

# Gurnell Leisure Centre

Feasibility Study to achieve exemplar replacement or new leisure centre, enhanced leisure setting and related enabling housing development

**Gurnell Leisure Centre Project  
Sounding Board**

Inaugural Meeting 16th June 2022 at 6 pm  
Elizabeth Cantell Room, EalingTown Hall

- |  |  |
|--|--|
| <b>1. Welcome and Introductions</b>  | Chair - Sandra Fryer on behalf of<br>Sherard Cowper- Cole (SCC)  |
| <b>2. Notes of Previous Meeting</b><br>Held on Tuesday 10th May 2022)                              | All  |
| <b>3. Feedback from visit on Tuesday 7th June 2022</b>   | Chair - Sandra Fryer on behalf of<br>Sherard Cowper- Cole (SCC)  |
| <b>4. Summary of online Public Consultation results</b>  | Maria Gull,<br>Research and Performance Officer LB<br>Ealing   |
| <b>5. Update on Leisure Vision</b>   | Mark Gowdrige (MG)<br>Director, GT3 Architects   |
| <b>6. Sustainability</b>   | Mark Gowdrige (MG) Director, GT3<br>Architects<br>Richard Smith (RS) Director, Gleeds James<br>Parker (JP) Associate, Expedition |
| <b>7. Planning</b>   | Jennifer Ross (JR)Tibbalds   |
| <b>8. Membership of the Sounding Board</b>   | Chair - Sandra Fryer on behalf of<br>Sherard Cowper- Cole (SCC)  |
| <b>9. General Questions</b>  | Chair - Sandra Fryer on behalf of<br>Sherard Cowper- Cole (SCC)  |
| <b>10. Date and times of next meetings</b><br>- Sounding Board Meeting, DateTBC<br>- Future Visits | Chair - Sandra Fryer on behalf of<br>Sherard Cowper- Cole (SCC)  |
| <b>11. Closing remarks</b>   | Chair - Sandra Fryer on behalf of<br>Sherard Cowper- Cole (SCC)  |
| 12. Meeting to close   | All  |

# **Notes of Previous Meeting**

**Tuesday 10th May**

# **Feedback from Visit to Gurnell**

**Tuesday 7th June**

Existing Leisure Centre Walkaround  
*General Feedback*

"The current wet changing room split of male and female with a separate family change area always worked well. Needed to be convinced around the wet change village concept"

"All plant, inc. pool will  
 Need to be replaced"

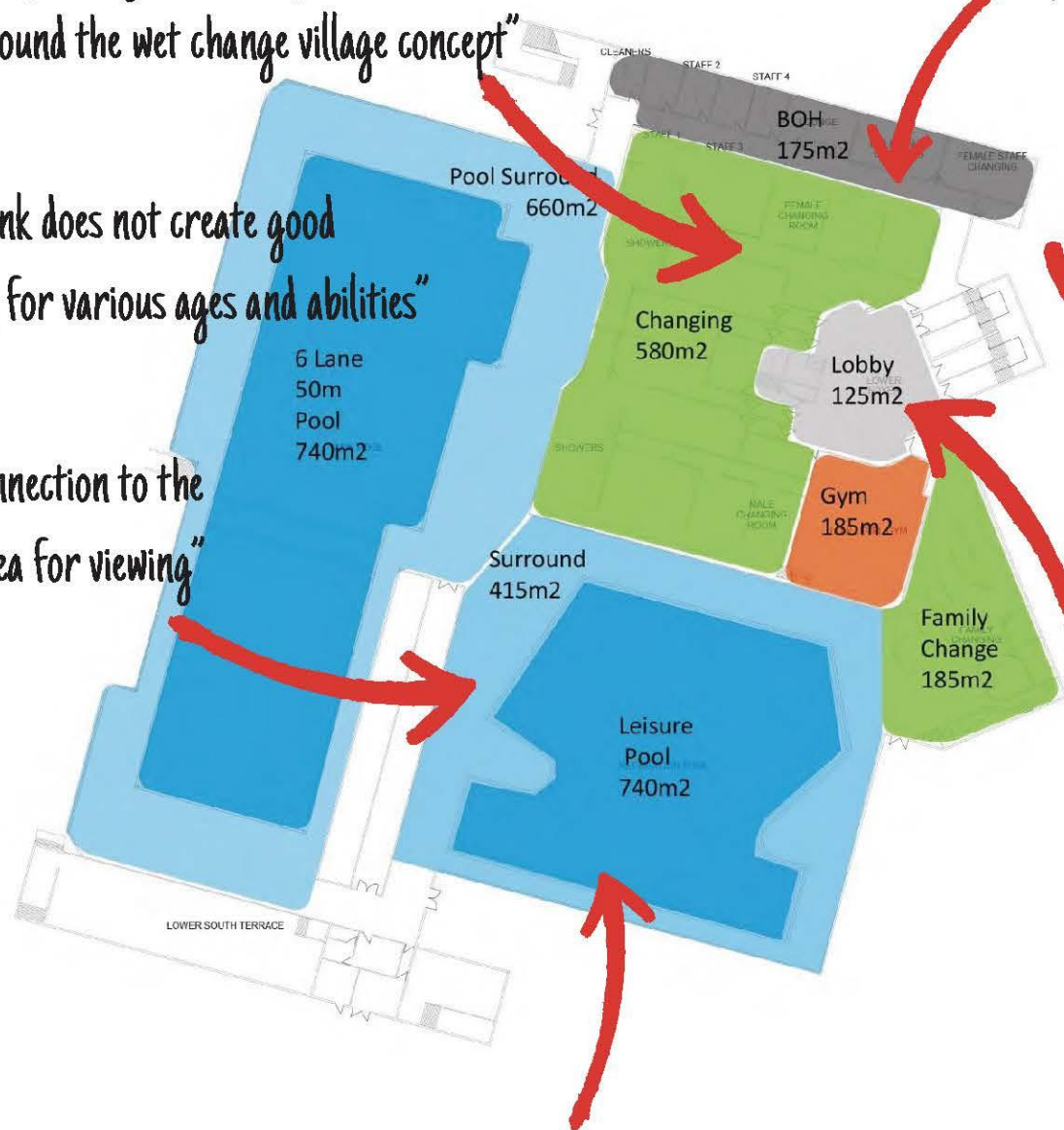
"The fire strategy does not meet current standards and the whole building plan would have to be rationalised to meet regulations"

"The park and building are disconnected (inward facing) with little connection between the café and landscape"

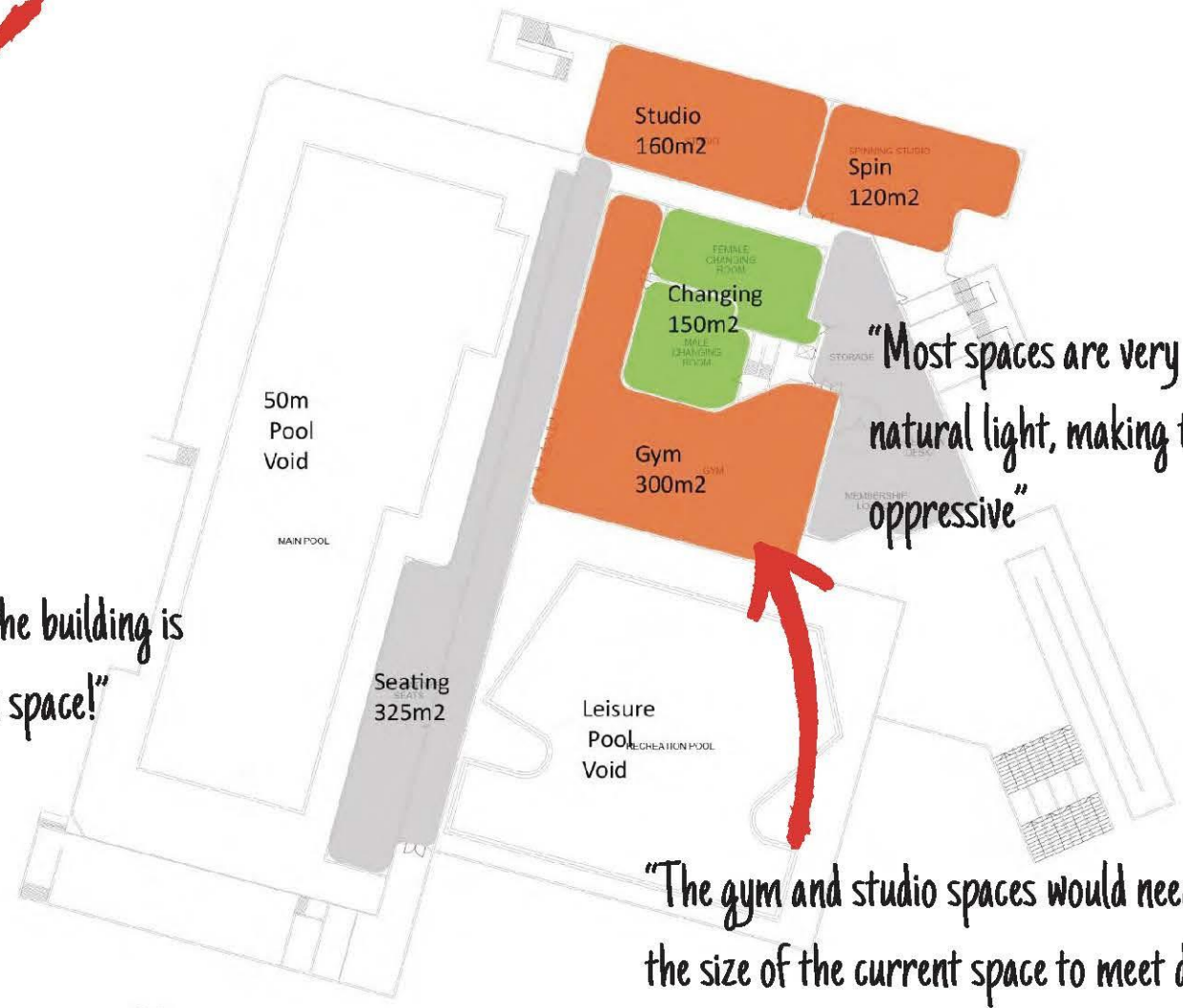
"Arrival is not the most accessible and the foyer / entrance is underwhelming"

"The pool tank does not create good  
 Accessibility for various ages and abilities"

"No café connection to the  
 Fun pool area for viewing"



"38% of the building is  
 circulation space!"



