

Sounding Board 04

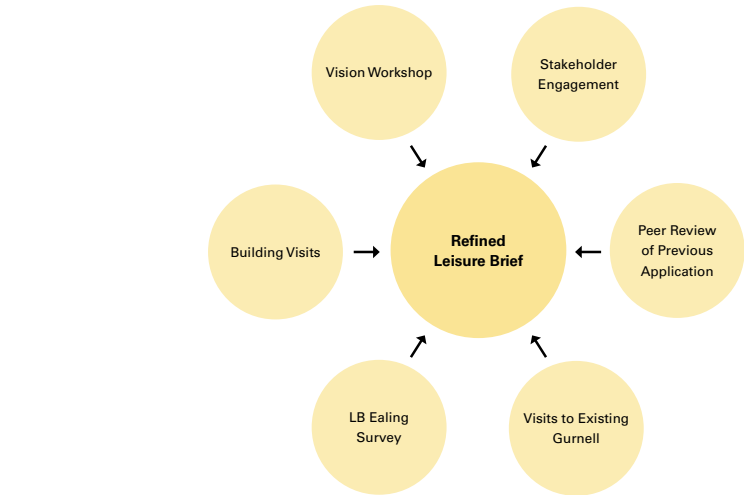
Work To Date

Work To Date

1. Reviewed the previous planning application and all the relevant background.
2. Reviewed the potential for reusing the existing leisure centre and considered, in detail, options for retention and redevelopment from an energy and carbon point of view.
3. Developed the brief in terms of a new replacement leisure centre.
4. Developed a cost model for this new replacement leisure centre.
5. Explored the alternative funding options.
6. As part of the delivery strategy looked at the options in terms of the principle of enabling development.
7. Explored a series of revised 'options' for the accommodation of leisure centre and potential enabling development.

Refining the Leisure Brief

Where has the brief come from?



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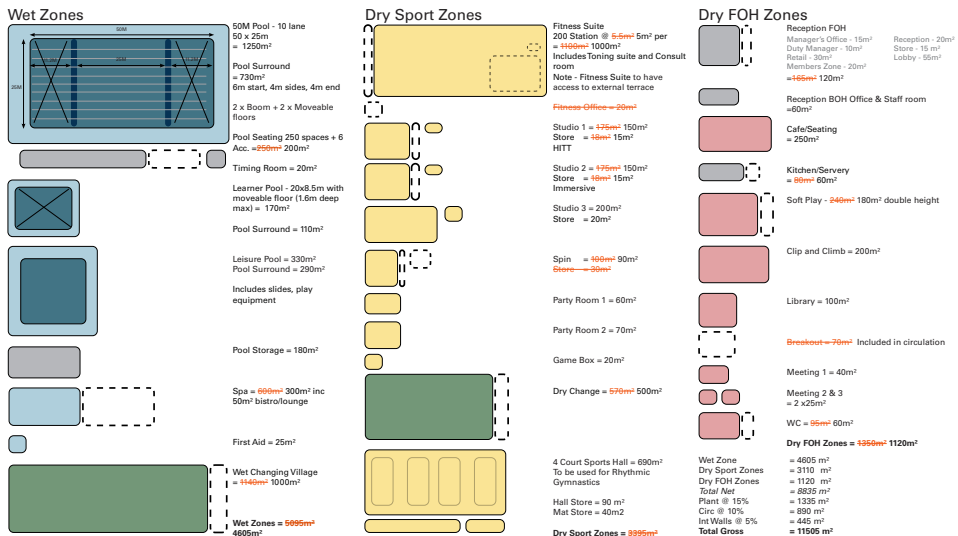
GT3
ARCHITECTS

MIKHAIL
RICHES

12

Refining the Leisure Brief

Mix of Facilities



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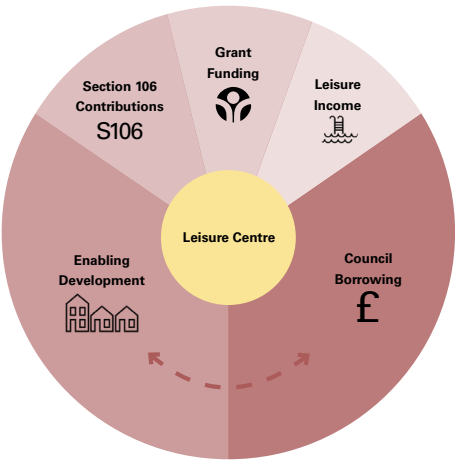


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RICHES

13

How can this be funded?



not to scale

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24

Opportunity to think wider



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MIKHAIL
RICHES

25

Save Gurnell Letter - 18/08/22

Save Gurnell letter of 18th August raises a number of issues as follows:

- Development on MOL.
- Lack of meaningful options, leisure centre and cost.
- Lack of transparency and detail regarding funding.

What we want to do tonight:

- MOL policy and our response to it.
- Provide more detail on the leisure centre size and cost.
- Provide more detail regarding potential funding.

Issue 1:

**Metropolitan Open Land Policy
And Our Response To It**

The Exceptions Test

NPPF para 149. states:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this (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.

The Exceptions Test

Based on the work undertaken so far what elements of the proposal are **APPROPRIATE** and which are **INAPPROPRIATE** in the context of MOL Policy



Leisure Centre if demonstrably larger than existing



Affordable Housing

(Provided it is on previously developed land and it would not have a greater than current impact on openness)



Market Housing



Ancillary retail / commercial



Outdoor sport - if openness preserved



Open space, ecological enhancements, flood mitigation, recontouring, pedestrian bridge etc...

Metropolitan Open Land Policy

Demonstrating Very Special Circumstances

**NPPF para. 147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in
VERY SPECIAL CIRCUMSTANCES.**

It must be demonstrated that:

STEP 1:

The scale, type and quantum of the “inappropriate development” is the minimum necessary, thereby ensuring that any harm caused by the proposal is as minimised as far as possible consistent with facilitating development principles; and

STEP 2:

That there are no suitable alternative sites for this development that would be preferable in planning terms.

Metropolitan Open Land Policy

Demonstrating Very Special Circumstances - STEP 1

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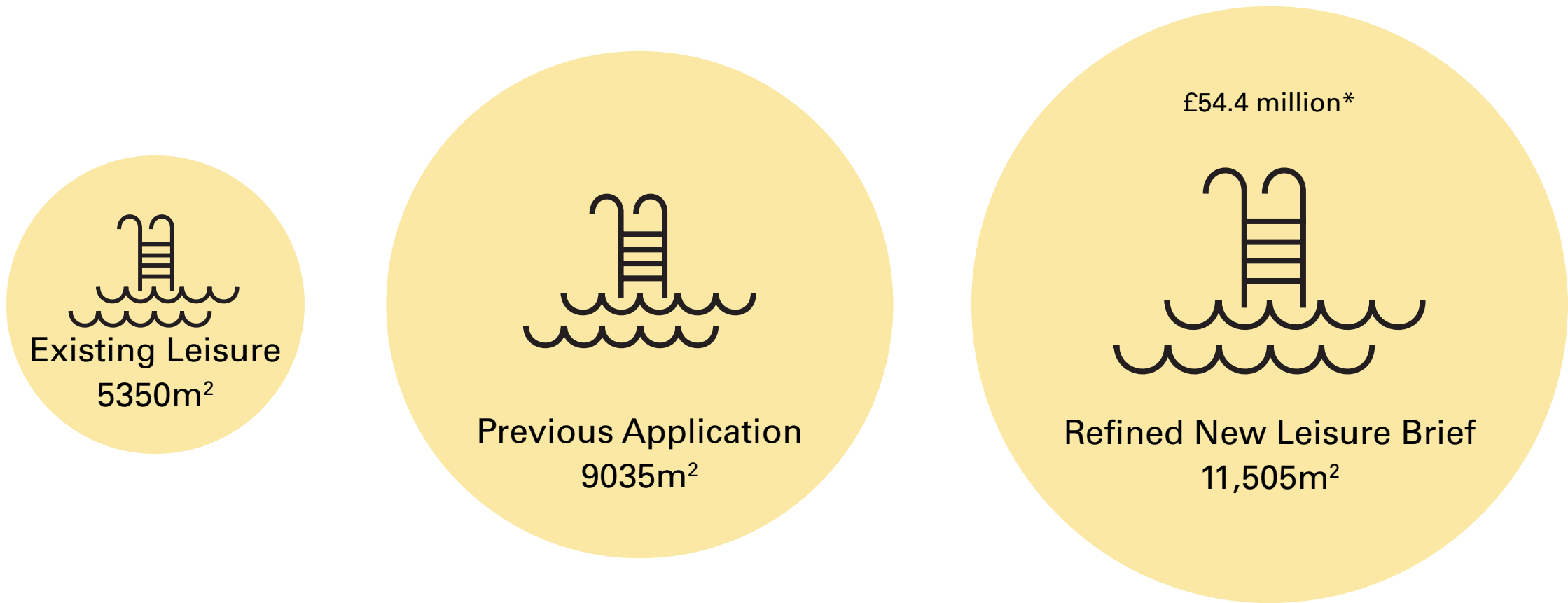
STEP 2:

That there are no suitable alternative sites for this development that would be preferable in planning terms.

