

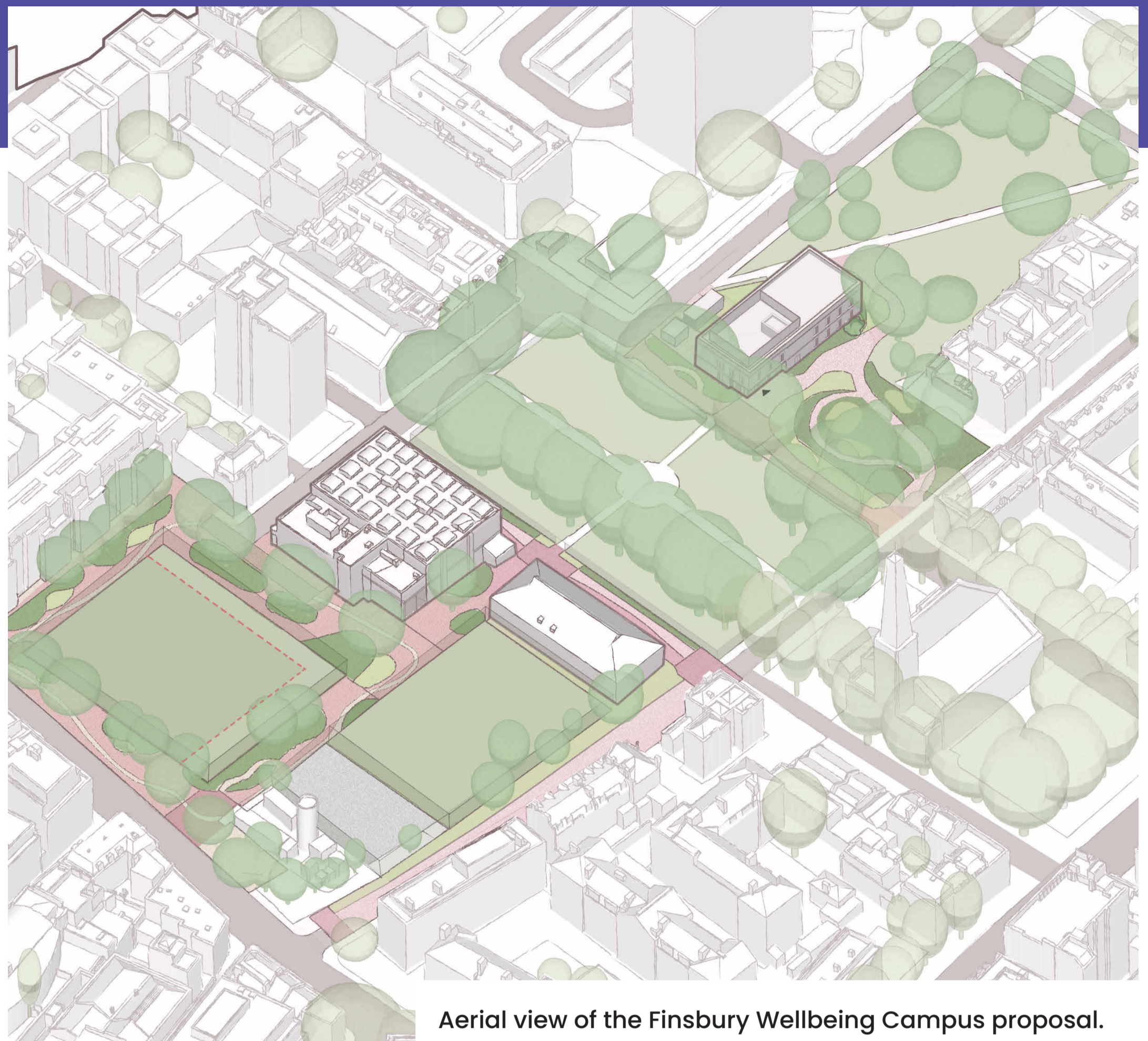
Why we want to transform the site into the Finsbury Wellbeing Campus

Health and wellbeing improvements for Finsbury

Islington Council is investing in major upgrades to transform Finsbury Leisure Centre's indoor and outdoor spaces, build a brand-new home for the City Road GP Practice, design welcoming public spaces, and create vibrant new play areas. Together, these improvements will build a dedicated "wellbeing campus" right at the heart of our community.

This project is built around three clear goals for local people:

- **Bringing the campus to life** with a diverse, accessible mix of health, fitness, and community activities.
- **Welcoming everyone in** to enjoy these new and improved facilities, helping residents to be healthy for the long term.
- **Sharing the benefits** of the new campus widely, ensuring every resident knows how these spaces can support their health and wellbeing.



Aerial view of the Finsbury Wellbeing Campus proposal.

We want to create a borough where everyone has equal opportunity to have happy, healthy lives.

What we are doing

Leisure Centre

The refurbished Finsbury Leisure Centre will offer a more welcoming, accessible facility, with improved sports spaces, flexible studios, upgraded toilets and changing areas, and a redesigned entrance. Squash court access will move to a new, easier ground-floor entrance.

Medical Centre

The new medical centre will provide a modern, fully accessible facility designed with the help of local GPs. It will support healthcare needs through well-designed consultation spaces, environmental standards, and energy-efficient design.

Public Spaces

We are investing in the public spaces around the leisure and medical centre. We want to create spaces that encourage active travel and engagement with nature, reestablishing a historic East-West connection across the site.

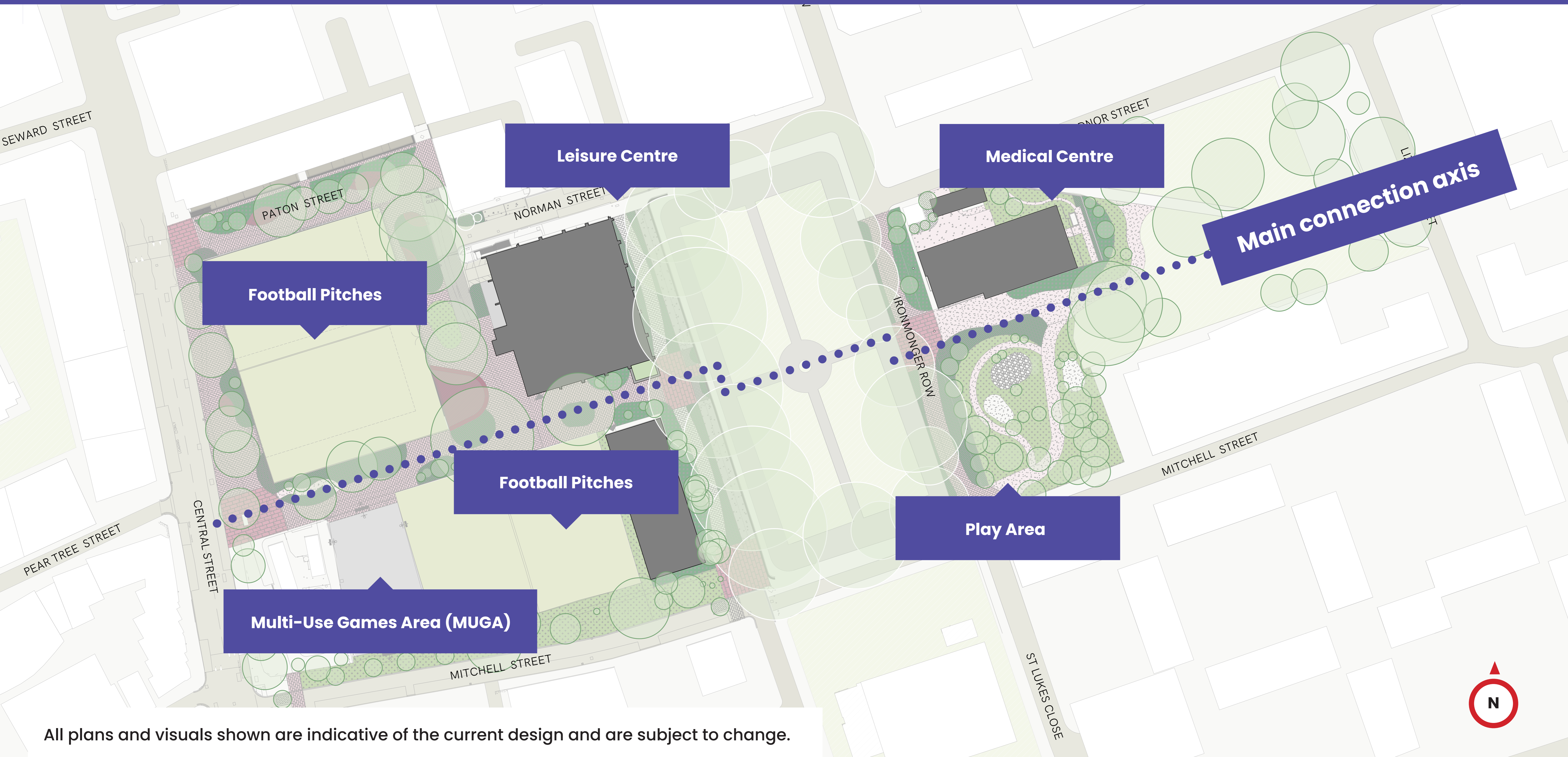
Stay up to date about the project or join our online event by visiting:

