

Gurnell Leisure Centre

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

Agenda

Gurnell Leisure Centre Project
Sounding Board
Meeting no.3 – Thursday 21st July 2022 at 6 pm
Victoria Hall, Ealing Town Hall

-
- | | |
|--|---------------------------------------|
| 1. Welcome, Introductions and Apologies | Chair - Sherard
Cowper- Cole (SCC) |
| 2. Notes of Previous Meeting (held on Thursday 16 th June 2022) | All |
| 3. Recap on conclusions from Sounding Board no.2 | GT3/ Mikhail Riches |
| 4. Finance and viability update | GT3/ Mikhail Riches |
| 5. Sustainability including Sustainable Transport Assessment | GT3/ Mikhail Riches |
| 6. Completion of Feasibility Study and next steps including future Sounding Board engagement | GT3/ Mikhail Riches /
LBE Officers |
| 7. General Questions (not covered under earlier items) | All |
| 8. Interest in facilitated visit to other Leisure Centres | All |
| 9. Membership of the Sounding Board and agreement to Terms of Reference | All |
| 10. Closing remarks | Chair - Sherard
Cowper- Cole (SCC) |
| 11. Meeting to close | All |

Notes of Previous Meeting

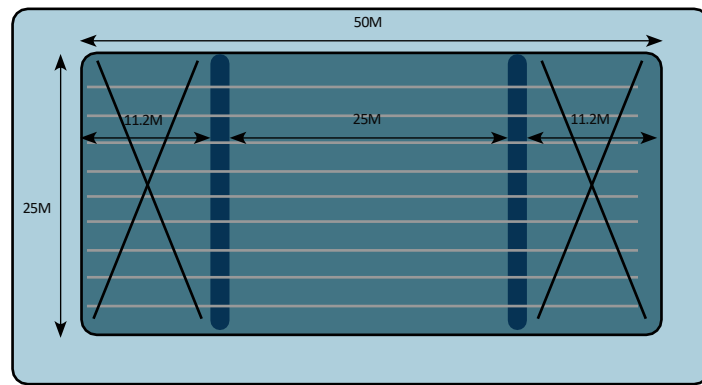
Thursday 16th June

Where were we last time?

Outcomes from Sounding Board 02

Proposed Leisure Facility

Wet Zones



50M Pool - 10 lane 50 x 25m
= 1250m²
Pool Surround = 730m²
6m start, 4m sides, 4m end
2 x Boom + 2 x Moveable floors
Pool Seating 250 spaces + 6 Acc.
= 250m²

Timing Room = 20m²

Learner Pool - 20x8.5m with moveable floor (1.6m deep max)
= 170m²

Pool Surround = 110m²

Leisure Pool = 330m² Pool Surround = 290m²

Includes slides, play equipment

Pool Storage = 180m²

Spa = 600m²

First Aid = 25m²

Wet Changing Village = 1140m²

Wet Zones = 5095m²

Dry Sport Zones



Fitness Suite
200 Station @ 5.5m² per
= 1100m²
Includes Toning suite and Consult room
Note - Fitness Suite to have access to external terrace

Fitness Office = 20m²

Studio 1 = 175m²
Store = 18m²
HITT

Studio 2 = 175m²
Store = 18m²
Immersive

Studio 3 = 200m²
Store = 20m²

Spin = 100m²
Store = 30m²

Party Room 1 = 60m²

Party Room 2 = 70m²

Game Box = 20m²

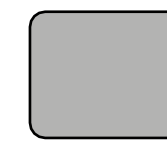
Dry Change = 570m²

4 Court Sports Hall = 690m²
To be used for Rhythmic Gymnastics

Hall Store = 90m²
Mat Store = 40m²

Dry Sport Zones = 3395m²

Dry FOH Zones



Reception FOH
Manager's Office - 15m² Reception - 20m² Duty
Manager - 10m² Store - 15m²
Retail - 30m² Members Lobby - 55m²
Zone - 20m²
= 165m²



Reception BOH Office & Staff room
= 60m²



Cafe/Seating
= 250m²



Kitchen/Servery
= 80m²



Soft Play - 240m²



Clip and Climb = 200m²



Library = 100m²



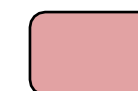
Breakout = 70m²



Meeting 1 = 40m²



Meeting 2 & 3 = 2 x 25m²



WC = 95m²

Dry FOH Zones = 1350m²

Wet Zone = 5095 m²
Dry Sport Zones = 3395 m²
Dry FOH Zones = 1350 m²
Total Net = 9840 m²
Plant @ 15% = 1475 m²
Circ @ 10% = 985 m²
Int Walls @ 5% = 495 m²


Total Gross = 12795 m²


Car parking = 200-300 Spaces. Final Number TBC


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.


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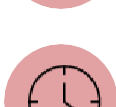
Fitness for Purpose
Does not meet current space or quality standards
- 

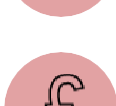
Accessibility
There is limited accessibility and doesn't provide facilities for all ages, needs, abilities
- 

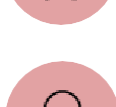
Flexibility
Existing structure and space planning makes it difficult to adapt to modern needs
- 


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 prior to closure
- 

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

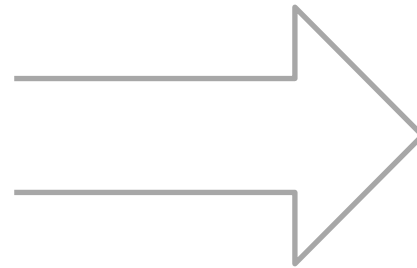
Timescales
The centre is unable to open without further work. ie. remains closed indefinitely
- 

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 against 40 to 60 years for a new build

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.

Revisit 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.

An Opportunity to think wider



A Range of Options



Option 1 : Previous Planning Revisit



Option 2 : Revisit the Housing Strategy



Option 3 : Revisit and Test Leisure Location

Where are we now?

Site and Context

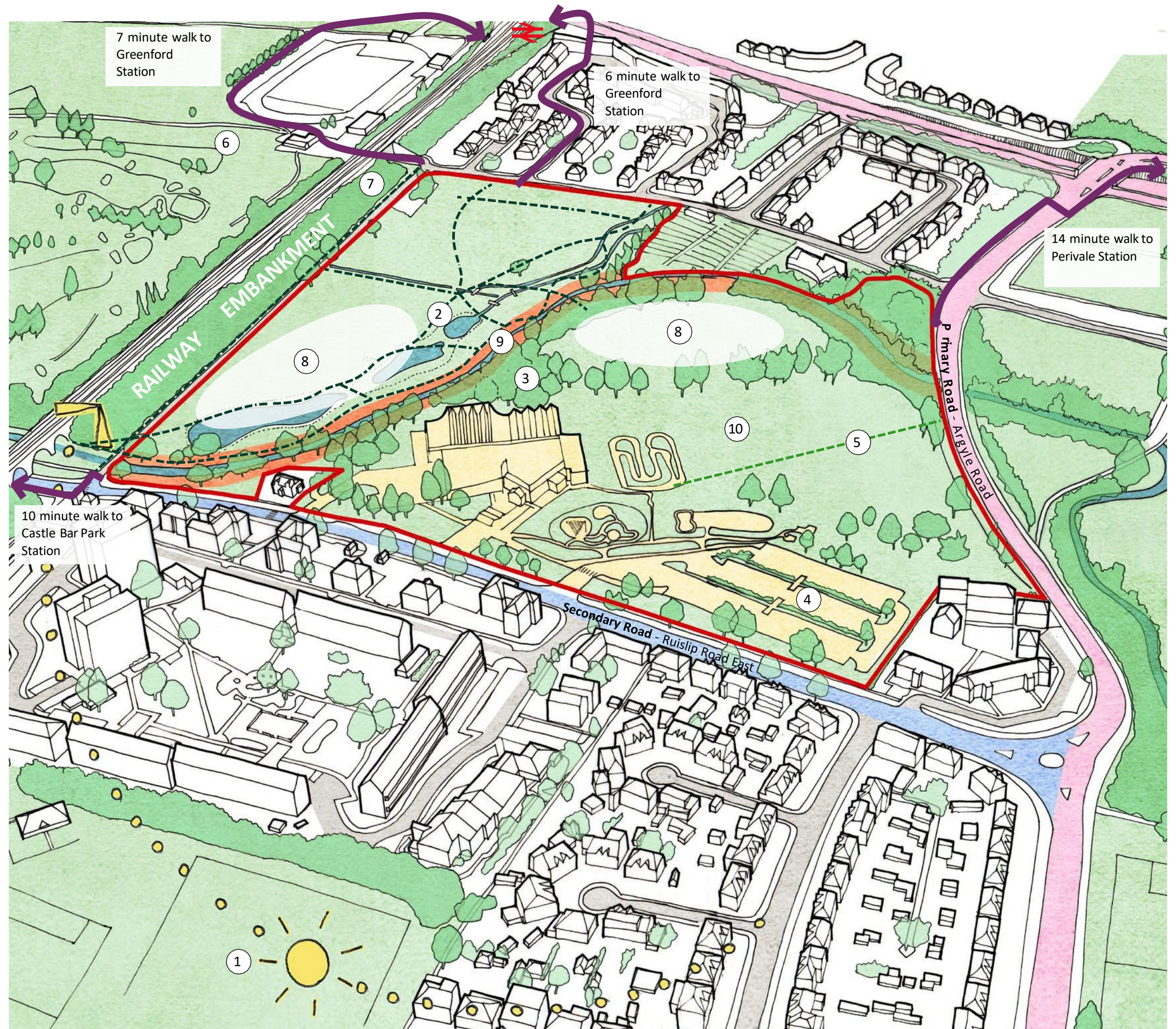
Opportunities + Constraints

Opportunities:

- 1 The solar orientation means that the new development is unlikely to overshadow neighbouring buildings.
- 2 Proposed footpaths and footbridge form part of the Greenford to Gurnell Greenway, increasing connectivity to parkland and public transport links.
- 3 Large and mature existing trees add to the attractive and seasonally engaging landscape.
- 4 Opportunity to redevelop brownfield land.
- 5 A desire path across the playing fields locates footfall across the site. Opportunity to further increase site connectivity.
- 6 Adjacent leisure uses present opportunity to connect to a wider leisure landscape.