Minimum Leisure Development

The Scale, Type and Quantum

Stage 1 Feasibility



* Net Build Cost incl. minor landscape works

Vision & Objectives - Recap

Strategic Objectives

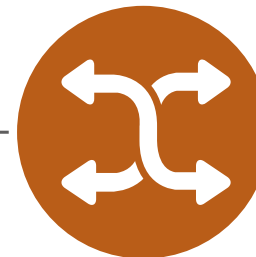
TIER 01 OBJECTIVES

- *Improve Health & Wellbeing*



TIER 02 OBJECTIVES

- *Promote Inclusion & Accessibility*
- *Expand Activity Offer*
- *Create Flexible Facilities*



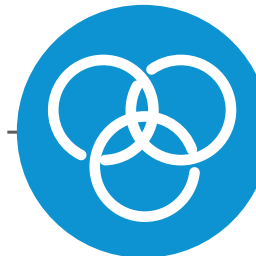
TIER 03 OBJECTIVES

- *Encourage Community Cohesion*



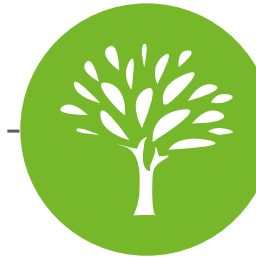
TIER 04 OBJECTIVES

- *Link to Wider Activities*
- *Create Destination*
- *Combine Community Facilities*



TIER 05 OBJECTIVES

- *Minimise Running Costs*
- *Supporting Sporting Excellence*
- *Promote Sustainability Agenda*



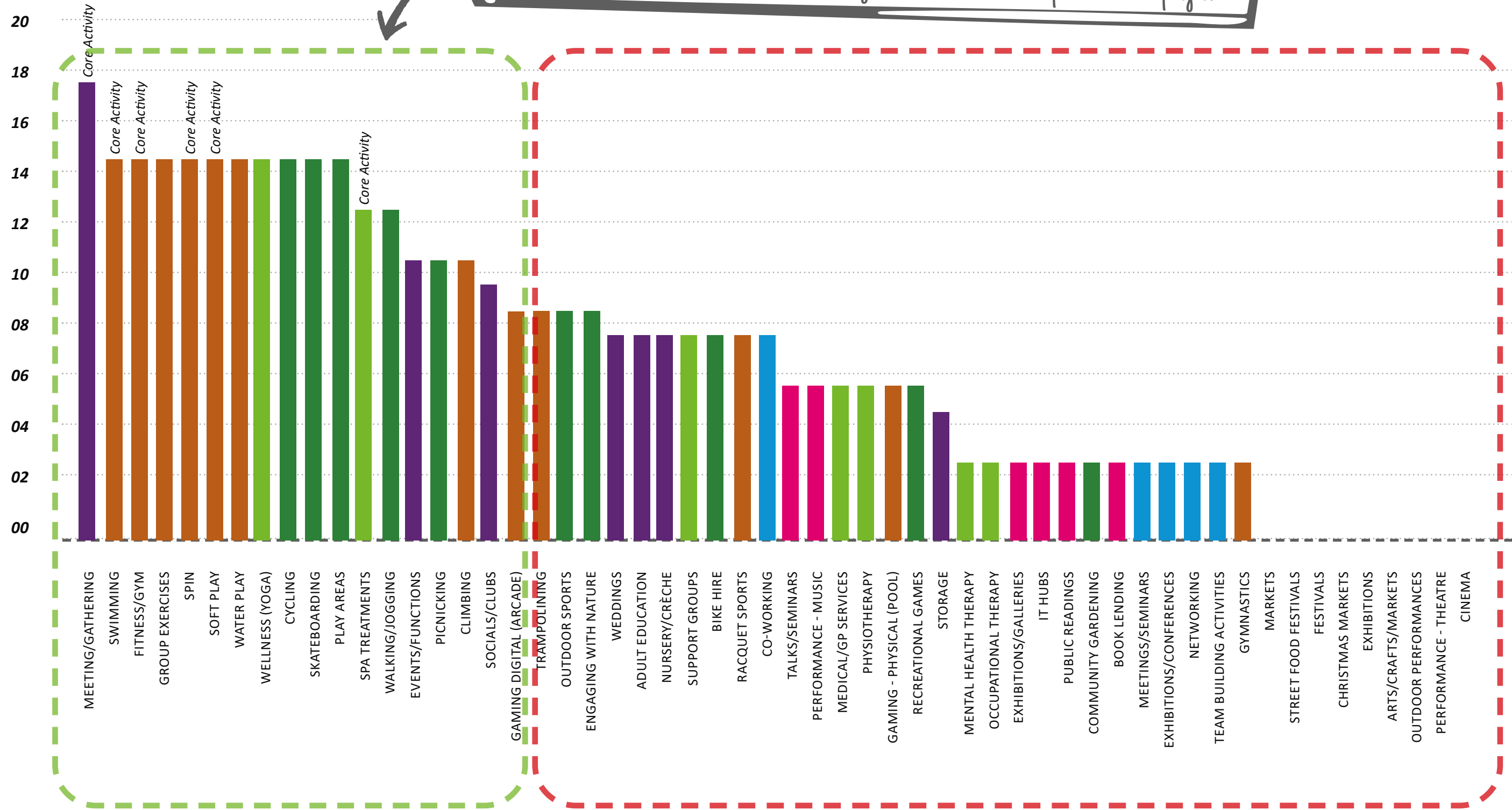
From the Vision Workshop these are the key strategic objectives that are needed in order to achieve a successful project

Vision & Objectives - Recap

Activities, Functions & Events

- COMMUNITY
- OUTDOOR
- BUSINESS
- TEMPORARY
- HEALTH & WELLBEING
- SPORT & LEISURE
- ARTS & CULTURE

This graph shows the activities, functions & events in priority order from the Vision Workshop. This helps to identify the mix of different categories that are deemed important to the project



Proposed Leisure Facility

Facility Mix Sliders

To easily communicate the benefits and drawbacks of each facility mix throughout this document we have included four scoring sliders for each option. As the facility mix changes the sliders aim to quantify what each option offers overall.

The sliders have been specifically chosen to reflect the facility brief requirements and how these change between each option.

For each option and each scoring criterea we have used a red, amber, green colour code to help visualise the impact the changes to the facility mix has on the performance of the scheme.

-  Good
-  Satisfactory
-  Not Satisfactory



CLUB



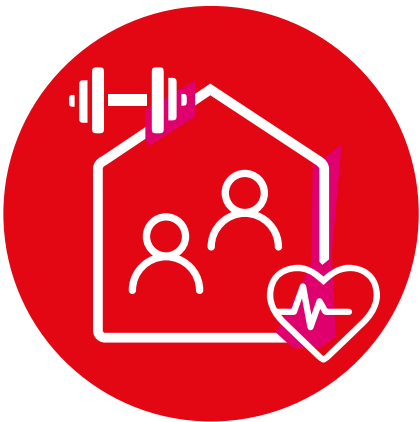
The 'Club' slider communicates how the facility caters to sporting clubs and their members. The 50m pool, sports hall and studio spaces have the largest impact on this slider.



LEISURE



The 'Leisure' slider communicates how the facility caters for leisure users. The leisure pool, spa, and play facilities have the largest impact on this slider.



COMMUNITY



The 'Community' slider communicates how the facility caters to the local community. All aspects of the facility mix have an impact on this slider as community users cover the widest range of activities. However key spaces are the main pool, learner pool, fitness suite, studios, play spaces and cafe.



FLEXIBILITY



The 'Flexibility' slider communicates how flexible the facility is. For exaple, how many of the spaces provided can be used for multiple activities and users. Total activities covered is also taken into account.

Proposed Leisure Facility

Current Feasibility Brief

The current feasibility offer provides a wider mix of sports spaces such as a large 200 station fitness suite, 3 studio spaces, a dedicated spin studio and 4 court sports hall.

The wet side facility mix accommodates for a wide range of leisure with a 10 lane 50m pool, learner and leisure pool including slides and play equipment. Additionally a spa and lounge area is included.

The current feasibility also provides additional spaces aimed towards younger years such as 2x party rooms, a game 'box', clip and climb and soft play. Other amenities, adding to the community 'hub' offer include a library, meeting and party rooms.

