

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA250319-8616

13 May 2019

Dear [REDACTED]

Thank you for your request for information which the GLA received on 25 March 2019. Your request has been dealt with under the Environmental Information Regulations (EIR) 2004.

You asked for;

I would like to request the following information in relation to the Gurnell Leisure Centre Redevelopment and the proposed housing development:

- a) *A list of correspondence between the GLA and Ealing Council from 1 February 2018 up until the present (relating to the Gurnell redevelopment.)*
- b) *A list of correspondence between the GLA and EcoWorld or Be Living or Wilmott Dixon between February 2018 and the present (relating to the Gurnell redevelopment.)*
- c) *A copy of each of those correspondence and any attachments or documents for the same time frame.*

Please find below a list of correspondence within scope of your request and attached to this response [Part 1]

Part A correspondence	
Page 1	24/01/2019 Email: <i>FW: EcoWorld and Gurnell Leisure Centre - Ealing</i>
Page 2	29/03/2018 Email: <i>Fwd: Gurnell Leisure Centre</i>
Page 3 - 4	29/03/2018 Email chain: <i>RE: Gurnell Leisure centre</i>
Page 5 - 6	26/03/2018 Email chain: <i>GLA/4287 Gurnell leisure centre - GLA pre-application advice</i>
Page 7	23/02/2018 Email: <i>Gurnell Lesiure Centre</i>
Page 8	08/02/2018 Email: <i>Cancelled: Gurnell Leisure Centre & enabling development - viability meeting</i>
Page 9	02/02/2018 Email: <i>Gurnell & Kellogg Tower</i>
Part B correspondence	
Page 1 - 14	15/02/2019 GLA Assessment
Page 15 - 17	20/04/2018 Email chain: <i>GLA/4287 Gurnell leisure centre - GLA pre-application advice</i>
Page 18 - 20	17/04/2018 Email chain: <i>RE: GLA/4287 Gurnell leisure centre - GLA pre-application advice</i>
Page 21 - 22	26/04/2018 Email chain: <i>RE: GLA/4287 Gurnell leisure centre - GLA pre-application advice</i>
Page 23 - 36	23/03/2018 GLA Assessment

Page 36 – 38	20/03/2018 Email chain: <i>Gurnell Leisure Centre: Report</i>
Page 39	09/03/2018 Email: <i>Gurnell Leisure Centre</i>
Attachments	
	2018.04.09_Massing_Options_presentation [File ref: MGLA250319-8616 Part 2]
	2018.08.29_Gurnell Leisure Presentation [File ref: MGLA250319-8616 Part 2]
	2018.10.10_Gurnell Leisure Presentation_GLA [File ref: MGLA250319-8616 Part 4]
	140192_Site Plan_Site Boundary [File ref: MGLA250319-8616 Part 2]
	181109 Gurnell Leisure Centre Crib Sheet [File ref: MGLA250319-8616 Part 2]
	Accommodation Schedule [File ref: MGLA250319-8616 Part 2]
	Block Level Architectural Drawing Pack [File ref: MGLA250319-8616 Part 3]
	copy_of_gla_carbon_emission_reporting_spreadsheet_v1.1 [File ref: MGLA250319-8616 Part 5]
	Delivery & Servicing Plan [File ref: MGLA250319-8616 Part 6]
	Design and Access Statement [File ref: MGLA250319-8616 Part 7]
	Energy Assessment [File ref: MGLA250319-8616 Part 2]
	Landscaping Drawing Pack [File ref: MGLA250319-8616 Part 8]
	Residential Travel Plan [File ref: MGLA250319-8616 Part 2]
	Sitewide Architectural Drawing Pack [File ref: MGLA250319-8616 Part 3]
	Sustainability Statement [File ref: MGLA250319-8616 Part 2]
	Transport Assessment [File ref: MGLA250319-8616 Part 9]

Please note that some names of members of staff are exempt from disclosure under Regulation 13 (Personal information) of the EIR. This information could potentially identify specific employees and as such constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject.

Due to the number and file size of attachments, these have been placed directly on to our disclosure log:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information/foi-disclosure-log/eir-gurnell-leisure-centre-redevelopment>

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely

Paul Robinson
Information Governance Officer

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

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

Gurnell

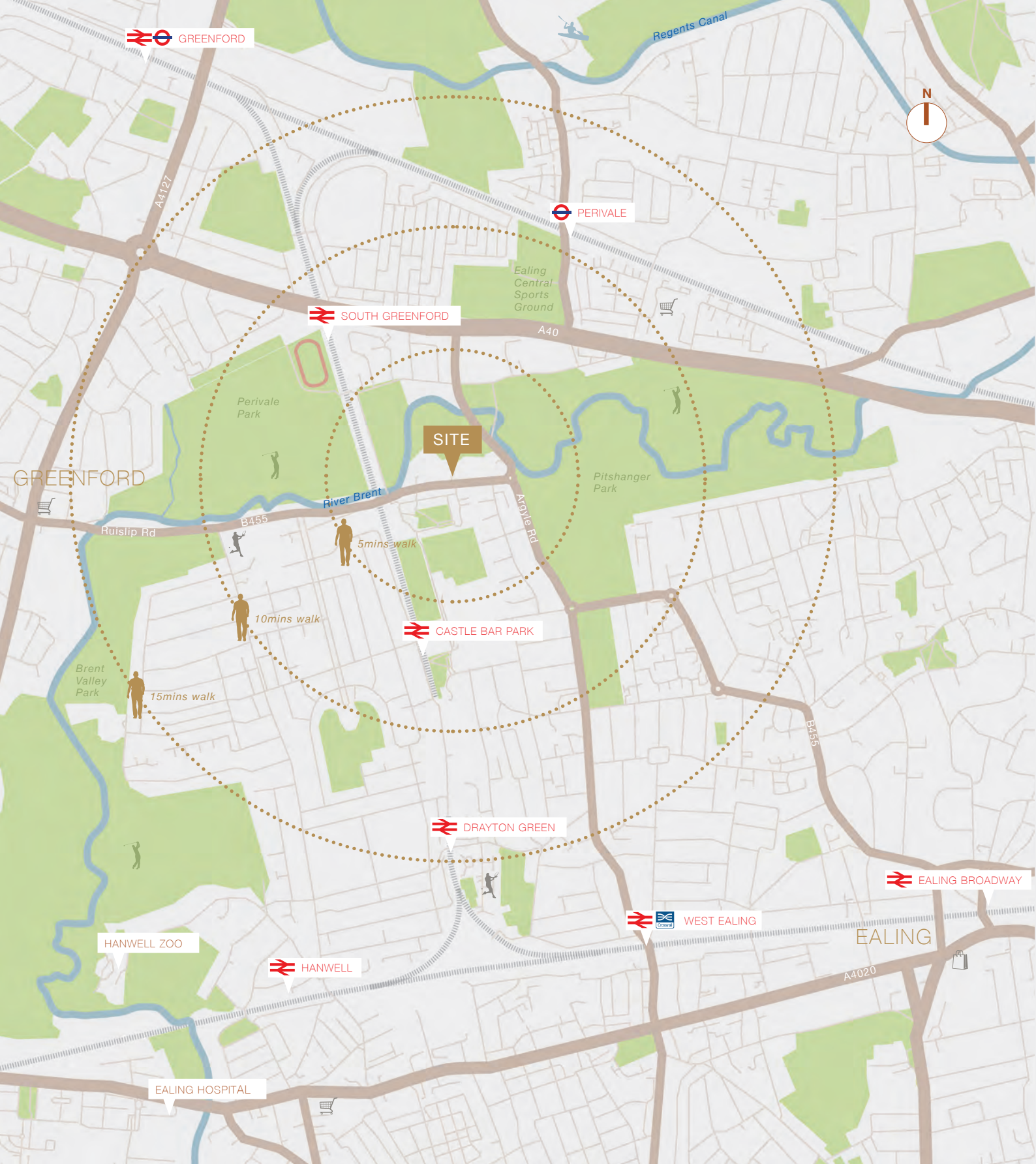
ECOWORLD
INTERNATIONAL
CREATING TOMORROW & BEYOND

3D
REID
























LOCAL AREA

Ealing has an abundance of green areas and both the Regents Canal and River Brent. Ealing Broadway is a centre for commerce and shopping.



LOCATION & CONNECTIONS

A residential location with great links to the city.
Surrounded by green spaces and sports facilities
including the River Brent and Regents Canal

 TAKE A STROLL	 GET ON YOUR BIKE	 RIDE THE BUS	 HOP ON THE TRAIN & TUBE
CASTLE BAR PARK 10 mins 	CASTLE BAR PARK 3 mins 	PERIVALE 15 mins 	CASTLE BAR PARK to WEST EALING 5 mins 
SOUTH GREENFORD 15 mins 	SOUTH GREENFORD 5 mins 		
PERIVALE 20 mins 	PERIVALE 5 mins 	REGENTS CANAL 20 mins 	PERIVALE to OXFORD CIRCUS 25 mins 
GREENFORD CENTRE 18 mins 	REGENTS CANAL 7 mins 		
REGENTS CANAL 30 mins 	EALING BROADWAY 13 mins 	EALING BROADWAY 13 mins 	CASTLE BAR PARK to HEATHROW 45 mins 
EALING BROADWAY 40 mins 			



THE VISION

- New leisure centre with 50m pool, fun pool, fitness facilities and studios.
- Improved visibility and integration of the leisure centre within the setting.
- Panoramic views over a newly landscaped Gurnell Park stretching to the Brent River.
- Within the MOL green belt land and surrounded by green parks and outdoor sports and leisure facilities.
- Mix of PRS and open market sale homes.
- Park to include a Playground, BMX bike and skate boarding parks to enhance the local leisure offers.
- Light retail offer to support residents and visitors to the park

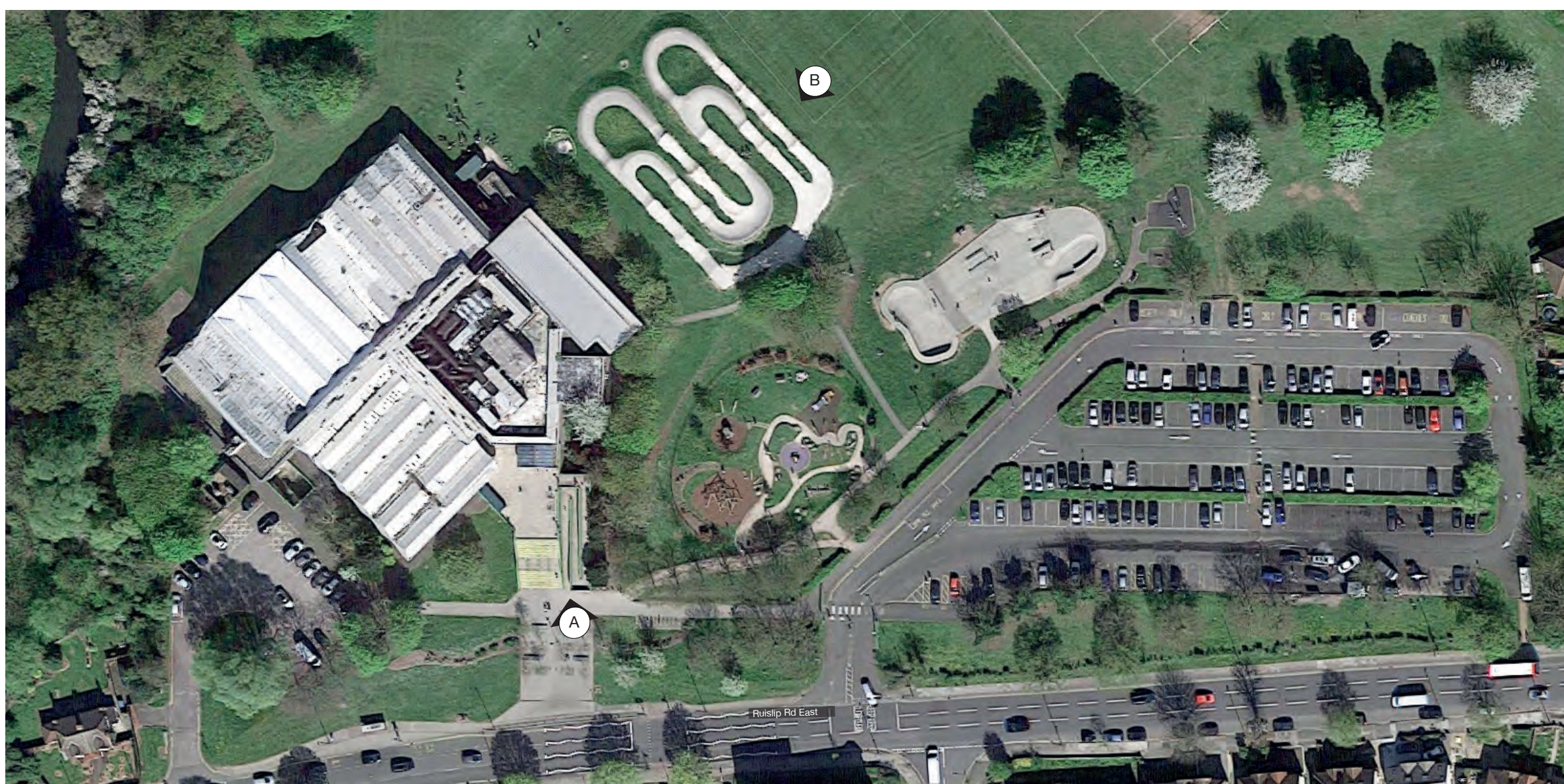
INSPIRATION & CONCEPT

A sinuous ribbon that snakes through the development linking landscape, living and leisure.



