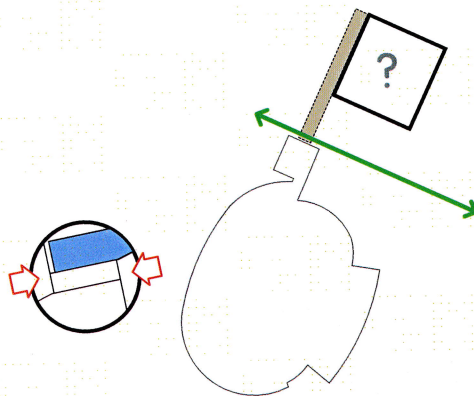
B
Swap wet & dry areas



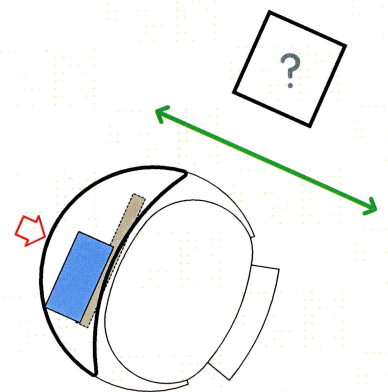
C
New pool on west side of existing building



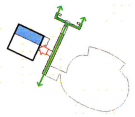
D
New pool at north end of stadium



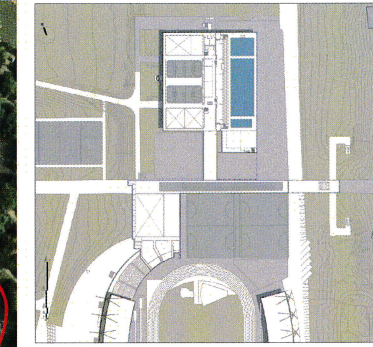
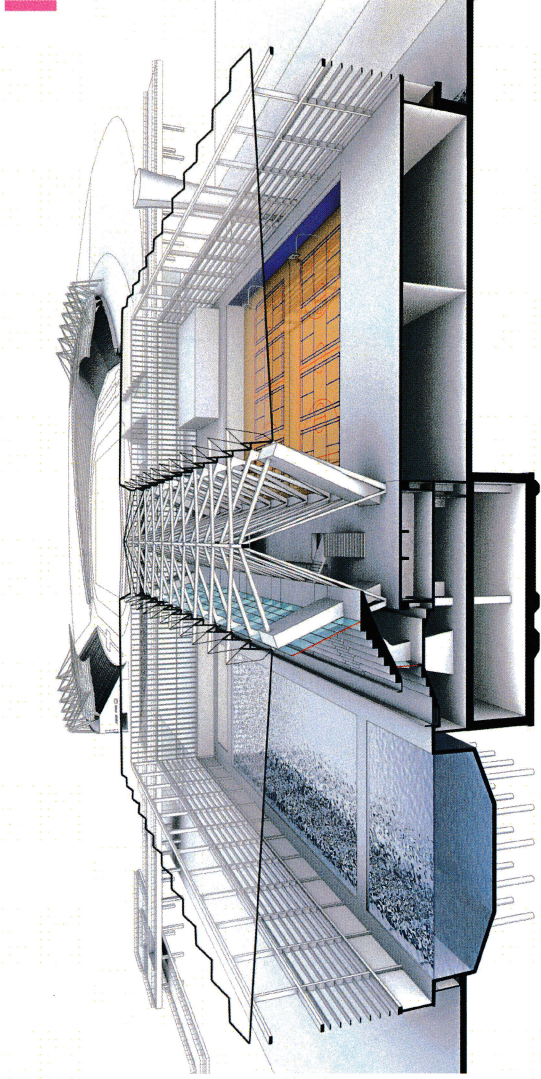
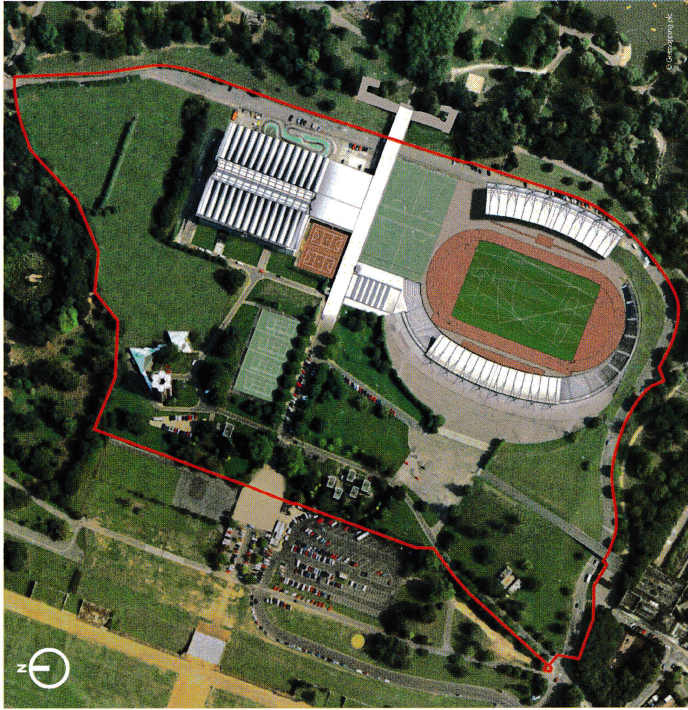
E
New sports centre near station