"Most spaces are very dark and devoid of  
 natural light, making the space feel  
 oppressive"

"The gym and studio spaces would need to be triple  
 the size of the current space to meet demand"

"The small area for teaching, combined with the fun pool does not create an environment for swimming lessons due to noise. In addition if an accident happens in the pool, both the teaching water and fun pool would have to close"

"The building needs to have a design life of 40 years, which would result in the building being stripped back to its structure at the very least, with very little opportunity for re-use of material"

# **Summary of online Public Consultation**

# Gurnell - Leisure for All

## Public Consultation results

June 2022

EALING COUNCIL

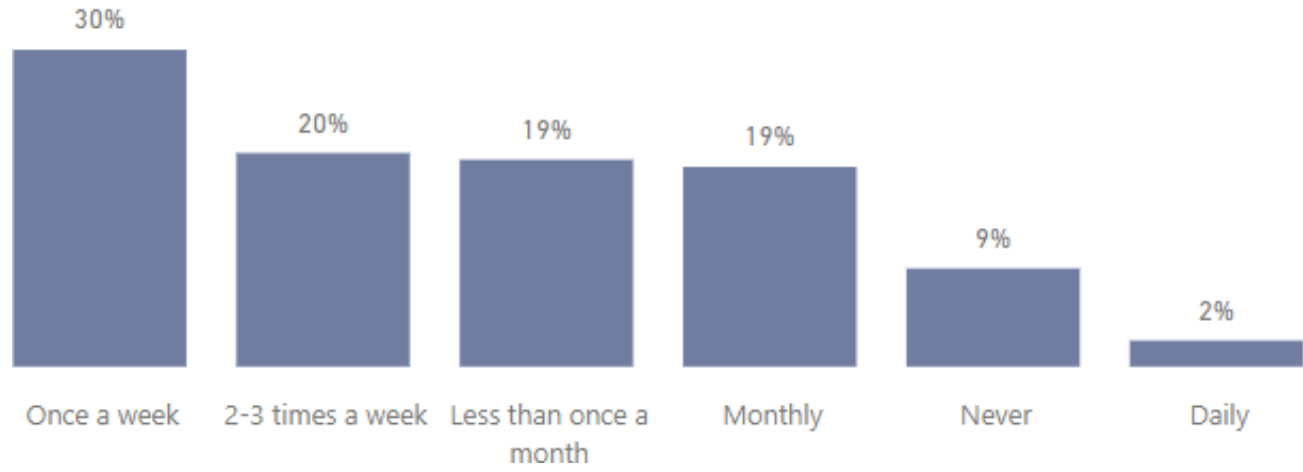
# Overview of the consultation

- 'Gurnell – Leisure for All' consultation was carried out between 24 March and 20 May 2022
- A short online survey was launched using the GiveMyView platform, consisting of a series of structured and open-ended questions inviting feedback on previous usage of the centre as well as future aspirations
- A total of **1,913** responses were received, representing a strong community response to the consultation
- 53% of respondents were from Ealing town, 23% from Hanwell, 12% from Greenford and less than 5% from each of the other towns. This is consistent with Gurnell's location and where its users are likely to live



# Visits to Gurnell

How frequently did you visit Gurnell Leisure Centre when it was open?



**68%** with friends and family

Nearly seven in ten visited Gurnell with friends or family, indicating that it made a significant part of social life and community building

**50%** regular visitors

30% visited Gurnell Leisure Centre once a week and 20% visited 2-3 times a week – which means that half (50%) of survey respondents were regular users of the leisure centre

# Travel to Gurnell

How did you usually travel to Gurnell? (Pick the one most common mode)

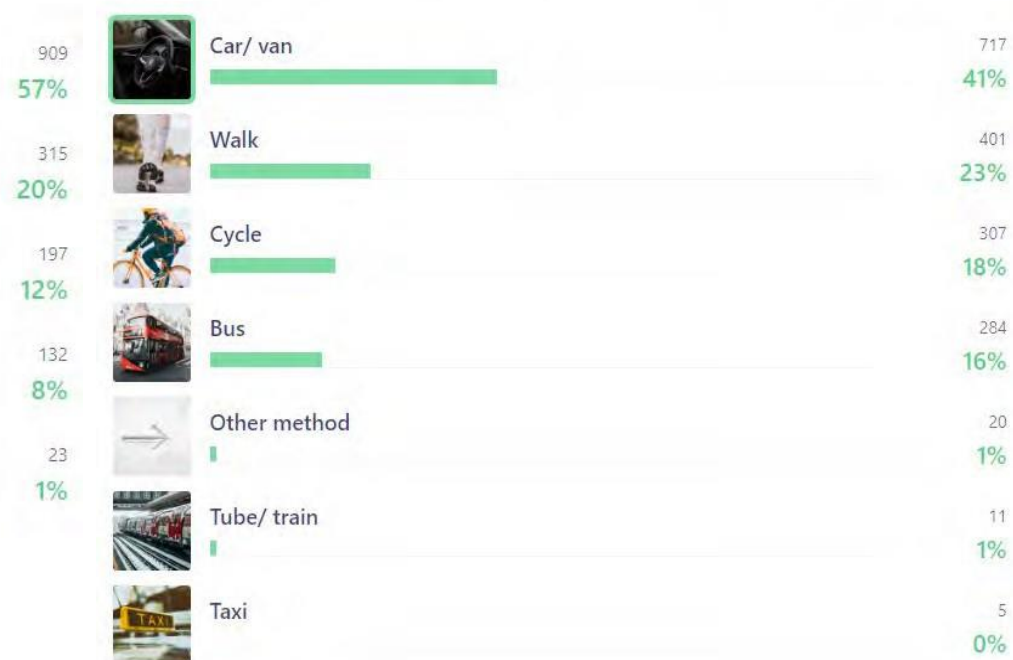


**28%**  
Walked or  
cycled

**57%**  
Used a car or  
van

57% of the 1,913 respondents travelled to Gurnell Leisure Centre by car, only three in ten (28%) walked or cycled

How would you prefer to travel to the new Gurnell facility in future?



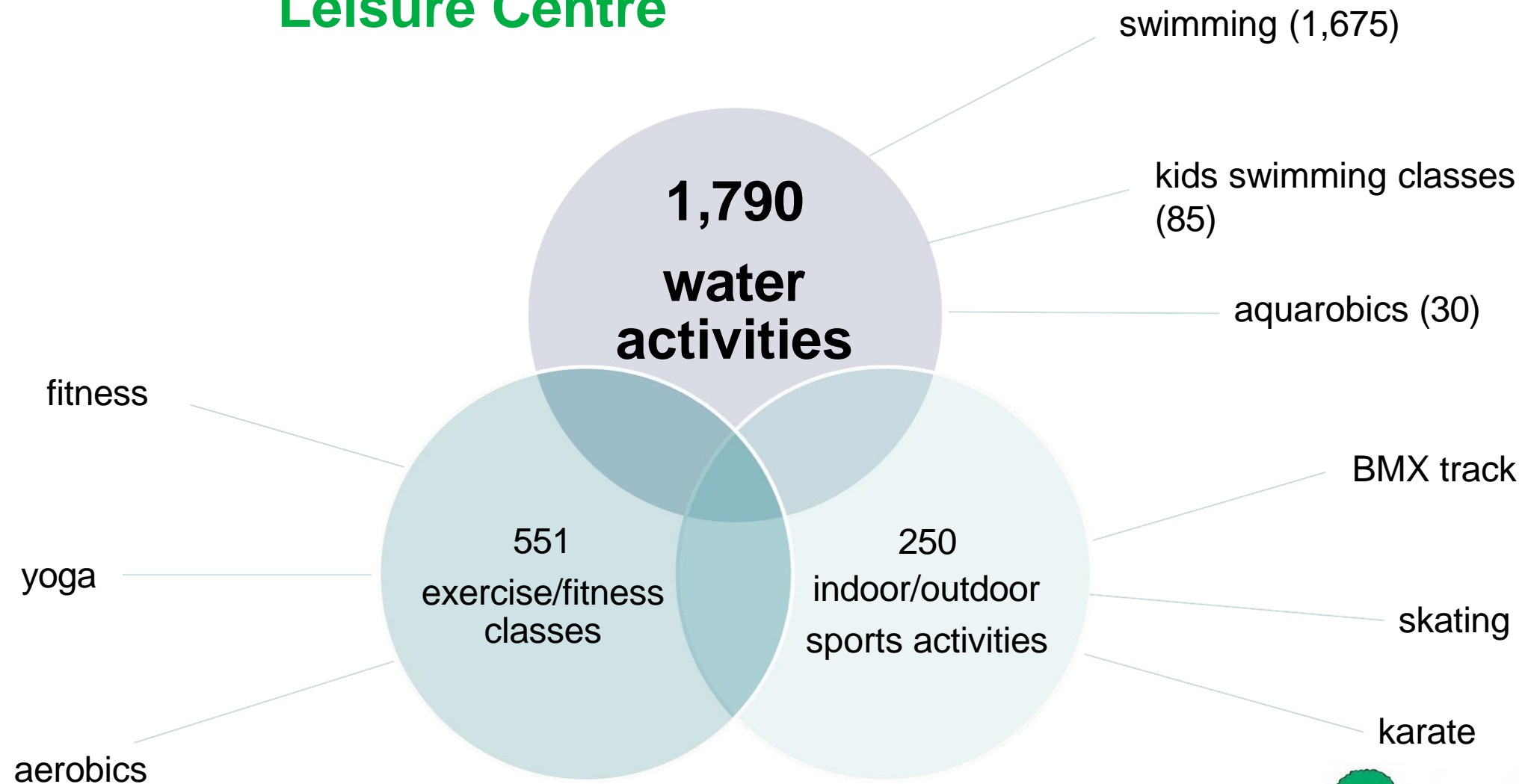
**41%** would  
prefer to walk or  
cycle in future

**41%** would  
prefer to use car  
or van in future

In future, more than two in five (41%) would prefer to walk or cycle to Gurnell, the same proportion as those who'd use a car or van

