

[REDACTED]

From: [REDACTED]
Sent: 22 April 2024 10:25
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Gurnell Leisure Centre Site pre-application meeting
Attachments: 2. Gurnell Leisure Centre_GLA CE Memo_Pre-App_28.03.24.xlsx; 2. Gurnell_GLA WLC Memo_28.03.24.xlsx; 2024_0106_P2I - Gurnell Leisure Centre GI Comments.docx; 20240106 Gurnell Leisure Centre (Pre-app) GLA Consultation - Energy Memo 2023.xlsx; Gurnell Leisure Centre (2024-0106-P2I) Water.docx

Hi [REDACTED]

Many thanks for this. Please, see attached.

Regards,

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED]@london.gov.uk

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From: [REDACTED]@tibbalds.co.uk>
Sent: Monday, April 22, 2024 10:21 AM
To: [REDACTED]@london.gov.uk>
Cc: [REDACTED]@tibbalds.co.uk>
Subject: Re: Gurnell Leisure Centre Site pre-application meeting

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Hi [REDACTED]

Hope you are well. We have received the formal pre-app response from you so thank you for issuing this earlier than planned and we are reviewing the comments now. The letter has a note to say that energy/sustainability comments will follow under separate cover. Please could you send these comments? Are they ready to be issued?

Regards

Associate
For Tibbalds Planning and Urban Design Ltd

Direct dial: 020 [REDACTED]
Tel: 020 7089 [REDACTED]
Email: [REDACTED] [tibbonalds.co.uk](mailto:[REDACTED]@tibbonalds.co.uk)
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On Tue, 16 Apr 2024 at 15:15, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

Thank you for this.

The deadline for the note is on 24th April. I have just sent the draft for clearance yesterday, so I hope it will be issued in time.

I am pleased to hear that the viability approach is being changed in line with our recommendation. However, I am not clear if the team has allowed for at least sufficient time to receive the advice note and to respond to the other GLA comments prior to submission. I hope that's the case.

Regards,

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

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169 Union Street, London SE1 0LL

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From: [REDACTED]@tibbalds.co.uk>
Sent: Tuesday, April 16, 2024 1:05 PM
To: [REDACTED]@london.gov.uk>
Cc: [REDACTED]@tibbalds.co.uk>
Subject: Re: Gurnell Leisure Centre Site pre-application meeting

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Hi V [REDACTED]

Hope you are well?

I just wanted to check in with you regarding your formal comments after our pre-app meeting on 28 March. Please could you let me know when you will be issuing your comments? We made notes in the meeting which we are reviewing for the submission documents but would be helpful to have your formal comments.

To update you on the FVA, we have reverted back to the traditional approach for the methodology as discussed in the meeting as we understood this would be a key issue with the GLA so that should no longer be an issue.

On the VSC case, we have agreed with LB Ealing to keep the same structure as was agreed for the previous planning application on this site so we are progressing on that basis.

We are working towards a tight timescale for submission so we are currently reviewing all draft documents at the moment and are aiming to submit very shortly so if you think it will be necessary to have any follow up meetings then we could discuss this in the post-submission stage once you've had a chance to review the submission documents.

However, if there are any points you would like more information on please let me know and we would be very happy to discuss with you. We will of course keep you updated on the submission date as well.

Thank you

Regards

■■■■ ■■■■

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On Thu, 28 Mar 2024 at 16:18, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

Thank you again for your time earlier and for sharing the reviewed presentation.

As discussed, it would be great to understand when you'll be able to share the VSC presentation, so we can establish if we can include comments in this note or in the next one. We would certainly recommend a viability follow-up to reach an agreed methodology, but we'll have a think about whether we'd recommend further discussion on any other areas too.

It would also be helpful to receive all the DRP and CRP notes and have an indication of the indicative submission timeframe.

Many thanks again,

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

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169 Union Street, London SE1 0LL



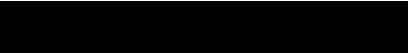
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From:  [@tibbalds.co.uk](mailto:info@tibbalds.co.uk)>
Sent: Thursday, March 28, 2024 3:19 PM
To:  [@london.gov.uk](mailto:info@london.gov.uk)>
Cc:  [balds.co.uk](mailto:info@tibbalds.co.uk)>
Subject: Re: Gurnell Leisure Centre Site pre-application meeting

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H 

Thank you for your time earlier we thought it was a very productive meeting and helpful comments.

Please see a link below to the latest presentation from today which was updated slightly yesterday:

<https://we.tl/t-EnOlf20tP0>

I will message you shortly on actions/next steps.

Regards

[REDACTED]

Associate

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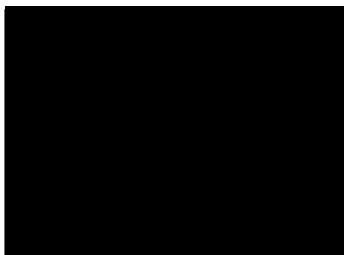
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On Thu, 28 Mar 2024 at 09:11, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

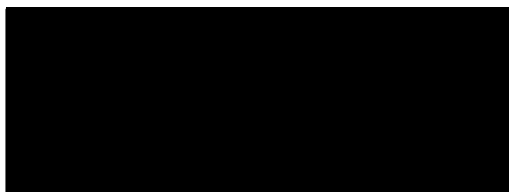
That's great, thank you.

Looking forward to seeing you soon,



Principal Strategic Planner, Development Management

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From: [Redacted] <[\[Redacted\]@tibbonalds.co.uk](mailto:[Redacted]@tibbonalds.co.uk)>

Sent: Wednesday, March 27, 2024 7:02 PM

To: [Redacted] <[\[Redacted\]@london.gov.uk](mailto:[Redacted]@london.gov.uk)>

Cc: [Redacted] <[\[Redacted\]@tibbonalds.co.uk](mailto:[Redacted]@tibbonalds.co.uk)>

Subject: Re: Gurnell Leisure Centre Site pre-application meeting

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Hi [Redacted]

Please find the agenda attached with the attendees included.

Regards

[REDACTED]

Associate

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On Wed, 27 Mar 2024 at 17:28, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

Please, see attached the draft agenda. I would be grateful if you could provide the names of the LPA's and applicant's attendees, as I will need them for the report too.

Many thanks again,

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

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From: [REDACTED]
Sent: Wednesday, March 27, 2024 2:24 PM
To: [REDACTED] <[REDACTED]@tibbonalds.co.uk>
Cc: [REDACTED] <[REDACTED]@tibbonalds.co.uk>
Subject: RE: Gurnell Leisure Centre Site pre-application meeting

Hi [REDACTED]

Thanks for sending the presentation.

On a separate note, could you please confirm who is attending the meeting tomorrow from the DM side in Ealing? I thought I had seen some familiar names, but I must have got confused, as I can't see them now.

Could you please also send me the names and companies of the attendees from your end?

Applicant:

Name and surname	Company
------------------	---------

Name and surname	Company
------------------	---------

Name and surname	Company
------------------	---------

With regards to your previous query on heritage, it is a very quick item. There are some heritage assets around the site (as per attached screenshot), so we'll just be noting that an assessment will be required with the application to confirm if there are any impacts.

Many thanks for your help,

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

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From: [REDACTED] [tibbalds.co.uk](mailto:[REDACTED]@tibbalds.co.uk)>
Sent: Wednesday, March 27, 2024 10:58 AM
To: [REDACTED] [a@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Cc: [REDACTED] [tibbalds.co.uk](mailto:[REDACTED]@tibbalds.co.uk)>
Subject: Re: Gurnell Leisure Centre Site pre-application meeting

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H [REDACTED]

Further to my previous email, please find a link below to an updated briefing pack for you to send to your design officer. We will take you through the key design points in tomorrow's meeting though as I appreciate there is a lot of information to take in.

<https://we.tl/t-0hsFXT7c4p>

Regards

[REDACTED]
Associate

For Tibbalds Planning and Urban Design Ltd

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On Tue, 26 Mar 2024 at 14:45, [REDACTED] <[REDACTED]@tibbalds.co.uk> wrote:

Hi [REDACTED]

Thank you for the messages.

I have attached the pre-application memo forms for WLC and CE for you to pass onto your energy consultants as requested. Given there is a lot to discuss with you on design, we think it's best to not present the energy and sustainability strategy during the 45 minute presentation as it's fairly self explanatory and we are assuming the

energy consultants have reviewed this beforehand and we can use the meeting for them to ask any questions or provide feedback. Noted that they will attend towards the end of the meeting.

Have you heard back from your viability team yet? Noted that one of the officers only returns to work tomorrow. Our viability consultant [REDACTED] so if one of your officers could attend on Thursday (even if only for 15 mins) that would be really helpful.

Our project team are currently updating the pack we previously sent to you on the masterplan and design so I am hoping to issue this to you today or tomorrow morning so your design officer can review tomorrow.

Thank you for sending a draft agenda. My only comment would be on heritage. There are no heritage assets on the site or a Conservation Area so this could be removed from your list? We also never received the written comments from our GLA 'In Principles' meeting with [REDACTED] on the 14th February so would be great if you could follow up on this please.

Thank you

Regards

[REDACTED]

Associate

For Tibbalds Planning and Urban Design Ltd

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Tel: 020 7089 [REDACTED]

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On Mon, 25 Mar 2024 at 10:16, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

Many thanks for your email.

Normally, the applicant's presentation would cover all topics, but, admittedly, we also recommend follow-up meetings to cover specific topics, such as viability, because dealing with so many topics in one meeting is very difficult and limits the discussion.

I should flag that the energy officer tends to join towards the end of the meeting due to capacity issues, so it would be great if you could keep that part of the presentation separate and start it when he joins, rather than present it at the beginning with the wider presentation.

On a separate note, I am still waiting for the viability team to confirm if they can attend the meeting on Thursday or not. There are capacity issues in the team due to leave. The officer that will likely be handling the case comes back to work on Wednesday, so I'll give you an update then. Alternatively, we may need to split up the discussion and have a meeting of 1h45min on Thursday and have a separate 15min slot for viability on another day.

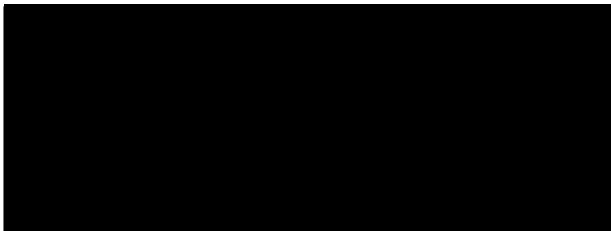
I will be sending an agenda on Wednesday. The outline should be: introductions, background and presentation by the applicant, summary of discussions with LPA, land use principles, design, heritage, viability (?), environment (energy, CE, WLC), next steps.

Many thanks,



Principal Strategic Planner, Development Management

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From: [Redacted] <[\[Redacted\]@tibbalds.co.uk](mailto:[Redacted]@tibbalds.co.uk)>

Sent: Thursday, March 21, 2024 5:47 PM

To: [Redacted] <[\[Redacted\]@london.gov.uk](mailto:[Redacted]@london.gov.uk)>

Cc: [Redacted] <[\[Redacted\]@tibbalds.co.uk](mailto:[Redacted]@tibbalds.co.uk)>

Subject: Re: Gurnell Leisure Centre Site pre-application meeting

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Hi [Redacted]

Thanks for the message.

Regarding the sustainability/energy presentation- this should be final so can be reviewed. I have asked our consultant to provide the WLC and CE pre-app spreadsheet if possible.

The main presentation labelled 240222_GLA 02_Gurnell Briefing Pack can still be reviewed but there are additional plans and more detailed plans that can be shared now (the design is the same though). We also have Parameter Plans and draft Design Code extracts for the housing proposals that can be provided. We will update the pack and get this across to you asap.

Please find the viability note attached but please note this is a WIP.

In terms of the agenda, noted that we have 45 minutes to present. Will the energy and viability officers just join for part of the meeting? Will you send us a more detailed agenda of what you would like to discuss? I am just thinking about what to focus on in the presentation as there is a lot to get through. It may not be necessary for us to present the energy/sustainability strategy for example if the energy officers have reviewed the pack beforehand and we can focus on their questions and feedback instead?

Look forward to meeting with you next week.

Regards

[REDACTED]

Associate

For Tibbalds Planning and Urban Design Ltd

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On Thu, 21 Mar 2024 at 15:35, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

Thanks for this.

In terms of documents, I have:

- 240222_GLA 02_Gurnell Briefing Pack (1)
- 24 02 22 GLA pre-app 1 - sustainability and energy strategy
- 23 10 27 Pre-redevelopment audit
- Gurnell Leisure Centre DRP report

Normally applicants submit further information one week before the meeting. Should I instead consider the documents you've provided your final ones (aside from the viability note)?

With regards to WLC and CE, please note that our officers always require the pre-app template of the GLA spreadsheets to be filled in and provided in .xlc format. Could you please provide them ASAP? If you have anything further on energy, that would be welcome.

With regards to the agenda, normally we do a round of introductions, then let the applicant team give us a presentation, hear the Council's position and then start discussing the submitted information. In this sense, we normally ask applicants to keep the presentation to 45min maximum.

I hope this helps.

Regards,

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

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From: [REDACTED] [REDACTED] <[REDACTED]@tibbalds.co.uk>

Sent: Thursday, March 21, 2024 10:08 AM

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@tibbalds.co.uk>

Subject: Re: Gurnell Leisure Centre Site pre-application meeting

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Hi [REDACTED]

I just wanted to check in regarding the pre-application meeting on Gurnell Leisure Centre next Thursday 28th. Can you confirm you have received the presentation documents we uploaded in February on the GLA portal?

The agenda we included in the presentation was:

- The site/planning policy context/brief
- Summary of 'in principles' meeting with the GLA
- Masterplan update
- Leisure / Landscape / Housing design updates
- Energy and Sustainability Strategy
- Viability strategy

Have the energy/sustainability and viability officers confirmed their attendance now?

It would be helpful if we could receive an agenda with allocated time against each discipline so we can prepare for the presentation and make the necessary updates. I would be happy to discuss this with you first if helpful though.

We also have a note on viability that we could issue to your viability officer to review beforehand which I will add to the GLA portal today and send to you over email as well.

Thank you

Regards

[REDACTED]

Associate

For Tibbalds Planning and Urban Design Ltd

Direct dial: 020 [REDACTED]

Tel: 020 7089 [REDACTED]

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On Tue, 19 Mar 2024 at 14:21, [REDACTED] <[REDACTED]@tibbalds.co.uk> wrote:

Hi [REDACTED]

Yes our energy/sustainability and viability consultants were going to attend this meeting. We submitted a pack of information for this meeting already on the GLA portal, hopefully you have received this? This

included a presentation on the energy and sustainability strategy for your review. This covers information on energy, WLC, circular economy and principle of demolition.

I've noticed on the invite it has 'GLA energy officers' email included in the invite already?

Thank you

Regards

[REDACTED]

Associate

For Tibbalds Planning and Urban Design Ltd

Direct dial: 020 [REDACTED]

Tel: 020 7089 [REDACTED]

Email: [REDACTED] [tibbalds.co.uk](mailto:[REDACTED]@tibbalds.co.uk)

Address: 30 King's Bench Street, London, SE1 0QX

Web: www.tibbalds.co.uk

Twitter: [@Tibbalds](https://twitter.com/Tibbalds)

Instagram: [Tibbalds](https://www.instagram.com/Tibbalds)

Appointed to the Homes England Multidisciplinary Panel tibbaldscampbellreithjv.com

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On Tue, 19 Mar 2024 at 11:42, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

Many thanks for your email.

I was discussing the situation with the team leader. Could you please confirm that on your end you will have both sustainability consultants and viability consultants attending the meeting?

With regards to sustainability, what information will you be submitting? We have different officers covering energy, WLC, circular economy, green infrastructure, air quality and water.

Many thanks again,

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

[REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED]@london.gov.uk

www.london.gov.uk/what-we-do/planning

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From: [REDACTED] <[\[REDACTED\]@tibbalds.co.uk](mailto:[REDACTED]@tibbalds.co.uk)>

Sent: Tuesday, March 19, 2024 10:39 AM

To: Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED]

Subject: Re: Gurnell Leisure Centre Site pre-application meeting

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Hi [REDACTED]

Have you heard back about a viability officer joining part of the meeting? This is just to discuss the methodology for viability. We also asked for an energy/sustainability officer to attend as we have submitted details of the energy strategy and this will be an important aspect of the scheme to discuss as well as the design. Can you confirm they will be in attendance?

Regards

[REDACTED]
Associate

For Tibbalds Planning and Urban Design Ltd

[REDACTED]
Address: 30 King's Bench Street, London, SE1 0QX

Web: www.tibbalds.co.uk

Twitter: [@Tibbalds](#)

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On Mon, 18 Mar 2024 at 09:53, Pre-applications <Pre-applications@london.gov.uk> wrote:

Hi [REDACTED]

I have passed your request to the case officer, [REDACTED]

I am not sure, if the viability officers are attending to the Initial meetings as I usually invite them only to follow-up meetings with viability topic I flag this with [REDACTED] she will be able to advise you on that.

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

Planning Support Administrator, Planning

GREATER LONDON AUTHORITY
Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

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From: [REDACTED] [\[REDACTED\]@tibbalds.co.uk](mailto:[REDACTED]@tibbalds.co.uk)>
Sent: Monday, March 18, 2024 9:45 AM
To: Pre-applications <Pre-applications@london.gov.uk>
Cc: [REDACTED]

Subject: Re: Gurnell Leisure Centre Site pre-application meeting

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Hi [REDACTED]

We were also expecting a viability officer to attend, can you confirm that is the case please?

Regards

[REDACTED]

Director

For Tibbalds Planning and Urban Design Ltd

[REDACTED]
[REDACTED]
Tel: 020 7089 [REDACTED]

On Mon, 18 Mar 2024 at 09:21, Pre-applications <Pre-applications@london.gov.uk> wrote:

Good morning [REDACTED]

Apologies for the delay in getting back to you.

I have passed your email to the case officer, [REDACTED] who will be able to coordinate the topics of the meeting.

She will also send you the agenda with attendee's list prior the meeting. From the invite I can see that [REDACTED] (case officer), [REDACTED] (team leader) and [REDACTED] (design officer) will be attending. Our TfL colleague, [REDACTED], has also accepted this meeting.

The written feedback will be provided within 20 working days after the meeting.

Kind regards

[REDACTED]

[REDACTED]

Planning Support Administrator, Planning

GREATERLONDONAUTHORITY
Union Street, London SE1 0LL

[REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED]@london.gov.uk

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From: [REDACTED]t@tibbalds.co.uk>

Sent: Friday, March 15, 2024 11:04 AM

To: Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED]

Subject: Re: Gurnell Leisure Centre Site pre-application meeting

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED],

I'm just wondering whether you've had a chance to look at this?

Thanks.

Regards

[REDACTED]
Planner

For Tibbalds Planning and Urban Design Ltd

Dir [REDACTED]

Te [REDACTED]

Em [REDACTED]

Address: 30 King's Bench Street, London, SE1 0QX

Web: www.tibbalds.co.uk

Twitter: [@Tibbalds](https://twitter.com/Tibbalds)

Instagram: [Tibbalds](https://www.instagram.com/Tibbalds)

On Tue, 12 Mar 2024 at 11:11, [REDACTED] <[REDACTED]@tibbalds.co.uk> wrote:

Hi [REDACTED]

Thanks for sorting out all the invitees.

We just have a couple of questions in preparation for the meeting:

- Can you confirm who will be in attendance from the GLA?
- We wanted to check whether it will be the GLA who creates the agenda? From our side we'd like to cover design, planning issues around MOL and enabling development, viability and energy and sustainability. We've had a separate meeting with TfL so we won't need to talk about transport.
- And what are the timescales for the GLA providing written feedback?

Thank you.

Regards

[REDACTED]

Planner

For Tibbalds Planning and Urban Design Ltd

Direct dial: 020 3598 [REDACTED]

Tel: 020 7089 [REDACTED]

Email: [REDACTED]@tibbalds.co.uk

Address: 30 King's Bench Street, London, SE1 0QX

Web: www.tibbalds.co.uk

Twitter: [@Tibbalds](#)

Instagram: [Tibbalds](#)

On Mon, 11 Mar 2024 at 07:12, Pre-applications <Pre-applications@london.gov.uk> wrote:

Good morning [REDACTED]

I can confirm the invite has been forwarded onto [REDACTED]

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

Planning Support Administrator, Planning

GREATERLONDONAUTHORITY
Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

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From: [REDACTED] <[REDACTED]@tibbalds.co.uk>

Sent: Friday, March 8, 2024 1:32 PM

To: Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED]

Subject: Re: Gurnell Leisure Centre Site pre-application meeting

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Thanks [REDACTED]

Can you add one more please [REDACTED] [\[REDACTED\]@savills.com](mailto:[REDACTED]@savills.com) (viability consultant).

Regards

[REDACTED]
Planner

For Tibbalds Planning and Urban Design Ltd

[REDACTED]
Address: 30 King's Bench Street, London, SE1 0QX

Web: www.tibbalds.co.uk

Twitter: [@Tibbalds](https://twitter.com/Tibbalds)

Instagram: [Tibbalds](https://www.instagram.com/Tibbalds)

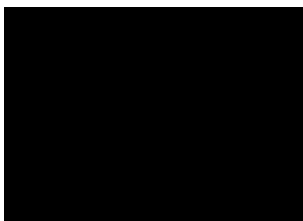
On Thu, 7 Mar 2024 at 13:57, Pre-applications <Pre-applications@london.gov.uk> wrote:

Hi [REDACTED]

Thank you for providing the attendees list.

I can confirmed that all of below contacts have been included to the invite.

Kind regards



Planning Support Administrator, Planning

GREATERLONDONAUTHORITY
Union Street, London SE1 0LL



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From: [REDACTED] <[\[REDACTED\]@tibbalds.co.uk](mailto:[REDACTED]@tibbalds.co.uk)>

Sent: Thursday, March 7, 2024 12:22 PM

To: Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED] <[\[REDACTED\]@tibbalds.co.uk](mailto:[REDACTED]@tibbalds.co.uk)>; [REDACTED]

[REDACTED] <[\[REDACTED\]@tibbalds.co.uk](mailto:[REDACTED]@tibbalds.co.uk)>

Subject: Re: Gurnell Leisure Centre Site pre-application meeting

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello [REDACTED]

Can I ask that the following people are added to the pre-application invite:

- [REDACTED] [tibbalds.co.uk](mailto:[REDACTED]@tibbalds.co.uk)
- [REDACTED] [@ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk) (Applicant)
- [REDACTED] [@mikhailriches.com](mailto:[REDACTED]@mikhailriches.com) (Masterplan and Residential Scheme Architect)
- [REDACTED]
- [REDACTED] [d@gt3architects.com](mailto:[REDACTED]d@gt3architects.com) (Leisure Centre Architect)
- [REDACTED] [e@gt3architects.com](mailto:[REDACTED]e@gt3architects.com)
- [REDACTED] [l@periscope.uk](mailto:[REDACTED]l@periscope.uk) (Landscape Architect)
- [REDACTED] [a@periscope.uk](mailto:[REDACTED]a@periscope.uk)
- [REDACTED] [@itpworld.net](mailto:[REDACTED]@itpworld.net) (Transport Consultant)
- [REDACTED] [@itpworld.net](mailto:[REDACTED]@itpworld.net)
- [REDACTED] [@usefulprojects.co.uk](mailto:[REDACTED]@usefulprojects.co.uk) (Sustainability Consultant)
- [REDACTED] [@icloud.com](mailto:[REDACTED]@icloud.com) (Project Manager)

Then [REDACTED] from the LPA who is our case officer:

- [REDACTED] [@ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk)

Regards

[REDACTED] [REDACTED] [REDACTED]

Planner

For Tibbalds Planning and Urban Design Ltd

Direct dial: 020 3598 [REDACTED]

Tel: 020 7089 [REDACTED]

Email: [REDACTED] [tibbalds.co.uk](mailto:[REDACTED]@tibbalds.co.uk)

Address: 30 King's Bench Street, London, SE1 0QX

Web: www.tibbalds.co.uk

Twitter: [@Tibbalds](https://twitter.com/Tibbalds)

Instagram: [Tibbalds](https://www.instagram.com/Tibbalds)

On Wed, 6 Mar 2024 at 16:01, Pre-Applications <pre-applications@london.gov.uk> wrote:

Dear [REDACTED]

GLA reference number: 2024/0106/P21

Site name: Gurnell Leisure Centre Site

Address: Gurnell Leisure Centre site, Ruislip Road East, London, W13 0AA
London Borough of Ealing

Local Planning Authority: Ealing

Proposal: The proposed development seeks to replace the existing dilapidated Gurnell Leisure Centre which is no longer in use with a new leisure centre with enabling residential development. To summarise, the proposals are made up of the following core elements: • Demolition of the existing leisure centre and redevelopment of a new leisure centre. • Development of circa 300 new homes (including a target of 35% affordable housing measured by habitable rooms subject to viability) • Landscaping and parkland improvements including play facilities such as a skatepark, pump track, outdoor gym etc.

Your request for a pre-planning application advice meeting has been confirmed for **28/03/2024 at 11:00 - 13:00**.

If you haven't already confirmed the attendees, please can you confirm this with us.

Getting the best out of the Pre-app meeting

Please give us the information, which you want the planning team to comment on, well in advance of the meeting. We want to give you the most comprehensive response possible however, realistically, we are only able to give you advice on information that has been reviewed in advance of the meeting.

Advice report

Following the meeting, GLA officers will prepare an advice report summarising the position on the application based on the documentation you send and discussions held at the meeting. You will receive this by . Please note that you should send any further documentation to the case officer as soon as possible, otherwise more time will be required to consider this for the advice report. The advice given by officers does not constitute a formal response or decision by the Mayor and does not prejudice the outcome of any future planning applications.

Freedom of Information

The Freedom of Information Act 2000 allows the public to request information from public authorities, including the Greater London Authority. The public has a right to request information, which includes pre-planning application advice and associated documents. If a Freedom of Information request is made, each case will be taken on its individual merits. If you have any concerns or wish to discuss this matter please contact [REDACTED] [@london.gov.uk](mailto:[REDACTED]@london.gov.uk).

Cancellation

If, due to circumstances out of our control, we cancel the meeting, we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior to the meeting. The fee is non-refundable on cancellation.

Regards

Planning Support Team

Greater London Authority

pre-applications@london.gov.uk

GREATERLONDONAUTHORITY

Circular Economy: GLA Consultation

Case Details

1	Development Name	Gurnell Masterplan
2	Applicant	London Borough of Ealing
3	Case Officer	
4	London Borough	London Borough of Ealing

Planning Application: Proposal

The proposed development seeks to replace the existing dilapidated Gurnell Leisure Centre which is no longer in use with a new leisure centre with enabling residential development. To summarise, the proposals are made up of the following core elements:

- Demolition of the existing leisure centre and redevelopment of a new leisure centre.
- Development of circa 300 new homes (including a target of 35% affordable housing measured by habitable rooms subject to viability)
- Landscaping and parkland improvements including play facilities such as a skatepark, pump track, outdoor gym etc.

Planning Application: Uses - Floorspace

1	Leisure	9530	m ²
2	Residential	19100	m ²
3			m ²
4			m ²
5			m ²
6			m ²
7			m ²

GREATER LONDON AUTHORITY

Pre-application Advice

Circular Economy Policy

- 1 The London Plan has introduced circular economy policies including a requirement to submit Circular Economy Statements for developments. The GLA has released guidance for developers on how to prepare Circular Economy Statements and a 'Design for a circular economy' Primer that helps to explain the principles and benefits of circular economy projects.
- 2 London Plan Policy SI7 requires development applications that are referable to the Mayor of London to submit a Circular Economy Statement, whilst Policy D3 requires development proposals to integrate circular economy principles as part of the design process
- 3 Therefore, the applicant is required to submit a Circular Economy Statement in accordance with the GLA guidance.

Document Information

1	Date of Review	28.03.24
2	Document Title	Gurnell Masterplan
3	Document Date	22.03.24

Comments

- 1 It is welcomed that the applicant has completed the Circular Economy pre-app template, and has undertaken an initial Pre-Redevelopment Audit.
- 2 It is recognised that the existing leisure centre on the site is in a poor state of repair, making it hard to retain the building. It is also recognised that there are other design challenges around accessibility, flood risk etc. The applicants are encouraged to explore further opportunities for retention of the existing structures as per the GLA policy and circular economy guidance. In particular, the applicant will need to provide more investigation into whether any elements of the building can be retained, such as the pool pits, foundations, pool building structure etc.
- 3 The pre-redevelopment audit includes a graph that compares the embodied and operational carbon emissions. This graphs shows that the refurbishment option emits more operational carbon than the new build option for the first ten years and then uses the same as the new build after that. It would be expected that a deep refurbishment would have, roughly, the same energy performance of a new building as the fabric and building services would all be replaced. Please review this graph and provide further explanation of the assumptions.
- 4 The applicant is encouraged to demonstrate how the commitment to design for disassembly will be implemented in practice. For example, assuming there are large volumes of brick and concrete being used for the new buildings, how will these be designed for future disassembly?
- 5 The applicant has proposed that there will be reclamation of components and materials from the elements that are to be demolished. The proposal to reclaim and reuse the facade panels is welcomed. There is a considerable amount of demolition on this site which will result in large volumes of materials. Therefore, the applicants should prepare a comprehensive pre-demolition audit and commit to reclaiming as much as possible and they are encouraged to commit to a target for reclamation.
- 6 As the applicant has set high standards for sustainability, they are encouraged to consider preparing a Pioneering Circular Economy Statement rather than simply a Compliant one.

GLA Consultation - Circular Economy

- 7 The outline application should demonstrate the circular economy principles and the Circular Economy Statement should also cover the plans for the residential buildings and commitments should be made that will then feed into the Reserved Matters Application and the Design Codes should include requirements for circular economy and whole life carbon.

WLC Memo: GLA Consultation

Case details

Date of first review:	28.03.24
Case Name:	Gurnell Leisure Centre
Case Number:	
Case Officer:	
London Borough:	
Application Type (Outline/Hybrid/Detailed):	Pre-app
Applicant:	
WLC Consultant:	
Document Title:	
Document Date:	

Development proposals

Use	Floorspace/Number of units	
		m ²
		m ²
		m ²

London Plan: Policy SI 2 of the London Plan requires planning applicants to submit a Whole Life-Cycle Carbon (WLC) assessment: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf	
Guidance and assessment template: Applicants should follow the GLA 'Whole Life-Cycle Carbon Assessments Guidance - March 2022 and the GLA WLC assessment template (https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance) which should be completed in full and submitted as an Excel document. Applicants should ensure they are familiar with the guidance in preparation for submitting their planning application.	
The following comments set out how the applicant's pre-application WLC assessment complies with the policy and guidance. Comments need to be addressed in the planning application submission stage and considered in the WLC assessment.	
GLA Review_28/03/24	Applicant's response
General compliance comments	
1The Pre-Application tab of the Whole Life-Cycle Carbon Assessment template has been completed in full with all project details and a response against each WLC principle and whether it is being utilised. This considers both outline and detailed and this is fine at this stage. The planning submission should include separate WLC assessments for the outline and detailed elements.	
Principle 1: Reuse and retrofit of existing built structures	
2The applicant has demonstrated that they have investigated the potential to retrofit or reuse any existing built structures, and has provided reasons why existing structures cannot be used.	
3The applicant has outlined the options for retaining existing buildings and structures that have been considered and has not committed to pursuing these options. We would encourage the applicant to continue to consider opportunities for retaining existing elements as the design progresses.	
4The applicant has provided an estimate an estimate of the percentage of the new build development which will be made up of existing elements and an estimate of the carbon emissions associated with pre-construction demolition.	
Principle 2: Use recycled or repurposed materials	
5The applicant has provided examples of how they intend to use repurposed and recycled materials within the building design, including details of which materials and anticipated quantities of these materials may be reused.	
6The targeted use of recycled or repurposed materials does align with the Circular Economy Statement provided by the applicant.	
Principle 3: Material Selection	
7The applicant has explained that low carbon materials are being considered for large structural elements.	
Principle 4: Minimise operational use	
8The applicant has demonstrated that they have considered and are undertaking a 'fabric first' approach to minimise the heating and cooling requirement for the building.	
Principle 5: Minimise operational water use	
9The applicant has provided examples of how water is collected, stored, recycled, distributed and treated around the building to reduce associated carbon emissions.	
10The applicant has not provided examples of how water leakage is reduced during the building's operation.	Please respond here.
Principle 6: Disassembly and reuse	
11The applicant has provided examples of how the building is being designed for ease of disassembly/dismantling and reuse at the end of the building's lifespan.	
12The examples of disassembly and reuse of materials provided do align with the applicant's Circular Economy Statement.	
Principle 7: Building shape and form	
13The applicant has demonstrated that they have considered the shape and form of the building to minimise carbon emissions from both the quantity of materials required and from operational energy use and has provided relevant examples.	
Principle 8: Regenerative design	
14The applicant has confirmed that that they have considered the use of materials and systems which will remove carbon emissions from the atmosphere and has not provided reasons why this is/is not feasible. The use of glulam is noted in addition to a green roof which demonstrate examples of this, however.	
Principle 9: Designing for durability and flexibility	
15The applicant should demonstrate that they have considered and provided examples of more robust materials which will require fewer repairs and fewer replacements over the building's lifespan.	Please respond here.
16The applicant has demonstrated that they have considered and provided examples to incorporate flexible design principles within the building to allow for changes in how the building may be used in the future.	
Principle 10: Optimisation of the relationship between operational and embodied carbon	
17The applicant should demonstrate and should provide examples that they will attempt to maximise the relationship between operational and embodied carbon emissions such as considering the amount of glazing and insulation materials in the buildings design.	Please respond here.
Principle 11: Building life expectancy	

18	The applicant has demonstrated/should demonstrate that they have considered the life expectancy of materials and products to improve material efficiency and life cycle carbon emissions.	
Principle 12: Local sourcing		
19	The applicant has demonstrated and has provided examples that they will attempt to source materials as locally as possible to reduce transport distances and therefore carbon emissions.	
Principle 13: Minimising waste		
20	The applicant should demonstrate and should provide examples that they have attempted to minimise waste through the building's design and/or choice of materials. For example, designing to standard sizing to minimise cutting of elements such as plasterboard on site.	Please respond here.
21	Where waste is unavoidable, the applicant should show if possible how they have established suppliers process for disposal to minimise waste/landfilling of materials and have/or will reuse waste. This is expected to be covered in the relevant section of the CES.	Please respond here.
Principle 14: Efficient fabrication		
22	The applicant has demonstrated/should demonstrate and has provided/should provide examples of how they will use efficient construction methods to reduce construction waste, reduce the need for repairs in the post-completion and defects period and/or to allow for future disassembly.	
23	The applicant has provided/should provide examples of building elements which will be constructed with construction methods in line with this carbon reduction principle.	
Principle 15: Lightweight construction		
24	The applicant has demonstrated and has provided examples of how they will minimise the weight of the construction materials to reduce the carbon footprint of the building (e.g. foundations)	
Principle 16: Circular economy		
25	The applicant has demonstrated and has provided examples of how they have considered the circular economy principle in focussing on a more efficient use of materials.	
26	The response does align with the applicant's Circular Economy Statement.	