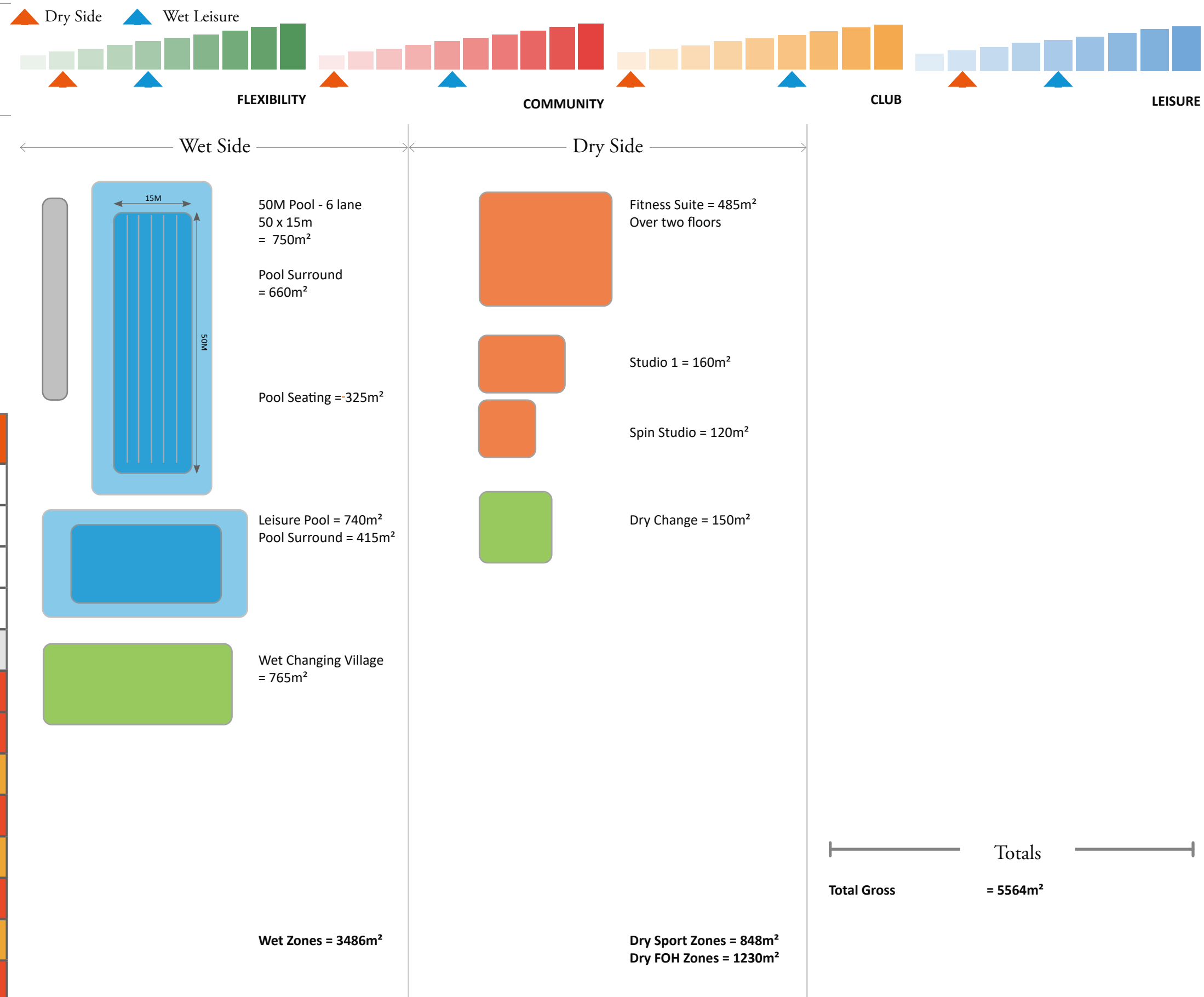
Feasibility		
Area (sqm)		
11505		
Construction Cost		
£54.4m		
Revenue (gross)		
£5,269,442		
Revenue (net)		
£836,930		
Impact		
Club	Wet	Good
	Dry	Good
Community	Wet	Good
	Dry	Good
Leisure	Wet	Good
	Dry	Good
Flexibility	Wet	Good
	Dry	Satisfactory



Proposed Leisure Facility
Existing Facility

The facility mix opposite is based on replacing the existing facilities like-for-like in a new build facility.

		Existing Facility
Area (sqm)		5564
Construction Cost		£28.0m
Revenue (gross)		£3,014,016
Revenue (net)		£84,617
Impact		
Club	Wet	Not Satisfactory
	Dry	Not Satisfactory
Community	Wet	Satisfactory
	Dry	Not Satisfactory
Leisure	Wet	Satisfactory
	Dry	Not Satisfactory
Flexibility	Wet	Satisfactory
	Dry	Not Satisfactory



Proposed Leisure Facility

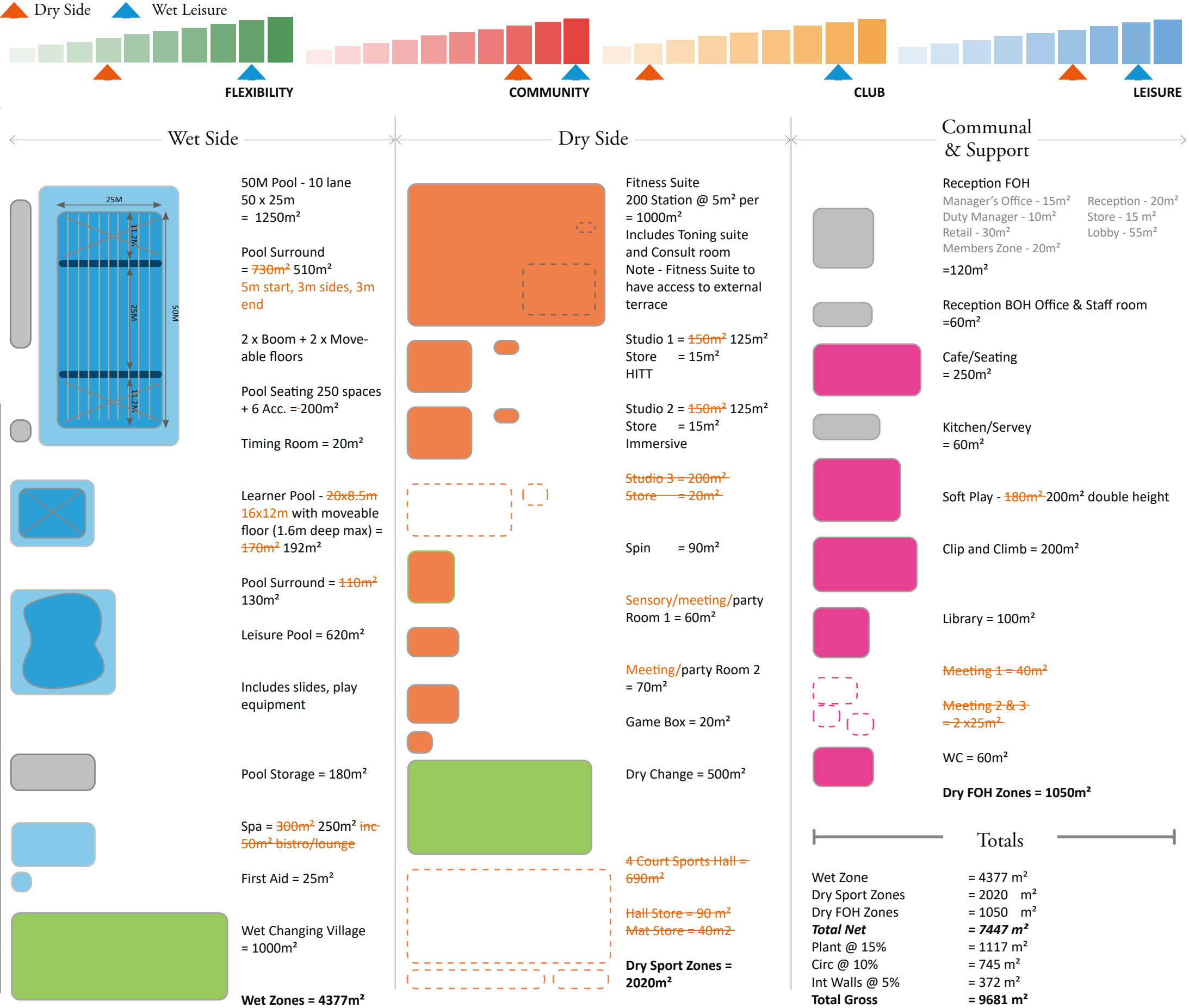
Business Case

The facility mix opposite is based on the 'business case' option.