# Most popular activities at Gurnell Leisure Centre

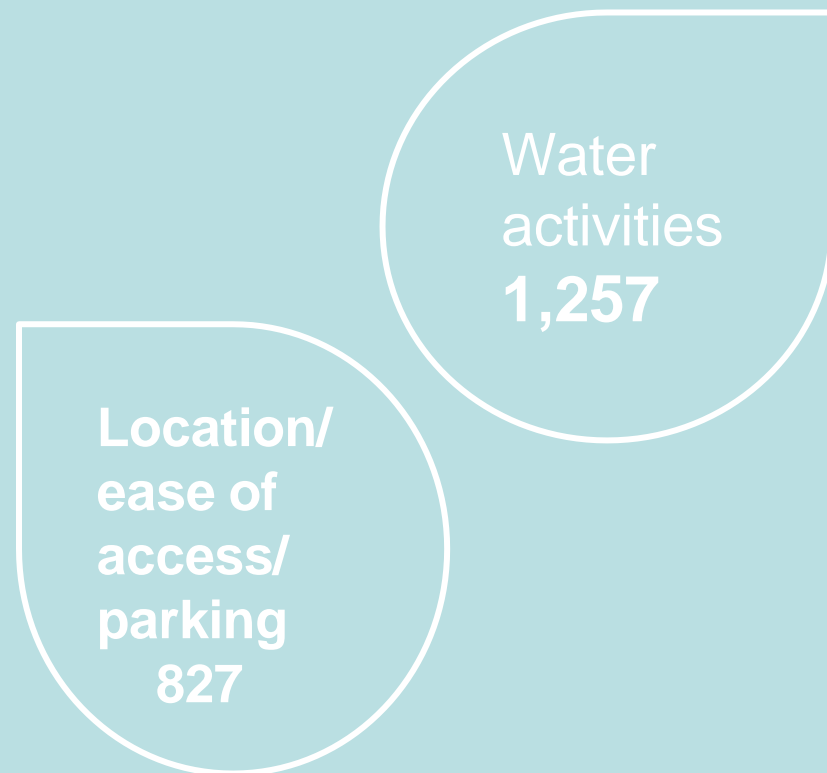
## Popular activities



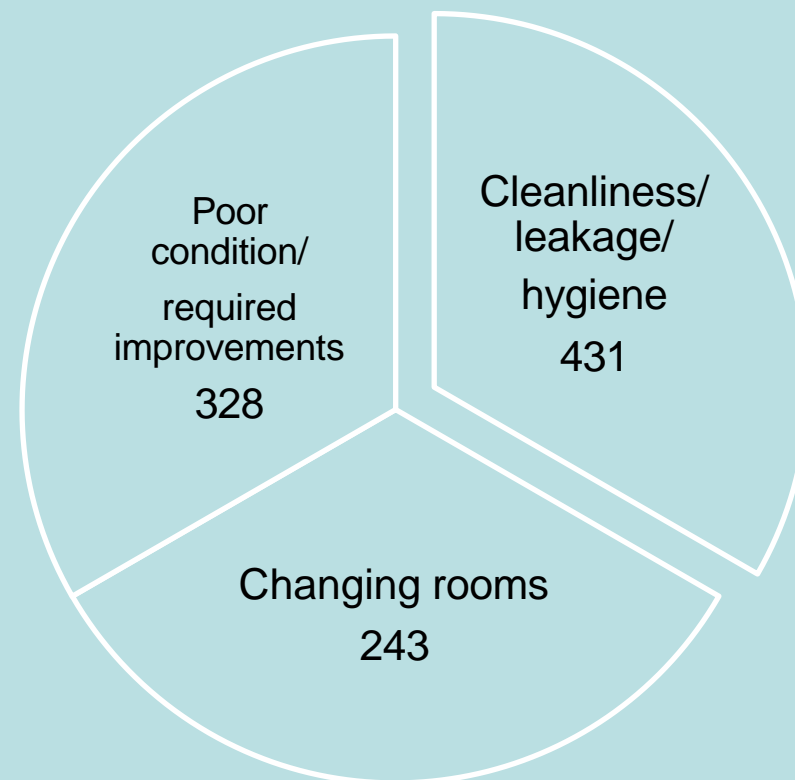
## Likes/ Dislikes about Gurnell

### Likes/ Dislikes

What did you like most about the Gurnell Leisure Centre?



And what, if anything, did you dislike about it?



\*Most responses were related to maintenance; there were a few complaints about staff, prices and parking fees (111 in total)

# What are the top 3 facilities you feel are definitely needed at Gurnell?

## Most desired facilities

### Water facilities

(1,947):

- ✓ Swimming pool
- ✓ Changing facilities
- ✓ Equipment

### Fitness

(1,163):

- ✓ Gym
- ✓ Exercise/dance/yoga/pilates (including classes and sessions)

### Indoor sports/activities

(618):

- ✓ Space for classes or sports (studio rooms, courts, etc)
- ✓ Steam/sauna/spa/jacuzzi
- ✓ Indoor sports facilities (tennis/badminton/squash/bowling/netball)
- ✓ Karate/judo/boxing/tai chi

### Outdoor space

(480):

- ✓ Walking and relaxation area
- ✓ Café/shop
- ✓ Children's activities/play area/playground
- ✓ Parking

### Outdoor sports/activities

(224):

- ✓ Outdoor sports (basketball, football, golf, etc)
- ✓ BMX track/skate park
- ✓ Running track

## What would you like for the wider landscape and open space around the centre?

### Wider landscape & outside space

Play area/  
picnic/park/  
playground  
(845)

Nature friendly  
(green space)  
(493)

Shops/café/  
restaurants  
(129)

Outdoor sports  
(825)

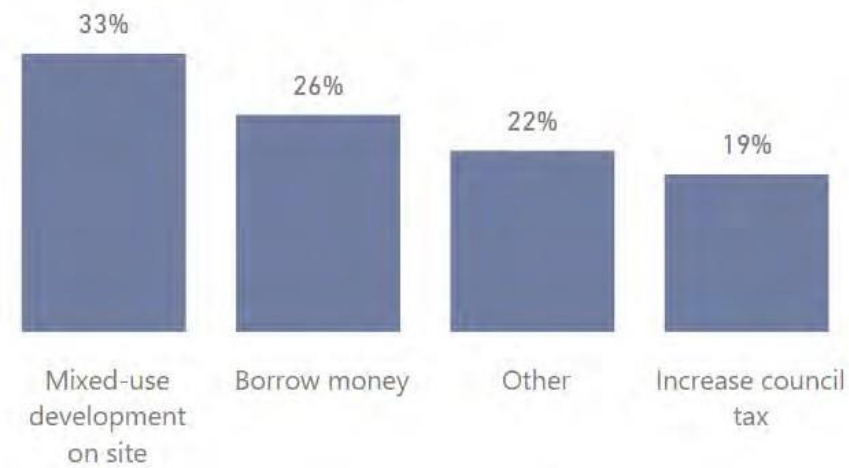
BMX track/skate  
park (458)

Basketball courts/  
tennis/football MUGA  
(159)

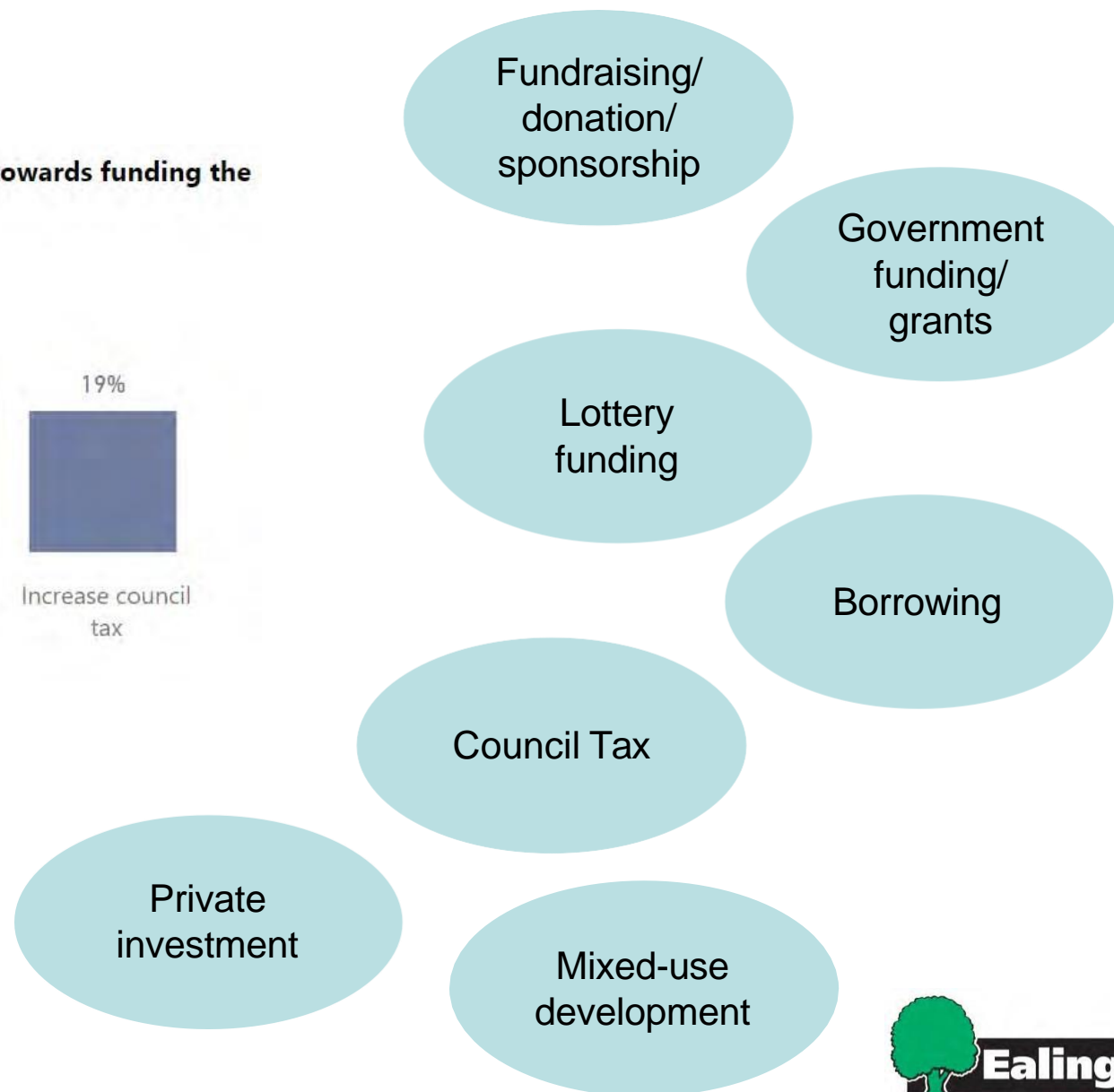
Activities (racing/running/  
children's activities, etc) (208)

## Funding options

Which of the following options would you prefer towards funding the new centre?