THE SITE

- The leisure centre opened in 1981 and needs a significant level of repair.



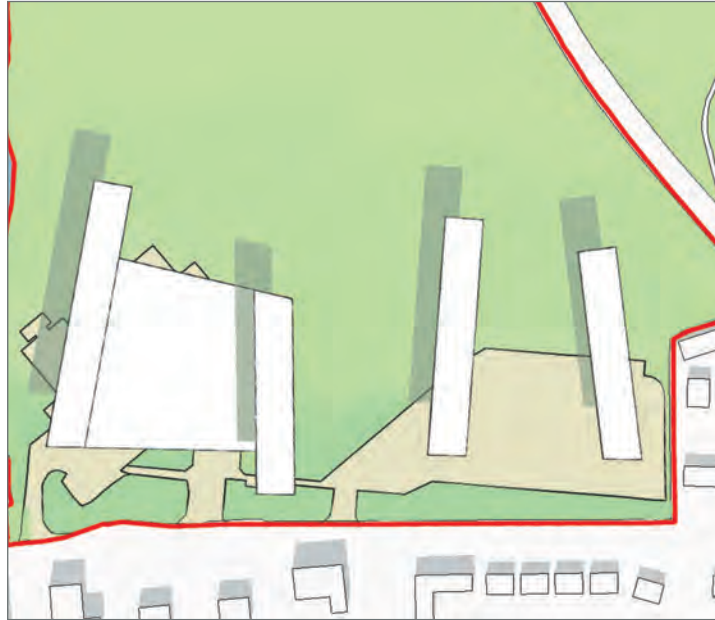
A. GLC Arrival and front aspect

B. View of GLC From North East Skate Park



DESIGN DEVELOPMENT

1. Linear Fingers



2. Linear Fingers Articulated



3. Fingers and Courtyards



4. Podium Courtyard

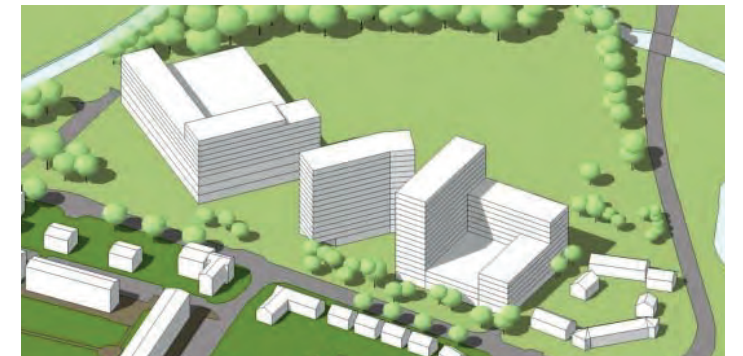
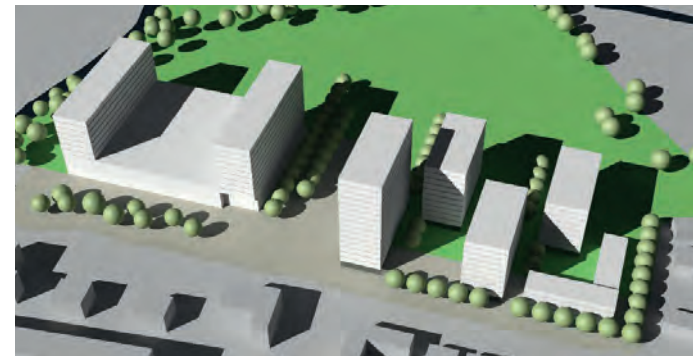


Linear figures pushed too far into the landscape although massing minimised given length of buildings.

Articulated fingers separated Leisure centre and residential but created confusion over access and entry with no single entry.

Compressed linear buildings creates a series of courtyards and openness and accessibility but pushes beyond the PDL

Podium courtyard realigns the massing onto the PDL whilst creating a main access area and a degree of openness between the residential buildings

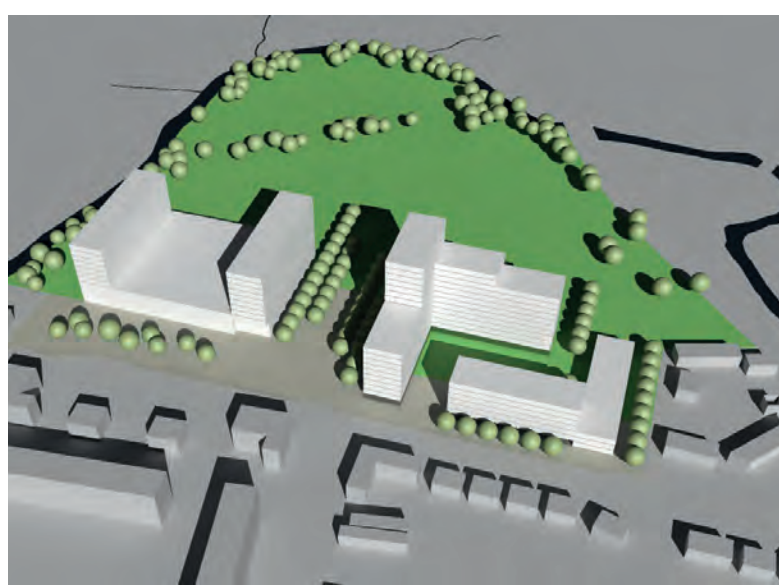


GLA PARAMETERS

The Leisure Centre is re-orientated to the Ruislip Road and the upper levels of residential development moved back to the east and west sides of the building.

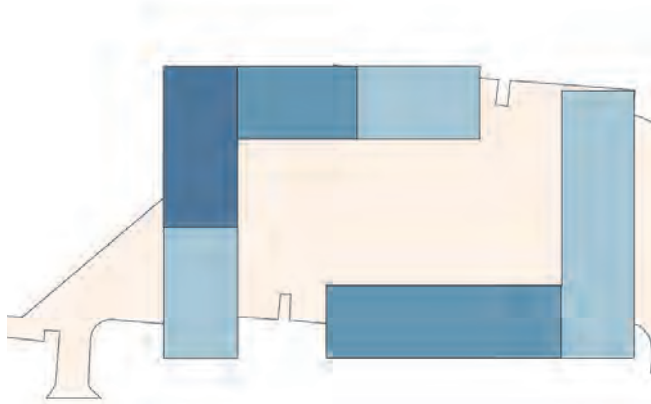
The Podium/Courtyard building simplified with the car park moved to a single basement and two 'L' shaped wings utilised to frame the main entry to the park as well as provide access through the courtyard space.

*The Leisure centre is set out using the urban edge of Peal Gardens and the Residential set out to the northern limit of the PDL (existing carp-ark).
The upper Western edge of this being the subject of a PDL swap returning the triangle of PDL back to MOL on the Southwest of the carp-ark.*

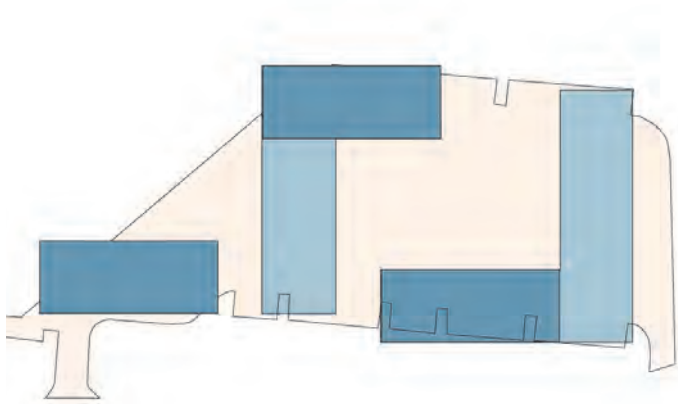


Parameters Scheme agreed in principle with the GLA in April 2018

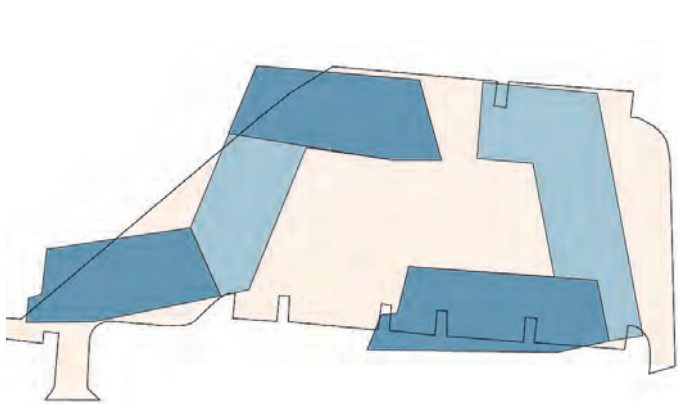
PLAN EVOLUTION



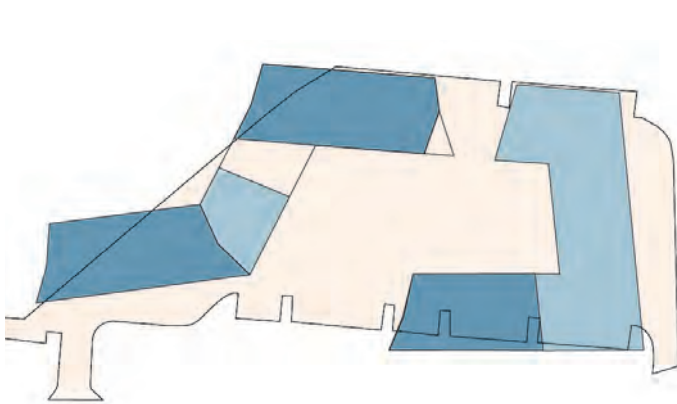
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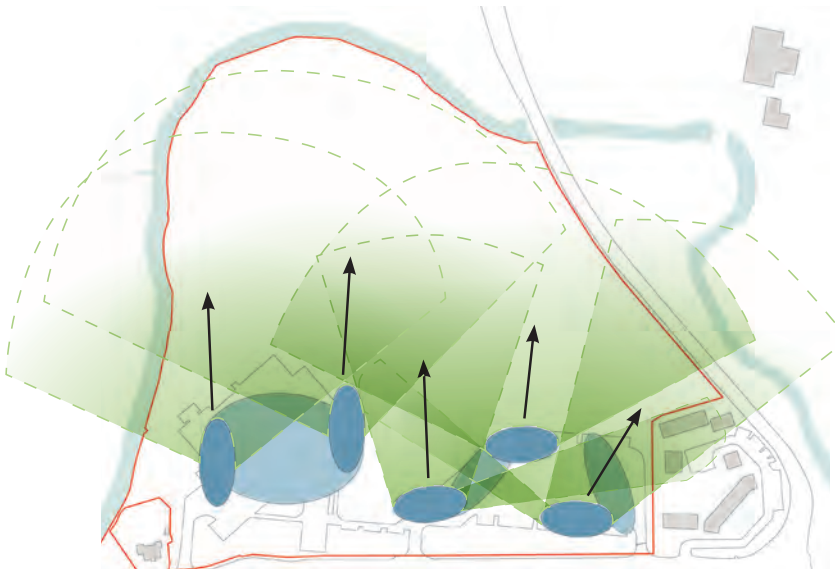
2. Massing reduced through separating the buildings and adding a third high point



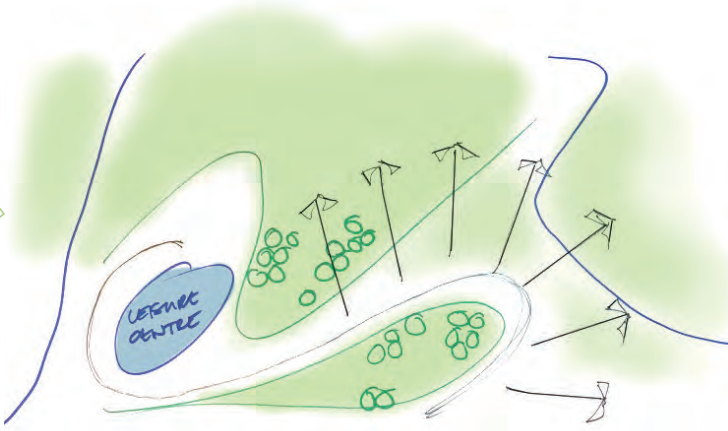
3. Towers rotated to improve views.



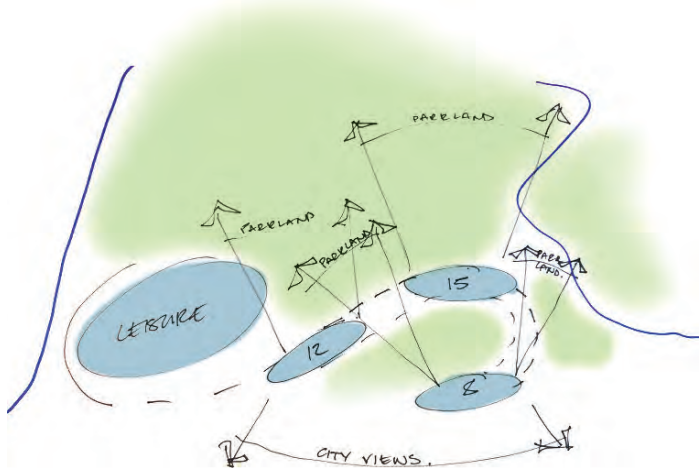
3a. Developed to improve views through and accommodate daylight issues.