This option retains the wet side offer but has reduced pool surrounds and a smaller spa. Several spaces on the dry side have been omitted including 1 studio, 1 meeting room and the 4 court sports hall.

Some communal and support spaces have been omitted such as the provision for meeting rooms, this encourages other spaces such as the party rooms to become more flexible.

Business Case		
Area (sqm)		9681
Construction Cost		£46.1m
Revenue (gross)		£5,064,485
Revenue (net)		£827,160
Impact		
Club	Wet	Good
	Dry	Not Satisfactory
Community	Wet	Good
	Dry	Good
Leisure	Wet	Good
	Dry	Satisfactory
Flexibility	Wet	Good
	Dry	Satisfactory



Proposed Leisure Facility

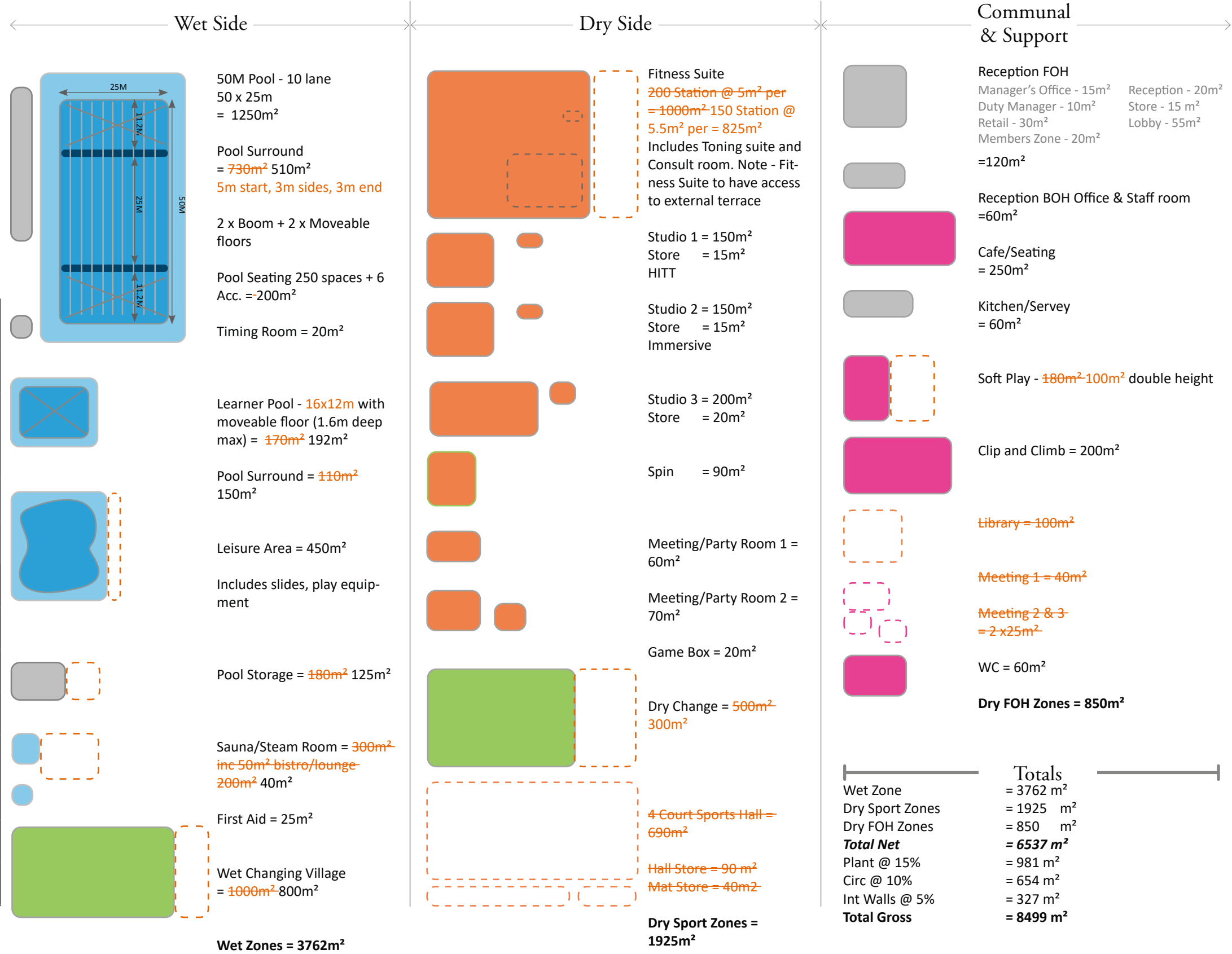
Optimised 01

The facility mix opposite is based on the 'Optimised 01' option.

Optimised 01 reduces both wet and dry sides. Changes to the wet side include, reducing the 10 lane pool to an 8 lane pool, reducing the leisure pool and spa. The reduction in area has also reduced the area requirement for the wet change facility.

Changes to the dry side include reducing the fitness suite from 200 stations to 150. The reduction in area has therefore reduced the area requirement for the dry change.

Optimised 1		
Area (sqm)		8499
Construction Cost		£39.4m
Revenue (gross)		£4,918,233
Revenue (net)		£888,258
Impact		
Club	Wet	Good
	Dry	Satisfactory
Community	Wet	Good
	Dry	Good
Leisure	Wet	Good
	Dry	Good
Flexibility	Wet	Good
	Dry	Good



Proposed Leisure Facility

Optimised 02

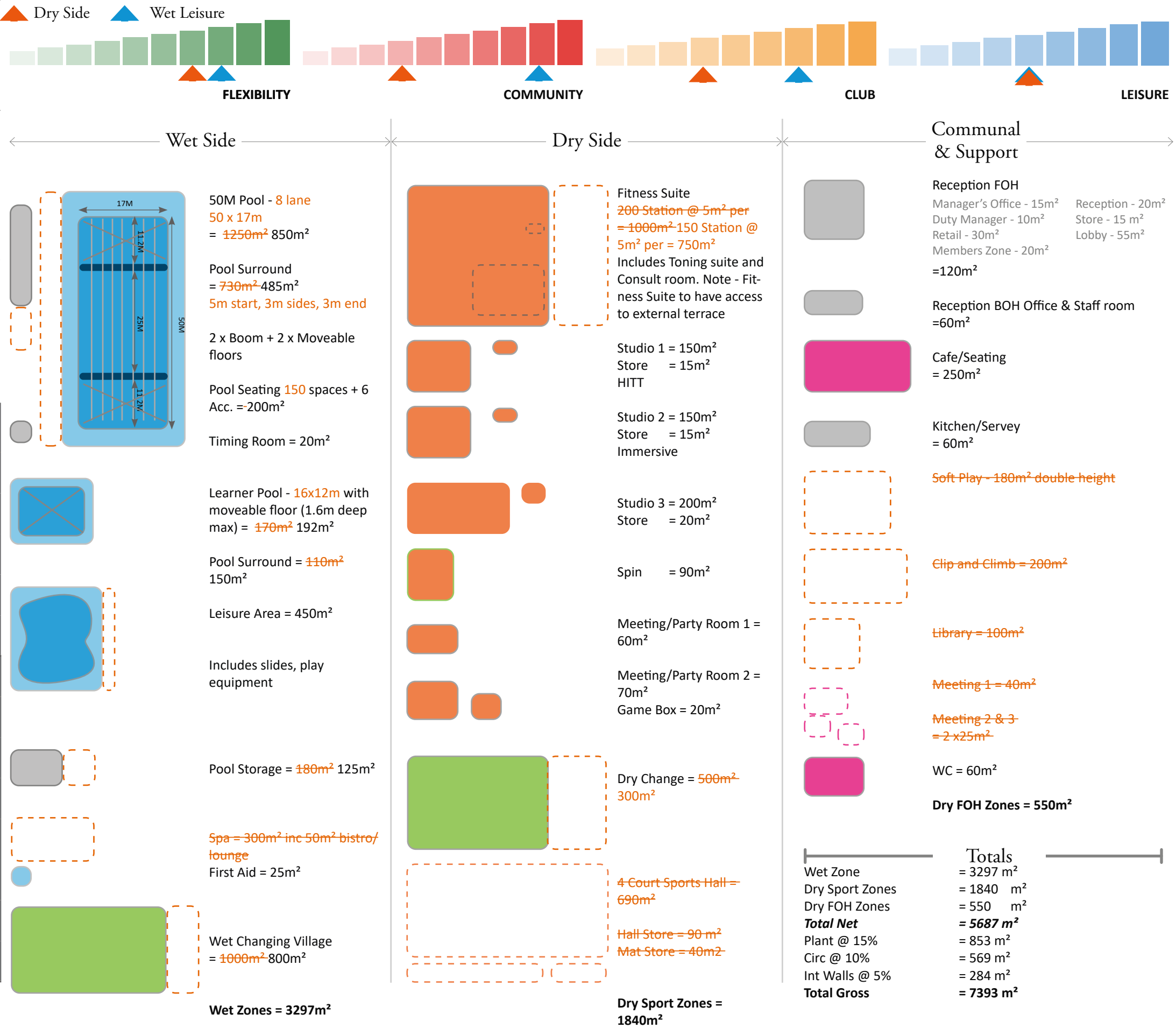
The facility mix opposite is based on the 'Optimised 02' option.

