

Welcome to a new leisure centre for Ealing

Ealing Council is proposing new plans to revitalise Gurnell Leisure Centre. We want to make it a place to encourage healthy and fulfilling lifestyles for our borough residents.

We are reviewing options to best deliver the new leisure centre. These options will use feedback from local stakeholders and community members.

Before consulting on the detailed plans with our communities early next year, we want to introduce our early ideas.

About Gurnell Leisure Centre

Built in the 1970s, Gurnell Leisure Centre has served the local community as a fitness and well-being hub for many decades. The entire site lies within Metropolitan Open Land (MOL).

The building’s declining state led to its permanent closure in August 2020.



Aerial view of present-day Gurnell Leisure Centre



Site boundary

Planning history

The Gurnell Leisure Centre site had a previous planning application which was refused in 2021. The application sought the demolition and replacement of the existing leisure centre and approximately c.600 new homes across six buildings (ranging from six to 17 storeys).

A need for development

All options have been explored to provide a reimagined leisure centre on the site. These include the reuse, retrofitting and repurposing of key aspects of the building. The demolition of the existing centre and construction of a replacement centre has been determined to be the most viable option moving forward.



Gurnell Leisure Centre today

Meet the team

The council has appointed a professional team to realise the vision for the new leisure centre. The team includes:

Mikhail Riches

Mikhail Riches are leaders in beautiful sustainable design. All our projects aim for zero carbon in use and are low carbon in construction. We create socially connected and sustainable places.

**MIKHAIL
RICHES**

GT3 Architects

GT3 Architects is an award-winning practice with expertise in sports and leisure, championing inclusivity, sustainability and engaging ways of working.



Periscope

Periscope focuses on regenerative design and public architecture, delivering projects that meet the needs for the community and environment.

periscope

Gleeds

Gleeds is an independent Real Estate and Construction consultancy, with experience spanning over 130 years.

gleeds

The story so far

Listening and response to feedback

The previous planning application was refused in May 2021 due to having an unacceptable impact on Metropolitan Open Land (MOL). Since then the council, as the developer for the site, has been reviewing the proposals to ensure that a new application considers the requirements related to the MOL designation.

The Gurnell Community Sounding Board was formed to give community and leisure stakeholders a voice in planning the future of the site. It includes representatives from a variety of interested groups, centre users, and ward councillors.

Based on the board's feedback, it was concluded that:

- There must be a leisure centre at the site
- The existing building cannot be refurbished, due to the cost and lack of social and environmental benefits

Our updated vision

In February 2023, Ealing Council's Cabinet approved the principle of bringing forward a new leisure centre, incorporating a 50-metre swimming pool alongside a new fitness studio.

The Council-led plans would expand the range of fitness and wellbeing facilities and create a new swimming destination for the people of Ealing.

Under the new plan, the new leisure centre would see the range of fitness and wellbeing facilities significantly expanded. This will ensure that it meets modern standards and is able to serve the local community for years to come.

The revised proposals would also enhance open spaces around the new buildings and include mixed tenure housing, with a significant proportion of affordable homes, alongside the new leisure centre.



A new leisure centre for Ealing

Our commitment to the new leisure centre

The previous leisure centre has historically been the council's flagship leisure facility.

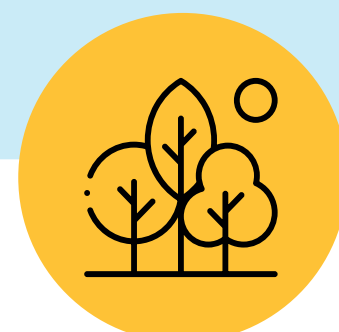
We have a proud history of investing in high-quality centres across the borough. These centres include the Everyone Active Acton Centre and the Northolt Leisure Centre.

We believe that the new leisure centre will provide substantial benefits for our community, including:



A modern, high-quality leisure centre

A brand new sustainable facility that focuses on the health and wellbeing needs of the Ealing community.