The application boundary falls within Metropolitan Open Land (MOL) designated land and forms part of an extensive swathe of green open space running along the Brent River Valley. The applicant must demonstrate enhanced recreational value of the designation through positive impacts for the community alongside biodiversity value. The applicant indicates the intention of improving access to MOL land for the community (pg. 10 Gurnell Briefing Pack) which is considered positively.

The applicant appears to be taking green infrastructure into account through the design process, including the consideration of adjacent open space, Perivale Meadow Wetlands, to create green infrastructure connectivity. The Green Infrastructure aims and objectives highlighted on pg. 10 of the Gurnell Briefing Pack are encouraging in relation to the protection and enhancement of existing green space.

In accordance with Policy G4 of the London Plan, the applicant should seek to address open space through the masterplanning of the site to create high quality open space that provides for both existing and future residents of the area, and present a well-considered approach to opportunities for enhancing biodiversity. The applicant appears to be considering open space as part of the design, such plans should be further developed, notably the interface with the River Brent and adjacent green spaces. As the site boundaries front onto the public highway, Ruislip Road East and Argyle Road, the applicant should demonstrate enhancements to the greening of the public realm.

The site lies partially within the Brent River Park North: Hanger Lane to the Great Western Railway Site of Importance for Nature Conservation (SINC) which is classified as Borough grade I importance. In accordance with Policy G6 of the London Plan the applicant should avoid impacts to the SINC, and set out in the application how they will avoid direct and indirect impacts on the SINC. If avoidance of impacts is not possible the applicant should set out how they have followed the mitigation hierarchy to minimise development impacts.

In accordance with Policy G5 of the London Plan, the applicant should calculate and provide the Urban Greening Factor (UGF) score for the proposed development and meet the minimum specified target of 0.4 due to the inclusion of residential dwellings. The illustrative masterplan provided on pg. 19 of the Gurnell Briefing Pack appears to show an intention to increase tree cover across the site along with sustainable drainage features, green roofs and species rich grassland which are all considered positively (pg. 19 Gurnell Briefing Pack). Biosolar roofing should also be explored. A drawing showing the surface cover types and accompanying UGF calculation should be submitted prior to Stage 1. For more information, please see the link below. <https://www.london.gov.uk/sites/default/files/2023-02/London%20Plan%20Guidance%20-%20Urban%20Greening%20Factor.pdf>

London Plan Guidance on Fire Safety restricts the use of combustible materials in the external walls of a building, limiting the use of green walls. This guidance should be taken account when designing urban greening. For further information see: <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/fire-safety-lpg>

It is recommended the applicant should provide evidence the proposed development secures a net biodiversity gain in accordance with Policy G6 of the London Plan. The applicant should provide Biodiversity Net Gain to at least the mandatory 10% or higher if there are higher local targets and use the statutory metric (as of 12th February 2024). Trading rules must be satisfied.

There are a number of existing trees on site, of which 148 are proposed for removal, including 1 x Category A, 60 x Category B and 74 x Category C trees. A total of 522 trees are proposed of which 75% would be native and 30% semi-mature (pg. 39 Gurnell Briefing Pack). Wherever possible, trees of value should be retained. The applicant should provide an assessment of the value of the trees to be lost using the appropriate valuation system and set out how this has been accounted for through replacement tree planting within a reasonable timescale, such as 15-20 years to allow proposed trees to establish and mature. Tree value can be derived from 'i-tree' or 'CAVAT', or another appropriate valuation system, in accordance with Policy G7 of the London Plan.

The applicant should demonstrate a consideration of a diverse range of proposed tree species, which would be positive in terms of biosecurity. The applicant should also consider large-canopied trees to target urban heat island effects.

Energy Memo: GLA Consultation

Case details

Date of first review:	28/03/2024
Case Name:	Gurnell Leisure Centre
Case Number:	2024/0106
Case Officer:	
London Borough:	Ealing
Application Type (Outline/Hybrid/Detailed):	Pre-App Hybrid
Applicant:	
Energy Consultant:	Gurnell Sustainability and Energy Strategy GLA
Document Title:	Pre-app Meting 1
Document Date:	

Development proposals

Use	Floorspace/Number of units
<i>Detailed</i> Leisure Centre	TBC
<i>Outline</i> Residential	c. 300 units

		Useful References/Links
1	London Plan: The Mayor has published his London Plan 2021 which includes new carbon, energy and heat risk policies (See Policies SI 2, SI 3 and SI 4) which applicants are expected to follow. This can be found here: https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021	https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-2021
2	As of 1 January 2023 all planning applications submitted on or after this date will be required to follow the 2022 guidance and spreadsheet. If you have any questions about the guidance or the spreadsheet, please contact: ZeroCarbonPlanning@london.gov.uk	https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0
3	The following comments summarise key points for you to be aware of in progressing your energy strategy, but you should refer to the guidance for full details. A Technical FAQ has been developed which applicants should refer to. This will be updated regularly.	
Net zero carbon target		
4	The Mayor’s London Plan 2021 requires all major developments (residential and non-residential) to meet his net-zero carbon target . This should be met with a minimum on-site 35% reduction in carbon emissions beyond Part L of 2021 Building Regulations with any carbon shortfall to net zero being paid into the relevant borough’s carbon offset fund using the GLA’s recommended carbon offset price (£95/tonne) or, where a local price has been set, the borough’s carbon offset price .	
5	Applicants should submit a completed Carbon Emissions Reporting spreadsheet (https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0) alongside their Stage 1 application to confirm the anticipated carbon performance of the development.	https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0
6	The carbon emission figures should be reported against a Part L 2021 baseline. Sample SAP full calculation worksheets (both DER and TER sheets) and BRUKL sheets for all stages of the energy hierarchy should be provided to support the savings claimed.	
Be Lean Demand Reduction		
7	Applicants are expected to meet the London Plan 2021 energy efficiency targets: • Residential – at least a 10% improvement on 2021 Building Regulations from energy efficiency • Non-residential – at least a 15% improvement on 2021 Building Regulations from energy efficiency	
8	Applicants are expected to design buildings to be able to meet all energy policy areas. They should consider how building form is contributing to the meeting of energy policy targets. Applicant are required to consider the suitability of other design areas which may be negatively impacting the energy consumption and overheating risk of the proposed development.	
9	Applicants will be expected to consider and minimise the estimated energy costs to occupants and outline how they are committed to protecting the consumer from high prices. See the guidance for further detail.	
Energy flexibility		
10	Applicants will be expected to investigate the potential for energy flexibility in new developments, include proposals to reduce the amount of capacity required for each site and to reduce peak demand. The measures followed to achieve this should be set out in their energy assessment. See the Energy Assessment Guidance for further details.	
Cooling and Overheating		
11	The Good Homes Alliance (GHA) Early Stage Overheating Risk Tool (https://goodhomes.org.uk/wp-content/uploads/2019/07/GHA-Overheating-in-New-Homes-Tool-and-Guidance-Tool-only.pdf) should be submitted to the GLA alongside the Stage 1 application as this will be a hybrid application with the residential element being outline. The applicant should seek to introduce where possible further "key factors reducing the likelihood of overheating". Commentary should be provided regarding the opportunities and constraints for this. As per pre-app meeting comment active cooling should not be a presumption from the outline stage. The applicant is encouraged to undertake an acoustic and air quality survey at the earliest possible point in the design process to understand any implications for the overheating mitigation strategy. Active comfort cooling will not be accepted.	https://goodhomes.org.uk/wp-content/uploads/2019/07/GHA-Overheating-in-New-Homes-Tool-and-Guidance-Tool-only.pdf
12	Evidence should be provided on how the demand for cooling and the overheating risk will be minimised through passive design in line with the cooling hierarchy. Dynamic overheating modelling in line with CIBSE Guidance should be carried out (TM52 for non-residential) for all TM49 weather scenarios. It is expected that external shading will form part of major proposals. All applications are expected to comply with the DSY1 and maximise compliance with DSY2 & DSY3 by enhancing passive measures.	
13	For the mechanically controlled occupied non-domestic areas, the area weighted average (MJ/m ²) and total (MJ/year) cooling demand for the actual and notional building should be provided and the applicant should demonstrate that the actual building’s cooling demand is lower than the notional.	
Be Clean Heating Infrastructure		
14	The applicant should investigate opportunities for connection to nearby existing or planned district heating networks (DHNs) using the London Heat Map (https://www.london.gov.uk/what-we-do/environment/energy/london-heat-map). Where such opportunities exist, this should be the priority for supplying heat to the site in line with the London Plan 2021 heating hierarchy. Evidence of this investigation should be provided including evidence of active two-way communication with the network operator, the local authority and other relevant parties. This should include information on connection timescales and confirmation that the network has available capacity. See the guidance for full details on the information that should be provided.	https://www.london.gov.uk/what-we-do/environment/energy/london-heat-map
15	The site should be provided with a single point of connection and a communal heating network where all buildings/uses on site will be connected. The heat loads that are connected to the site-wide heat network should be maximised. Relevant drawings/schematics demonstrating the above should be provided. The applicant has provided an options appraisal review starting from a district heating network to building level and concluded to the building level 5G strategy for the residential and building level GSHP and/or 4-pipe heat pumps for the leisure centre. Despite the fact that the option appraisal being welcomed, the applicant should note that compliance with London Plan energy policy is determined based on technical feasibility. A site-wide 4G/5G network would be the preference as this can achieve similar performance as the building level networks and provide the single point of connection to a (future) DHN. Interconnection and heat share between uses should be further explored. The assumption that the leisure centre will utilise all waste heat within the building should be robustly demonstrated as it is considered that heat share with the residential element especially during the summer months	
16	The applicant should provide evidence confirming that the development is future proofed for connection to wider district networks now or in the future, where an immediate connection is not available. The energy systems proposed should be compatible with future DHN connection. For the leisure centre it appears that this will be possible through the proposed LTHW and CWS with heat recovery. The 5G ambient loop using boreholes as source/sink energy system proposed for residential is not currently considered compatible with a future proof connection as no central connection point is proposed. This should be further investigated and the design should allow for future connection to a DHN.	
17	Where a DHN connection is not available, either now or in the future, applicants should follow the London Plan 2021 heating hierarchy to identify a suitable communal heating system for the site.	

18	The London Plan 2021 limits the role of CHP to low-emission CHP and only in instances where it can support the delivery of an area-wide heat network at large, strategic sites. Applicants proposing to use low-emission CHP will be asked to provide sufficient information to justify its use and strategic role while ensuring that the carbon and air quality impact is minimised.	
Be Green Renewable Energy		
19	All major development proposals should maximise opportunities for renewable energy generation by producing, using and storing renewable energy on-site. This is regardless of whether the 35% on-site target has already been met through earlier stages of the energy hierarchy.	
20	Solar PV should be maximised. Applicants should submit the total PV system output (kWp) and a detailed roof plan showing that the proposed installation has been maximised for the available roof area and clearly outlining any constraints to further PV. The applicant is expected to situate PVs on green/brown roofs and explore integration with amenity areas.	
21	The applicant is looking to GSHP. Should heat pumps be proposed, applicants will be expected to demonstrate a high specification of energy efficiency measures under be lean, a thorough performance analysis of the heat pump system and, where there are opportunities for DHN connection, that the system is compatible. The detail submitted on heat pumps should include: a. An estimate of the heating and/or cooling energy (MWh/annum) the heat pumps would provide to the development and the percentage of contribution to the site’s heat loads. The applicant will be required to demonstrate how the heat fraction from heat pump technologies will be maximised. b. Details of how the Seasonal Coefficient of Performance (SCOP) and Seasonal Energy Efficiency ratio (SEER) has been calculated for the energy modelling. This should be based on a dynamic calculation of the system boundaries over the course of a year i.e. incorporating variations in source temperatures and the design sink temperatures (for space heat and hot water). c. The expected heat source temperature and the heat distribution system temperature with an explanation of how the difference will be minimised to ensure the system runs efficiently. The distribution loss factor should be calculated based on the above information and used for calculation purposes. d. Whether any additional technology is required for top up or during peak loads (e.g. hot water supply) and how this has been incorporated into the energy modelling assumptions. e. Whether the geological conditions for the site are suitable for GSHP and further detail on technical approach and feasibility of the GSHP, in line with the requirements outlined in Energy Assessment Guidance.	
22	Should an ambient loop heat network be proposed, the applicant will be required to engage with local DHN stakeholders and demonstrate that proposals will be compatible and commercially viable for future connection to district heating.	
Carbon Offsetting		
23	Applicants should maximise carbon emission reductions on-site. Where it is clearly demonstrated that no further carbon savings can be achieved, but the site falls short of the net-zero carbon reduction targets, applicants are required to make a cash-in-lieu contribution to the relevant borough's carbon offset fund using the GLA’s recommended carbon offset price (£95/tonne) or, where a local price has been set, the borough’s carbon offset price.	
24	Energy strategies should provide a calculation of the shortfall in carbon emissions and the offset payment that will be made to the borough.	
Whole Life-Cycle Carbon Assessment		
25	Applicants will be expected to calculate and reduce whole life-cycle carbon emissions to fully capture the development’s carbon footprint. Applicants should submit a whole life-cycle carbon assessment to the GLA at pre-application stage, as part of the Stage 1 application submission and post-construction, following the Whole Life-Cycle Carbon Assessment Guidance and using the GLA’s reporting template (https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance). Applicants will be conditioned to submit a post-construction assessment to report on the development’s actual WLC emissions.	https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance
Be Seen Energy Monitoring		
26	Applicants will be expected to monitor their development’s energy performance and report on it through the GLA's online monitoring portal. Applicants should review the ‘Be Seen’ energy monitoring guidance to ensure that they are fully aware of the relevant requirements to comply with the ‘be seen’ policy (https://www.london.gov.uk/sites/default/files/be_seen_energy_monitoring_london_plan_guidance_2021.pdf). A commitment should be provided that the development will be designed to enable post construction monitoring and that the information set out in the ‘be seen’ guidance is submitted to the GLA’s portal at the appropriate reporting stages. This will be secured through suitable legal wording. The first submission of the planning stage data should be provided to the GLA through the 'Be Seen' planning stage webform (https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/be-seen-energy-monitoring-guidance/be-seen-planning-stage-webform) at the planning submission stage, alongside the energy statement. The 'Be Seen' reporting spreadsheet has been developed to enable development teams to capture all data offline before this is submitted via the webform. Should there be any issues with the webform, the reporting spreadsheet can also be submitted directly over email.	https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/be-seen-energy-monitoring-guidance/be-seen-planning-stage-webform https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/be-seen-energy-monitoring-guidance/be-seen-planning-stage-webform
Energy Use Intensity and Space Heating Demand Reporting		
27	Applicants should report the EUI and space heating demand of the development. Applicants are encouraged to improve performance where possible against the demand values reported in Table 4 of the Energy Assessment Guidance. Applicants can use the ‘be seen’ methodology or an alternative predictive energy modelling methodology.	
	Reported values should exclude any renewable energy contribution.	

Water Memo: Pre-Application Comments

Gurnell Leisure Centre

09/04/2024

To / Case officer:	██████████
Case name:	Gurnell Leisure Centre
London Borough:	Ealing
Case number:	2024/0106/P2I
Applicant:	

Proposal

The proposed development seeks to replace the existing dilapidated Gurnell Leisure Centre which is no longer in use with a new leisure centre with enabling residential development. To summarise, the proposals are made up of the following core elements:

1. Demolition of the existing leisure centre and redevelopment of a new leisure centre.
2. Development of circa 300 new homes (including a target of 35% affordable housing measured by habitable rooms subject to viability)
3. Landscaping and parkland improvements including play facilities such as a skatepark, pump track, outdoor gym etc.

Flood Risk Management (The London Plan 2021 Policy SI.12)

1. The site is located in Flood Zone 3. Under the National Planning Policy Framework (NPPF), a Flood Risk Assessment (FRA) will need to accompany the application.
2. The FRA should assess all sources of flood risk in relation to The London Plan 2021 policy SI.12, taking note to not displace floodwater off site.
3. Where the site is found to be at medium/high or residual risk of flooding from at least one source, the FRA should also consider the need for flood resilience and emergency planning measures.

Sustainable Drainage (The London Plan 2021 Policy SI.13)

4. The drainage strategy should aim to reduce surface water discharge from the site to Qbar greenfield rates in accordance with The London Plan 2021 policy SI.13.

5. The drainage strategy should maximise opportunities to use Sustainable Drainage System (SuDS) measures at the top of the drainage hierarchy set out The London Plan 2021 policy SI.13. Roofs and new public realm areas present an opportunity to integrate SuDS. Green roofs are proposed which is welcomed. Further opportunities at roof level include rainwater harvesting and blue roofs. Further SuDS available also include tree pits, rain gardens, and permeable paving into the landscape, providing amenity, water quality, and biodiversity benefits.
6. Rainwater harvesting for re-use and/or irrigation should be incorporated in line with the London Plan drainage hierarchy.
7. A maintenance and management plan for the proposed drainage and SuDS features needs to be provided, as well as a plan demonstrating that exceedance flood flow routes above the design 100-year event plus 40% climate change have been considered.
8. The latest Flood Estimation Handbook (FEH22) method should be used when estimating rainfall for use in designing and simulating drainage networks. This method is preferred to the Flood Studies Report (FSR) which underpredicts rainfall intensity for the London Area.
9. The Applicant should ensure that the London Borough of Ealing's version of the London Sustainable Drainage Proforma is completed and accompanies the planning application. The proformas for all Local Authorities can be found here: <https://www.london.gov.uk/what-we-do/environment/climate-change/surface-water/london-sustainable-drainage-proforma>.

Water Efficiency (The London Plan 2021 Policy SI.5)

1. For residential uses, the development should have a maximum indoor water consumption of 105 l/person/day, in line with The London Plan 2021 policy SI.5.
2. For non-residential uses, the development should achieve the equivalent of an 'Excellent' rating on the water elements of BREEAM, in line with The London Plan 2021 policy SI.5.
3. Water reuse should be included in the development to meet both water efficiency and sustainable drainage requirements.

A New Leisure Centre for Ealing

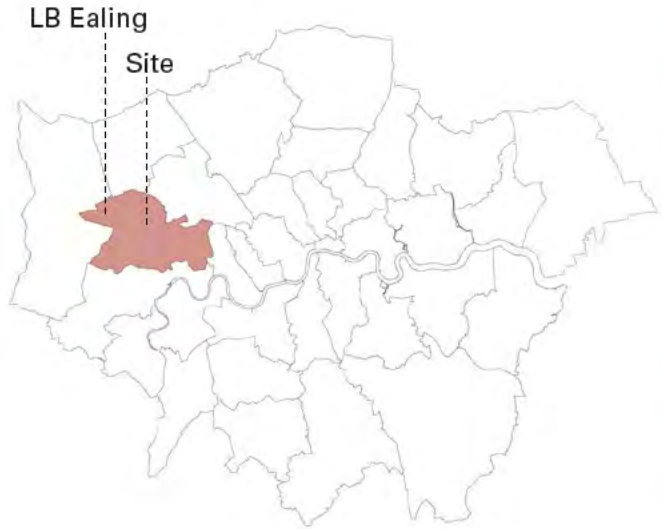
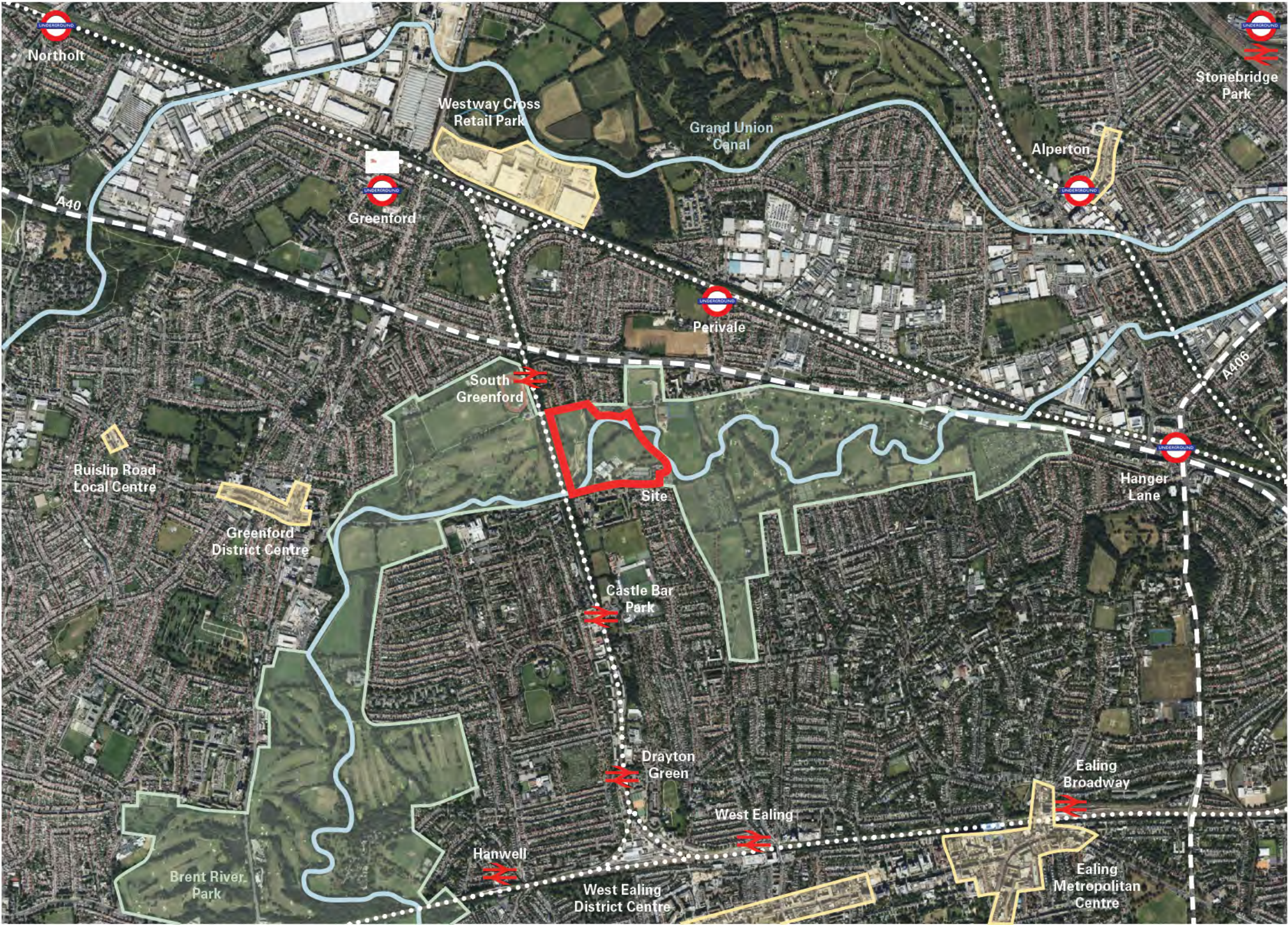
GLA Meeting

28.03.24

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

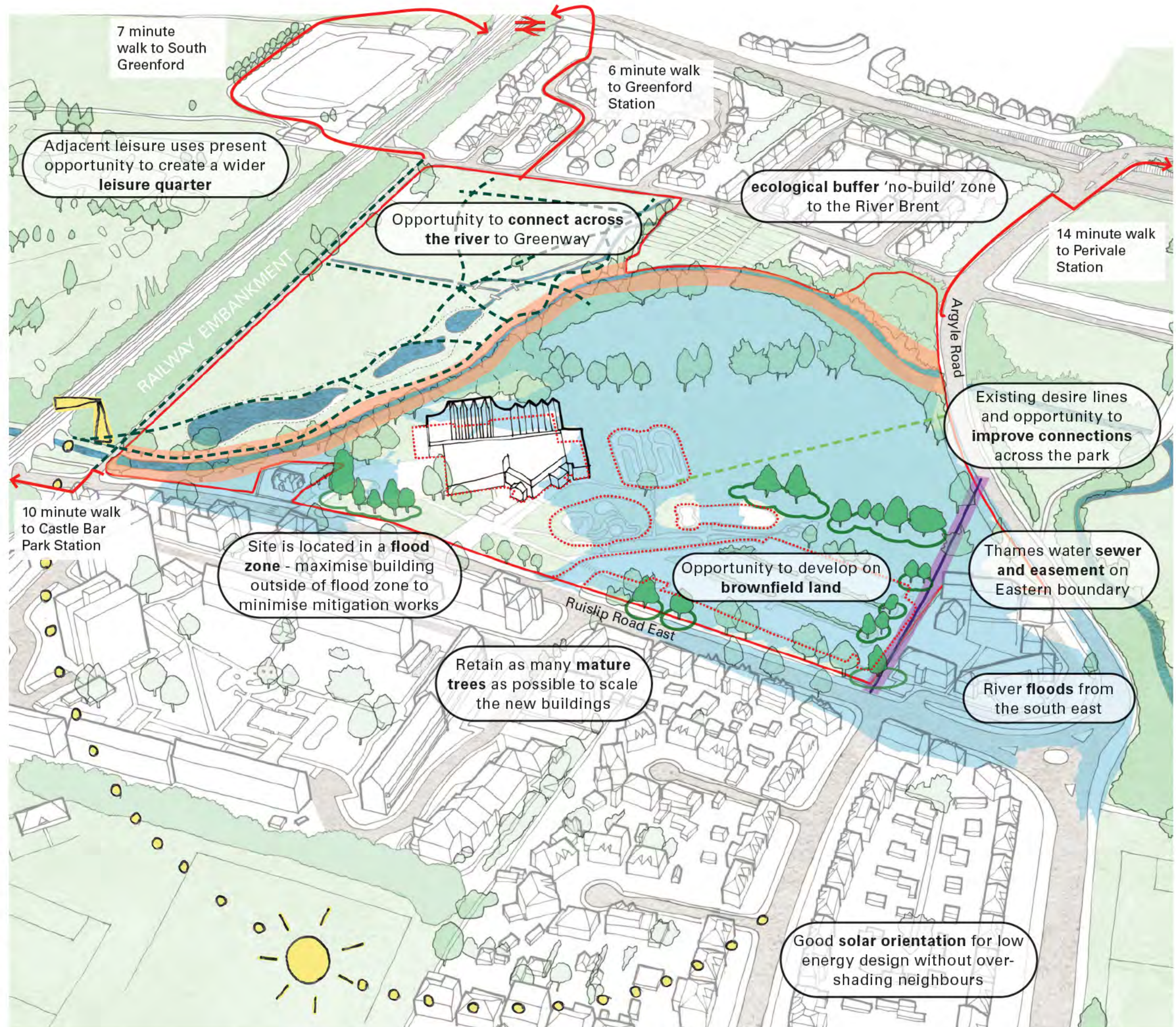
Constraints & Opportunities

Opportunities

- The solar orientation means that the new development is unlikely to overshadow neighbouring buildings.
- Orientation allows for Passive solar design for both housing and leisure centre
- Opportunity to connect across the river to the footpaths of the Greenford to Gurnell Greenway, increasing connectivity to parkland and public transport links and the wider regional park.
- Large and mature existing trees add to the attractive and seasonally engaging landscape.
- Opportunity to prioritise development on brownfield / previously developed land.
- A desire path across the site is an opportunity to connect to wider cycling and pedestrian networks.
- Adjacent leisure uses present opportunity to connect to a wider leisure landscape.
- Strong existing ecological corridor of the River Brent and Greenway works

Constraints

- Metropolitan Open Land designation requires careful consideration of any development proposals to protect the openness of the site
- Steep railway embankment separates the site from the neighbouring Metropolitan Land.
- Low lying site prone to flooding - Flood zone 3b cannot be developed and building in zone 3a needs to be carefully managed
- Overland flooding from the south east needs to be managed with any proposals
- Thames Water sewer runs along the Eastern side of the site
- Existing homes as Peal Gardens over look the site
- Ecological buffer to the River Brent needs to be



Planning Context

Planning Context

Planning Policy Overview

The adopted Development Plan for the site includes:

- The London Plan, 2021
- Ealing Development Management DPD, 2013
- Development Sites DPD, 2013
- Ealing Development Strategy 2026 DPD, 2012

Ealing are currently developing a New Local Plan. The Regulation 18 Local Plan consultation ended in February 2023.

The Gurnell Leisure Centre site is an allocated site in the emerging New Ealing Local Plan (Regulation 18).

Emerging Site Allocation EA28

The site is allocated for a leisure-led scheme with enabling residential use and improved access to open space.

The site allocation refers to the following planning designations and site constraints:

- Metropolitan Open Land
- Flood Zone 2, 3a & 3b (fluvial and tidal)
- Flood Zone 3a (surface water)
- Site of Borough Importance for Nature Conservation and priority habitat
- Site of Local Importance for Nature Conservation (nearby)
- Strategic Area for Regeneration
- Archaeological Interest Area

Policy ENA of the emerging Local Plan sets out the requirements for 'enabling development'. It must be:

- Demonstrably led by the objectives of the designation in question.
- Proportionate to the costs of the objective that is enabled.
- Meeting housing or any other development target is not in itself enabling development.

Aims & Objectives

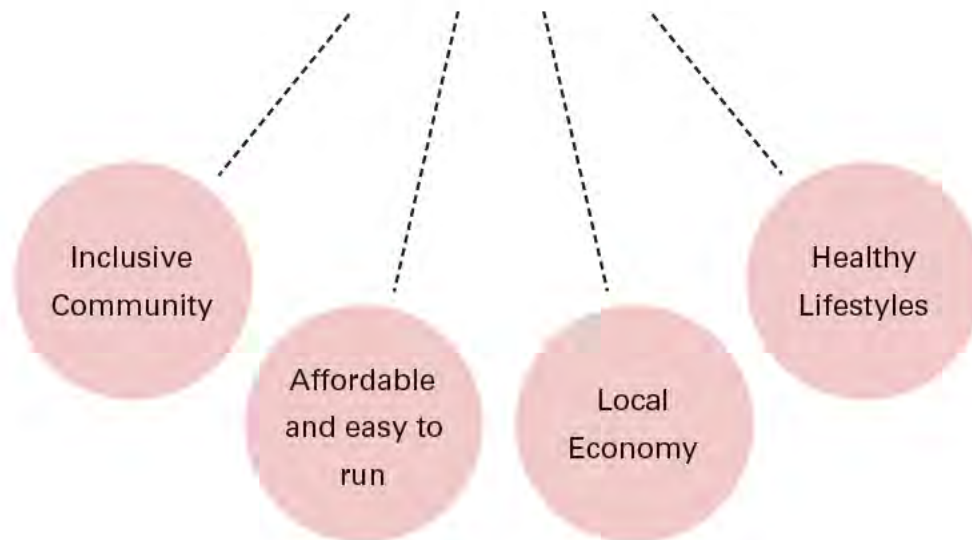
Aims and Objectives

What is important for Gurnell?