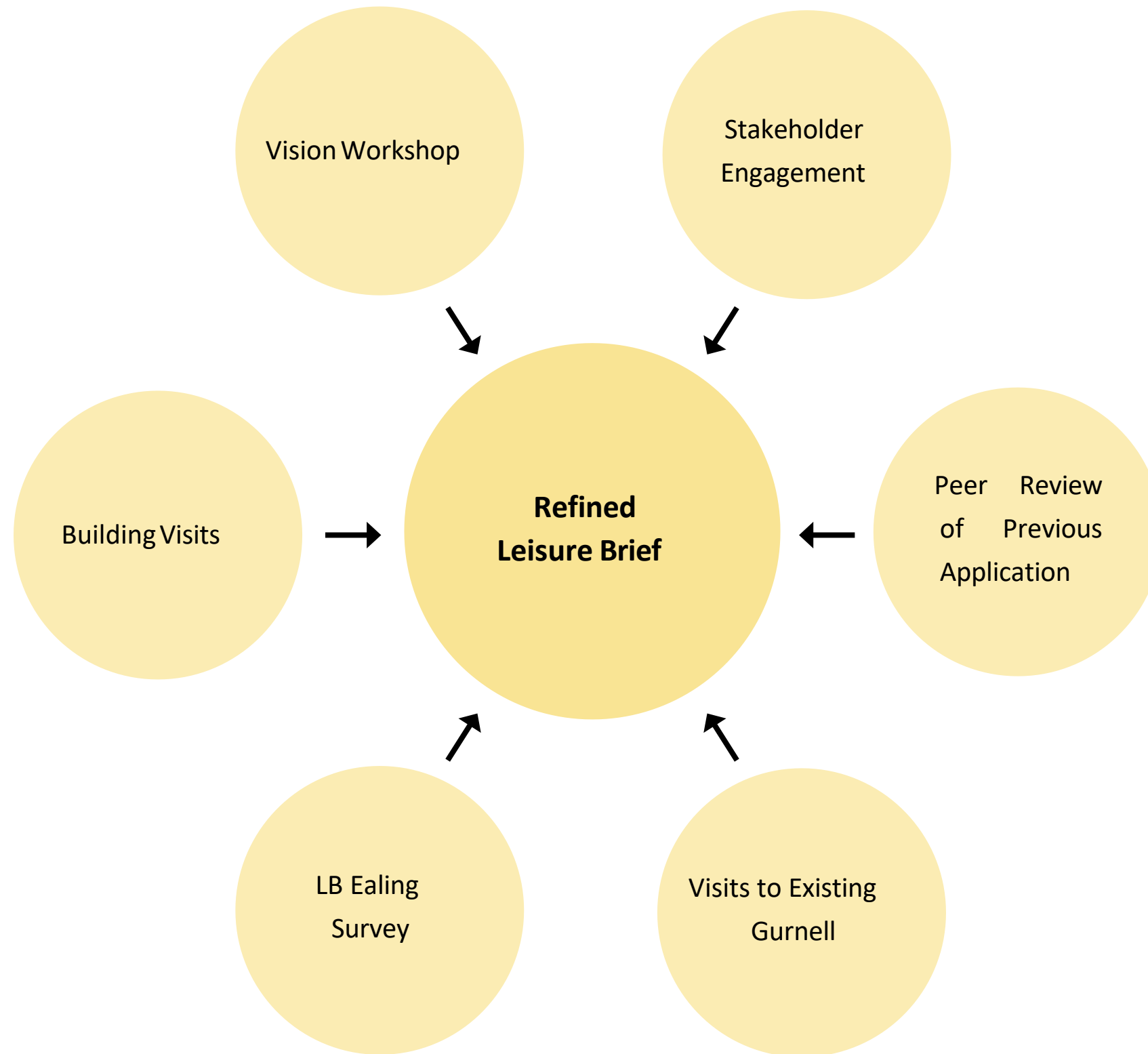
Constraints:

- 7 Steep railway embankment separates the site from the neighbouring Metropolitan Land. Acoustics and vibrations will need careful consideration.
- Low lying land prone to flooding.
 - 10m wide ecological buffer to each side of the River Brent has been advised by the Environment Agency. Construction to remain clear of this zone.
 - The entire site is within Metropolitan Open Land.



Refining the Leisure Brief

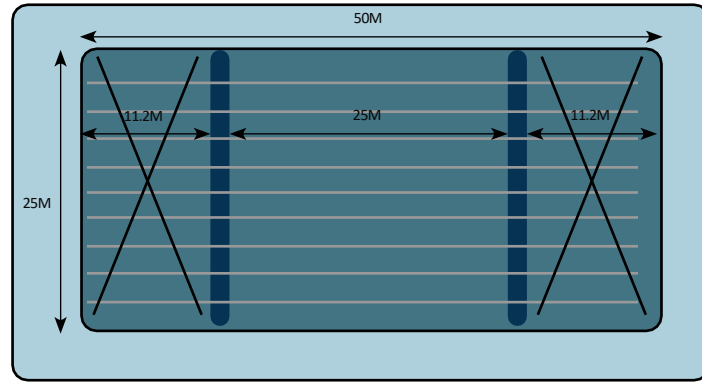
Where has the brief come from?



Refining the Leisure Brief

Mix of Facilities

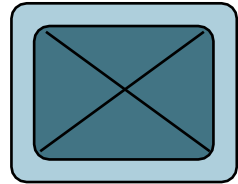
Wet Zones



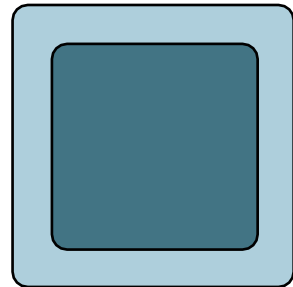
50M Pool - 10 lane 50 x 25m = 1250m²
 Pool Surround = 730m²
 6m start, 4m sides, 4m end
 2 x Boom + 2 x Moveable floors
 Pool Seating 250 spaces + 6 Acc. = 250m² 200m²



Timing Room = 20m²



Learner Pool - 20x8.5m with moveable floor (1.6m deep max) = 170m²



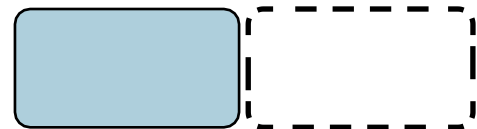
Pool Surround = 110m²

Leisure Pool = 330m² Pool Surround = 290m²

Includes slides, play equipment



Pool Storage = 180m²



Spa = 600m² 300m² inc 50m² bistro/lounge



First Aid = 25m²



Wet Changing Village = 1140m² 1000m²

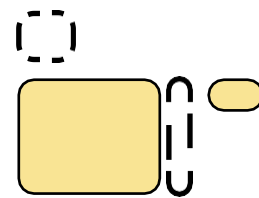
Wet Zones = 5095m² 4605m²

Dry Sport Zones

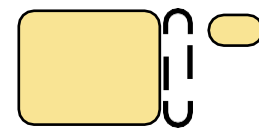


Fitness Suite
 200 Station @ 5.5m² 5m² per = 1100m² 1000m²
 Includes Toning suite and Consult room
 Note - Fitness Suite to have access to external terrace

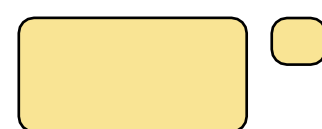
Fitness Office = 20m²



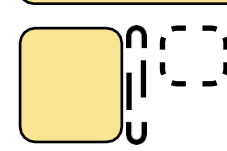
Studio 1 = 175m² 150m²
 Store = 18m² 15m² HITT



Studio 2 = 175m² 150m²
 Store = 18m² 15m²
 Immersive



Studio 3 = 200m²
 Store = 20m²



Spin = 100m² 90m²
 Store = 30m²



Party Room 1 = 60m²



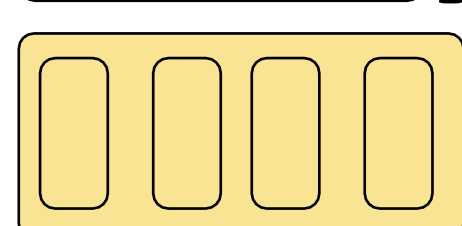
Party Room 2 = 70m²



Game Box = 20m²



Dry Change = 570m² 500m²

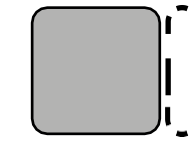


4 Court Sports Hall = 690m² To be used for Rhythmic Gymnastics

Hall Store = 90m²
 Mat Store = 40m²

Dry Sport Zones = 3395m² 3110m²

Dry FOH Zones



Reception FOH
 Manager's Office - 15m²
 Duty Manager - 10m² Retail - 30m²
 Members Zone - 20m²
 Reception - 20m²
 Store - 15m² Lobby - 55m²
 = 165m² 120m²



