

A New Leisure Centre for Ealing

Sounding Board 05

Agenda

- | | |
|---|---|
| 1. Welcome
Introduction from Cllr Knewstub | Chair - Sherard Cowper-Coles (SCC)
Cllr Knewstub |
| 2. What has been going on...
Cabinet Paper | Adam Whalley (LB Ealing)
Richard Smith (LB Ealing) |
| 3. Explanation of updated leisure brief
Engagement and briefing overview
Overall facility mix
Key themes
Community themes
Opportunities for facility visits | GT3 |
| 4. Updates on housing brief | Mikhail Riches |
| 5. Discussion on future engagement
Community engagement
Working with schools on arts strategy | Kitty Eyre (LB Ealing)
GT3/Tibbalds |
| 6. Plan for next steps
Planning next steps
Timeline | Tibbalds/Gleeds |
| 7. AOB | Chair - Sherard Cowper-Coles (SCC) |
| 8. Next meeting
Date, time and theme | |

2. Welcome Back

Sounding Board

Based on the findings/recommendations of a commissioned Feasibility Study, in February 2023 Cabinet approved:

- Further design work to be progressed based upon an 'Optimised 1' leisure brief and agreed site arrangement.
- Planning permission to be sought for a mixed-use proposal to include a new build replacement leisure centre with enabling residential development of 200-300 units (35% AH).
- A detailed analysis of procurement routes to be carried out, considering appropriate routes to secure both leisure and residential elements of the proposal.
- Arrange for demolition of the existing leisure centre including obtaining any necessary consents to do so.
- Cabinet to receive further recommendations on the next steps for the project when known, including an overall funding strategy informed through further market testing.

Sounding Board

Following Cabinet decision in February:

- Decision was called in for scrutiny.
- Assembled the project team and finalized appointments.
- Consolidate design based upon a preferred leisure brief and agreed site arrangement.
- Getting a deeper understanding of the site supported by surveys – site investigation, ecological, acoustic, security, GPS sitewide, 3D modelling.
- Progress towards planning permission.
- Detailed analysis of procurement routes, considering appropriate routes to secure both leisure and residential elements of the proposal.
- Scoping up demolition of the existing leisure centre.

3. Leisure Update

Leisure Development

Engagement & Briefing

The Leisure Briefing Document has been informed by the previous Stage 1 feasibility study, engagement meetings with Ealing and other key stakeholders including the Sounding Board.

The indoor and outdoor leisure brief has been tested further with Ealing and user groups stated below:

Ealing Skate Association - 14th August 2023

- Engagement session to establish requirements and preferences of Ealing Skate Association

East London Underwater Hockey Club - 14th August 2023

- Engagement session to establish requirements and preferences of Underwater Hockey Club.

Ealing Swim Club - 14th August 2023

- Engage and receive feedback with regard to Pool facility design development.

Stage 2 - Engagement & Briefing: w/c 10th July - w/c 18th September 2023		
Leisure Brief	Client Workshop	User Workshops
Indoor Facilities	21st July	w/c 14th August
Outdoor Facilities	3rd August	w/c 14th August
Additional Workshops		
Vision Workshop	17th May 22	
Stage 2 Kick Off Meeting	6th July	
Pool Filtration	26th July / 9th, 17th August	
Sustainability Review	27th July / 9th, 16th, 22nd August	
Masterplan & Flood Review	1st, 9th, 16th August	
Transport Review	2nd August	
Planning Strategy	3rd August	
Pre-App	29th August	

Table of key engagement and workshop dates

Leisure Development

Engagement & Briefing

Executive Summary:

The Vision Workshop was held on Tuesday 17th May with a number of key stakeholder groups.

The following outcomes & key themes came out of the workshop:

- Any project must be for the community, there is a strong sense of community attachment to the site and this should be maintained and nurtured.
- There is a feeling that the existing building has reached the end of it's lifecycle and no longer meets the standards expected from a modern leisure facility
- Landscaping will be a key element to the project with careful consideration given to how any intervention can be sheltered by trees or landscape
- The desire to create a destination that people wanted to go to was discussed. However this needs to be done with the existing community and infrastructure in mind
- "People" featured prominently across all of the activities whether this be in considering accessibility & inclusivity, activity offer or the precedent images selected for the design aspiration.



Images from vision workshop day

Vision & Objectives

Strategic Objectives

In groups, participants were asked to consider a range of objectives for the project before arranging them to indicate priority.

The outcomes of the activity are identified opposite.