Optimised 02 further reduces both wet and dry sides. Changes to the wet side include, removing the spa which will reduce the overall offer.

Changes to the dry side include further reductions to the fitness suite, however the total number of stations remain at 150 with the space becoming more compact.

Changes to the communal and support spaces include omitting the soft play, clip and climb, library and meeting rooms. The omission of these rooms significantly reduces the sense of a community hub.

Optimised 2		
Area (sqm)		7393
Construction Cost		£35.9m
Revenue (gross)		£4,691,387
Revenue (net)		£827,209
Impact		
Club	Wet	Good
	Dry	Satisfactory
Community	Wet	Good
	Dry	Satisfactory
Leisure	Wet	Satisfactory
	Dry	Satisfactory
Flexibility	Wet	Good
	Dry	Satisfactory



Proposed Leisure Facility

Comparison



Good



Satisfactory

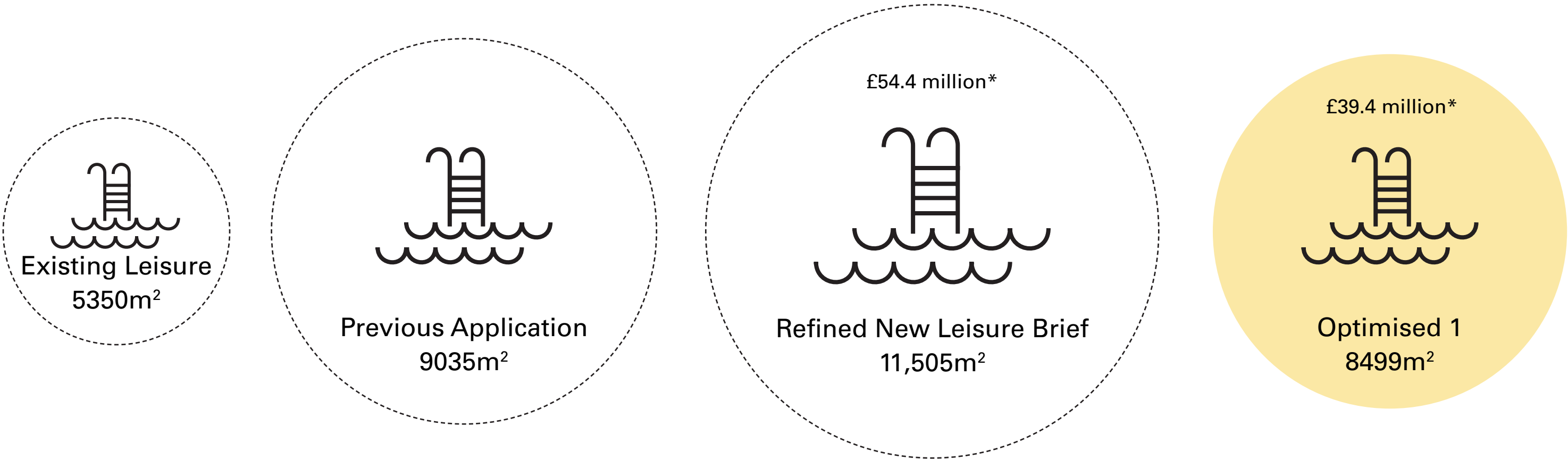


Not Satisfactory

		Feasibility	Existing Facility	Business Case	Optimised 1	Optimised 2
Area (sqm)		11505	5564	9681	8499	7393
Construction Cost		£54.4m	£28.0m	£46.1m	£39.4m	£35.9m
Revenue (gross)		£5,269,442	£3,014,016	£5,064,485	£4,918,233	£4,691,387
Revenue (net)		£836,930	£84,617	£827,160	£888,258	£827,209
Impact						
Club	Wet	Good	Not Satisfactory	Good	Good	Good
	Dry	Good	Not Satisfactory	Not Satisfactory	Satisfactory	Satisfactory
Community	Wet	Good	Satisfactory	Good	Good	Good
	Dry	Good	Not Satisfactory	Good	Good	Satisfactory
Leisure	Wet	Good	Satisfactory	Good	Good	Satisfactory
	Dry	Good	Not Satisfactory	Satisfactory	Good	Satisfactory
Flexibility	Wet	Good	Satisfactory	Good	Good	Good
	Dry	Satisfactory	Not Satisfactory	Satisfactory	Good	Satisfactory
Summary		<ul style="list-style-type: none">In comparison to the existing facility there is an increased level of flexibility as the wide range of spaces can accommodate various uses and future proofingCommunity offer is high - catering for a wide demographic of ages and interests with soft play, meeting rooms and libraryCatering for increased level of 'club' sport with 50m pool and sports hallDry and wet leisure is maximised with leisure pool, fitness suite, studios and additional spaces such as clip and climb, cafe and spa.	<ul style="list-style-type: none">The existing facility provides some flexibility within the wet side however the dry side is significantly limitedThe main pool and leisure pool provide good community facilities. Again the dry side is limitedPotential for club sport within the 50m pool, however the lack of sports hall and large studio spaces reduces the opportunity for elite dry sportsLeisure is also targeted at the wet side with a larger offer compared to the dry side	<ul style="list-style-type: none">Reduced level of flexibility mainly on the dry side due to the loss of studio 3 and sports hallCommunity offer remains high, however lack of large studio reduces potential for community eventsOpportunity for 'club' dry sports is significantly reduced due to omission of sports hall and large studioDry and wet leisure remain high through retaining the leisure pool, fitness suite, studios and additional spaces such as clip and climb, cafe and spa.	<ul style="list-style-type: none">Flexibility has increased based on the inclusion of the large studio - providing a space for a variety of sports and community events.Community offer remains high for both dry and wet despite some of the spaces reducing in area the overall offer is retainedLoss of the sports hall and reduced fitness suite impacts dry sports space for clubs. Addition of large studio assists, however wet club sports remain highLeisure wet/ dry, whilst both reduced, remains a good offer.	<ul style="list-style-type: none">Flexibility remains high with the inclusion of a flexible community spaceCommunity offer is reduced significantly for dry leisure with the reduced fitness suiteElite wet sport remains high with minimal reductions to the wet leisure offer. Dry elite spaces remain low with the omission of the sports hallLeisure for wet is reduced by the omission of the spa and significantly reduced for the dry side with a number of community and leisure spaces omitted