Enhanced green space and landscaping

The surrounding green space and landscaping will be incorporated and enhanced through the proposals. This will include spaces for dedicated outdoor activities and amenities.



New homes

The residential development will help fund the new leisure centre and provide much-needed housing for our people.

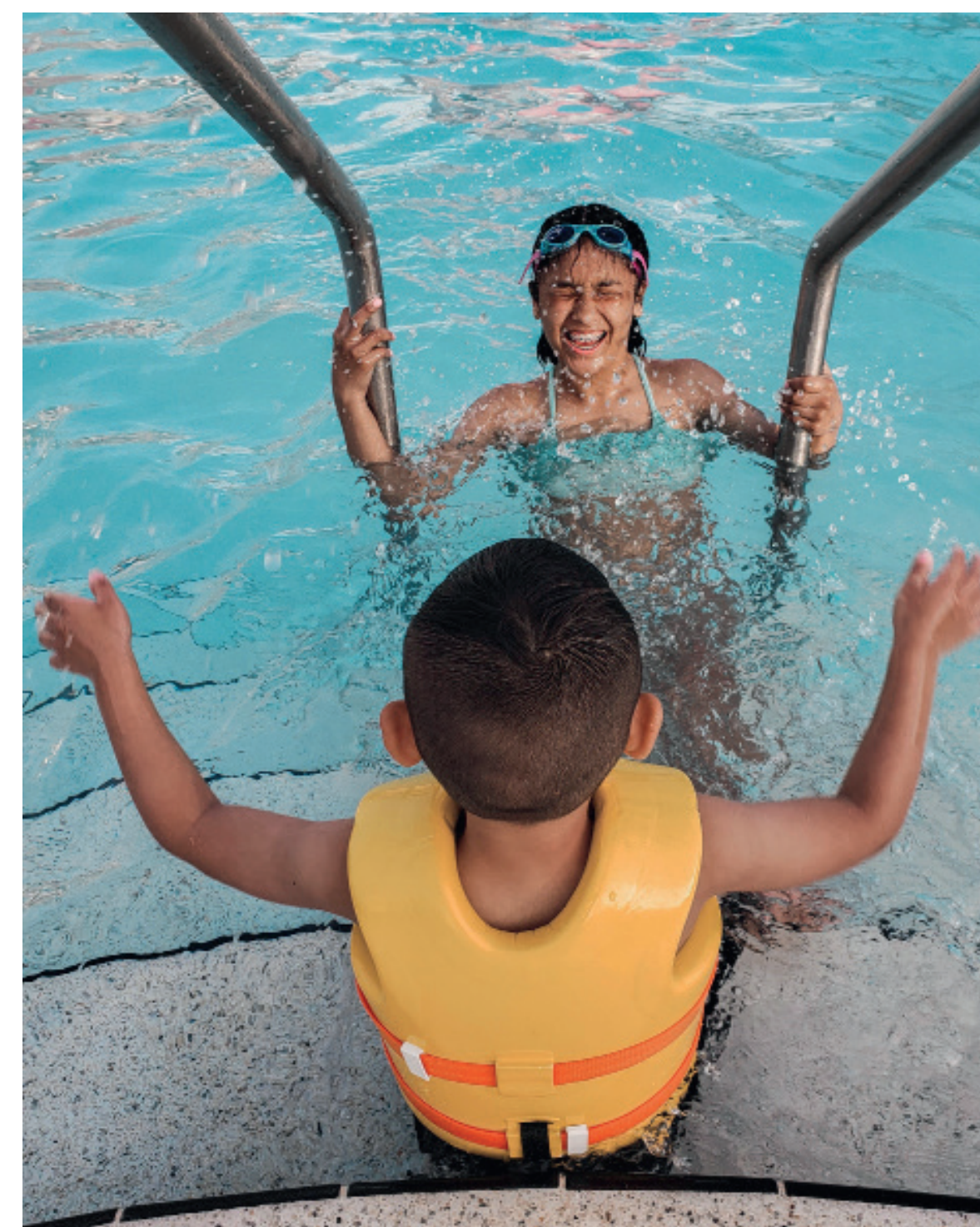
Enabling development

Building new homes will enable the delivery of the new leisure centre and contribute to our target of delivering 4,000 new affordable homes in the next four years.