letstalk.islington.gov.uk/FinsburyWellbeingCampus

Scan for details



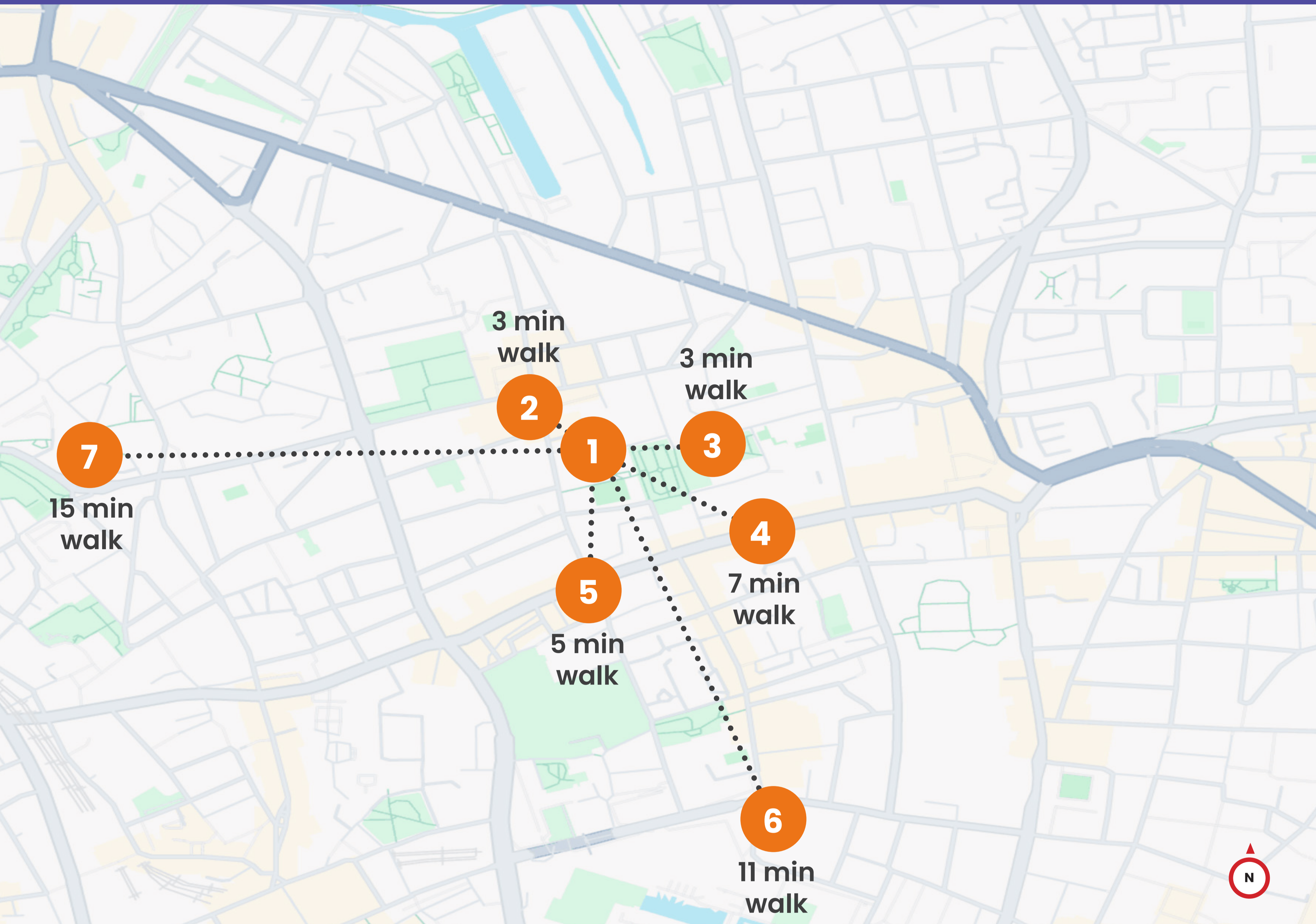
Creating a wellbeing campus for all



All plans and visuals shown are indicative of the current design and are subject to change.

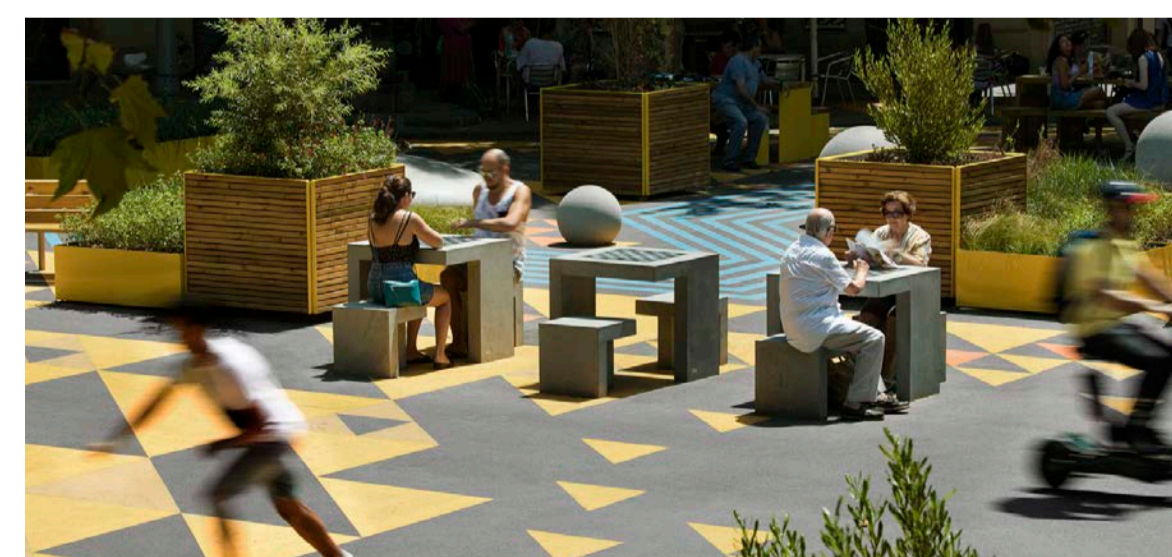


How the Campus connects to other local facilities



Points of interest

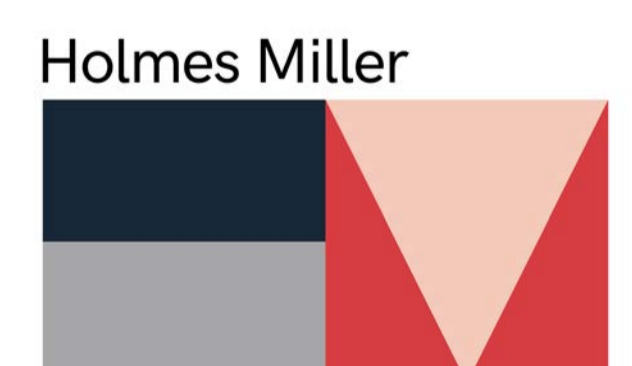
1. Finsbury Leisure Centre
2. St Luke's Community Centre
3. New GP Practice
4. Vibast Community Centre
5. Soap Box Youth Centre
6. Golden Lane Campus
7. Finsbury Library



Project Timeline

- May 2025**
Strategic brief commenced.
- November 2025**
Public engagement – sharing Initial proposals with the community. We invited residents and the local community to a series of events to hear about the initial proposals.
- May 2026**
Full design team appointed.
- June 2026**
Public consultation and engagement on outline proposals. We will gather feedback on the proposed plans through a public consultation. We will hold a workshop for residents to shape what they might like to see in the public spaces.
- September 2026**
Public engagement session – presentation of the updated plans. Following feedback from the June 2026 public consultation we will present our updated plans.
- October 2026**
Planning submission and statutory consultation period. We will invite comments on the planning submission.
- April 2027**
Construction begins.
- Late 2028**
Finsbury Wellbeing Campus opens to public.

Delivered by



Creating Public Spaces

We want to create improved public spaces that the whole community can enjoy. To transform our wellbeing campus into a destination, we'll be focusing our design on answering these questions and themes.

Active

How can we introduce more activity and play into the way we use this public space?

Green

What can we do to maximize natural planting across the whole site? How do we handle maintenance, safety and cleanliness in our public spaces?

Social

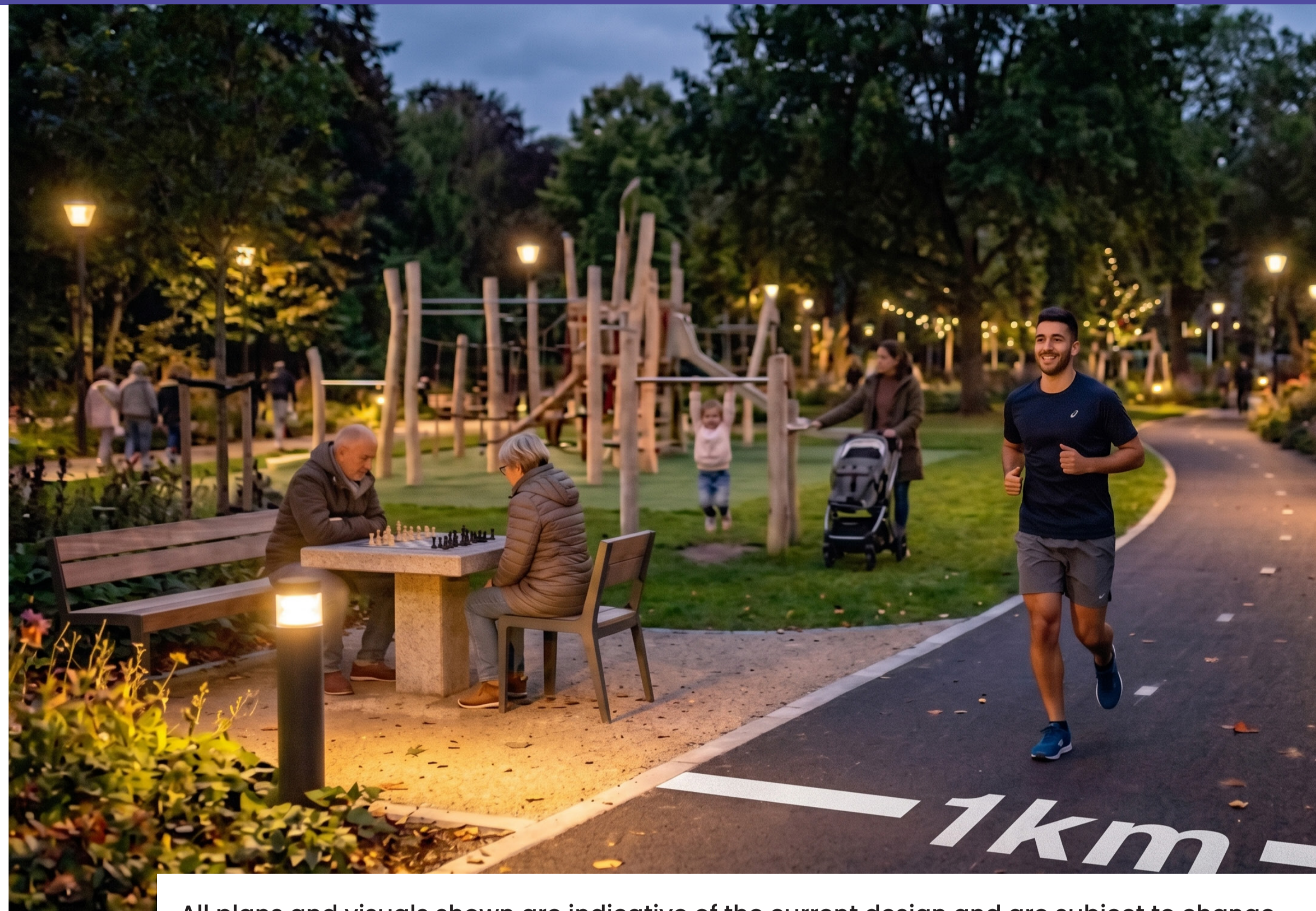
How can social space support our activity and wellbeing, and how can this be introduced in a natural way that enhances our experience of the space?