Tier 01 Objectives

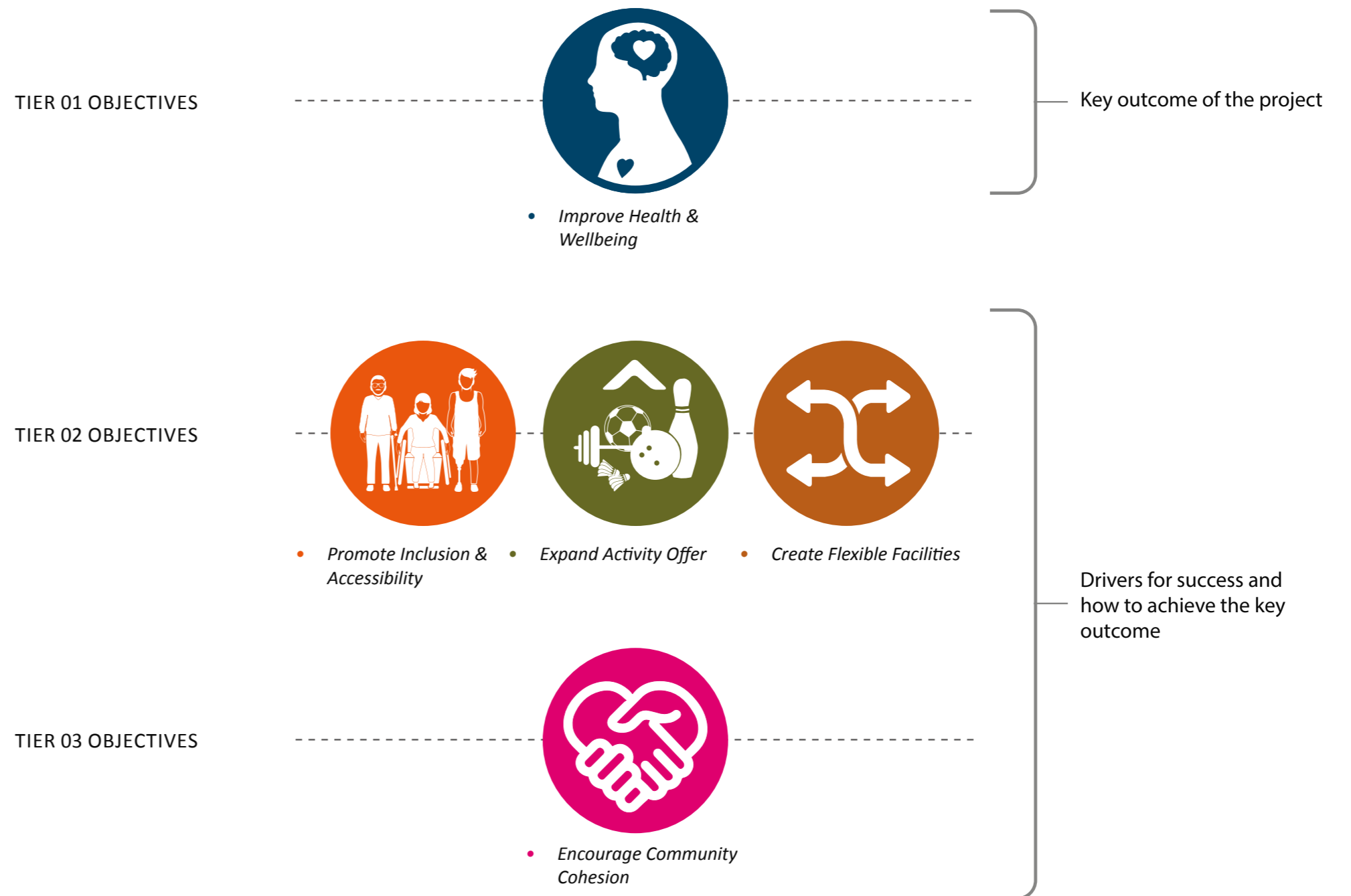
- *'Improving Health & Wellbeing' was rated highly across each group*

Tier 02 & 03 Objectives

- *These objectives are seen as the key drivers for achieving objective 01. These drivers involved 'Increasing Flexibility' in order to 'Expand the Activity Offer' on the site.*
- *The existing community connection was apparent in this activity, forming one of the higher rated objectives.*
- *Inclusivity in a broad sense was raised as a key objective.*

Tier 04 & 05 Objectives

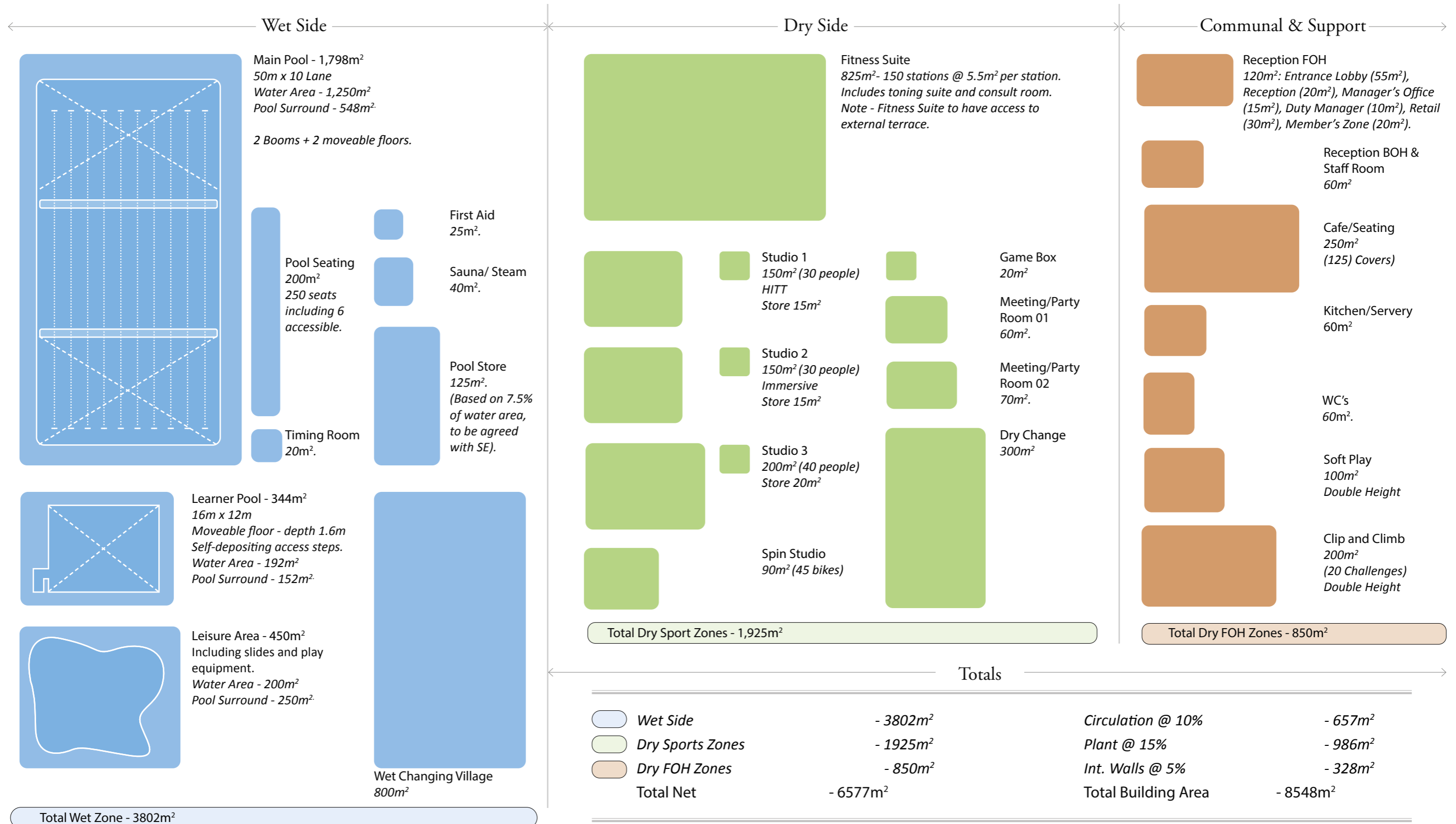
- *Location-related objectives, Technical objectives & 'Supporting sporting excellent' were deemed less important to the project and not driving objectives.*