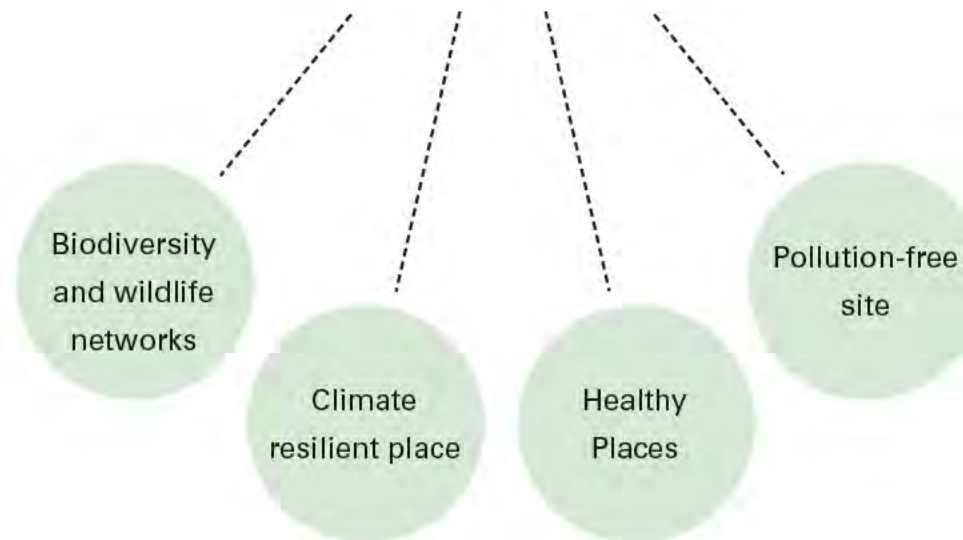
Thriving Community

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



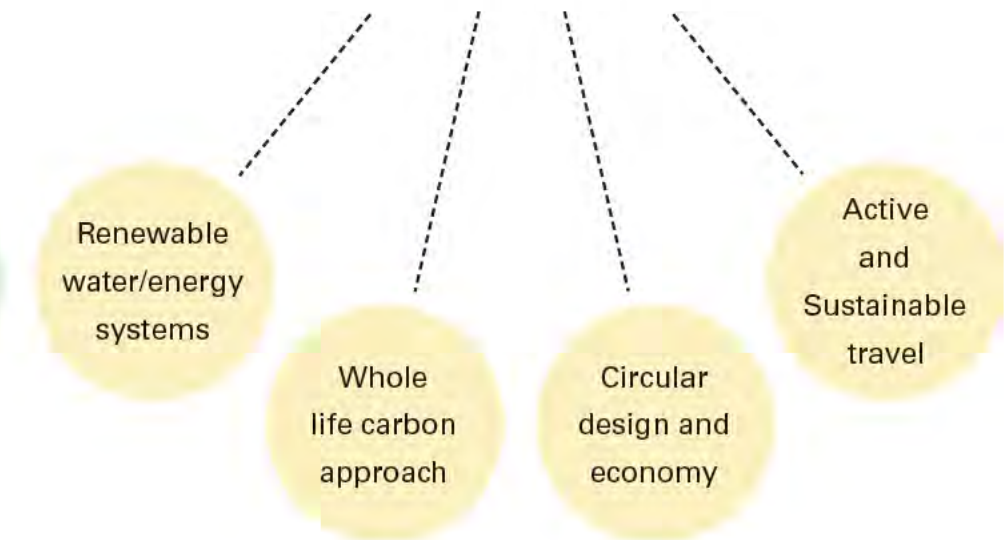
Part of the Park

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



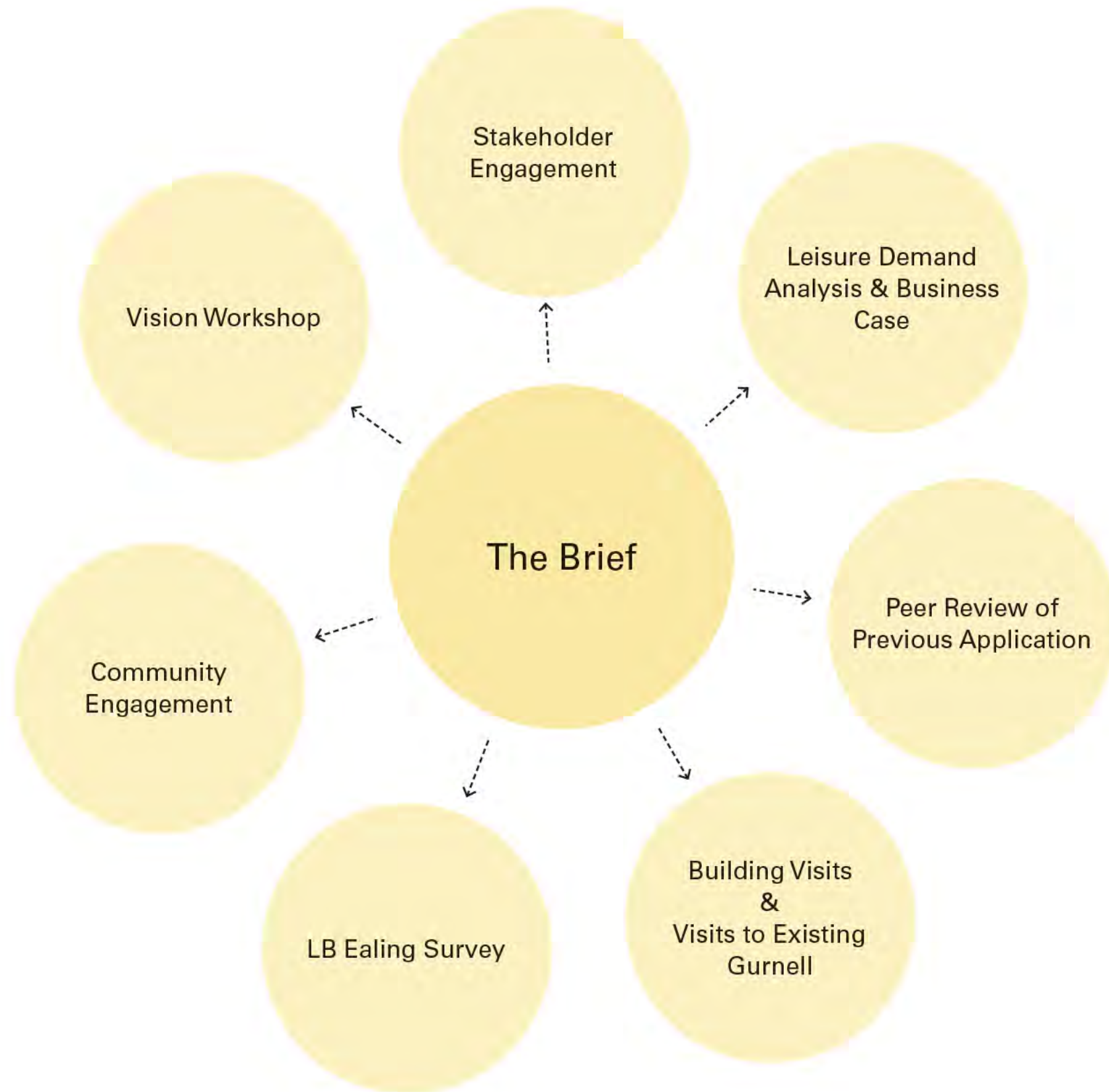
Renewable Resources

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



Aims & Objectives

Where has the Brief come from?



Planning Application

Planning Boundaries

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



KEY:

- Full Planning Application Boundary
- - Outline Design Boundary (Residential)

Summary of 'In Principle' Meeting

Summary of 'In Principle Meeting'

Provided an overview of the site, planning policy context and the development brief.

Discussed the planning strategy for the site and principle of developing in the Metropolitan Open Land (MOL).

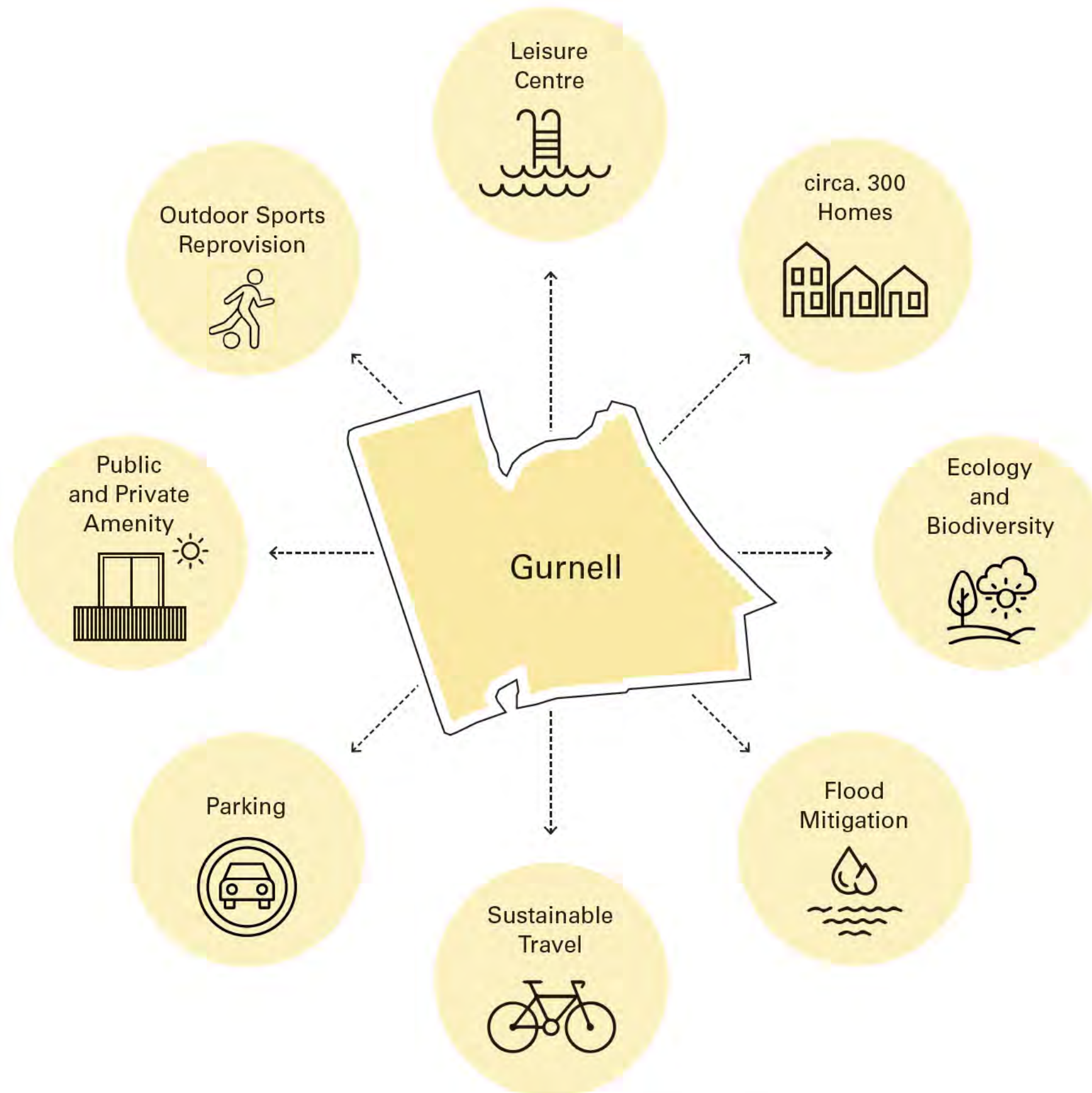
Presented the proposed masterplan for the replacement leisure centre, landscaping and housing.

Discussed the key benefits of the proposed scheme.

Masterplan

Masterplan

What do we need to provide?



Masterplan - Key Moves

① Expanding the Riverside Character



② Creating improved access to the MOL



③ Prioritise building on Previously Developed Land



④ Locate uses to suit context



⑤ Buildings set in Parkland



⑥ Height set to maximise daylight



Masterplan

This slide shows the current illustrative masterplan.

- 01 Designated Play
- 02 Pump Track
- 03 Skatepark (incl. Skatepark Bowl)
- 04 Outdoor Gym
- 05 Wetland Volume/Attenuation Basin
- 06 Seating Slope
- 07 Leisure Centre Entrance
- 08 Community Street
- 09 Residential Courtyard
- 10 Arrival Forest
- 11 Attenuation Channel (Peal Gardens Edge)

KEY:
— Site Boundary



Thriving Community



Key constraints and opportunities:

- Designing spaces for all ages and abilities
- Addressing health and wellbeing of existing and new residents
- Providing services that meet current and future needs and interests
- Addressing inequalities and access to public services

Surveys, assessments or studies carried out to inform the strategy:

- Engagement with security specialist



Part of the Park



Key constraints and opportunities:

- Existing site has high ecological value
- Adjacency to the River Brent offers opportunity for blue infrastructure integration
- Site is in flood zone 3 limiting development in certain areas across the site and requirements for flood volume compensation
- Green space offers opportunity to manage urban heat island for the site and surrounds

Surveys, assessments or studies carried out to inform the strategy:

- Existing tree survey
- Ecological baseline
- Flood compensation analysis
- Hydraulic assessment of flooding mechanism on and around the site
- Engagement with the EA and LLFA to agree sustainable stormwater discharge into the river
- Early stage TM 59 assessment on select units to verify if active cooling is required



Renewable resources



Key constraints and opportunities:

- Limited capacity in West London electricity grid
- Opportunity for energy balancing due to constant demand for both heating and cooling
- Limited structural options for residential in light of current regulatory constraints
- Opportunity to reclaim materials from the existing centre
- Residential flexibility and future adaptability challenges given space standard constraints
- PTAL score of 2/3 with long walking distances to nearest underground or rail station
- Scores poorly on existing Healthy Streets assessment without safe crossings, pedestrian ways and connected cycle infrastructure

Surveys, assessments or studies carried out to inform the strategy:

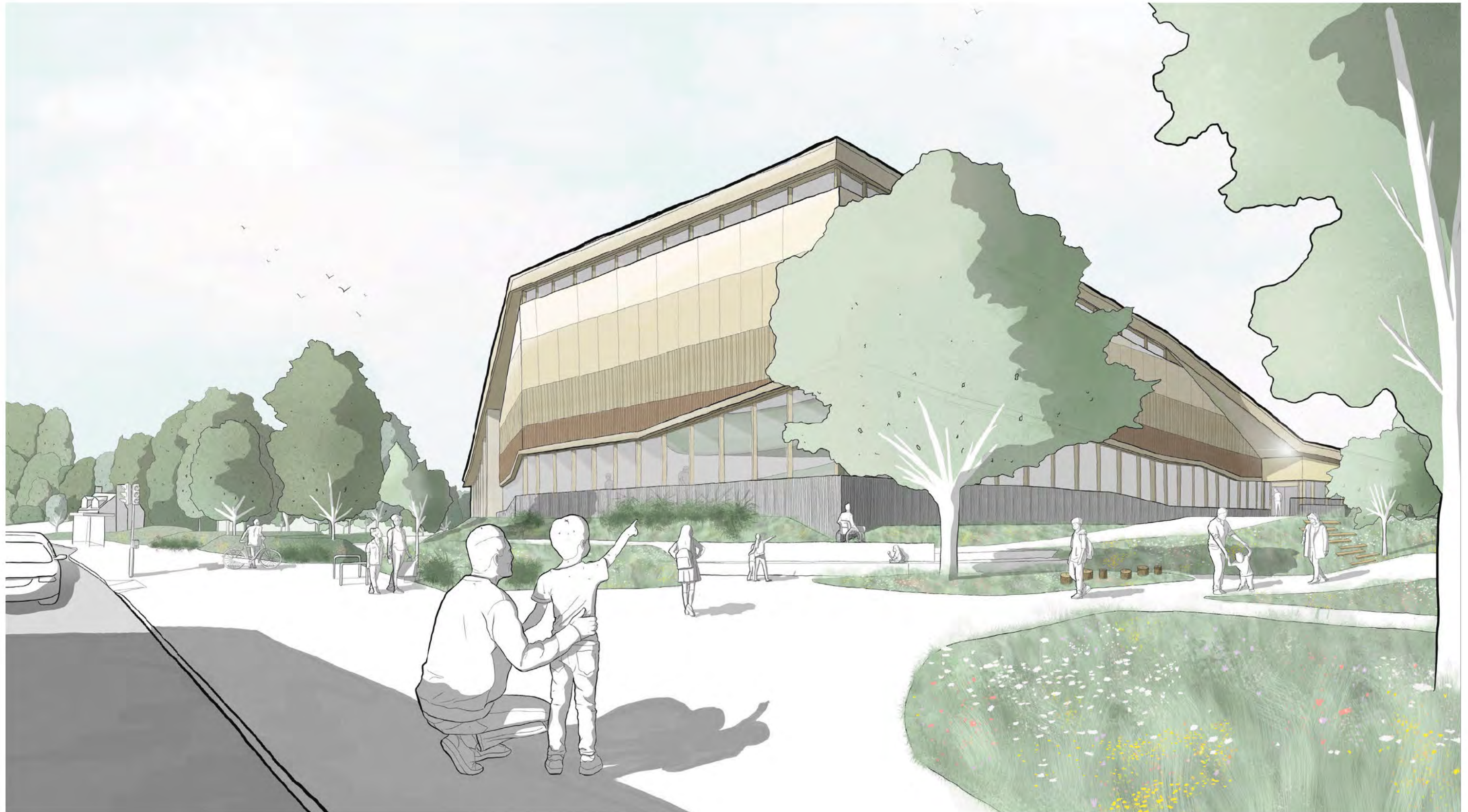
- Utilities search and feasibility study from SSEN (pending)
- Desktop review of possible energy solutions (network vs. site vs. building level)
- RIBA 2 WLC assessment of the structure (inc. pool) to set target and appraise options
- Pre-redevelopment audit of the existing leisure centre
- Pre-demolition audit of the existing leisure centre
- Active Travel Zone assessment including Healthy Streets assessment and 20-minute isochrone of the existing site



Leisure Centre

Leisure Centre Entrance

Approach from Ruislip Road East



Leisure Proposals

Undercroft Plan



Parking Provision Summary:

In total, 150 car parking spaces are proposed within the leisure element of the development, comprising the following:

- 76 under croft spaces
- 74 outdoor spaces
- Including 9 Accessible spaces (6%)
- Including 15 outdoor Electric Vehicle (EV) charging spaces (10%)

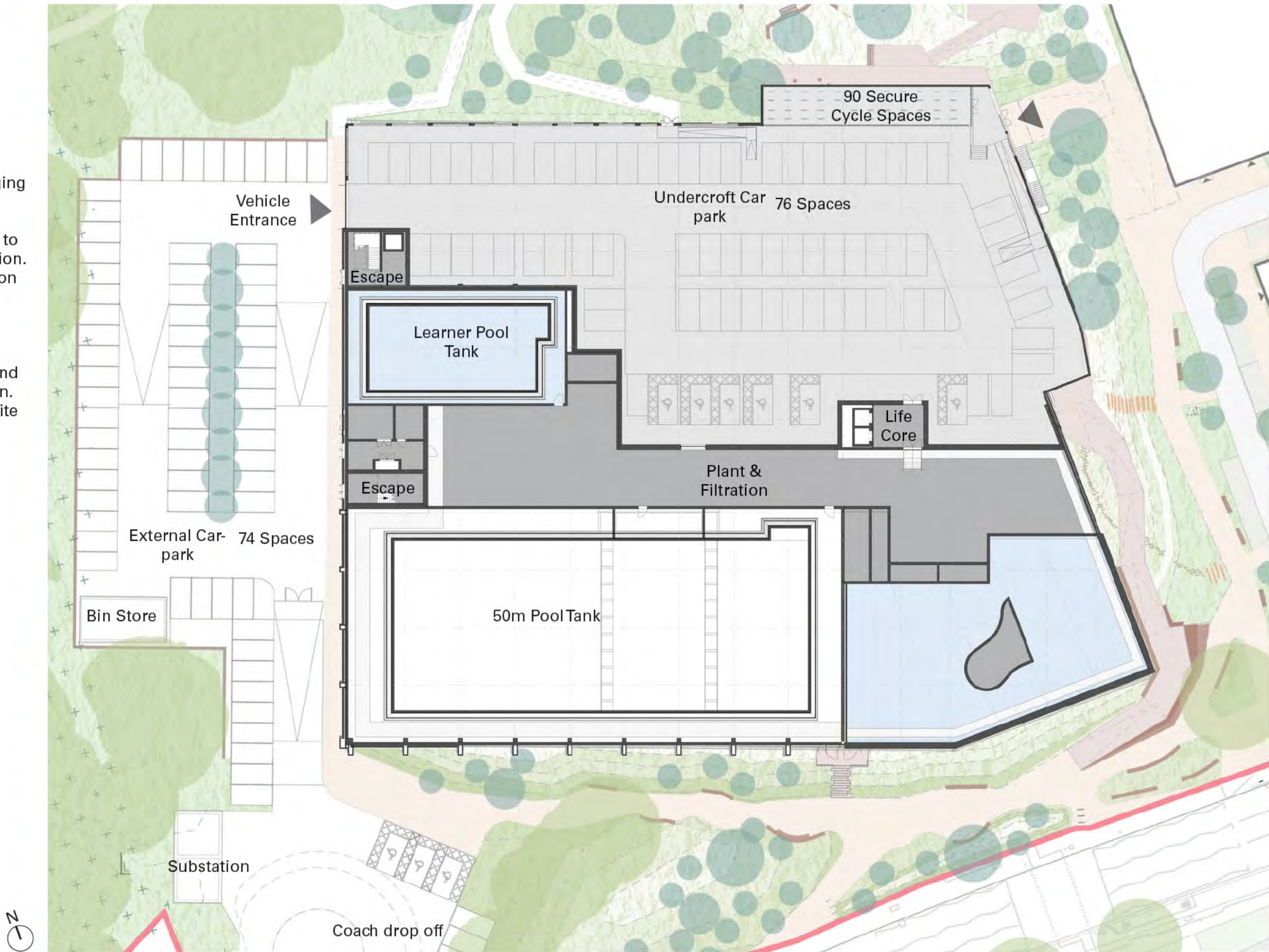
It is assumed that 10% of car parking spaces are to be active EV charging spaces. passive EV provision. This proposed provision is subject to confirmation of the electrical supply to the site.

Coach Drop-off Strategy

There is ample room for a coach to safely turn and off-load its occupants to a safe assembly location. After loading, the coach is expected to park off site for the duration of the class.

KEY:

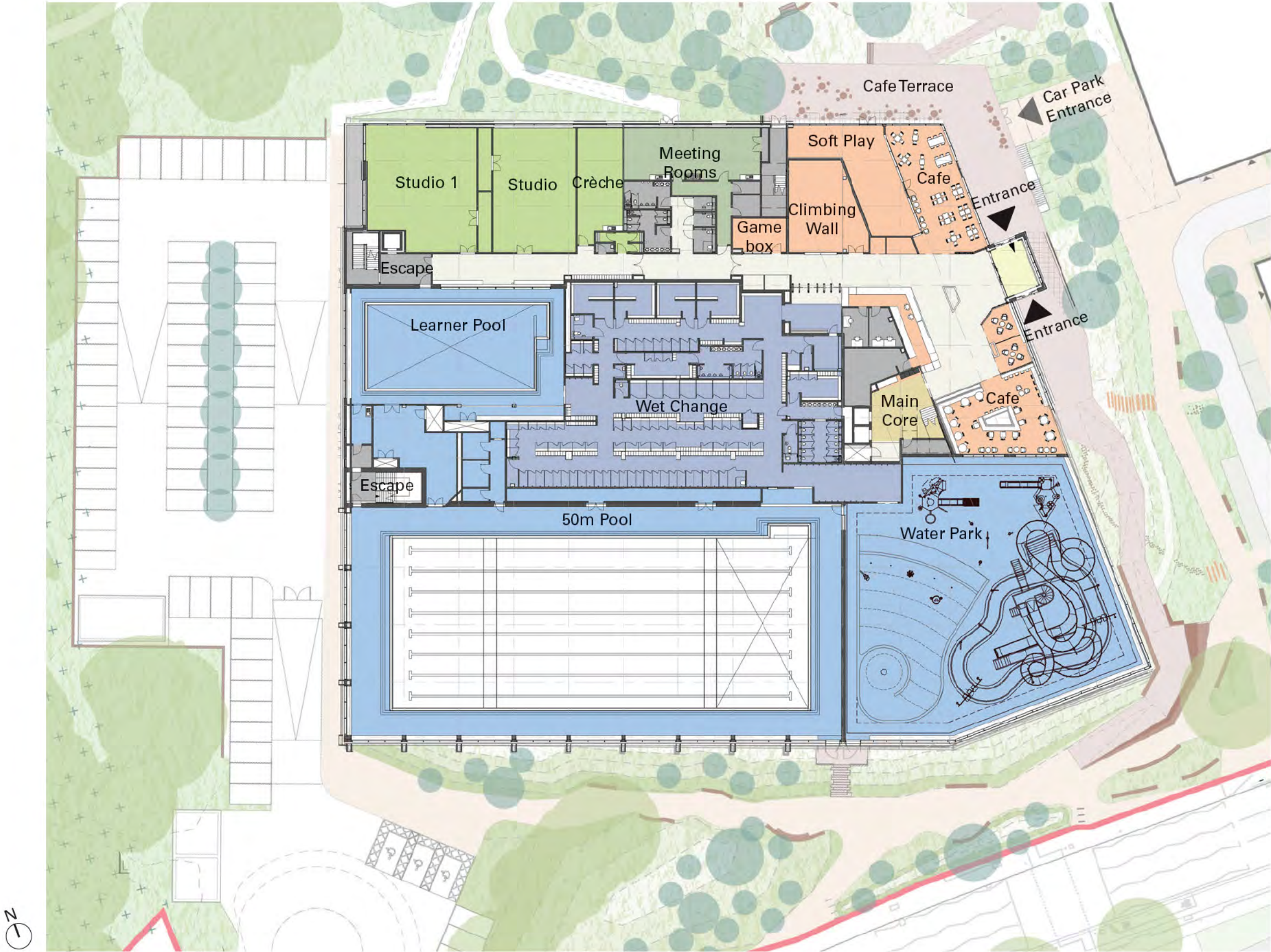
- Wet Side
- Wet Change
- Dry Side
- Core
- Dry Side - Other
- Communal
- Entrance Lobby
- Circulation
- Support



Leisure Proposals
Ground Floor Plan



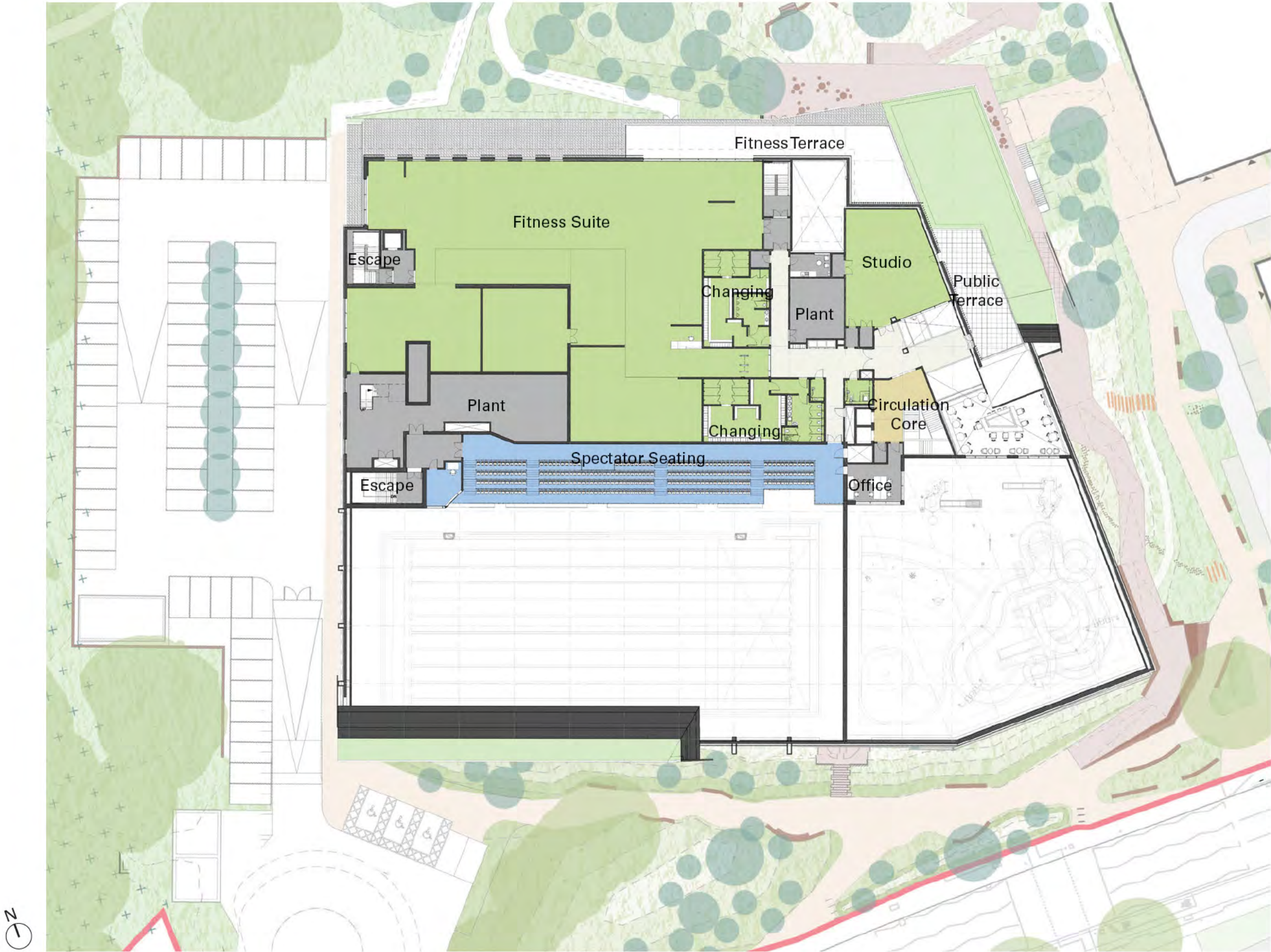
- KEY:
- Wet Side
 - Wet Change
 - Dry Side
 - Core
 - Dry Side - Other
 - Communal
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 - Circulation
 - Support



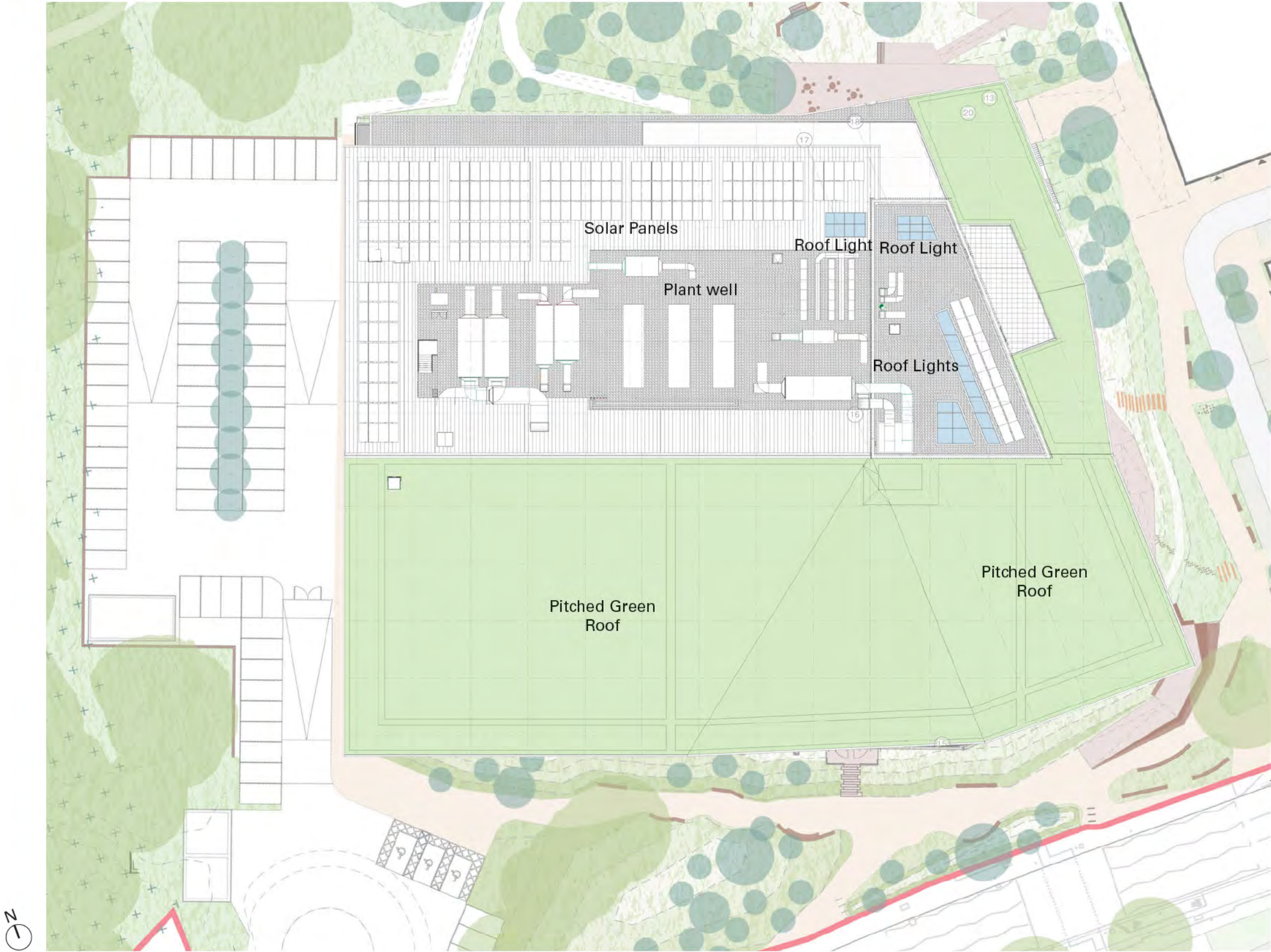
Leisure Proposals
First Floor Plan



- KEY:
- Wet Side
 - Wet Change
 - Dry Side
 - Core
 - Dry Side - Other
 - Communal
 - Entrance Lobby
 - Circulation
 - Support



Leisure Proposals
Roof Plan



Leisure Proposals
50m Pool Hall CGI



Leisure Proposals
Water Park CGI



External Facade Material Palette

Green Roof:

The lush green roof, abundant with a variety of meadow grasses, serves as a vibrant testament to biodiversity, seamlessly integrating with the natural landscape of the Metropolitan Open Land (MOL). This verdant expanse not only enhances the aesthetic appeal but also preserves the intrinsic ecological balance, mirroring the essence of the park's core concept and its unspoiled beauty. The carefully selected plantings on the green roof resonate with the surrounding environment, creating a harmonious blend that celebrates both the built and natural elements of the landscape.