F
Combined indoor/outdoor sports facility



Study A Refurbish existing building



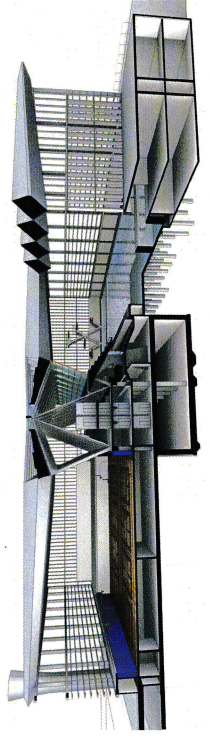
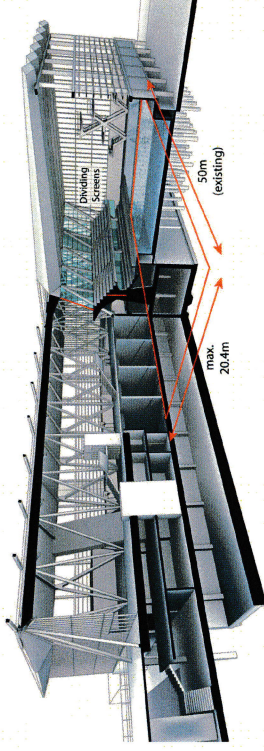
Improve pedestrian access and upgrade indoor track. Increase pool size and keep training and diving pools. New changing facilities and a diving screen to help control conditions inside the building.

Pros

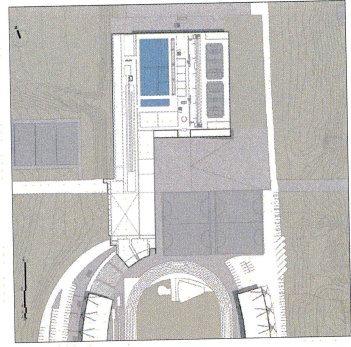
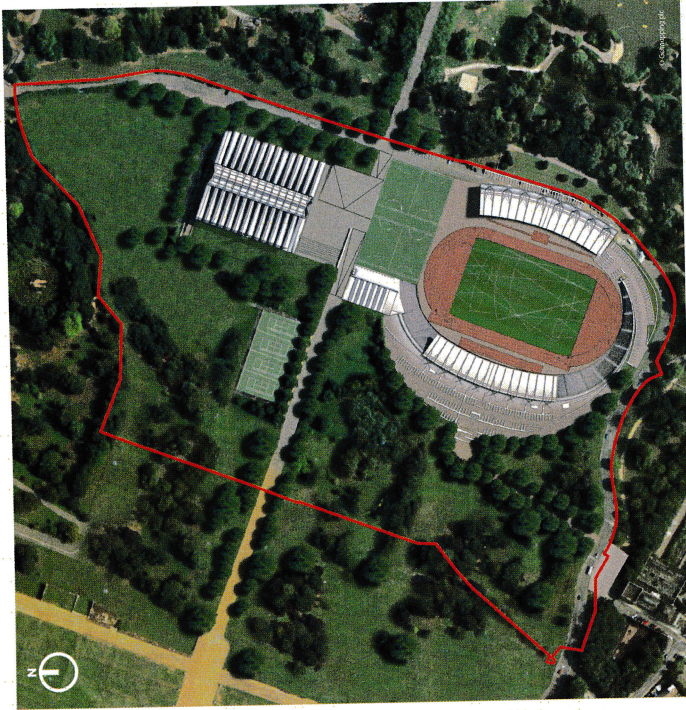
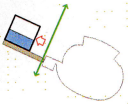
- Minimum impact on Listed building
- New pools with a rooftop terrace to the south
- Restored original high-level entrance with new reception
- Keeps the diving facility

Cons

- Misses opportunity to provide new facilities
- Very little change with only minor upgrade to existing sports facilities
- Swimming pool still not to accredited standard
- Highest subsidy costs