Gurnell Leisure Brief

Graphic Facility Mix

Please note all areas noted in the brief area approximate only and may fluctuate as the project develops.

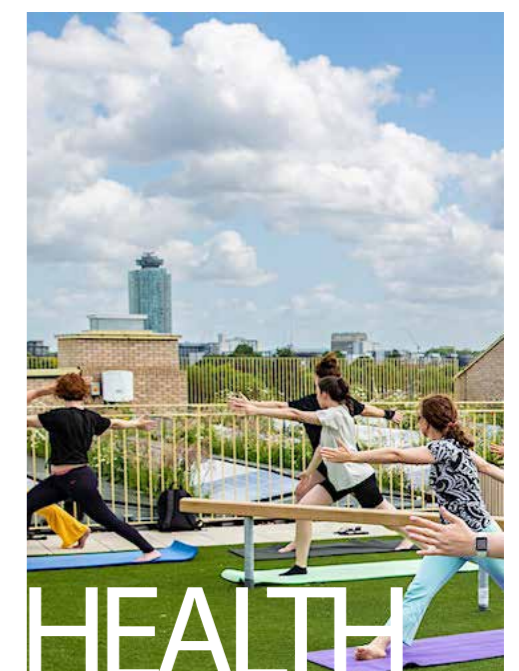


Gurnell Leisure Centre

Brief Development

Core Leisure Facilities

- 50m x 10 Lane Pool
- Learner Pool
- Leisure Water
- Fitness Suite + Outdoor Terrace
- x3 Studios + Spin Studio
- Meeting & Party Rooms
- Cafe + Outdoor Terrace
- Soft Play + Clip & Climb



Look and feel precedent images of interior leisure spaces

Outdoor Leisure Facilities

Brief Development

Please note all areas noted in the brief area approximate only and may fluctuate as the project develops.

Outdoor Leisure Facilities

- Playground
- Pavilion Building
- Outdoor Gym
- Skate Park
- Pump Track



Look and feel precedent images of exterior leisure spaces

Key Themes

Design Strategies

Key themes are the fundamental ideas that underpin a scheme; they are born out of the brief and the site and contextual analysis.



HEALTHY COMMUNITY

Inclusive and people focused, improving health and wellbeing for the local community and attracting a wide range of users across the Borough.



GENERATIONAL IMPRINT

Maintain a strong sense of local identity and belonging.



PART OF THE PARK

Celebrate the natural setting and integrate proposals into the MOL landscape, creating a gateway to outdoor activity.