Minimum Leisure Development

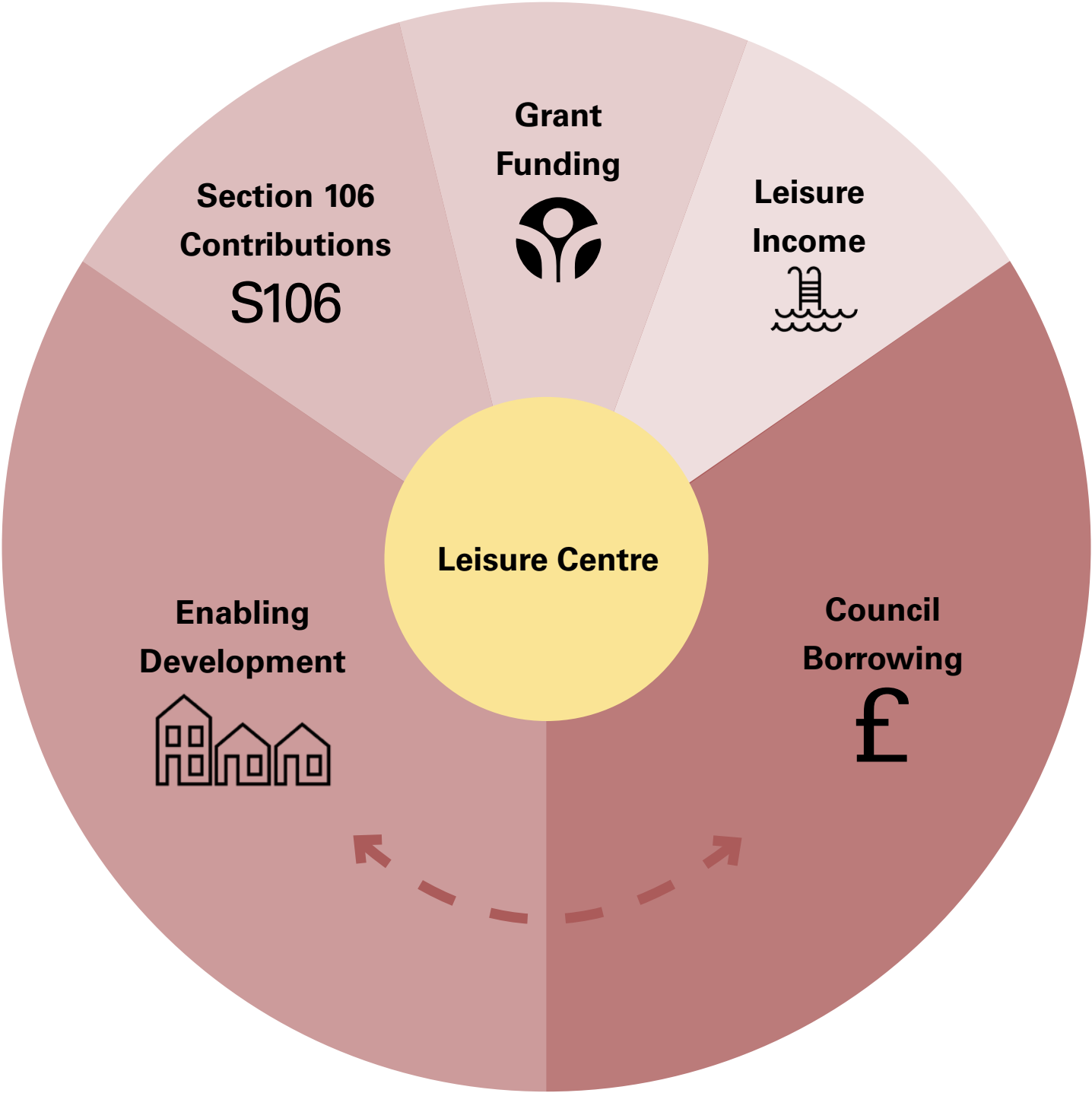
Where are we now?



* Net Build Cost incl. minor landscape works

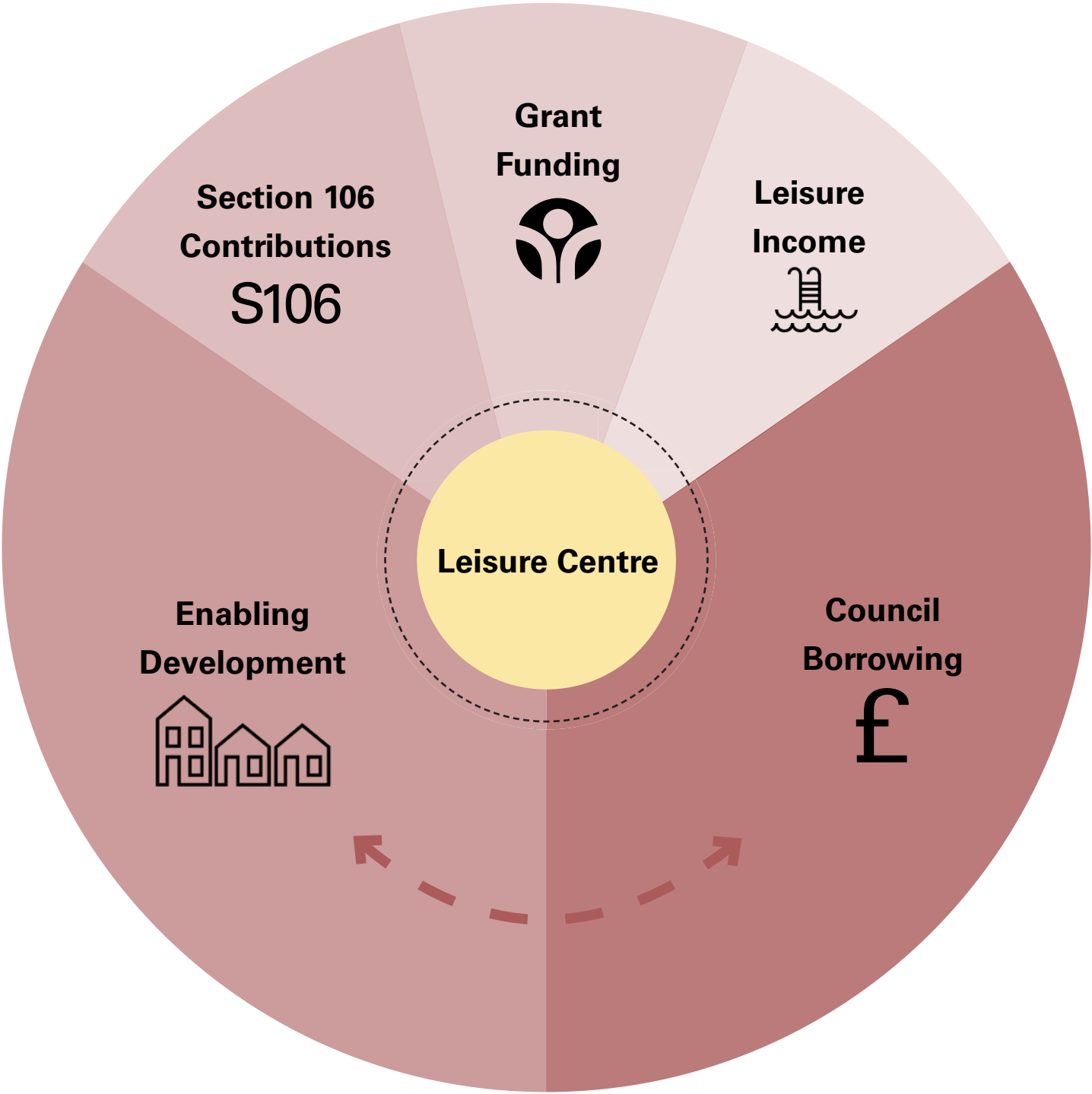
Minimum Leisure Development

How do we pay for it?



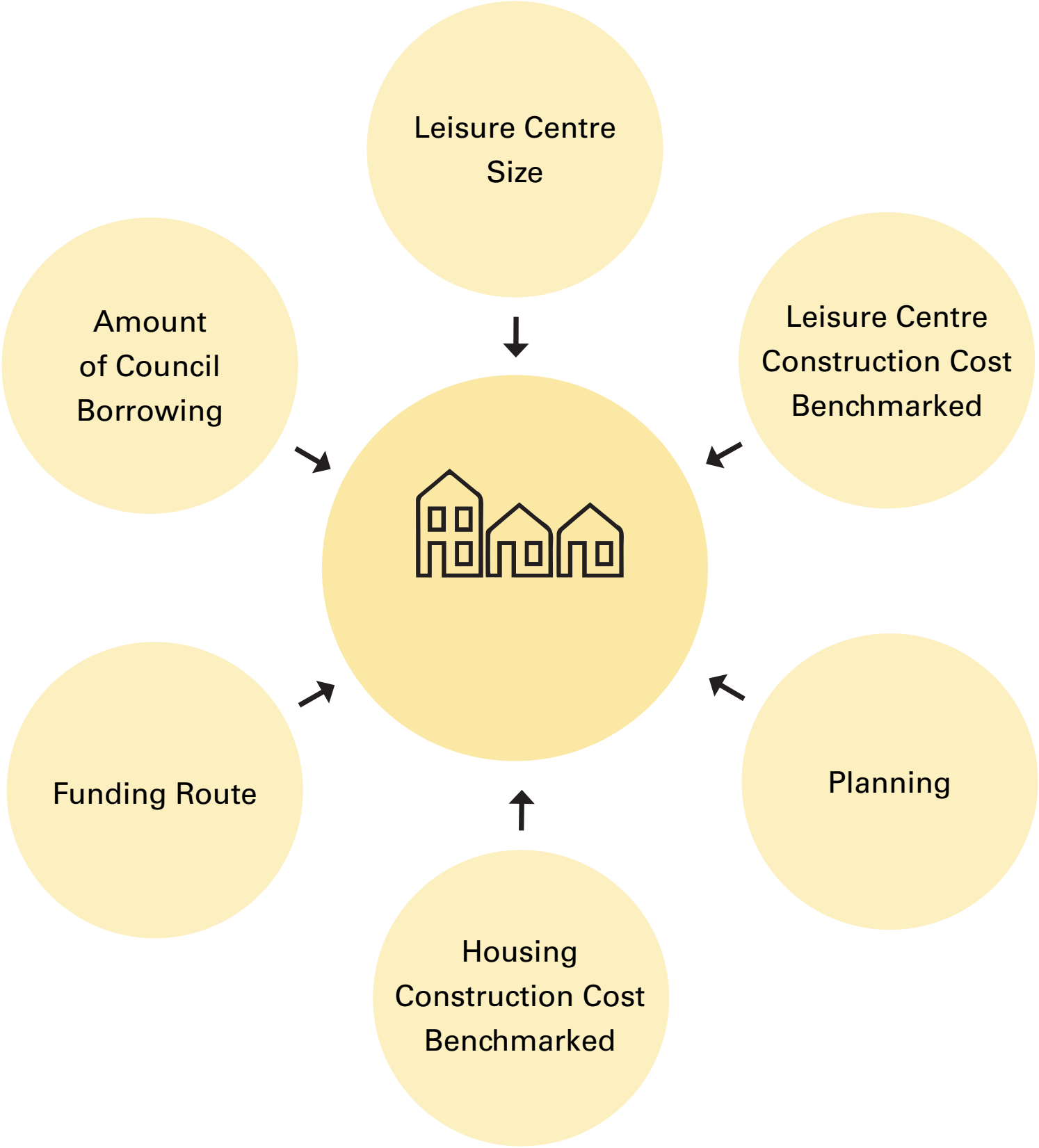
Minimum Leisure Development

How do we pay for it?