Reception BOH Office & Staff room = 60m²



Cafe/Seating = 250m²



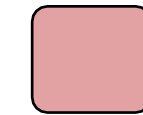
Kitchen/Servery = 80m² 60m²



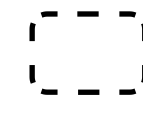
Soft Play - 240m² 180m² double height



Clip and Climb = 200m²



Library = 100m²



Breakout = 70m² Included in circulation



Meeting 1 = 40m²



Meeting 2 & 3 = 2 x 25m²



WC = 95m² 60m²

Dry FOH Zones = 1350m² 1120m²

Wet Zone = 4605m²

Dry Sport Zones = 3110m²

Dry FOH Zones = 1120m²

Total Net = 8835m²

Plant @ 15% = 1335m²

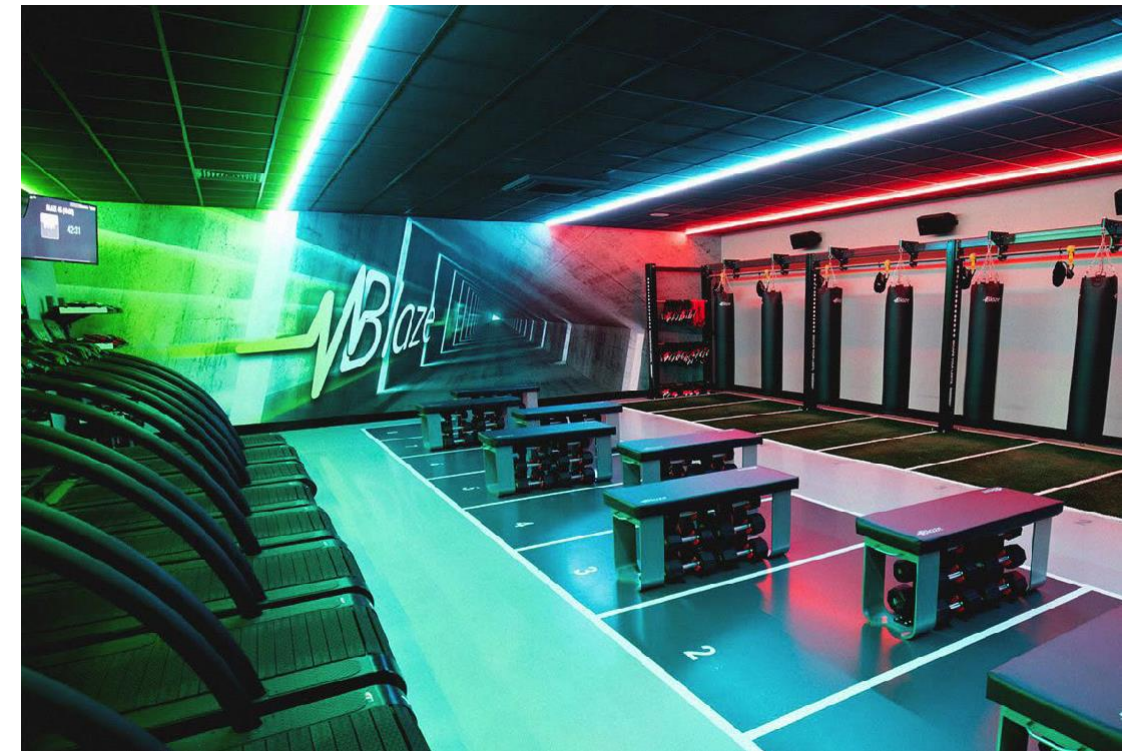
Circ @ 10% = 890m²

Int Walls @ 5% = 445m²

Total Gross = 11505m²

Car parking = 170-270 Spaces. Final Number TBC

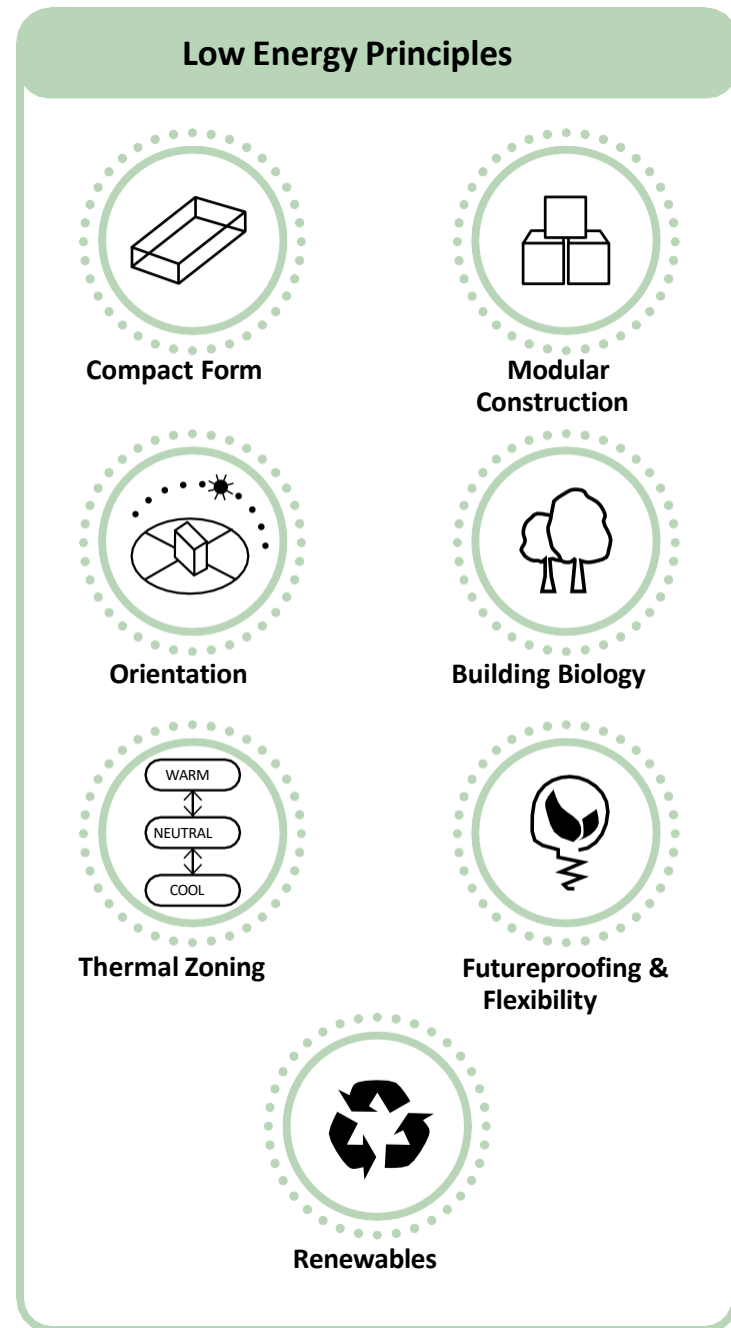
What does this mean?



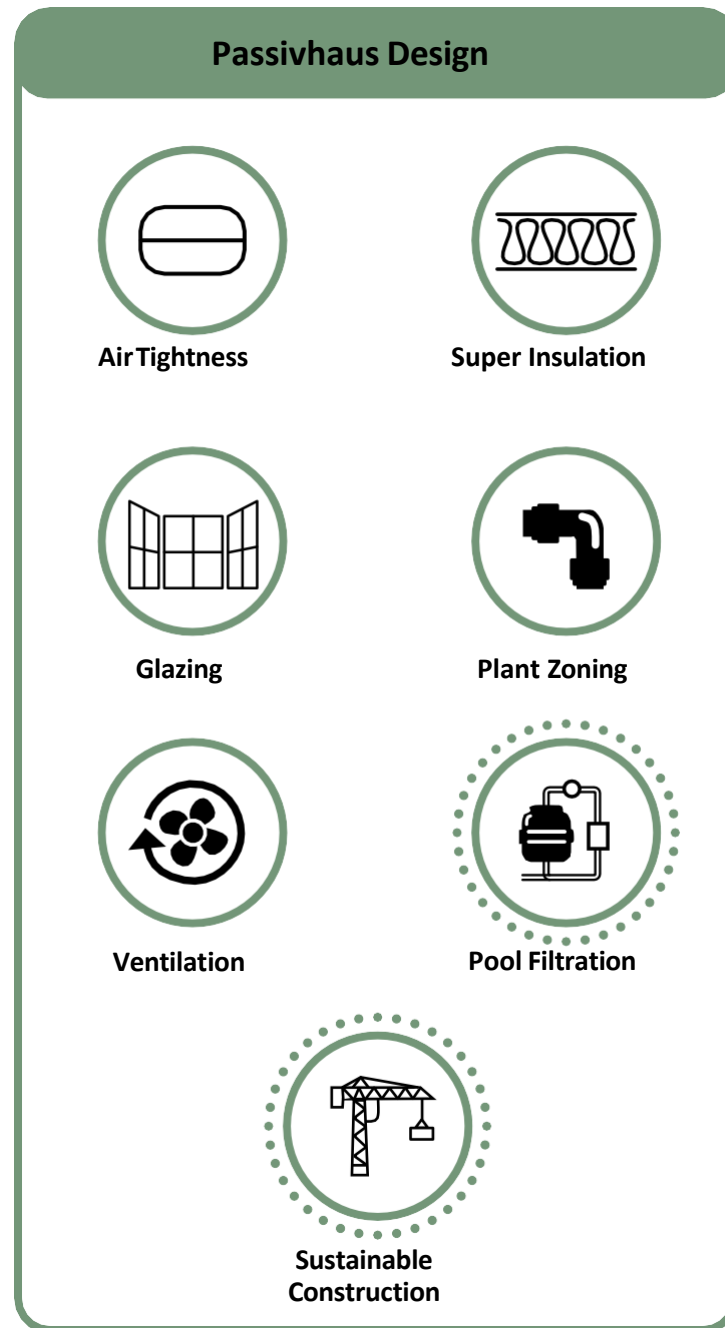
What does this mean?