Community Themes

Local Insight



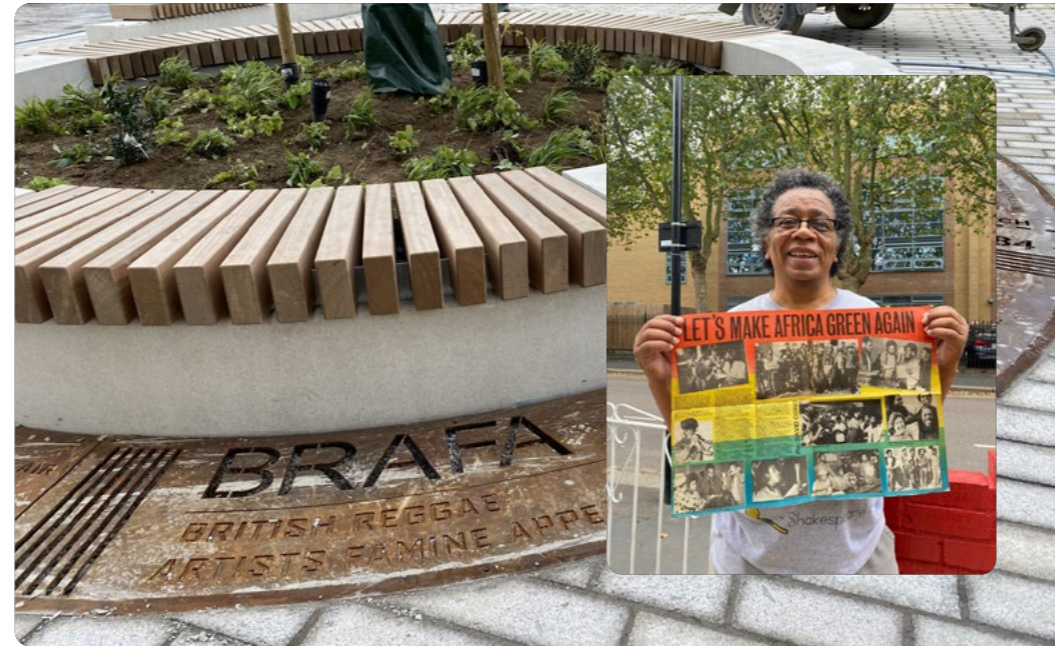
GENERATIONAL IMPRINT

Maintain a strong sense of local identity and belonging.

The design team would be keen to discuss and understand any opportunities to connect with further key local groups to ensure the facility can reflect the wider community of Ealing.

Adjacent are some examples where local groups and stakeholders have been integral to the final design.

EXAMPLES



BRAFA SQUARE - Britannia LC
External Landscape celebrating local history



100 Years - Britannia LC
100 Images of local users charting 100 years in age



73 Stairs - Beacon of Light, Sunderland
Local business sponsorship opportunity



Friend of the Foundation - Beacon of Light
Sponsor a football boot for local people

Community Themes

Possible visits

A number of facilities have been highlighted below that have potential similarities to the brief of the new leisure centre at Ealing.



Derby Moorways
50m pool, Leisure water and learner pool



Huddersfield LC
Large Leisure water



Guildford Spectrum
Large Leisure water



Britannia Leisure Centre, Hackney
Leisure water, 25m pool and learner pool



Winchester
50m pool

4. Masterplan Update

Masterplan Update

The Brief

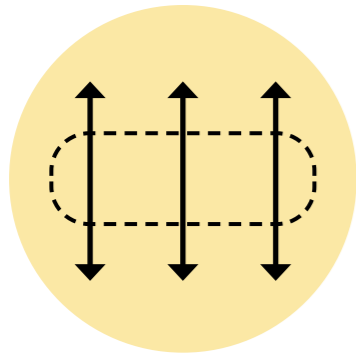
“

DEVELOP A PROPOSAL THAT
IS EXEMPLARY, SUSTAINABLE,
PLANNING COMPLIANT,
FINANCIALLY VIABLE FOR THE
SHORT AND LONGER TERM
AND DELIVERABLE WITHIN A
REALISTIC TIMESCALE

”