Terracotta Banding:

Terracotta cladding seamlessly combines durability and natural beauty, fitting perfectly with the surroundings. Its varied textures and colours provides a versatile palette to enhance the design, ensuring they blend effortlessly with the site's context.

Reclaimed Concrete:

The integration of reclaimed concrete panelling into the design serves multiple purposes beyond its sustainable and carbon-reducing attributes. While these environmental benefits are significant, the incorporation of reclaimed materials also pays homage to the historical significance of the existing structure, adding layers of communal memory and nostalgia to the space. By re-purposing materials with a storied past, the design not only reduces its ecological footprint but also fosters a deeper connection to the site's history, enriching the experience for visitors and inhabitants alike.

Green Roof Wild-flower Meadow



Geological Strata's of Terracotta Cladding



Reclaimed Concrete Podium



External Facade

Elevation Studies - Leisure Water



Description:

The geological strata remain visible on the Pool Hall's facade. Overhanging eaves are proposed to not only foster a harmonious and conceptual connection between the park landscape and the meadow grass roof, but also to create privacy for those using the pool.

The drop in the roof plane aligns with the lowest layer of the geological strata surrounding the building, maintaining consistency. Consequently, the cladding on the pool hall facade is continuous and unassuming. It is interspersed between vertical brick columns, which create shadow, curated views, and solar shading.



Layer 04

R: 220
G: 209
B: 189



Layer 03

R: 211
G: 196
B: 167



Layer 02

R: 213
G: 183
B: 179



Layer 01

R: 197
G: 156
B: 122

Wild flower Meadow Roof

High-level Glazing

Layers of Terracotta Cladding Cladding with varied texture & colour

Low-level Glazing

Reclaimed Texture Concrete Panels

Wild flower Meadow Landscape



External Facade

Elevation Studies - Pool Hall



Description:

The geological strata remain visible on the Pool Hall's facade. Overhanging eaves are proposed to not only foster a harmonious and conceptual connection between the park landscape and the meadow grass roof, but also to create privacy for those using the pool. The drop in the roof plane aligns with the lowest layer of the geological strata surrounding the building, maintaining consistency. Consequently, the cladding on the pool hall facade is continuous and unassuming. It is interspersed between vertical brick columns, which create shadow, curated views, and solar shading.



Layer 04

R: 220
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Layer 03

R: 211
G: 196
B: 167



Layer 02

R: 213
G: 183
B: 179



Layer 01

R: 197
G: 156
B: 122

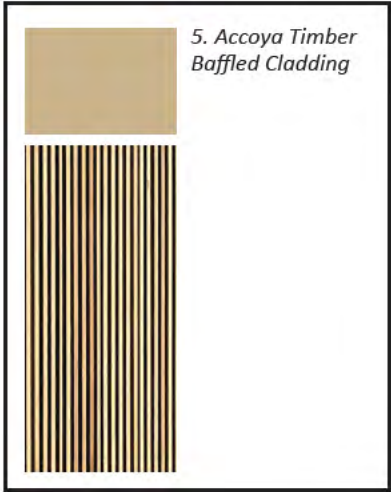
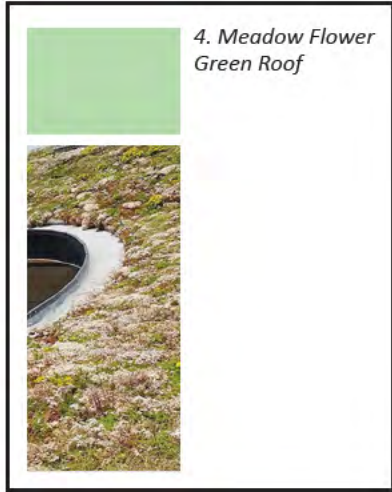
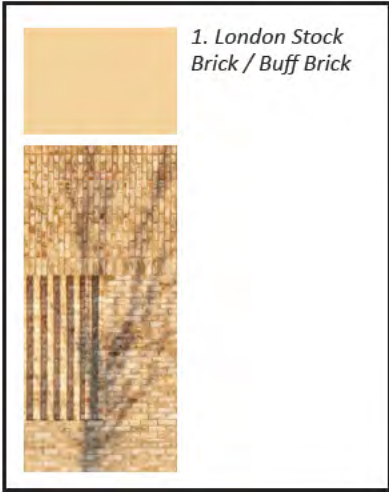


6.3 External Facade
4.3.40 Diagrammatic Elevations



Leisure Centre

South Elevation



Leisure Centre

East Elevation





1. London Stock Brick / Buff Brick





2. Retained Concrete Panel





3. Terracotta Cladding Bands





4. Meadow Flower Green Roof





5. Accoya Timber Baffled Cladding





6. Aluminium Fascia





7. Aluminium Screening System





8. In-situ Concrete



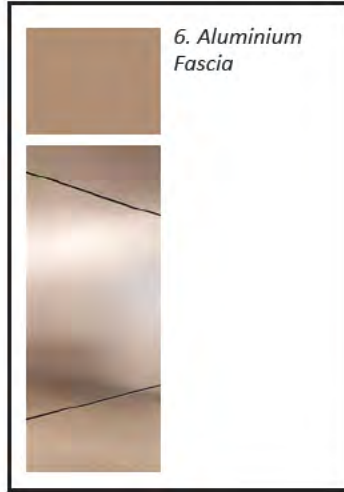
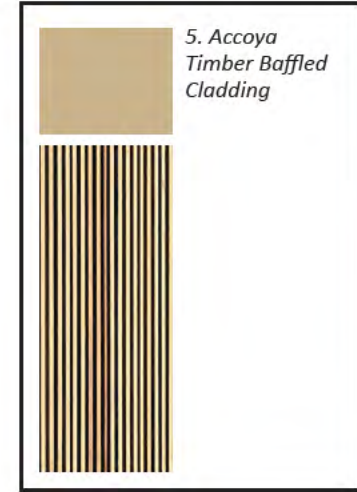
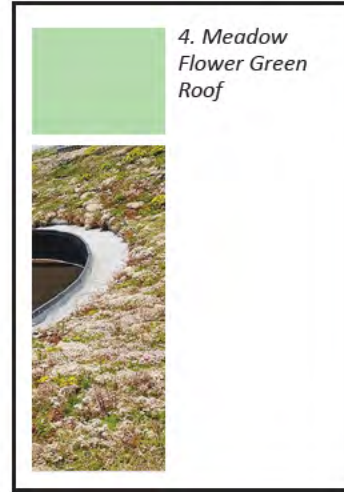


9. Mirrored Soffit



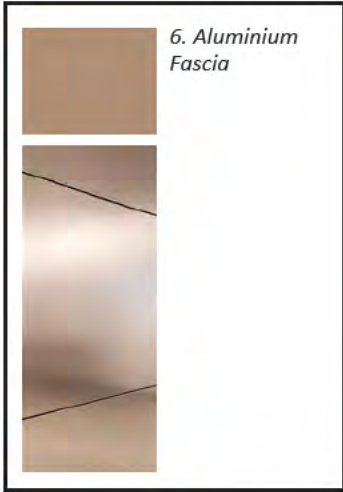
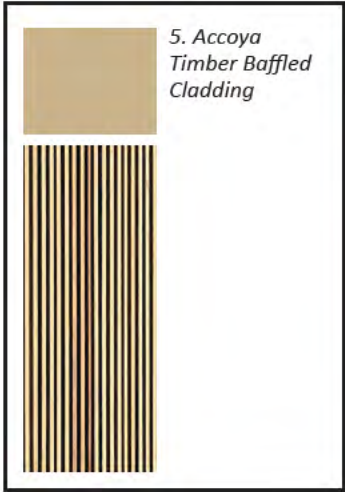
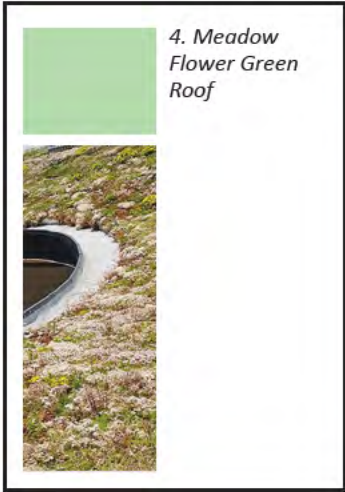
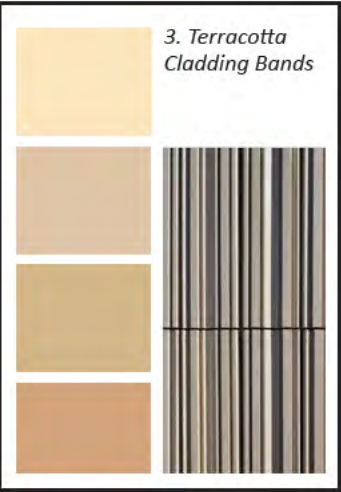
Leisure Centre

North Elevation



Leisure Centre

West Elevation



Landscape

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

Proposed Access

- 2nr access points from Argyle Rd
- informal paths forming a series of shorter inner loops as part of a longer walkable loop in the park
- permeable movement through the residential component
- key entrance/arrival point along the leisure centre
- path along the riverside with access points (decks and platforms) on 3nr locations including a proposed bridge (these are shown illustratively only)

- KEY:**
- ➔ Primary Pedestrian/Cycle Path
 - ⋯ Secondary Pedestrian Path
 - ➔ Primary Pedestrian Access
 - ⋯ Secondary Pedestrian Access
 - ➔ Vehicular Access
 - ➔ Existing Footpath along Carriageway
 - ⋯ Existing Pedestrian Path
 -

Diagram of proposed access



Proposed Improvements to the Park

- Equipped play consolidated into one more generous area (provision for both the residential and the outdoor leisure centre brief)
- Informal ‘play on the way’ features along the community street
- Pump track in proximity to the play area
- skatepark in proximity to the leisure centre
- gym area consolidated into one equipped space, not dispersed, in direct proximity to the primary cycle/pedestrian route (trim trail in a loop sits adjacent to it)
- proposed programme of outdoor recreation located outside Flood Zone 3b (as the area affected by the 1 in 30 years fluvial flood).

KEY:

Skatepark

PumpTrack

Outdoor Gym

Play Area

Flood Zone 3b

Primary Pedestrian/Cycle Path

Secondary Pedestrian Path

Diagram of Proposed Programme



Site-wide Play Strategy

Following the Stage 2 feedback, the current scheme provides designated play in the park as one consolidated area (provision for both the residential and the outdoor leisure centre brief) including a toddlers' fenced area and play areas for older children in proximity (unfenced).

The required provision of designated equipped play in the park is 1,111m² (excluding informal play), which is a sum of:

- the outdoor leisure centre brief: 800m²
- Local Playable Space provision (6-11 year olds) for the residential development: 311m²

The play strategy also includes areas of undesignated play, with informal 'play on the way' features introduced along the community street.

KEY:

Re-provided Designated Play Area for 0-5

(Fenced)

Re-provided Designated Play Area for 6-11

(Unfenced)

Residential Local Playable Space for 6-11

(Unfenced)

Informal 'Play on the Way' Features

Residential Doorstep Play Area for 0-5

Primary Pedestrian/Cycle Access to Play

Diagram of site-wide play strategy



Tree Strategy

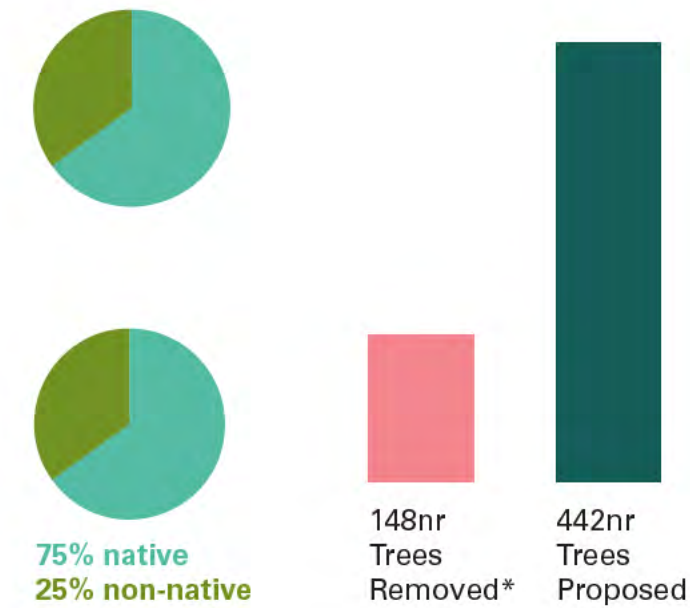
Proposed trees on the plan opposite are shown in 10yrs growth after planting.

Total Trees Removed: 148nr, of which:

- Category A: 1nr (to be removed due to the extended footprint of the leisure centre)
- Category B: 60nr
- Category C: 74nr
- Category U: 13nr.

Proposed Trees: 522nr

This represents approx 3.5 trees planted for every 1 tree removed.



KEY:

- Existing Tree Retained
- Existing Tree Removed
- Proposed Tree

*The previous scheme that went for planning impacted a higher tree loss; 158 individual trees and 3 groups of trees had to be removed.

Diagram of tree works



Ecological Enhancement and Biodiversity Strategy

Principal considerations include:

- Leaving areas of high ecological value untouched
- Flood attenuation features & SuDS
- Species rich grassland with diverse habitats
- Green roofs
- Proposed trees



Diagram of ecological enhancements and biodiversity

Skatepark, Seating Slope and Cafe Terrace

The view opposite shows the proposed skatepark, the seating slopes and the cafe terrace in the background.

KEY PLAN



Pump Track, Park Woodland

The view opposite shows the proposed pump track, the primary path linking Argyle Road and the proposed tree planting with the existing riverine vegetation in the background.

KEY PLAN



Wetland Attenuatio, Boardwalks, Play Area

The view opposite shows the proposed seasonal attenuation features in the park, the relation with the various paths and the play area on the left-hand side.

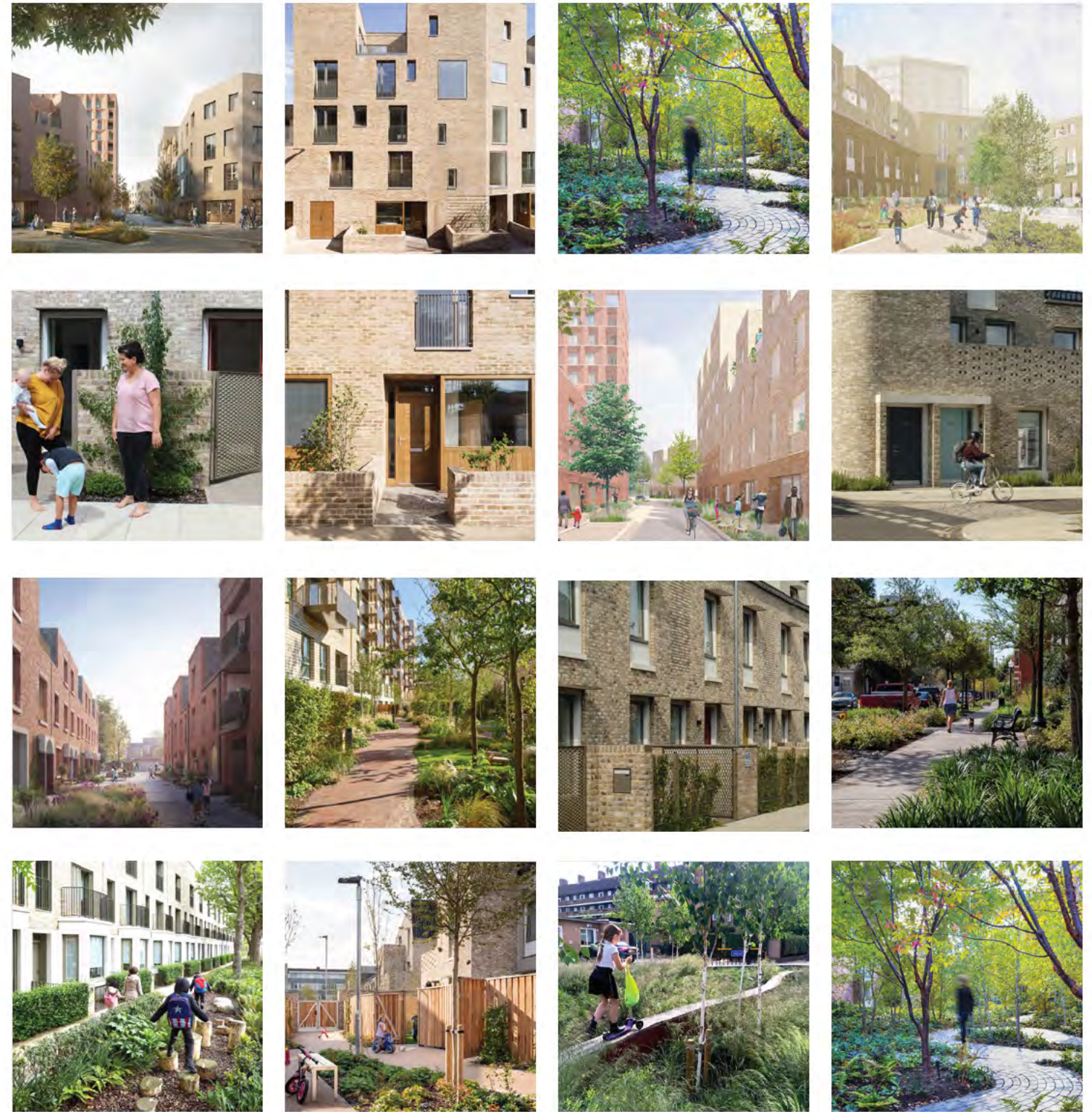
KEY PLAN



Housing

Housing

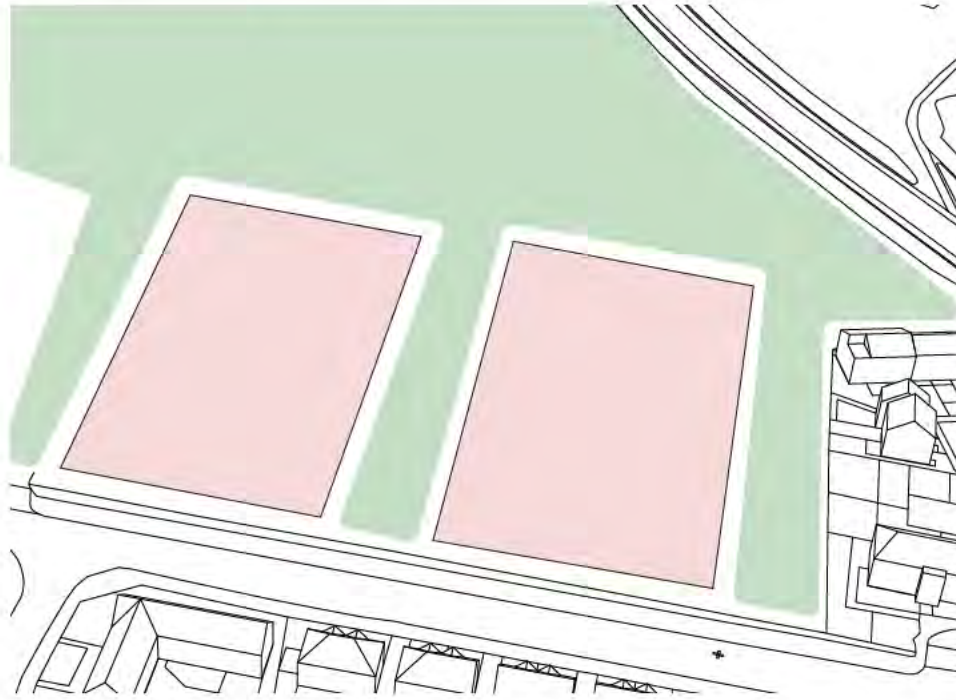
What type of homes are we making at Gurnell?



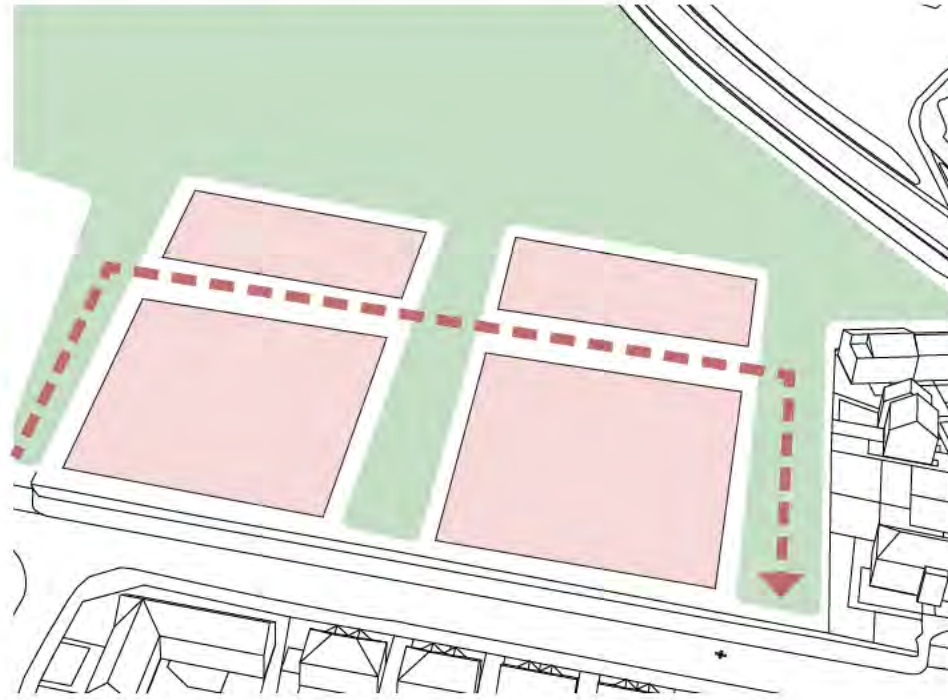
Housing

Key Moves

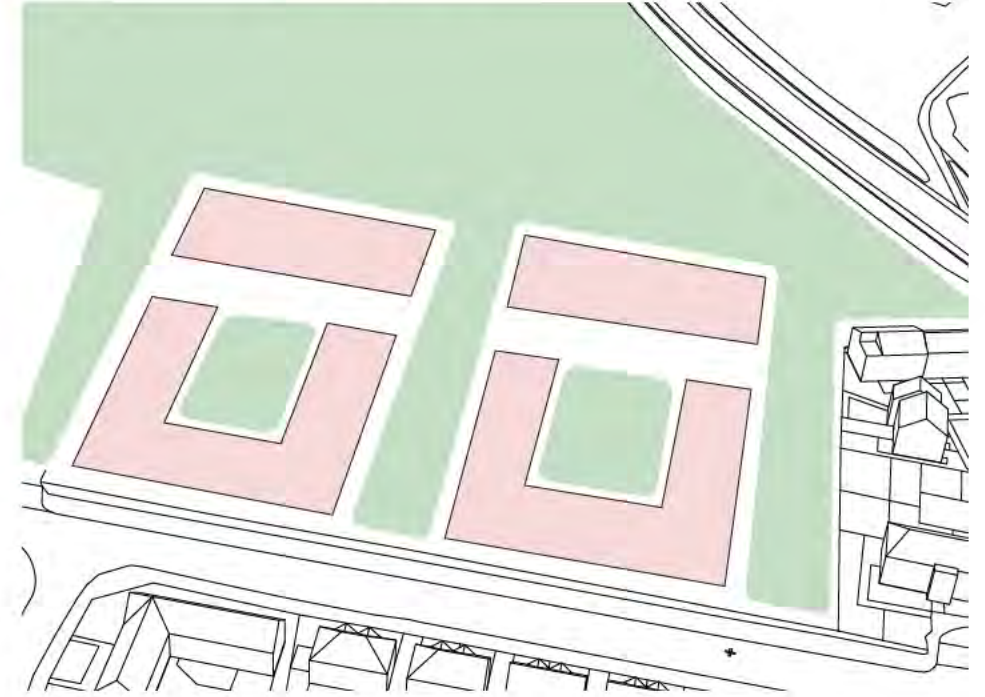
① Improving access to parkland



② Locating roads away from the park



③ Creating courtyards



④ Increasing openness to the MOL



⑤ Creating a distinct series of character areas

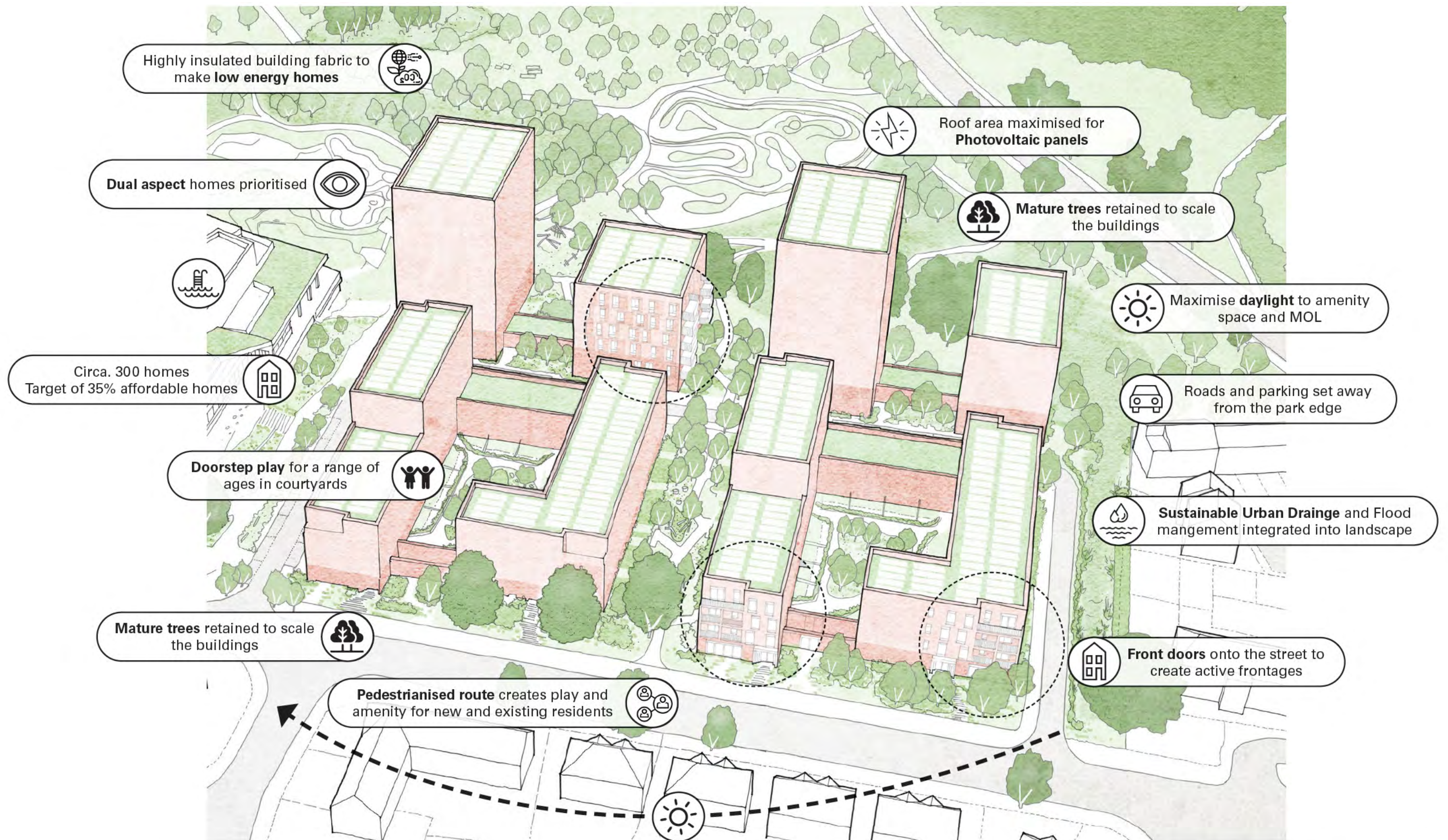


⑥ Height set to maximise daylight



Housing

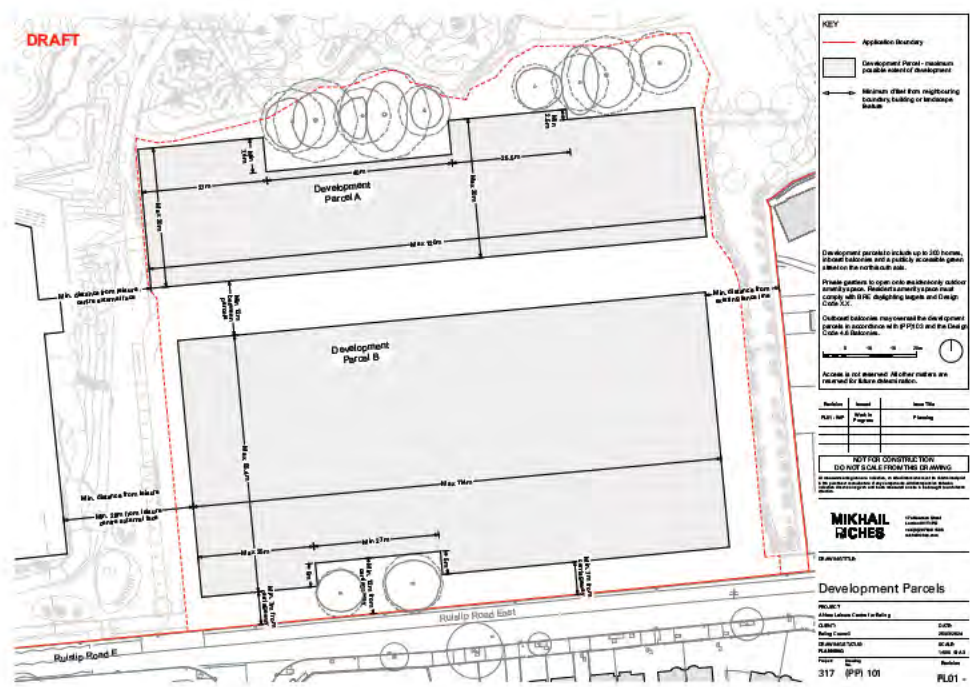
Summary of Proposals - Illustrative View