Connected

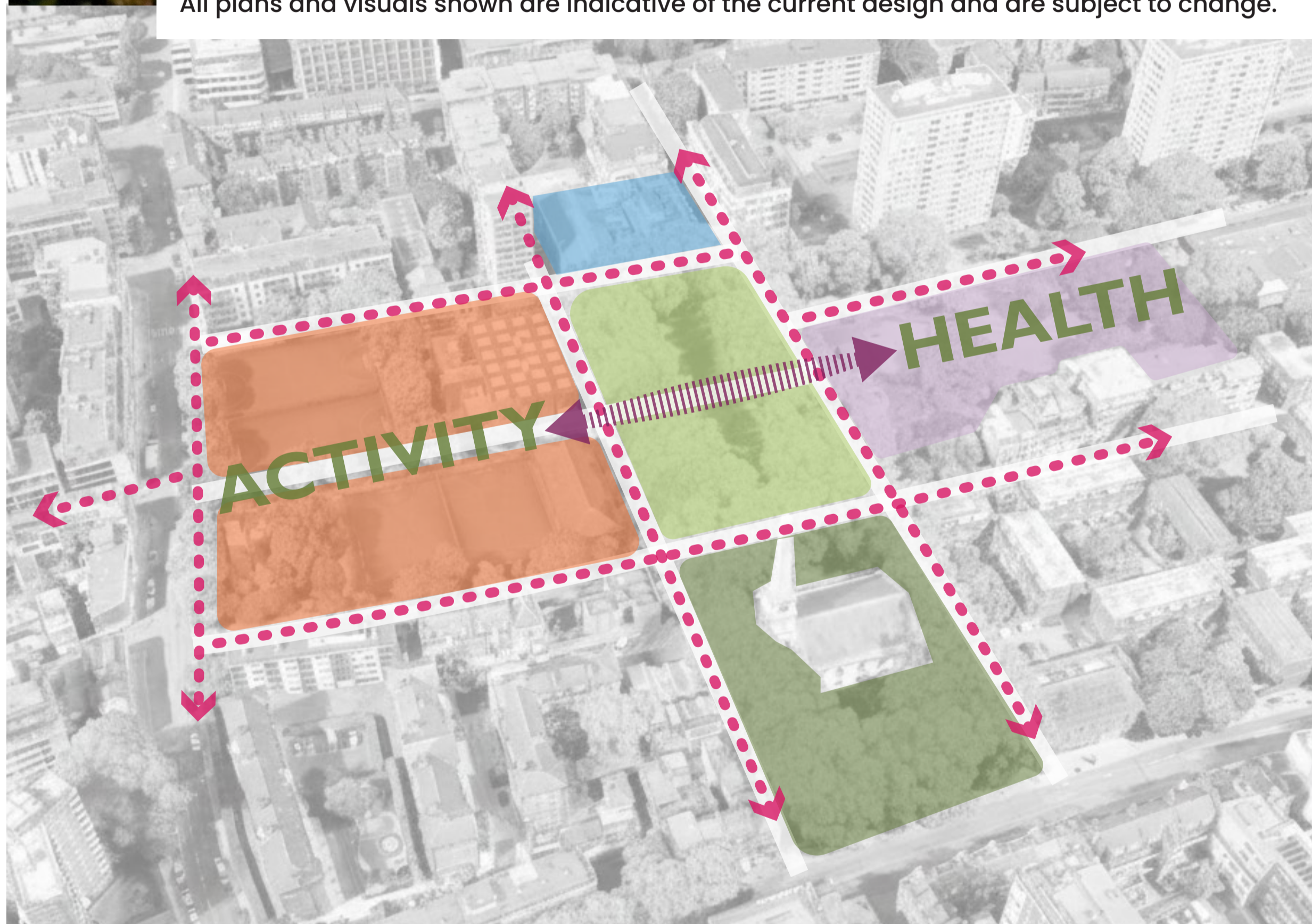
How can the Finsbury Wellbeing Campus connect with the surrounding public spaces in a way that invites people in and encourages them to engage with the landscape, its activities, and its community?

Climate Resilience

Our public spaces will play a crucial part in our climate resilience strategy, by incorporating water management measures like SUDS and rain gardens, as well as biodiverse planting that encourages wildlife within the park.



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**We'd love
to get you
involved!**

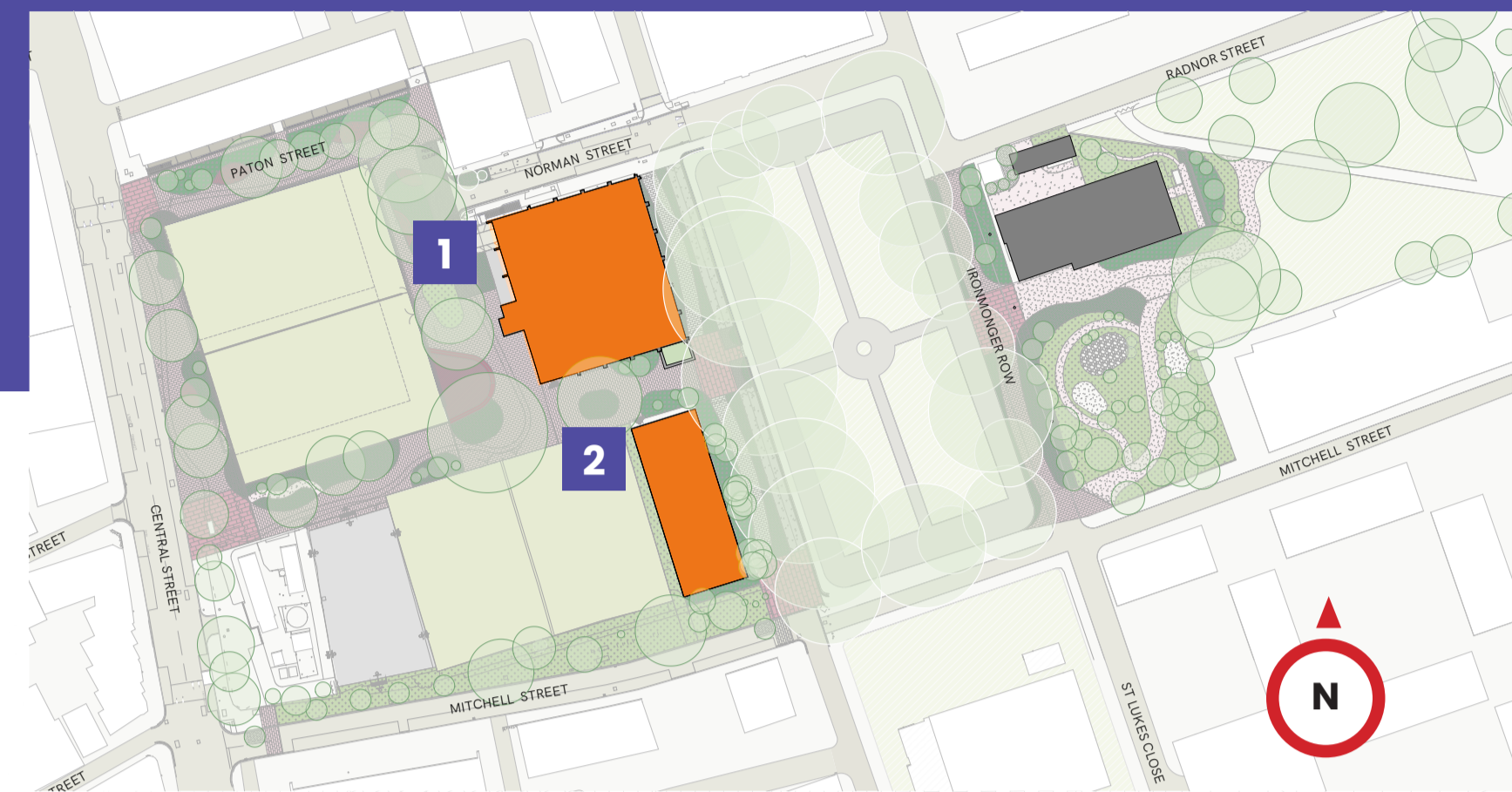
Join our workshop on **Monday 29 June** from **3-6pm** at **Finsbury Leisure Centre** to help us refine the Finsbury Wellbeing Campus public space.