Masterplan Update

Design Principles



Openness

Maintaining sense of openness and improving access to the MOL



Sustainability

Getting the masterplan right for achieving an exemplar low carbon development



Scale

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



Community

Focus on creating a sense of community

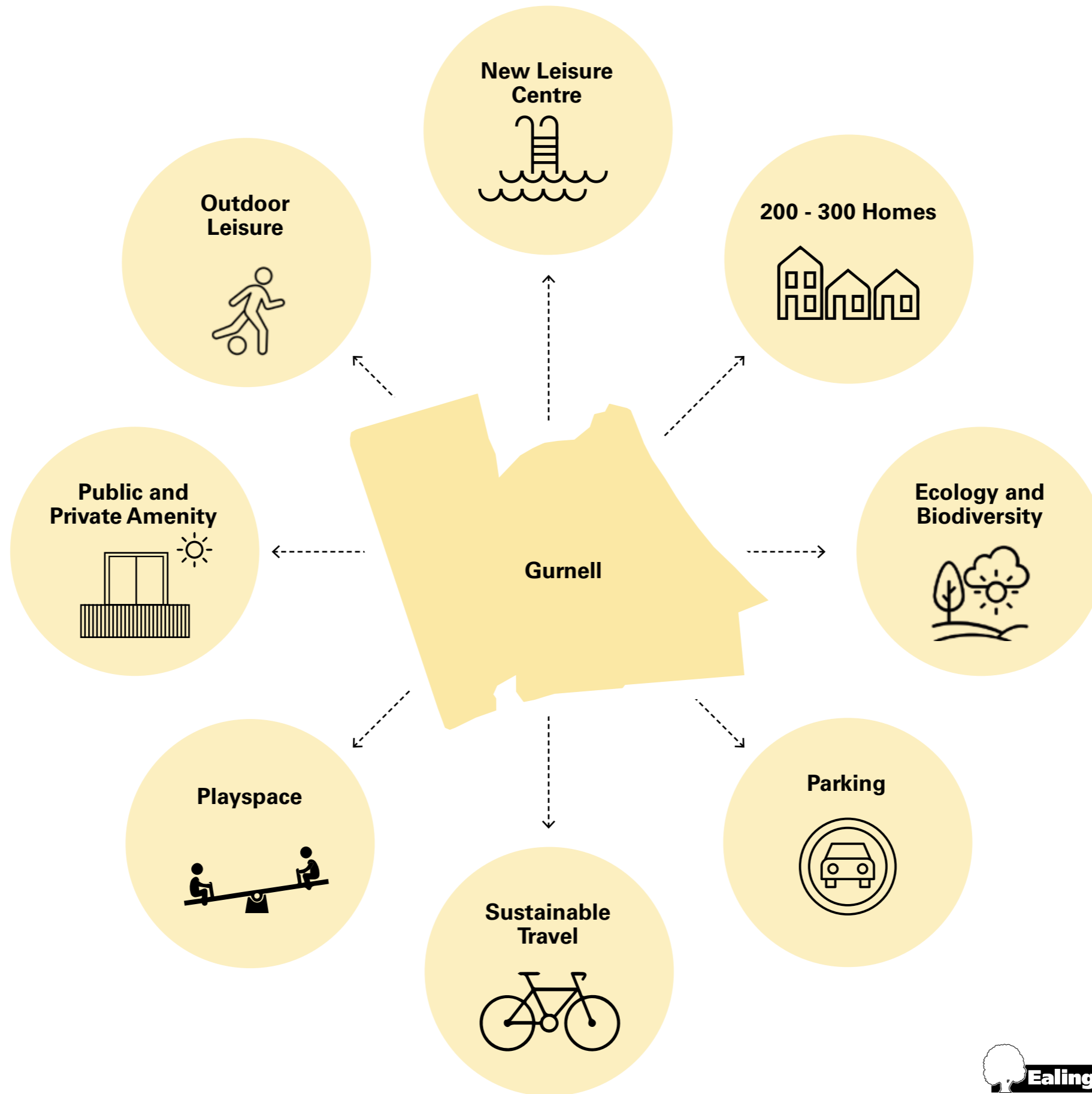


Ecology & Biodiversity

Working with and enhancing the unique riverside MOL setting

Masterplan Update

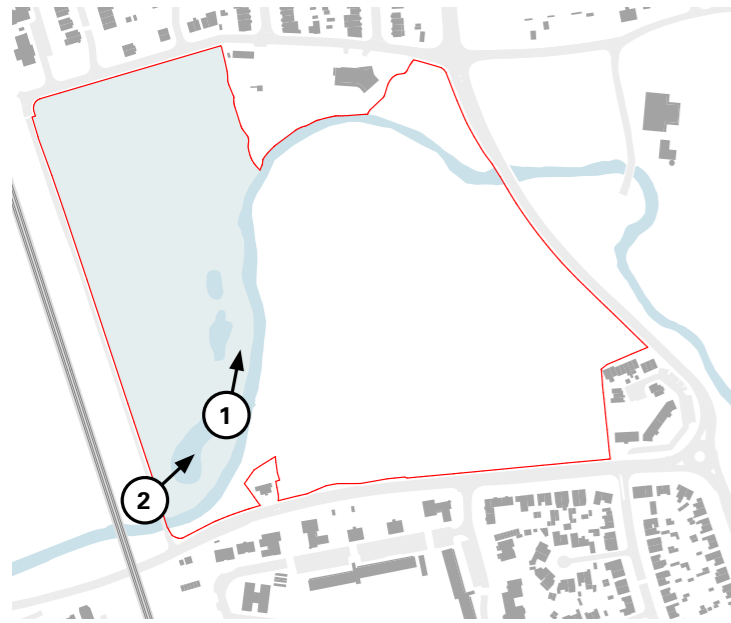
What do we need to provide?