Parkland Views



Living and leisure within the park setting



Complementary massing to leisure centre

Massing developed to detailed constraints such as flood requirements and sunlight and daylight requirements. Views through to the park opened up so that longer views are achieved from Ruislip Road East.

DAYLIGHT STUDIES



1. Current Design

The houses along the south-side of Ruislip Road East suffer some loss in terms of sunlight and more importantly, daylight, as a result of the proposed scheme massing.

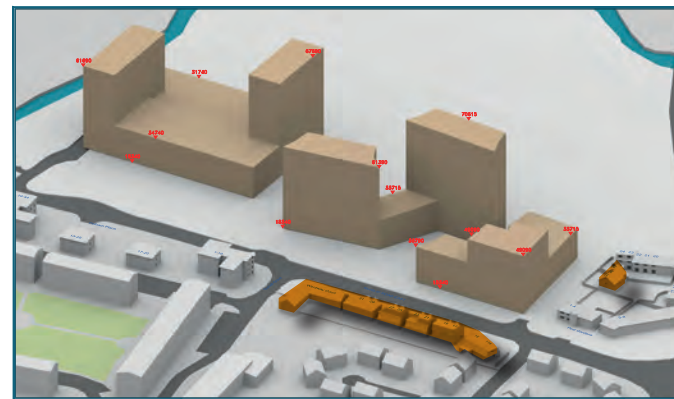
Two of the properties within Peal Gardens are also impacted.

Options were reviewed to understand how the massing can be re-imagined to improve the daylighting conditions within all of the properties.

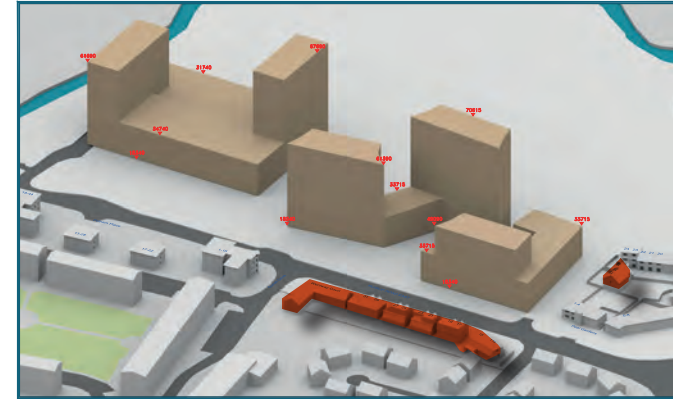
Option 2 and 4 provided the most improvement, however Option 4 was felt to also improve the schemes response to the surrounding townscape.



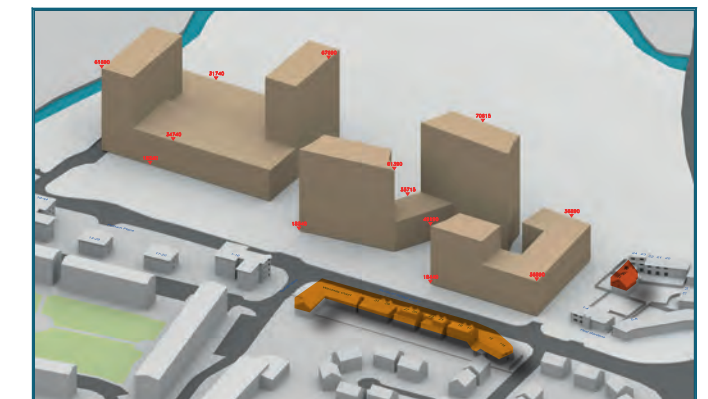
1. Option 2



2. Option 3



3. Option 4



PARAMETERS COMPARISON

- *More articulate distribution of massing*
- *Fewer single aspect units*
- *Fewer North facing units*
- *Neutral MOL land take*
- *Improved relationship with Peal Gardens*



THE MASTERPLAN

BMX TRACK

RUNNING & CYCLE PATHS

SKATEBOARD PARK

PLAYGROUND

RESIDENTS GARDENS

PUBLIC REALM

PROMINENT LEISURE CENTRE ENTRANCE

EQUIVALENT OF 13
RESIDENTIAL LEVELS

EQUIVALENT OF 5
RESIDENTIAL LEVELS

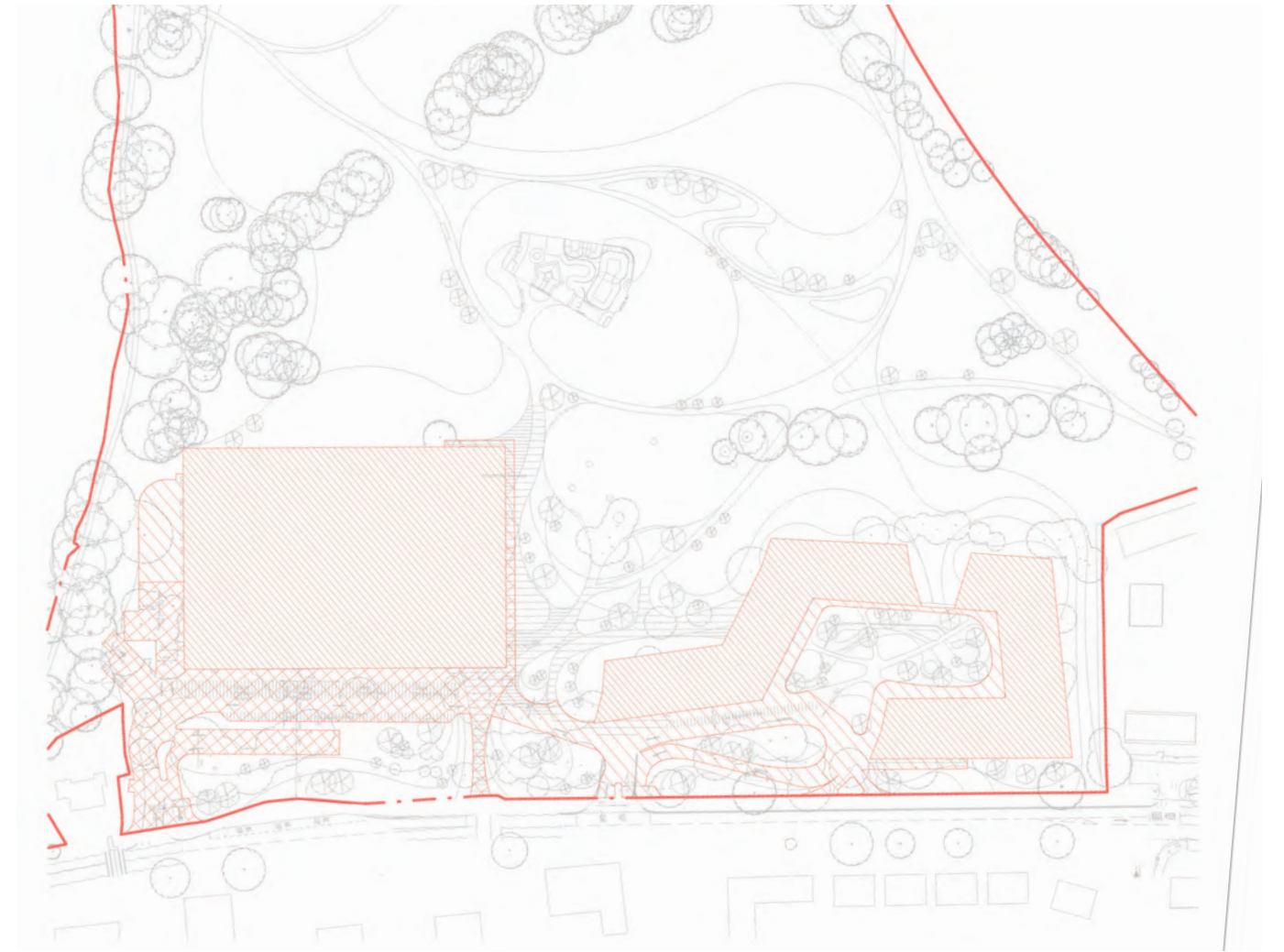
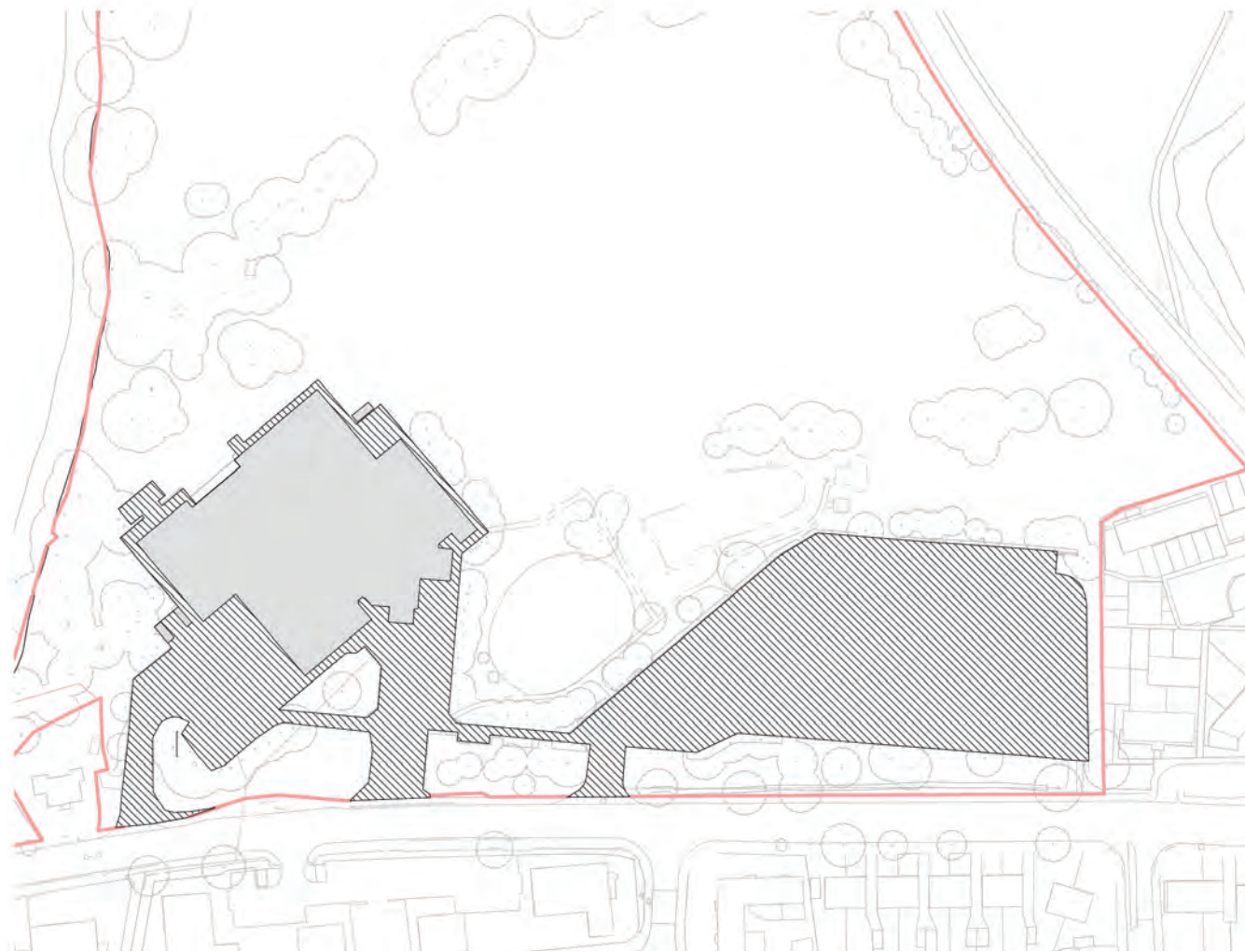
EQUIVALENT OF 15
RESIDENTIAL LEVELS