Project Presentations **3.15pm and 5pm**

Leisure Centre

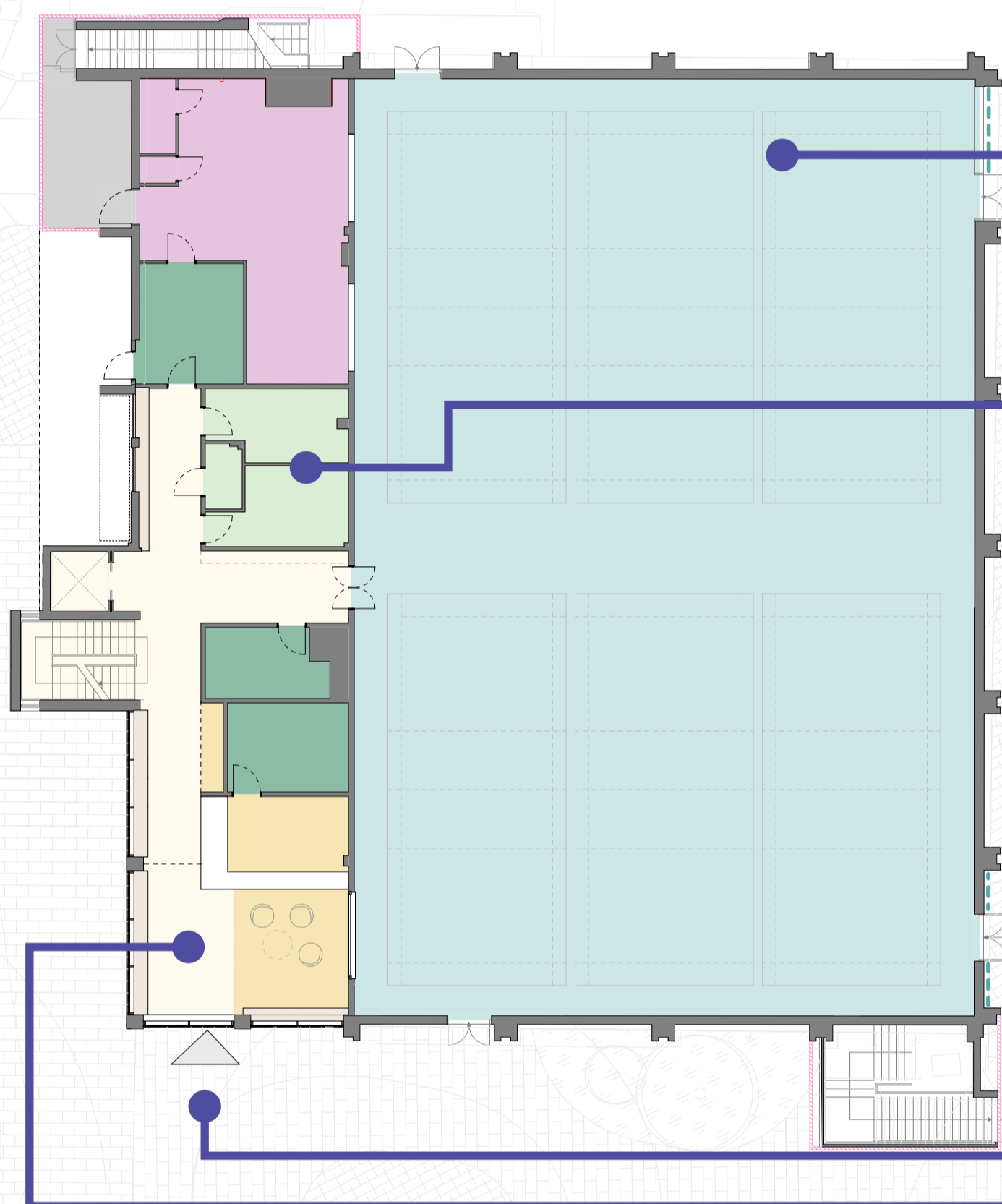
Basement and Ground Floor Plans

The refurbished Finsbury Leisure Centre will include...