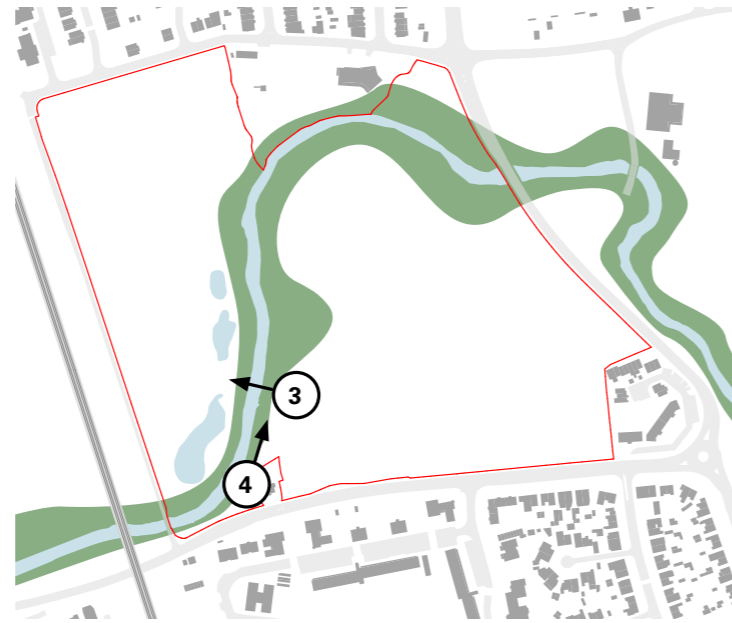
Masterplan Update

Character Areas

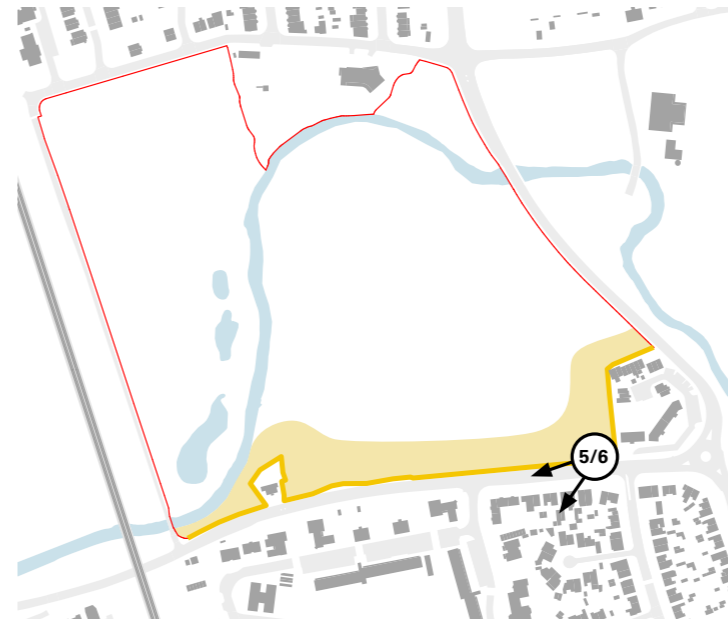
Wetland



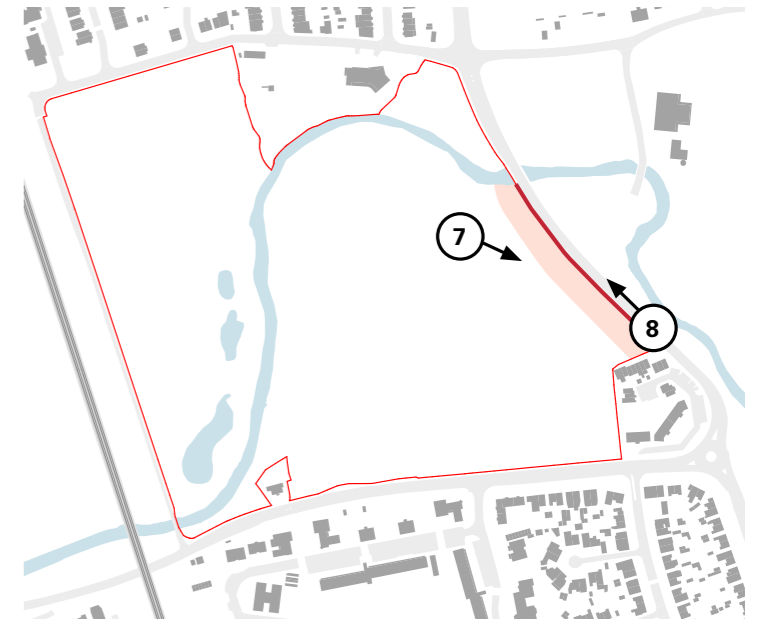
Woodland River Edge



Ruislip Road Edge



Argyle Road Edge

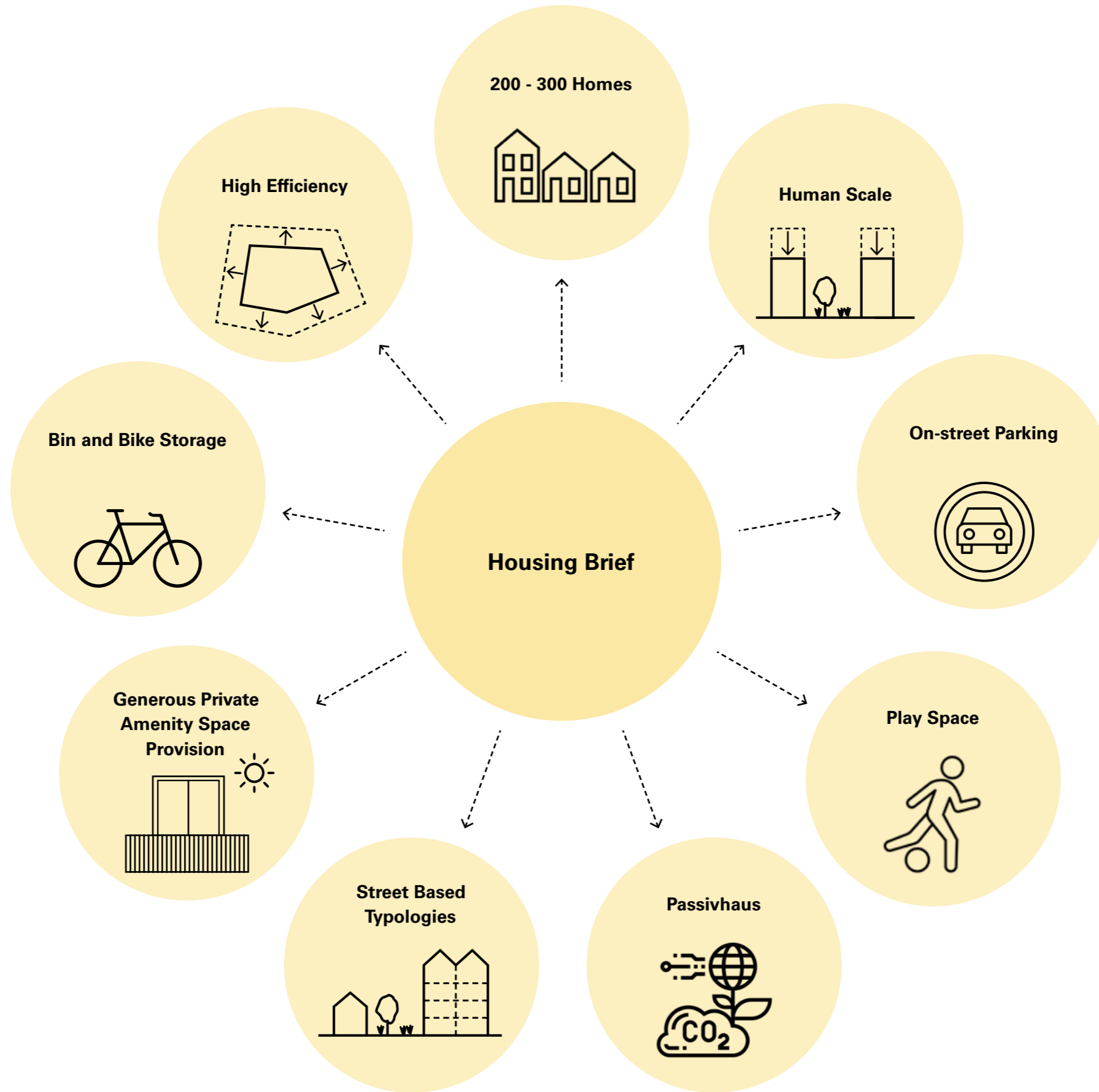


Site Photographs

Housing Update

Housing Update

Brief



5. Future Engagement

Storytelling Themes - Celebrating History & Culture



BRITANNIA ART INSTALLATION - '100 YEARS'