GF + 16 LEVELS
GF + 12 LEVELS

GF + 6 LEVELS
GF + 9 LEVELS

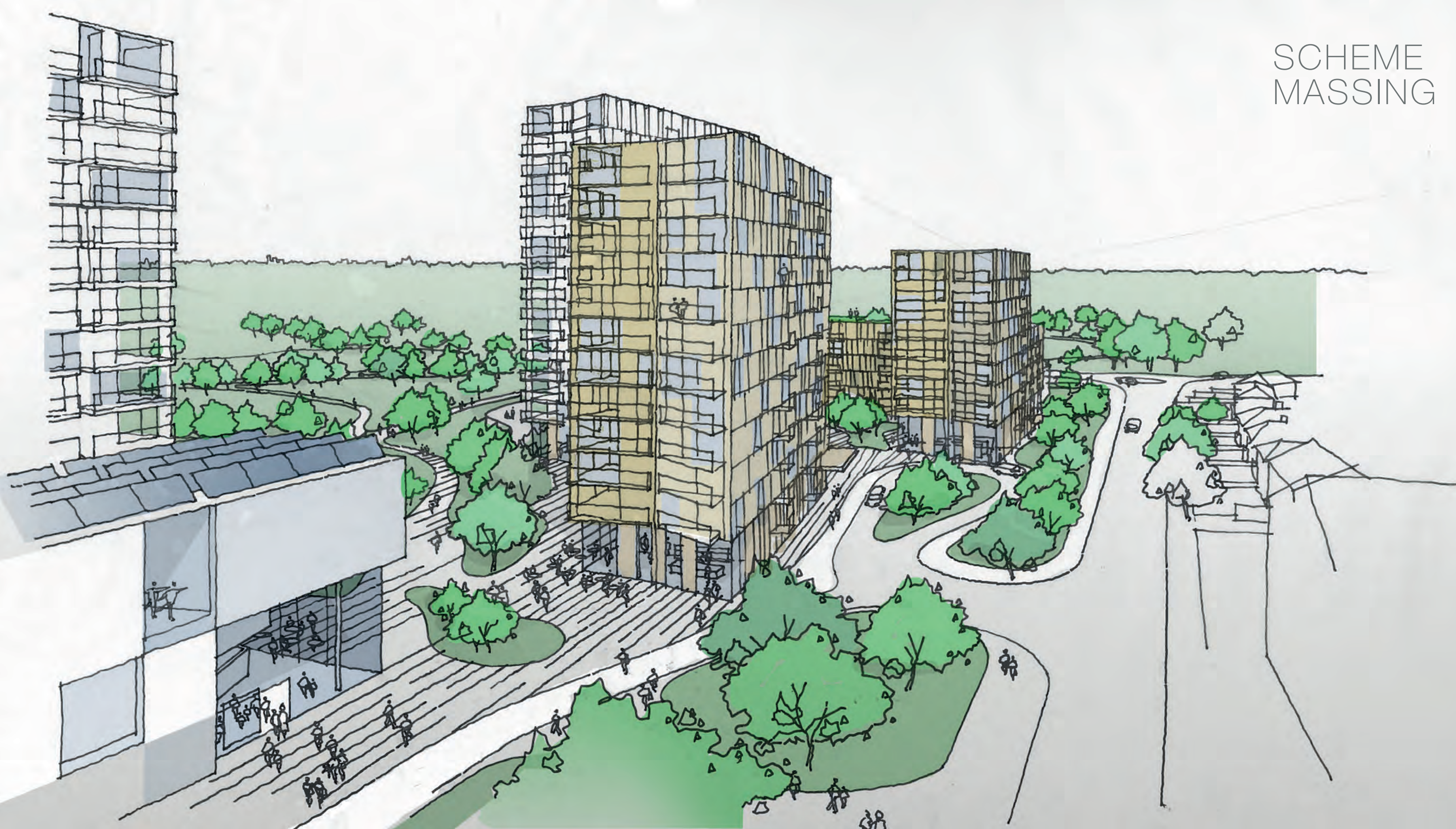


MOL COMPARISON

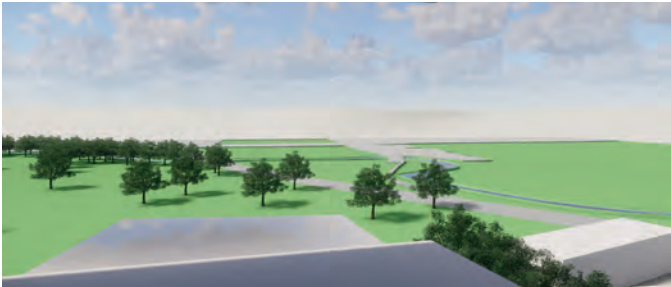


Based on initial RIBA Stage 1 analysis

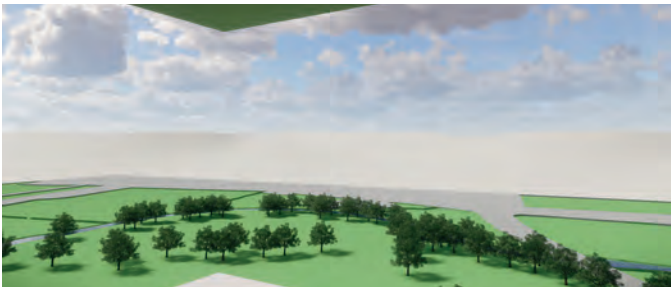
SCHEME MASSING



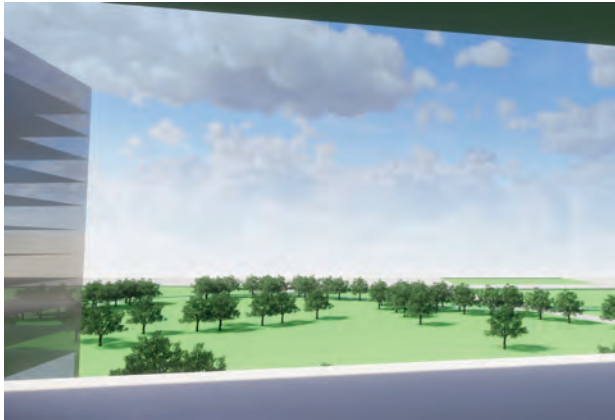
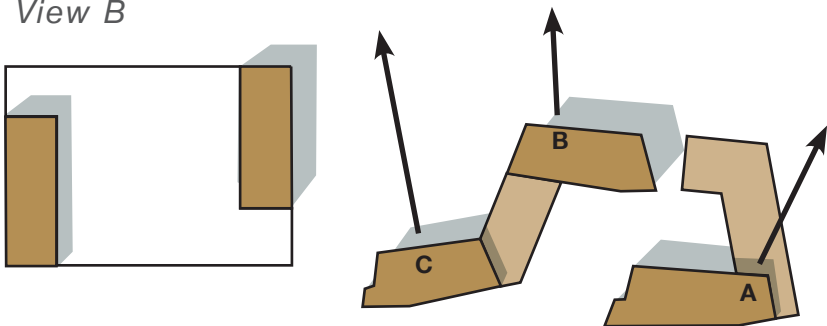
SCHEME MASSING & PARK VIEWS