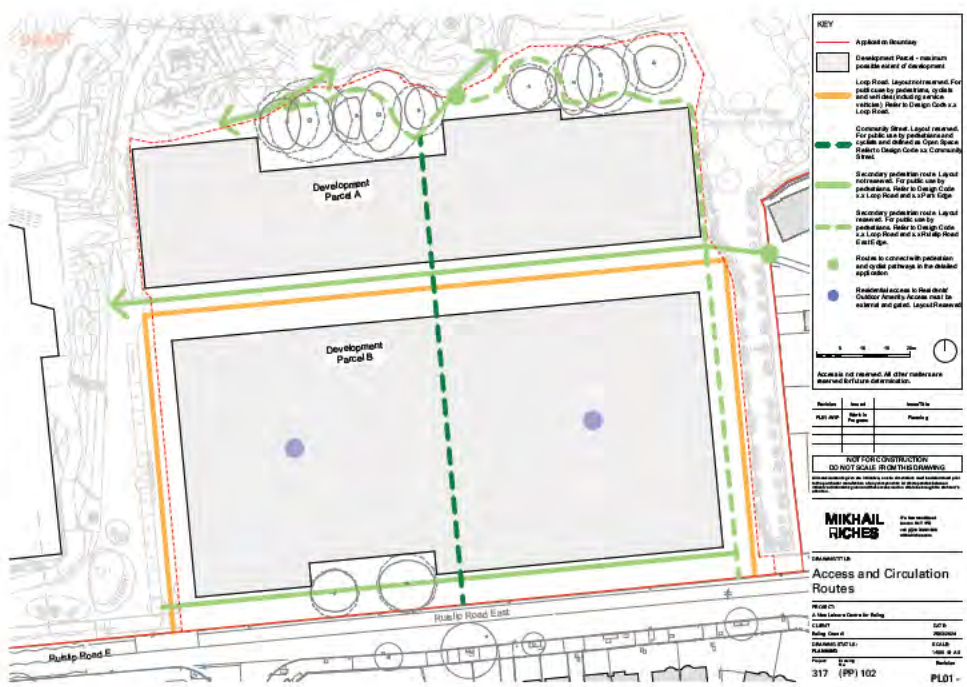
Parameter Plans

+ Levels (Work in Progress)

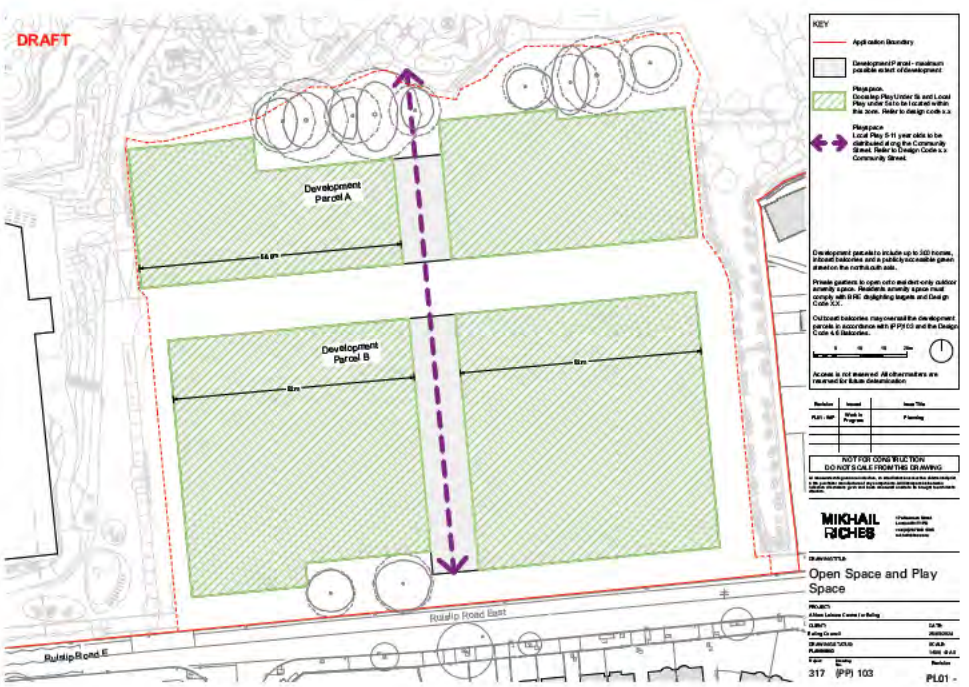
+ Trees



Development Parcels



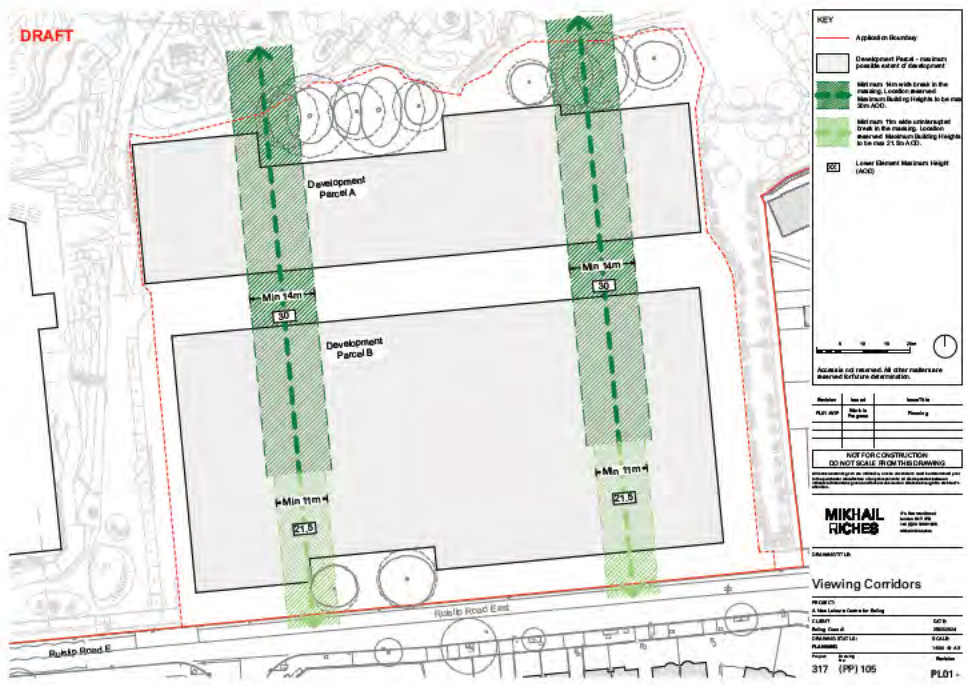
Access and Circulation Routes



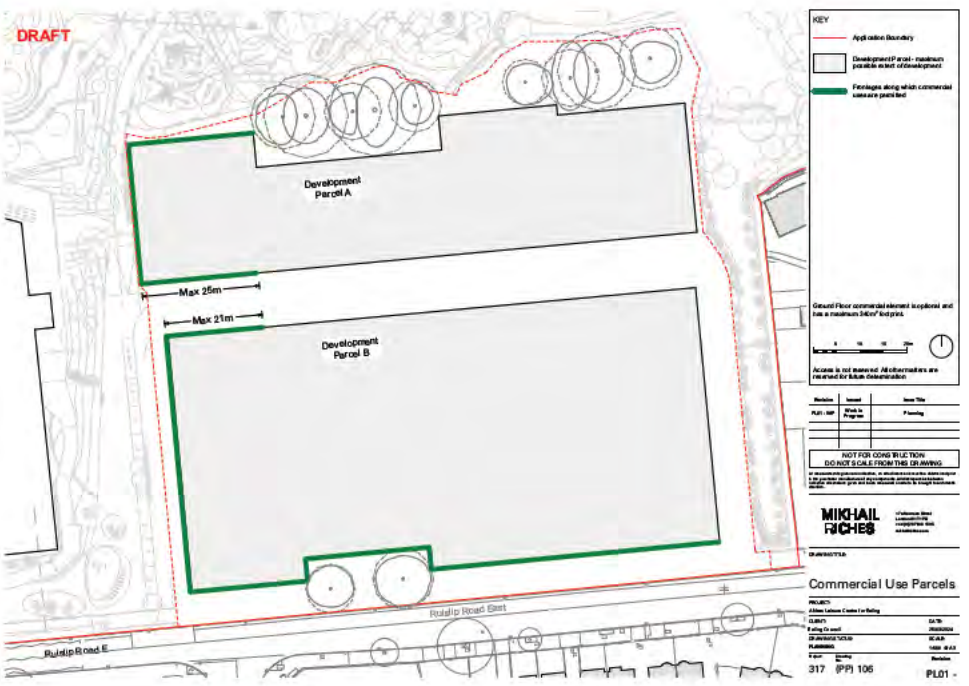
Open Space and Play Space



Maximum Building Heights



Viewing Corridor



Commercial Use Parcels

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4.7 Secondary Materials	xx		
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Example 01: Community Street



5.0 Layout

5.1 Community Street



Fig. 207. Illustrative plan showing the Community Street

Community Street Overview

Aim: To create a green pedestrian route between the housing blocks connecting Ruislip Road East to the Park.

- x.x.x The public realm and architectural design of the Community Street **must**:
- Promote incidental and doorstep play
 - Provide green and generous residential thresholds
 - Provide amenity and gathering space
 - Integrate SuDS
 - Extend the character of the Park, bringing a light-touch woodland character into the public realm

- x.x.x The Community Street **must** be a minimum width of 16m and provide the following:
- Min. 3m defensible space (including planted boundary)
 - Min. 2m central pedestrian path
 - Min. 1.5m residential access paths

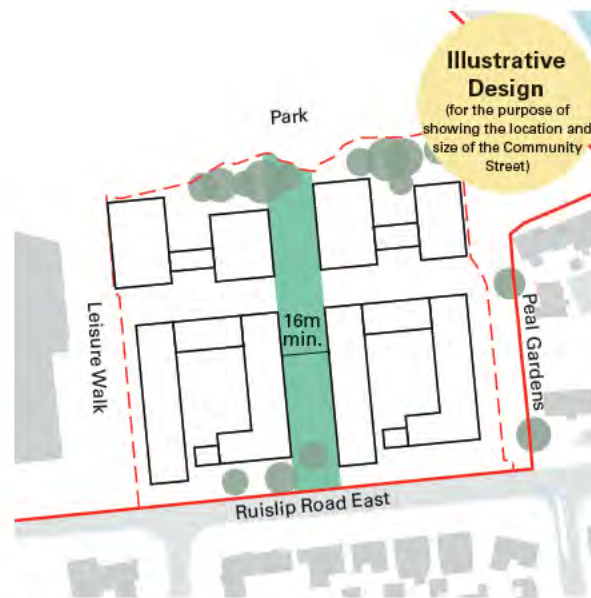


Fig. 208. Community Street location



Fig. 209. Green residential threshold in the Copenhagen, Denmark



Fig. 210. Residential courtyard with some public access, St Andrews, Bromley-by-Bow

5.0 Layout

5.1 Community Street

Community Street Overview Continued

- x.x.x The treatment of ground floor defensible space **must** adhere to the codes set out in x.x Ground Floor Private Amenity.
- x.x.x The design of planted buffers to ground floor units **should** balance privacy and overlooking considerations with openness and connectivity. The views from homes **should** allow for natural surveillance, allowing families to view children playing outside.
- x.x.x The paths **must** be a poured material that matches the primary cycle/pedestrian path in the adjacent park.
- x.x.x Trees **should** be grouped into groves to allow clear sight lines. Tree species **must** be selected for their ability to provide dappled shade, climate resilience and ensure connectivity /passive surveillance.
- x.x.x At least one node tree **must** be planted, selected from 'Species 02' list in Appendix 1 of this design code. A minimum of 3nr food trees **should** be planted, selected from 'Species 01' list in Appendix 1 of this design code.
- x.x.x The existing Common Ash tree (T58) **must** be retained (refer to the existing tree survey for location). The root protection areas **must** not conflict with buildings or services.
- x.x.x SuDS and topographical elements **should** act as incidental play areas.
- x.x.x The landscape **should** have an open and welcoming character, with small mounds and informal seating to encourage play and enjoyment of nature.
- x.x.x Amenity planting **should** include selected from 'Species 05' list in Appendix 1 of this design code.
- x.x.x The soft landscape **should** include a rich choice of plants that provide both seasonal interest and biodiversity benefit, for example nectar or fruit to encourage insect and bird diversity.
- x.x.x Plants that stimulate the senses at different times of the year including texture and scent **should** be included.



Fig. 211. Illustrative aerial view of the Community Street showing hard and soft areas

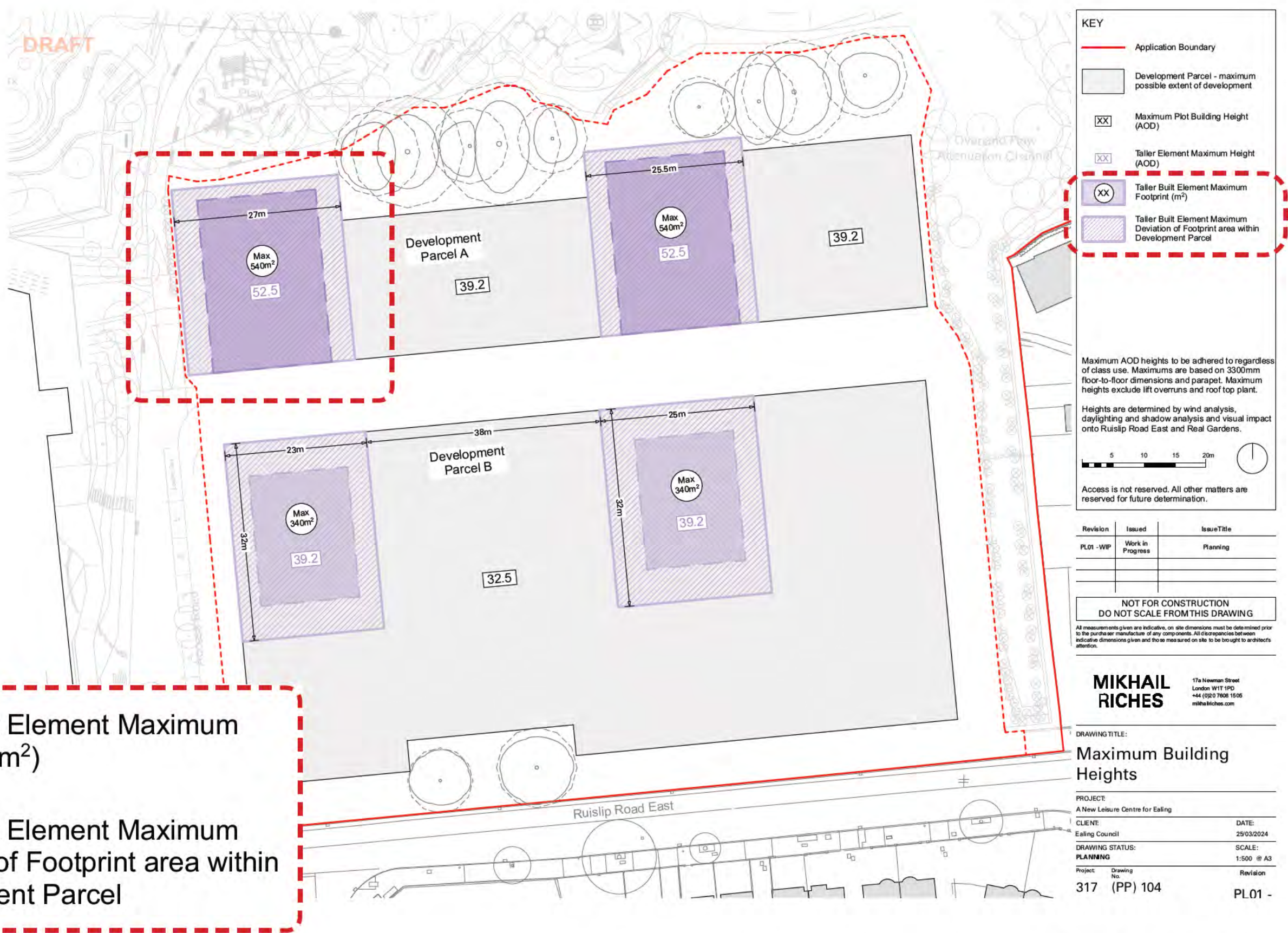


Fig. 212. Ground floor frontages and Community Street interface



Fig. 213. Informal nature play with topographical elements

Example 02: Height



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3.0 Built Form and Massing

3.2 Courtyards

Massing

Aim: To create an open and generous courtyard

- x.x.x Development parcel B **should** incorporate courtyard housing.
- x.x.x Massing **must** be designed to create high quality courtyard amenity space.

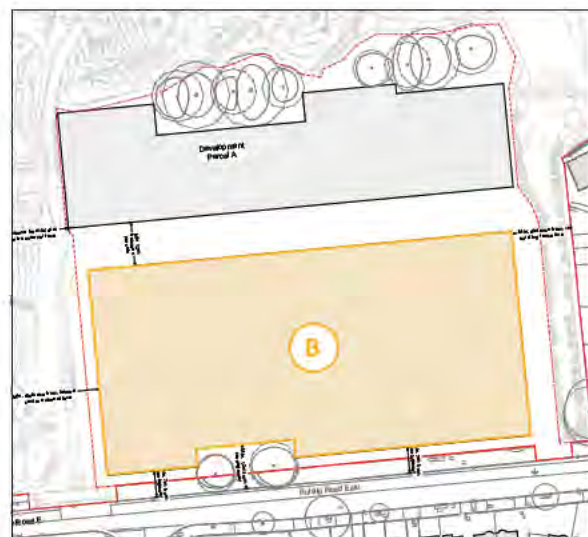
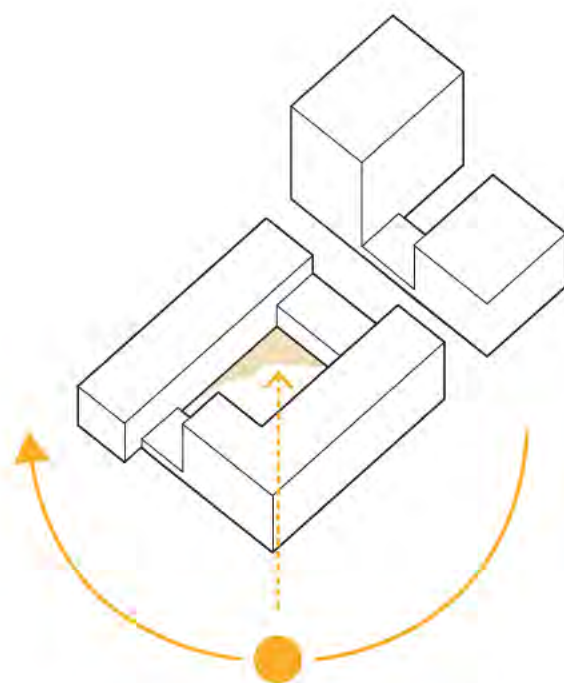
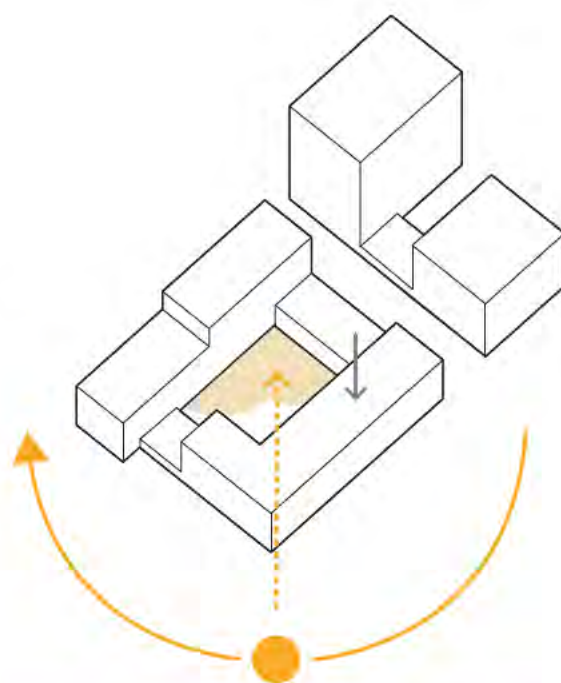


Fig. 25. Parameter Plan: Development Parcel B highlighted



✗ Fig. 24. Massing should not hinder sunlight entering the courtyards



✓ Fig. 23. Massing of buildings around the courtyard is lower towards the south

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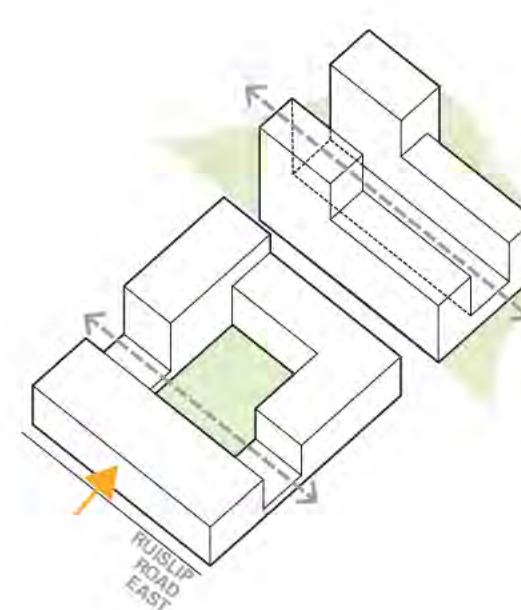
3.0 Built Form and Massing

3.2 Courtyards

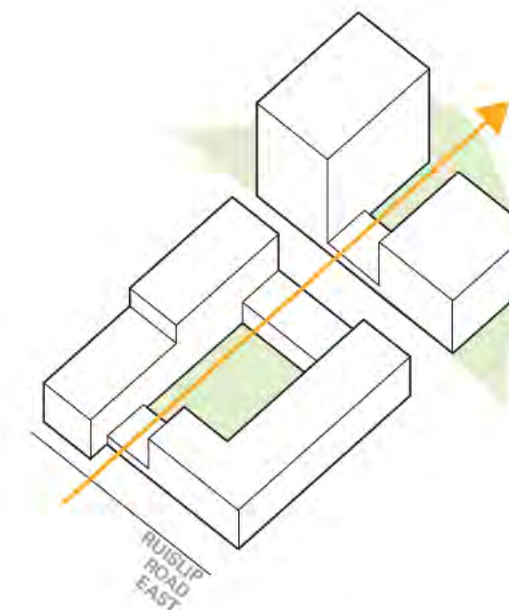
Breaks between buildings

Aim: To create an open and generous courtyard and maintain views through to the Metropolitan Open Land and openness to the sky.

- x.x.x Breaks in buildings **must** occur in courtyard blocks facing the park and Ruislip road to provide views of the sky and views of the trees in the park from Ruislip Road.

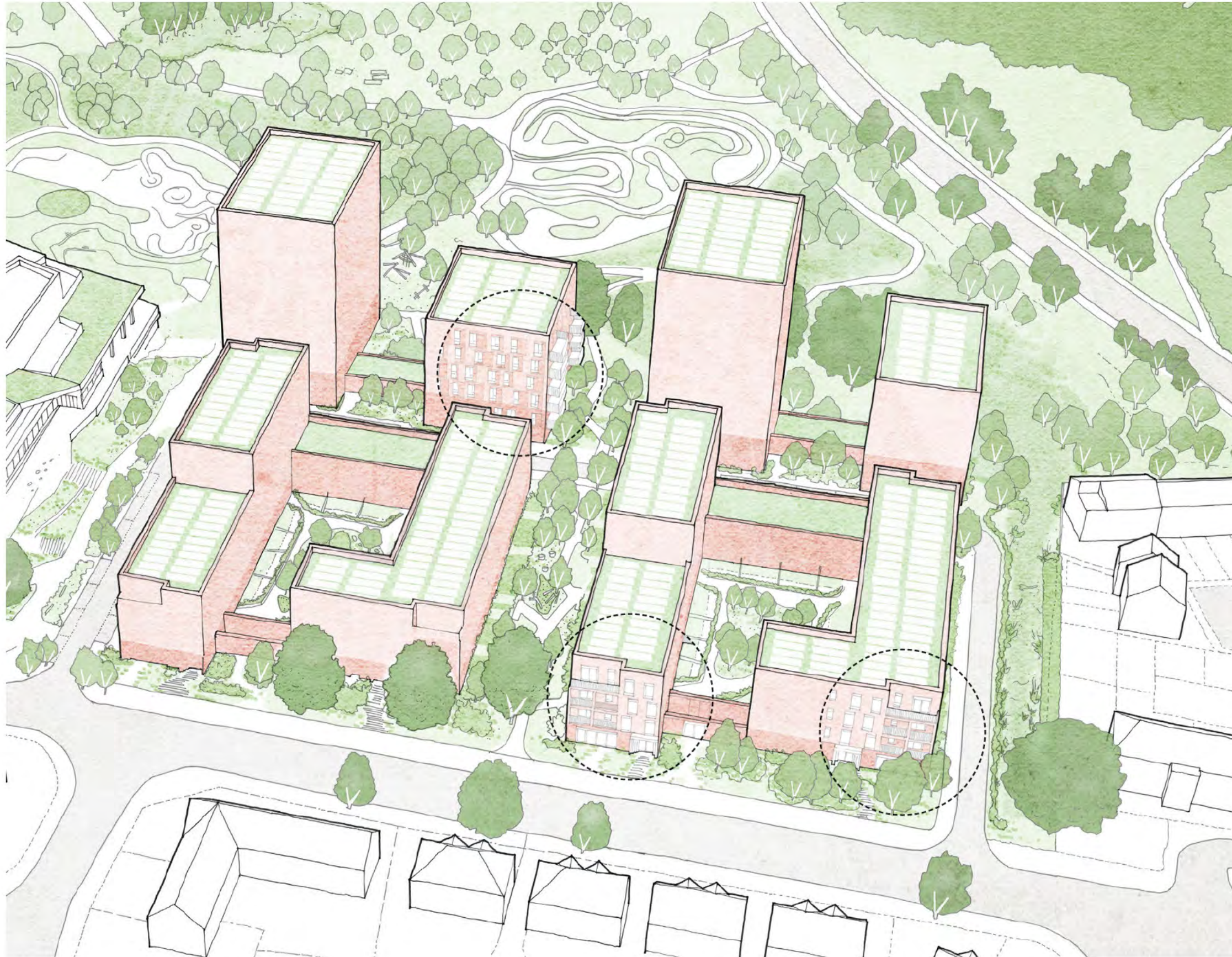


✗ Fig. 32. Breaks occur in buildings facing East and West. This does not maximise view of the trees in the park.



✓ Fig. 31. Breaks in buildings facing north/south provide views of trees in the park from Ruislip Road, and maximise view of the sky.

Example 03: Materials



4.0 Appearance and Character

4.6 Primary Facade Materials

Primary Facade Material

Aim: To create a cohesive and distinct character at Gurnell. Façades should provide interest at different scales.

x.x.x Brick and masonry **must** be the predominant facade material.

x.x.x A simple and coherent palette **must** be used throughout the development.

x.x.x Variety in the facade **should** be achieved through variation in brick detailing, including pointing and coursing.

Sustainable Materials

Aim: To mitigate the development's contribution to climate change by minimising waste and prioritising sustainable materials.

x.x.x Materials **should** be specified and sourced responsibly and sustainably.

x.x.x Recycled and reclaimed materials **should** be considered.

x.x.x The primary facade materials **must** consider whole life carbon and circular design principles. The selected facade **should not** exceed 90 kgCO₂e/m² GIA and where exceeding, **must** be made up elsewhere on the development.

x.x.x Traditional brick construction **should** be prioritised over brick slip systems.

Where brick slips are required, a facade whole life carbon study **should** be carried out to ensure the specified product does not exceed limits.

x.x.x Where brick slips are required, systems that minimise steel in the mounting system and utilise low carbon bricks **should** be prioritised. The benefits of composite materials **should** be assessed against the limitations for future reuse and recycling.

x.x.x Where traditional brick is specified, lime mortar should be used over cement mortar. Bricks should be sourced locally where possible. Reclaimed or low carbon brick alternatives (Weinerberger Eco Brick, Kenoteq or StoneCycling) should be explored.

x.x.x Systems that hold an Environmental Product Declaration **should** be prioritised.



✗ Fig. 158. Incoherent mix of different materials and colours



✗ Fig. 159. Incoherent mix of different brick coursing and colours

4.0 Appearance and Character

4.6 Primary Facade Materials



✓ Fig. 160. Coherent use of brickwork across a facade. London



✓ Fig. 163. Subtle changes in brick coursing adds depth. Catford Green, London



✓ Fig. 162. High quality detailed brickwork. Silchester Estate, London



✓ Fig. 161. Depth added to the facade using 'hit and miss' brick coursing. London



✓ Fig. 164. Texture is added to the facade by subtle changes in brickwork around windows. Silchester Estate, London

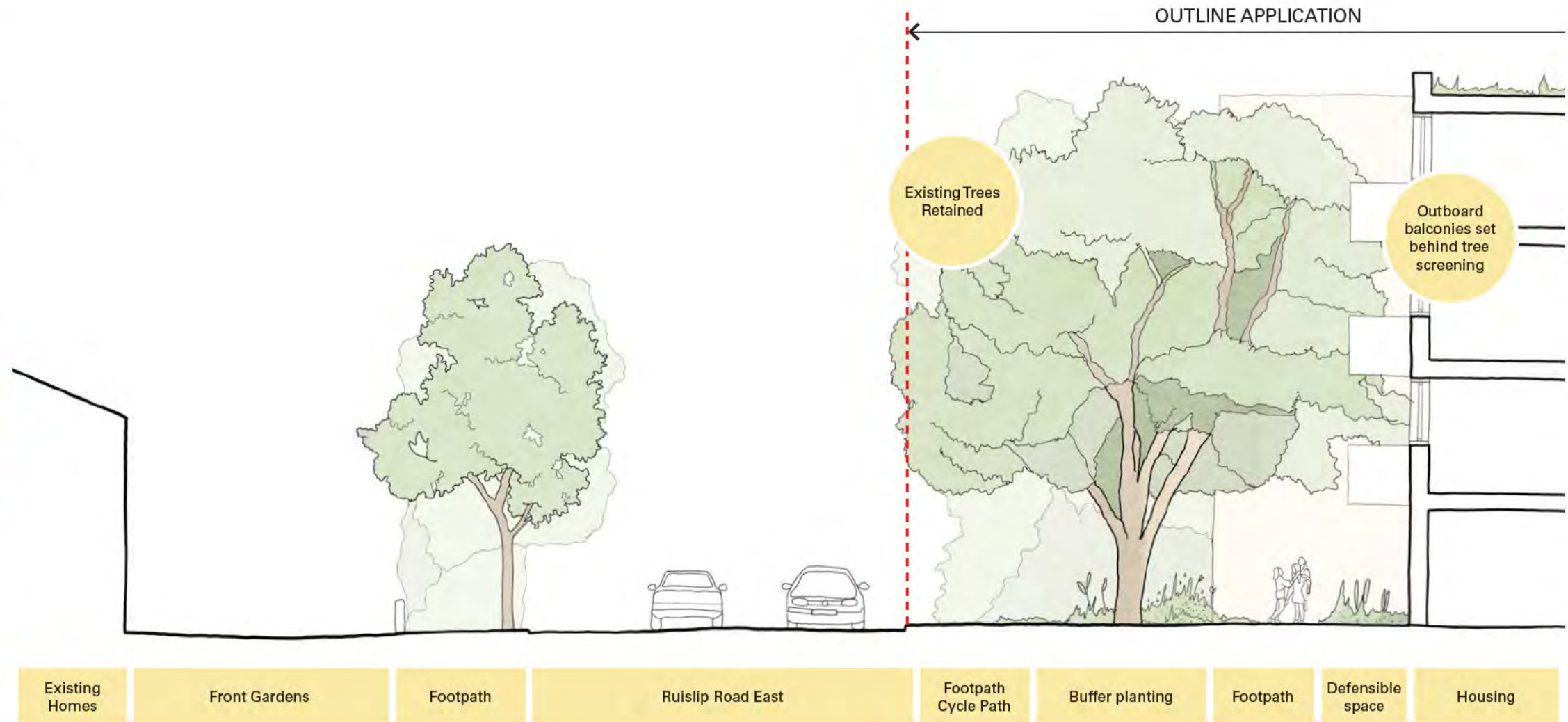
Ruislip Road East Frontage

Threshold between the existing public realm along Ruislip Road East and the residential development.