Study B Swap wet & dry areas



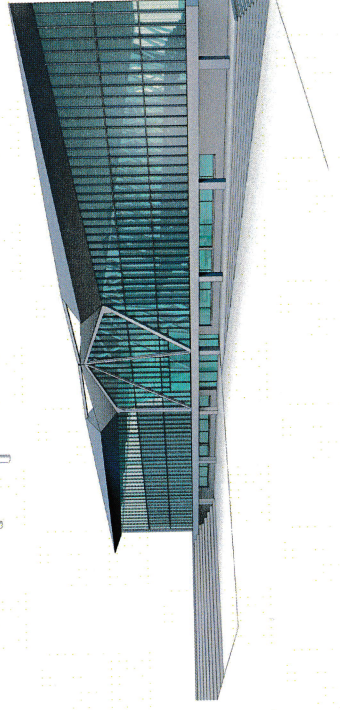
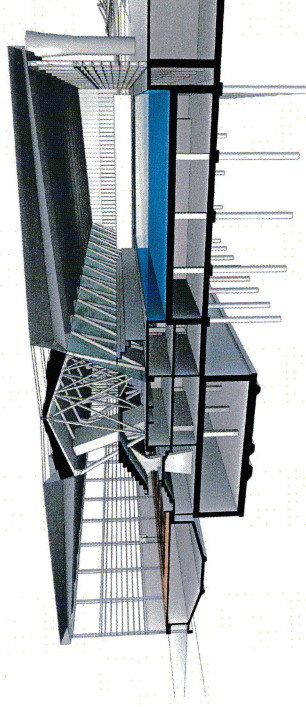
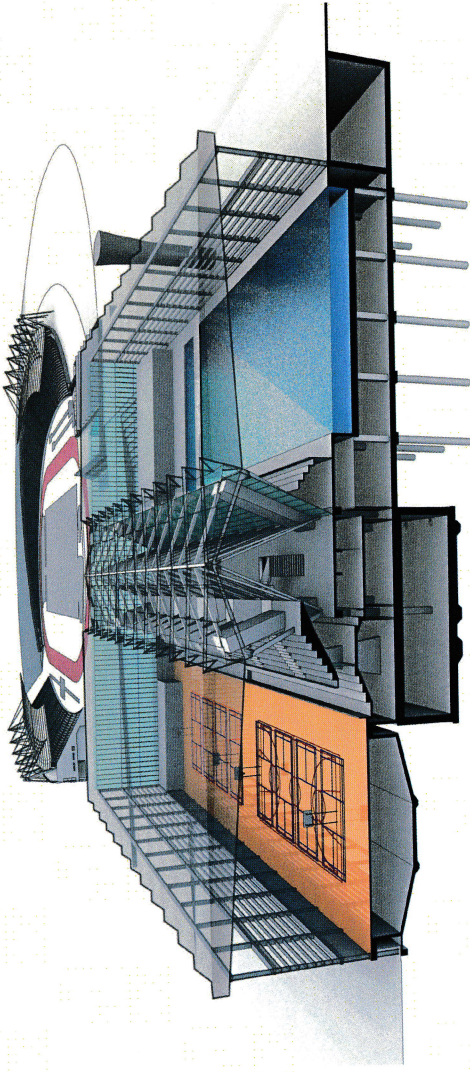
New entrance with new indoor athletics area. Internal facilities re-arranged, with a new multi-purpose 8-court sports hall replacing the pool. New 50x25m modern pool in the area of the existing sports hall. New changing facilities and a diving screen between the pool and other areas to control internal conditions.

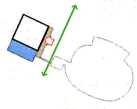
Pros

- Pool meets international competition size standards
- No construction outside the existing NSC building
- The new entrance improves the east-west connections in the park

Cons

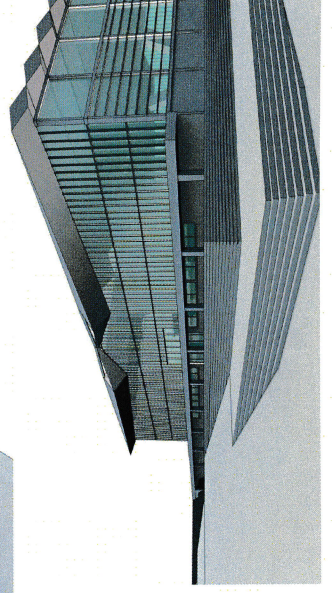
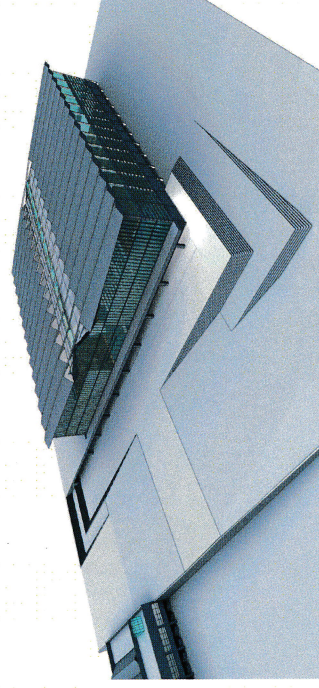
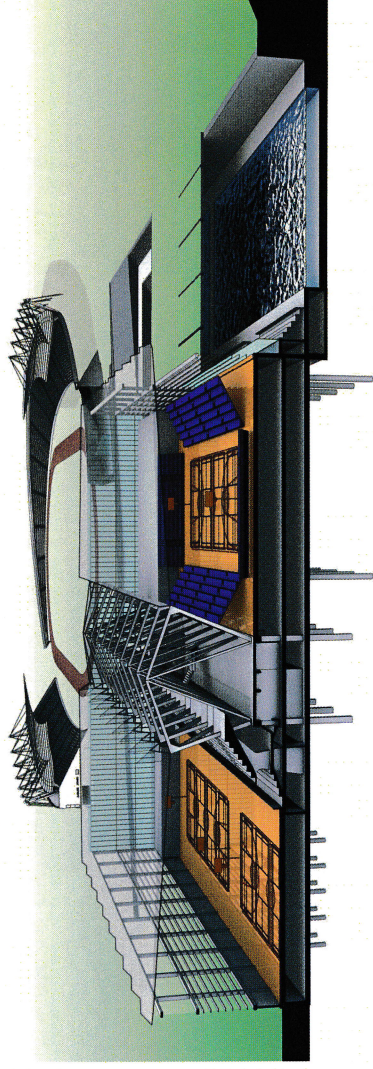
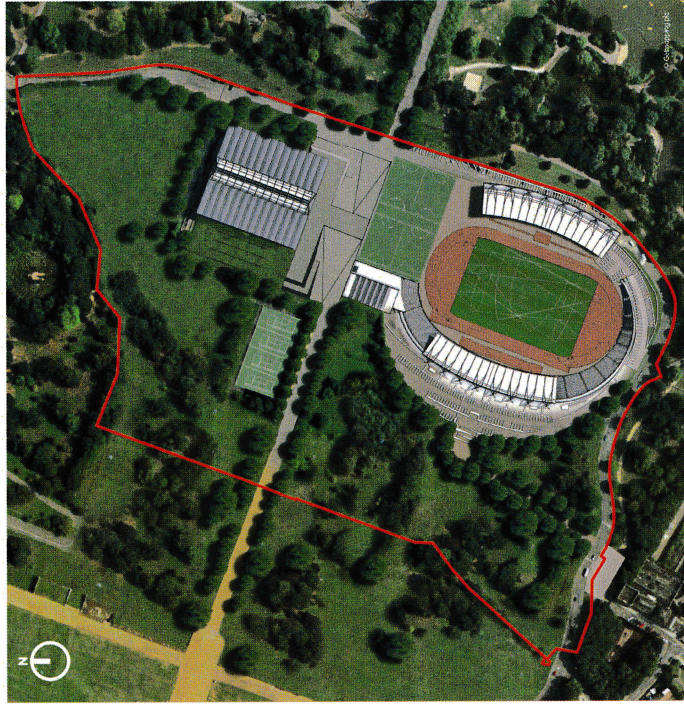
- Less space in the sports hall, which would be long and thin and therefore not ideal
- Major remodelling required for the inside of the NSC, including new foundations for the pool
- No use for the listed diving structure
- High construction cost