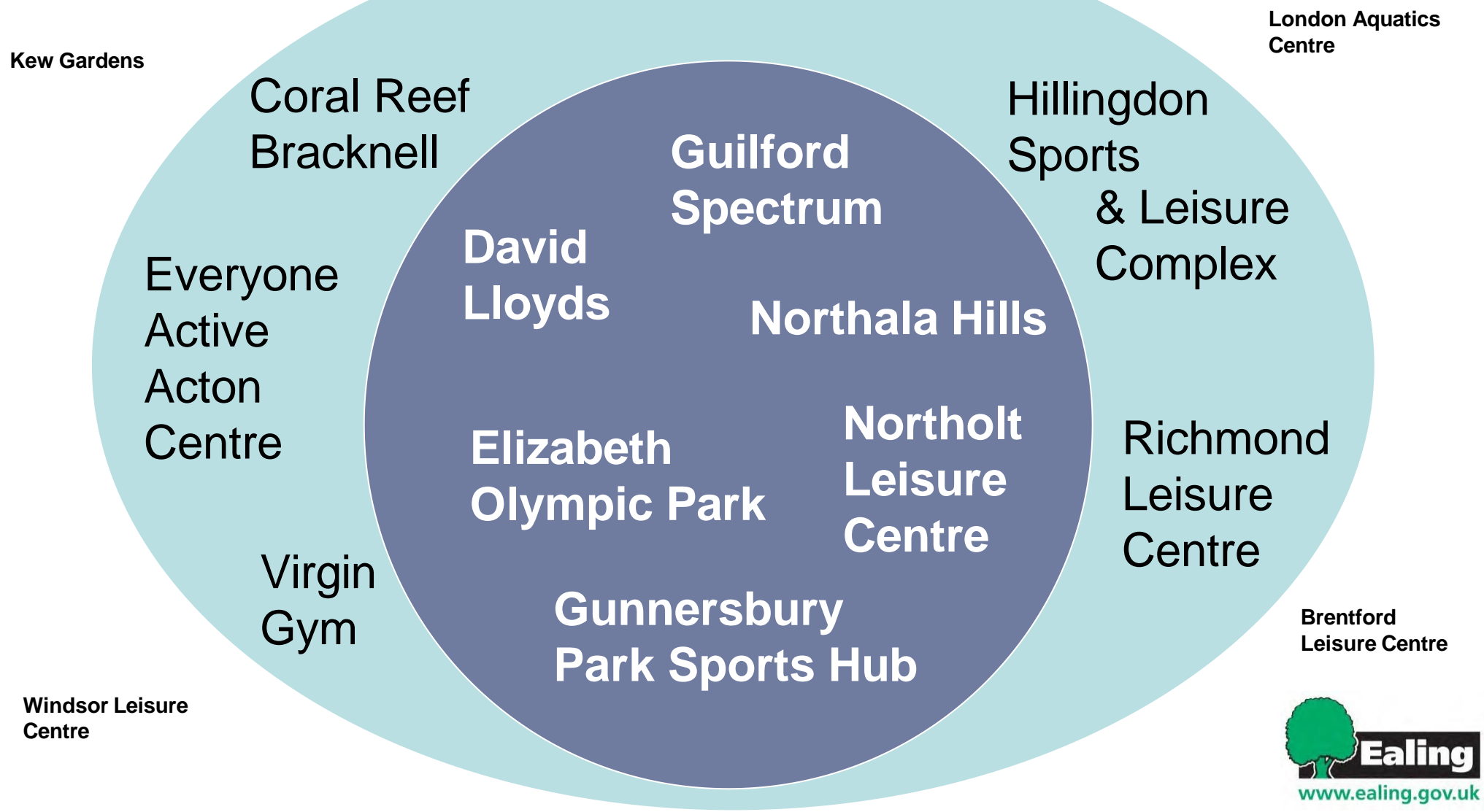


\*There is a split of opinion on how the new centre should be funded. Out of the options presented in a multiple choice question, most people opted for a mixed-use development on site.



# Name/describe a place you have visited that could inspire the Gurnell project

## Inspiring places





## Should there be any other community facilities/ activities located at Gurnell?

583

**Other leisure facilities**  
(cinema, board games, arts & crafts, library, café, EV stations)

274

**Community activities**  
(hall to hire, parties, events, etc)

532

**Indoor/ outdoor sports**  
(football, tennis, ice rink, BMX track, wall climbing, archery, etc)

156

**Water activities**  
(swimming pool, incl. for children, water sports, etc)

465

**Youth & children facilities**  
(sports clubs for children, childcare, soft play, etc)

112

**Playground/ outdoor space**  
(walking, picnic and other activities)

363

**Fitness**  
(exercise classes & gym)

# Is there anything else you'd like to add with regards to the Gurnell project?

It is important for health and wellbeing (23)

Do not build flats at the site/ on the greenspace (174)

Make it a hub for the community (85)

Avoid working with developers who are just keen to use it as a prime location (17)

**Need a swimming & leisure facility at Gurnell urgently (433)**

Ensure the building and facilities are accessible, incl. disabled access (51)

Refurbish the existing centre instead of replacing (73)

Provide adequate and affordable parking at the site (27)

There should be other facilities e.g., childcare, creche, EV charging, eSports, 3D printing, library, Wi-Fi, arts, shops/café, soft play (16)

If development is inevitable, keep it limited & well balanced (46)

Ensure proper administration, cleaning and maintenance of the new centre (24)

1,271 comments in total



Other comments/ suggestions

Further questions on the survey to: Rajiv Ahlawat [ahlawatr@ealing.gov.uk](mailto:ahlawatr@ealing.gov.uk) or Maria Gull [gullma@ealing.gov.uk](mailto:gullma@ealing.gov.uk)

**THANK YOU**

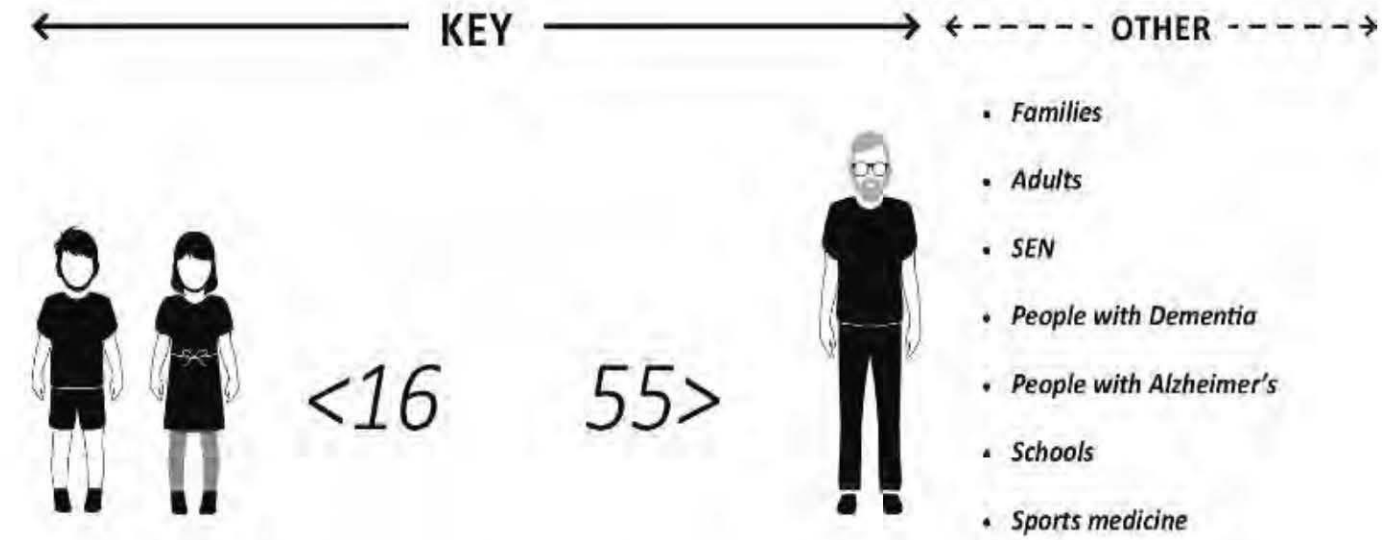
# **Update on Leisure Vision**

- Vision Workshop

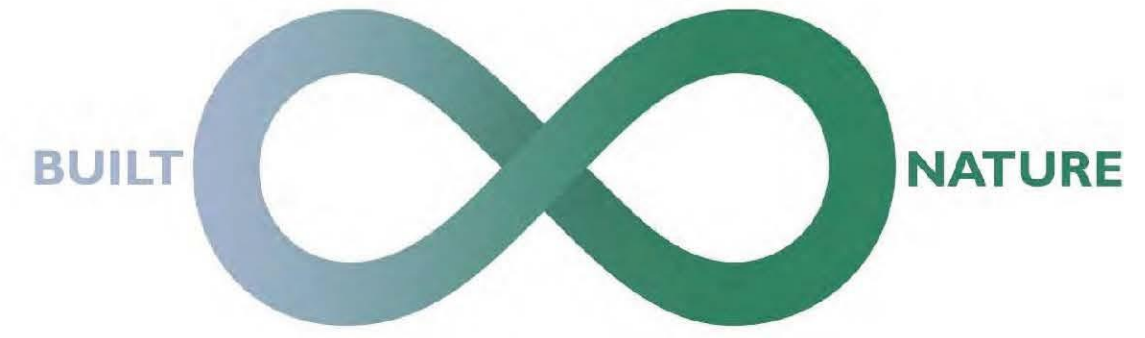
# Vision Workshop Outcomes

## Six Areas for Change

1. Universal Design within the community
2. Carbon Neutral / Passivhaus Principles to be adopted
3. Flexibility to meet demand (not just sport)
4. Social hub destination for meetings and flexible working
5. The landscape and green space is essential
6. New Technology should be embraced



"The project aims to be inclusive. It begins with targeting under 16s and over 55s as these groups are at most risk of health problems and are most marginalised from current facilities."