- Enhance the streetscape microclimate
- Provide a green buffer to the Ruislip Road East vehicular activity
- Not obstruct accessibility to entrances
- Provide a defensible space to ground floor units
- Bringing parkland character to Ruislip Road East



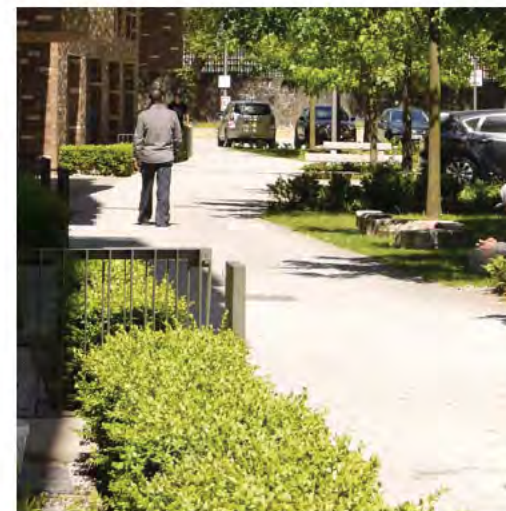
KEY PLAN



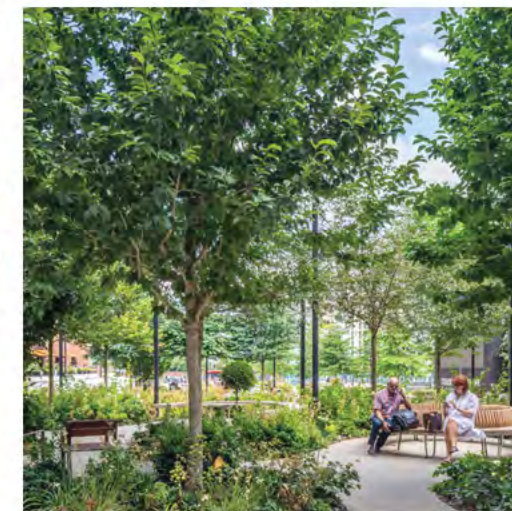
Outboard balconies set back from Ruislip Road East behind tree canopy



Light tree canopy brings the parkland character up to Ruislip Road East



Integrated resting points and street furniture



Landscape character ties leisure and residential along Ruislip Road East with places to stop and pause in the shade

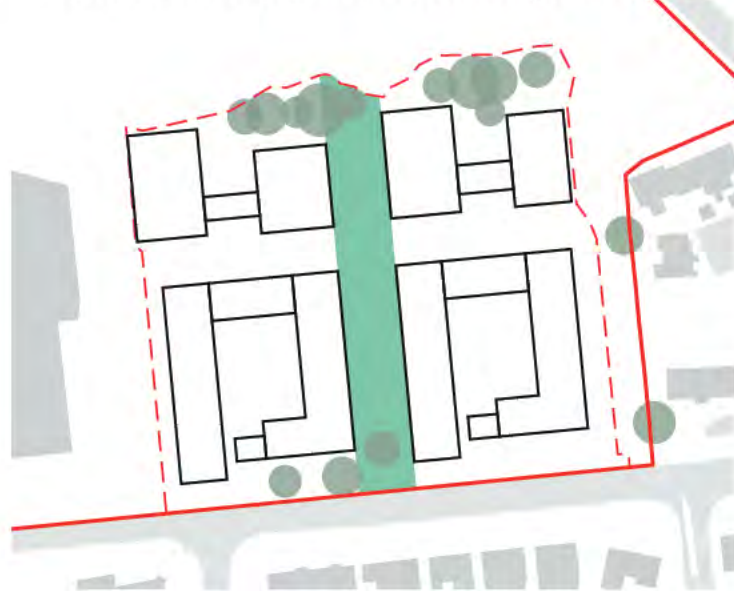


Trees provide shade in summer with high canopies to maintain sight lines

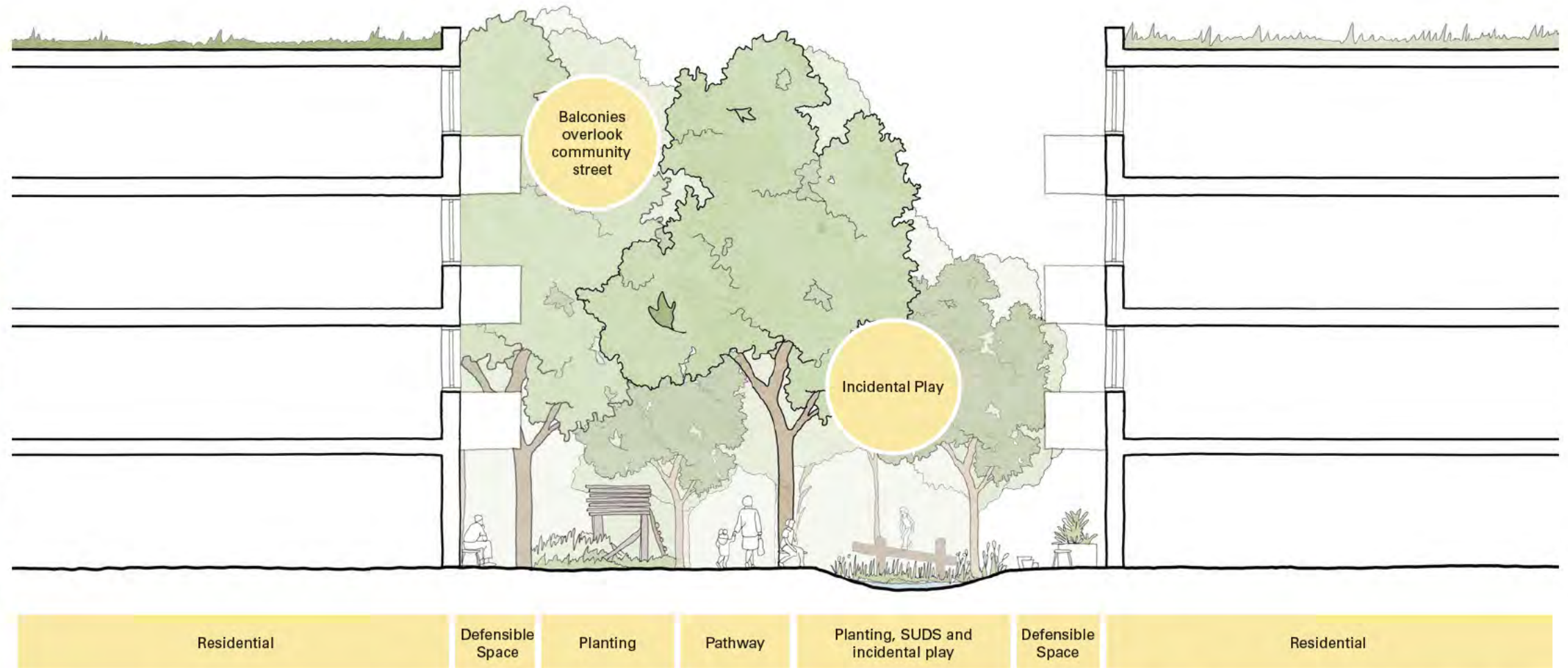
Community Street - Play on the Way

Green pedestrian route with expanded thresholds and opportunities to meet the neighbours and for younger ages to play unattended.

- Promote incidental and doorstep play
- Provide green and generous residential thresholds
- Provide amenity and gathering space
- Integrate SuDS
- Extend the character of the Park, bringing a light-touch woodland character into the public realm



KEY PLAN



Incidental 'play on the way' throughout predestrianised route



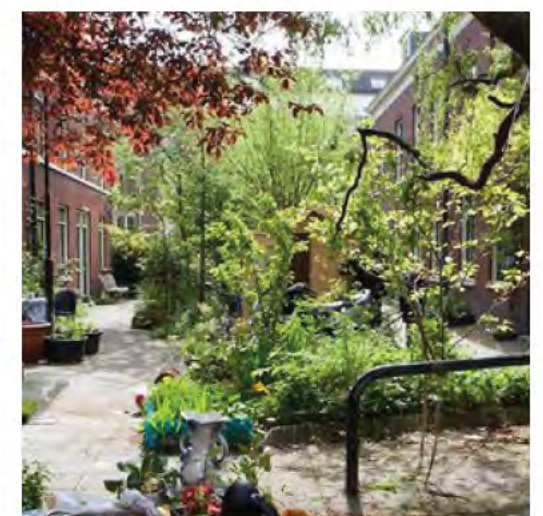
Trees grouped into groves to allow clear sight lines whilst providing dappled shade



A variety of hard and soft landscape spaces creating informal opportunities to gather



Informal nature play with topographical features



Planted buffers balance privacy and overlooking with openness, connectivity and natural surveillance

Residential Courtyards

Creating a usable central communal space for the residents, whilst balancing the privacy needs of residential homes.

- Create a communal amenity spaces for all ages to use
- Promote doorstep play
- Provide green and generous residential thresholds
- Integrate SuDS
- Extend the character of the Park, bringing a light-touch woodland character into the courtyard



KEY PLAN



Places to rest in communal spaces



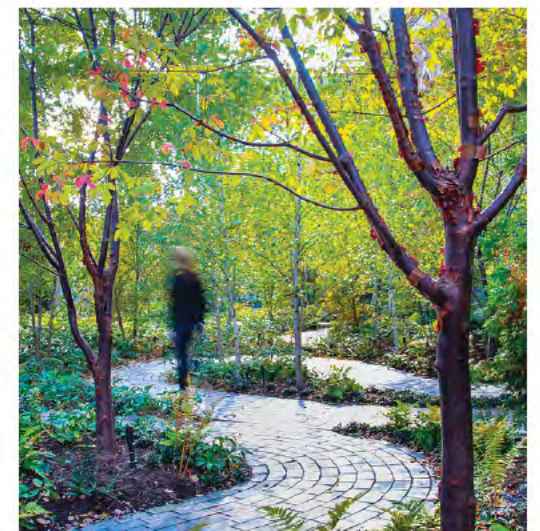
A space to gather, play and eat with in light touch woodland character space



Incidental and informal play through the communal area



Soft boundaries between public and private spaces

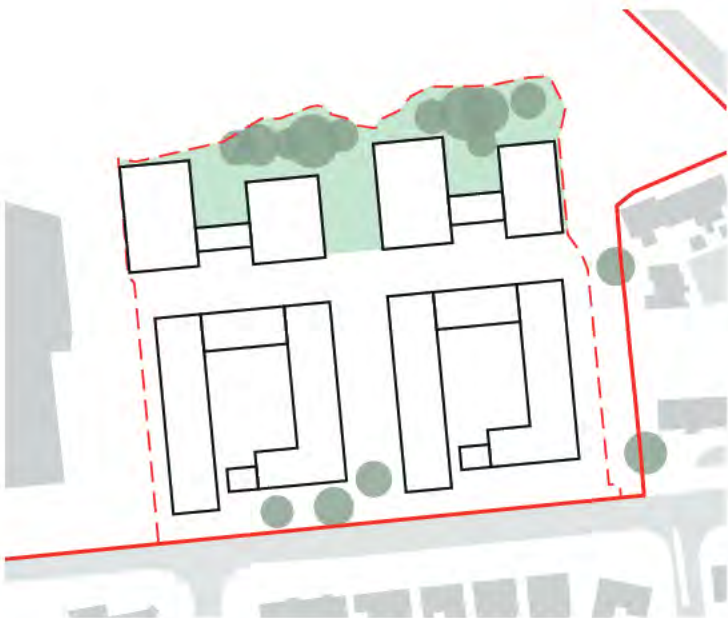


Tree canopy of courtyard connects Ruislip Road East through to the parkland tree line

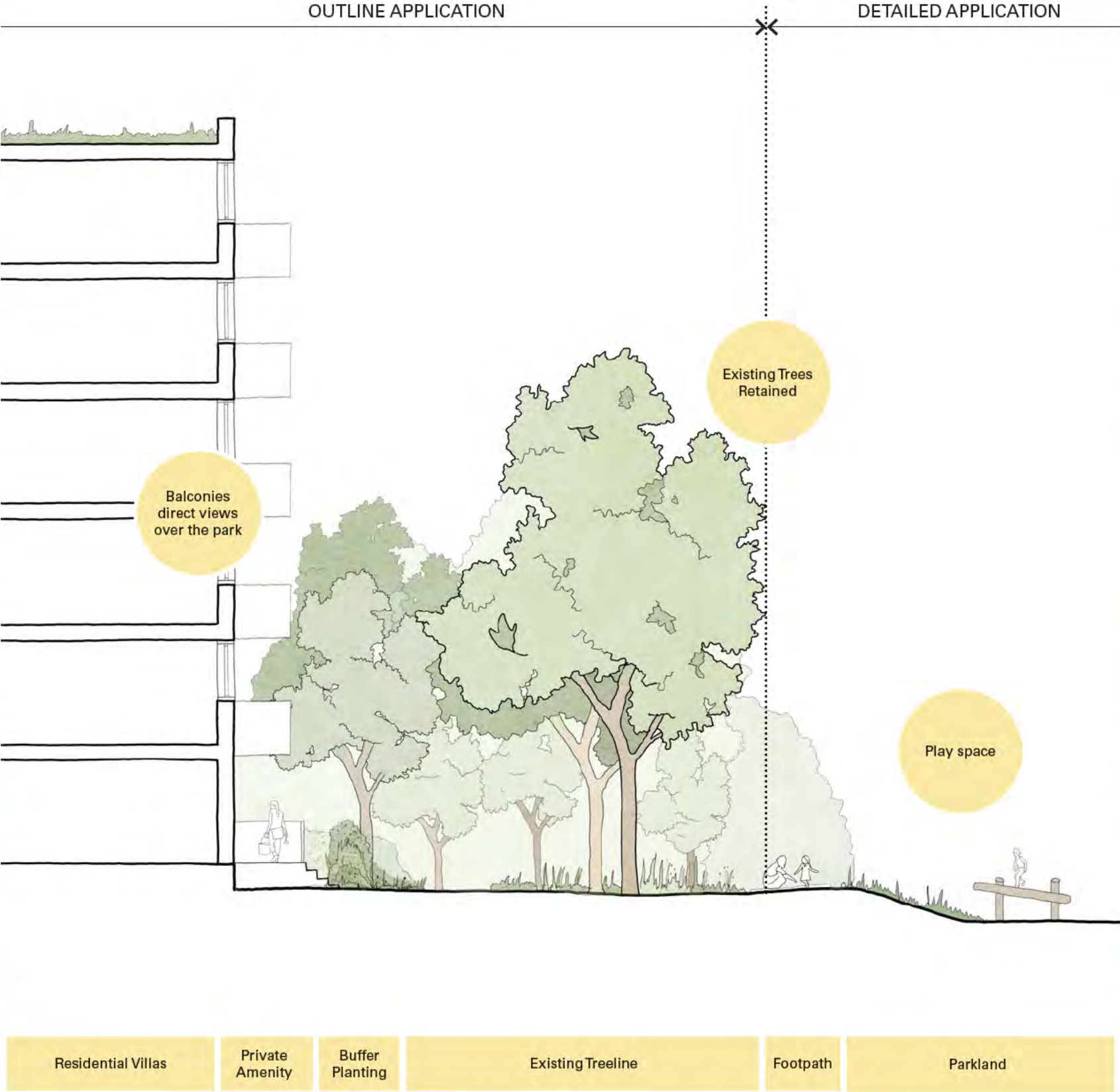
Park Edge

Threshold between the park and homes with clear definition between public and private areas

- Provide sufficient privacy to the residential dwellings
- Provide green and generous residential thresholds
- Provide amenity and gathering space
- Integrate SuDS
- Complement the landscape character of the park
- Retain existing mature trees



KEY PLAN



Tall planting used to define boundary between public and private spaces



New homes set back from the parkland



Defensible boundary of railing and planting whilst providing natural surveillance of the park

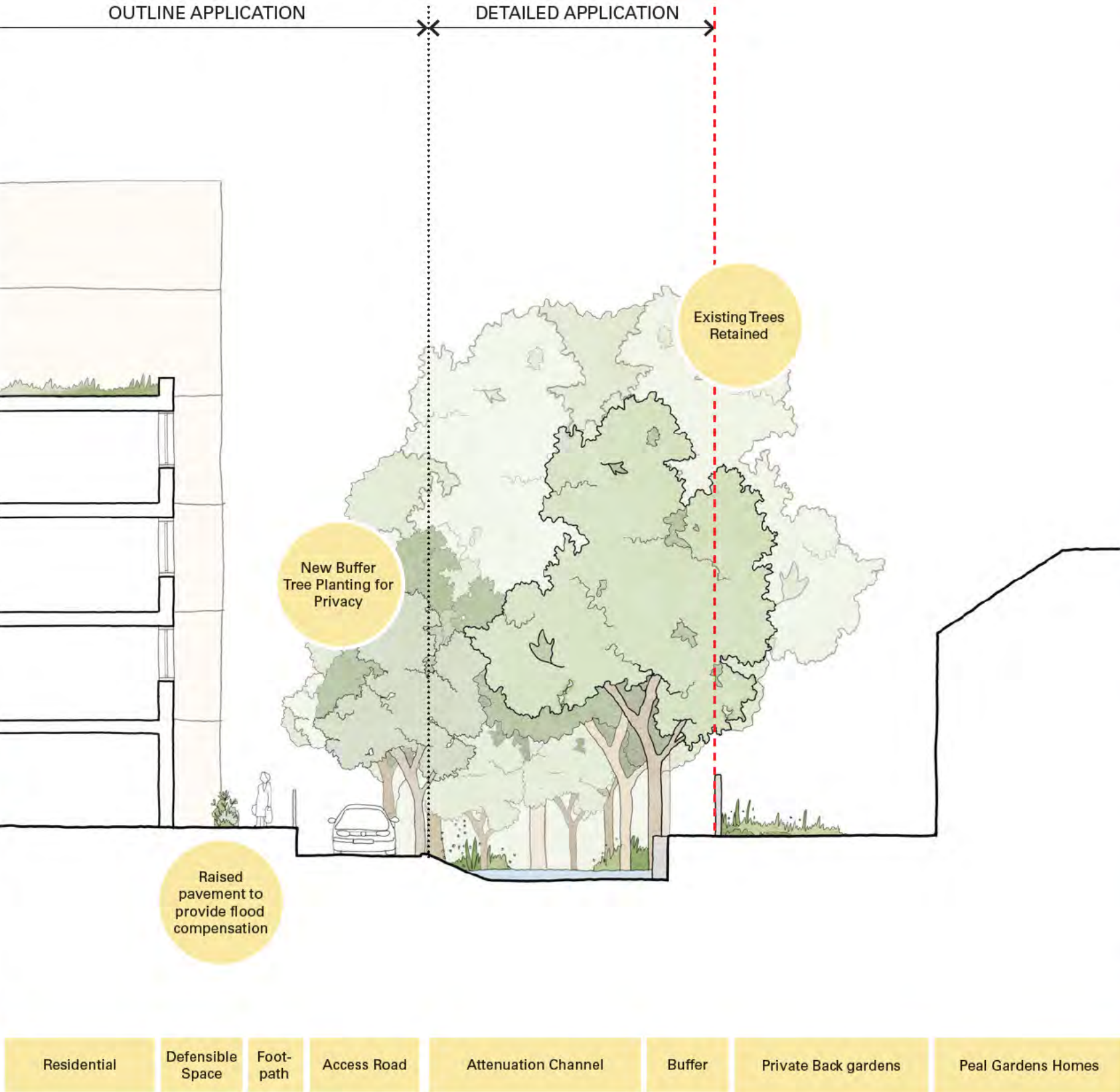
Peal Gardens Edge

Loop Street between the new Residential and the existing homes at Peal Garden

- Provide sufficient privacy to the residential dwellings
- Provide green and generous residential thresholds
- Extend the character of the Park, bringing a light-touch woodland character into the public realm
- Maintain privacy for neighbours in Peal Gardens properties
- Provide attenuation chanel to direct overland flood waters along Peal Gardens



KEY PLAN



Wildlife corridor with SUDS and planting integrated alongside the loop road



Defensible buffer planting to ground floor homes



Tree planting along the attenuation channel providing screening to existing and new residents

Leisure Walk

Creating a gateway drawing people into the Park as a focal point for Gurnell and the wider parkland

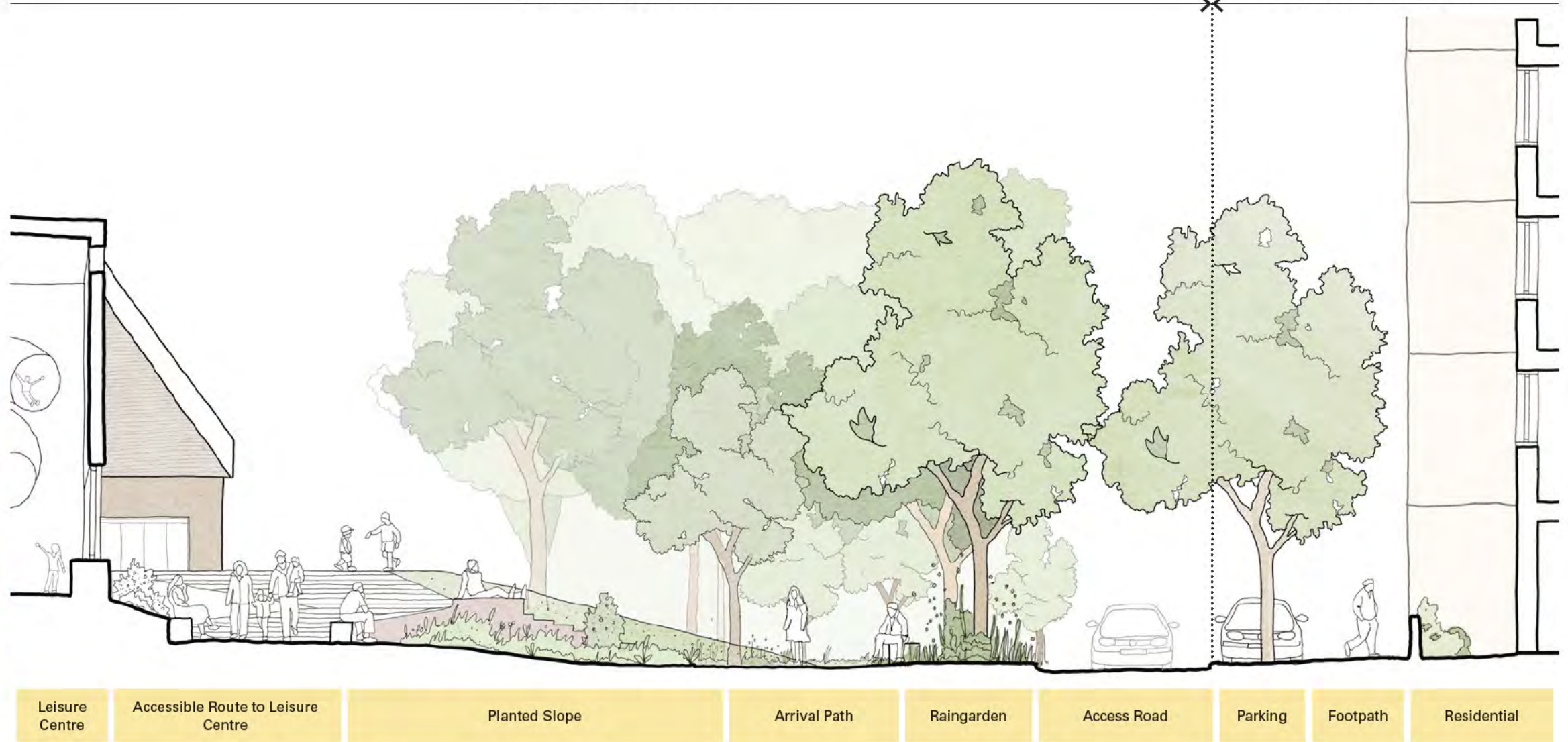
- Accessible route gradually links from Ruislip Road East to the Leisure entrance.
- Playable, planted route brings the park through the site
- Buffer planting provides screening between leisure and residential
- Loop road provides access for residential



KEY PLAN

DETAILED APPLICATION

OUTLINE APPLICATION



Leisure Centre

Accessible Route to Leisure Centre

Planted Slope

Arrival Path

Raingarden

Access Road

Parking

Footpath

Residential



Framed views of activity in the leisure centre between the layered cladding.



Accessible route to Leisure Entrance with informal play and biodiverse planting



Making the facilities of the park and Leisure Centre accessible and engaging for all ages and users



Private and Communal Entrances face onto the Leisure walk, providing activity and overlooking



Generous buffer planting providing screening between homes and Leisure Walk

Viability

- 1. Proposed provision of minimum 35% affordable housing, on a subject to grant funding basis, with 60% Social Rent / 40% Shared Ownership.**
- 2. Viability to be analysed on a current day cost/ value basis**
- 3. Competitive return to landowner – BLV approach with reference to MOL status of the Site**

Benefits of the Scheme

Benefits



Improvements to Parkland

Improved pedestrian and cycle access through and within the MOL

Extensive sport and play throughout the park that are accessible to all

Increased number of trees to improve biodiversity

Improved flood resilience and drainage strategy to MOL



Wider Benefits of Improvements to Parkland

Creating 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.



Design Quality of the Leisure Centre

Leisure centre located on the same site as the existing to minimise impact on MOL

High quality design to modern standards that is adaptable for the future

New Leisure centre will create a gateway into the MOL - improving the relationship with Ruislip Road.

Provides active frontages onto Ruislip Road East and the Park



Wider Benefits of the Leisure Centre

Re-establishing the area as a much-needed sports hub and bringing a closed public leisure facility back into use.

Strengthening of local communities and improving public health benefits by providing additional and higher quality sporting facilities

New job opportunities for the local community and 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 Residential

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.

Appendix - Parameter Plans



KEY

Application Boundary

Existing Buildings

Detailed Component of Application

Outline Component of Application

5 10 15 20m

Access is not reserved. All other matters are reserved for future determination.

Revision	Issued	Issue Title
PL01 - WIP	Work in Progress	Planning

NOT FOR CONSTRUCTION
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MIKHAIL RICHES

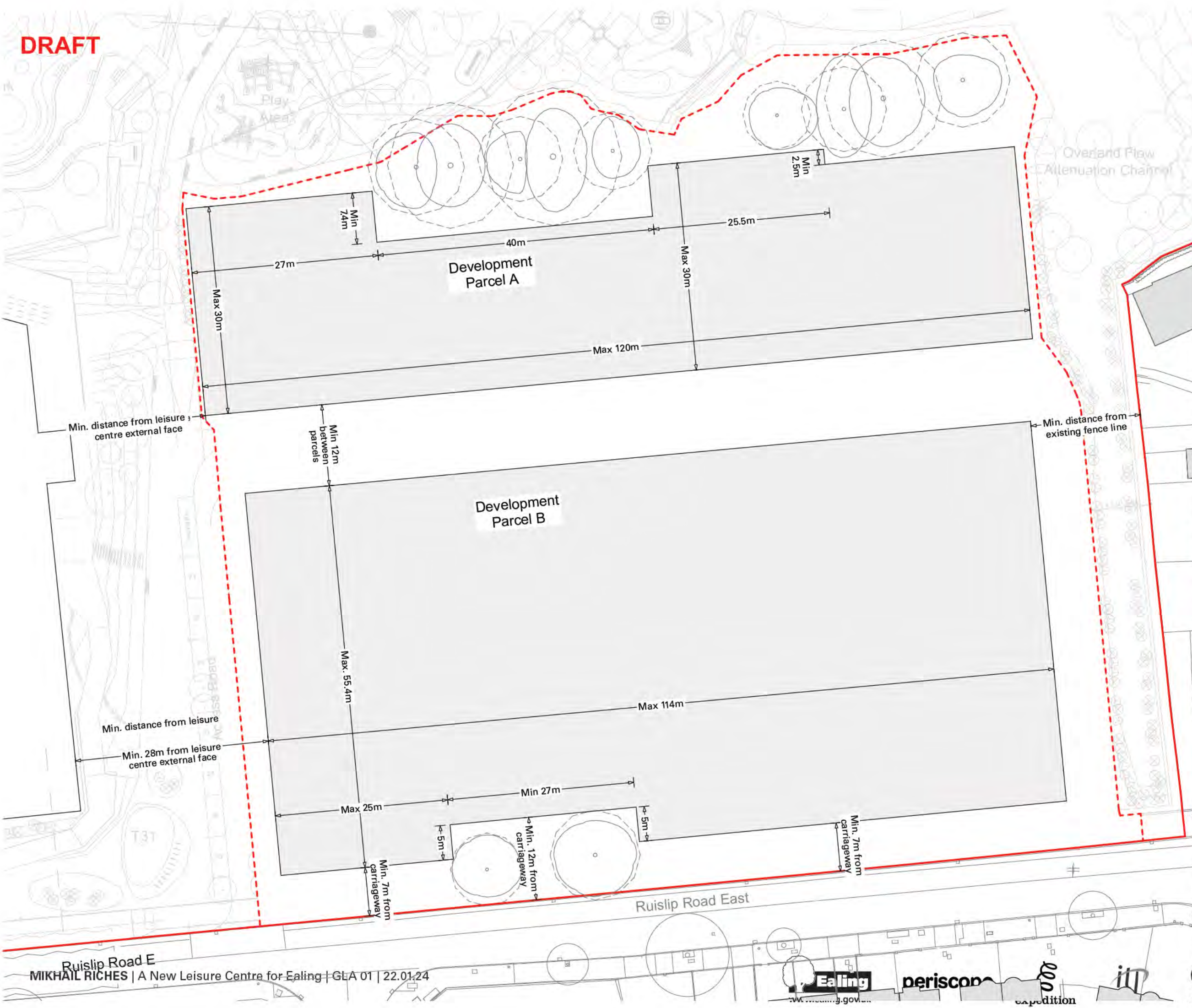
17a Newman Street
London W1T 1PD
+44 (0)20 7608 1505
mikhailriches.com

DRAWING TITLE:

Application Zone Plan

PROJECT:	A New Leisure Centre for Ealing	DATE:	25/03/2024
CLIENT:	Ealing Council	SCALE:	1:2000 @ A3
DRAWING STATUS:	PLANNING	Revision	
Project No.	317 (00) 100		

DRAFT



KEY

- Application Boundary
- Development Parcel - maximum possible extent of development
- Minimum offset from neighbouring boundary, building or landscape feature

Development parcels to include up to 300 homes, inboard balconies and a publicly accessible green street on the north/south axis.

Private gardens to open onto resident-only outdoor amenity space. Residents amenity space must comply with BRE daylighting targets and Design Code X.X.

Outboard balconies may oversail the development parcels in accordance with (PP)103 and the Design Code 4.6 Balconies.

5 10 15 20m

Access is not reserved. All other matters are reserved for future determination.

Revision	Issued	Issue Title
PL01 - WIP	Work in Progress	Planning

NOT FOR CONSTRUCTION
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MIKHAIL RICHES

17a Newman Street
London W1T 1PD
+44 (0)20 7608 1505
mikhailriches.com

DRAWING TITLE:

Development Parcels

PROJECT:	A New Leisure Centre for Ealing
CLIENT:	Ealing Council
DRAWING STATUS:	PLANNING
DATE:	25/03/2024
SCALE:	1:500 @ A3
Revision	

DRAFT



KEY

- Application Boundary
- Development Parcel - maximum possible extent of development
- Loop Road. Layout not reserved. For public use by pedestrians, cyclists and vehicles (including service vehicles). Refer to Design Code x.x Loop Road.
- Community Street. Layout reserved. For public use by pedestrians and cyclists and defined as Open Space. Refer to Design Code x.x Community Street.
- Secondary pedestrian route. Layout not reserved. For public use by pedestrians. Refer to Design Code x.x Loop Road and x.x Park Edge
- Secondary pedestrian route. Layout reserved. For public use by pedestrians. Refer to Design Code x.x Loop Road and x.x Ruislip Road East Edge.
- Routes to connect with pedestrian and cyclist pathways in the detailed application.
- Residential access to Residents' Outdoor Amenity. Access must be external and gated. Layout Reserved

5 10 15 20m

Access is not reserved. All other matters are reserved for future determination.