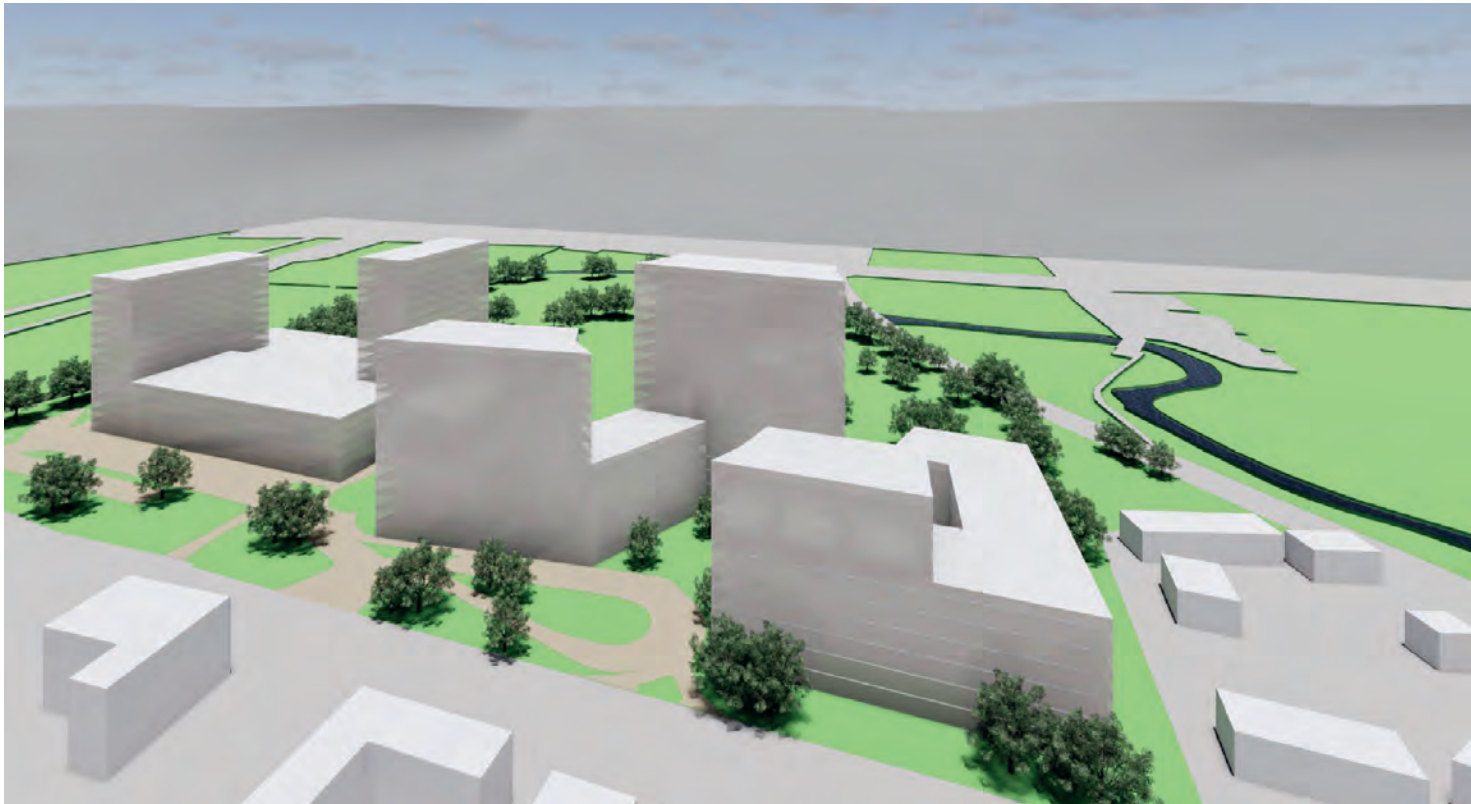
View A



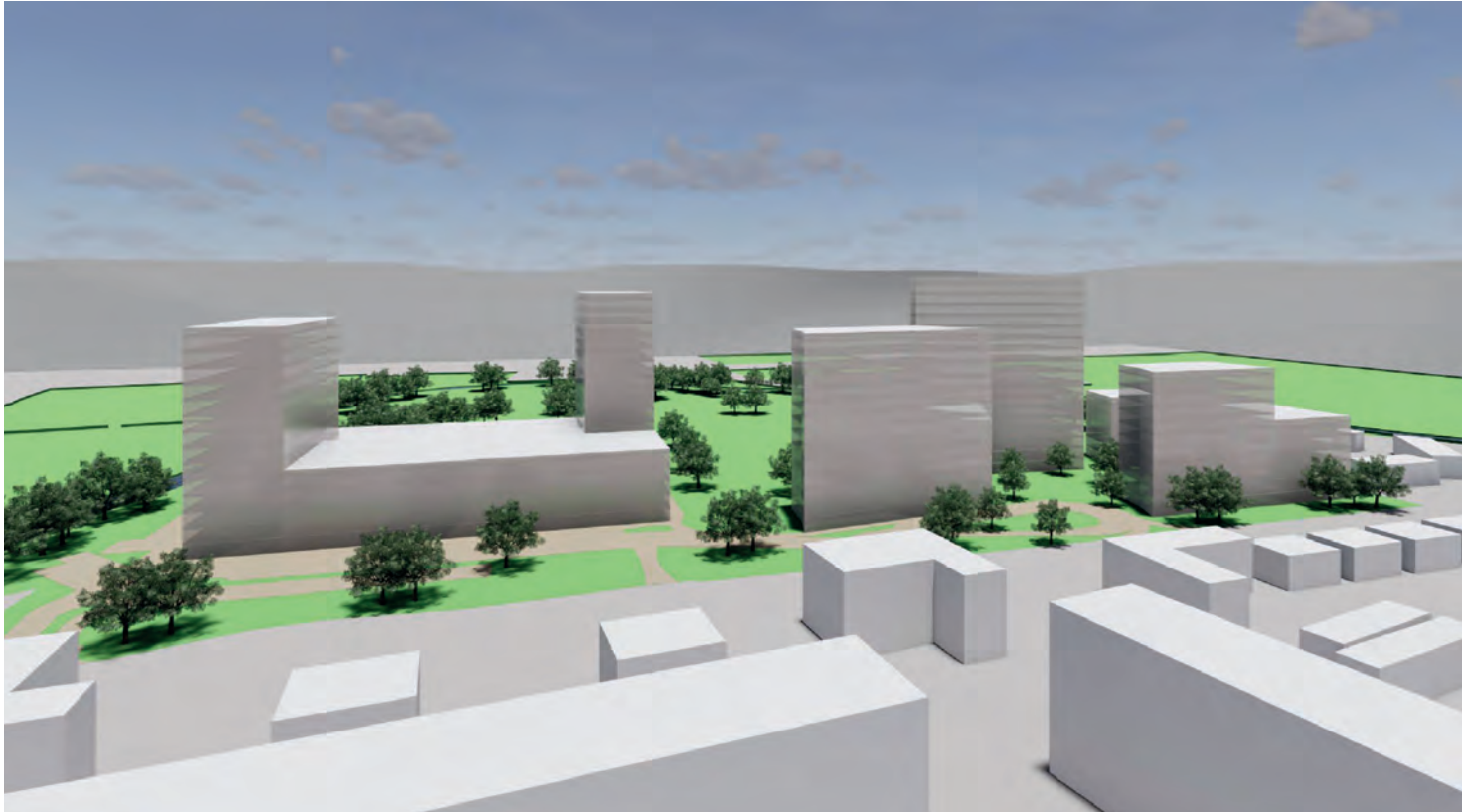
View B



View C



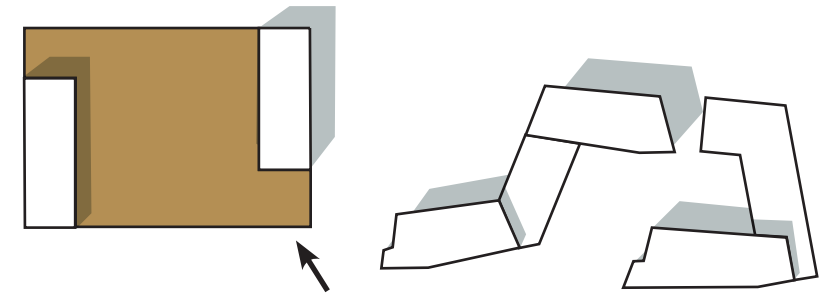
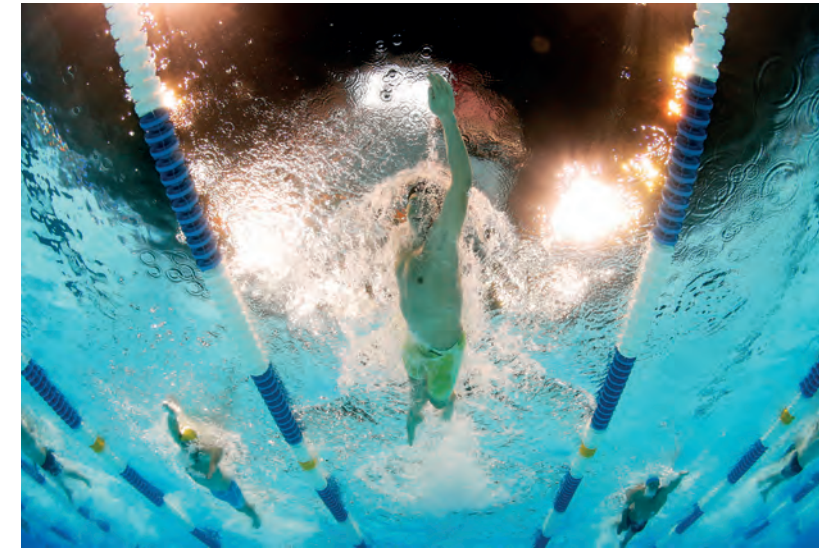
Aerial view - looking North West



Aerial view - looking North



Bagneaux Swimming Pool



A NEW CENTRE FOR LEISURE

50m Olympic Size Pool
Fun Pool
Sauna and Steam Rooms
Changing Areas
Exercise Studios
Spin Bike Studios
Fitness Gym
Soft Play Area
Cafe



LEISURE CENTRE PLAN

- BTR residential buildings shortened to allow emphasis on LC entrance
- Eastern building pushed North to relocate core
- Core relocation allows soft play to interact with cafe area at Ground Floor
- Volume reduced in main Pool Hall



Ground Floor

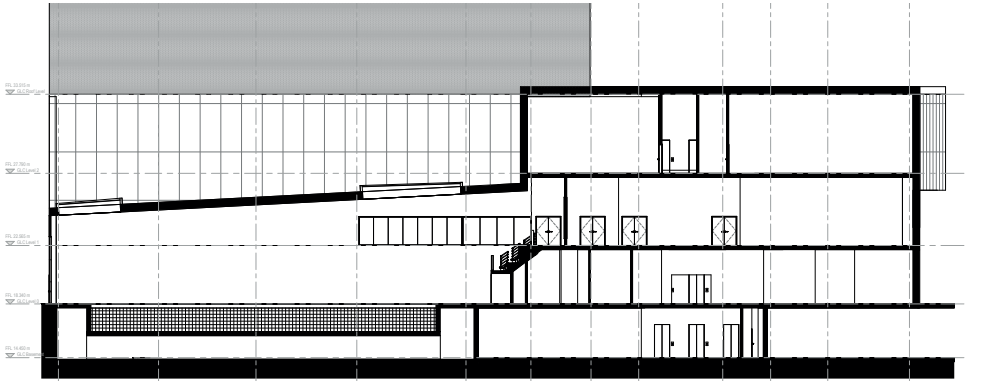


First Floor



Second Floor

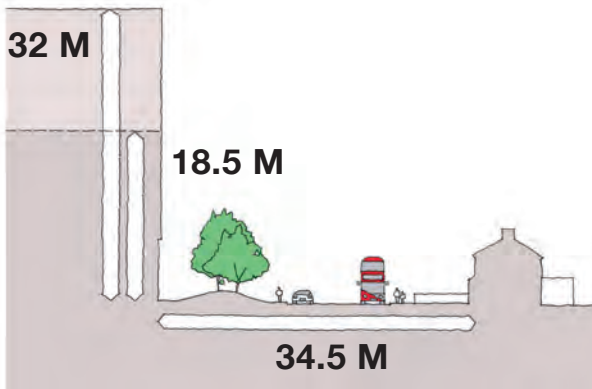
KEY			
Commercial	Plant		
Resi Lobby	Resi Plant		
Resi Hub	Studio Apt		
Commercial	2 Bed Flat		
Bikes	3 Bed Flat		
Bins	4 Bed Flat		



X-Section

GROUND FLOOR PLAN

- *Approx. 620 homes*
- *Leisure Centre*
- *Commercial and ancillary accommodation*
- *Pedestrian access*
- *Cycles into park and development*
- *Vehicular access - drop off, parking and coach drop off*
- *Deliveries and servicing*



KEY			
	Commercial		Plant
	Resi Lobby		Resi Plant
	Resi Hub		Studio Apt
	Commercial		2 Bed Flat
	Bikes		3 Bed Flat
	Bins		4 Bed Flat



Ground Floor

GROUND PLAN USES & ACCESS

Diagrams indicate areas of active frontage and commercial use.

Vehicular access for residents and leisure centre users, along with principal servicing strategy.

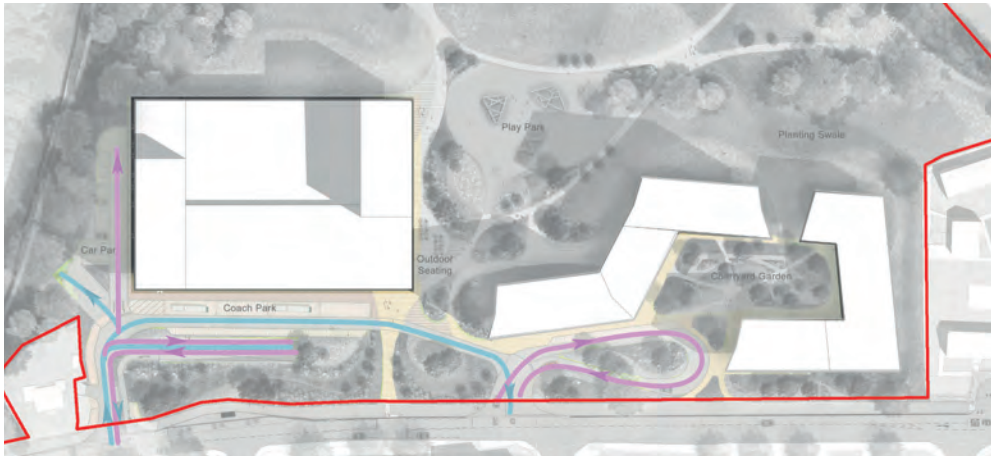
Flood strategy and pedestrian access points are also highlighted.