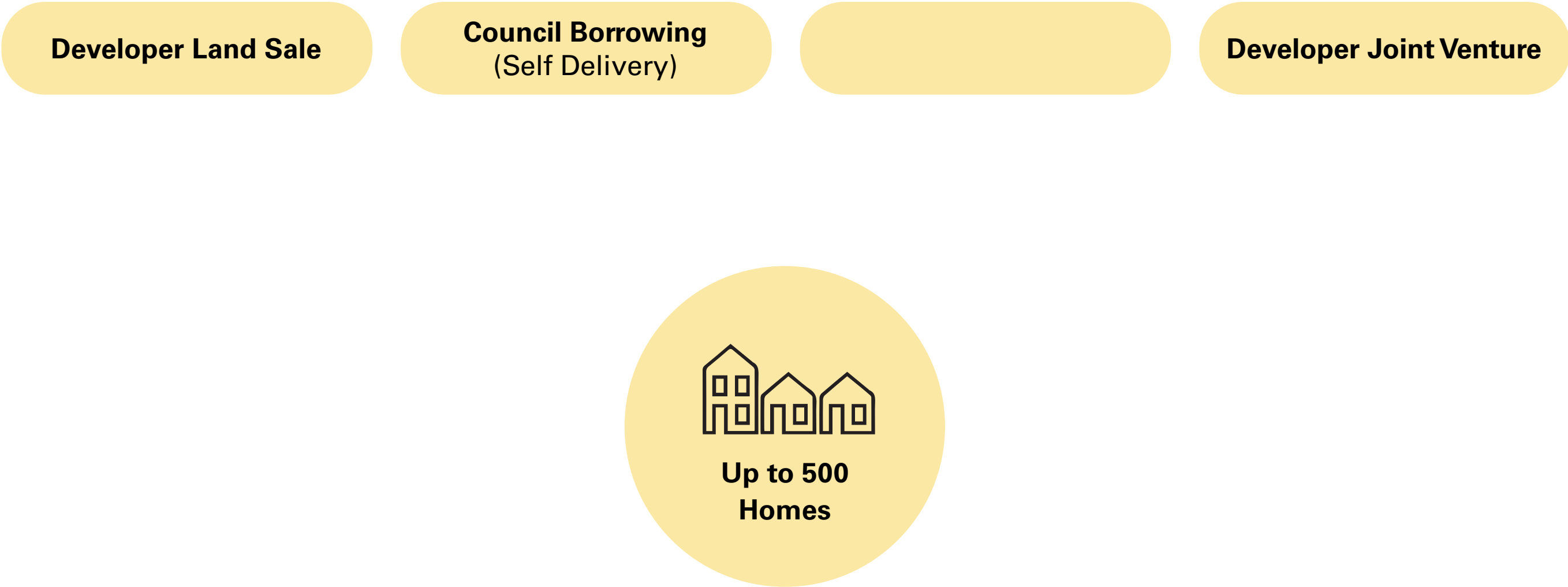
Minimum Enabling Development

What determines how much Housing?



Minimum Enabling Development

A Range of Funding Routes



Metropolitan Open Land Policy

Demonstrating Very Special Circumstances - STEP 2

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VERY SPECIAL CIRCUMSTANCES.

It must be demonstrated that:

STEP 1:

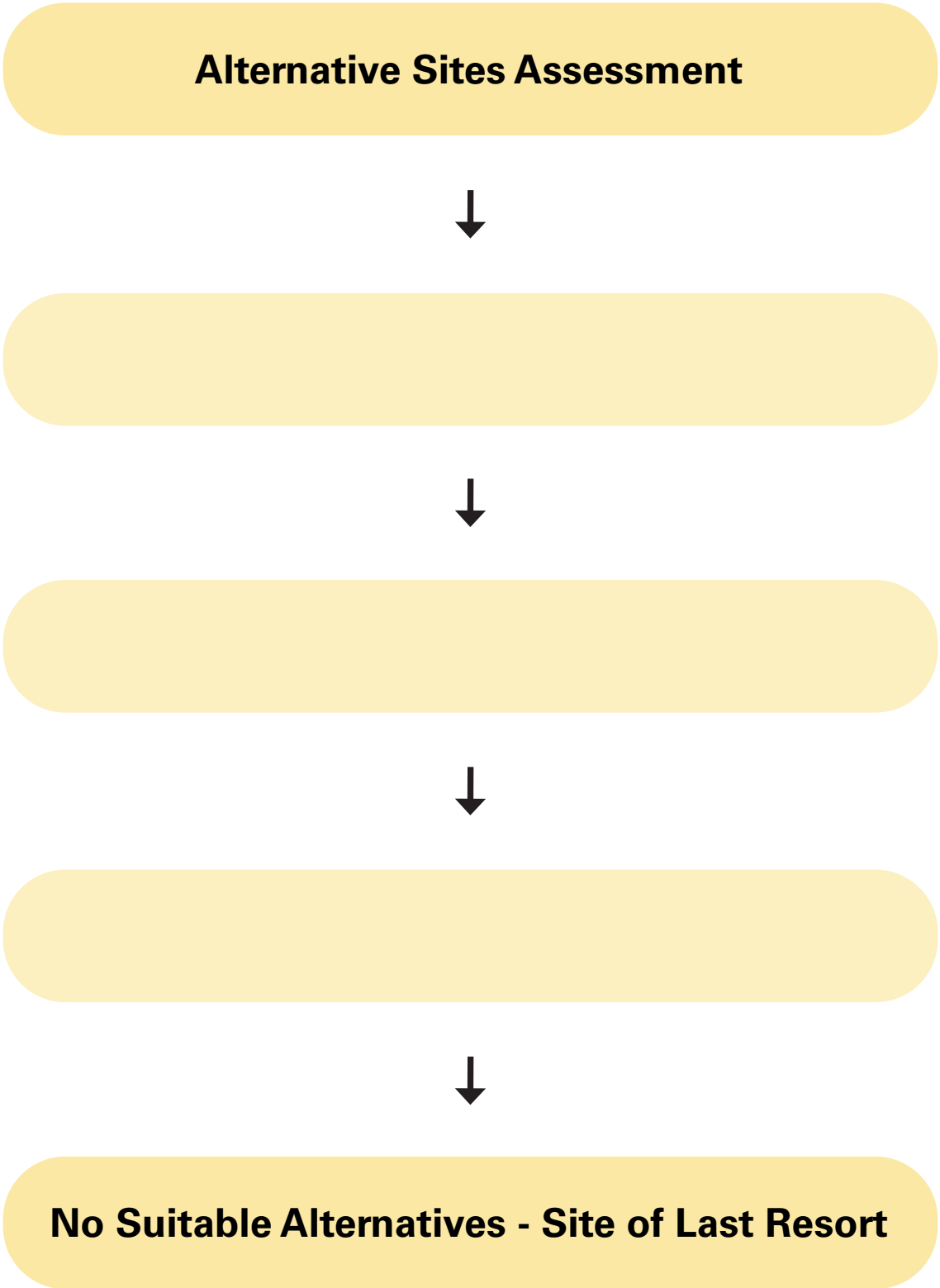
The scale, type and quantum of the “inappropriate development” is the minimum necessary, thereby ensuring that any harm caused by the proposal is as minimised as far as possible consistent with facilitating development principles; and

STEP 2:

That there are no suitable alternative sites for this development that would be preferable in planning terms.

Alternative Sites

Is there anywhere else we could put enabling development or leisure?



