

# GREATER **LONDON** AUTHORITY

**(by email)**

Our reference: MGLA310124-5468

13 February 2024

Dear

Thank you for your request for information which the Greater London Authority (GLA) received on 31 January 2024. Your request has been considered under the Environmental Information Regulations (EIR) 2004.

**You requested:**

Please may I request the following information in relation to Gurnell Leisure Centre (W13 0AL), from 22nd November 2023 to present date:

- All correspondence between any parties and the GLA, including but not limited to: Ealing Council, GT3 Architects, Mikhail Riches Architects
- All material and correspondence relating to pre applications discussions
- A list of any meetings that have taken place, including dates, attendees and agendas
- All materials relating to pre application discussions for the new leisure centre must be included
- All documentation from meetings, including but not limited to emails, agendas, meeting papers, meeting notes/actions and outputs

**Our response to your request is as follows:**

Please find attached the information that the GLA holds within the scope of your request.

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA310124-5468.

Yours sincerely

**Information Governance Officer**

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

# PURCHASE ORDER



Page 1 of 1

GREATER LONDON AUTHORITY  
ACCOUNTS RECEIVABLE,  
PO BOX 45279,  
14 PIER WALK,  
GREENWICH  
LONDON  
SE10 1AP

Order Number	HXA30368336
Supplier Number	12173
Delivery Date	23/01/2024
Order Date	23/01/2024

**Delivery Address**

London Borough of Ealing  
Ground Floor Perceval House  
14-16 Uxbridge Road  
Ealing  
W5 2HL

**Invoice Address**

invoices@ealing.gov.uk

London Borough of Ealing  
Invoice Processing  
PO Box 4  
Ealing  
W5 2YX

Please e-mail your invoice to [invoices@ealing.gov.uk](mailto:invoices@ealing.gov.uk) in PDF format (one invoice per PDF) quoting the above order number. An invoice will not be deemed correct unless it contains a valid PO Number and will be rejected.

For order queries contact:

E-Mail: [REDACTED]@ealing.gov.uk

Line No	Article	Description	Qty	Unit	Price	Amount GBP
1	WAX1023	CONSULTANCY (CAPITAL)  GURNELL LEISURE CENTRE For a GLA Level 1 meeting for pre-application advice on the Gurnell scheme.	4166.67	EA	1.00	4,166.67

This order is issued subject to the general terms and contractual conditions attached and available at [www.ealing.gov.uk](http://www.ealing.gov.uk)

**Order Total** 4,166.67

## Ealing Council Terms and Conditions

1. Unless Ealing expressly stipulates or agrees otherwise in writing, every purchase shall be governed by these terms and conditions, to the exclusion of all other terms and conditions. By taking action against this purchase order, the Supplier shall irrefutably be deemed to have accepted these terms and conditions.
2. The official purchase order, approved by an authorised officer, together with these terms and conditions, comprises the entire contract between the Council and the Supplier.
3. The price given in the purchase order is fixed unless otherwise stated. The price includes delivery by the Supplier to the destination(s) stated on the purchase order.
4. The Supplier must deliver the goods/perform the services/carry out the works at the place(s) and time(s) stated on the purchase order. If time(s) are stated, time is of the essence of this contract.
5. Property and risk in goods shall pass on acceptance of the goods by Ealing, or, in the case of delivery in instalments, on acceptance of each instalment.
6. Goods/services/works shall conform in every respect to the specifications, drawings, samples or descriptions provided by the Supplier. If requested by Ealing, the Supplier shall supply, free of charge, certified copies of records of inspection and testing to confirm such compliance.
7. It is a condition of the contract that works and goods supplied are of satisfactory quality and fit for the purpose for which they are supplied and that the Supplier provides services with reasonable skill, care and diligence.
8. Ealing will not pay for goods/services/works that do not comply with the purchase order. If goods/services/works do not comply with the purchase order, or any conditions of the contract are not met, or it is clear that the Supplier will not be able to perform his part of the contract, then, without prejudice to any other rights and remedies it may have, Ealing may (at its discretion) reject the goods/services/works (or part of them) by giving written notice to the Supplier. In that event, Ealing may (at its option): cancel the purchase order (or part of it) and require the Supplier to collect any rejected goods; or require the Supplier to replace or rectify the goods/services/works to Ealing's satisfaction; or require the Supplier to carry out, at the Supplier's expense, such work as may be necessary to make the goods/services/works comply with the contract. The Supplier must repay on demand any money paid by Ealing for rejected or undelivered goods/services/works.
9. The supplier must submit a detailed invoice as specified in the purchase order within three days after the acceptance of the goods/services/works. Unless different payment terms are expressly stated on the purchase order, or within any agreed contract between Ealing and the Supplier, payment will normally be made thirty (30) days after Ealing's receipt of a correct and valid invoice provided that the goods/services/works have been accepted by Ealing. An invoice will not be deemed correct and valid unless it contains the number of this purchase order and is electronically submitted to [invoices@ealing.gov.uk](mailto:invoices@ealing.gov.uk), or hard copies posted to London Borough of Ealing, PO Box 4, Ealing London W5 2HL.
10. The Supplier must not assign or sub-contract the purchase order or any part of it without the prior written consent of Ealing.
11. Ealing may cancel this contract and recover from the Supplier any loss resulting from such cancellation if the Supplier or any person acting on his behalf shall have offered, given or agreed to give any officer or member of Ealing any gift or consideration of any kind as an inducement or reward in respect of the contract, or shall have committed any offence of corruption.
12. Ealing may cancel this contract if the Supplier becomes bankrupt or insolvent.
13. The Supplier shall be liable for and shall indemnify Ealing, its employees, agents and contractors against all proceedings, liabilities, loss, damage, claims, costs and expenses whatsoever arising out of or in the course of or in connection with the Supplier's supply or failure to supply goods/provision or failure to provide services/carrying out or failure to carry out works. The Supplier must maintain insurance policies, containing an indemnity of principal clause, with a reputable insurer to cover such liability.
14. Ealing must protect the public funds it handles and so it may use the information the Supplier gives relating to this purchase order e.g. invoices, to prevent and detect fraud and money-laundering. It may also share this information, for the same purpose, with other organisations that handle public funds.
15. The Supplier must comply with the General Data Protection Regulation and Data Protection Act 2018 and give Ealing all assistance to respond to any request for information under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

# A New Leisure Centre for Ealing

## GLA Principles Meeting

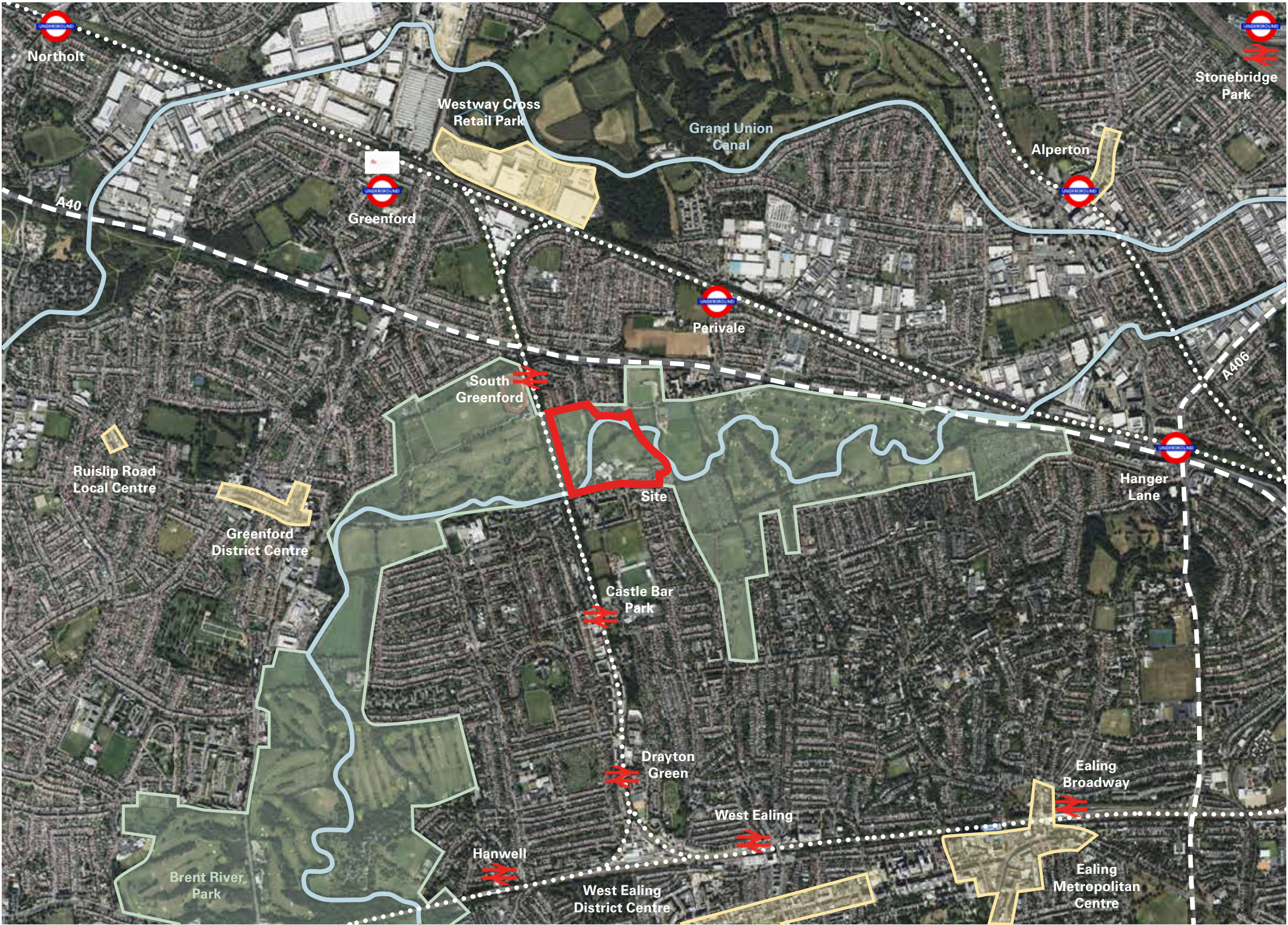
22.01.2024

# Team Introductions

# The Site



The Site  
Site Location





# The Site

## Existing Site

There is one existing building and a number of landscape interventions on and in the immediate context of the site:

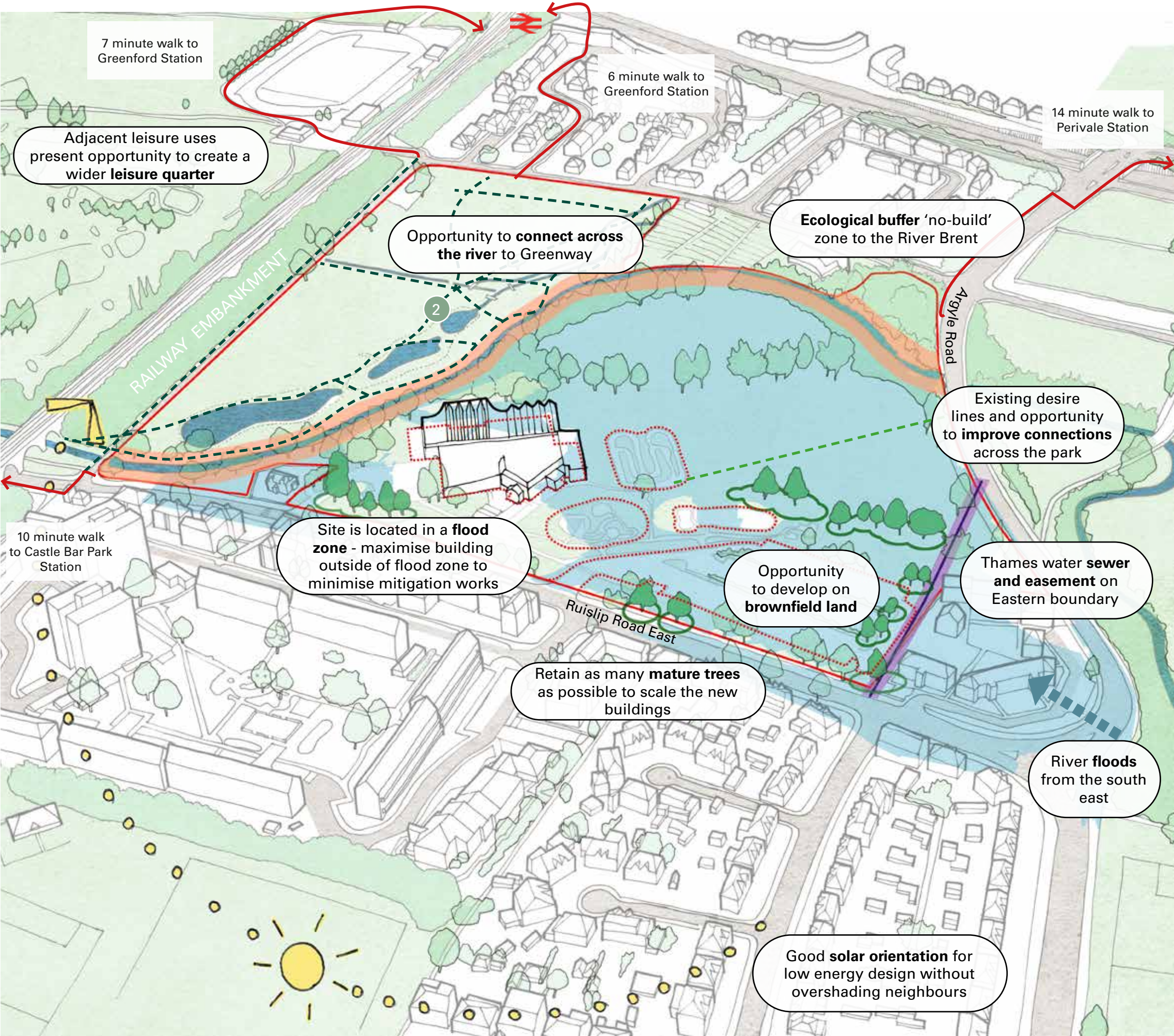
- ① Gurnell Leisure Centre
- ② Gurnell BMX Track
- ③ Play Area
- ④ Gurnell Playing Fields
- ⑤ Gurnell Outdoor Gym
- ⑥ Gurnell Concrete Skatepark and Bowl
- ⑦ Gurnell Leisure Centre Car Park
- ⑧ Perivale Meadow Wetlands
- ⑨ Longfield Meadows
- ⑩ Athletics & Golf Overspill Car park
- ⑪ Perivale West Allotments
- ⑫ Brentside Cottage (supported living)
- ⑬ Perivale Park Golf Course
- ⑭ Perivale park Athletics Track
- ⑮ Hanwell Town Football Club
- ⑯ Ealing Hockey Club
- ⑰ St. Benedict's School Sports Fields
- ⑱ Peal Gardens

The key existing users were visitors to Gurnell Leisure Centre (closed since March 2020), sports users of the outdoor facilities and a hand car wash company operating in the car park. Members of the public also use the open spaces for recreation.





The Site  
Constraints & Opportunities





# Planning History



# Planning History

## Previous Application

### Overview of the previous application

Description of Development: Demolition of all existing buildings and erection of replacement leisure centre, facilitating affordable and market housing residential development in 6 blocks, flexible retail floorspace, plant room and energy centre, leisure centre coach parking, basement residential and leisure centre cycle and car parking, refuse/recycling storage, new servicing, vehicular and pedestrian accesses and associated highway works, new and replacement play space, public realm and public open space, landscaping and associated ground works to existing public open space.

- 1 Residential Development
- 2 Leisure Centre
- 3 Parking and service access
- 4 Courtyard garden
- 5 Roof garden
- 6 Basement parking access
- 7 Play area
- 8 Skate park
- 9 Parkland
- 10 Surface water attenuation basin / overland flow
- 11 Footpath link
- 12 Coach bays
- 13 Park entry
- 14 Proposed pedestrian bridge
- 15 Brent corridor (ecological enhancements)
- 16 Brent River Park
- 17 Wetland scrape areas (habitat creation)
- 18 Existing trees (supplemented with new)
- 19 Indicative location of BMX track





# Planning History

## Previous Application

The project team have reviewed the previous application to inform the work of this feasibility study. Key considerations for the urban planning are highlighted below whilst further analysis of the leisure provision can be found later in the report.

- ✓ Concentrates development on existing brownfield land
- ✓ Accommodates new leisure centre and high number of new homes
- ✗ Overbearing development
- ✗ Development forms physical and visual barrier between existing neighbourhood to the south and green spaces
- ✗ High density of dwellings without evidence of high quality urban design to support development of sustainable neighbourhood and community
- ✗ High proportion of single aspect homes and high number of homes accessed each floor from single core / un-naturally lit corridor
- ✗ Housing over leisure centre - buildability and future-proofing issues
- ✗ Expensive (basement parking a big factor)

### Reason for refusal:

The NPPF indicates that inappropriate development is, by definition, harmful to the Green Belt (and by implication MOL) and should not be approved except in very special circumstances. In addition, **there are adverse impacts on openness** and by definition **harm caused by the scale, massing and design of the development proposal**. The benefits of the proposed development are therefore not deemed to outweigh the by definition harm to the MOL. Consequently, the very special circumstances necessary to justify the development do not exist.





## Aims & Objectives

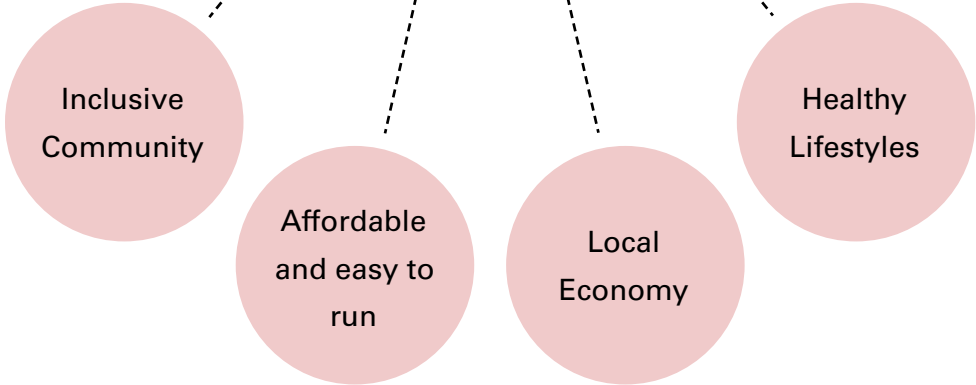
# Aims & Objectives

What is important for Gurnell?



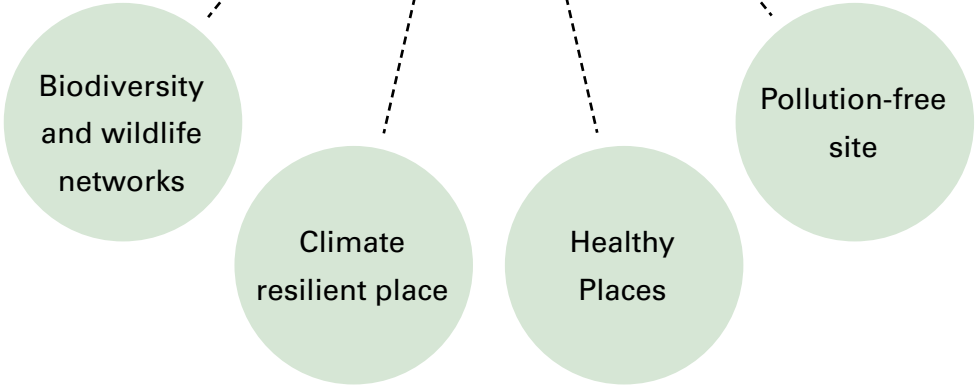
Community

Creating a healthy and inclusive community for a wide range of users and residents both new and existing



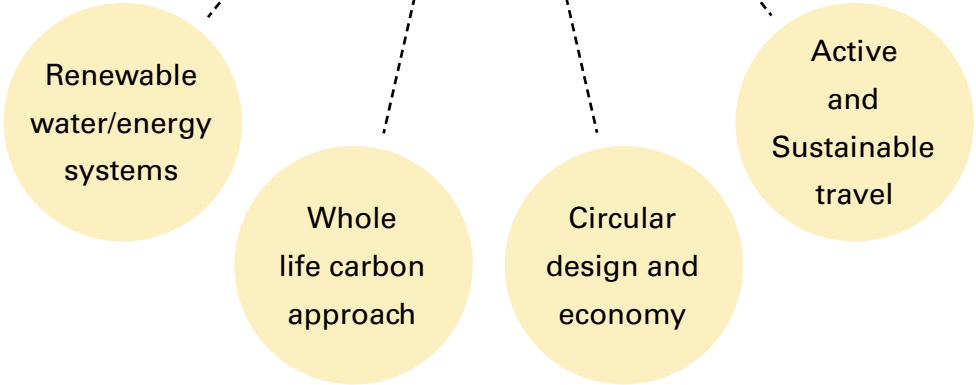
Part of the Park

Improving access to open space and protects and enhances wildlife corridors and green spaces