MORE ACTIVITY  
MORE NATURE

- Broader range of activities
- Progression of challenges from entry to performance
- Appeal to wider range of participants
- Active design that interacts with and strengthens the unique landscape



- Stakeholder Outcomes

# Key Precedents

## Outcomes from Building Visits and Stakeholder Meetings

1. Flexible Café Space with 'zones' including library space
2. Activity space to link with the café and create external entrance dynamic
3. Large gym with connections to roof space for private outdoor exercise
4. Studios with a difference, embracing new technology
5. A flexible sports hall for sport and non-sport events. Include Rhythmic Gymnastics
6. Swimming Pool design to target a range of age groups, abilities, race and need, including 'spa zone'
7. Reduction in energy and water use





# External Green Space

## *Defined Character Areas*

1. Green Arrival



2. Green Spine / Ecological Network

3. Green Gym



4. Wheeled Sports



5. The Stage

6. Fun Fit Bank

7. The Oval



8. South Facing Terrace

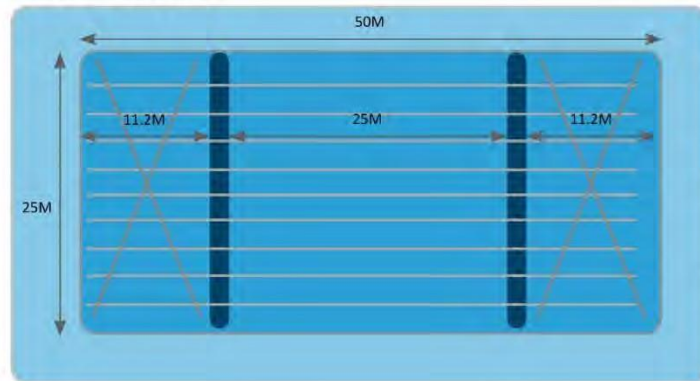
- Graphic Brief



# Vision Workshop

## Graphic Brief

### Wet Zones



50M Pool - 10 lane  
50 x 25m  
= 1250m<sup>2</sup>

Pool Surround  
= 730m<sup>2</sup>  
6m start, 4m sides, 4m end

2 x Boom + 2 x Moveable floors

Pool Seating 250 spaces + 6 Acc. = 250m<sup>2</sup>\*TBC



Timing Room = 20m<sup>2</sup>



Learner Pool - 20x8.5m with moveable floor (1.6m deep max) = 170m<sup>2</sup>



Leisure Pool = 330m<sup>2</sup>  
Pool Surround = 290m<sup>2</sup>

Includes slides, play equipment



Pool Storage = 180m<sup>2</sup>



Spa = 600m<sup>2</sup>



First Aid = 25m<sup>2</sup>



Wet Changing Village = 1140m<sup>2</sup>

**Wet Zones = 5095m<sup>2</sup>**

### Dry Sport Zones



Fitness Suite  
200 Station @ 5.5m<sup>2</sup> per = 1100m<sup>2</sup>  
Includes Toning suite and Consult room  
Note - Fitness Suite to have access to external terrace



Fitness Office = 20m<sup>2</sup>



Studio 1 = 175m<sup>2</sup>  
Store = 18m<sup>2</sup>  
HITT



Studio 2 = 175m<sup>2</sup>  
Store = 18m<sup>2</sup>  
Immersive



Studio 3 = 200m<sup>2</sup>  
Store = 20m<sup>2</sup>



Spin = 100m<sup>2</sup>  
Store = 30m<sup>2</sup>



Party Room 1 = 60m<sup>2</sup>



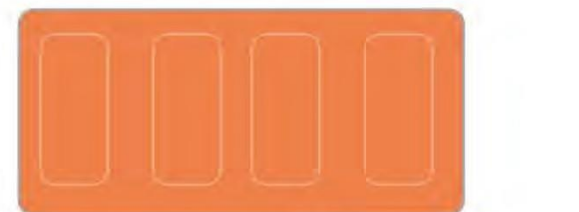
Party Room 2 = 70m<sup>2</sup>



Game Box = 20m<sup>2</sup>



Dry Change = 570m<sup>2</sup>



4 Court Sports Hall = 690m<sup>2</sup>



Hall Store = 90 m<sup>2</sup>  
Mat Store = 40m<sup>2</sup>

**Dry Sport Zones = 3395m<sup>2</sup>**

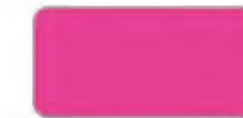
### Dry FOH Zones



Reception FOH  
Manager's Office - 15m<sup>2</sup> Reception - 20m<sup>2</sup>  
Duty Manager - 10m<sup>2</sup> Store - 15 m<sup>2</sup>  
Retail - 30m<sup>2</sup> Lobby - 55m<sup>2</sup>  
Members Zone - 20m<sup>2</sup>  
=165m<sup>2</sup>



Reception BOH Office & Staff room = 60m<sup>2</sup>



Cafe/Seating = 250m<sup>2</sup>



Kitchen/Servey = 80m<sup>2</sup>



Soft Play - 240m<sup>2</sup>



Clip and Climb = 200m<sup>2</sup>



Library = 100m<sup>2</sup>



Breakout = 70m<sup>2</sup>



Meeting 1 = 40m<sup>2</sup>



Meeting 2 & 3 = 2 x 25m<sup>2</sup>



WC = 95m<sup>2</sup>

Wet Zone  
Dry Sport Zones  
Dry FOH Zones  
**Total Net**  
Plant @ 15%  
Circ @ 10%  
Int Walls @ 5%  
**Total Gross**

**Dry FOH Zones = 1350m<sup>2</sup>**  
= 5095 m<sup>2</sup>  
= 3395 m<sup>2</sup>  
= 1350 m<sup>2</sup>  
**= 9840 m<sup>2</sup>**  
= 1475 m<sup>2</sup>  
= 985 m<sup>2</sup>  
= 495 m<sup>2</sup>  
**= 12795 m<sup>2</sup>**

# **Sustainability**

## Baseline: Pre-Closure

Leisure Centre Area : 6200 sqm

This is a hypothetical scenario as the existing centre cannot be reopened without further works. This is a baseline of the 'existing preclosure' condition.



### Fitness for Purpose

Does not meet current space or quality standards



### Accessibility

There is limited accessibility and doesn't provide facilities for all ages, needs, abilities



### Flexibility

Existing structure and space planning makes it difficult to adapt to modern needs



### Revenue Generation

Required a £400K subsidy from the council to keep operating prior to closure



### Operating Cost

High operating and energy costs requiring a subsidy from the council to keep operating



### Maintenance Cost

At the time of closure there were circa £200K essential maintenance costs to remain open



### Timescales

The centre is unable to open without further work. ie. remains closed indefinitely



### Capital Funding

Not viable to keep open. Not currently operational and cannot be reopened



### Operating Carbon

Very inefficient with an operational carbon footprint of approx. 1400TCO2/year



### Embodied Carbon

Much of the building fabric is in poor condition.



### Lifespan

The centre is at the end of its life without significant further works and upgrades

## Option 01 : Low Energy Retrofit

Leisure Centre Area : 6200 sqm

Extensive retrofit to bring the building up to modern environmental standards including stripping back the roof and upgrading the fabric, replacing all the M&E and insulating the concrete



### Fitness for Purpose

Even with significant upgrades & extensions it is unlikely to meet current space standards



### Accessibility

Will be difficult to achieve inclusive design with existing layout and structure



### Flexibility

Existing structure and space planning makes it difficult to adapt to modern needs



### Revenue Generation

Revenue opportunities would be improved with modernised facility



### Operating Cost

Operating costs would be reduced due to the wide improvements to the existing fabric



### Construction Cost

It is likely to cost circa £40+ million to achieve the level of upgrade and performance



### Timescales

The timescales for the works would be similar if not longer than a new build



### Capital Funding

Significant enabling development of housing would be still be required



### Operating Carbon

Operational carbon footprint could be significantly reduced by 50-60% from existing



### Embodied Carbon

Significant replacement of the existing roof, building services and interiors.



### Lifespan

Warranties refurbishments are difficult to define and will only provide 10 to 15 years

## Option 02 : New Leisure Centre

Leisure Centre Area : 10,000 sqm

New build exemplar centre in both sustainability and leisure facilities. Providing new purpose built spaces to suit local needs both now and in the future.



### Fitness for Purpose

Exemplar standards of leisure facility in both the types of spaces and the quality



### Accessibility

New leisure centre can be purpose built to provide accessibility for all users



### Flexibility

New structure and layouts can be designed to future proof the centre for changing needs



### Revenue Generation

Good opportunity for revenue with new modern centre and different facilities



### Operating Cost

Operating costs can be reduced significantly with high sustainability aspirations



### Construction Cost

It is likely to cost circa £50 million to achieve a new leisure centre of this scale & standard



### Timescales

The timescales for the works would be similar to a low energy retrofit



### Capital Funding

Enabling development of housing would be required for the scheme



### Operating Carbon

Operational carbon footprint could be significantly reduced by 75-90% from existing



### Embodied Carbon

Will have a significant impact. Commitment to high standard for sustainable construction




### Lifespan


Design life of circa 60 years and be flexible to the changing requirements of the borough.


## Baseline: Pre-Closure


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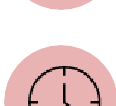
**Fitness for Purpose**  
Does not meet current space or quality standards
- 

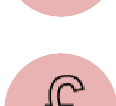
**Accessibility**  
There is limited accessibility and doesn't provide facilities for all ages, needs, abilities
- 


**Flexibility**  
Existing structure and space planning makes it difficult to adapt to modern needs
- 


**Revenue Generation**  
Required a £400K subsidy from the council to keep operating prior to closure
- 


**Operating Cost**  
High operating and energy costs requiring a subsidy from the council to keep operating
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**Maintenance Cost**  
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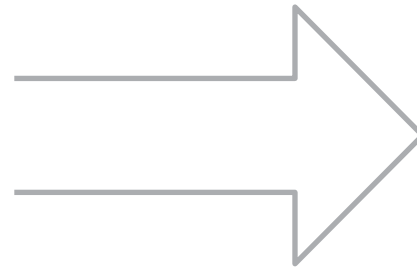
**Timescales**  
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**Embodied Carbon**  
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**Lifespan**  
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## Option 01 : Low Energy Retrofit


Leisure Centre Area : 6200 sqm


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**Fitness for Purpose**  
Even with significant upgrades & extensions it is unlikely to meet current space standards
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**Accessibility**  
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**Flexibility**  
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**Revenue Generation**  
Revenue opportunities would be improved with modernised facility
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**Operating Cost**  
Operating costs would be reduced due to the wide improvements to the existing fabric
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**Construction Cost**  
It is likely to cost circa £40+ million to achieve the level of upgrade and performance
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**Timescales**  
The timescales for the works would be similar if not longer than a new build
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**Capital Funding**  
Significant enabling development of housing would be still be required
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**Operating Carbon**  
Operational carbon footprint could be significantly reduced by 50-60% from existing
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**Embodied Carbon**  
Significant replacement of the existing roof, building services and interiors.
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**Lifespan**  
Warranties refurbishments are difficult to define and will only provide 10 to 15 years

## Option 02 : New Leisure Centre

Leisure Centre Area : 10,000 sqm

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**Fitness for Purpose**  
Exemplar standards of leisure facility in both the types of spaces and the quality
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**Accessibility**  
New leisure centre can be purpose built to provide accessibility for all users
- 

**Flexibility**  
New structure and layouts can be designed to future proof the centre for changing needs
- 

**Revenue Generation**  
Good opportunity for revenue with new modern centre and different facilities
- 

**Operating Cost**  
Operating costs can be reduced significantly with high sustainability aspirations
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**Construction Cost**  
It is likely to cost circa £50 million to achieve a new leisure centre of this scale & standard
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**Timescales**  
The timescales for the works would be similar to a low energy retrofit
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**Capital Funding**  
Enabling development of housing would be required for the scheme
- 

**Operating Carbon**  
Operational carbon footprint could be significantly reduced by 75-90% from existing
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**Embodied Carbon**  
Will have a significant impact. Commitment to high standard for sustainable construction
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**Lifespan**  
Design life of circa 60 years and be flexible to the changing requirements of the borough.