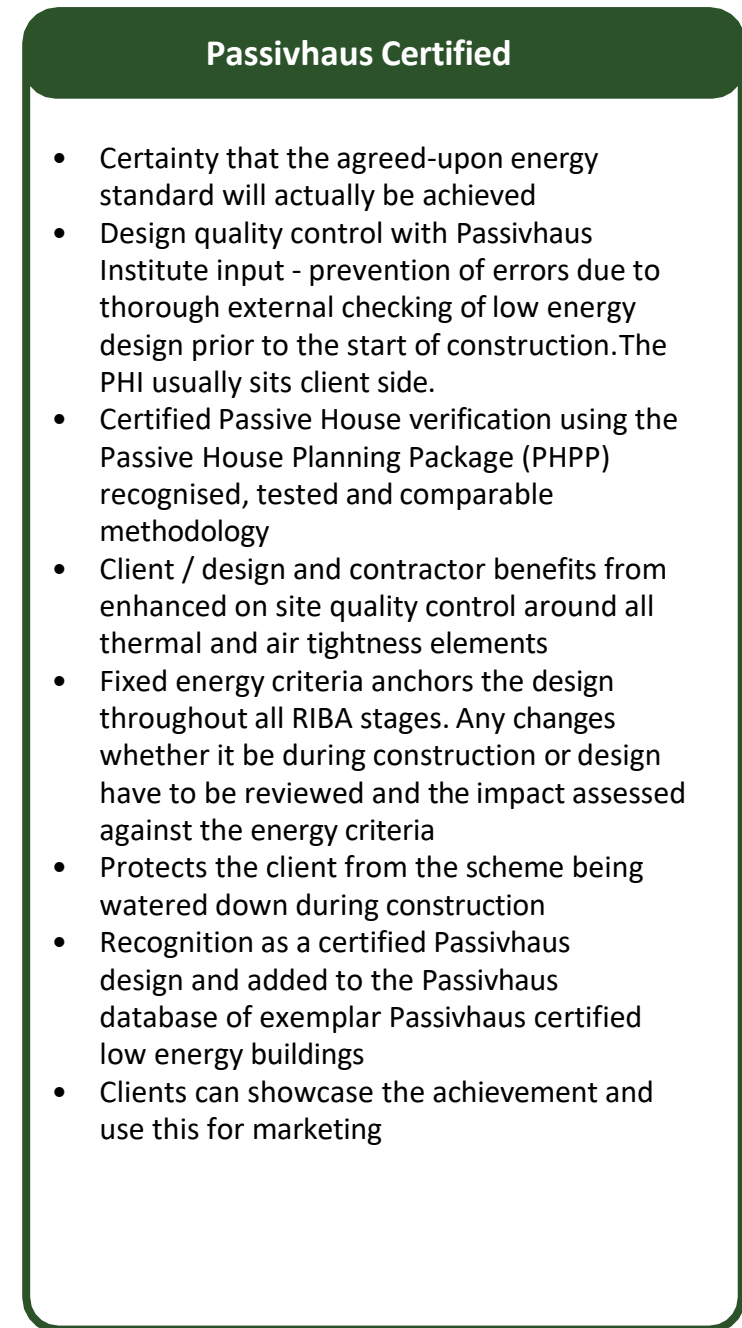
Defining the Sustainability Targets



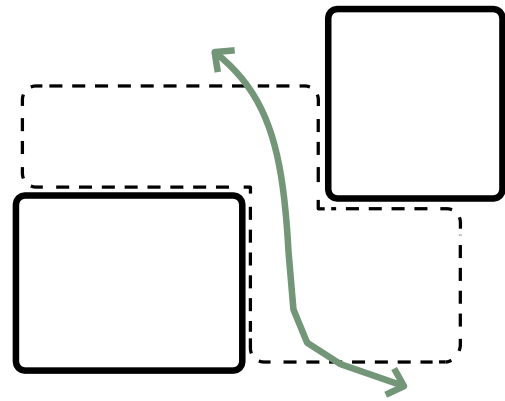
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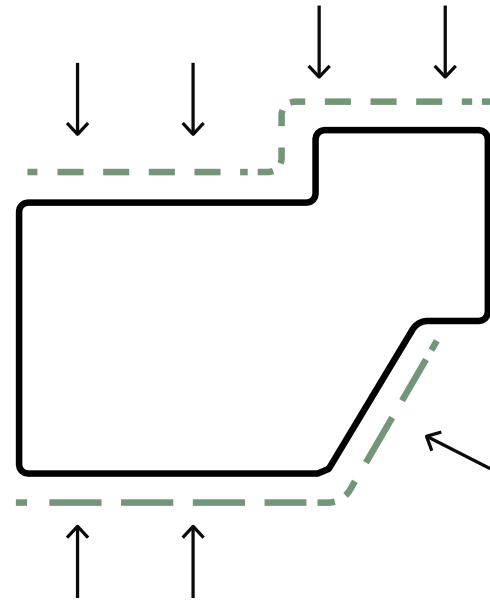
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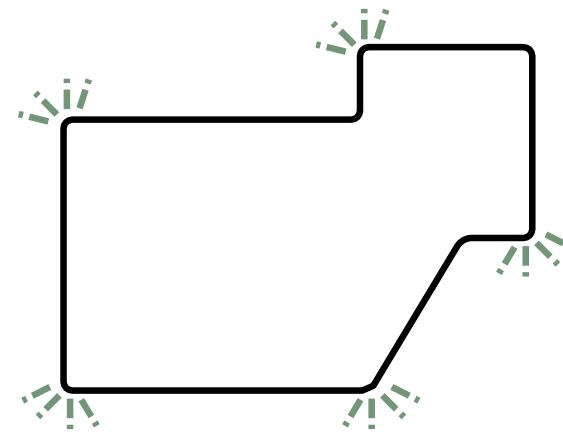
Key Strategic Moves