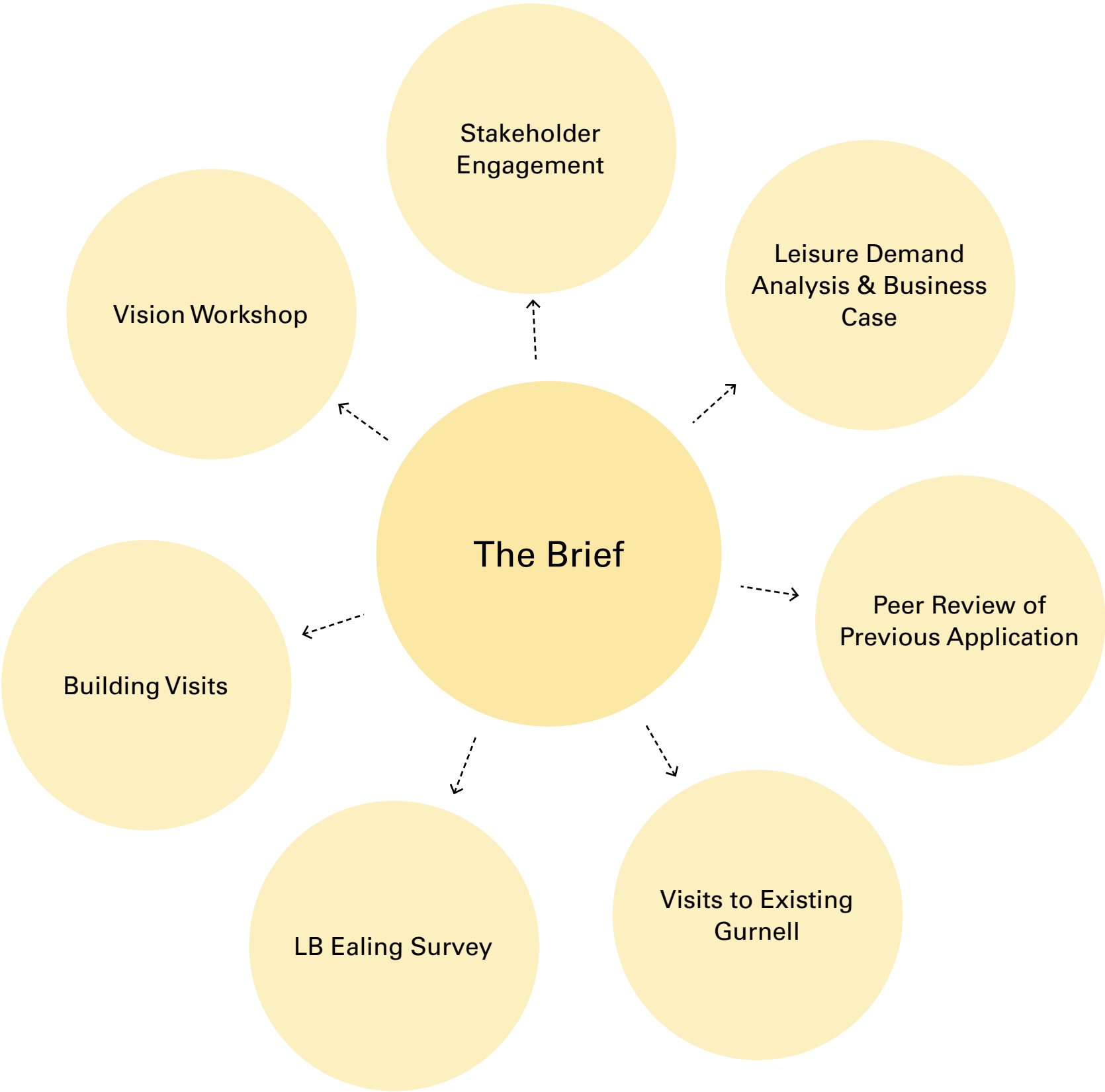
Sustainability

Wholistic approach to sustainability that creates a renewable, net zero carbon and low-cost legacy





**Aims & Objectives**  
Where has the Brief come from?



# Aims & Objectives

## Retrofit vs. Demolition

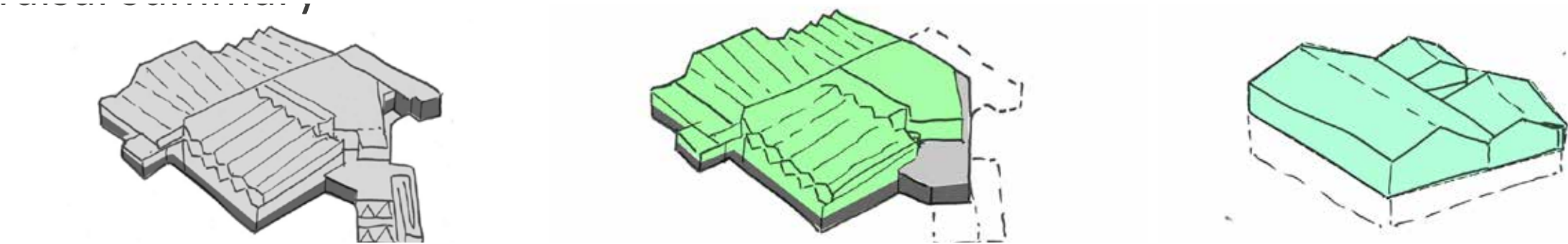
To support London Borough of Ealing’s decision on whether to retain and retrofit the existing centre or demolish and rebuild a new centre, an evidence-based pre-redevelopment audit was carried out in the feasibility stage which was further refined at RIBA Stage 2.

The pre-redevelopment audit explores opportunities for retaining or refurbishing the existing building, or incorporating the existing structure or materials into the new development. Three options were explored in the study:

- A 'Do Nothing' option to form a clear baseline
- A deep retrofit option which would involve an extensive refurbishment to bring the building up to modern standards
- A rebuild option which would involve demolition of the existing centre.

Against each of the three options, a holistic assessment was undertaken to compare and weight aspects such as whole life carbon, accessibility, flexibility, fitness for purpose, capital expenditure and operating costs. The audit concluded that it is technically feasible to retain and refurbish the existing centre, albeit at the expense of providing a holistically sustainable centre that can meet the current and future needs of the borough. The audit additionally demonstrates that if a strong commitment is made to a lean and low carbon new build design which maximises natural and re-used materials, the rebuild option can offer the greatest opportunity for carbon reduction. The emerging circular economy and whole life carbon strategies will be discussed in detail in the next meeting.

The full pre-redevelopment audit, including whole life carbon appraisal, is appended to this deck.



Do nothing		Retrofit		Rebuild	
	Fitness for purpose Does not meet current space or quality standards. Current centre does not meet modern leisure needs		Fitness for purpose Even with significant upgrades, unlikely to meet current space standards and would limit modern leisure needs upgrades		Fitness for purpose Exemplar types of spaces and quality
	Accessibility Limited accessibility and doesn’t provide facilities for all ages, needs and abilities		Accessibility Difficult to achieve inclusive design with existing layout and structure		Accessibility Purpose built to provide accessibility and inclusivity for all users
	Flexibility Existing structure and space planning difficult to adapt to modern needs		Flexibility Existing structure and space planning difficult to adapt to modern needs		Flexibility New structure and layout can be designed to future proof the centre for changing needs
	Revenue generation Required a £400k subsidy from the council to keep operating prior to closure		Revenue generation Revenue opportunities would be improved with improved facility		Revenue generation Good opportunity for revenue generation for the borough with diversity of facilities
	Operating cost Prohibitively high operating and energy costs		Operating cost Operating costs would be reduced due to improvements to the fabric		Operating cost A low energy centre with a thoughtful maintenance strategy would significantly reduce operating costs
	Maintenance cost At time of closure, there were circa £200k essential maintenance costs to remain open		Construction cost To achieve parity with the rebuild, similar investment is expected		Construction cost A new build centre would be the most costly alternative
	Timescales Following essential maintenance and repairs, the centre could reopen for users sooner than the other options		Timescales The works could see a programme benefit, however at increased risk due to high level of unknowns		Timescales A new centre would have the longest delivery programme
	Capital funding Would require some investment to carry out essential maintenance and repair to reopen		Capital funding Enabling development still required		Capital funding Enabling development required
	Operating carbon Highly inefficient with an annual operating footprint of approx. 1400 tCO2e		Operating carbon Operational carbon would be significantly reduced by electrifying the energy system		Operating carbon Highly efficient low energy all electric centre could significantly reduce operating carbon by 75-90%
	Embodied carbon Roof in poor condition and finishes are tired requiring substantial material upgrades		Embodied carbon Significant upgrades to improve fabric efficiency and bring building up to modern standards		Embodied carbon Significant embodied carbon associated with new construction unless targets imposed
	Lifespan The centre is at its end of life without significant works or upgrades		Lifespan Warranties for refurbishments can be difficult to define and will typically only provide 10-15 years		Lifespan Design life of 60 years



# Planning Application

# Planning Application

## Planning Boundaries

The diagram opposite shows the extent of the planning application boundaries.



**KEY:**

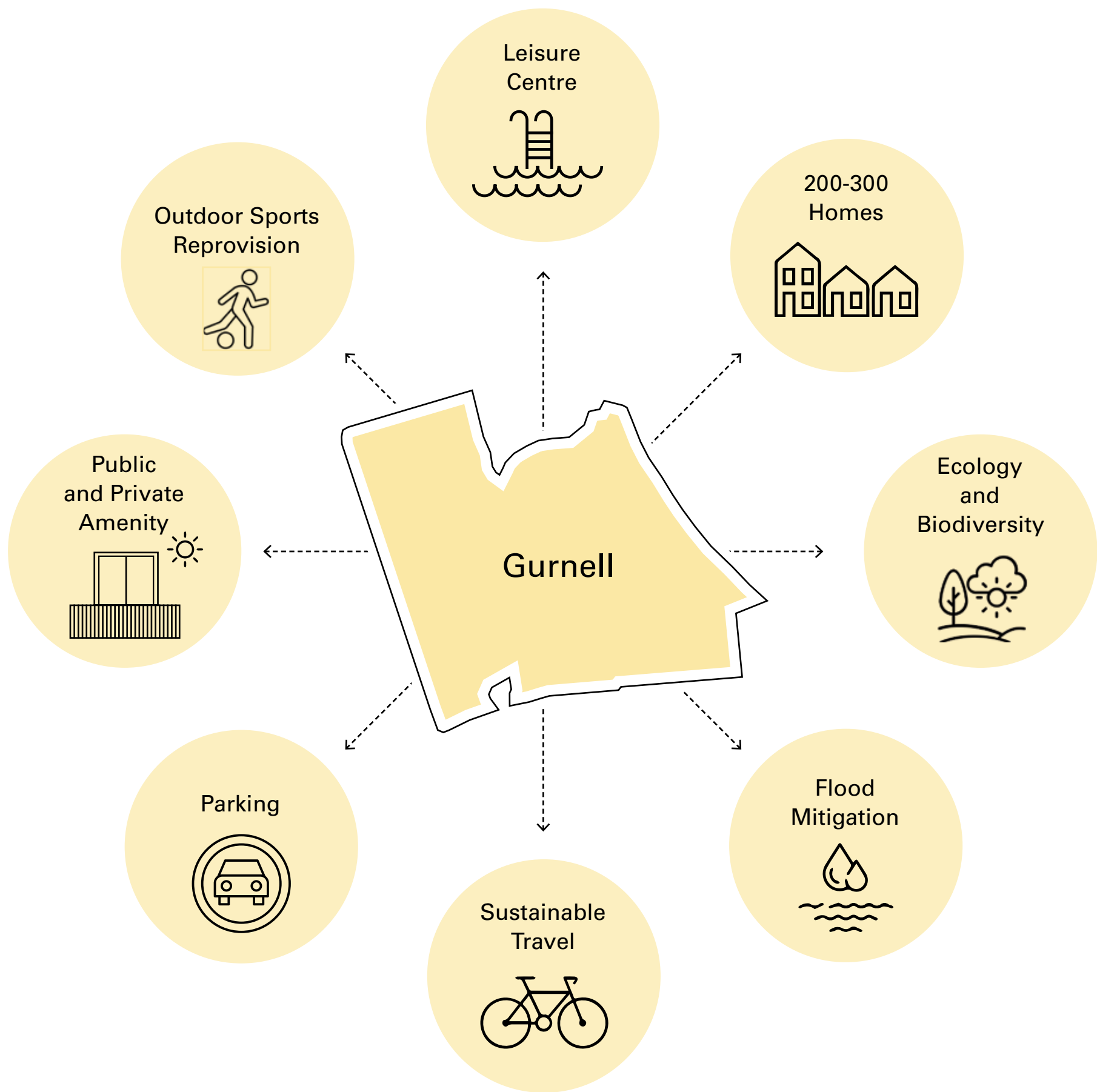
- Outline Design Boundary (Residential)
- Planning Application Boundary