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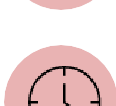
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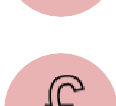
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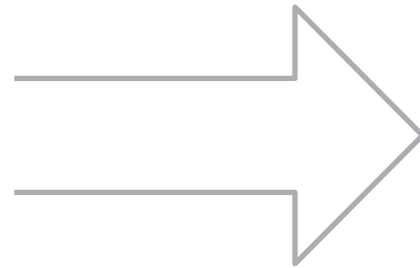
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- 

**Operating Carbon**  
Very inefficient with an operational carbon footprint of approx. 1400TCO2/year
- 

**Embodied Carbon**  
Much of the building fabric is in poor condition.
- 


**Lifespan**  
The centre is at the end of its life without significant further works and upgrades





## Option 01 : Low Energy Retrofit


Leisure Centre Area : 6200 sqm


Extensive retrofit to bring the building up to modern environmental standards including stripping back the roof and upgrading the fabric, replacing all the M&E and insulating the concrete


- 


**Fitness for Purpose**  
Even with significant upgrades & extensions it is unlikely to meet current space standards
- 


**Accessibility**  
Will be difficult to achieve inclusive design with existing layout and structure
- 


**Flexibility**  
Existing structure and space planning makes it difficult to adapt to modern needs
- 


**Revenue Generation**  
Revenue opportunities would be improved with modernised facility
- 


**Operating Cost**  
Operating costs would be reduced due to the wide improvements to the existing fabric
- 

**Construction Cost**  
It is likely to cost circa £40+ million to achieve the level of upgrade and performance
- 

**Timescales**  
The timescales for the works would be similar if not longer than a new build
- 

**Capital Funding**  
Significant enabling development of housing would be still be required
- 

**Operating Carbon**  
Operational carbon footprint could be significantly reduced by 50-60% from existing
- 


**Embodied Carbon**  
Significant replacement of the existing roof, building services and interiors.
- 


**Lifespan**  
Warranties refurbishments are difficult to define and will only provide 10 to 15 years


## Option 02 : New Leisure Centre


Leisure Centre Area : 10,000 sqm


New build exemplar centre in both sustainability and leisure facilities. Providing new purpose built spaces to suit local needs both now and in the future.


- 


**Fitness for Purpose**  
Exemplar standards of leisure facility in both the types of spaces and the quality
- 


**Accessibility**  
New leisure centre can be purpose built to provide accessibility for all users
- 


**Flexibility**  
New structure and layouts can be designed to future proof the centre for changing needs
- 


**Revenue Generation**  
Good opportunity for revenue with new modern centre and different facilities
- 


**Operating Cost**  
Operating costs can be reduced significantly with high sustainability aspirations
- 

**Construction Cost**  
It is likely to cost circa £50 million to achieve a new leisure centre of this scale & standard
- 

**Timescales**  
The timescales for the works would be similar to a low energy retrofit
- 

**Capital Funding**  
Enabling development of housing would be required for the scheme
- 

**Operating Carbon**  
Operational carbon footprint could be significantly reduced by 75-90% from existing
- 


**Embodied Carbon**  
Will have a significant impact. Commitment to high standard for sustainable construction
- 


**Lifespan**  
Design life of circa 60 years and be flexible to the changing requirements of the borough.


## Baseline: Pre-Closure


Leisure Centre Area : 6200 sqm


This is a hypothetical scenario as the existing centre cannot be reopened without further works. This is a baseline of the 'existing preclosure' condition.


- 

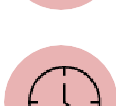
**Fitness for Purpose**  
Does not meet current space or quality standards
- 

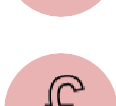
**Accessibility**  
There is limited accessibility and doesn't provide facilities for all ages, needs, abilities
- 


**Flexibility**  
Existing structure and space planning makes it difficult to adapt to modern needs
- 


**Revenue Generation**  
Required a £400K subsidy from the council to keep operating prior to closure
- 


**Operating Cost**  
High operating and energy costs requiring a subsidy from the council to keep operating
- 

**Maintenance Cost**  
At the time of closure there were circa £200K essential maintenance costs to remain open
- 

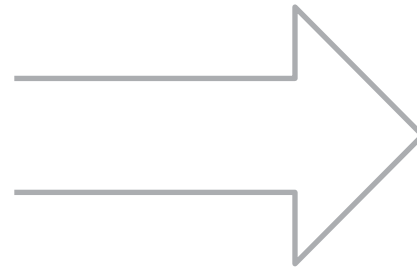
**Timescales**  
The centre is unable to open without further work. ie. remains closed indefinitely
- 

**Capital Funding**  
Not viable to keep open. Not currently operational and cannot be reopened
- 

**Operating Carbon**  
Very inefficient with an operational carbon footprint of approx. 1400TCO2/year
- 

**Embodied Carbon**  
Much of the building fabric is in poor condition.
- 


**Lifespan**  
The centre is at the end of its life without significant further works and upgrades





## Option 01 : Low Energy Retrofit


Leisure Centre Area : 6200 sqm


Extensive retrofit to bring the building up to modern environmental standards including stripping back the roof and upgrading the fabric, replacing all the M&E and insulating the concrete


- 


**Fitness for Purpose**  
Even with significant upgrades & extensions it is unlikely to meet current space standards
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**Accessibility**  
Will be difficult to achieve inclusive design with existing layout and structure
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**Flexibility**  
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**Revenue Generation**  
Revenue opportunities would be improved with modernised facility
- 


**Operating Cost**  
Operating costs would be reduced due to the wide improvements to the existing fabric
- 

**Construction Cost**  
It is likely to cost circa £40+ million to achieve the level of upgrade and performance
- 

**Timescales**  
The timescales for the works would be similar if not longer than a new build
- 

**Capital Funding**  
Significant enabling development of housing would be still be required
- 

**Operating Carbon**  
Operational carbon footprint could be significantly reduced by 50-60% from existing
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**Embodied Carbon**  
Significant replacement of the existing roof, building services and interiors.
- 


**Lifespan**  
Warranties refurbishments are difficult to define and will only provide 10 to 15 years


## Option 02 : New Leisure Centre


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New build exemplar centre in both sustainability and leisure facilities. Providing new purpose built spaces to suit local needs both now and in the future.


- 


**Fitness for Purpose**  
Exemplar standards of leisure facility in both the types of spaces and the quality
- 


**Accessibility**  
New leisure centre can be purpose built to provide accessibility for all users
- 


**Flexibility**  
New structure and layouts can be designed to future proof the centre for changing needs
- 


**Revenue Generation**  
Good opportunity for revenue with new modern centre and different facilities
- 


**Operating Cost**  
Operating costs can be reduced significantly with high sustainability aspirations
- 

**Construction Cost**  
It is likely to cost circa £50 million to achieve a new leisure centre of this scale & standard
- 

**Timescales**  
The timescales for the works would be similar to a low energy retrofit
- 

**Capital Funding**  
Enabling development of housing would be required for the scheme
- 

**Operating Carbon**  
Operational carbon footprint could be significantly reduced by 75-90% from existing
- 

**Embodied Carbon**  
Will have a significant impact. Commitment to high standard for sustainable construction
- 

**Lifespan**  
Design life of circa 60 years and be flexible to the changing requirements of the borough.



# Planning

# Metropolitan Open Land Policy

## Metropolitan Open Land & Public Open Space

NPPF - 137, 147, 148,149  
London Plan Policy G3, G4  
All London Green Grid Strategy SPG

The entire application site falls within designated MOL. The undeveloped areas of the site which comprises open space is also designated as public open space.

MOL has the same planning status as the Green Belt in London and the London Plan seeks to protect MOL in line with the NPPF.

The construction of new buildings within MOL is considered inappropriate development requiring very special circumstances apart from a limited number of specific forms of development set out within the NPPF exceptions which comprise appropriate development in MOL.

The exceptions relevant to this feasibility study include:

**(b) the provision of appropriate facilities for outdoor sport and outdoor recreation, providing these facilities are connected to the existing use of land and preserve the openness, whilst also not conflicting with the purposes of including land within the Green Belt/MOL;**

**(d) the replacement of a building, providing the new building is the same use and not materially larger than the one it replaces; and**

**(f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and**

**(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:**

**-not have a greater impact on the openness of the Green Belt than the existing development; or**

**-not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.**

## Opportunity to think wider



**(b) the provision of appropriate facilities for outdoor sport and outdoor recreation, providing these facilities are connected to the existing use of land and preserve the openess, whilst also not conflicting with the purposes of including land within the Green Belt/MOL;**

**(d) the replacement of a building, providing the new building is the same use and not materially larger than the one it replaces; and**

