

Site options - summary of sites assessed

**Extract from Feasibility study for the replacement of Montem Leisure Centre.
FMG Consulting, November 2014**

Thirteen sites have been through an initial assessment under the following headings:-

1. Is the site within the desired "central" zone of Slough as defined through the SLC demand analysis?
2. Does the notional building design fit on the site?
3. Does the building and car parking fit on the site?
4. Reviewed by Assets management team against other proposals / site uses (eg education)

These sites were:

Title Montem School,

Address Chalvey Grove, Slough SL1 2TE

Description Community Centre, open space and school land

Size 23,760sqm

Current usage Community centre, public open space and HRA garages

Constraints

- School land (protected)
- Loss of public open space
- Access

Title Old library site

Address 85 High St, Slough SL1 1EA

Description Town Centre Library

Size 2,473sqm

Current usage Library (being relocated 2015)

Constraints

- Building would need to be multi storey
- Car parking
- Town centre location that is already earmarked for other development

Title Thomas Grey and Milan Centre

Address Queens Rd, Slough, Berkshire SL1 3QW

Description School and Community Centre

Size 5,225sqm

Current usage SEN School & Community building

Constraints

- School site (protected)
- Car parking
- Access (residential area)

Title The Centre and Rotunda building

Address Farnham Road, Slough, SL1 4UT

Description Conference/office facility, associated car parking, community building and nursery

Size 17,760sqm

Current usage Same as above

Constraints

- Relocate some current usage
- Centre is a relatively modern building

Title Darvills Lane

Address Slough SL1 2PH

Description Community centre leased by tenant, supported residential accommodation and block of 16 flats

Size 7,042sqm

Current usage Same as above

Constraints

- Relocation of current services and residential accommodation
- Relocation of housing tenants
- Access

Title Chalvey 4&5

Address Ladbrooke Rd, Slough SL1 2SR

Description Former School land and changing rooms

Size 5,441sqm

Current usage Vacant

Constraints

- School land (protected)
- Location in same ward as existing leisure centre
- Clear site and size

Title Merrymakers

Address Meadow Road, SL3 7QA

Description Currently a public House, Community Hall, car park and residential housing

Size 5,237

Current usage Same as above

Constraints

- Relocation of housing tenants
- Not centrally located – close to existing Langley centre
- Parking

Title Arbour Park

Address Stoke Road, SL2 5AY

Description School playing fields and former Arbourvale School

Size 62,390

Current usage West Wing- theatre dance academy

Constraints

- School land (protected)
- Earmarked for a school development and sports stadium
- Development opportunity uncertain at this stage

Title Langley Leisure Centre

Address Parlaunt Rd, Langley, Slough SL3 8BD

Description Current local leisure centre

Size 8,927

Current usage Same as above

Constraints

- Not centrally located
- Would not provide devolved access across the borough

Title Harvey Park

Address SL3 8TA

Description Public open space.

Size 33,260 sqm

Current usage Public open space. Football & cricket clubs.

- Not centrally located
- Parking is limited
- Would not provide devolved access across the borough

Title Upton Court Park

Address Upton Road, Slough

Description Public open space. Provides access to rugby, hockey and cricket clubs

Size 361, 700sqm

Current usage Public open space. Rugby club based here

Constraints

- Not centrally located
- Public open space (protected)
- Relocation of rugby club
- Access

Title Salt Hill Park

Address Bath Road, SL1 3SR

Description Public open space, tennis club, café/restaurant and bowling alley

Size 132,000sqm

Current usage Same as above

Constraints

- Public open space
- Heavily utilised park
- Parking
- Vehicle access off A4
- Same ward as current leisure centre
- Covenant and planning constraints

Title Kedermister Park

Address London Road, Slough

Description Public open space with changing rooms and guide hut

Size 105,600sqm

Current usage Same as above

Constraints

- Public open space
- Not centrally located