# Masterplan

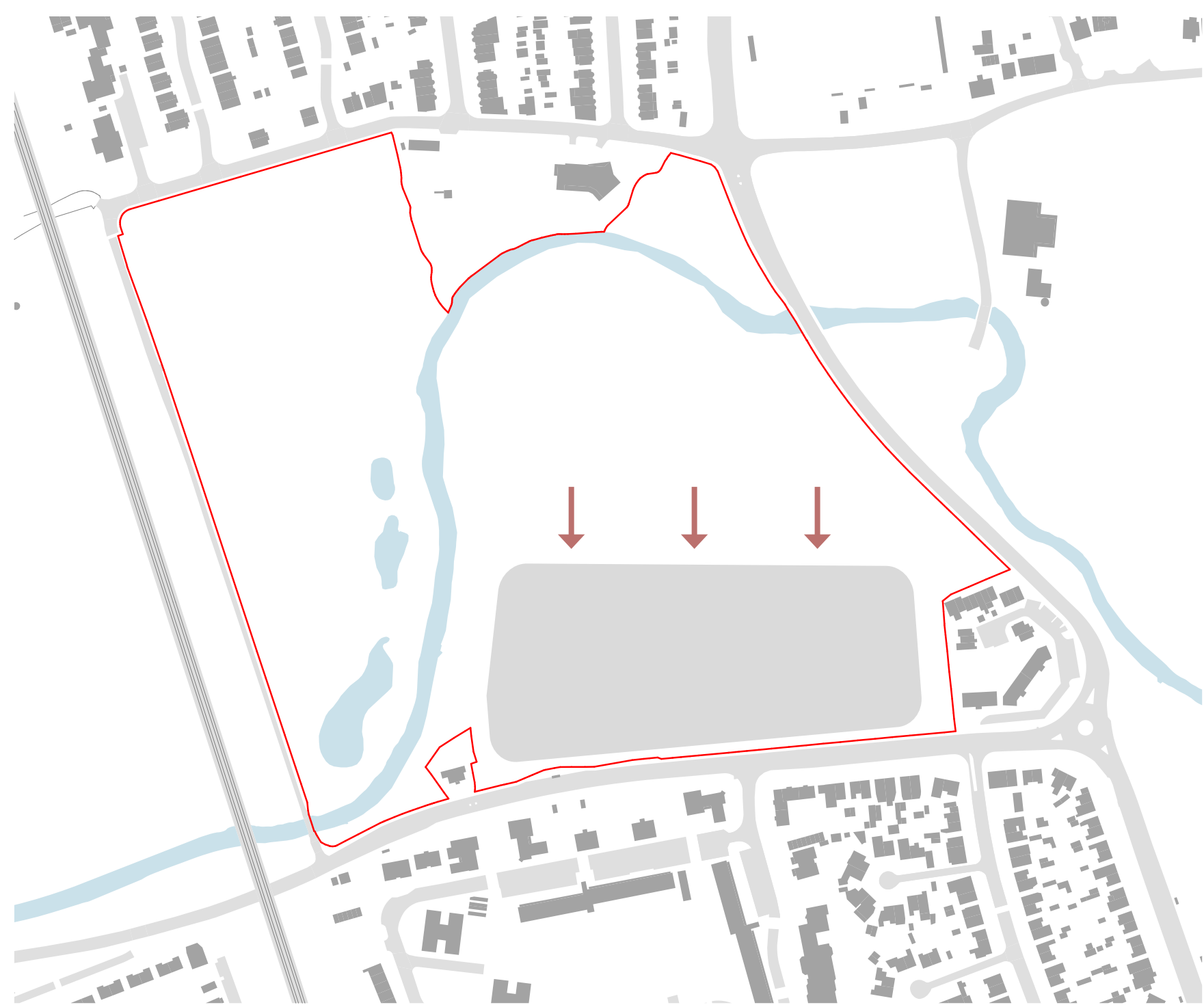


Masterplan

What do we need to provide?



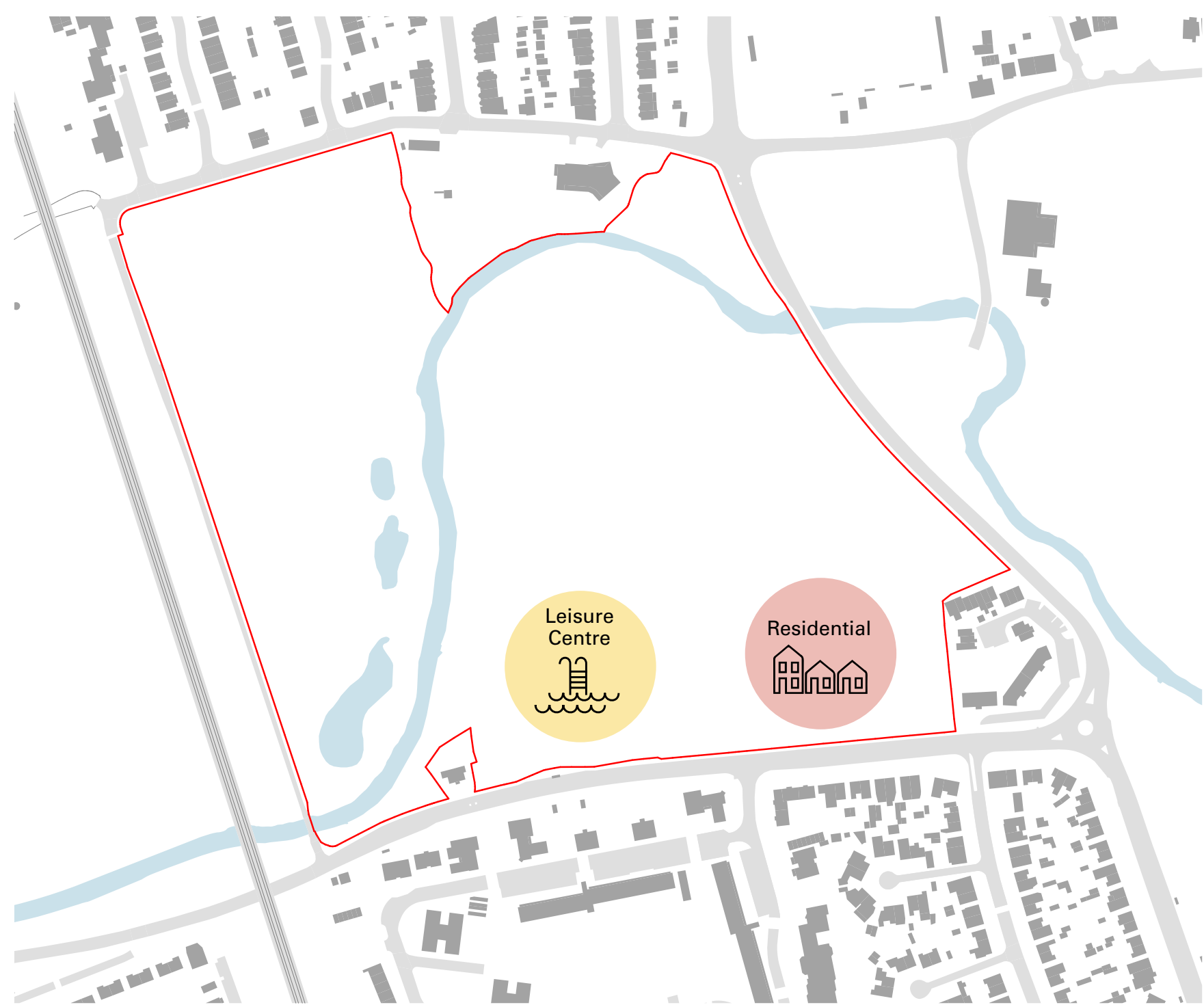
**Masterplan - Key Moves**  
Prioritise Building on Previously Developed Land