Active Frontages



Commercial Areas



Vehicular Access



Refuse Collection



Flood Mitigation Strategy



Pedestrian Access

BASEMENT PLAN

- Leisure Centre parking - 175 spaces
- Residential parking - 172 spaces

KEY

Commercial

Resi Lobby

Resi Hub

Commercial

Bikes

Bins

Plant

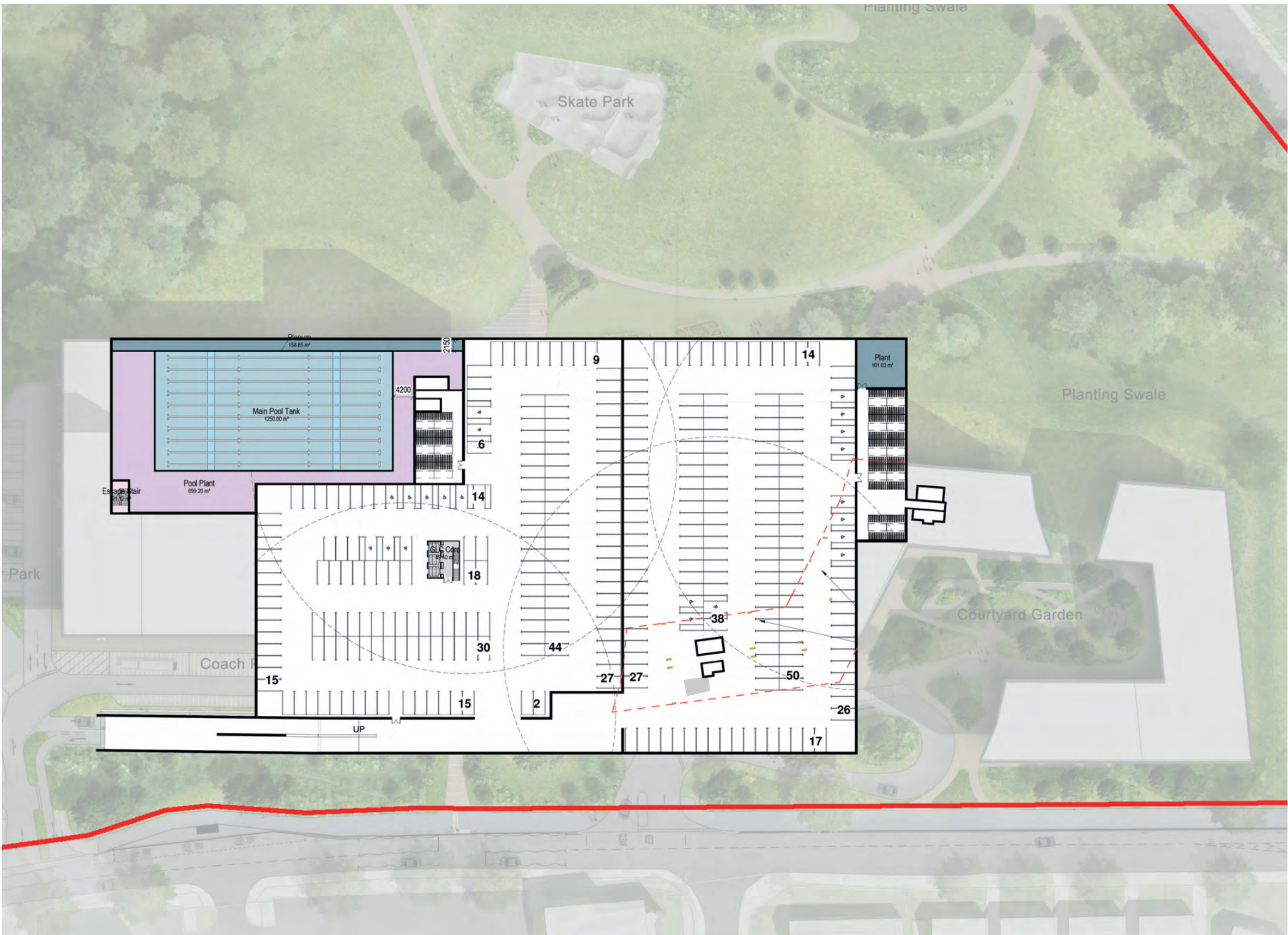
Resi Plant

Studio Apt

2 Bed Flat

3 Bed Flat

4 Bed Flat



Basement Parking



LIVING & PLAYING IN THE PARK

*A space for leisure and relaxation,
open green views and community
facilities.*

LANDSCAPE PROPOSAL

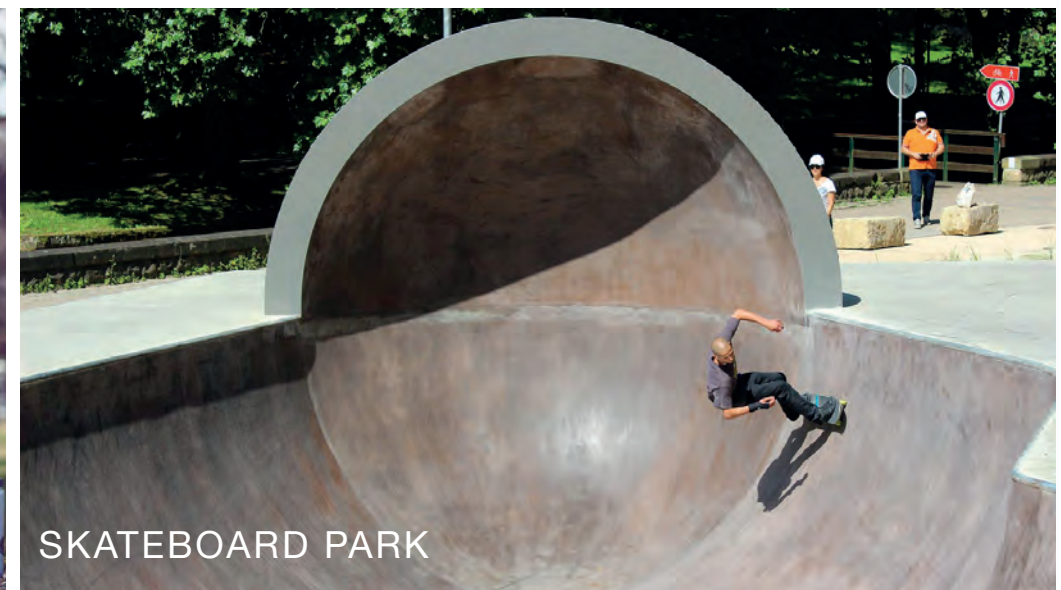
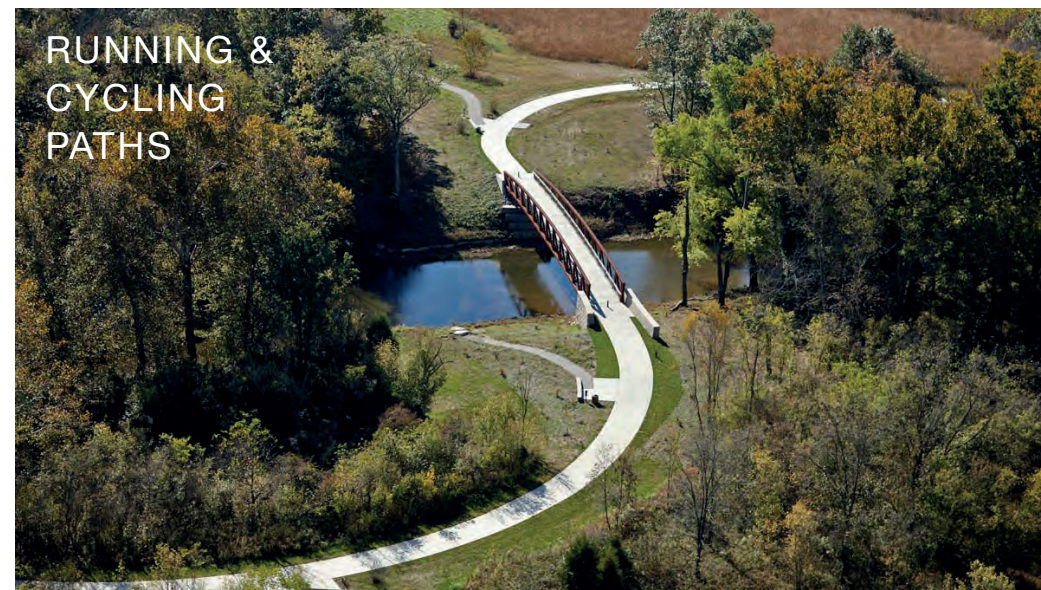


Eye level view through to the park



Eye level view through the courtyard



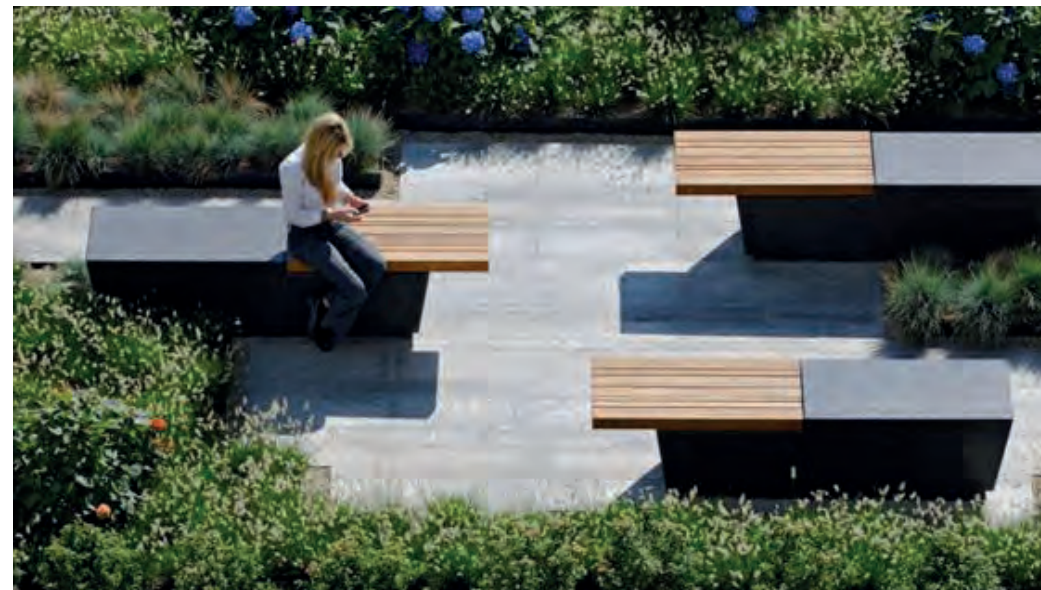




BANDSTAND



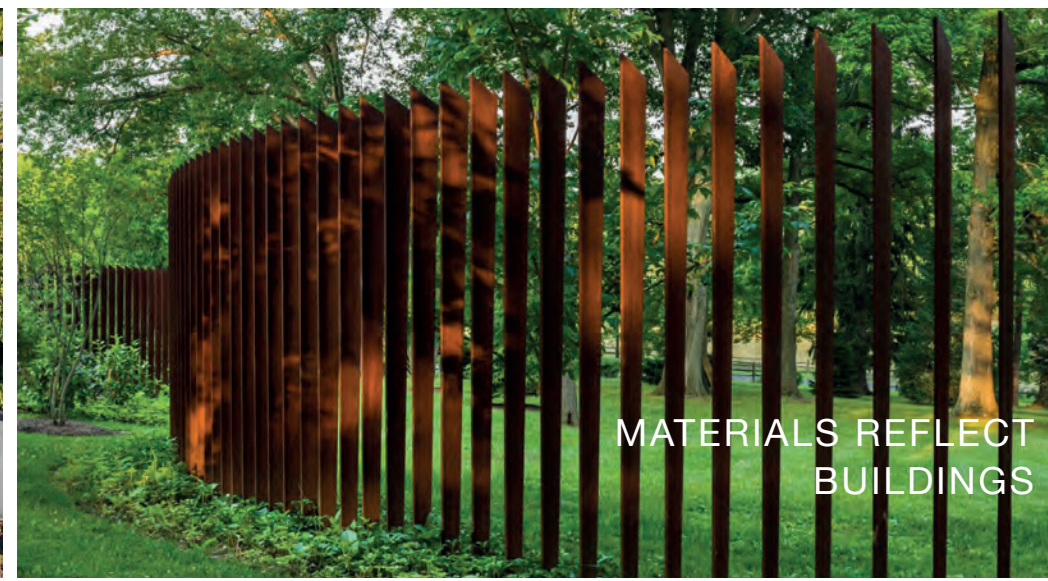
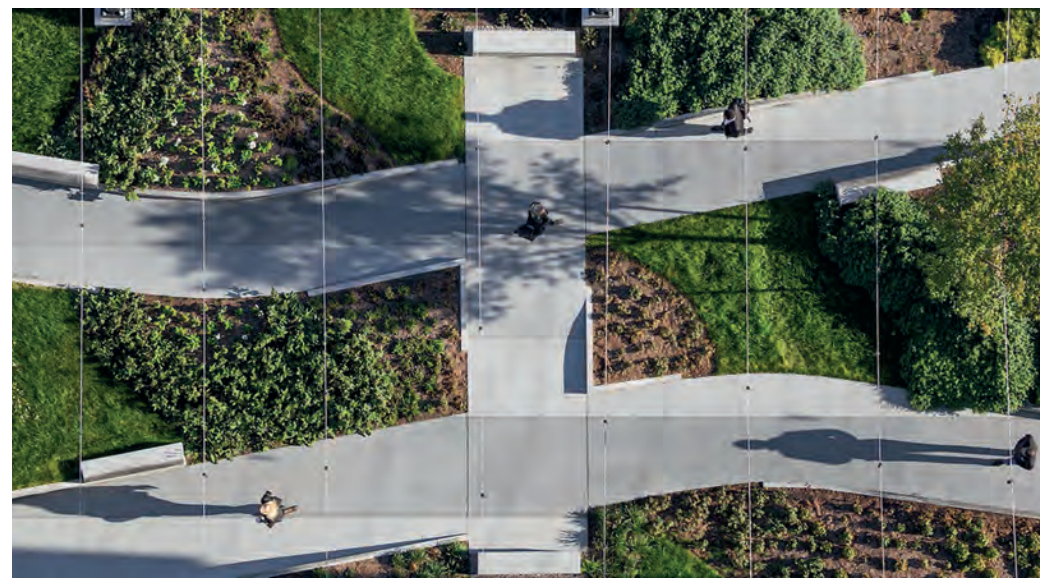
SINUOUS CURVES



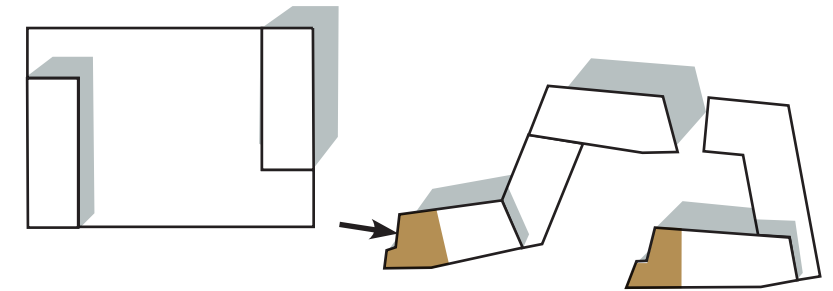
RIBBON
THEME



UNDULATING
LANDSCAPE

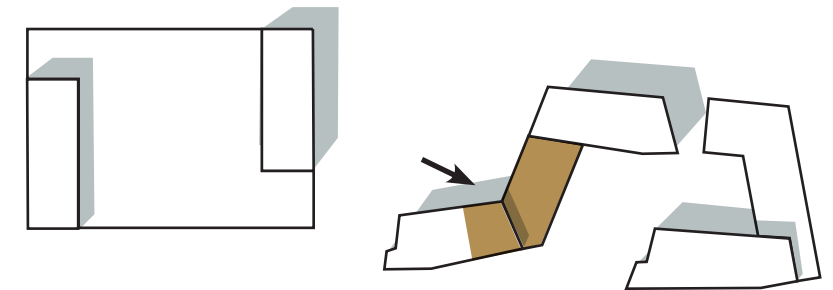


MATERIALS REFLECT
BUILDINGS



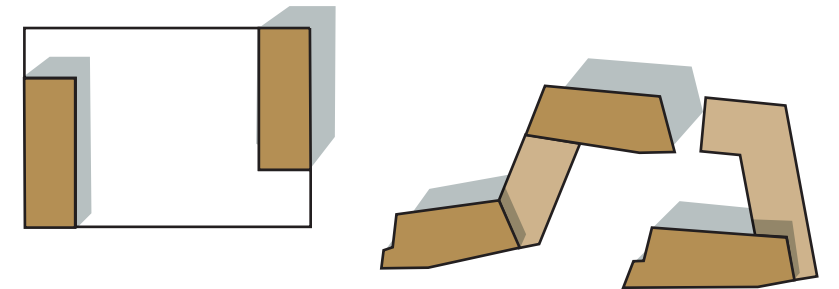
COMMUNITY AMENITIES

Food shops
Cafe
Street interaction



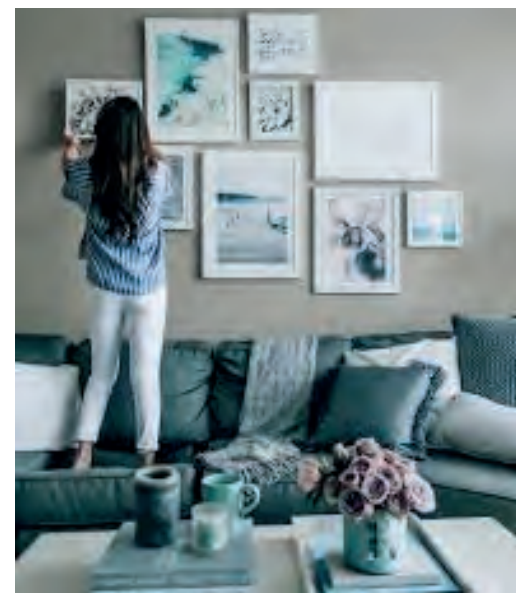
RESIDENTIAL AMENITIES

Security
Concierge
Letterbox and deliveries
Cafe Wifi
Community Areas

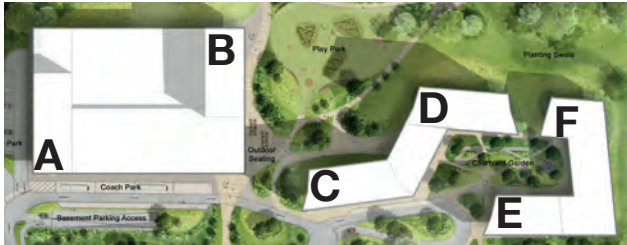


QUALITY HOMES

*Balconies
Far reaching views
Quality materials
Healthy spaces with ventilation and light*



RESIDENTIAL PLANS (OMS)