Study C

New pool on west side of existing building



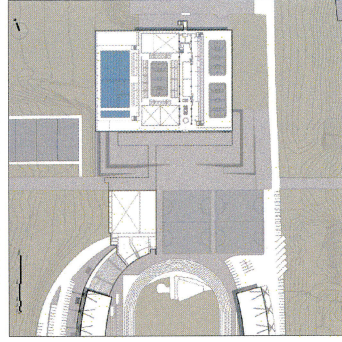
Demolish raised walkway and create new entrance, with reception area connecting all levels. New indoor athletics area. Pool replaced by new multi-purpose 8-court sports hall. New 50 x 2.5m pool building on the west side of the building.

Pros

- Pool size meets accredited competition size standards
- Provides extra facilities, giving the potential for more revenue
- The new entrance improves the connections in the park
- Straightforward separation of wet and dry areas
- Enhance current building

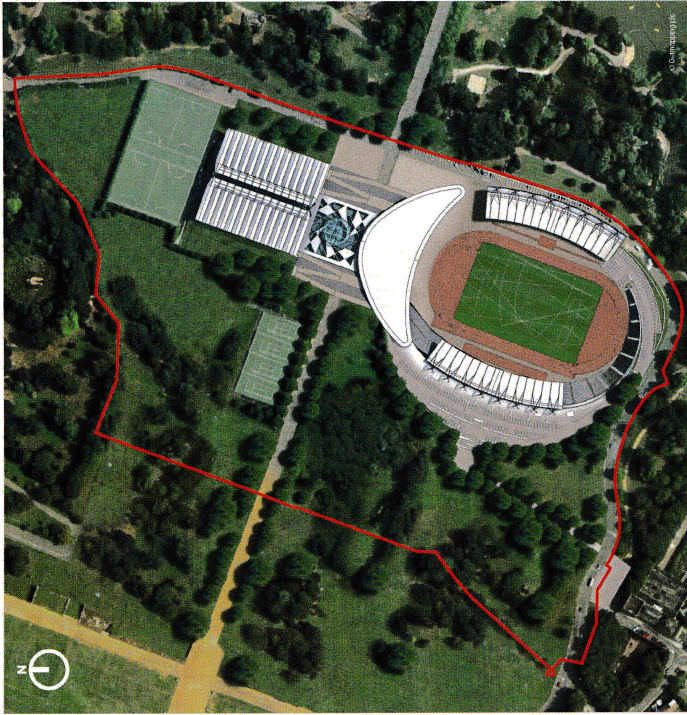
Cons

- Increases the area covered by the sports complex, although only below ground
- Listed diving structure redundant
- Limited headroom over new pool
- Listed chimney structure demolished