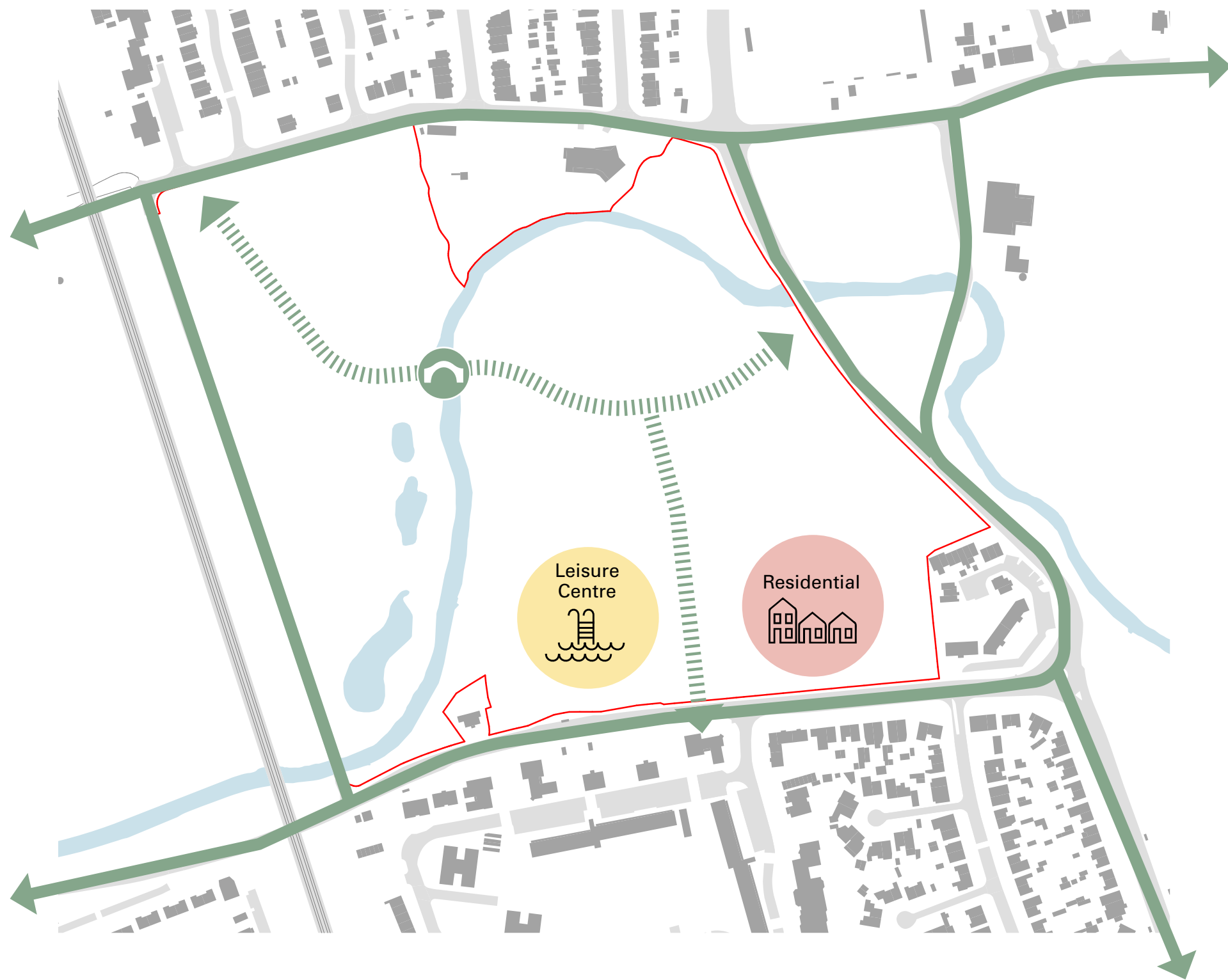
Masterplan - Key Moves

Leisure and Housing Located to suit surroundings

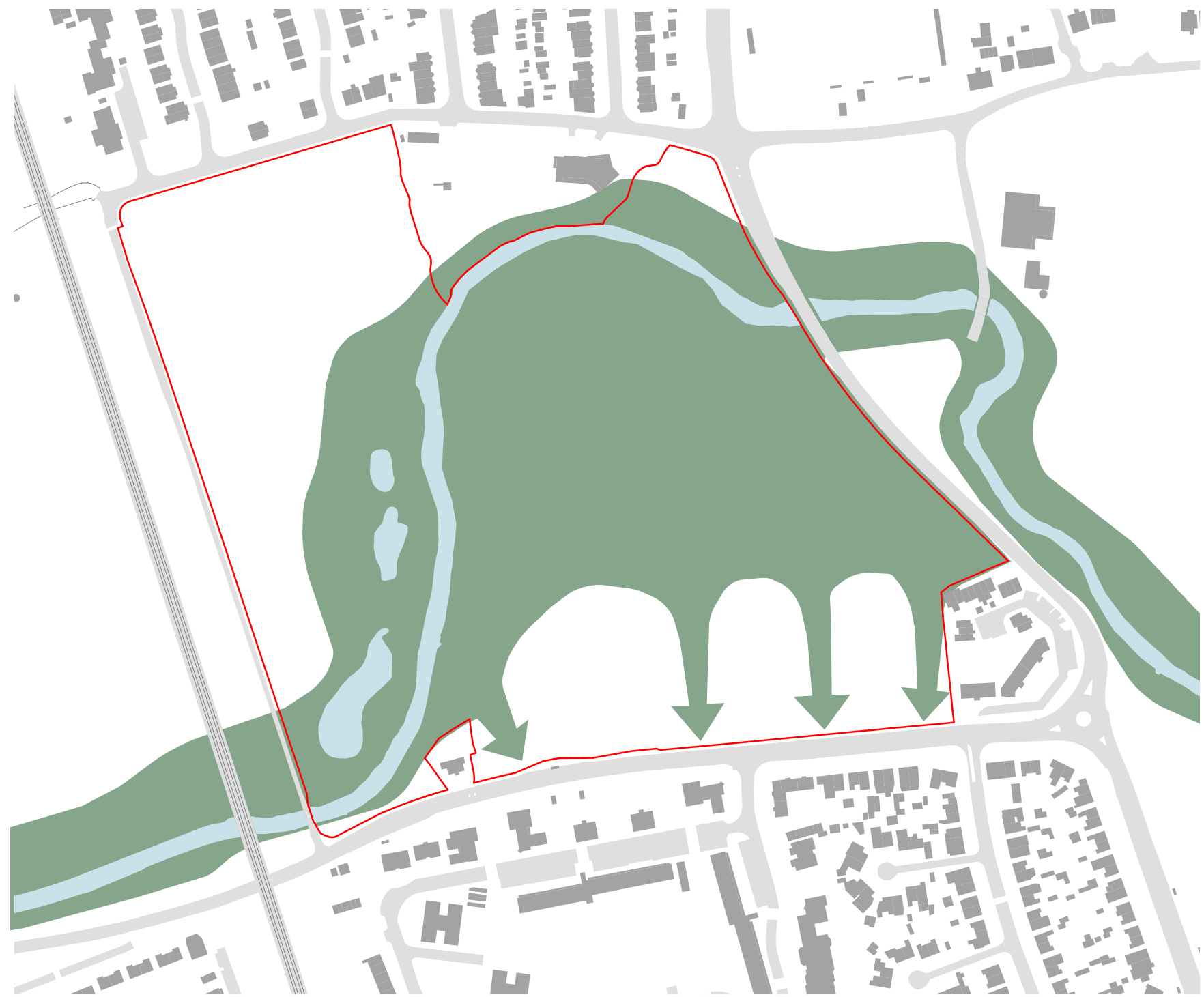


Masterplan - Key Moves

Creating Pedestrian and Cycle East/West Routes



**Masterplan - Key Moves**  
Expanding the Riverside Character / Improving Biodiversity





**Masterplan - Key Moves**  
Creating Routes and Views to Parkland



**Masterplan**  
Making the Park a Place of Activity





**Masterplan**  
A New Health and Wellbeing Centre for Ealing



# Leisure Centre



# Vision & Objectives

## Strategic Objectives

On 17/05/22 as part of the ongoing design process for the project, GT3 Architects facilitated a 'Vision Workshop' with the 'Sounding Board' and other key project stakeholders. This was held in-person at Ealing Town Hall.

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 & Well-being' 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.

#### TIER 01 OBJECTIVES



- Improve Health & Wellbeing

**Key outcome of the project**

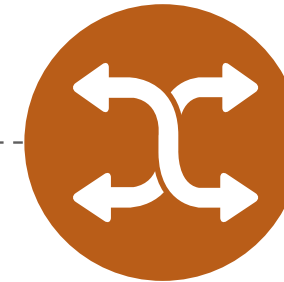
#### TIER 02 OBJECTIVES



- Promote Inclusion & Accessibility



- Expand Activity Offer



- Create Flexible Facilities

**Drivers for success and how to achieve the key outcome**

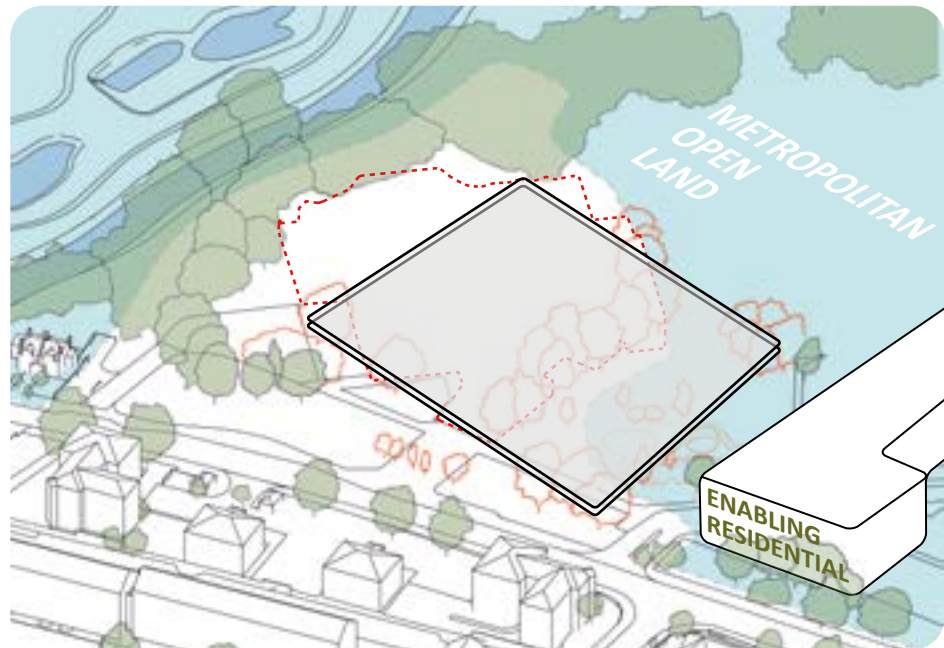
#### TIER 03 OBJECTIVES



- Encourage Community Cohesion

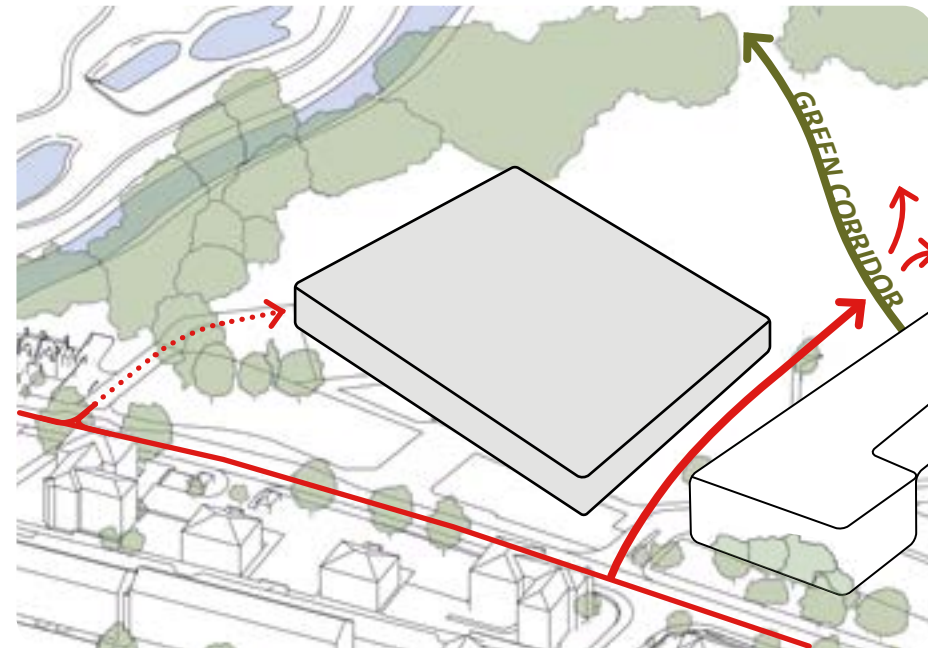
# Strategic Moves

## Concept Development



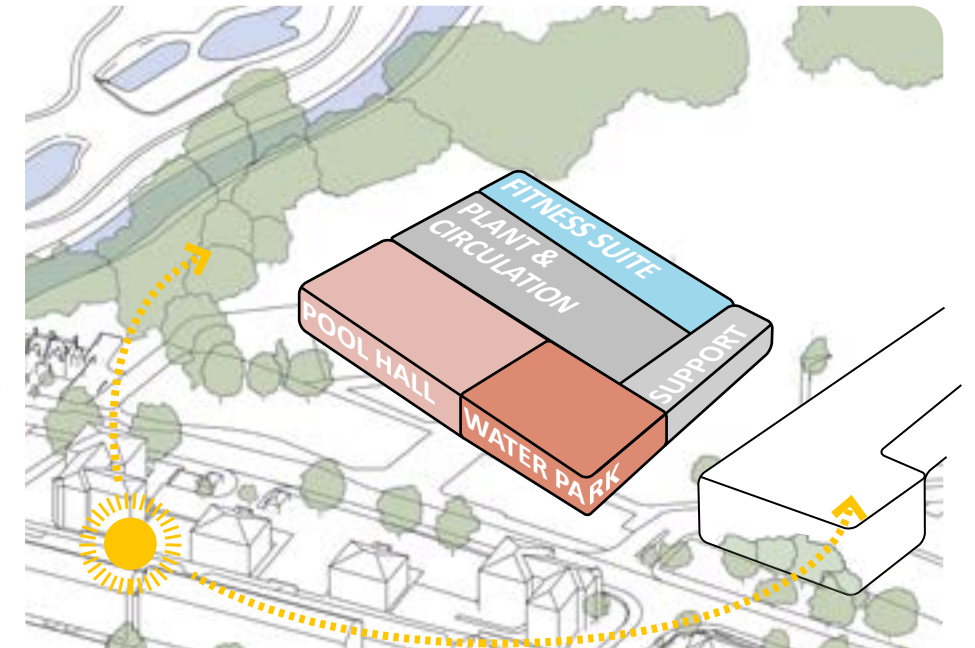
### 1. RESPONDING TO CONSTRAINTS

Setting a datum on developable land in the MOL, avoiding mature trees, flooding and enabling development.