Revision	Issued	Issue Title
PL01 - WIP	Work in Progress	Planning

NOT FOR CONSTRUCTION
DO NOT SCALE FROM THIS DRAWING

All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

MIKHAIL RICHES

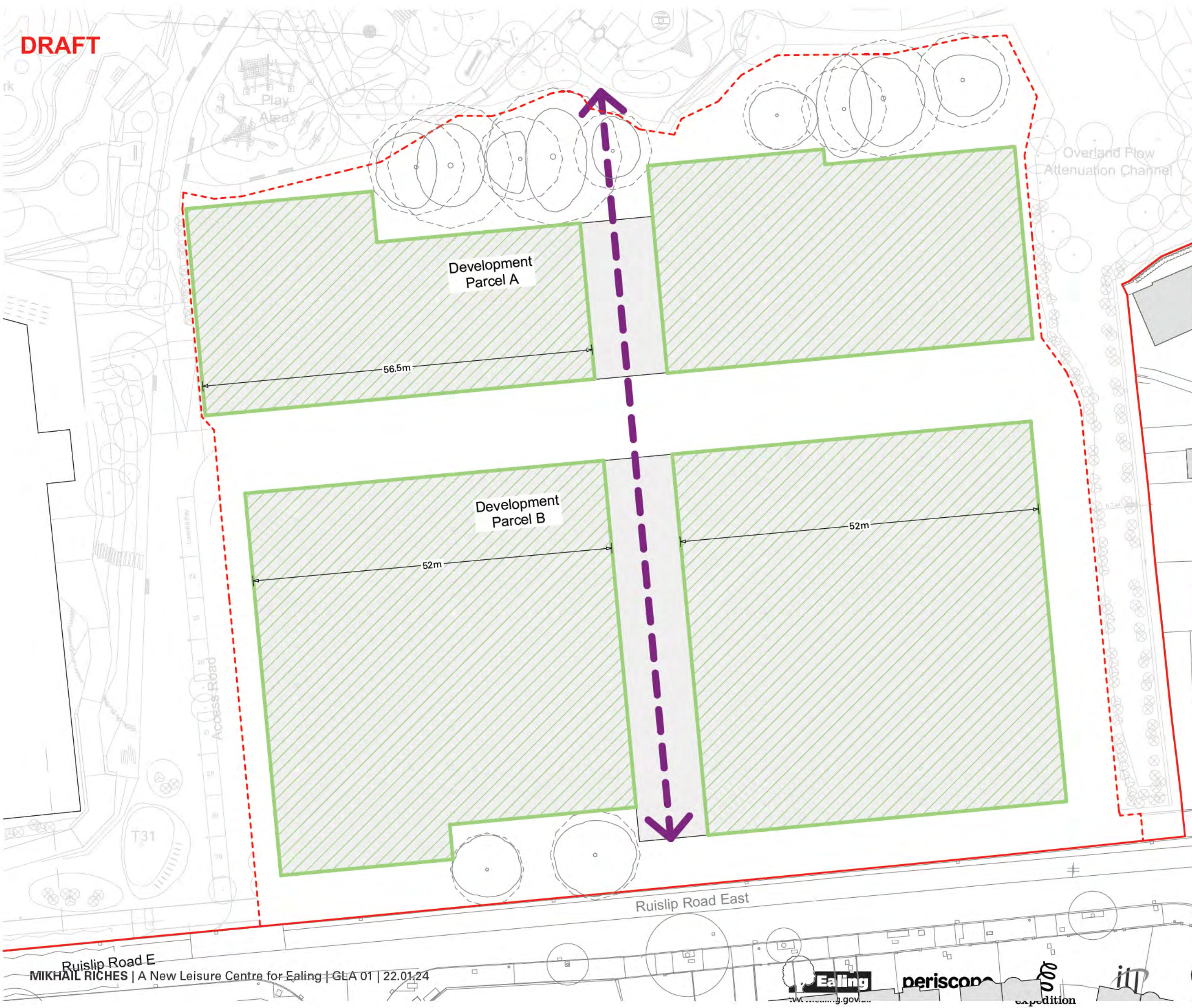
17a Newman Street
London W1T 1PD
+44 (0)20 7608 1505
mikhailriches.com

DRAWING TITLE:

Access and Circulation Routes

PROJECT:	A New Leisure Centre for Ealing
CLIENT:	Ealing Council
DRAWING STATUS:	PLANNING
Project:	317 (11) 102
DATE:	25/03/2024
SCALE:	1:500 @ A3
Revision	PL01 -

DRAFT



KEY

- Application Boundary
- Development Parcel - maximum possible extent of development
- Playspace. Doorstep Play Under 5s and Local Play under 5s to be located within this zone. Refer to design code x.x
- Playspace Local Play 5-11 year olds to be distributed along the Community Street. Refer to Design Code x.x Community Street.

Development parcels to include up to 300 homes, inboard balconies and a publicly accessible green street on the north/south axis.

Private gardens to open onto resident-only outdoor amenity space. Residents amenity space must comply with BRE daylighting targets and Design Code X.X.

Outboard balconies may oversail the development parcels in accordance with (PP)103 and the Design Code 4.6 Balconies.

5 10 15 20m

Access is not reserved. All other matters are reserved for future determination.

Revision	Issued	Issue Title
PL01 - WIP	Work in Progress	Planning

NOT FOR CONSTRUCTION
DO NOT SCALE FROM THIS DRAWING

All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

MIKHAIL RICHES

17a Newman Street
London W1T 1PD
+44 (0)20 7608 1505
mikhailriches.com

DRAWING TITLE:

Open Space and Play Space

PROJECT:	A New Leisure Centre for Ealing	DATE:	25/03/2024
CLIENT:	Ealing Council	SCALE:	1:500 @ A3
DRAWING STATUS:	PLANNING	Revision	
Project No.	317 (11) 103		
ARCHITECTS	MIKHAIL RICHES		PL01 -

DRAFT

KEY

- Application Boundary
- Development Parcel - maximum possible extent of development
- Maximum Plot Building Height (AOD)
- Taller Element Maximum Height (AOD)
- Taller Built Element Maximum Footprint (m²)
- Taller Built Element Maximum Deviation of Footprint area within Development Parcel

Maximum AOD heights to be adhered to regardless of class use. Maximums are based on 3300mm floor-to-floor dimensions and parapet. Maximum heights exclude lift overruns and roof top plant.

Heights are determined by wind analysis, daylighting and shadow analysis and visual impact onto Ruislip Road East and Real Gardens.



Access is not reserved. All other matters are reserved for future determination.

Revision	Issued	Issue Title
PL01 - WIP	Work in Progress	Planning

NOT FOR CONSTRUCTION
DO NOT SCALE FROM THIS DRAWING

All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

**MIKHAIL
RICHES**

17a Newman Street
London W1T 1PD
+44 (0)20 7608 1505
mikhailriches.com

DRAWING TITLE:

Maximum Building Heights

PROJECT: A New Leisure Centre for Ealing		DATE: 25/03/2024
CLIENT: Ealing Council		SCALE: 1:500 @ A3
DRAWING STATUS: PLANNING		Revision
Project: 317 (P) 104		Revision
ARCHITECTS		Revision

**MIKHAIL
RICHES**

GT3
ARCHITECTS

DRAFT



KEY

- Application Boundary
- Development Parcel - maximum possible extent of development
- Minimum 14m wide break in the massing. Location reserved. Maximum Building Heights to be max 30m AOD.
- Minimum 11m wide uninterrupted break in the massing. Location reserved. Maximum Building Heights to be max 21.5m AOD.
- Lower Element Maximum Height (AOD)

5 10 15 20m

Access is not reserved. All other matters are reserved for future determination.

Revision	Issued	Issue Title
PL01 - WIP	Work in Progress	Planning

NOT FOR CONSTRUCTION
DO NOT SCALE FROM THIS DRAWING

All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

MIKHAIL RICHES

17a Newman Street
London W1T 1PD
+44 (0)20 7608 1505
mikhailriches.com

DRAWING TITLE:

Viewing Corridors

PROJECT:
A New Leisure Centre for Ealing

CLIENT:
Ealing Council

DRAWING STATUS:
PLANNING

DATE:
25/03/2024

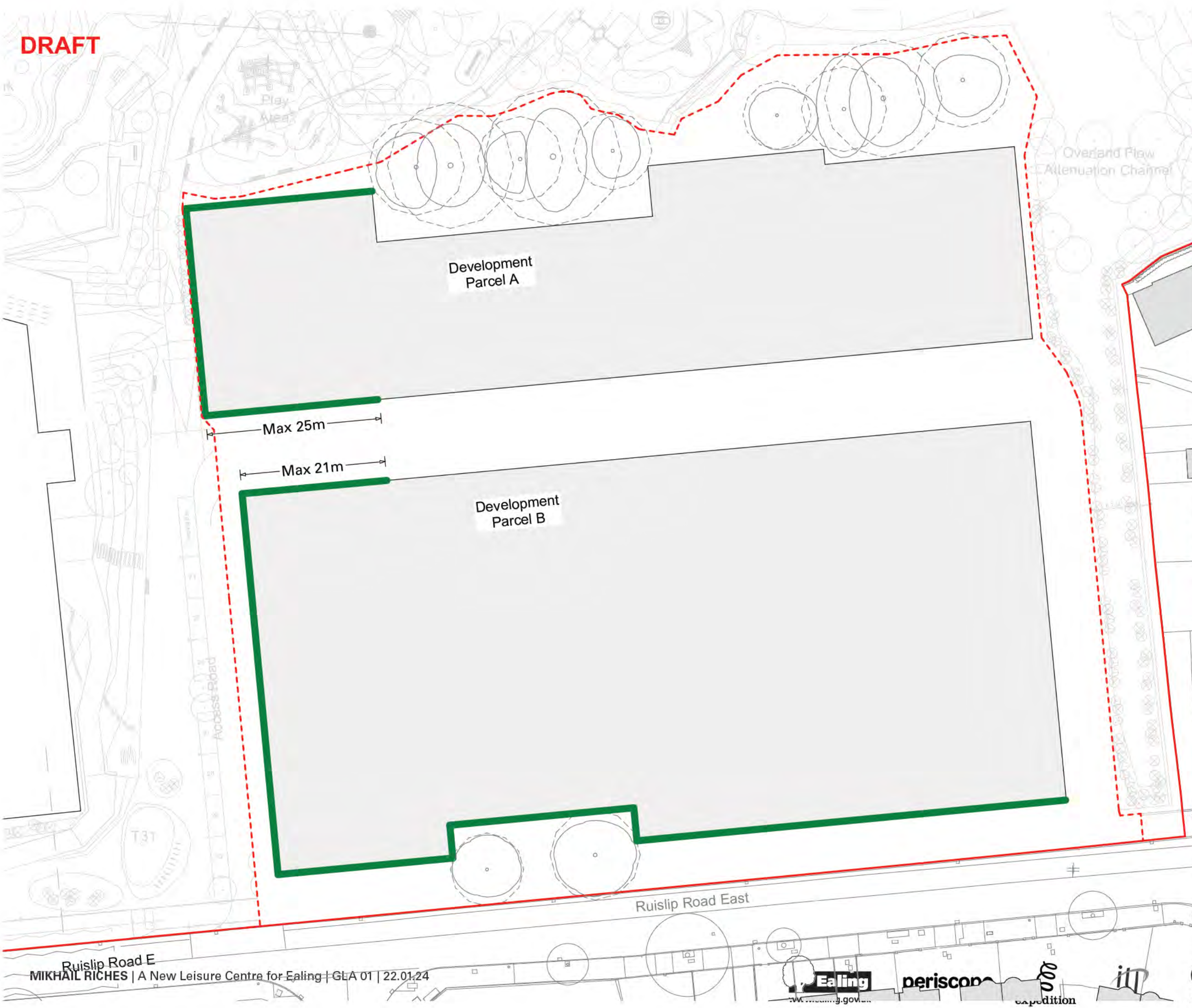
SCALE:
1:500 @ A3

Revision

Project: 317 (11) 105
ARCHITECTS

MIKHAIL RICHES PL01 -

DRAFT



KEY

- Application Boundary
- Development Parcel - maximum possible extent of development
- Frontages along which commercial uses are permitted

Ground Floor commercial element is optional and has a maximum 340m² footprint.

5 10 15 20m

Access is not reserved. All other matters are reserved for future determination.

Revision	Issued	Issue Title
PL01 - WIP	Work in Progress	Planning

NOT FOR CONSTRUCTION
DO NOT SCALE FROM THIS DRAWING

All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

MIKHAIL RICHES

17a Newman Street
London W1T 1PD
+44 (0)20 7608 1505
mikhailriches.com

DRAWING TITLE:

Commercial Use Parcels

PROJECT: A New Leisure Centre for Ealing	
CLIENT: Ealing Council	DATE: 25/03/2024
DRAWING STATUS: PLANNING	SCALE: 1:500 @ A3
Project: 317 (11) 106	Revision PL01 -

LEVELS PARAMETER PLAN WORK IN PROGRESS

DRAFT



KEY

- Application Boundary
- Development Parcel - maximum possible extent of development
- Trees to be removed
- Trees that **must** be retained
- Trees that **might** be retained
- Root protection areas

5 10 15 20m

Access is not reserved. All other matters are reserved for future determination.

Revision	Issued	Issue Title
PL01 - WIP	Work in Progress	Planning

NOT FOR CONSTRUCTION
DO NOT SCALE FROM THIS DRAWING

All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

MIKHAIL RICHES

17a Newman Street
London W1T 1PD
+44 (0)20 7608 1505
mikhailriches.com

DRAWING TITLE:

Trees

PROJECT:
A New Leisure Centre for Ealing

CLIENT:
Ealing Council

DRAWING STATUS:
PLANNING

DATE:
25/03/2024

SCALE:
1:500 @ A3

Revision

Project: Drawing No. 107

GT3 ARCHITECTS

MIKHAIL RICHES PL01 -

28 March 2024 11:00-13:00

Dear all,

This meeting has been confirmed by the agent. Please contact your case officer, [REDACTED] if you have any queries.

GLA reference number: 2024/0106/P2I

Site name: Gurnell Leisure Centre Site

Address: Gurnell Leisure Centre site, Ruislip Road East, London, W13 0AA London Borough of Ealing

Local Planning Authority: Ealing

Proposal: The proposed development seeks to replace the existing dilapidated Gurnell Leisure Centre which is no longer in use with a new leisure centre with enabling residential development. To summarise, the proposals are made up of the following core elements: • Demolition of the existing leisure centre and redevelopment of a new leisure centre. • Development of circa 300 new homes (including a target of 35% affordable housing measured by habitable rooms subject to viability) • Landscaping and parkland improvements including play facilities such as a skatepark, pump track, outdoor gym etc.

Case officer: [REDACTED] [REDACTED]

[REDACTED]

From: Pre-applications
Sent: 06 March 2024 16:00
To: [REDACTED] Pre-applications
Cc: [REDACTED]
Subject: RE: 2024/0106/P2I Gurnell Leisure Centre Site GLA Pre-app request

Follow Up Flag: Follow up
Flag Status: Completed

Thank you [REDACTED]

I will send you the updated invite and confirmation email shortly.

Kind regards

[REDACTED]

Planning Support Administrator, Planning
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

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Follow us on Twitter [@LDN_planning](#)

From: [REDACTED]@tibbalds.co.uk>
Sent: Wednesday, March 6, 2024 11:06 AM
To: Pre-applications <Pre-applications@london.gov.uk>
Cc: [REDACTED]@tibbalds.co.uk>
Subject: Re: 2024/0106/P2I Gurnell Leisure Centre Site GLA Pre-app request

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thanks [REDACTED]

Can we confirm that date and time please?

Kind regards

[REDACTED]

Planner
For Tibbalds Planning and Urban Design Ltd

[REDACTED]

Address: 30 King's Bench Street, London, SE1 0QX

Web: www.tibbalds.co.uk

Twitter: [@Tibbalds](https://twitter.com/Tibbalds)

Instagram: [Tibbalds](https://www.instagram.com/Tibbalds)

On Wed, 6 Mar 2024 at 10:52, Pre-applications <Pre-applications@london.gov.uk> wrote:

Dear [REDACTED]

Thank you for your email.

We have sent a proposed date onto the agent, [REDACTED] [REDACTED]

The proposed date is the earliest availability on 28th March at 11:00 – 13:00.

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

Planning Support Administrator, Planning

GREATER LONDON AUTHORITY

Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

[Register here](#) to be notified of planning policy consultations or [sign up](#) for GLA Planning News

Follow us on Twitter [@LDN_planning](https://twitter.com/LDN_planning)

From [REDACTED]@tibbalds.co.uk>

Sent: Tuesday, March 5, 2024 5:21 PM

To: Pre-applications <Pre-applications@london.gov.uk>

Cc [REDACTED]@tibbalds.co.uk>

Subject: Re: 2024/0106/P2I Gurnell Leisure Centre Site GLA Pre-app request

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Thanks for letting us know [REDACTED]

Does [REDACTED] have any availability in March for the pre-app meeting? We'd like to have it sooner rather than later if possible.

Thanks.

Kind regards

[REDACTED]
Planner

For Tibbalds Planning and Urban Design Ltd

[REDACTED]
Address: 30 King's Bench Street, London, SE1 0QX

Web: www.tibbalds.co.uk

Twitter: [@Tibbalds](https://twitter.com/Tibbalds)

Instagram: [Tibbalds](https://www.instagram.com/Tibbalds)

On Mon, 4 Mar 2024 at 12:39, Pre-applications <Pre-applications@london.gov.uk> wrote:

Good afternoon [REDACTED]

[REDACTED] has been allocated as the Case Officer.

Kind regards,

[REDACTED]
Planning Technician

GREATERLONDONAUTHORITY

Union Street, London SE1 0LL

london.gov.uk

teeray.grant@london.gov.uk

From: [REDACTED] <[\[REDACTED\]@tibbalds.co.uk](mailto:[REDACTED]@tibbalds.co.uk)>

Sent: Friday, March 1, 2024 1:58 PM

To: Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED] <[\[REDACTED\]@tibbalds.co.uk](mailto:[REDACTED]@tibbalds.co.uk)>

Subject: Re: 2024/0106/P2I Gurnell Leisure Centre Site GLA Pre-app request

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Hi [REDACTED]

Is there an update on officer availability for the pre-app please? I'm on leave for the next 2 weeks so please keep my colleagues copied into any correspondence.

Regards

██████████ ██████████
Associate

For Tibbalds Planning and Urban Design Ltd

Direct dial: 020 ██████████

Tel: 020 7089 ██████████

Email: ██████████ [tibbalds.co.uk](mailto:info@tibbalds.co.uk)

Address: 30 King's Bench Street, London, SE1 0QX

Web: www.tibbalds.co.uk

Twitter: [@Tibbalds](https://twitter.com/Tibbalds)

Instagram: [Tibbalds](https://www.instagram.com/Tibbalds)

Appointed to the Homes England Multidisciplinary Panel tibbaldscampbellreithjv.com

If you would like to keep up to date with our work and current news please [sign up here](#)

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On Wed, 28 Feb 2024 at 15:08, Pre-applications <Pre-applications@london.gov.uk> wrote:

Good afternoon ██████████

I can confirm the pre-application is now valid and awaiting allocation. The Finance Team will send out the invoice.

Kind regards,

[REDACTED]
Planning Technician,
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL
london.gov.uk
teeray.grant@london.gov.uk

From [REDACTED] <[\[REDACTED\]@tibbalds.co.uk](mailto:[REDACTED]@tibbalds.co.uk)>
Sent: 28 February 2024 11:54
To: Pre-applications <Pre-applications@london.gov.uk>
Cc: [REDACTED] <[\[REDACTED\]@tibbalds.co.uk](mailto:[REDACTED]@tibbalds.co.uk)>
Subject: Re: 2024/0106/P2I Gurnell Leisure Centre Site GLA Pre-app request

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello,

I have now attached a PO from London Borough of Ealing so an invoice can be issued to make payment which is what we did for the last meeting.

Our case officer is [REDACTED] We will also need an energy officer and viability officer please.

I have copied in my colleague [REDACTED] as I'm on leave next week so please keep him copied in on correspondence.

Thank you

Regards

[REDACTED]

Associate

For Tibbalds Planning and Urban Design Ltd

Direct dial: 020 [REDACTED]

Tel: 020 7089 [REDACTED]

Email: [REDACTED] [tibbonalds.co.uk](mailto:[REDACTED]@tibbonalds.co.uk)

Address: 30 King's Bench Street, London, SE1 0QX

Web: www.tibbonalds.co.uk

Twitter: [@Tibbonalds](https://twitter.com/Tibbonalds)

Instagram: [Tibbonalds](https://www.instagram.com/Tibbonalds)

Appointed to the Homes England Multidisciplinary Panel tibbonaldscampbellreithjv.com

If you would like to keep up to date with our work and current news please [sign up here](#)

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On Mon, 26 Feb 2024 at 10:23, Pre-Applications <pre-applications@london.gov.uk> wrote:

Dear [REDACTED]

We have received your Pre-planning Application meeting request for Gurnell Leisure Centre Site, Gurnell Leisure Centre site, Ruislip Road East, London, W13 0AA London Borough of Ealing, GLA Case Number 2024/0106/P2I.

Before we can arrange the meeting, we need you to provide the essential information for the case below:

****GLA Pre-application payment****

Once you send us this information, we will be able to allocate a case officer and find a meeting

date.

Regards

GLA Planning Support

pre-applications@london.gov.uk

]]>

A New Leisure Centre for Ealing

GLA Meeting

22.02.24

Introductions

Agenda

The site/planning policy context/brief

Summary of 'in principles' meeting with the GLA

Masterplan update

Leisure / Landscape / Housing design updates

Energy and Sustainability Strategy

Viability strategy

The Site

Leisure Centre

Leisure Centre

Project 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

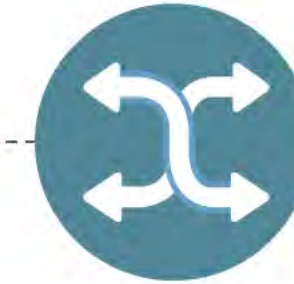
Tier 02 objectives



Promote Inclusion & Accessibility



Expand Activity Offer



Create Flexible Facilities

Drivers for success and how to achieve the key outcome

Tier 03 objectives



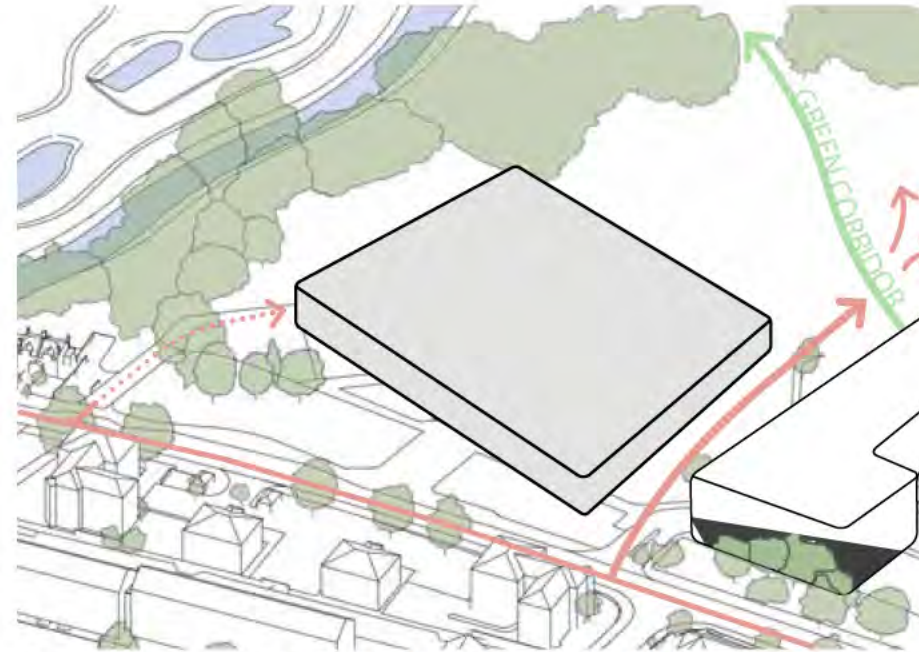
Encourage Community Cohesion

Leisure Centre Strategic Moves



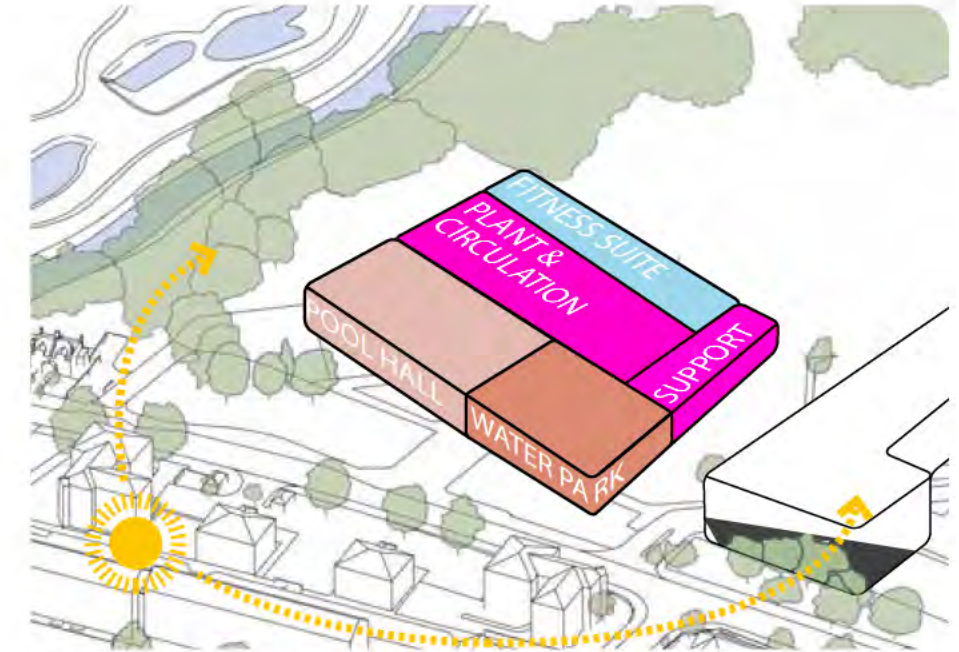
① RESPONDING TO CONSTRAINTS

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



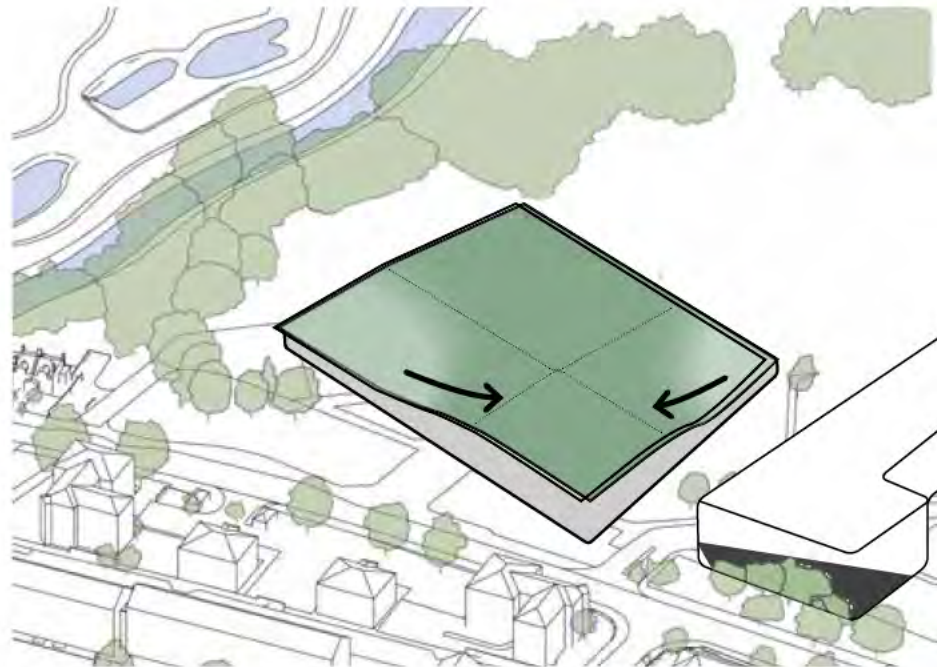
② CREATING A GATEWAY

Providing access to leisure activity and a wider regional park.



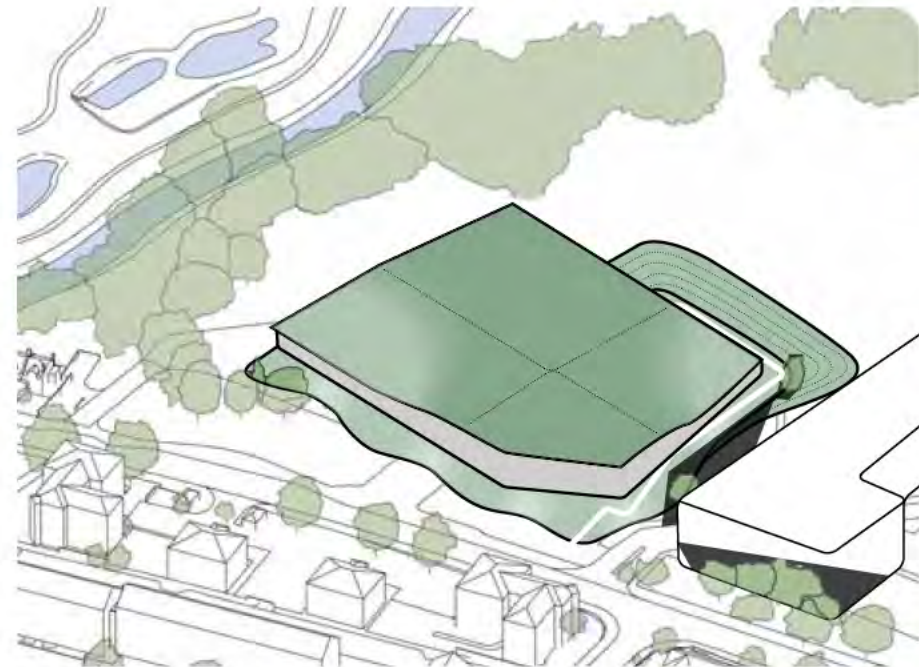
③ LOW ENERGY DESIGN

Positioning volumes according to temperature zones and use.



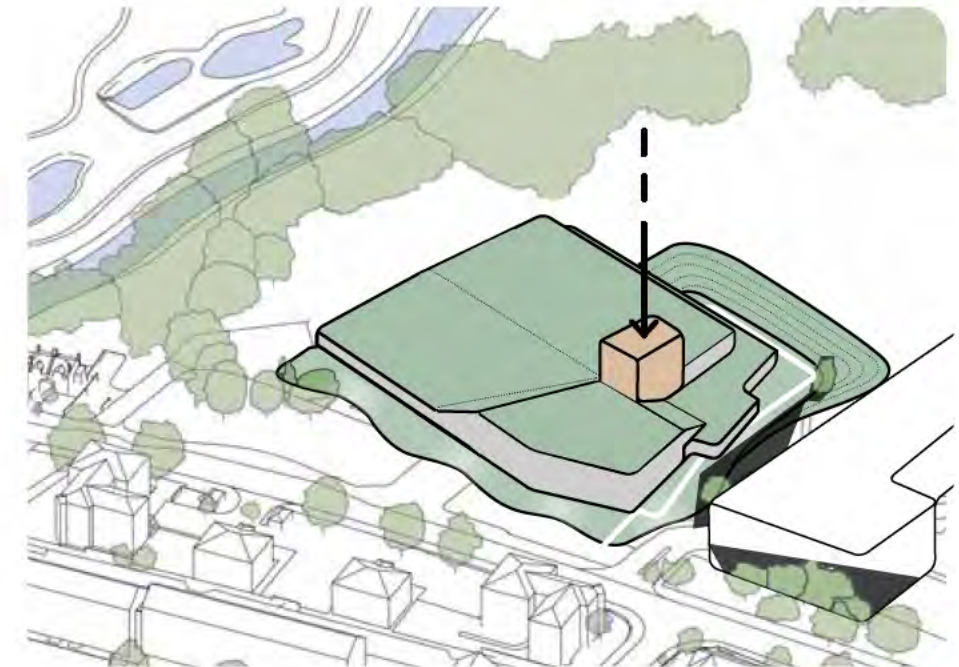
④ TAILORING THE ROOFSCAPE

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.