The number of homes will be significantly reduced from the previous proposals. At this stage, we are exploring the delivery of between 200-300 new homes. The design and layout of new homes are different to the previous planning application and have been reconfigured to address previous concerns. These plans will be submitted as a part of the planning application for the new leisure centre.



New high-quality homes for Ealing



A new swimming destination

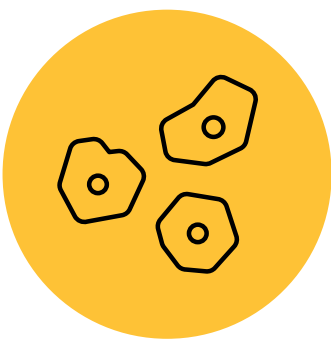
An Ealing destination

A destination for all

By combining leisure, the surrounding environment, and appropriate housing into one sustainable masterplan, the council is committed to creating a truly unique destination for the Borough.

The new leisure centre will be a hub for the community, providing a place for people of all ages to exercise, relax, and socialise.

Our new leisure centre plans will include a new 50-metre swimming pool and improved gym. There will also be a wide range of other facilities and activities for people of all ages and abilities. Examples include:



Climbing wall



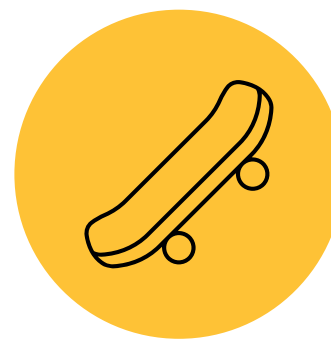
Space for meetings
or children’s parties



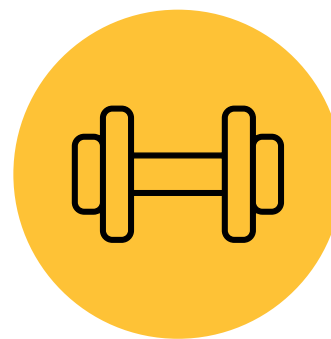
Designated
play areas



Pump track



Skate park



Outdoor gym



Café

The site’s unique surroundings and parkland setting will be respected and incorporated into the new leisure centre’s design. This will create a place that is both functional and enhances the natural landscape. People of all ages and abilities will be able to enjoy these spaces and achieve healthy lifestyles.