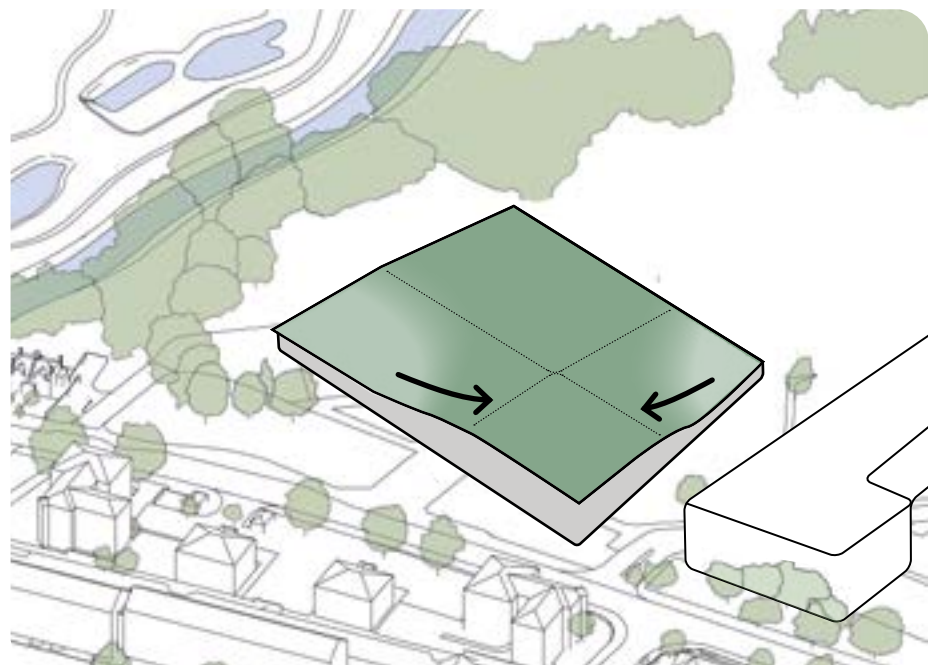
### 2. CREATING A GATEWAY

Providing access to leisure activity and a wider regional park.



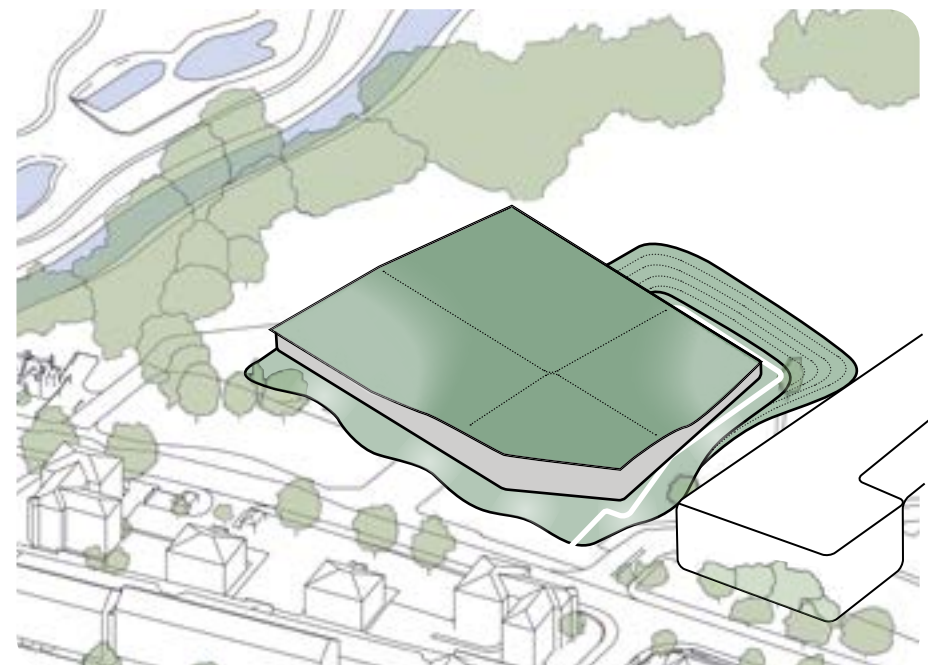
### 3. LOW ENERGY DESIGN

Positioning volumes according to temperature zones and use.



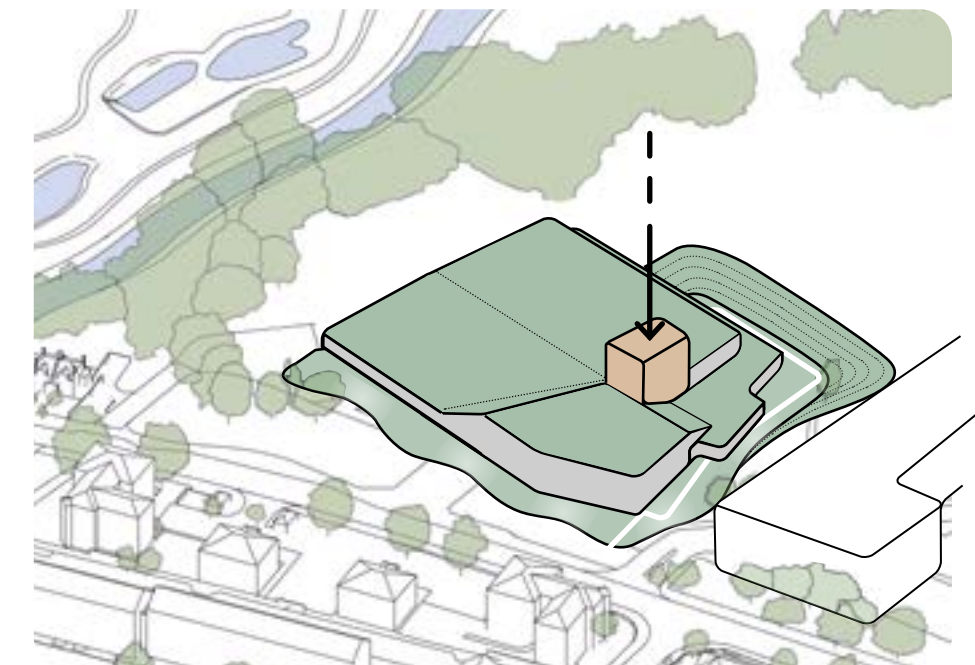
### 4. TAILORING THE ROOFSCAPE

Peeling away the MOL, falling towards the road and park, and opening up the arrival space.



### 5. LAYERING THE LANDSCAPE

Playful layers of texture blending into the park.



### 6. THE STAKE

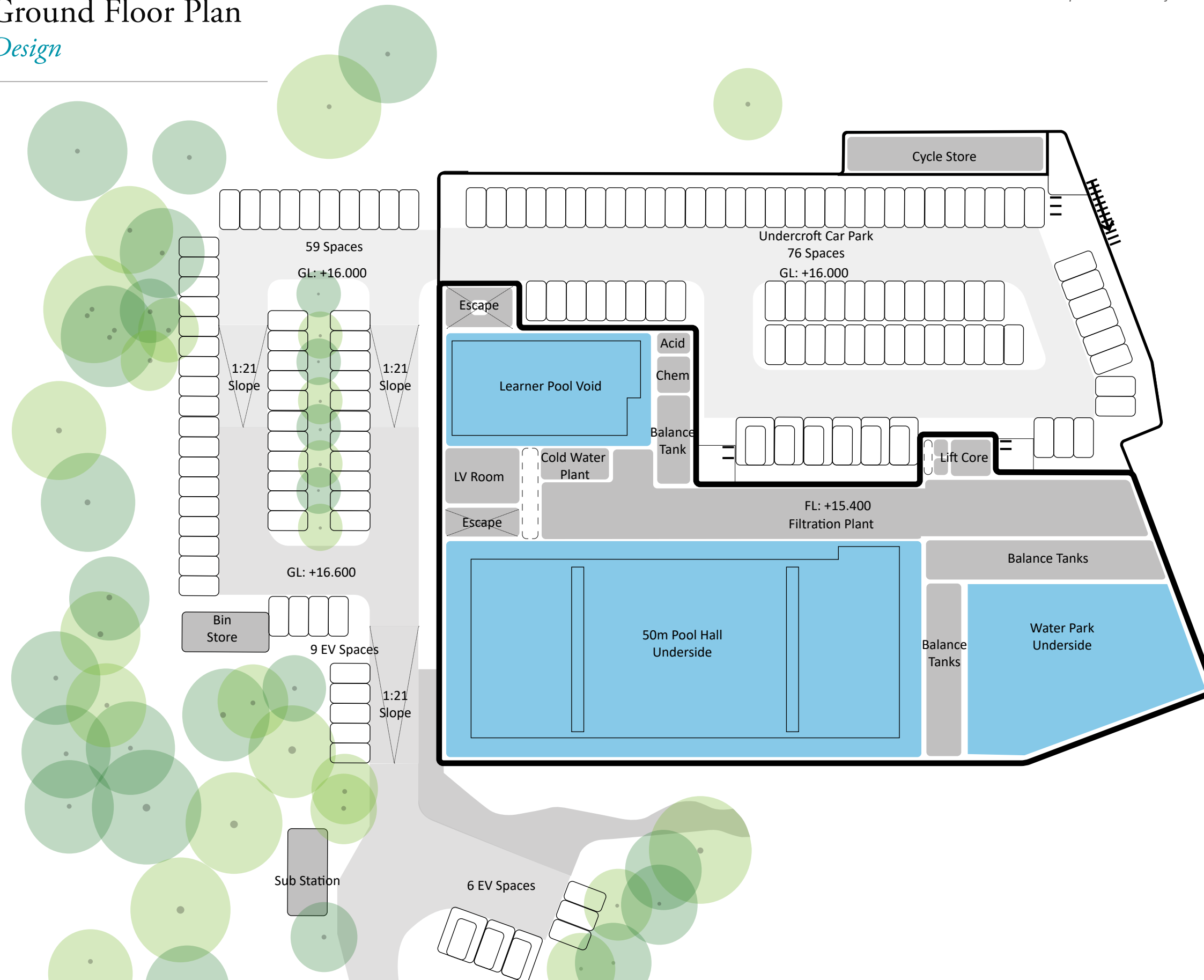
Driving a node through the building to provide simple internal wayfinding with glimpses of leisure activity.



# Lower Ground Floor Plan

## Concept Design

Please note diagrams are indicative only and further design development is required - Please refer to landscape architect for landscape design.



# Ground Floor Plan

## Concept Design

Please note diagrams are indicative only and further design development is required - Please refer to landscape architect for landscape design.