Study D

New pool at north end of stadium



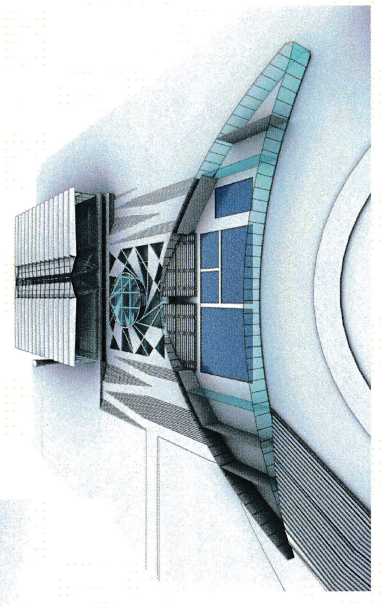
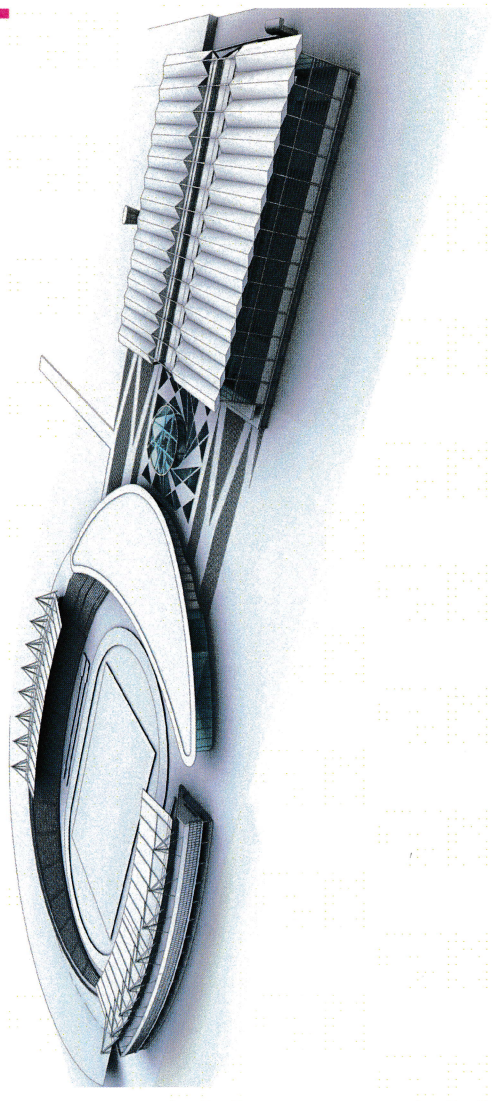
New swimming pool building between existing building and stadium. Demolish raised walkway, create new entrance and develop new indoor athletics area. New reception area connecting all levels. Pool replaced by new multi-purpose 8-court sports hall

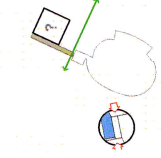
Pros

- Pool meets international competition standards
- Provides extra facilities, giving the potential for more revenue
- The new entrance improves the access in the park
- Wet and dry areas are clearly separate
- Possibility of phasing works to enable continued swimming facilities, although this would extend construction time
- Reinforces the link with the athletics track

Cons

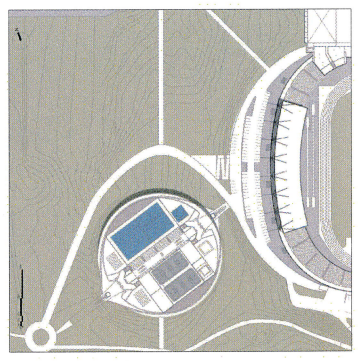
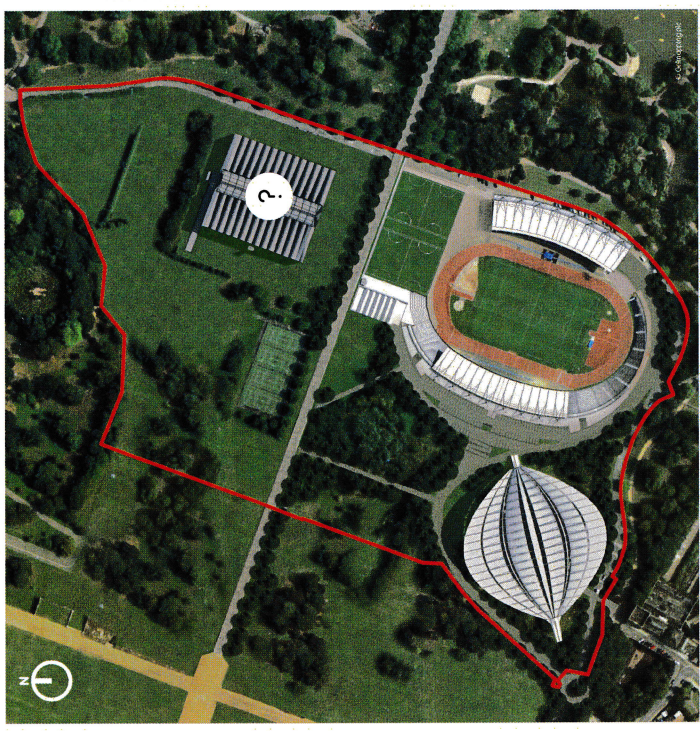
- Increases the area covered by the sports complex
- Would need new changing facilities, leading to redundant areas in the existing NSC
- Listed diving structure redundant
- Removes the existing hard court area next to the stadium
- This is likely to be the most costly option with little improvement in revenue
- Too much redundant space