Ground Floor

1



Enhanced sports hall

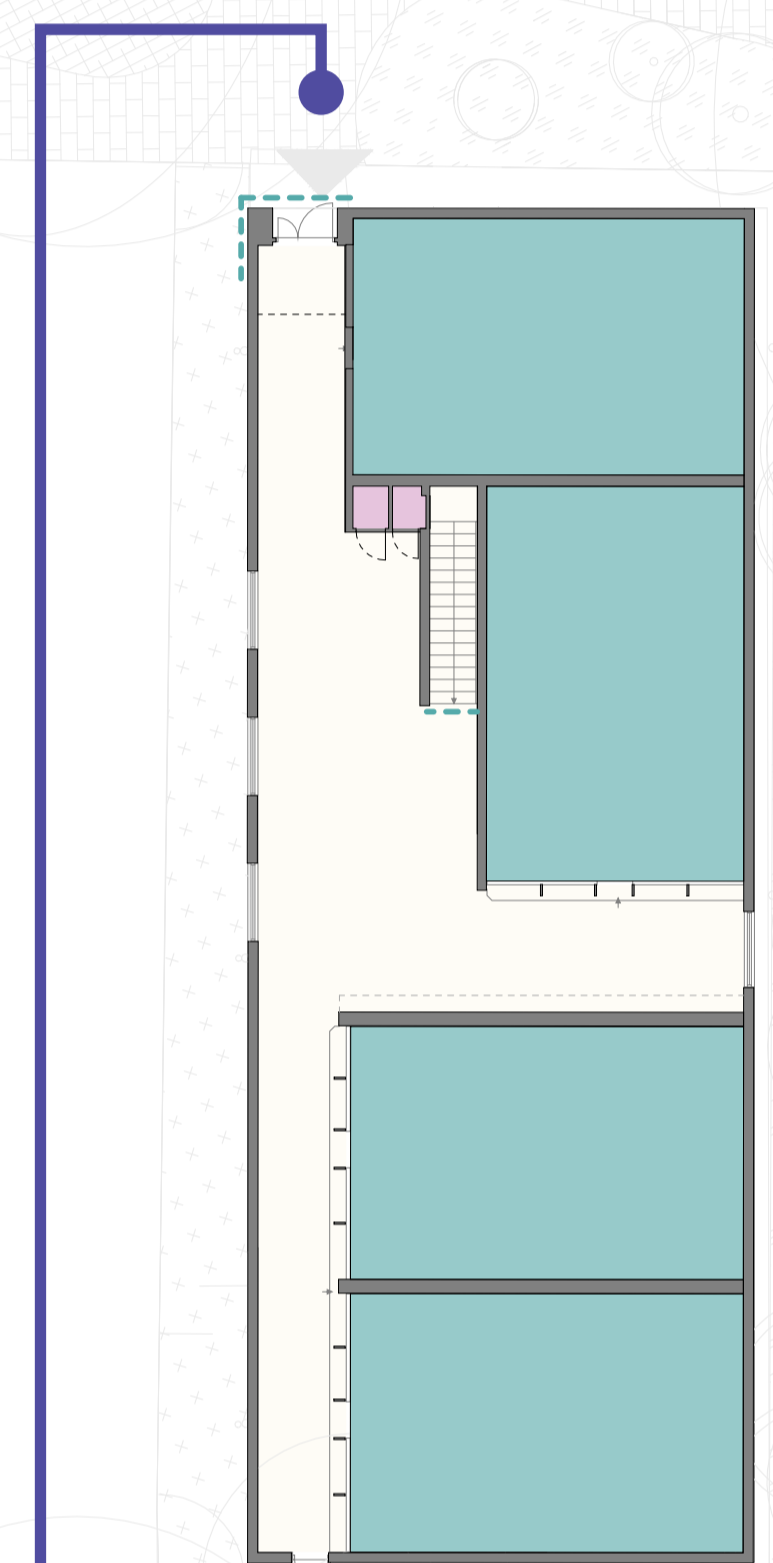
Accessible toilets

New entrance offers better accessibility

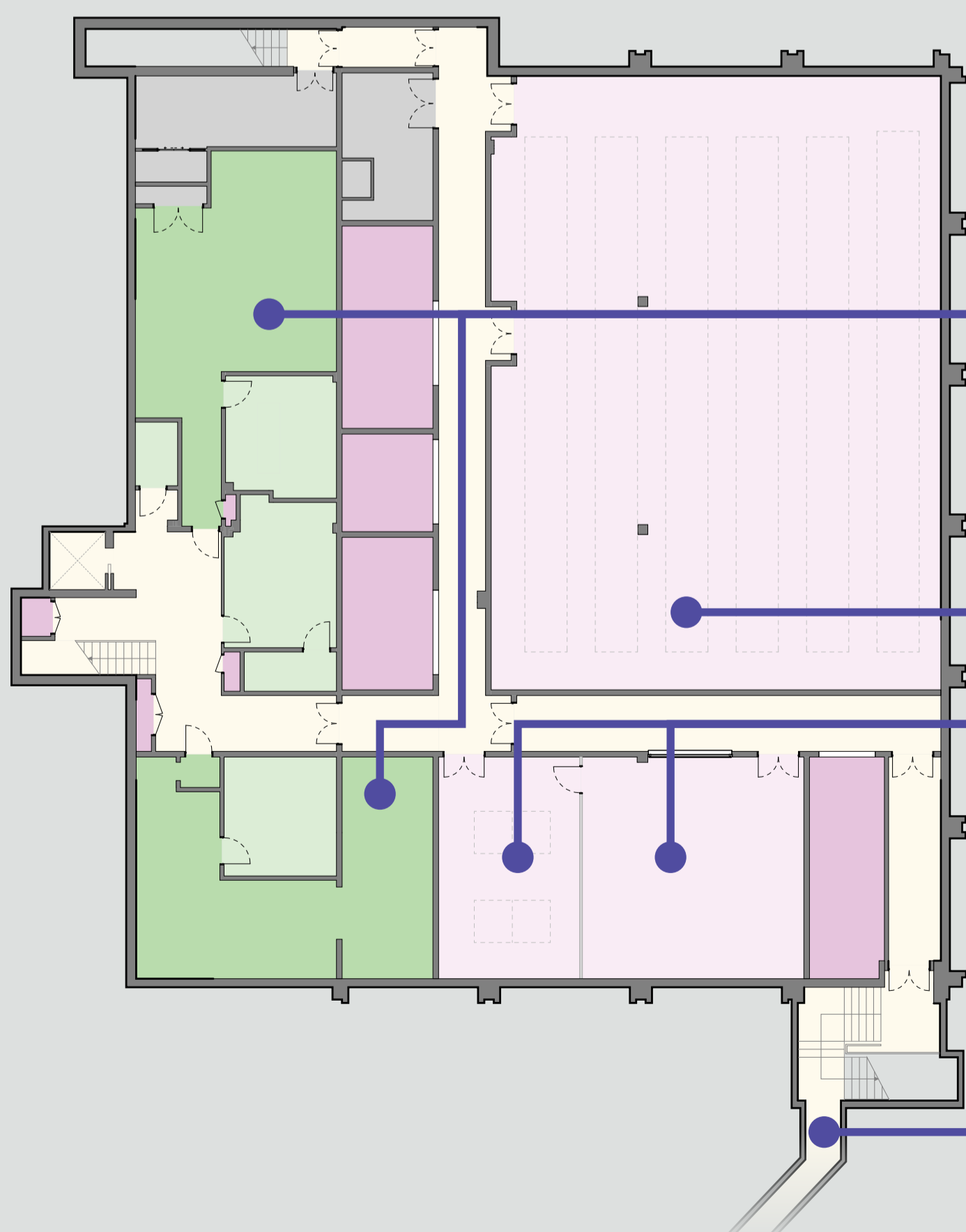
New reception

New ground floor squash entrance

2



Basement



50/50 male/female and other change facilities improvements

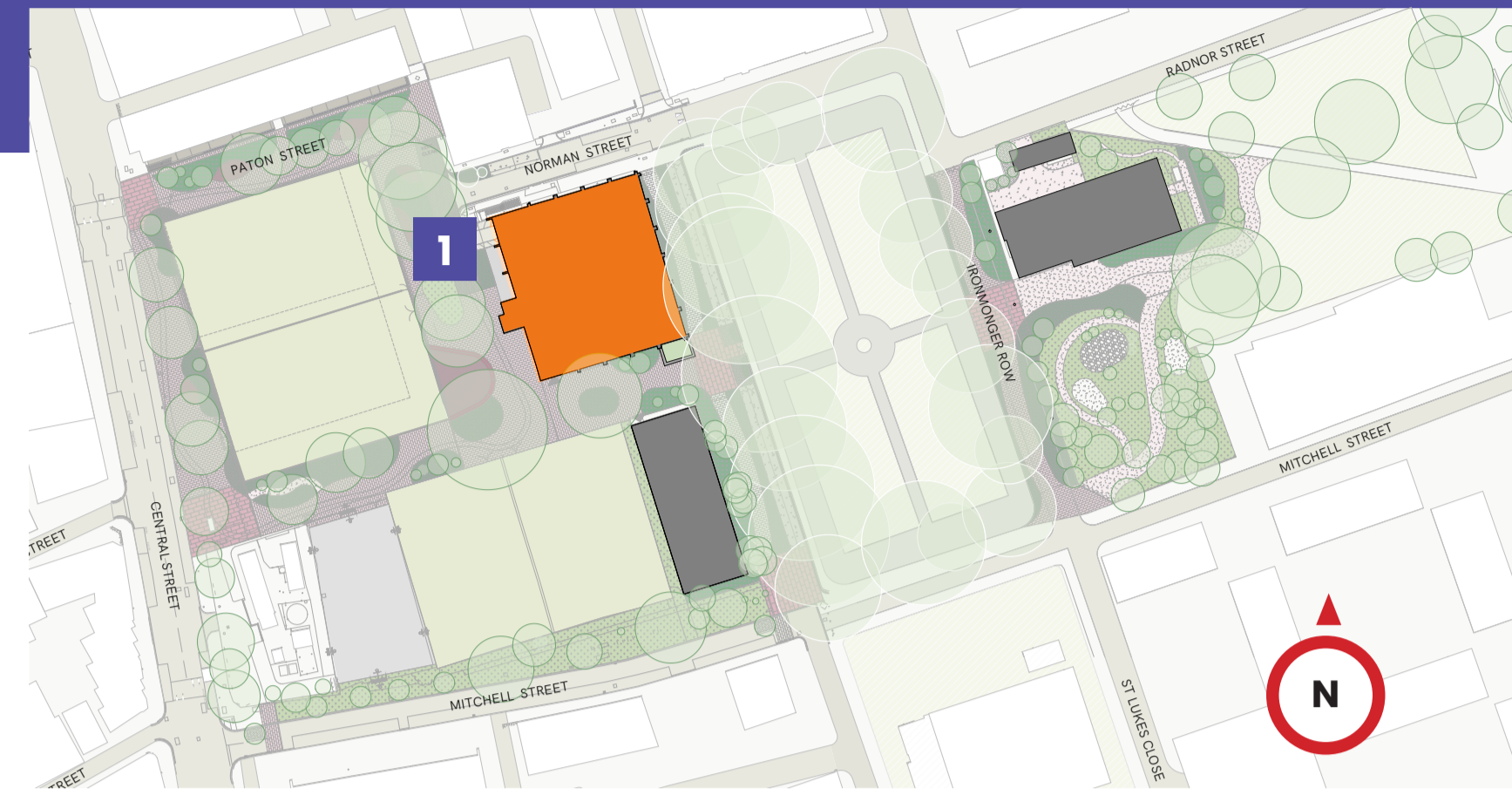
Additional studio space
Improved existing studio space

Underpass to squash closed off

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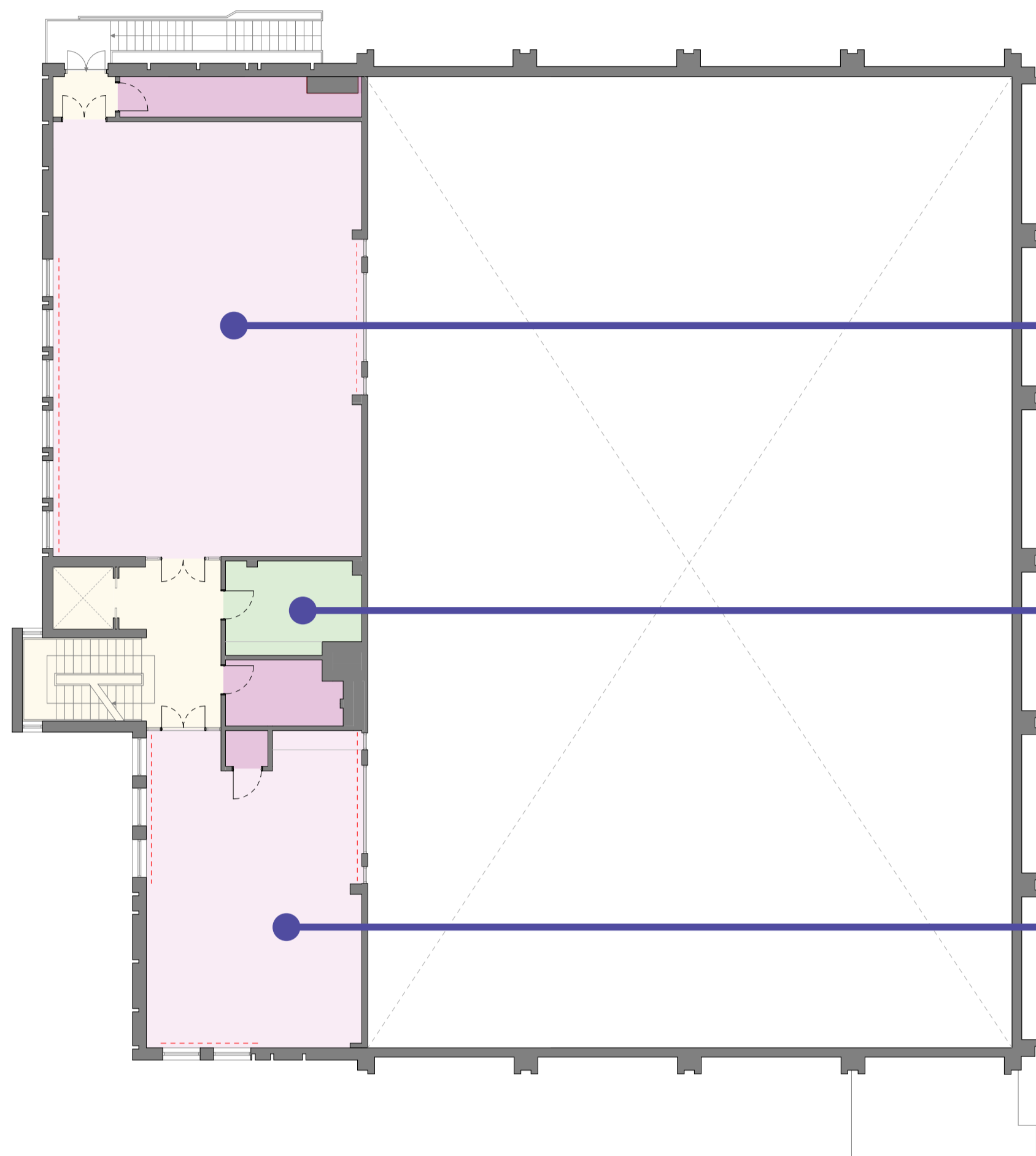
Leisure Centre

First Floor Plan



First Floor

1



Flexible studio/
community space

Additional children's toilets

Flexible studio/community
space with kitchenette



What we are doing



Studios

The basement layout has been reconfigured to create more studio space. On the first floor, the large studio will remain a flexible space for exercise classes and mobile indoor play facilities suitable for general play as well as Special Educational Needs (SEN) sessions. The smaller studio on the first floor will be refurbished to provide training and community activities.