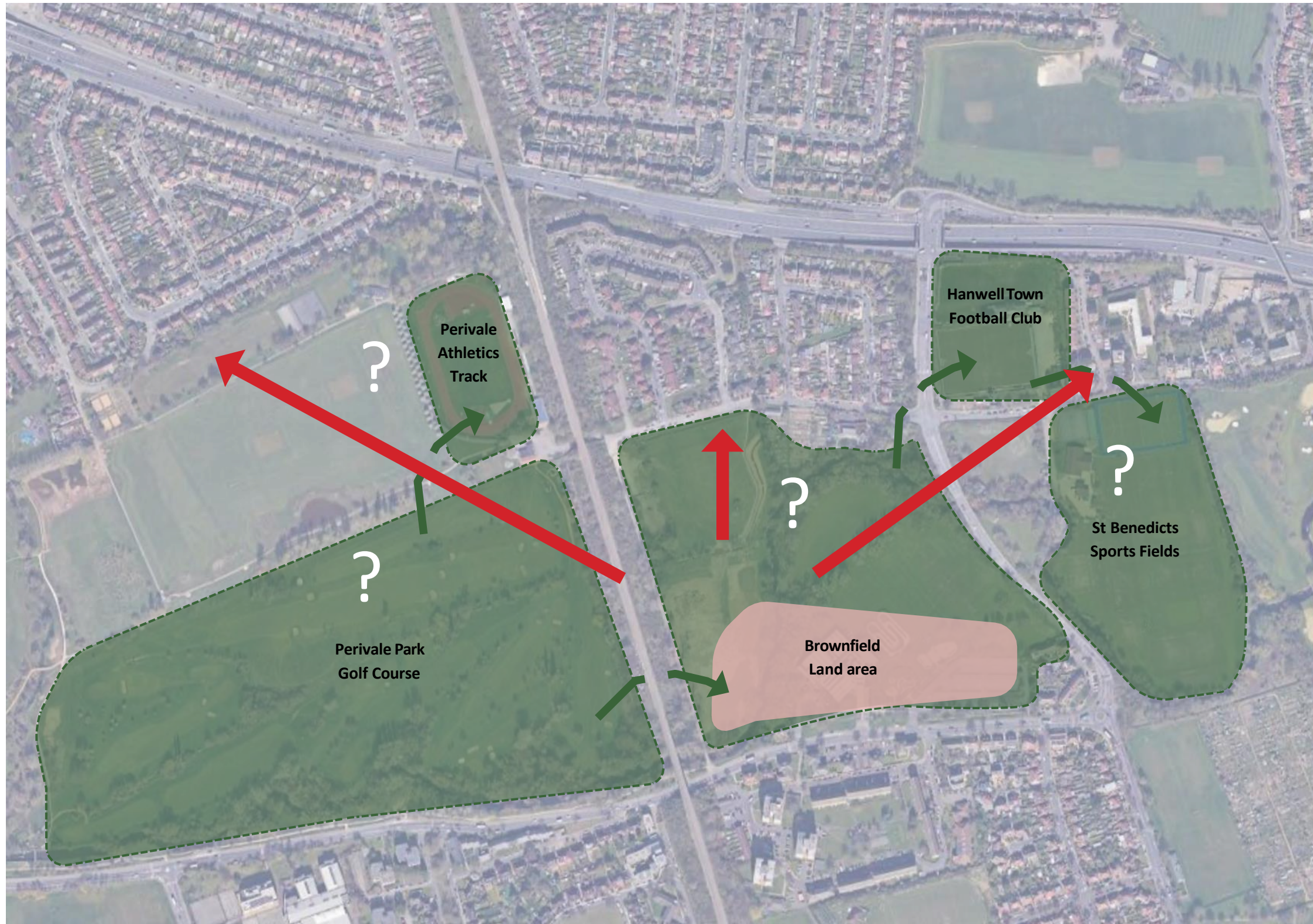
# Opportunity to think wider



# Opportunity to think wider



# Opportunity to link to wider leisure and recreation



# Opportunity to encourage more sustainable travel



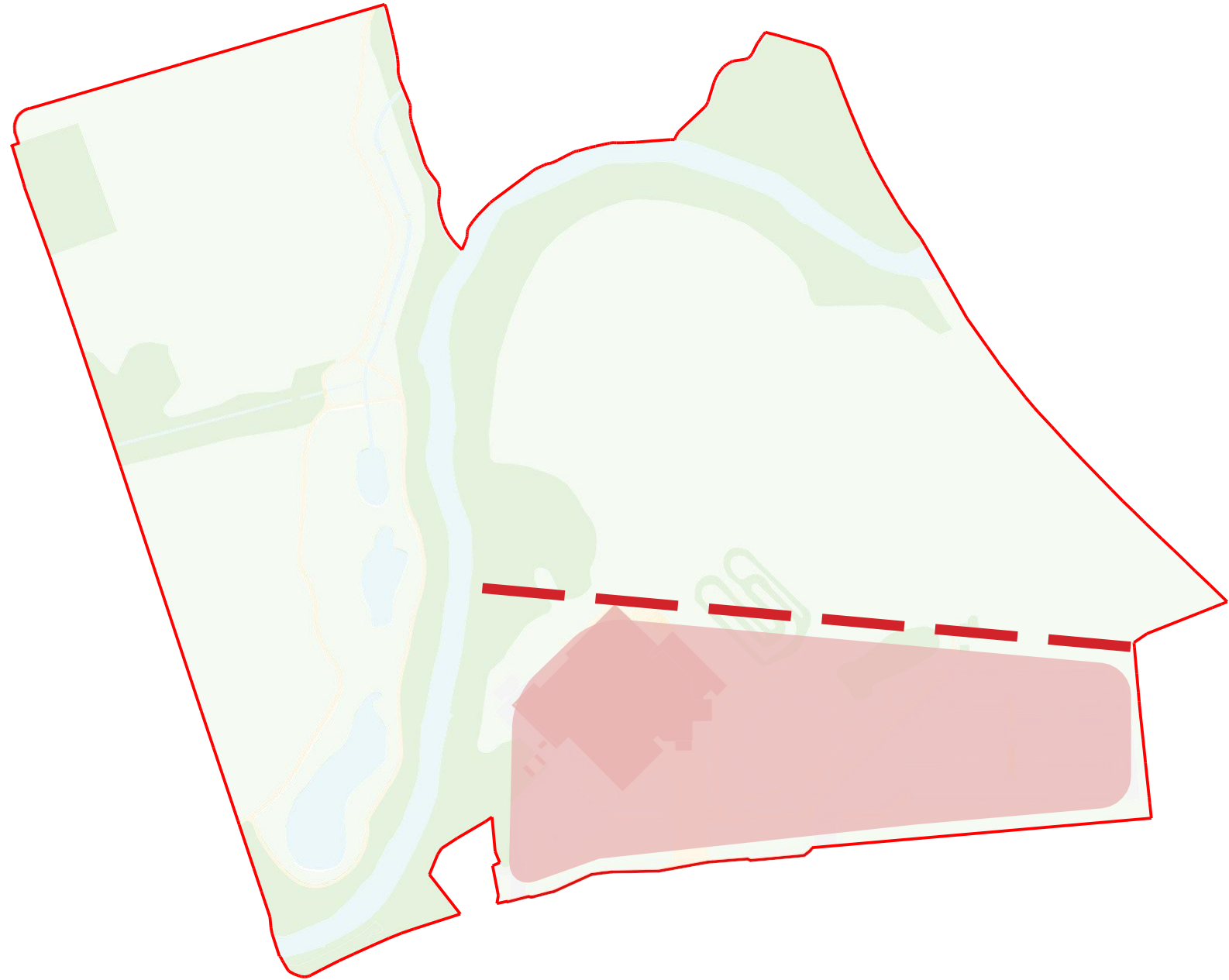
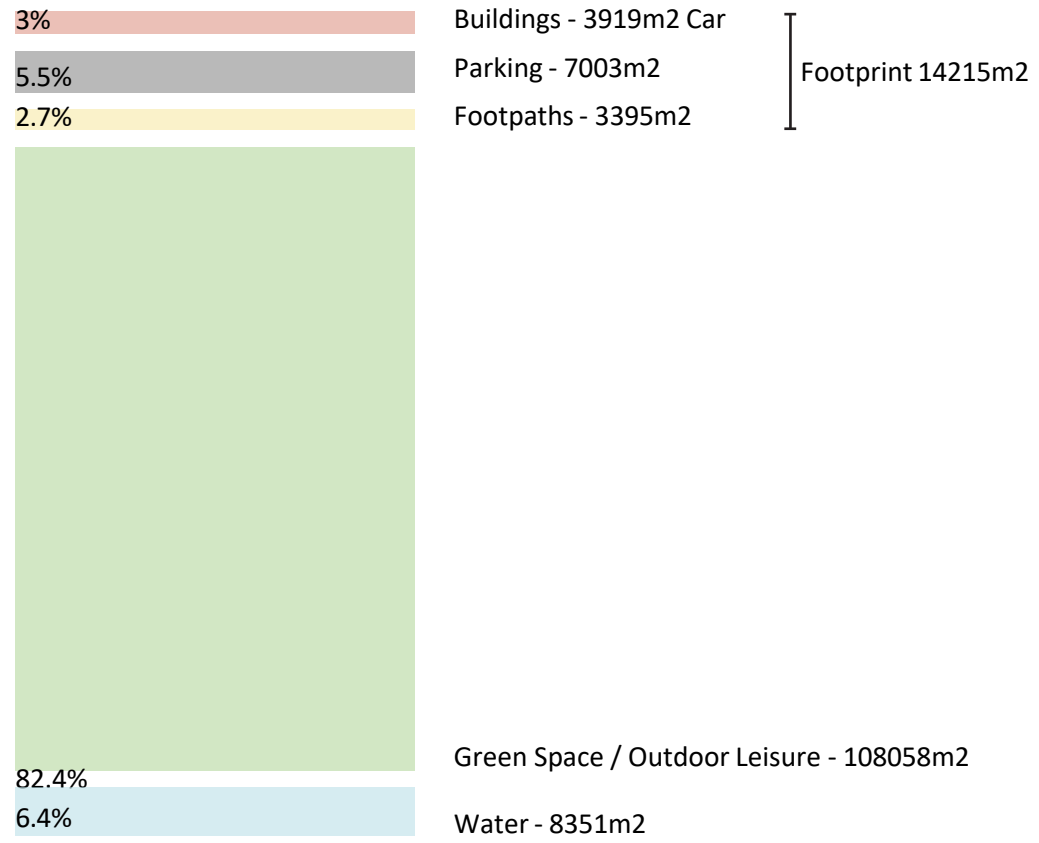
# Previous Application