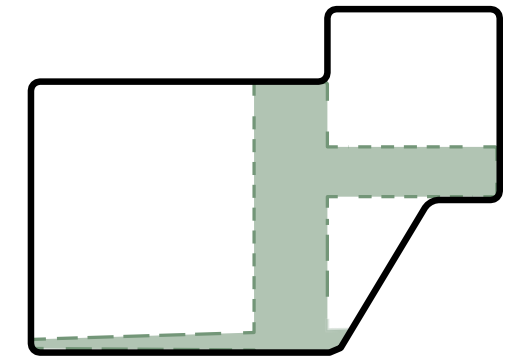
Routes Through



Active Frontages

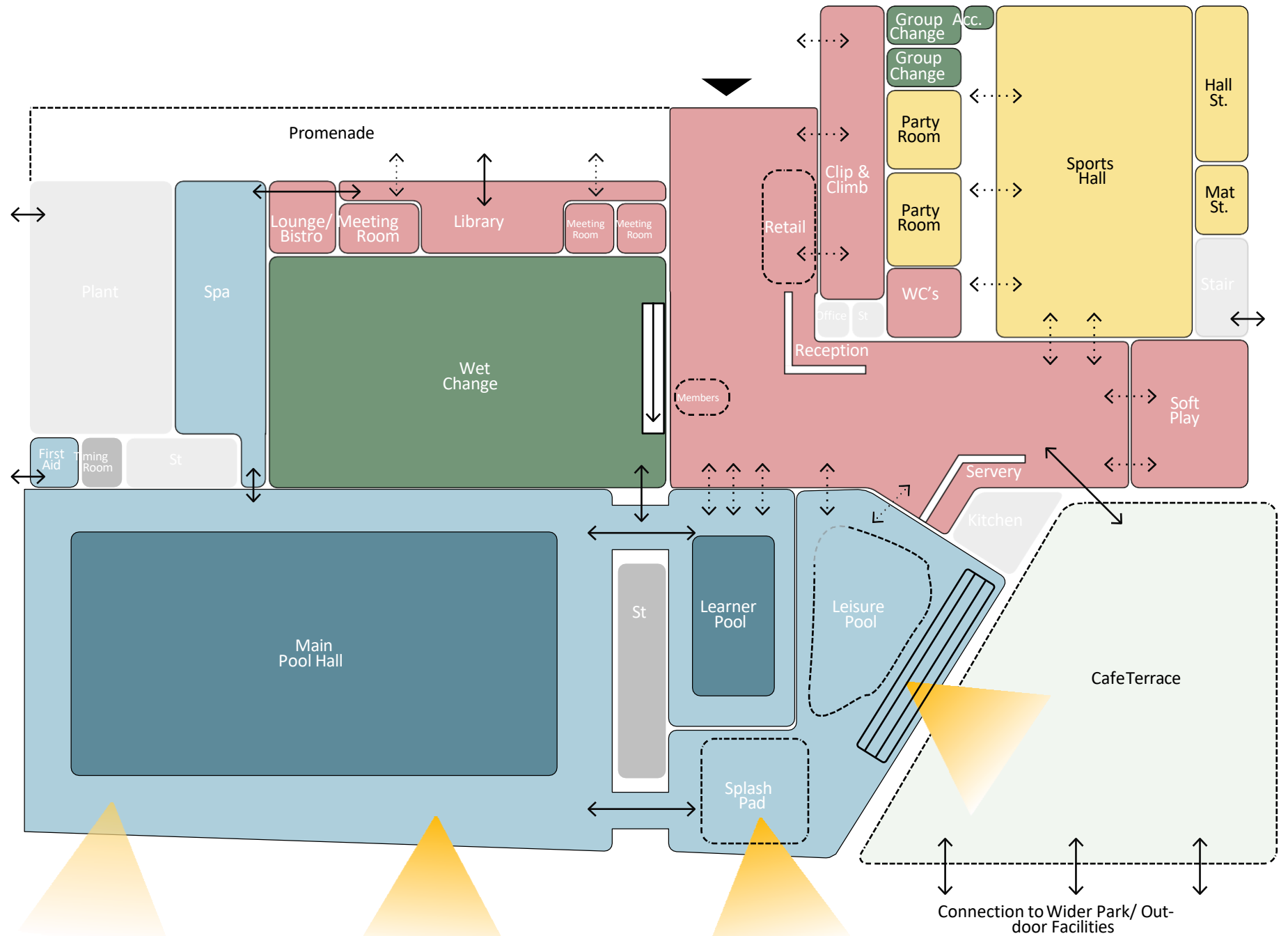


Key Corners


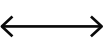
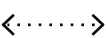



Active Roofscape

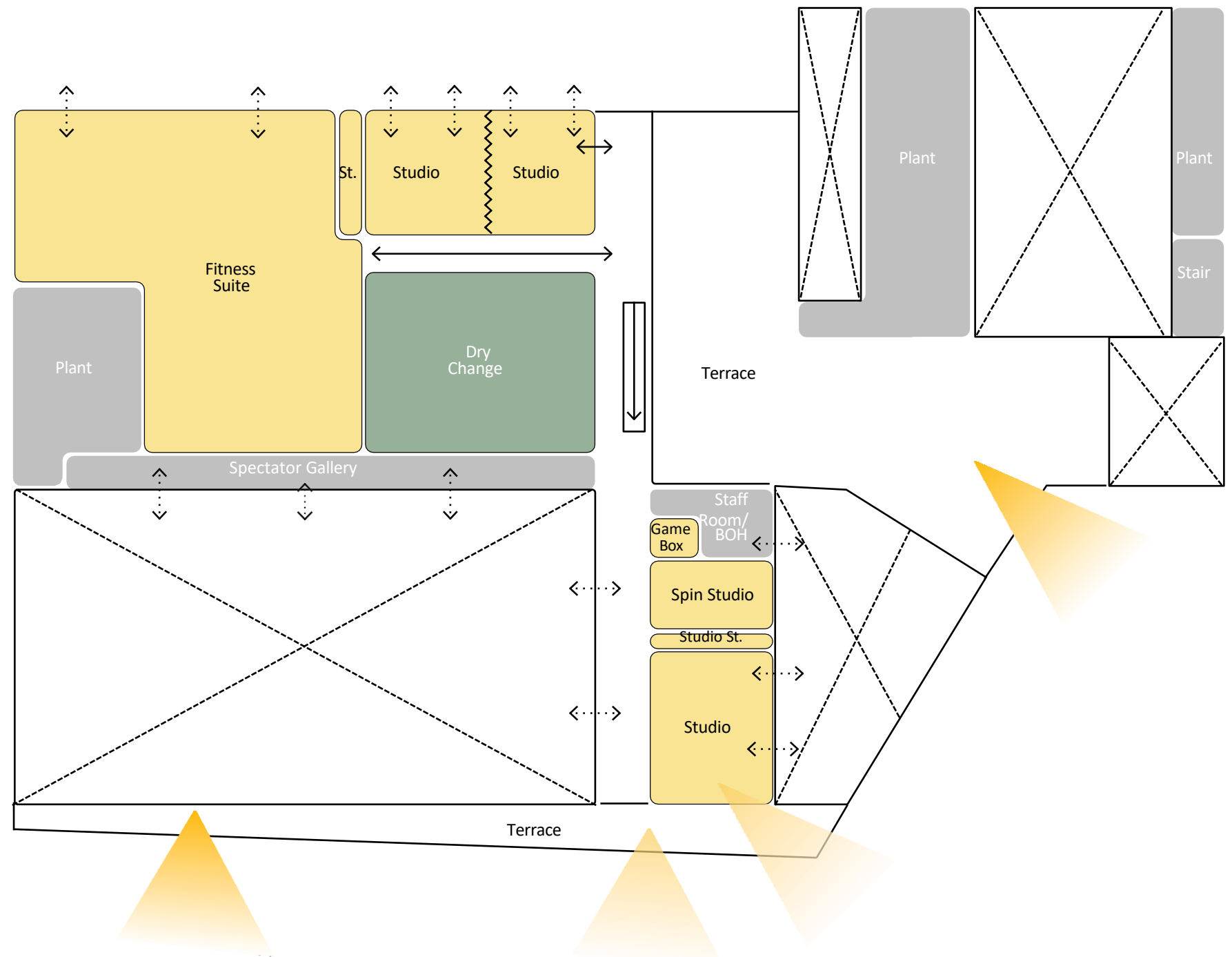
Ground Floor Block Plan







KEY:

-  Main Access
-  Secondary Access
-  Visual Connection
-  Views Across Park

First Floor Block Plan

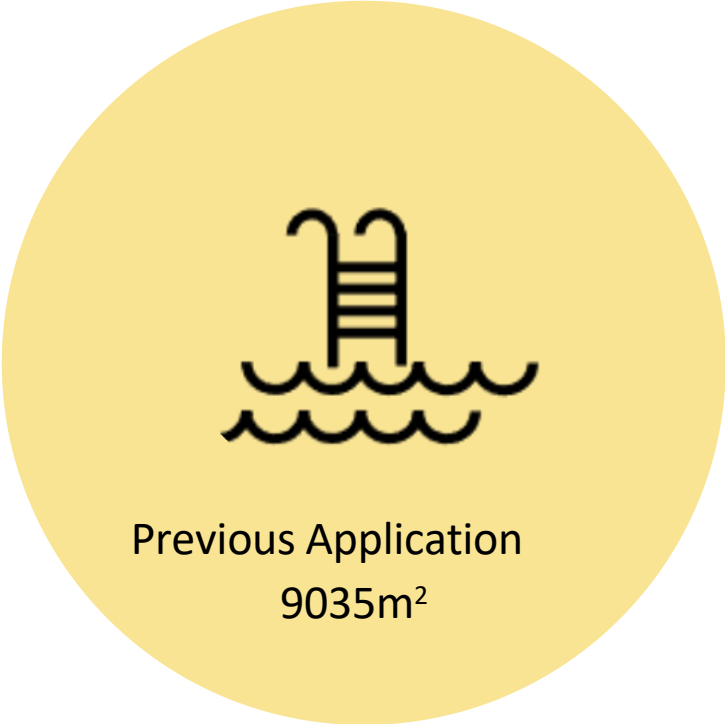


KEY:

-  Main Access
-  Secondary Access
-  Visual Connection
-  Views Across Park

Finance and Viability Update

A wider range of facilities



How much will it cost?

New Leisure Centre £ 55-60 million
(£5160 / sqm)

+

Landscape £ 3-5 million

=

Total Leisure Scheme £ 58-65 million

What if there is no housing?