Maximising Space

Redesigning the basement to carve out more space for activities. The smaller basement studio could have dedicated storage for tables and chairs for community meetings.

The existing storage space between the first-floor studios will be completely repurposed and converted into a children's toilet with baby change facilities.

Accessibility

The ground floor entrance will be relocated and made bigger to allow step free access, automated doors, and accessible reception desks and disabled toilets on the ground floor.

New access into the squash court from the ground floor will make these facilities more accessible for everyone.

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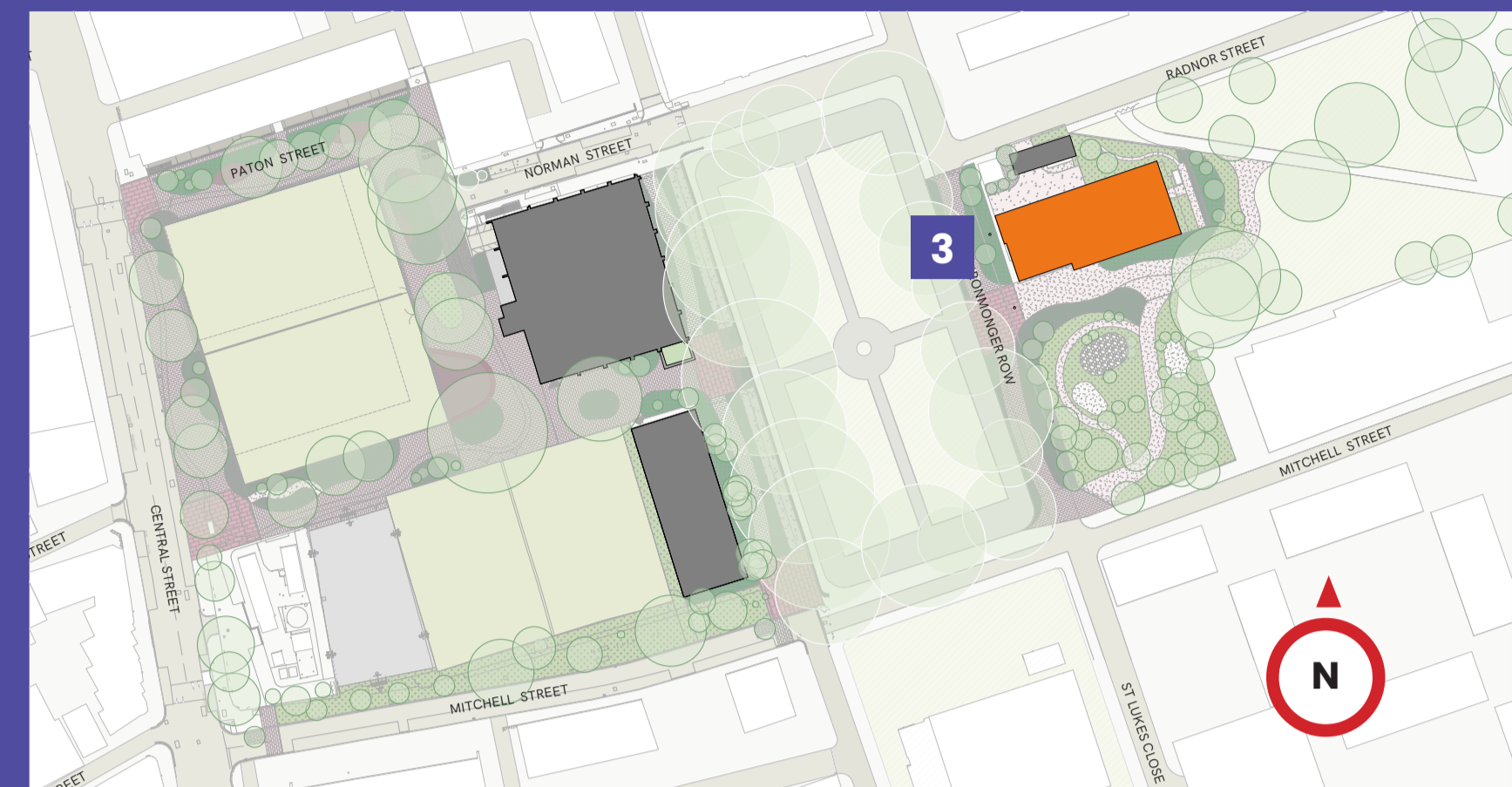
Medical Centre

Basement and Ground Floor Plans

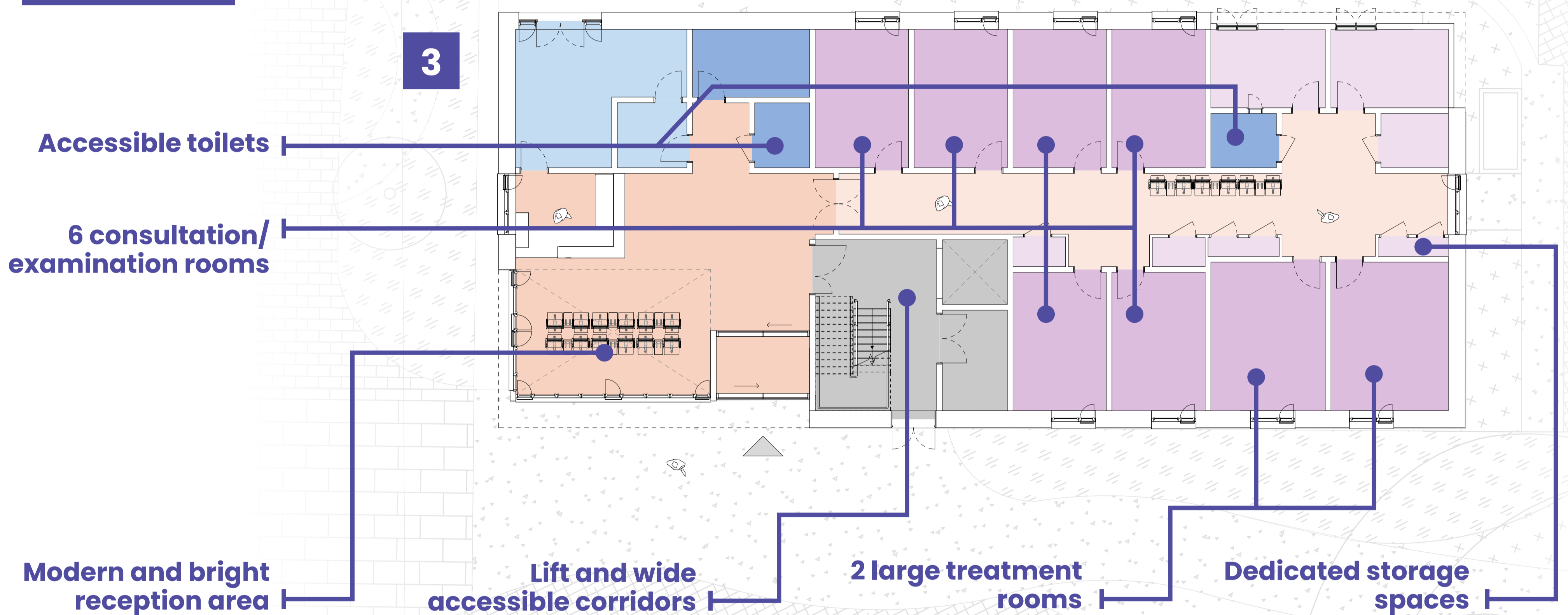


We're proud of the care we deliver for patients but we've outgrown our premises, meaning we do not have enough clinical rooms for staff and patients. Moving into a brand new, purpose-built home will be amazing and allow us to become a local community health and wellbeing hub for all our patients.

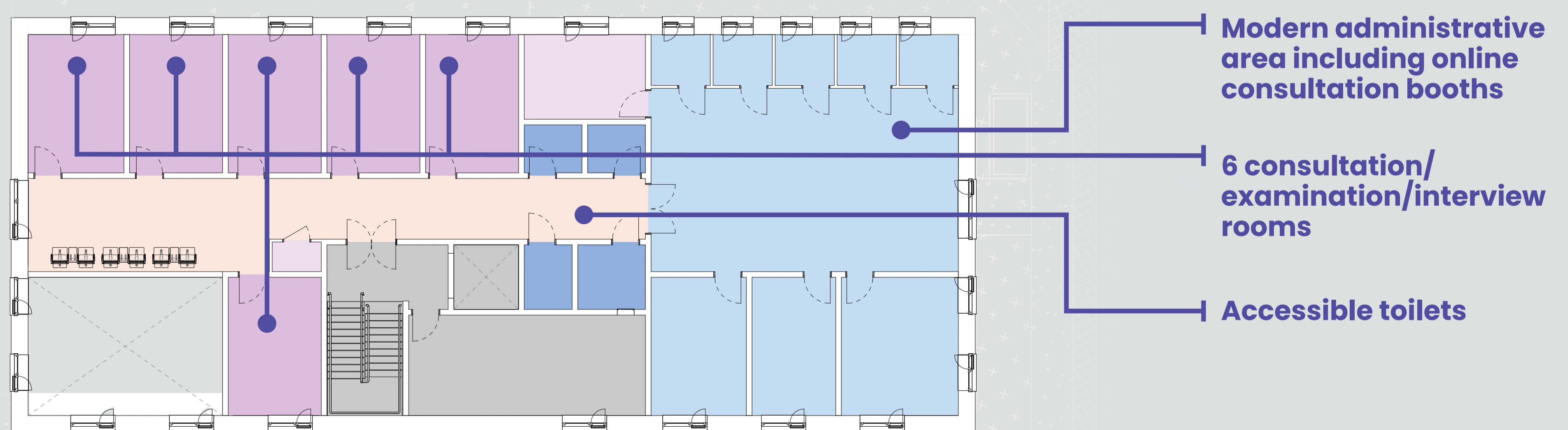
-Dr Philly O'Riordan, NHS GP and Clinical Lead, City Road Medical Centre