Study E

New sports centre near station



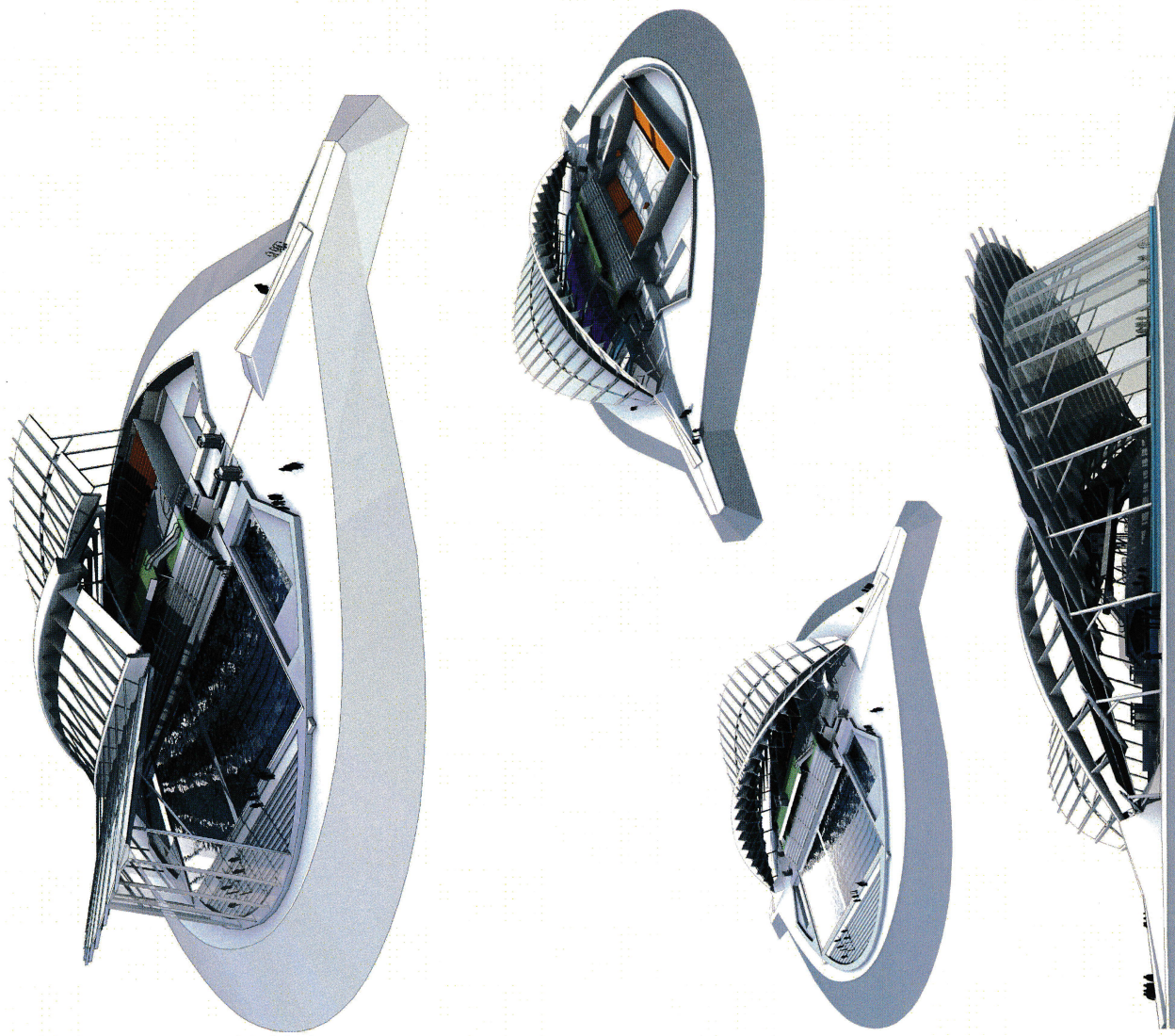
New sports facility near the station, minimising the area of park built on. Consolidates car parking and access roads. Demolish raised walkway and create new indoor athletics area with good links to stadium. NSC building either demolished or released for other uses.

Pros

- A modern, efficient building located nearer public transport and main roads
- Helps improve access and security
- Opens up centre of park or releases Listed building for other uses
- New building provides continuous provision of sports facilities during construction and maintains jobs
- Reduce area built on if NSC demolished