Leisure Cost £ 58-65 million

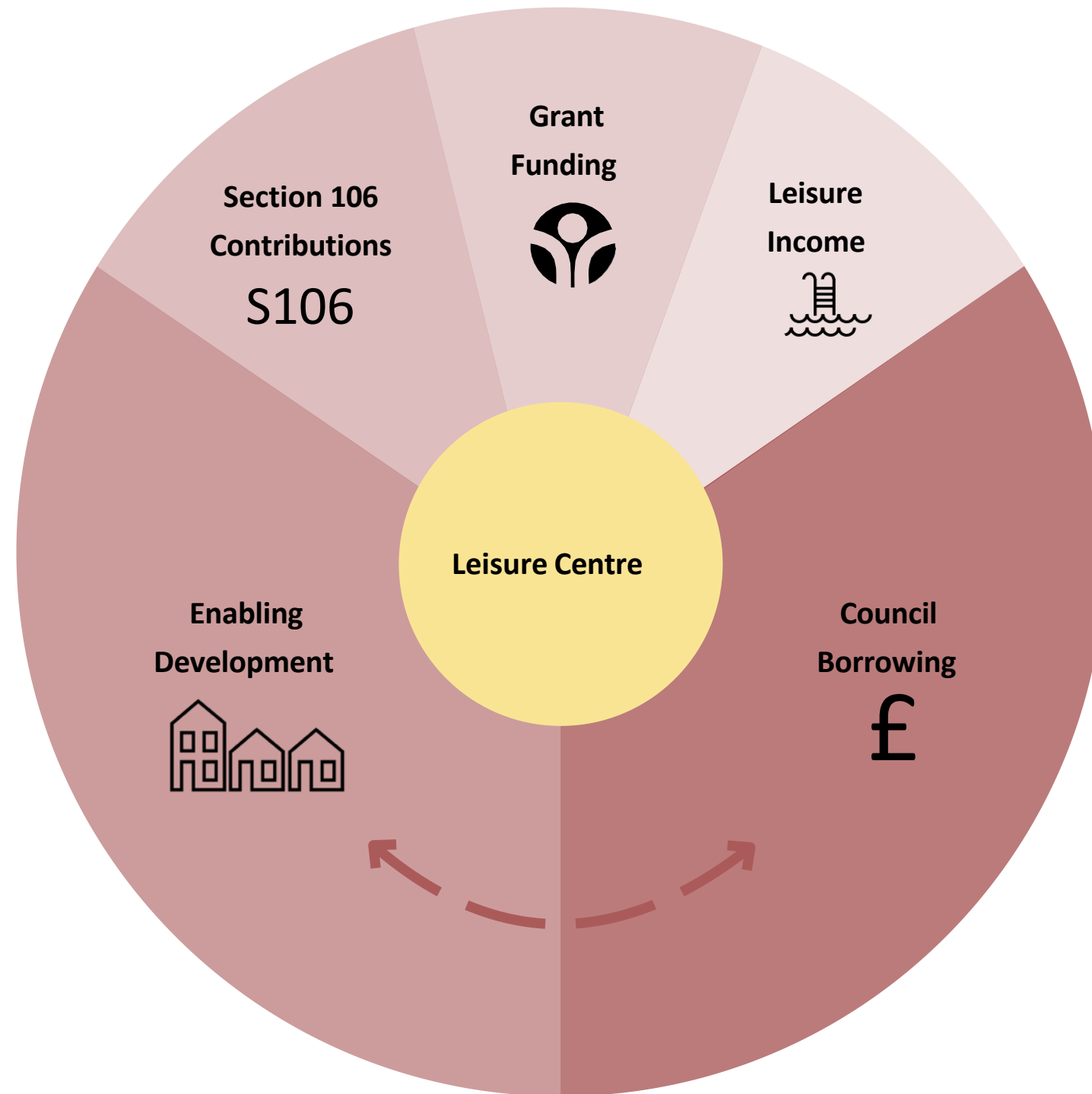
Borrowing over 40 years @ 6% (3%interest 3% MRP) = £3.6 million/year

Leisure Income £955,000/year

Shortfall of £2.6 million per year

Other funding sources will be needed

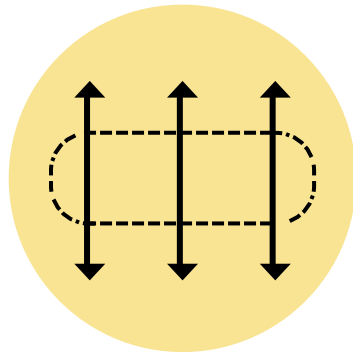
How can this be funded?



not to scale

**How would we approach
enabling development**

Key Design Principles



Openness

Maintaining sense of openness to the MOL



Passivhaus

Getting the masterplan right for achieving Passivhaus



Scale

Creating human scale housing that isn't overbearing on the MOL



Community

Focus on creating a sense of community

Option 1 - Enabling Development and Leisure in Existing Location

circa. 500 homes

285 dw/ha density

3-18 storeys



Revisit Metropolitan Open Land Policy

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

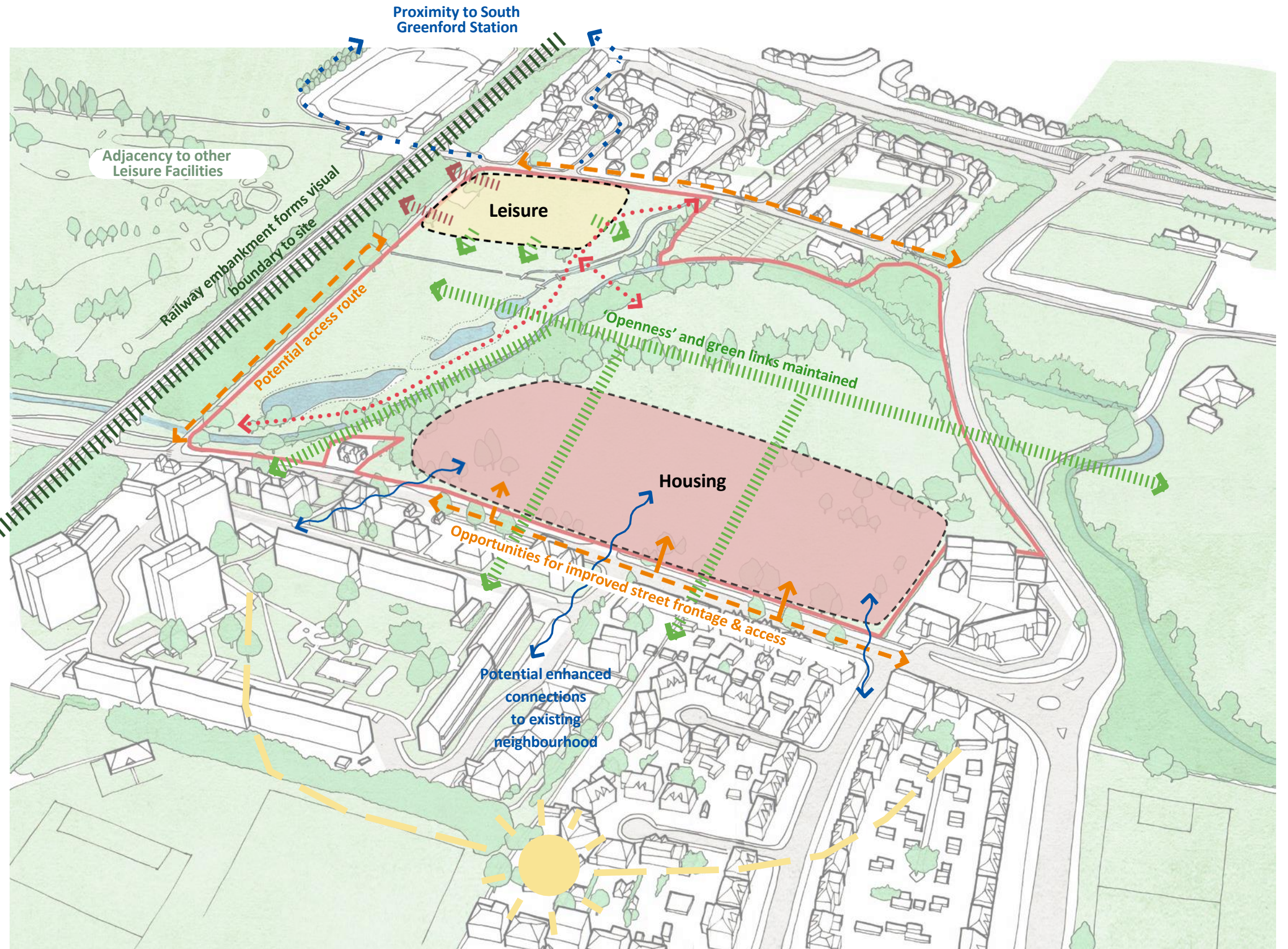


Option 2 - Enabling Development and Leisure in Alternative Location

circa. 500 homes

150 dw/ha density

3-8 storeys



Why this Site?