Ground Floor



First Floor



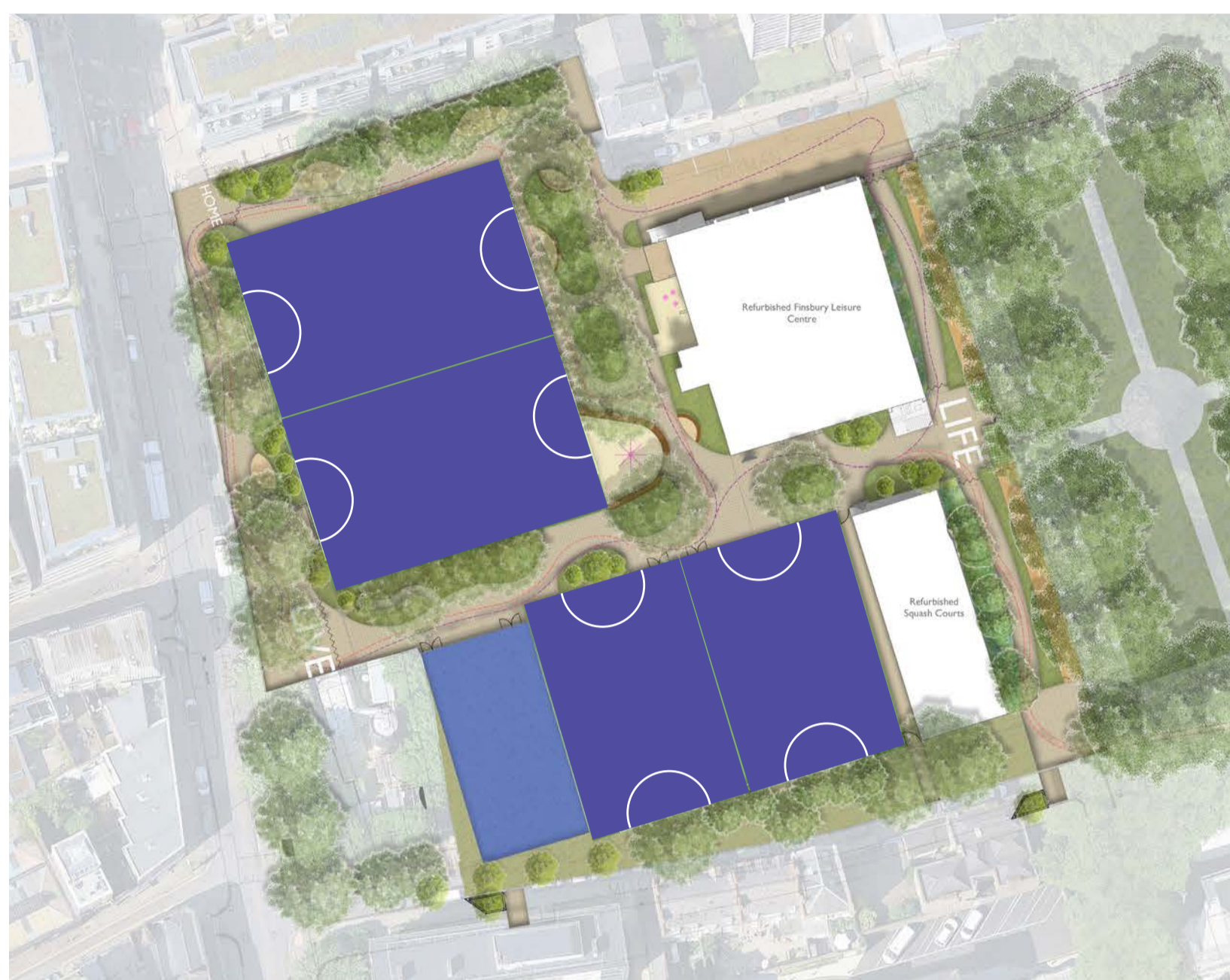
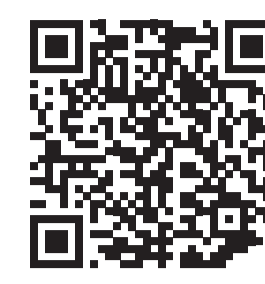
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Football Pitches



We want to understand your feeling about these football pitch options.

Fill in the public survey by visiting:
letstalk.islington.gov.uk/FinsburyWellbeingCampus



Option 1

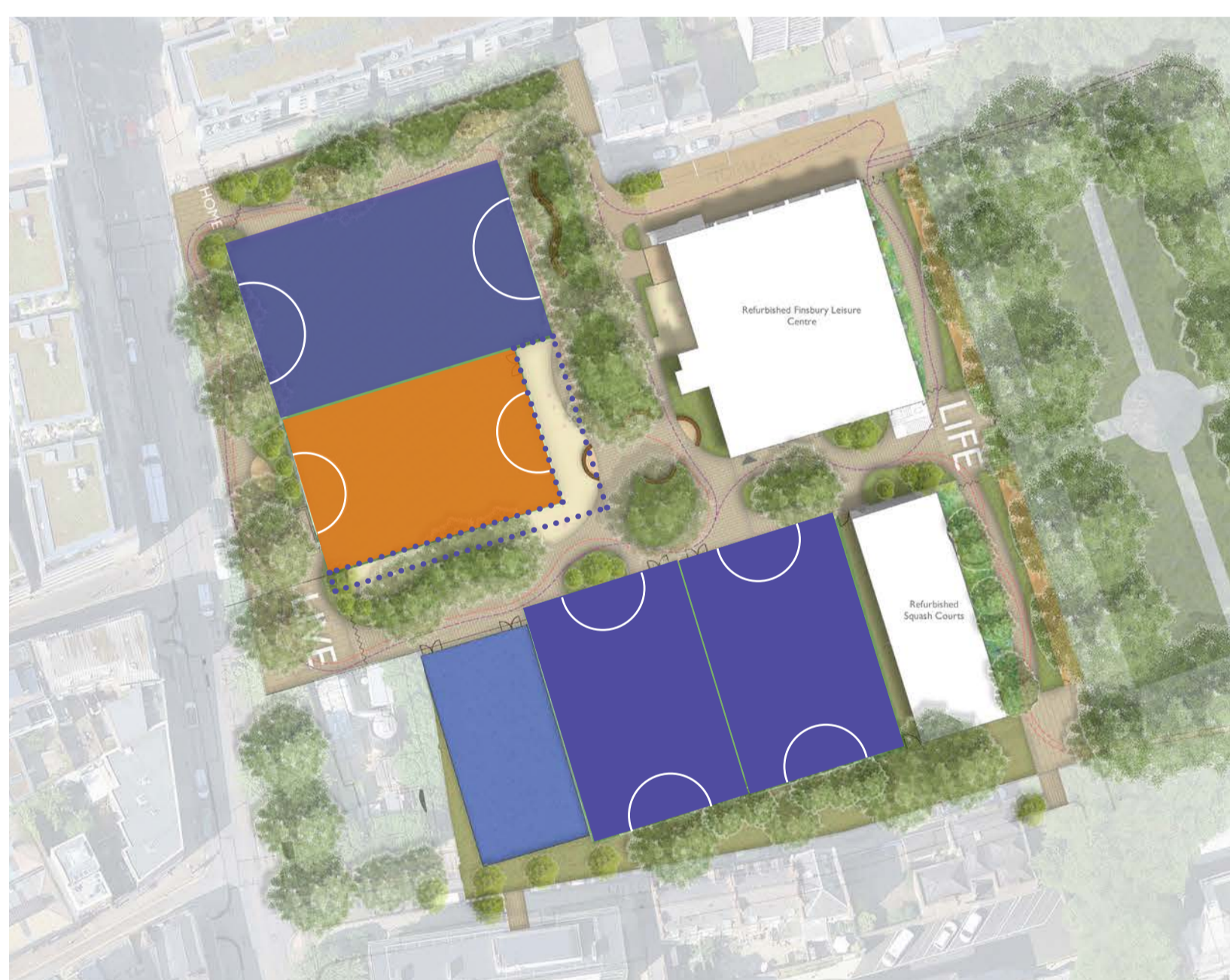
Resurface the four current football pitches.

- ✓ Size of all pitches stays the same - no change to existing users.
- ✓ All pitches are modernised.
- ✓ Cheapest design solution.

Option 2

Resurface all pitches and reduce one pitch in size to create more green space in front of the leisure centre.

- ✓ Only one pitch reduces in size to match two others - slight change to existing users.
- ✓ All pitches are modernised.
- ✓ Public space is improved on east west axis and in front of the Leisure Centre.
- ✓ Connectivity and social inclusion improved from more high quality public space.
- ✓ Median cost solution.
- ✓ Gain 195m² public space.



Option 3

Resurface all pitches and reduce the size of 2 pitches to maximise the green space in front of the leisure centre.

- ✓ Two pitches reduce in size to match the other two.
- ✓ All pitches are modernised.
- ✓ Public space is improved on east west axis and in front of the Leisure Centre.
- ✓ Connectivity and social inclusion improved from more high quality public space.
- ✓ Most expensive design solution.
- ✓ Gain 390m² public space.



All plans and visuals shown are indicative of the current design and are subject to change.