WOOLWICH HISTORY (HISTORIC ENGLAND)



THE TRAMSHED - HISTORY + PRESENT



THE WEAVERS OF WOOLWICH - BERNARDINE EVARISTO



LOCAL SPORTING EXCELLENCE



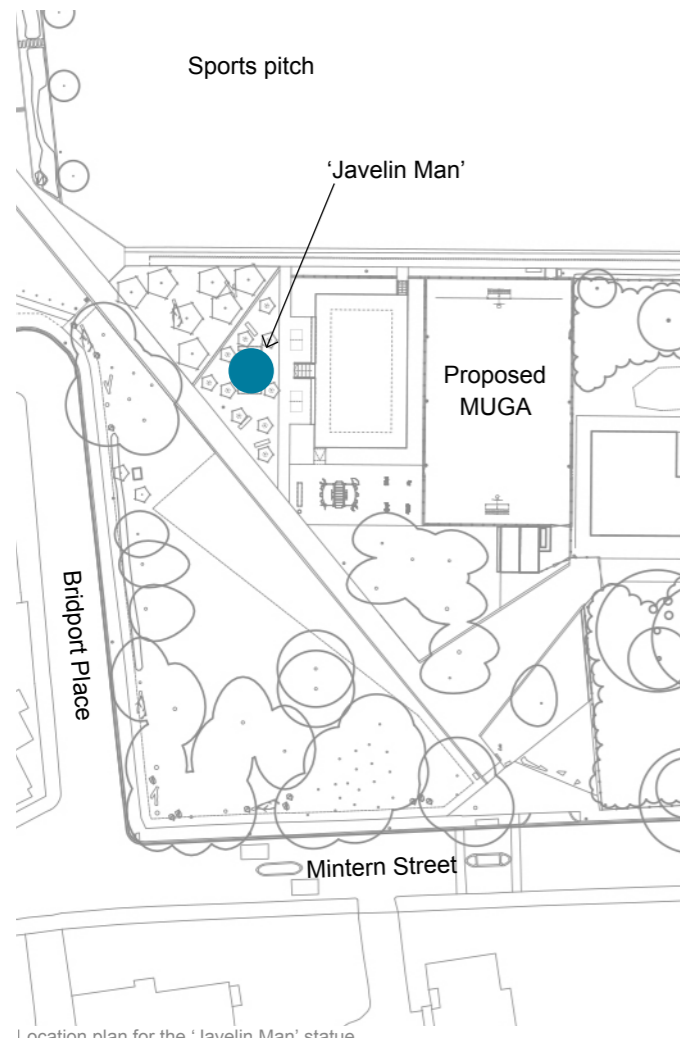
Examples of how we could work with the community to celebrate the history and culture of the area