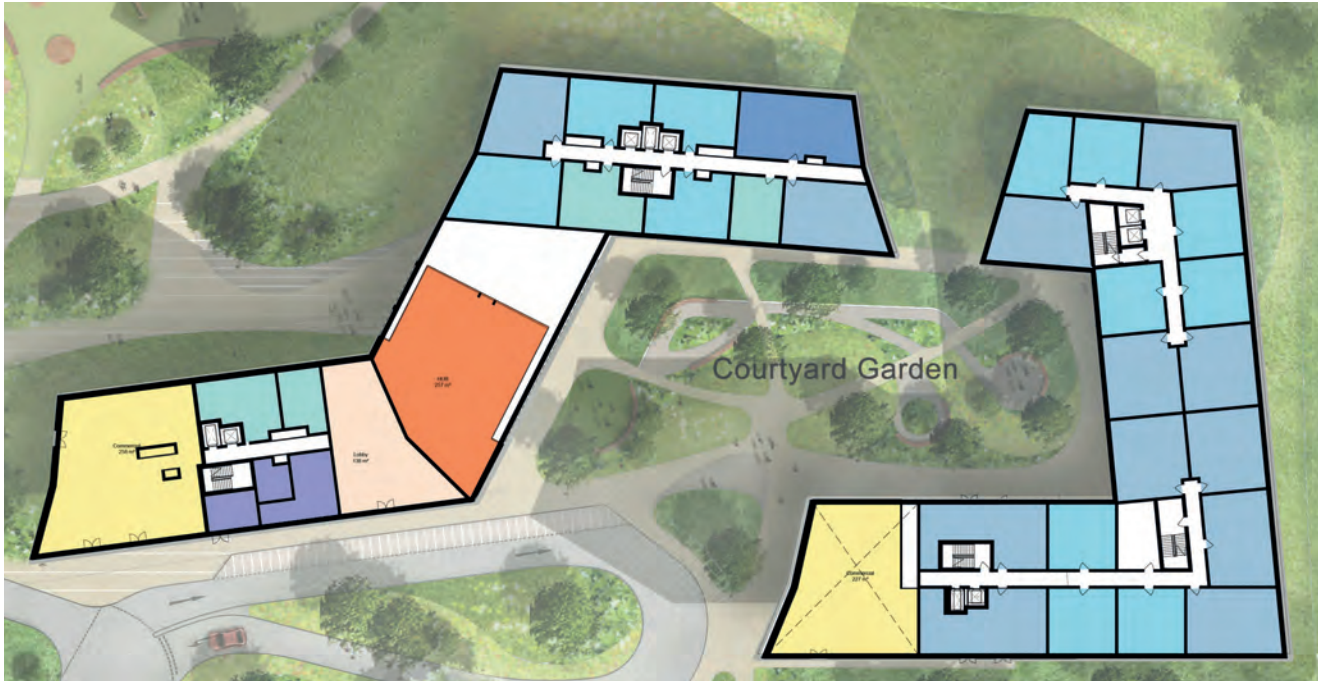
- **Single Aspect Units (59.5%):**
BtR: 111 (55%)
OMS: 247 (62%)
- **North Facing Single Aspect Units (15.6%):**
BtR: 4 (2%)
OMS: 90 (23%)
- **Dual Aspect Units (40.5%):**
BtR: 92 (45%)
OMS: 151 (38%)
- **Typical Units per Core:**
BtR: A= 9 B= 9
OMS: C= 8 D= 9 E=6 F=9
- **Approx. Number of People per Core:**
BtR: A=265 B=238
OMS: C=285 D=408 E-F=135
- **Cycle Parking Provision:**
BtR: A-B= 328
OMS: C-D=450 E-F= 244

Accommodation Schedule

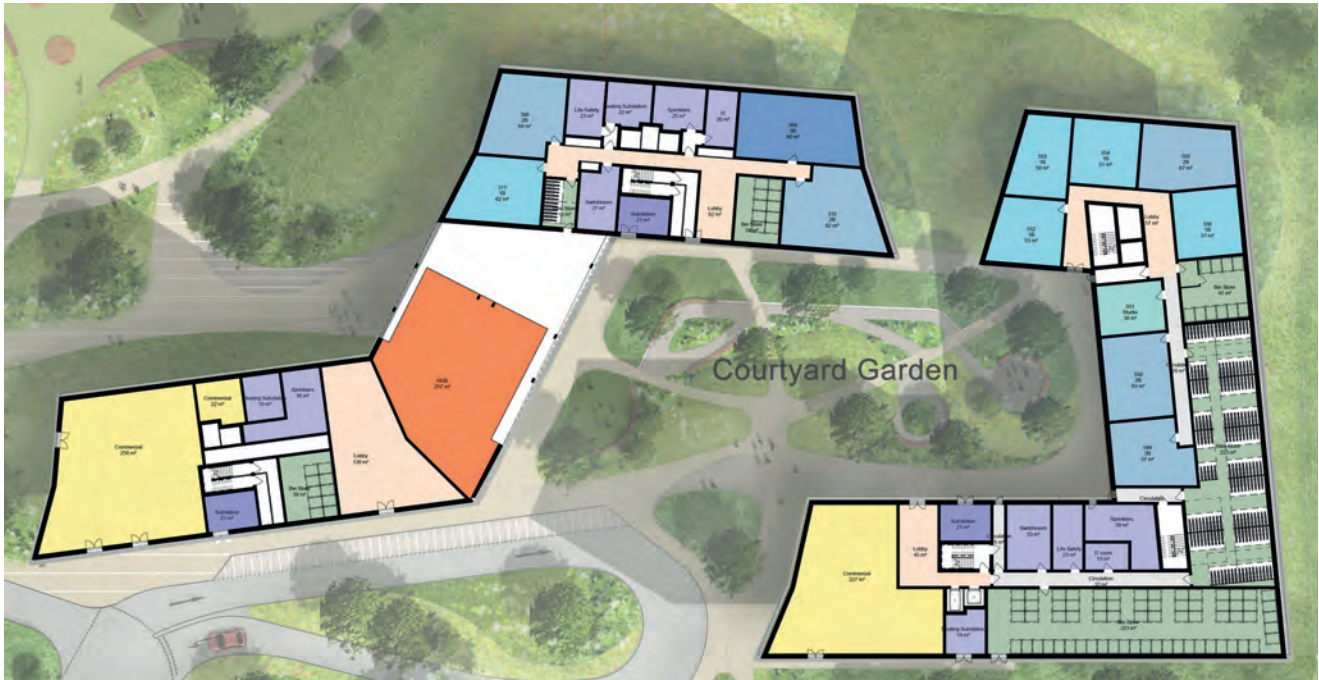
OMS	TOTAL	
1 Bed (1p)	18	5%
1 Bed (2p)	192	48%
2 Bed	164	41%
3 Bed	24	6%

398

KEY			
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	Resi Hub		Studio Apt
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	Bins		4 Bed Flat

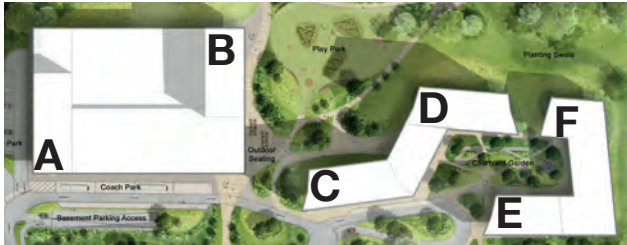


First Floor



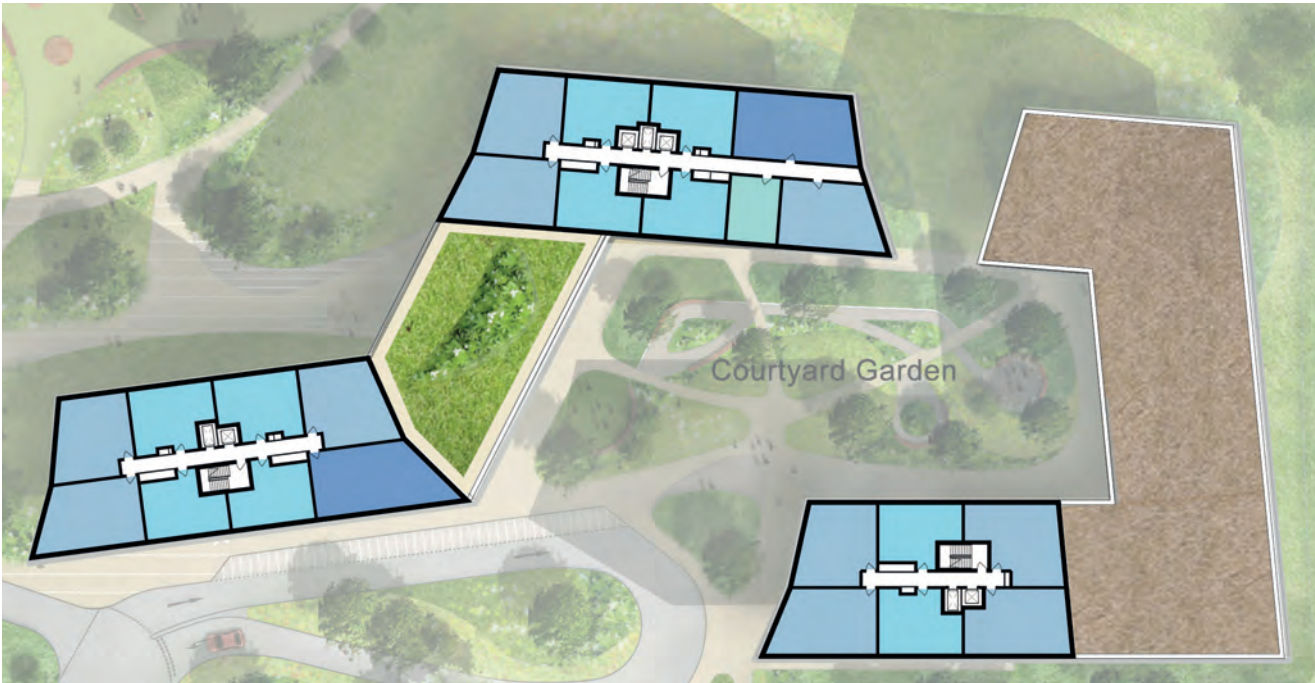
Ground Floor

RESIDENTIAL PLANS (OMS)

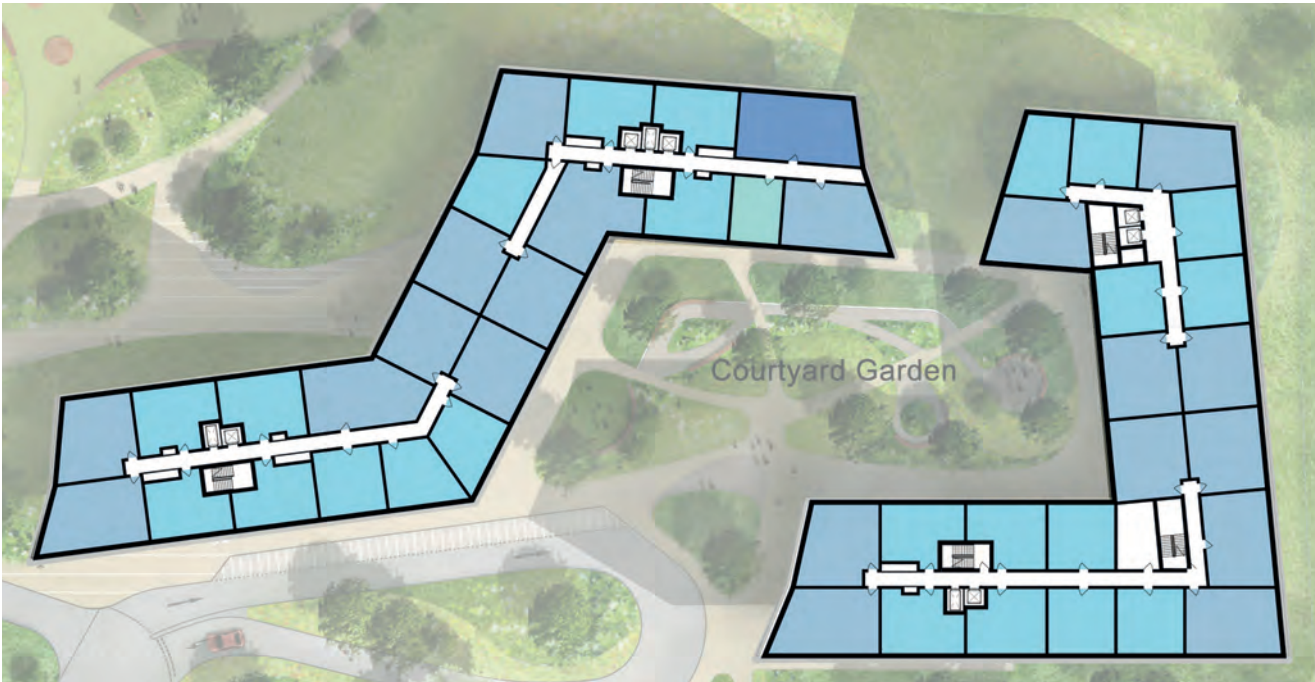


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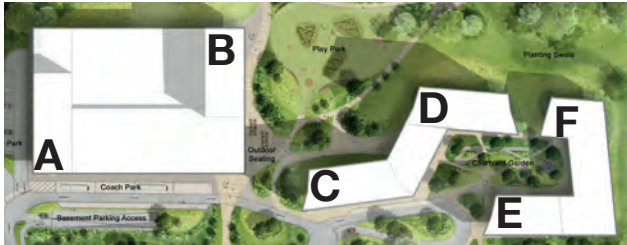


Typical Upper Levels Sixth through to Sixteenth



Second to Fifth Floor

RESIDENTIAL PLANS ABOVE LEISURE (BTR)