Leisure and Recreation Spaces



We want to understand your feeling about outdoor play.



Fill in the public survey by visiting:
letstalk.islington.gov.uk/FinsburyWellbeingCampus

The entire Finsbury Wellbeing Campus is designed to engage our younger residents as much as our adult community.

We're currently considering the future of the disused Toffee Park Adventure Playground. Subject to cost we would like to know your thoughts on what route you think would best suit the community.



Option 1

Traditional Adventure Playground.

An adventure playground is a child-directed play space where children can build, climb, and explore under the supervision by trained playworkers.

- ✓ Securely fenced play area to encourage creative and adventurous forms of play.
- ✓ Supervised by trained playworkers.
- ✓ Opening hours (normally afternoons). - Closed unless staff onsite.
- ✓ Organised activities and supported children's play.
- ✓ Opportunities for youth engagement and social development.
- ✓ Traditional operated by specialist charity/CIC provider.
- ✓ Small building required to support staff and users.
- ✓ Shorter hours for drop off with staff/supervision only (no parents/guardians).



Option 2

SEND Support Focused Adventure Playground

An Adventure Playground with a focus on supporting children with SEND (Special Educational Needs and Disabilities).

- ✓ Supervised by trained playworkers with specialist training in SEND play support.
- ✓ Securely fenced play area to encourage creative and adventurous forms of play.
- ✓ Opening hours (normally afternoons). Closed unless staff onsite.
- ✓ Organised activities and supported children's play.
- ✓ Opportunities for youth engagement and social development.
- ✓ Traditional operated by specialist charity/CIC provider.
- ✓ Small building required to support staff and users.
- ✓ Shorter hours for drop off with staff/supervision only (no parents/guardians).

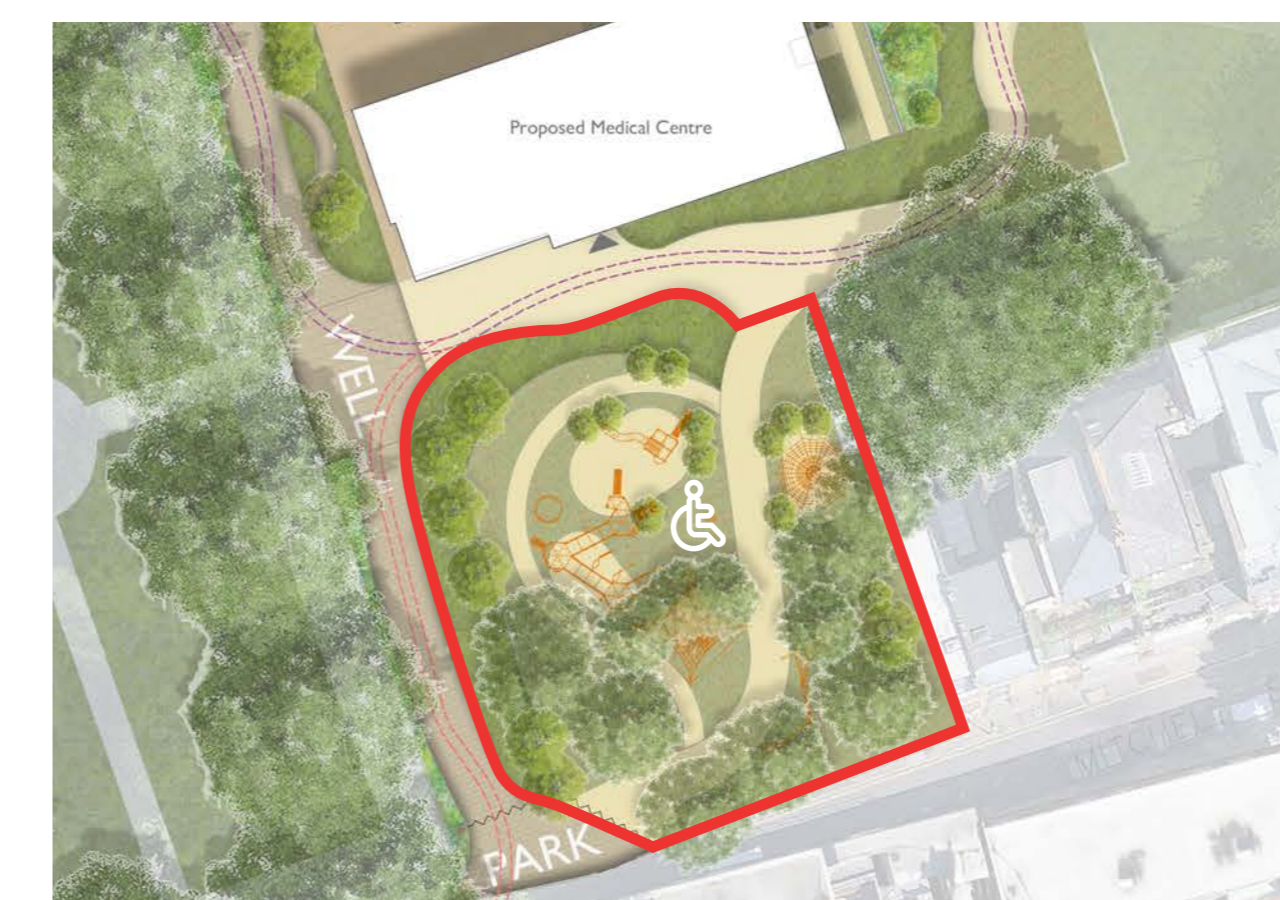


Option 3

New Public Playground

An unstaffed public play park linked with Radnor Street Gardens.

- ✓ New playground for children.
- ✓ Adventurous play equipment
- ✓ No dedicated staff presence.
- ✓ Open 8am to dusk all year round.
- ✓ Council responsible for inspections, maintenance and repairs.
- ✓ Accessible during park opening hours.



Option 4

SEND Focused Public Playpark

An unstaffed public play park linked with Radnor Street Gardens providing inclusive/ focused play features for children with SEND.

- ✓ New playground for all children but with a focus providing play for children with SEND.
- ✓ Adventurous play equipment SEND/Accessible play equipment.
- ✓ No dedicated staff presence.
- ✓ Open 8am to dusk all year round.
- ✓ Council responsible for inspections, maintenance and repairs.
- ✓ Accessible during park opening hours.

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Climate Resilience and Nature Recovery



Our new Medical Centre will be built to BREEAM Excellent standards.

We're also making sure that the refurbishment of the Leisure Centre, as well as the public spaces around these buildings, will use the latest environmental design methods to produce a sustainable and environmentally friendly campus.

This means that the resulting space will be as carbon neutral and biodiverse as possible, making this area not only great for social impact, but also environmentally friendly.



Solar PV Panels and low carbon technologies will help reduce energy consumption of the new medical centre.



Our landscape design incorporates Sustainable Urban Drainage Systems (SUDS) including rain gardens and natural drainage features that capture and remove pollutants during heavy downpours.

These then slowly release filtered water back into the drainage network to prevent flooding, while retaining a portion for the park plants, helping to build resilience against unpredictable weather and climate change.



Keep the existing Bunhill Energy Centre. The network benefits from waste heat capture from the London underground.



Energy-efficient design features and high-quality building materials will be used to reduce carbon emissions beyond current Building Regulations, with an aspiration to connect to the Bunhill Heat and Power Network.



Increased biodiverse planting which encourages more wildlife and creates cooler shaded areas to protect from heat.



The leisure centre refurbishment will improve the building's environmental performance.

Social Value

Creating lasting local impact

We are proud to place the people of Islington at the heart of this project.

Through education, employment, community investment and environmental improvement, we are committed to creating meaningful opportunities and lasting benefits for local people.



Our commitments include:



Paid internships and apprenticeships for local people.



Working in collaboration with Islington council on the **City Shaper Project** - a council-backed programme helping local people access careers in the built environment.



Work placements for young people who face barriers into employment such as NEETs, care-experienced young people, young offenders or people with additional needs.



Delivering **School engagement and early careers activities**, inspiring the next generation through STEM, construction and employability programmes.



Financial support and volunteering hours to support local community initiatives.



Hosting **community gardening and biodiversity projects** to improve local spaces.



Supporting the local economy by targeting **10% of project spend with Islington Small and Medium-sized Enterprises**, alongside business support workshops and a dedicated Meet the Buyer event.

Together, these initiatives will help develop skills, create employment pathways, strengthen local businesses, improve community spaces and leave a positive legacy for Islington long after construction is complete.

We are excited to work alongside residents, schools, community organisations and local businesses to deliver opportunities that make a real difference.



FAQs



Will we lose the Adventure Play?

There will be a play provision at Radnor Street Gardens, though we are still working out what type of facility we can commit to. Please use our survey to let us know which of the options you'd prefer, and help us make the right choice.



Will the Leisure Centre stay open?

The Leisure Centre will not remain open during the works, but a dispersion plan will be available for existing users to find alternative locations whilst the leisure centre and its facilities are closed temporarily.



Why is the MUGA moving?

The current MUGA will be demolished so that the space can be used to improve and remodel the west end of Radnor Street Gardens. A new, larger MUGA finished to a higher standard will be built on by the squash courts.



Will the football pitches stay open?

We will endeavour to keep 2 of the 4 pitches open at all times throughout the construction programme, to make sure that activities can continue to take place in this area.



Will any trees be removed?

The proposal affects as few trees as possible and any trees that are affected will be replaced as a part of the project.



Is the council improving public park space?

The council would like to increase the amount of well-designed public green space in support of the proposed improved amenities.

We'd love to know what you think!

Thank you for being here today!

Once you're happy you've seen and understood the plans, [please head over to our online survey](#) to indicate your preferences and help refine the Finsbury Wellbeing Campus.

Head to the [Lets Talk Islington web page](#) for more FAQs and ongoing updates about the project.

Scan for details



Fill in the survey by visiting:

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