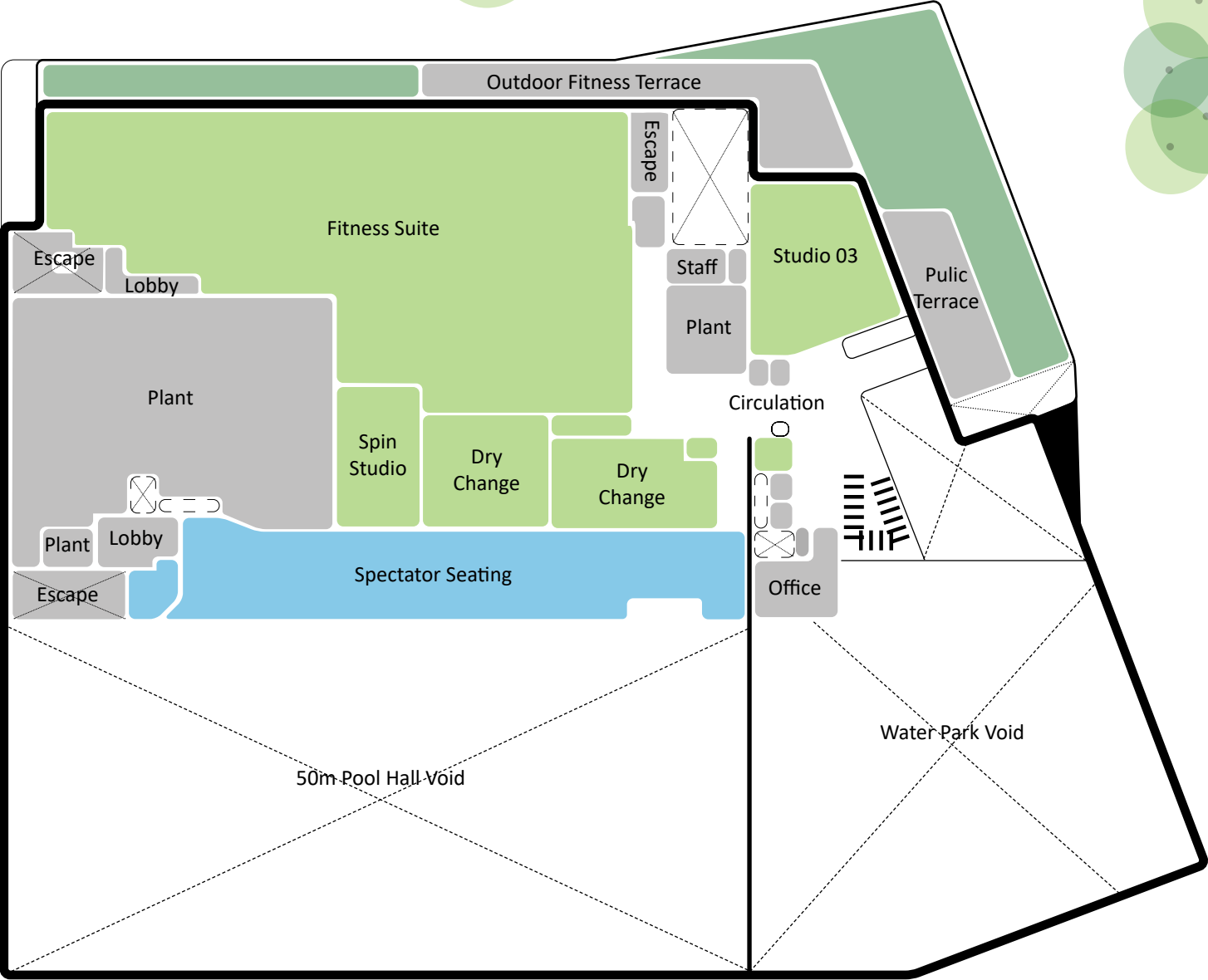
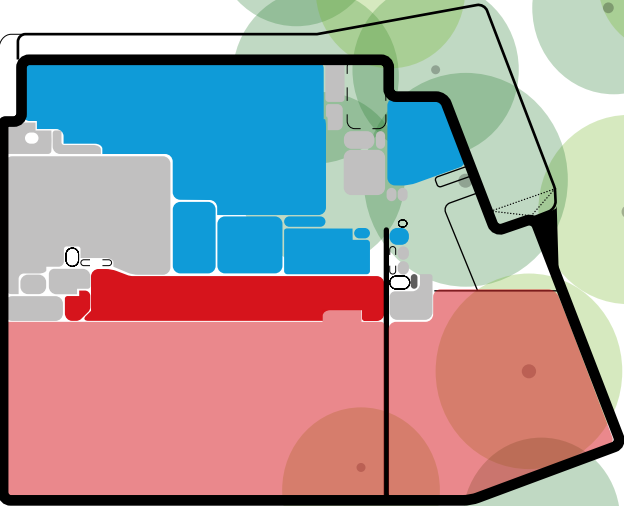


# First Floor Plan

## Concept Design

Please note diagrams are indicative only and further design development is required - Please refer to landscape architect for landscape design.

+31°C = Warm Temperature Zone  
 +24°C = Medium Temperature Zone  
 +18°C = Cooling Temperature Zone

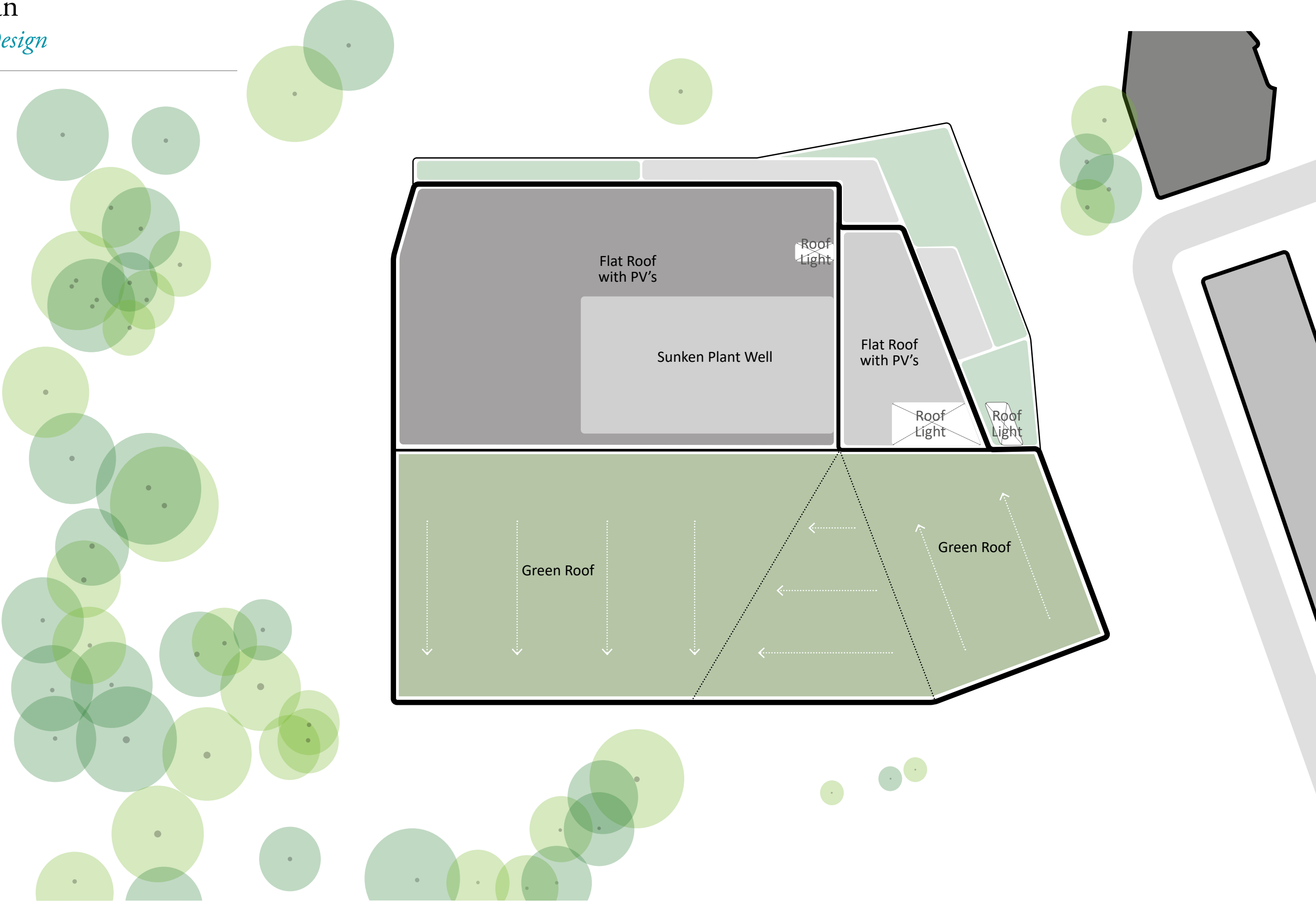




# Roof Plan

Concept Design

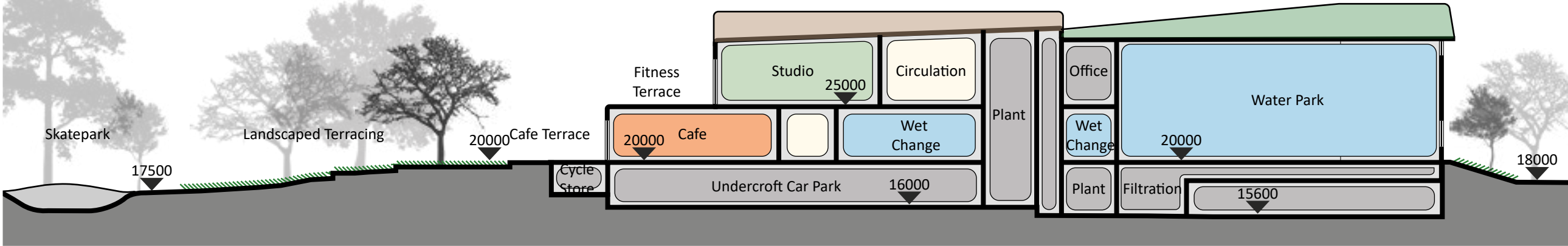
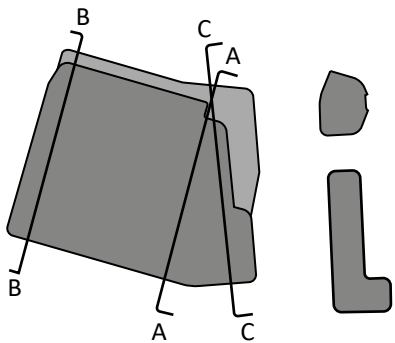
Please note diagrams are indicative only and further design development is required - Please refer to landscape architect for landscape design.