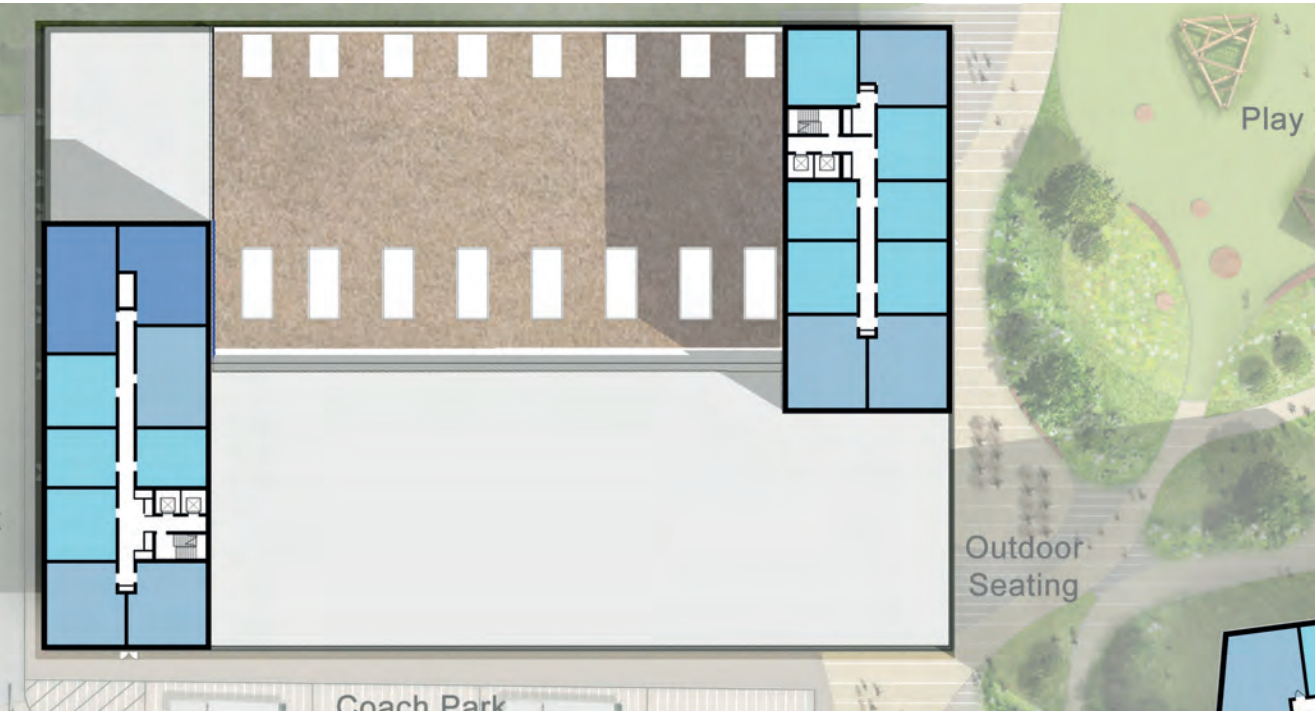


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BtR: 111 (55%)
OMS: 247 (62%)
- **North Facing Single Aspect Units (15.6%):**
BtR: 4 (2%)
OMS: 90 (23%)
- **Dual Aspect Units (40.5%):**
BtR: 92 (45%)
OMS: 151 (38%)
- **Typical Units per Core:**
BtR: A= 9 B= 9
OMS: C= 8 D= 9 E=6 F=9
- **Approx. Number of People per Core:**
BtR: A=265 B=238
OMS: C=285 D=408 E-F=135
- **Cycle Parking Provision:**
BtR: A-B= 328
OMS: C-D=450 E-F= 244

Accommodation Schedule

BTR	TOTAL	
1 Bed (1p)	42	21%
1 Bed (2p)	78	38%
2 Bed (3p)	36	18%
2 Bed (4p)	29	14%
3 Bed (4p)	9	4%
3 Bed (5p)	9	4%
	203	

KEY			
<div></div>	Commercial	<div></div>	Plant
<div></div>	Resi Lobby	<div></div>	Resi Plant
<div></div>	Resi Hub	<div></div>	Studio Apt
<div></div>	Commercial	<div></div>	2 Bed Flat
<div></div>	Bikes	<div></div>	3 Bed Flat
<div></div>	Bins	<div></div>	4 Bed Flat

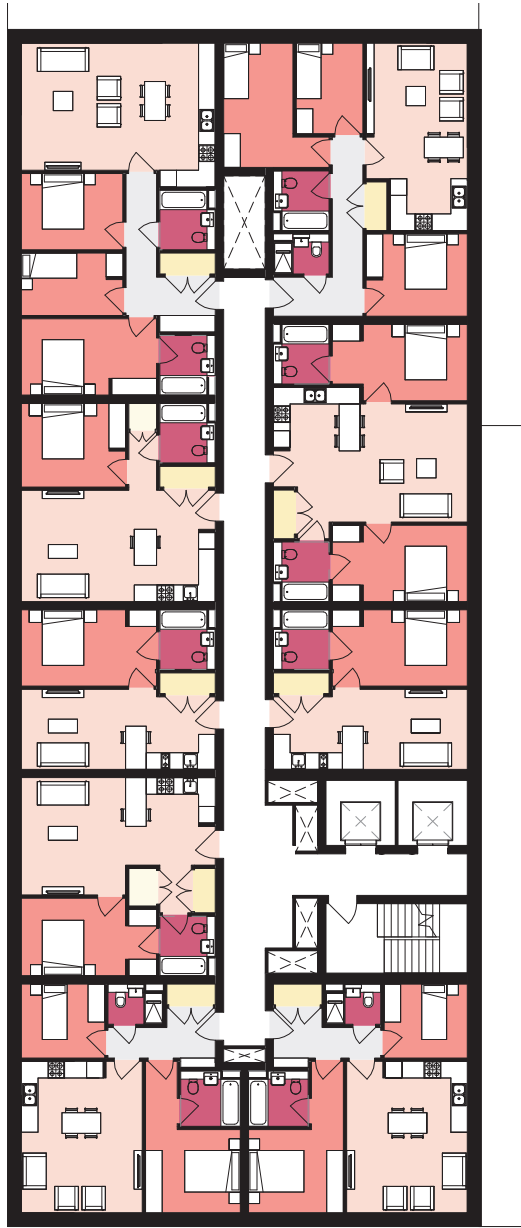
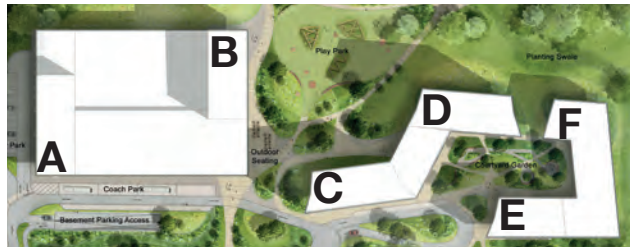


Typical Upper Levels



1st - Floor

TYPICAL
ROOM
PLANS



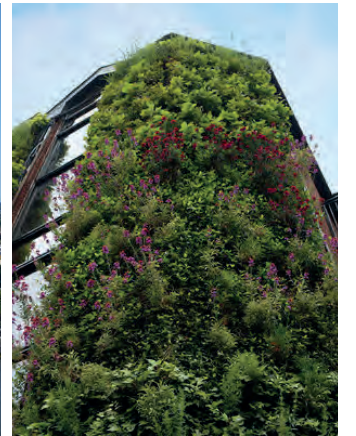
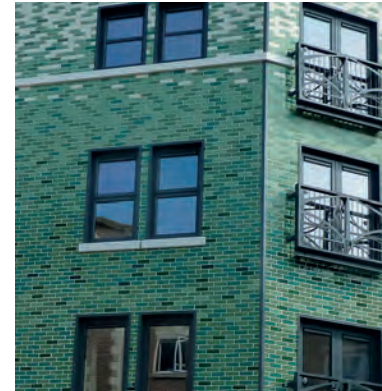
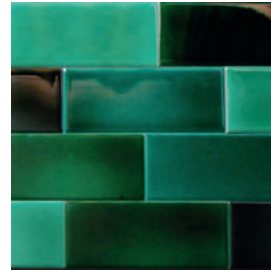
BTR Typical Floor Plan - Building A



OMS Typical floor plan - Building C

CONCEPT STYLE & MATERIALITY

A palette of eco-friendly and natural materials. Organic shapes and sinuous lines. A plan that maximises views over the park.



FACADES CONCEPT



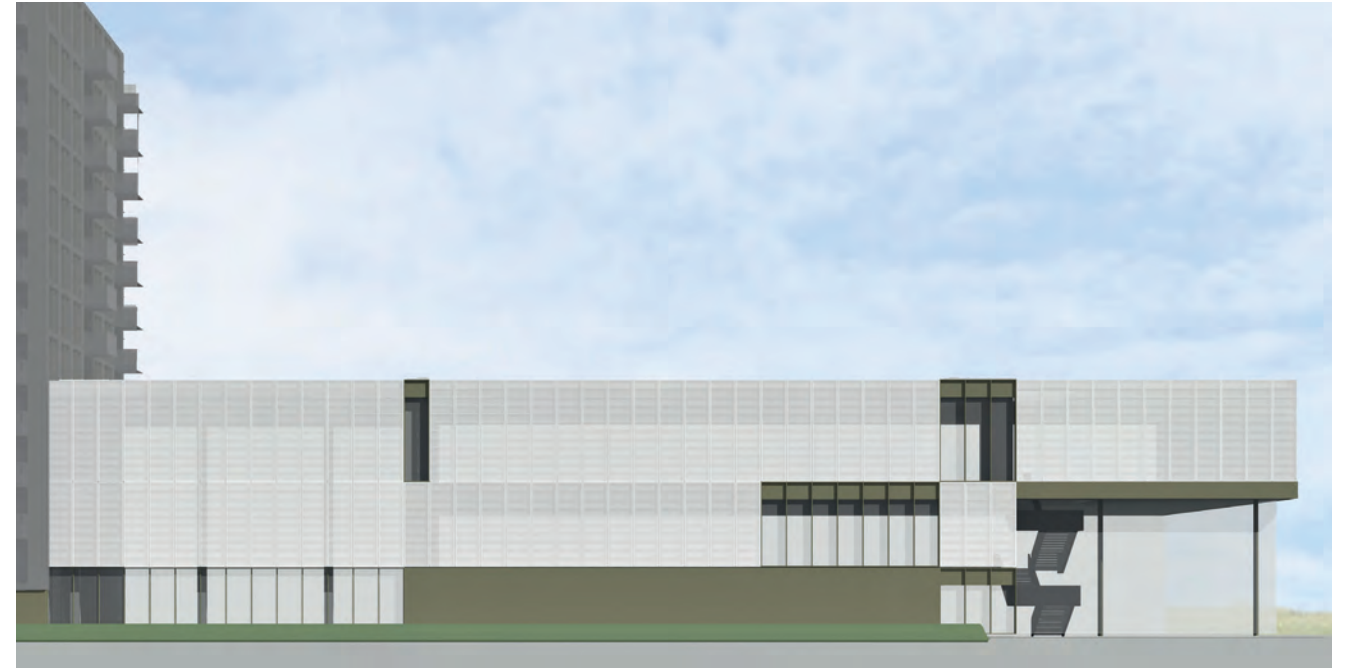
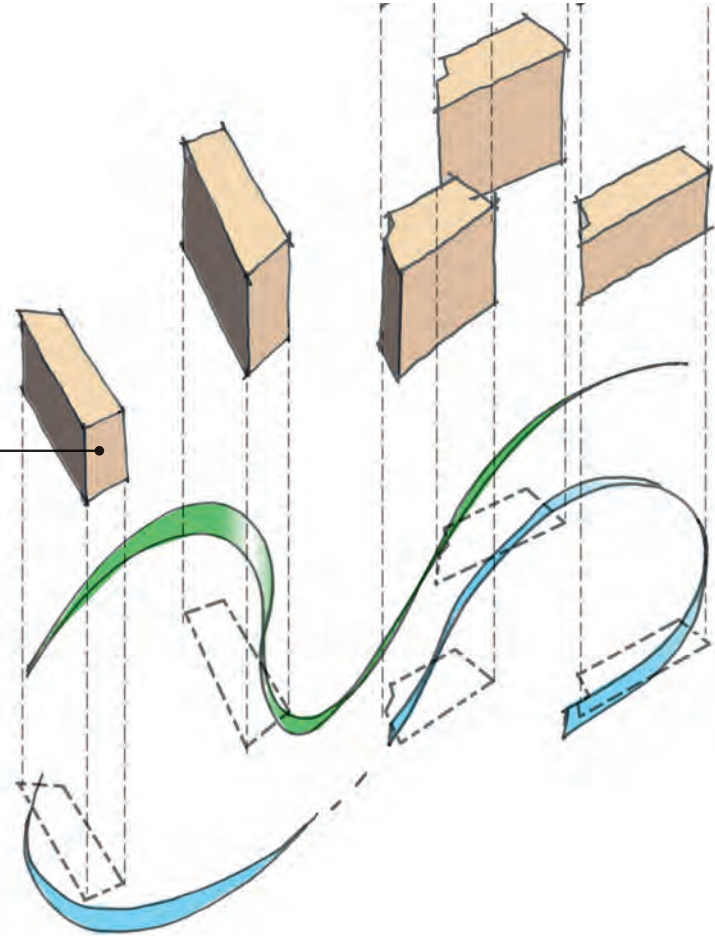
Feature Balconies



Angular Buildings



Podium as a Ribbon



FACADES CONCEPT



Gurnell