Ties into Existing Leisure Network

Releases Brownfield Land

Reduced Scale of Housing possible

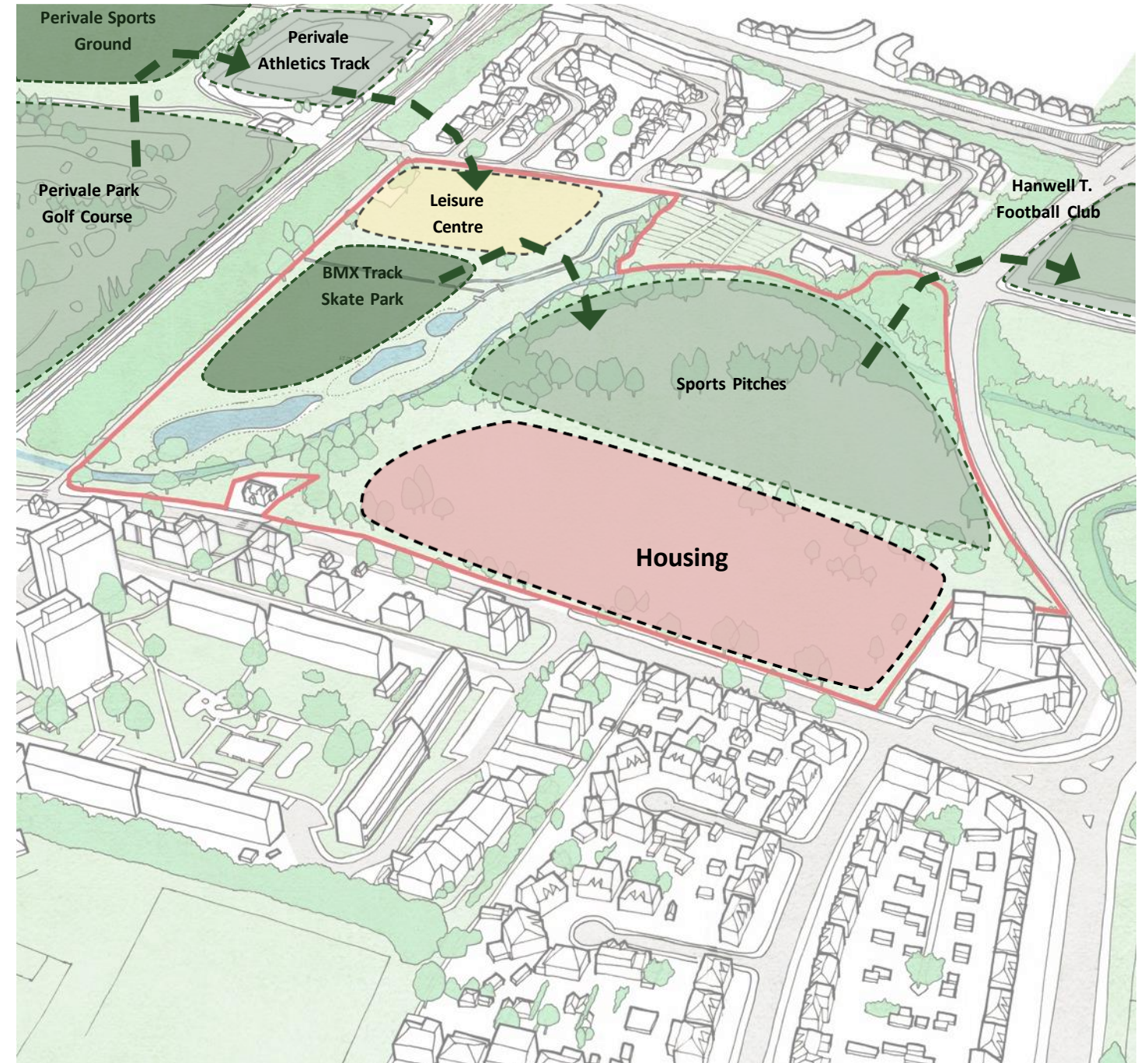
Fully Separate and Phased Delivery

Links to Existing Active Travel Networks

River Brent Biodiversity

Woodland play and leisure

Railway embankment forms natural edge



What type of place are we making?



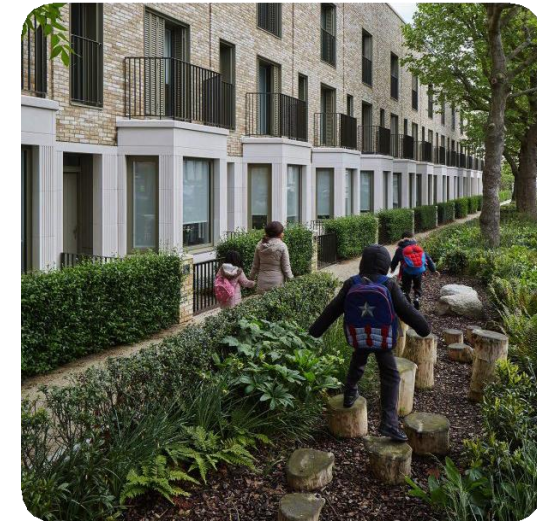
Green Street characters link through to MOL



Typologies create family homes with front doors



3-6 storey streets



Variety of spaces for play throughout the landscape



Dual Aspect Villas overlooking MOL



Townhouse scale responds to context and daylighting



Front Gardens animate the street frontage



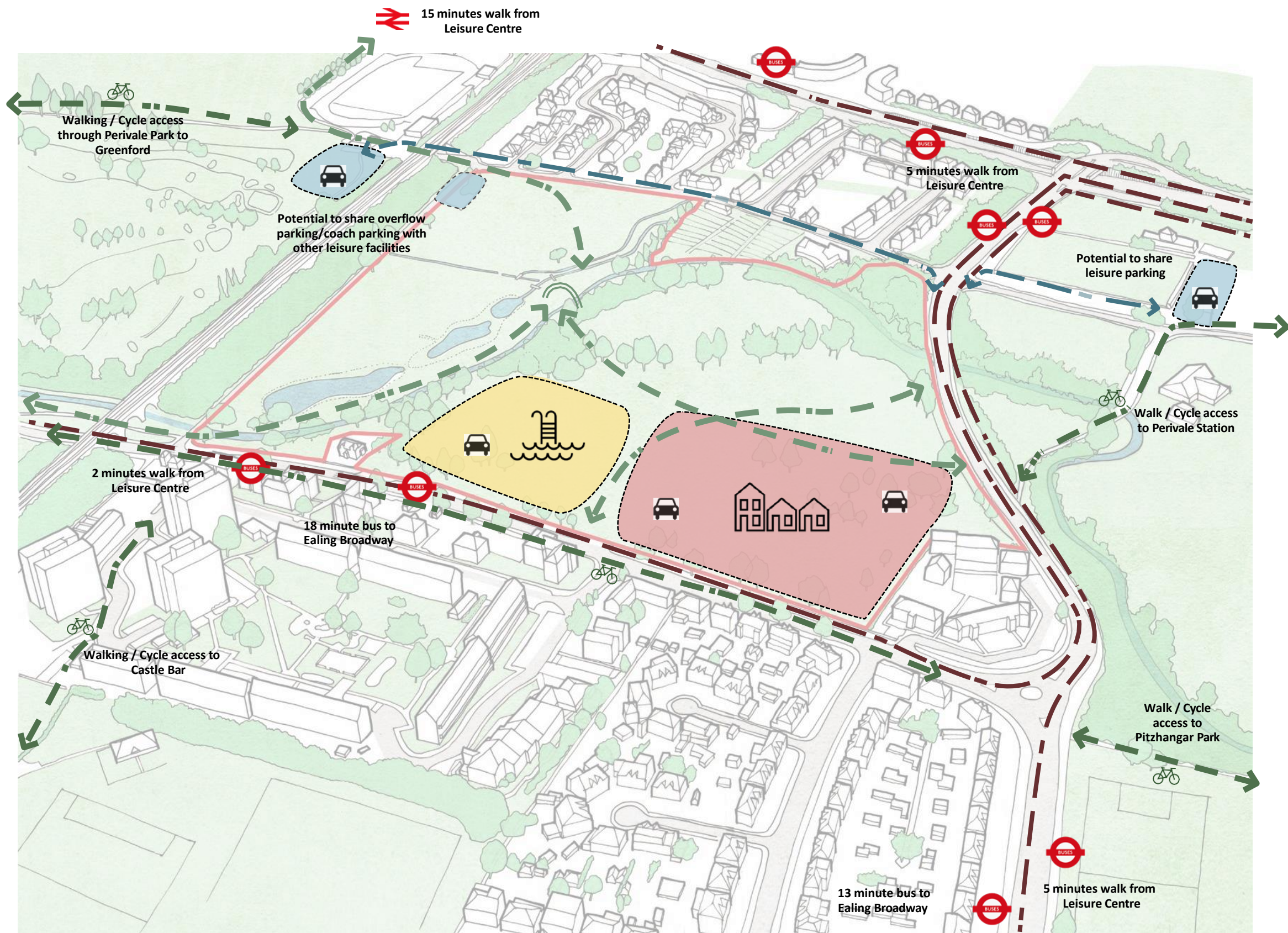
Courtyards with private and communal gardens

What type of place are we making?