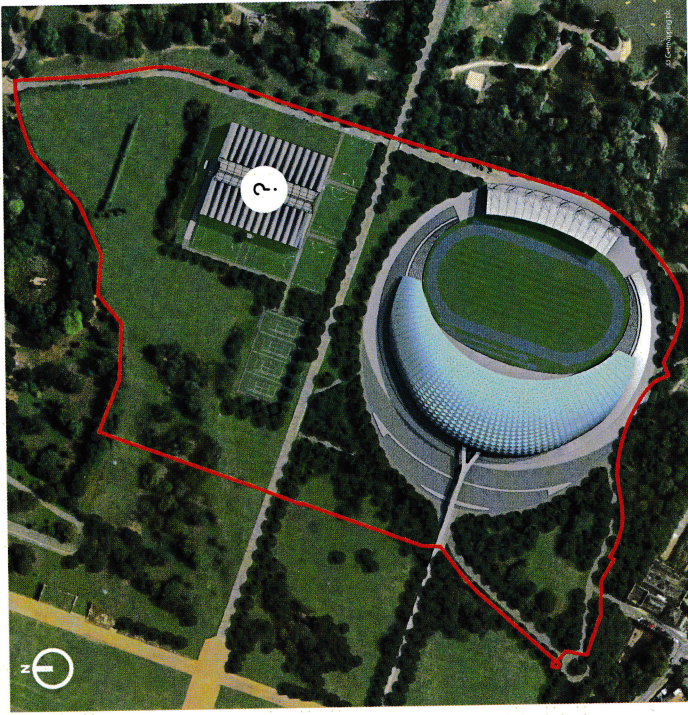
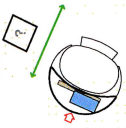
Cons

- Potential loss of Listed building
- Separating indoor sports centre and athletics track may hinder operational and coaching benefits of current NSC
- Extensive works while new facilities are being built



Study F

Combined indoor/outdoor sports facility



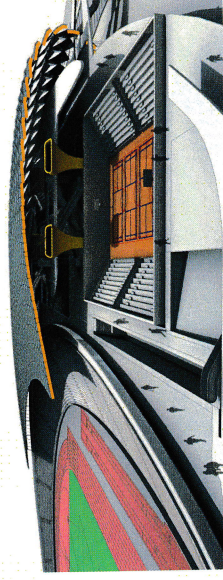
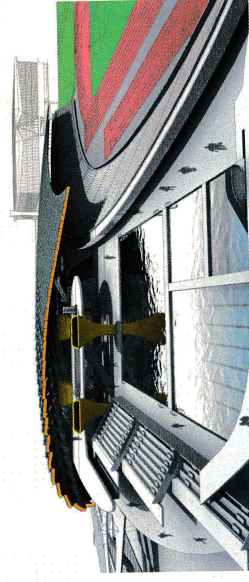
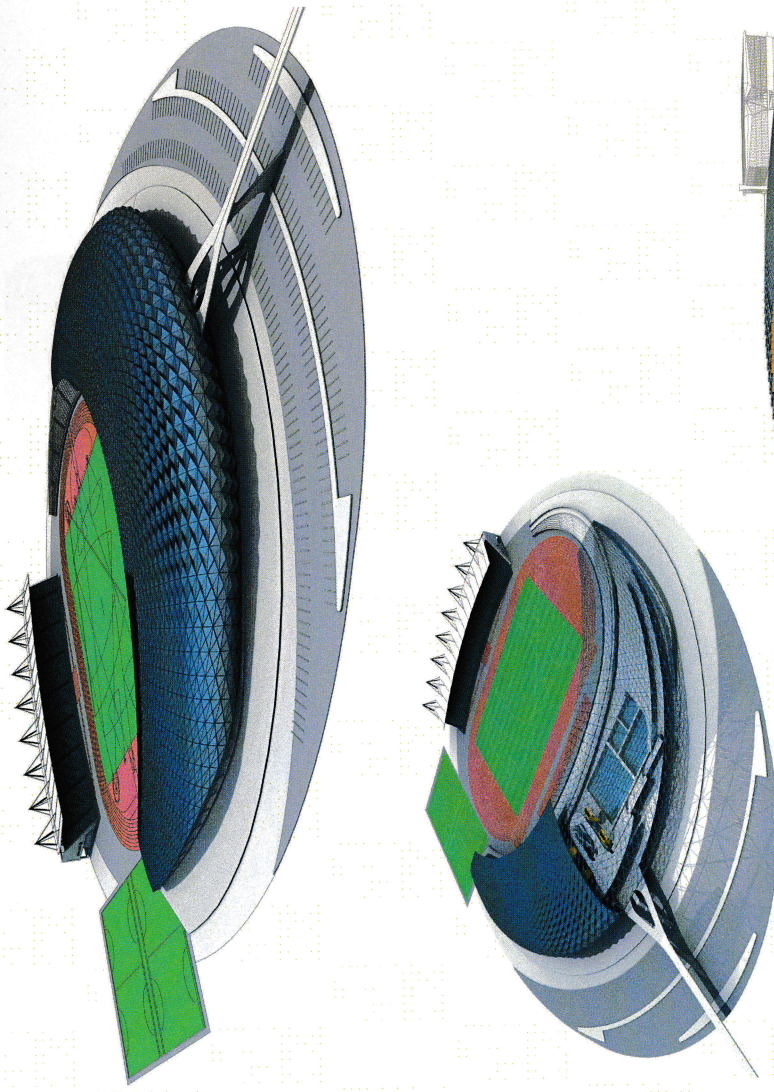
New indoor sports facility near edge of park, integrated with existing athletics stadium. Consolidates car parking and access roads. Demolish raised walkway and create new indoor athletics area beneath west stand of stadium. NSC building either demolished or released for other uses.