# Brownfield Land

Red Line Area = 131208m<sup>2</sup> / 13.1ha



# Previous Application



~ 7500m<sup>2</sup> footprint  
~13000m<sup>2</sup> Gross  
Leisure

600 Homes



335 car  
parking  
spaces



# Testing Initial Options

Option 1 : Revisit Previous Application

New  
Leisure Centre

600 Homes  
~ 1.64ha site  
~ 366dw/ha  
~ 11 storey av.  
building height

Podium Parking



# Testing Initial Options

## Option 2: Revisit the Housing Strategy

New  
Leisure Centre

600 Homes  
~ 3ha site  
~ 200dw/ha  
~ 6.5 storey av.  
building height

Podium & Street  
Parking



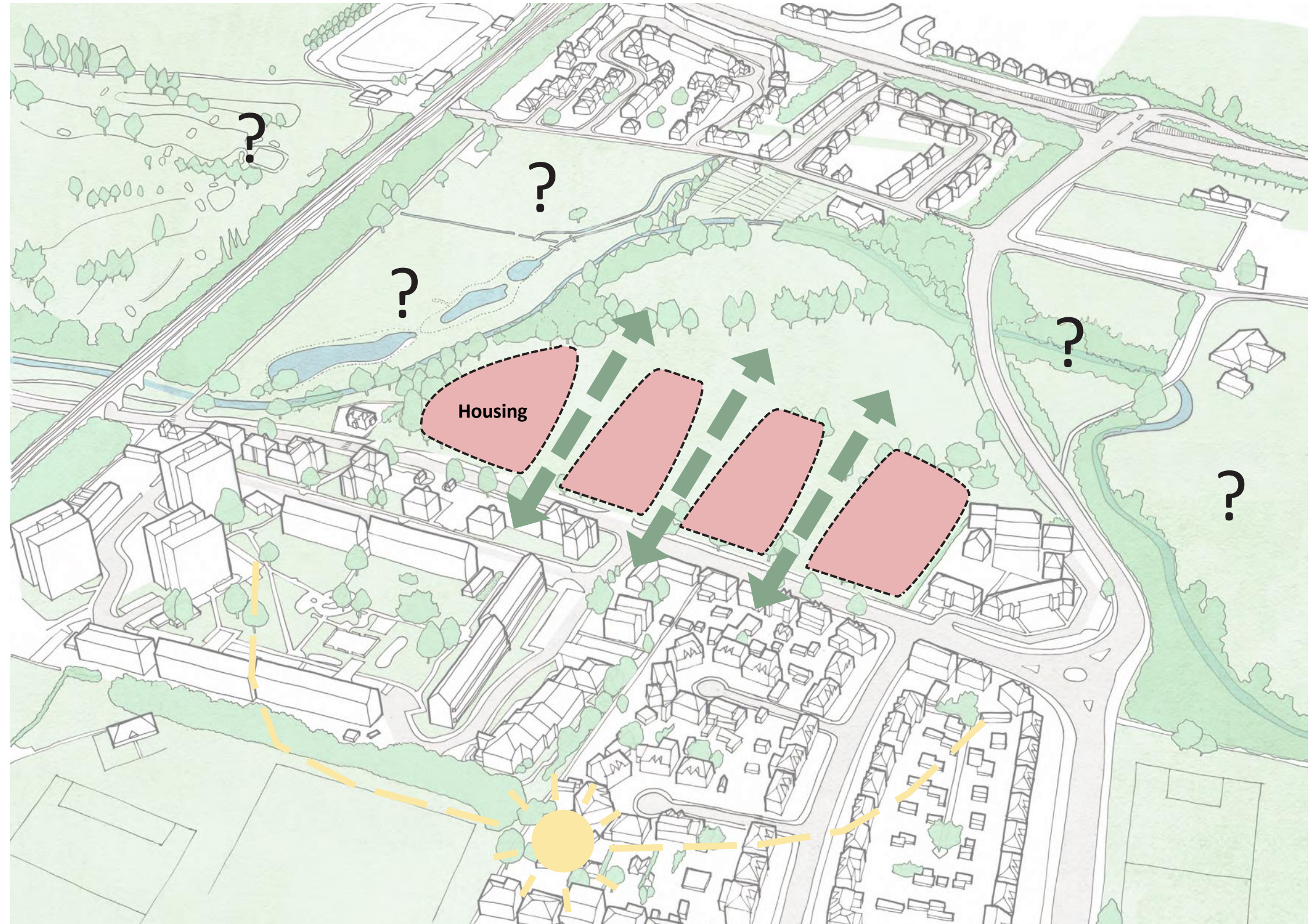
# Testing Initial Options

Option 3 : Revisit and Test Leisure Location

New  
Leisure Centre

600 Homes  
~ 3ha site  
~ 200dw/ha  
~ 6.5 storey av.  
building height

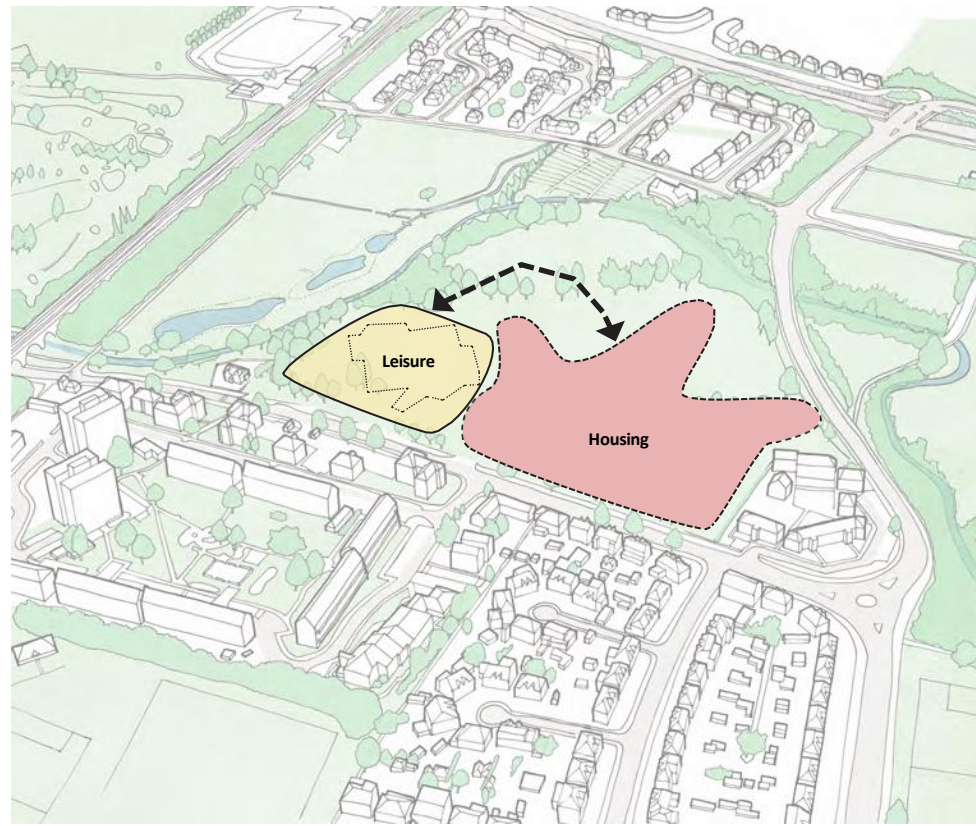
Parking tbc.



# A Range of Options



**Option 1 : Previous Planning Revisit**



**Option 2 : Revisit the Housing Strategy**



**Option 3 : Revisit and Test Leisure Location**

# **Membership of the Sounding Board**

# **General Questions**



# **Date and Times of Next Meetings**

# **Closing Remarks**

## Baseline: Pre-Closure

Leisure Centre Area : 6200 sqm

This is a hypothetical scenario as the existing centre cannot be reopened without further works. This is a baseline of the 'existing preclosure' condition.



### Fitness for Purpose

Does not meet current space or quality standards



### Accessibility

There is limited accessibility and doesn't provide facilities for all ages, needs, abilities



### Flexibility

Existing structure and space planning makes it difficult to adapt to modern needs



### Revenue Generation

Required a £400K subsidy from the council to keep operating prior to closure



### Operating Cost

High operating and energy costs requiring a subsidy from the council to keep operating



### Maintenance Cost

At the time of closure there were circa £200K essential maintenance costs to remain open



### Timescales

The centre is unable to open without further work. ie. remains closed indefinitely



### Capital Funding

Not viable to keep open. Not currently operational and cannot be reopened



### Operating Carbon

Very inefficient with an operational carbon footprint of approx. 1400TCO2/year



### Embodied Carbon

Much of the building fabric is in poor condition.



### Lifespan

The centre is at the end of its life without significant further works and upgrades

## Reopen Existing

Leisure Centre Area : 6200 sqm

Before re-opening detailed intrusive surveys would be needed along with costing and design to bring key areas back into use – predominantly fabric, roof, M&E plant, pool tank



### Fitness for Purpose

Even with upgrades it would still not meet current space or quality standards



### Accessibility

The limited accessibility provision for all ages would not be addressed in reopening



### Flexibility

Existing structure and space planning makes it difficult to adapt to modern needs



### Revenue Generation

Unlikely to create a revenue and would likely to still require a council subsidy



### Operating Cost

High operating and energy costs requiring a subsidy from the council to keep operating



### Maintenance Cost

To fully establish the costs a full series of intrusive surveys need to be undertaken



### Operating Carbon

There would be limited scope to improve operating efficiency



### Embodied Carbon

Existing materials would be re-used, but much of the building is in poor condition.



### Timescales

The surveys would take 6 months plus 12-24 months before the centre could reopen



### Lifespan

Warranties refurbishments are difficult to define and will only provide 10 to 15 years



### Capital Funding

The council would be required to fund this work to the existing centre

## Option 01 : Low Energy Retrofit

Leisure Centre Area : 6200 sqm

Extensive retrofit to bring the building up to modern environmental standards including stripping back the roof and upgrading the fabric, replacing all the M&E and insulating the concrete



### Fitness for Purpose

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Will be difficult to achieve inclusive design with existing layout and structure



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### Revenue Generation

Revenue opportunities would be improved with modernised facility



### Operating Cost

Operating costs would be reduced due to the wide improvements to the existing fabric



### Construction Cost

It is likely to cost circa £40+ million to achieve the level of upgrade and performance



### Timescales

The timescales for the works would be similar if not longer than a new build



### Capital Funding

Significant enabling development of housing would be still be required



### Operating Carbon

Operational carbon footprint could be significantly reduced by 50-60% from existing



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Significant replacement of the existing roof, building services and interiors.



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### Accessibility

New leisure centre can be purpose built to provide accessibility for all users



### Flexibility

New structure and layouts can be designed to future proof the centre for changing needs



### Revenue Generation

Good opportunity for revenue with new modern centre and different facilities



### Operating Cost

Operating costs can be reduced significantly with high sustainability aspirations



### Construction Cost

It is likely to cost circa £50 million to achieve a new leisure centre of this scale & standard



### Timescales

The timescales for the works would be similar to a low energy retrofit



### Capital Funding

Enabling development of housing would be required for the scheme



### Operating Carbon

Operational carbon footprint could be significantly reduced by 75-90% from existing



### Embodied Carbon

Will have a significant impact. Commitment to high standard for sustainable construction



### Lifespan

Design life of circa 60 years and be flexible to the changing requirements of the borough.