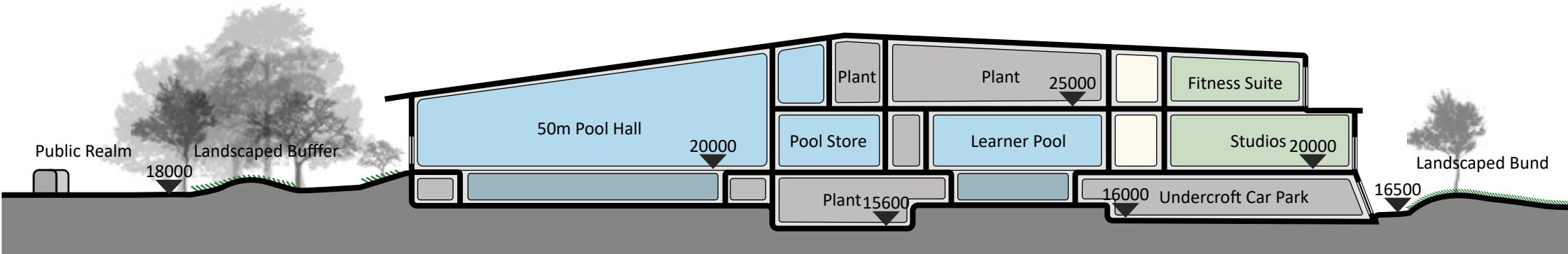
# Sections

## Concept Design

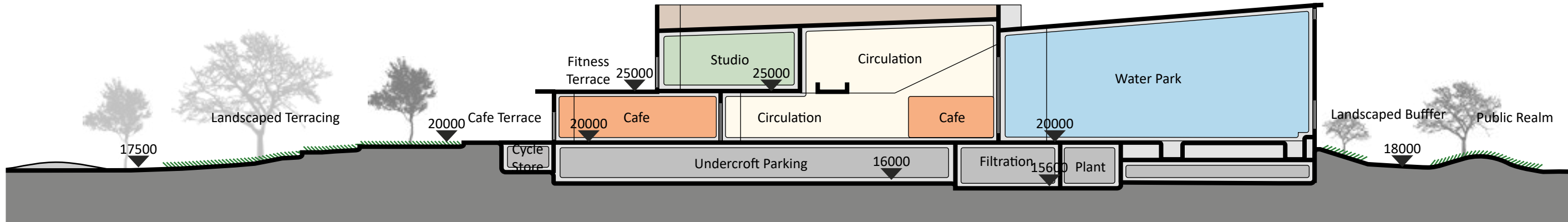
*\*Please note diagrams are indicative only and further design development is required - Please refer to landscape architect for landscape design\**



Site Section A-A



Site Section B-B



Site Section C-C

# Landscape



# Green Infrastructure

Connecting to the wider landscape of green corridors, Local Nature Reserves and Metropolitan Open Lands.

The Gurnell site forms part of Metropolitan Open Land 12 and is one of the largest and best-scoring in the Borough.

Brent River Park as a whole is one of the most important green space corridors in the urban structure of Ealing.

The site's predominant uses are public open space and community open space, with active recreation making up the bulk of the area. \*

\*Source: 'Ealing Green Belt and Metropolitan Open Land Review Stage 1 Report' issued by London Borough Ealing dated November 2022.

KEY:

- Main Roads
- Railways
- Metropolitan Open Land (MOL)
- Green Belt
- Green Corridor
- Local Nature Reserve (LNR)
- Blue Ribbon (Waterways)
- London Borough of Ealing Boundary
- Gurnell Leisure Centre Site

1. Ealing Designated Sites (excluding SINCs) 1

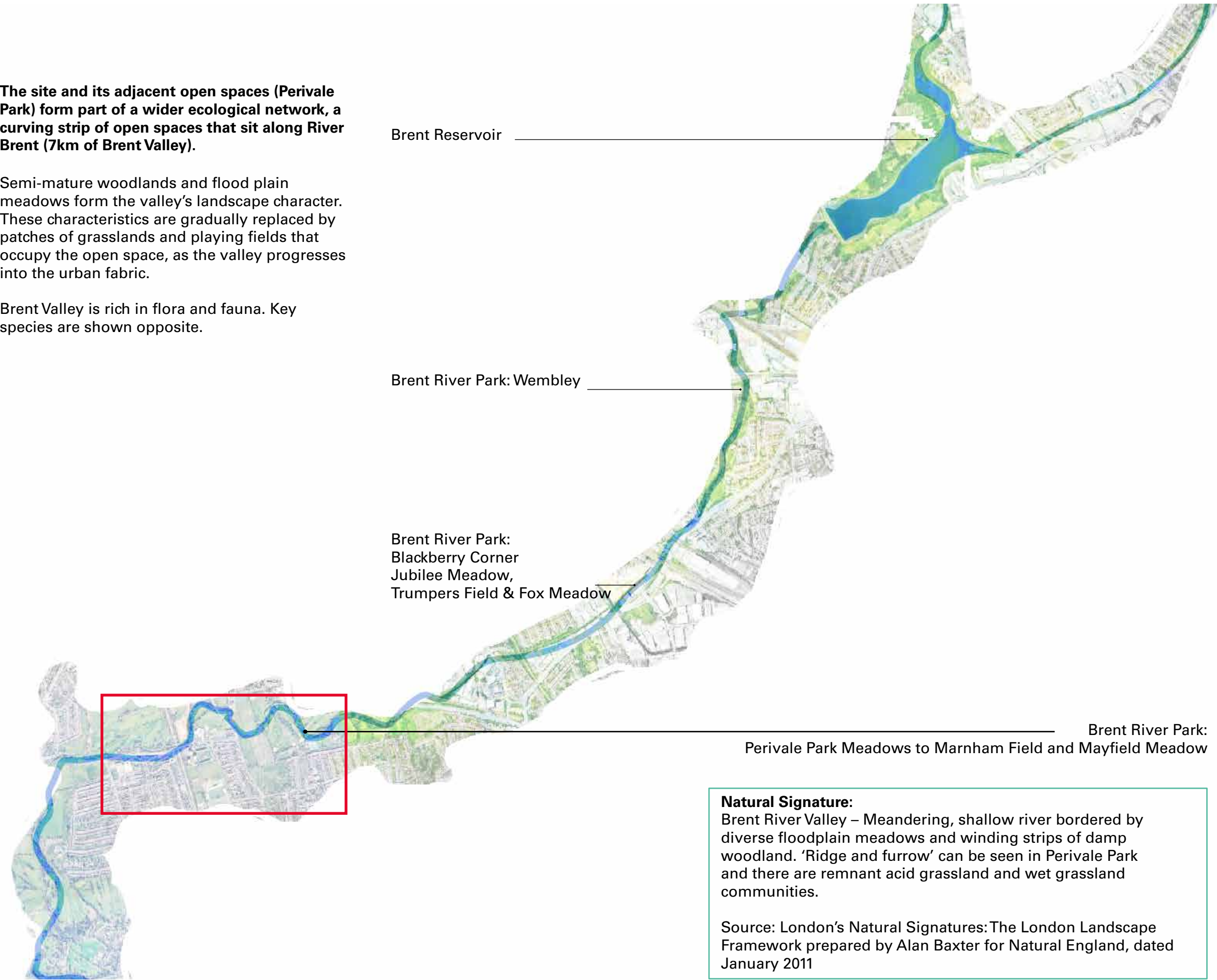















# Ecological Framework: Brent River Valley

The site and its adjacent open spaces (Perivale Park) form part of a wider ecological network, a curving strip of open spaces that sit along River Brent (7km of Brent Valley).

Semi-mature woodlands and flood plain meadows form the valley’s landscape character. These characteristics are gradually replaced by patches of grasslands and playing fields that occupy the open space, as the valley progresses into the urban fabric.

Brent Valley is rich in flora and fauna. Key species are shown opposite.



Flora	Fauna
 <i>Sorbus torminalis</i>	 <i>Common tern</i>
 <i>Salix fragilis</i>	 <i>Kingfisher</i>
 <i>Asplenium scolopendrium</i>	 <i>Reed bunting</i>
 <i>Asplenium ceterach</i>	 <i>Warbler</i>
 <i>Rumex acetosella</i>	 <i>Great crested grebe</i>
 <i>Asplenium adiantum-nigrum</i>	 <i>Shoveler</i>
	 <i>Gadwall</i>

**Natural Signature:**  
Brent River Valley – Meandering, shallow river bordered by diverse floodplain meadows and winding strips of damp woodland. ‘Ridge and furrow’ can be seen in Perivale Park and there are remnant acid grassland and wet grassland communities.

Source: London’s Natural Signatures: The London Landscape Framework prepared by Alan Baxter for Natural England, dated January 2011

# Site Analysis



# Existing Hard & Soft Areas and Current Uses

The key existing users were visitors to Gurnell Leisure Centre (closed since March 2020), sports users of the outdoor facilities and a hand car wash company operating in the car park. Members of the public also use the open spaces for recreation.

There is one existing building and several outdoor facilities related to the leisure centre.

The park's leisure facilities include a skatepark, a BMX track, a play area, and an outdoor gym. BMX club is no longer active. Ealing Skate Club remains an active group. The play area and outdoor gym despite their minimum equipment are still in use.

The area adjacent to the leisure centre was used for football pitches (2nr).

On closure, usage was limited – a club from Brent used a pitch for one match on a weekend, as an overflow when needed from the club ground in Brent and a local school used a pitch for one match on a Wednesday. The football club with a home ground in Wembley presumably now uses its own ground for matches and the school now uses Perivale Park close by. As the changing rooms were in the leisure centre, the pitches haven't been used since the facility closed.





# Existing Trees

BS: 5837 (2012) Tree Quality Assessment

The Tree Preservation Order (TPO) does not apply to any tree within the Red Line Boundary.

Any required loss can be offset with new, more climate resilient tree planting.

Total Existing Trees (surveyed): 260nr  
of which:

- Category A Trees: 1 nr
- Category B Trees: 172 nr
- Category C Trees: 77 nr
- Category U Trees: 10 nr.

Note: Existing trees are based on Revision 2 of the Arboricultural Survey issued on 03.11.23 by Bartlett Consulting. Information on categories and RPAs of the trees along the river will be provided in the next revision.

KEY:

- Category A Tree: high quality
- Category B Tree: moderate quality
- Category C Tree: low quality
- Category U Tree: dead or in serious decline
- Tree to be Surveyed
- Dense Vegetation
- Site Boundary



# Strategic Landscape Approach



# Key Moves



## Strategic Connectivity

The site sits at the centre of a wider network linking the adjacent open spaces and the future park facilities.



## Riverine Environment

- Climate positive approach
- Acknowledge and celebrate Brent River Valley and its ecology
- Promote access to and the site's relationship with the river, bring people closer to the water corridor



## A Place of Intensity

- Ecological intensity, a setting for human programme
- Riverine woodland as the primary landscape character
- Sports programme integrated within woodland
- Woodland could be a food forest as a nexus of growing, allied to the allotments and supporting existing and new communities

## Benefits of the Scheme

# Benefits

## Enhancements to the parkland

- Improved pedestrian and cycling access through and within the MOL
- Extensive sport and play features throughout the park that are accessible to all
- Increased number of trees to improve biodiversity
- Improved drainage strategy

## Design quality of the leisure centre

- The proposed leisure centre is located in the same location as the existing leisure centre to reduce impact on the MOL.
- High quality design, modernised and adaptable.
- The new building will create a gateway from Ruislip Road into the MOL by defining the entrance of the leisure centre through good design and soft and hard landscaping, improving the relationship with Ruislip Road.
- Better creation of active frontages onto Ruislip Road East and the park.

## Wider benefits of the leisure centre

- Re-establishing this area as a much-needed sports hub, required by LBE Local Plan and bringing a closed and derelict public leisure facility back into use.
- The strengthening of local communities and improving public health benefits by providing additional and higher quality sporting facilities. Facilities are likely to be provided for Ealing Swimming Club, Ealing BMX Club and Ealing Skatepark Association for example.
- New job opportunities for members of the local community and medium-term employment creation for the construction of the proposed development.
- As a modern facility it will incorporate sustainable technologies to ensure it operates with ultimate efficiency.

## Wider benefits of the improvement to the parklands

- The proposed development will create a safer and more attractive park which will be better used by the wider community.
- Improved accessibility through the park will increase walking and cycling in the local area.
- Open parkland designed to foster social interaction creating a stronger sense of community.

## Wider benefits of the residential use

- Provides much needed housing, contributing to Ealing and London's housing supply.
- Provides up to 35% affordable housing (subject to viability).
- Enabling development to help fund the leisure centre.
- Medium-term employment creation during the construction phase.
- The improvement of the public realm around Ruislip Road East.
- The generation of S106 financial contributions to the Borough.