Moving Towards Demonstrating the Very Special Circumstances required by MOL Policy

**Demolition of the existing leisure centre and construction of a new
replacement leisure centre is the most sustainable option**

Leisure centre's size has been optimised - further work ongoing

Costs have been benchmarked and interrogated

Funding Options are being explored and will continue to be so

**The amount of enabling residential development is likely to be up to 500 units
(based on 50% affordable delivery)**

This existing Gurnell Leisure Centre and environs is the 'genuine site of last resort'

Next Steps: How do we now go about generating alternative options on the site?

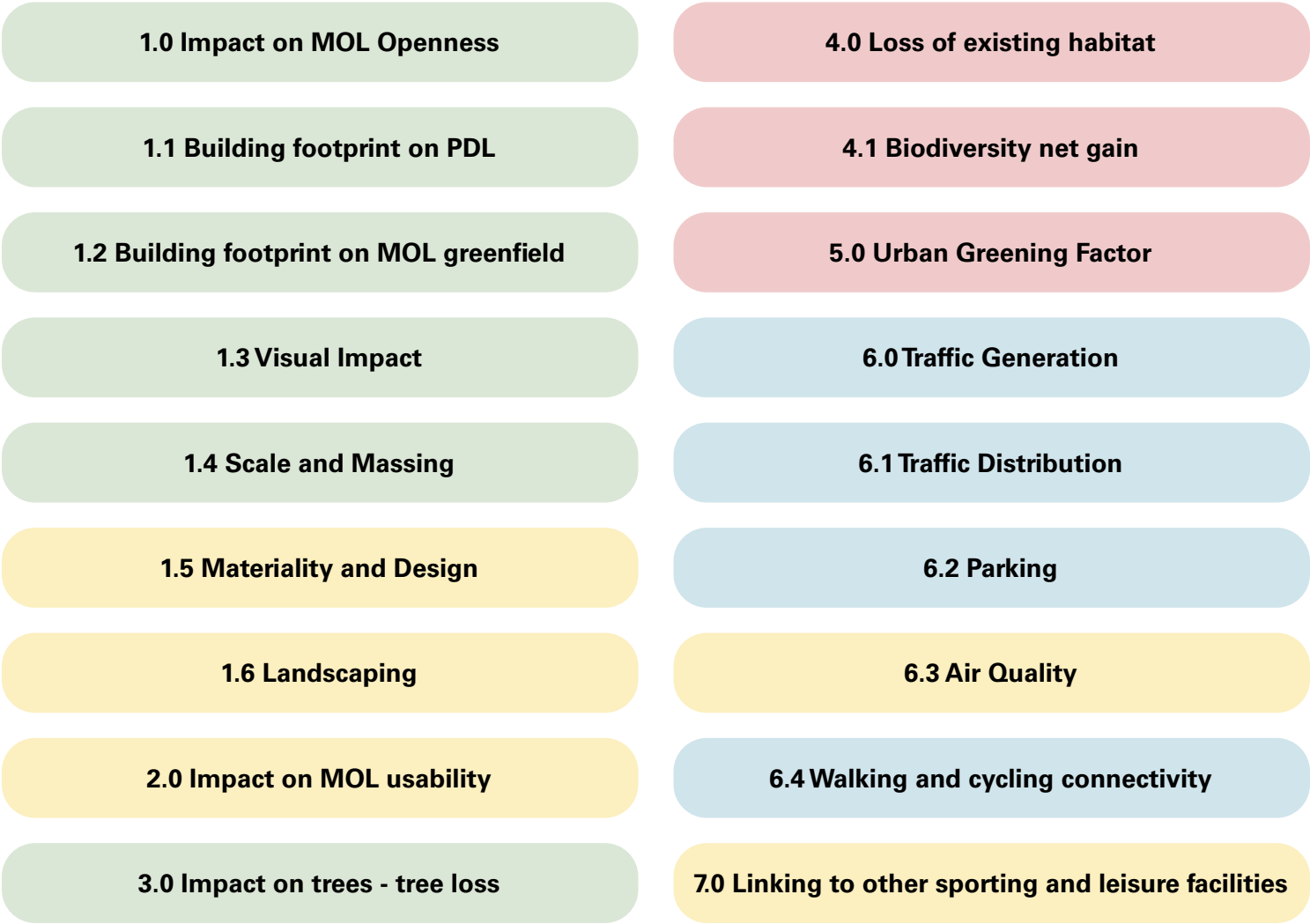
How might development be arranged on the site to minimise potential impacts on openness of MOL?

How might any potential impacts be minimised and mitigated?

What other benefits could be delivered to balance the harm caused?

Impact Appraisal

How do we assess the impact and benefits of the options?

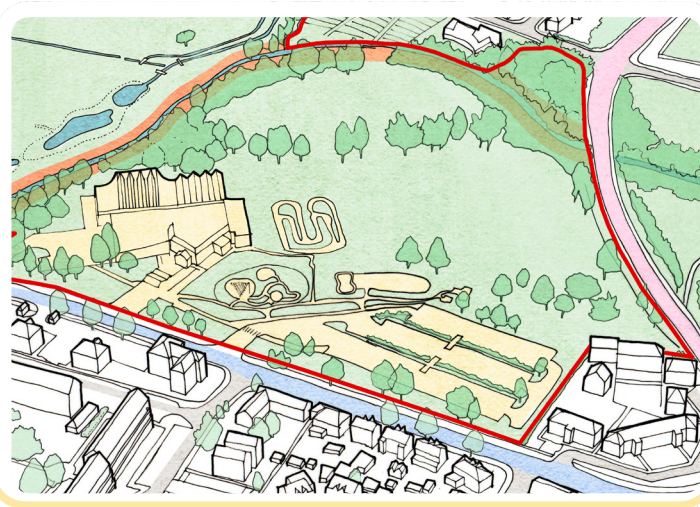


Impact Appraisal

What are we assessing against?

5350m² Leisure Centre Ruislip Road

No Homes



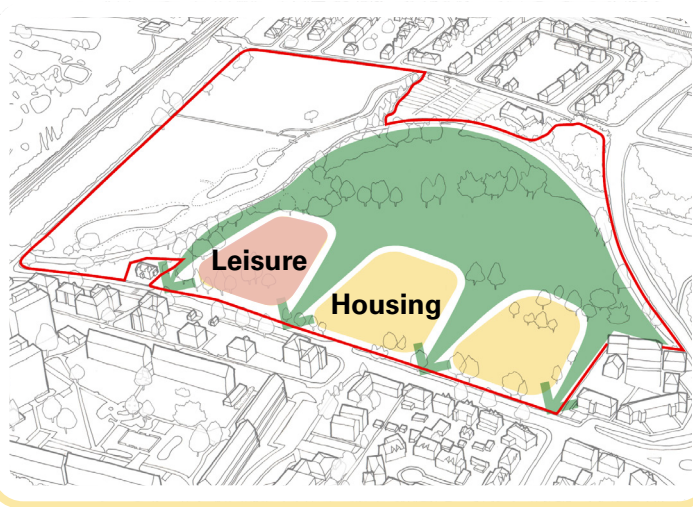
9035m² Leisure Centre Ruislip Road

600 homes in 2 towers



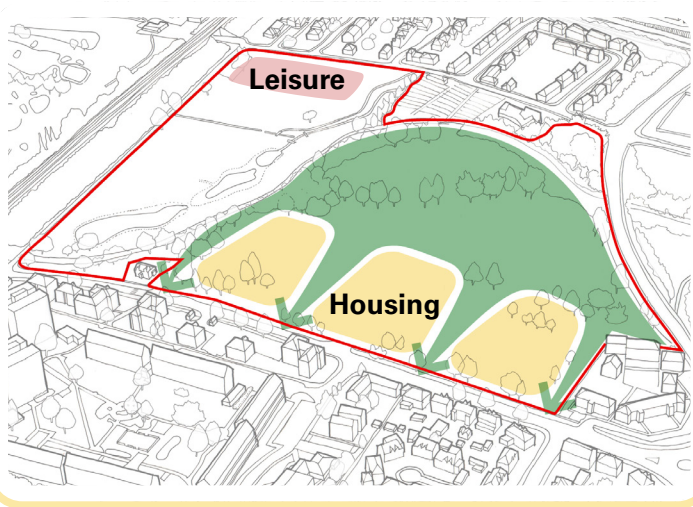
8499m² Leisure Centre Ruislip Road

up to 500 homes



8499m² Leisure Centre Stockdove Way

up to 500 homes



Impact Appraisal

Work undertaken to enable and inform baseline option work:

- **Ecology surveys**
- **Transport and accessibility surveys**
 - **Housing typology studies**
 - **Housing need studies**
- **Visual assessment baseline**
 - **Tree surveys**

Where Are We Now?