Green views around the development



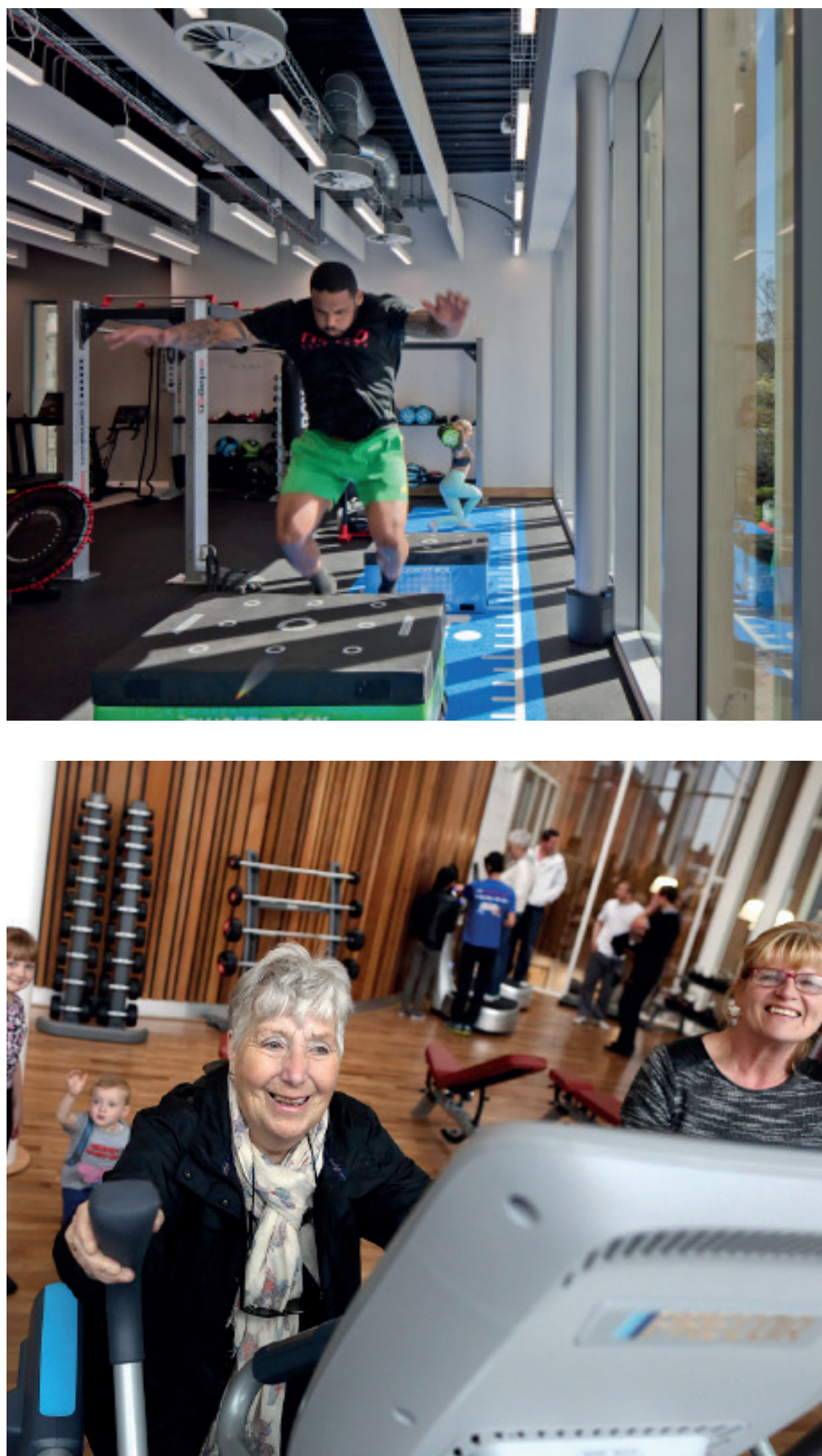
Swimming activities



Café



Fitness activities



Next steps

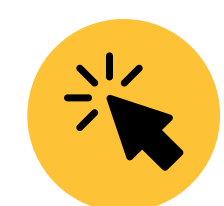
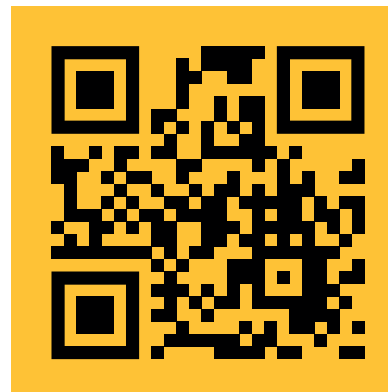
Thank you for taking the time to view our information boards.

We will be launching a full public consultation on the developed proposals for the new leisure centre masterplan early next year.

This will provide more details on the leisure centre, landscaping approach, and early plans for housing delivery.

In the meantime, we will continue engaging with the Sounding Board to further shape our proposals.

If you have any questions or would like to give your feedback, please visit the link below or scan the QR code.



www.givemyview.com/leisureforealing