Storytelling Themes - Celebrating History & Culture

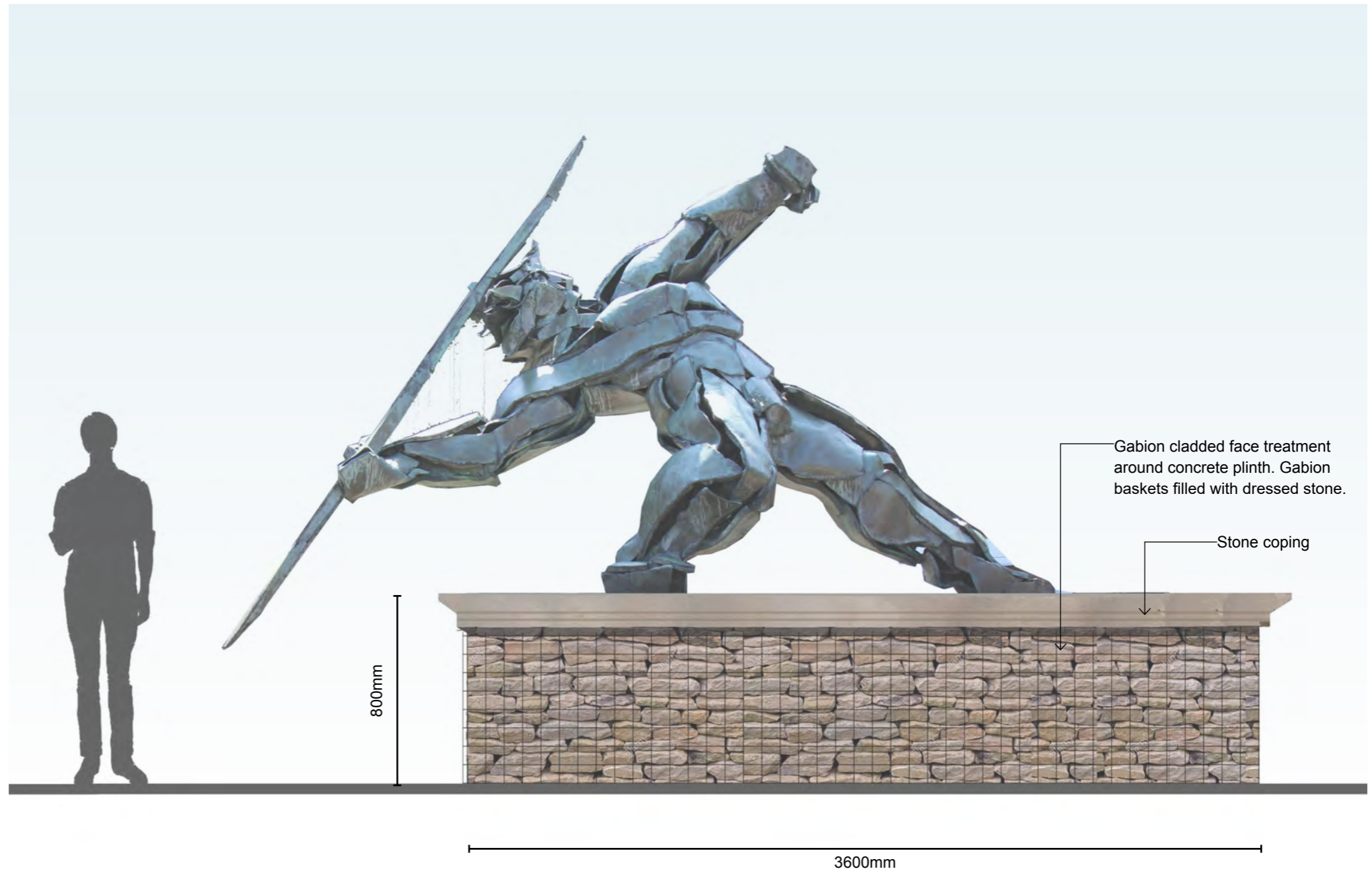
'Javelin Man' statue

The details of the re-location and setting of the 'Javelin Man' statue form part of this application but are required to discharge planning condition 32 for the Britannia Leisure Centre masterplan development (separate planning application ref: 2018/0926).

The plan below indicates it's proposed location and the visualisation opposite shows its intended re-setting. It is designed to face the beach volleyball court, in alignment with the steps down to the sand.



Location plan for the 'Javelin Man' statue



Proposed re-mounting of the 'Javelin Man' statue

6. Planning Update

Planning Update

Core Activities

- Continue to work closely with the design team to ensure we are taking into account planning policy requirements as proposals evolve.
- Working with the team on the size of the leisure centre to ensure it meets requirements but is not larger than it needs to be.
- Working on 'enabling' requirements for the residential development, through an iterative process of balancing costs and viability.

Planning Update

Upcoming Planning Activities

Continue **pre-application** discussions with **LB Ealing** as the scheme evolves

Engage with the **GLA** to obtain their feedback on a revised scheme.

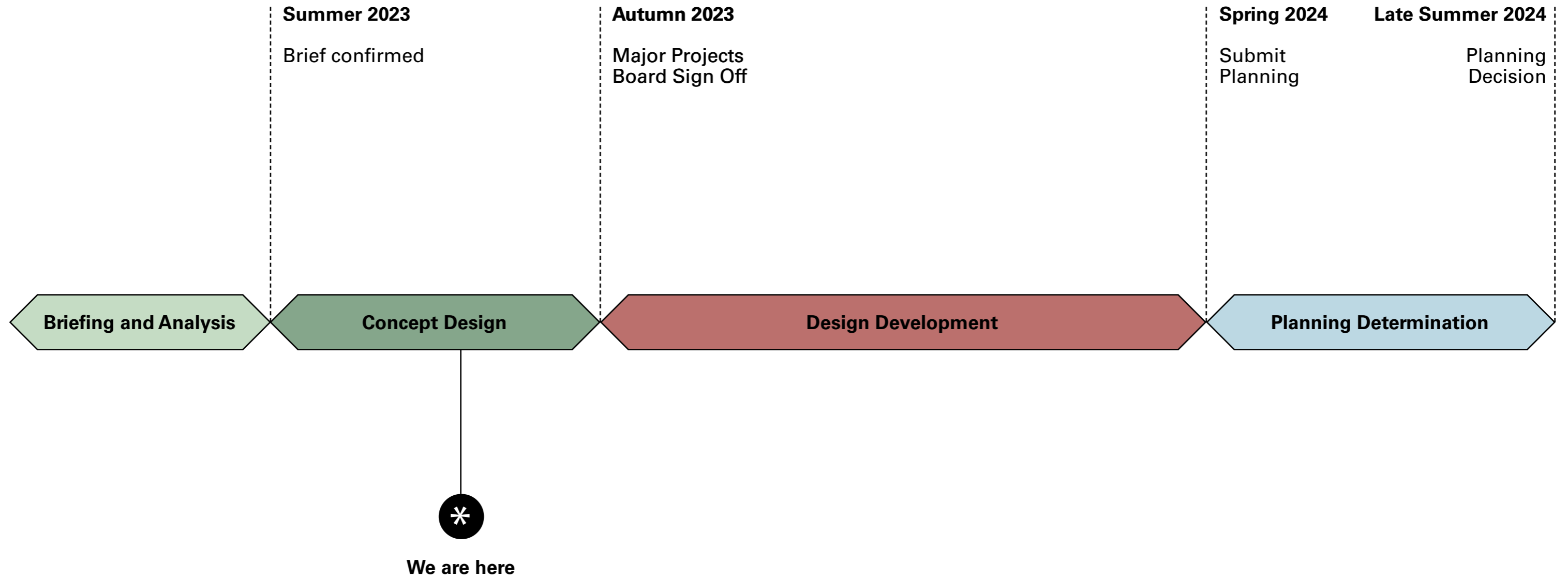
Public Engagement with **Sounding Board** and **wider groups**.

Present the scheme to **Design Review Panel** and **Community Review Panel**.

Submit an **Environmental Impact Assessment (EIA)** screening opinion.

Planning Update

Timeline



7. AOB

8. Next Meeting