Pros

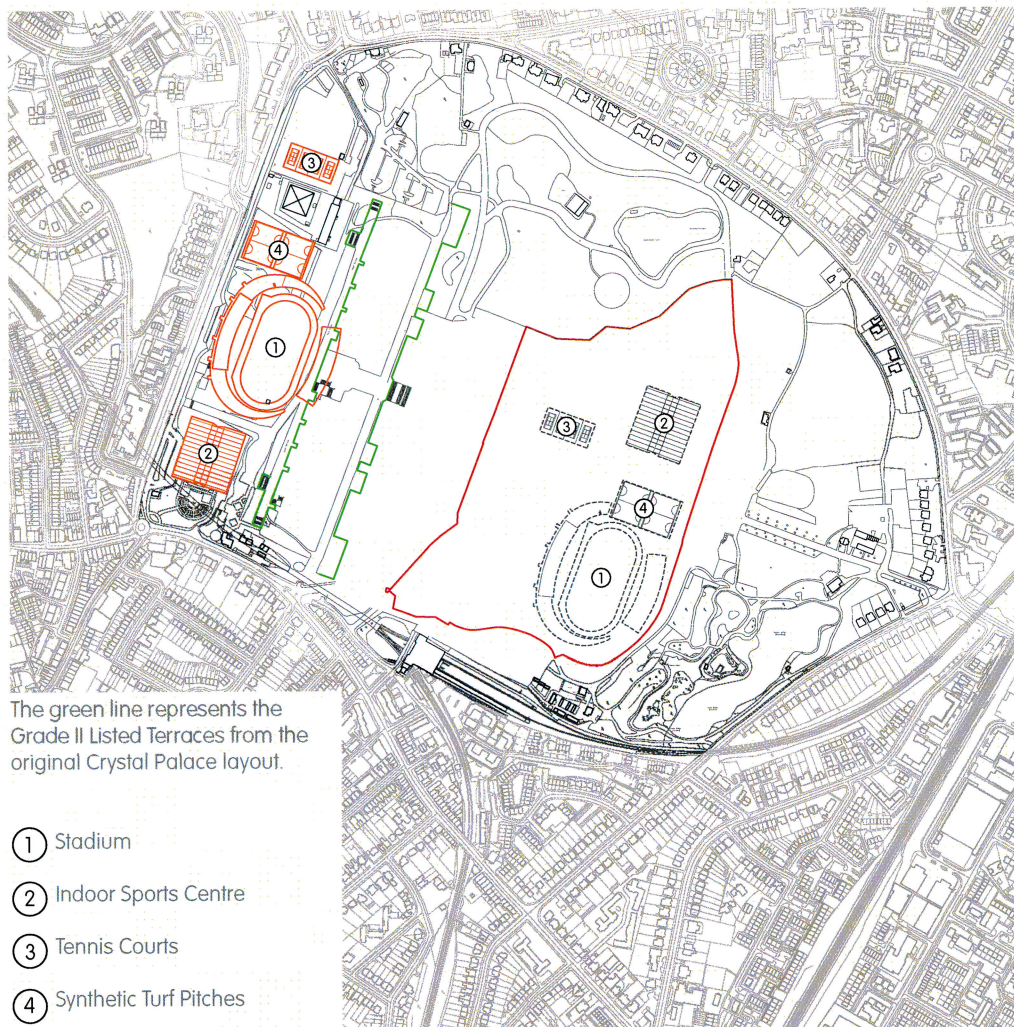
- Uses space efficiently and cuts back the amount of space used
- Fully integrates Sports Centre, Stadium and Park Landscape, allowing better promotion of Crystal Palace as an International Sports Venue.
- Possibility to provide other sport and community uses, such as a health centre, creating more revenue
- New building provides continuous provision of sports facilities during construction and maintains jobs
- Located nearer public transport and roads with shorter access roads through Park
- Opens up centre of park or releases NSC for other uses.
- Holistic approach provides new vision for Crystal Palace and may attract other funding.

Cons

- Potential loss of Listed building
- Extensive works while new facilities are being built



Another possibility?



The green line represents the Grade II Listed Terraces from the original Crystal Palace layout.

- ① Stadium
- ② Indoor Sports Centre
- ③ Tennis Courts
- ④ Synthetic Turf Pitches

It has been suggested that the entire sports facilities could be relocated to the top of the park to consolidate all sports development on a prominent urban site and free the middle of the park from development. The diagram illustrates the space that these facilities would occupy in this location.

We have not undertaken a study on this site for the following reasons.

- The large scale of an outdoor stadium would have a significant impact on the top of the park and there would be little space for car parking near to the facilities
- Major excavation of the remaining Crystal Palace foundations would be necessary to form the seating bowl and would need very high levels of capital investment to rebuild the existing stadium plus the indoor sports centre
- The light pollution from the stadium might be of concern to local residents
- The location would be remote from the existing Crystal Palace railway station, which is a key component of large events in the park

Your Comments:

What do you think of these ideas?

Are there any you particularly like or dislike?

How could they be improved?

What do you think of the suggested pros and cons?