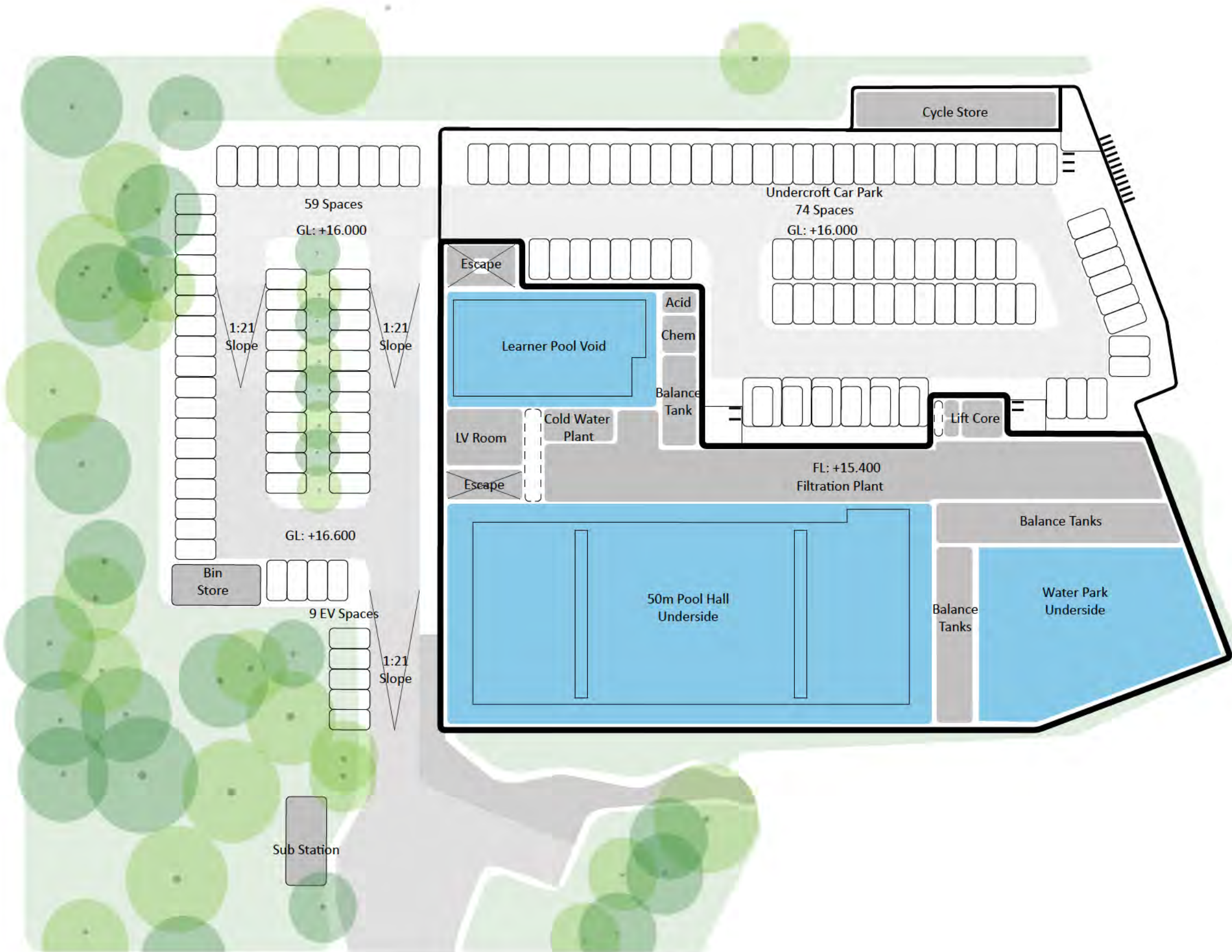
⑥ THE STAKE

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

Leisure Centre

Basement Floor Plan

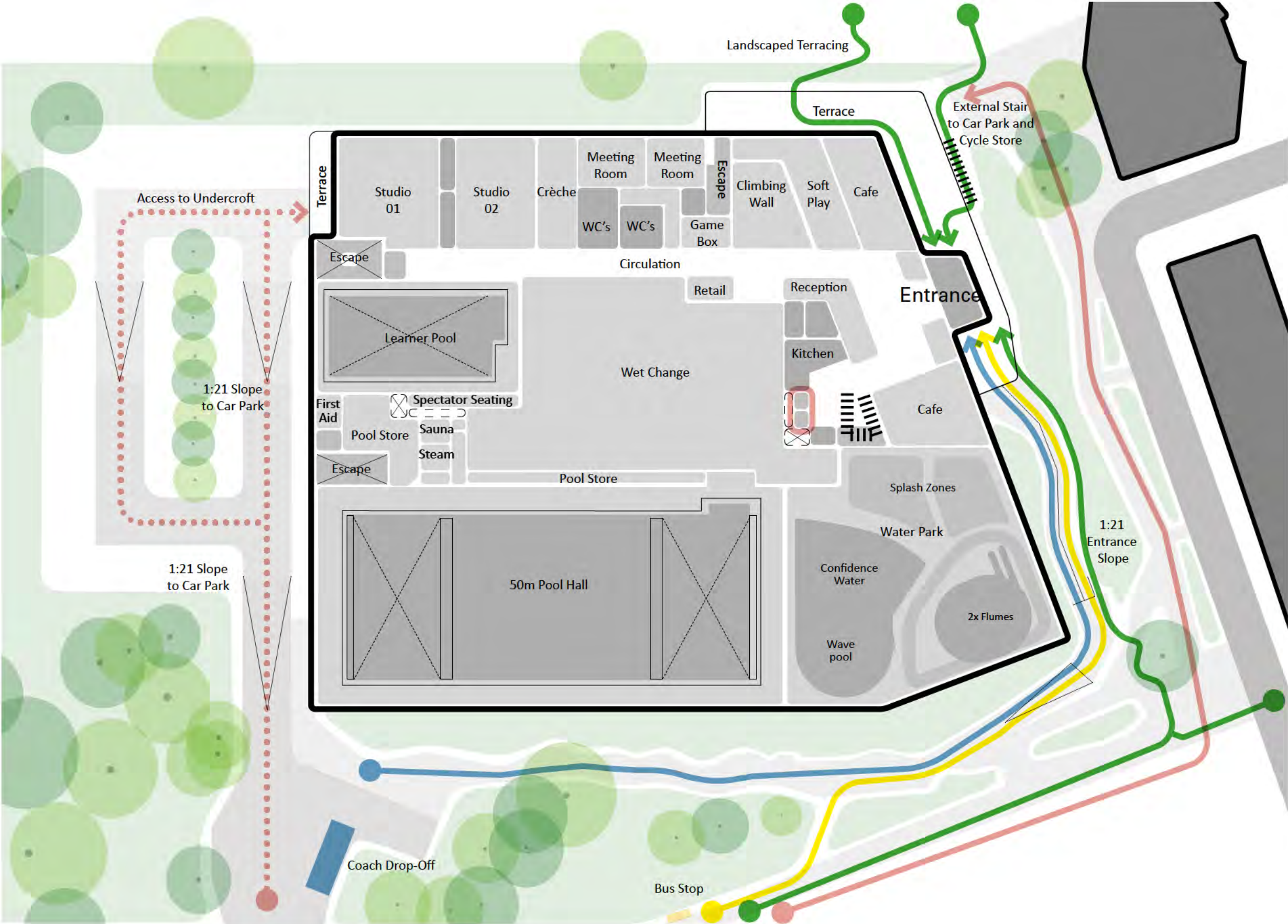
Please note diagrams are indicative only and further design development is required - Please refer to landscape architect for landscape design.



Leisure Centre Ground Floor Plan

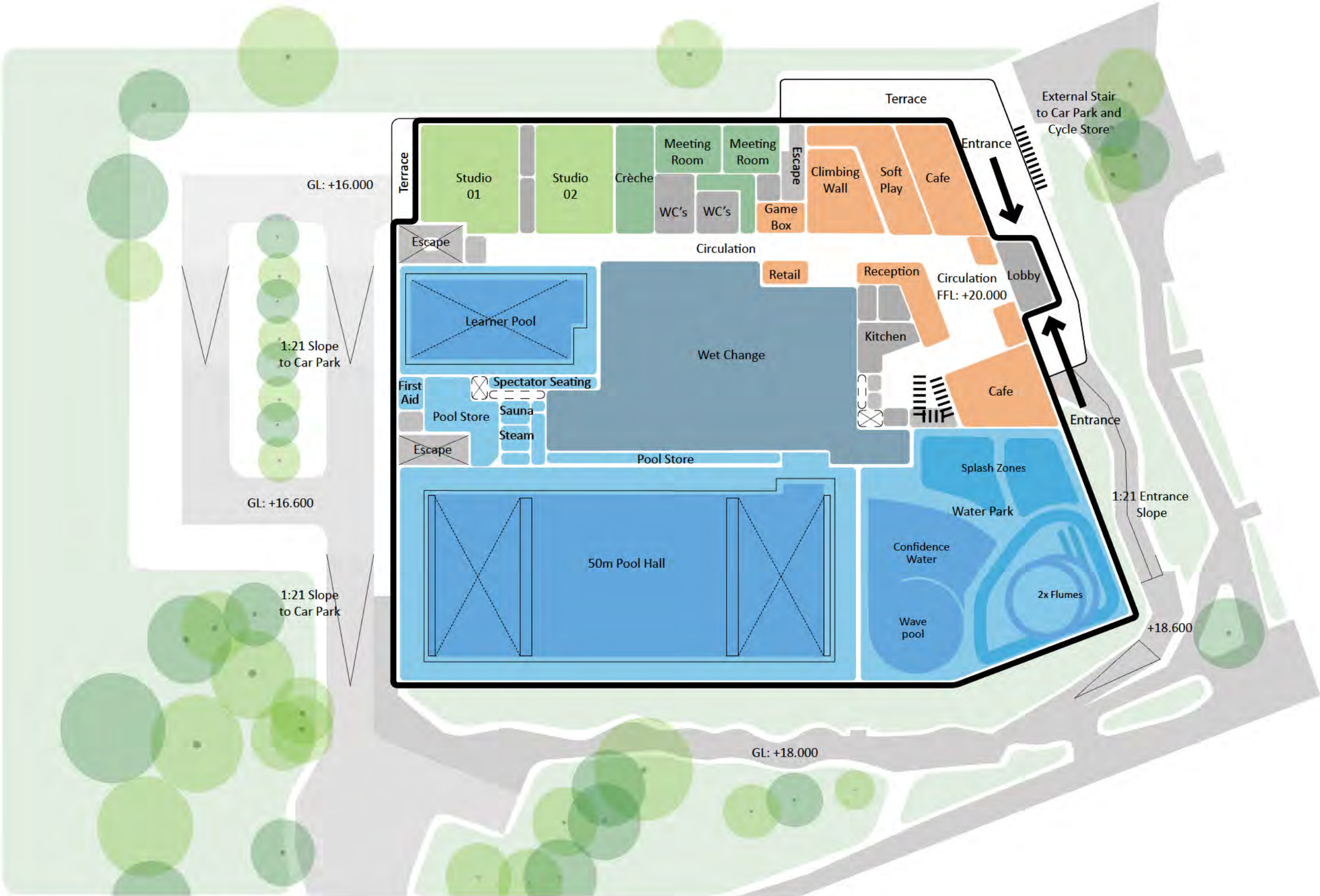
Please note diagrams are indicative only and further design development is required - Please refer to landscape architect for landscape design.

- Pedestrian Journey
- Public Transport Journey
- Coach Drop-Off Journey
- Cyclist Journey
- ⋯ Access to Undercroft Car Park
- Lifts



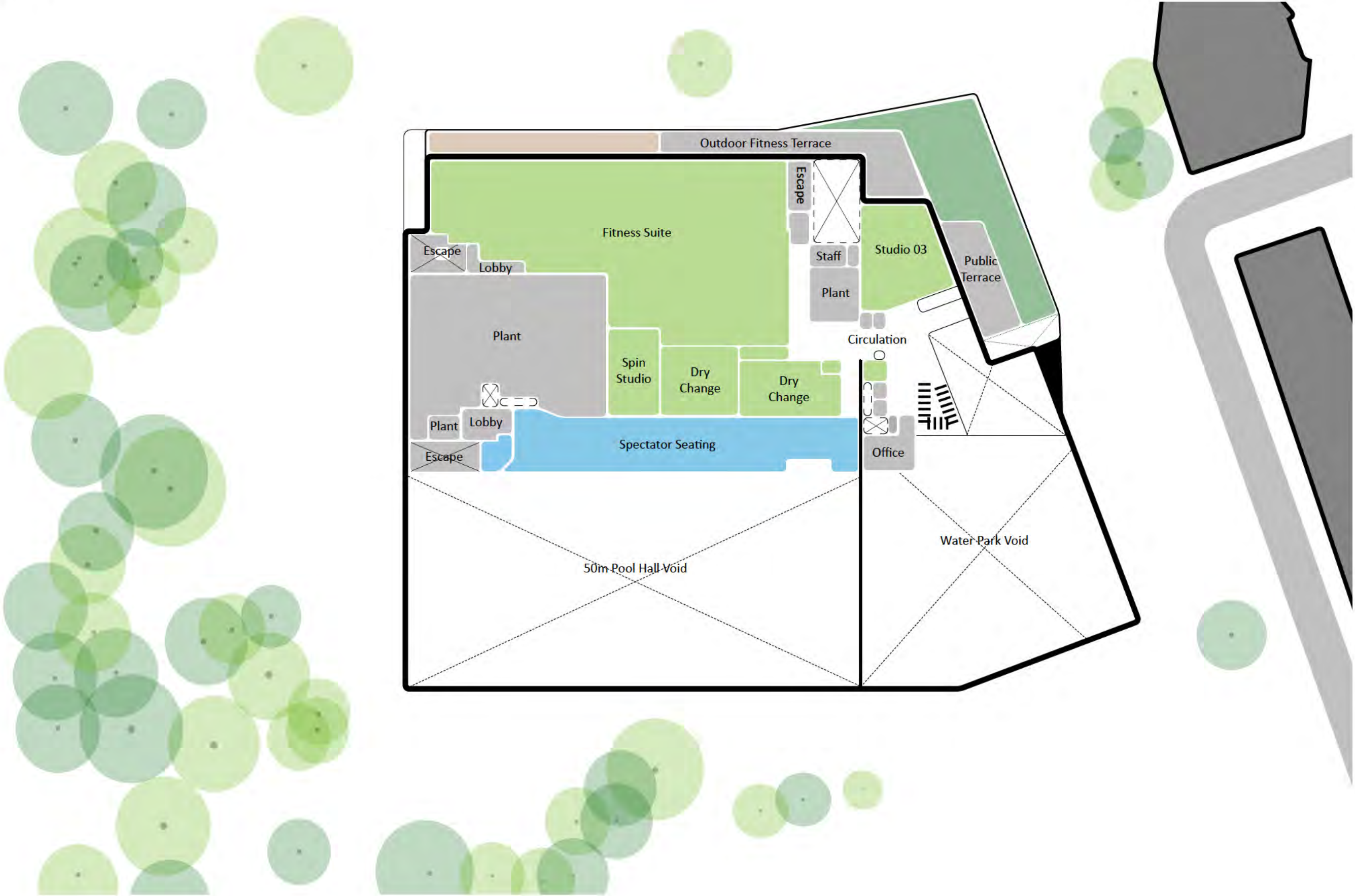
Leisure Centre
Ground Floor Plan

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



Leisure Centre First Floor Plan

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

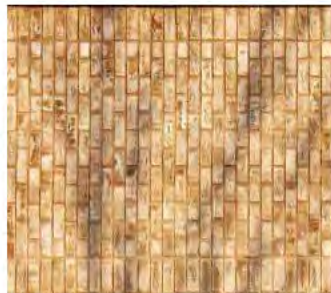


Leisure Centre

Massing Overview



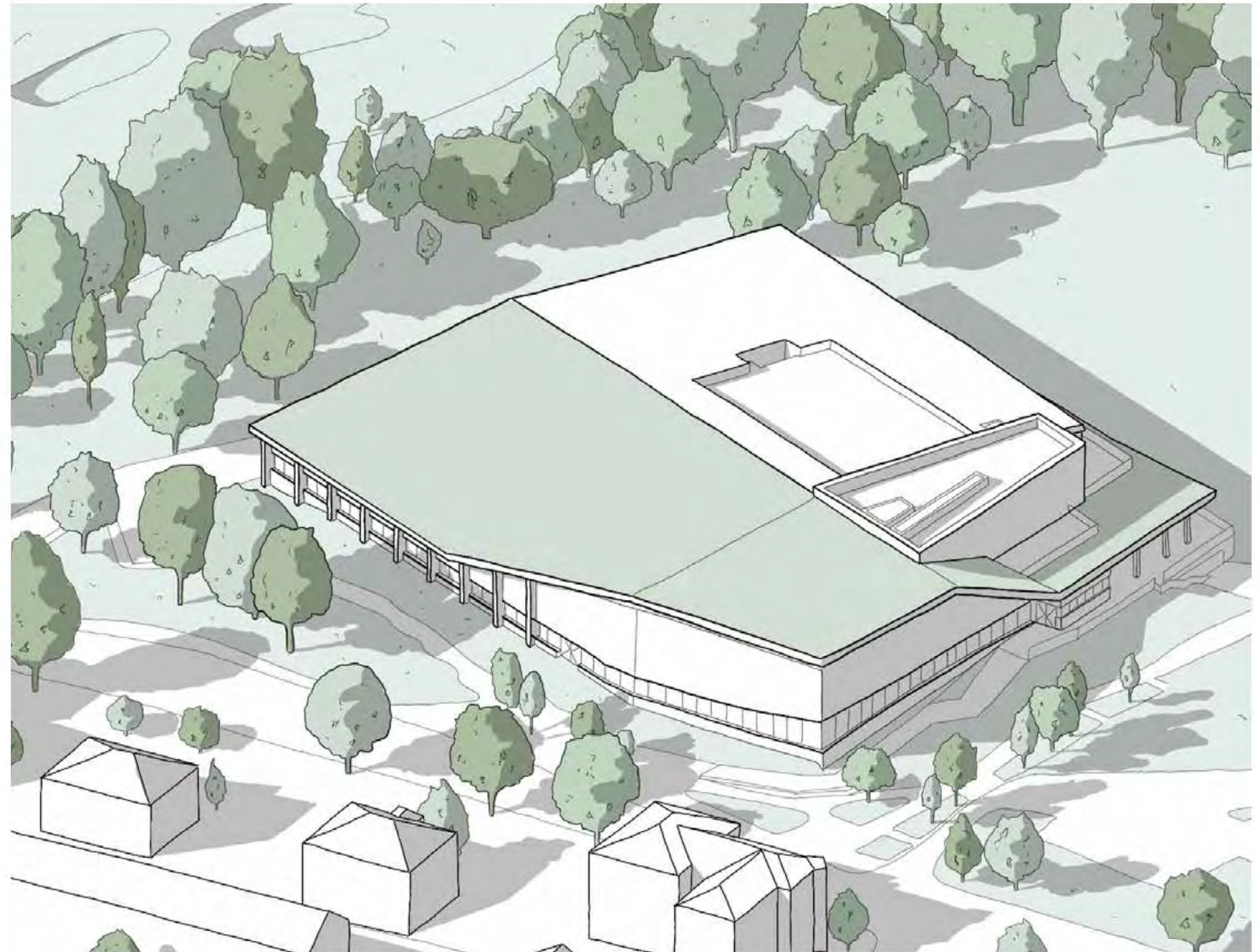
Top Layer - Green roof to encourage biodiversity.



Middle layer - Ribbons of texture and colour using terracotta, brick and timber.



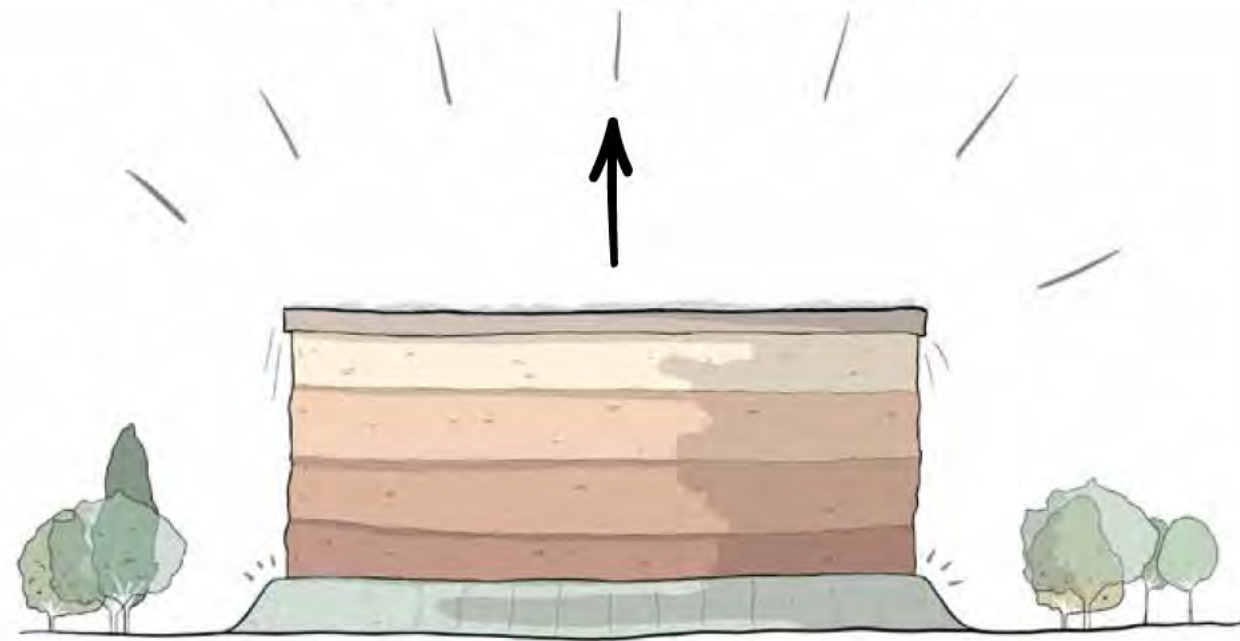
Base Layer - Reclaimed concrete & landscaping



SITE

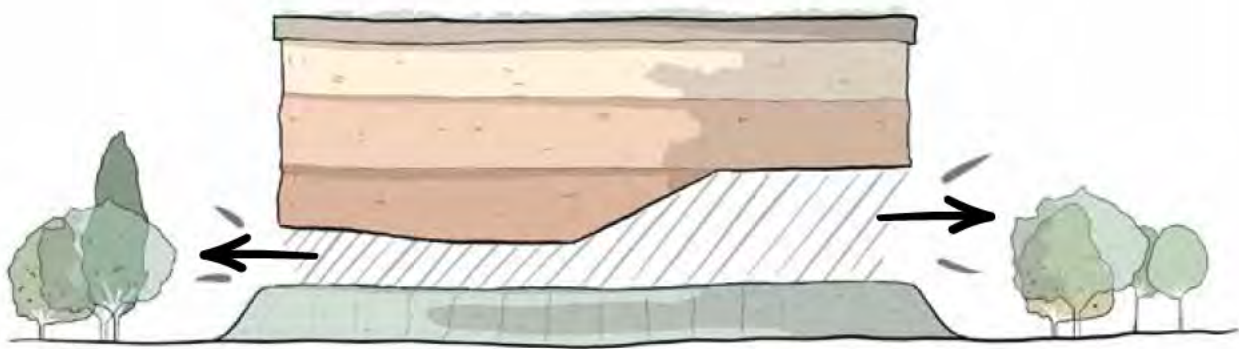


PART OF THE PARK

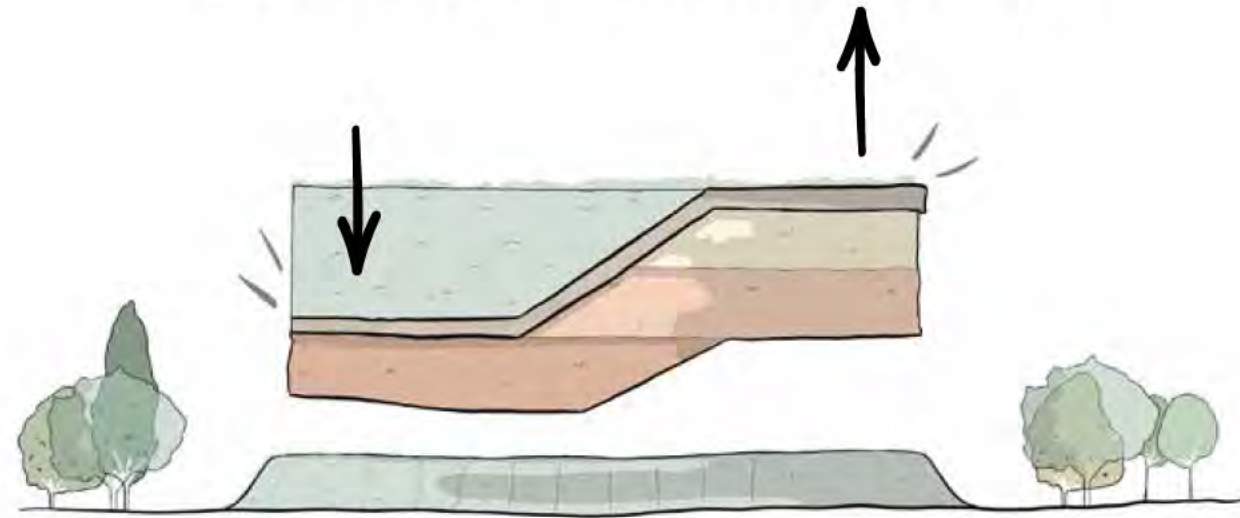


PRIVACY

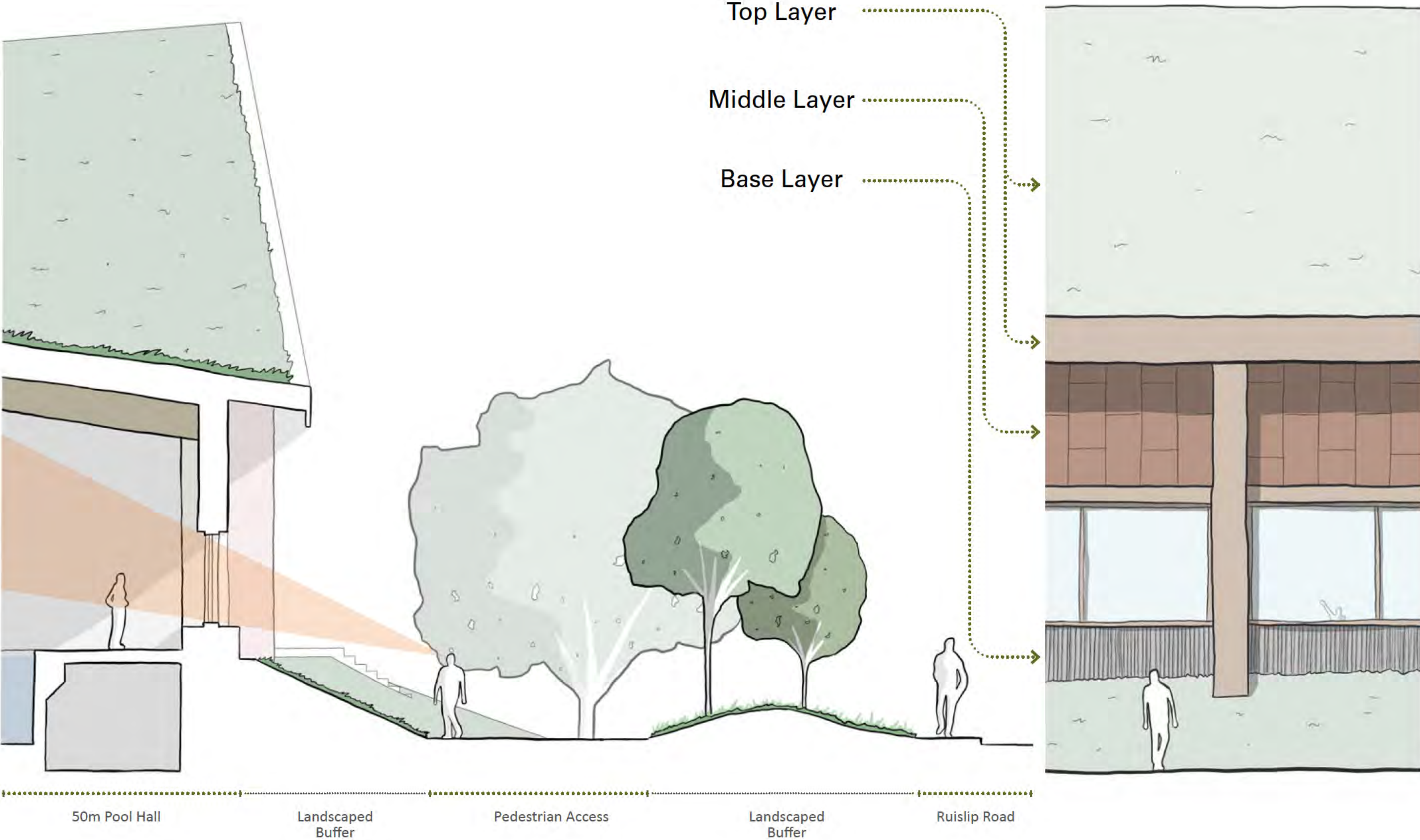
CONNECTIONS



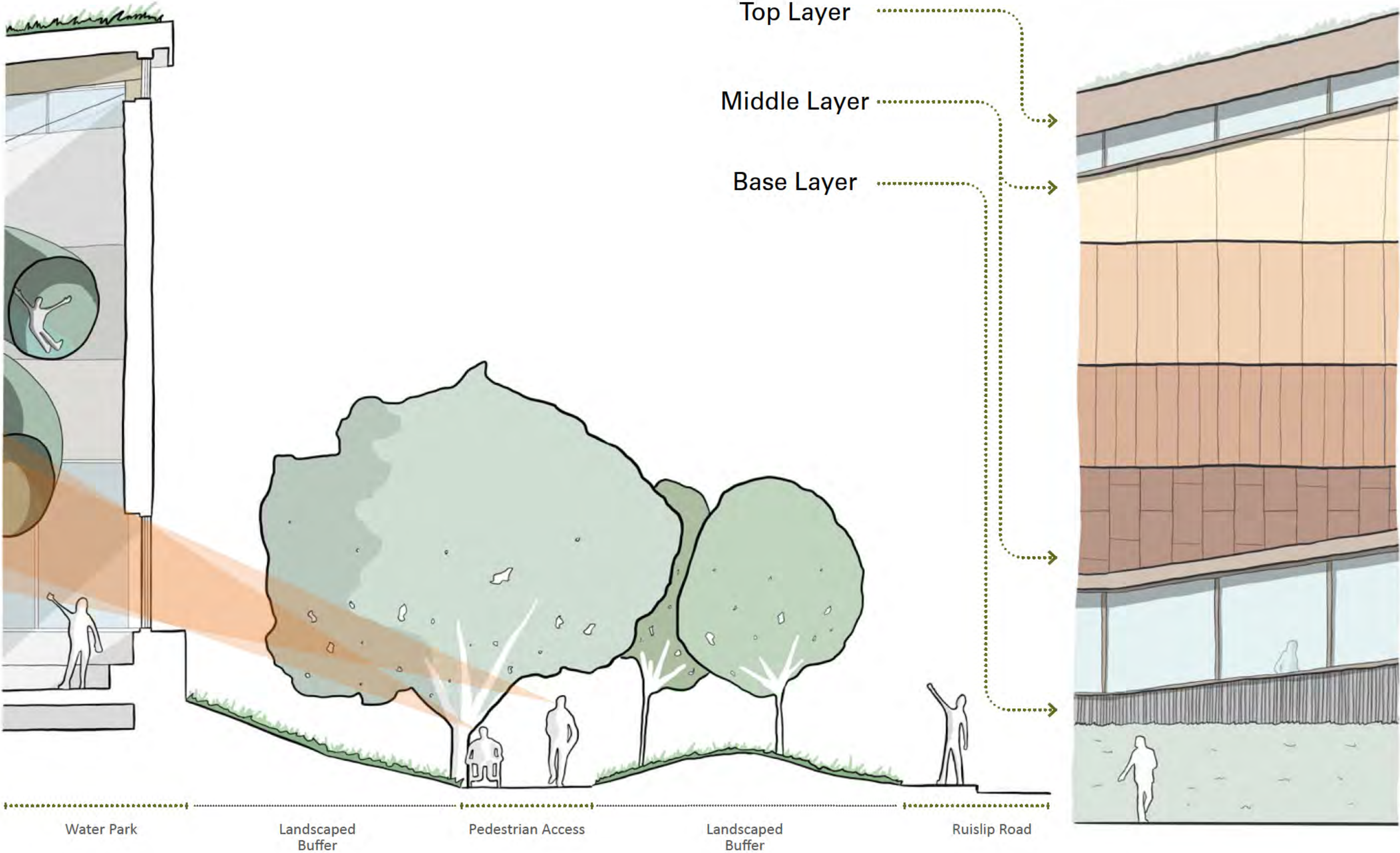
PRIVACY LANDMARK



Leisure Centre
50m Pool Hall Elevation/Section



Leisure Centre
Water Park Elevation/Section



Landscape

[Remainder of presentation duplicates in March 2024 version]