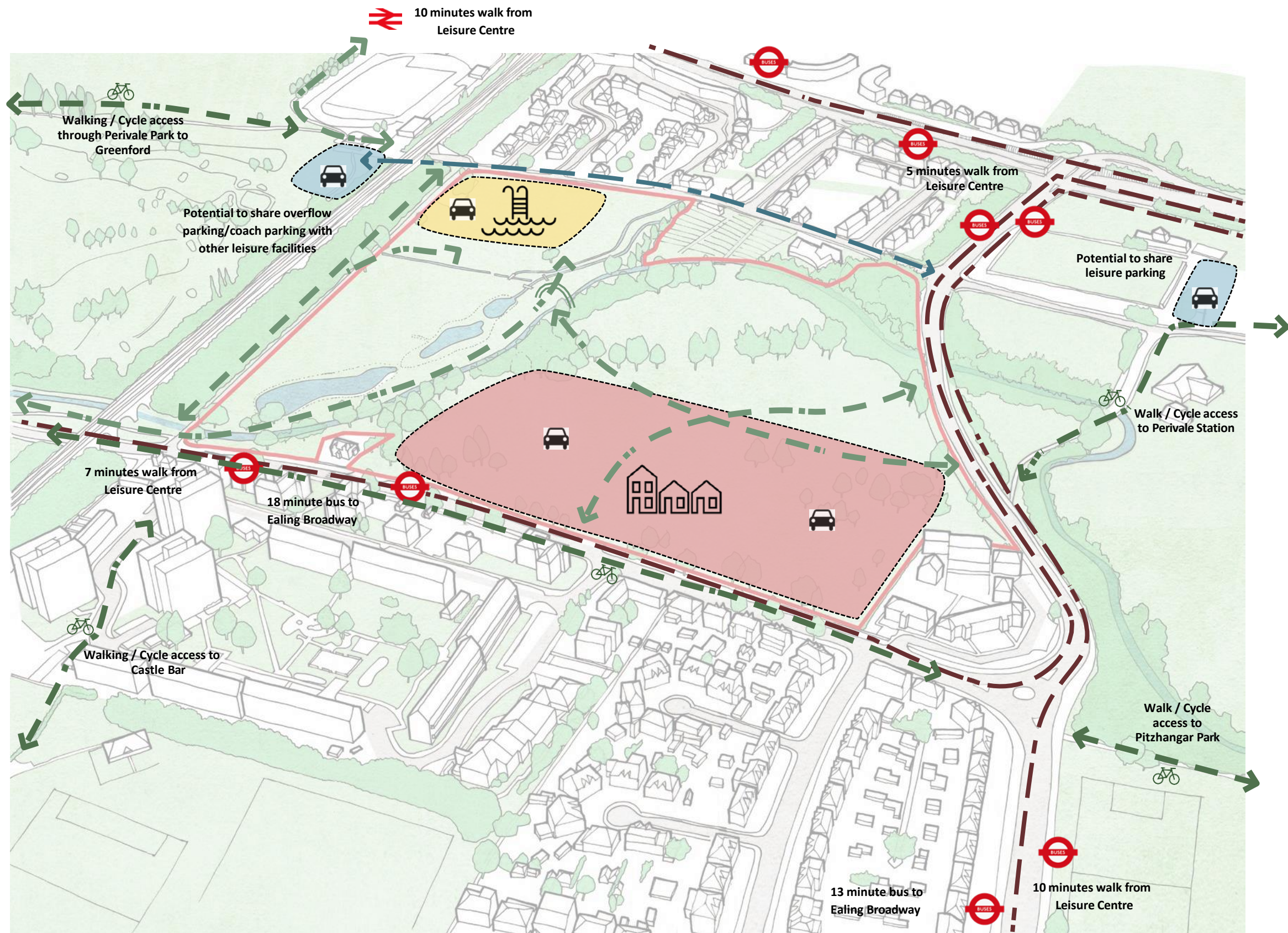


Sustainable Transport

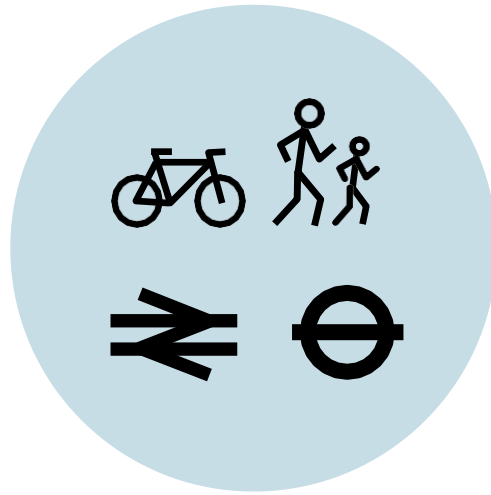
Sustainable Travel - Site Approach 1



Sustainable Travel - Site Approach 2



Sustainable Travel - Improvements



Improved walking and cycling connections to South Greenford and Perivale Underground



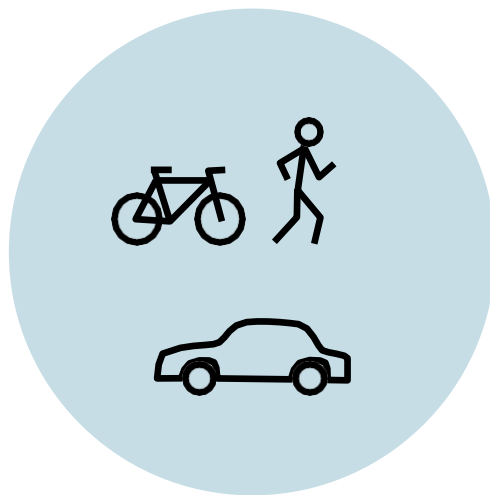
Covered Cycle Parking for Leisure Centre to meet demand



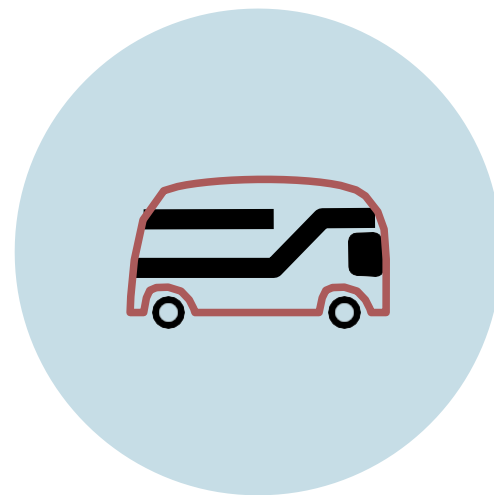
Improved walking and cycling access to A40 - step free



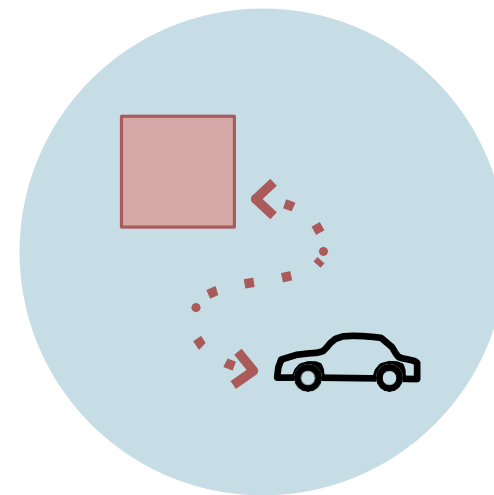
Segregated cycle/pedestrian provision along Ruislip Rd using River Brent path



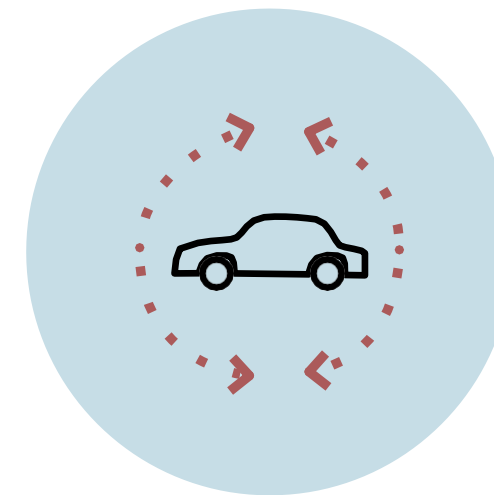
Multi-modal transport improvements to Argyle Road Junction



Real time bus information at stops nearest the Leisure Centre



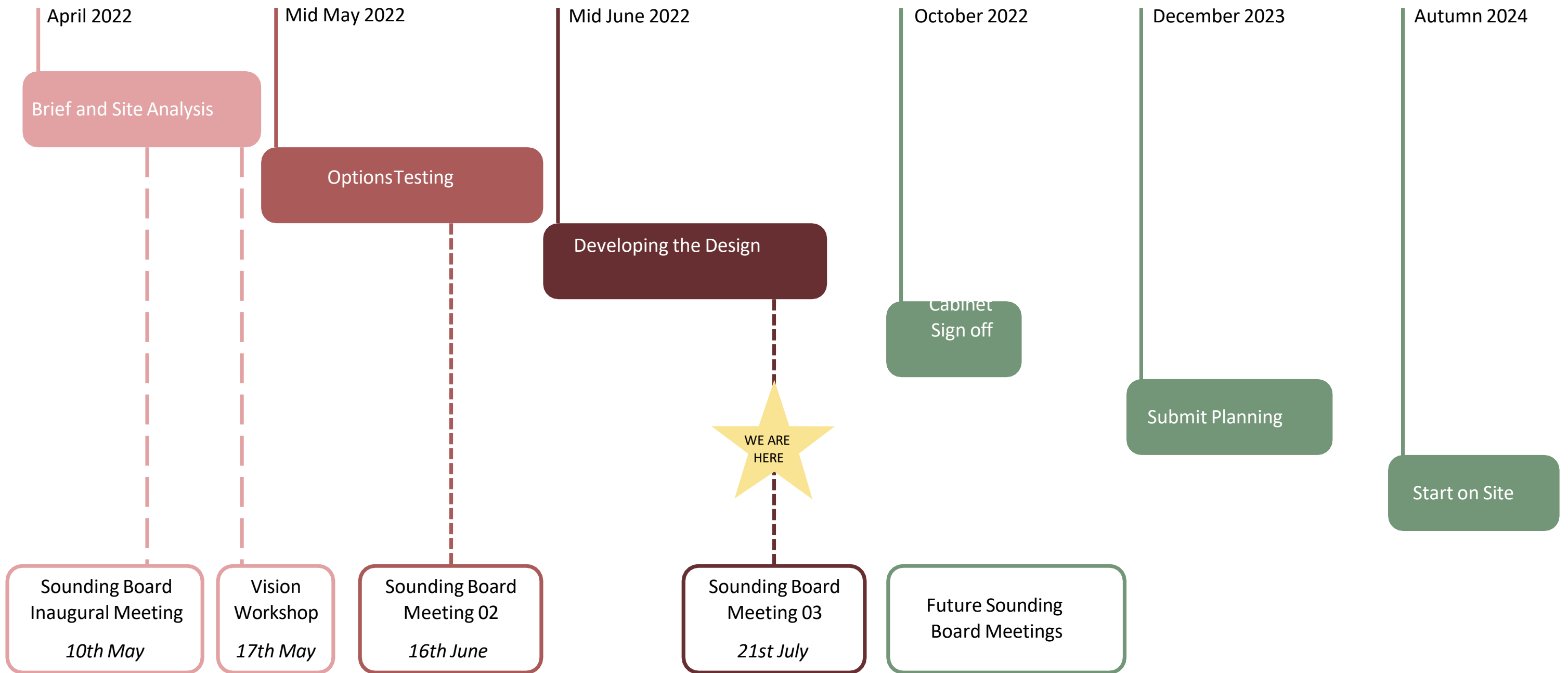
Off-site parking for peak times



Overlap parking with other uses

What is Next?

Feasibility Study - Next Steps



General Questions

Membership of the Sounding Board

**Interest in Leisure
Centre visits**

Closing Remarks