

Gurnell Leisure Centre Meeting Note

What:

GLA Pre-Application Workshop

Where:

3DRieds Offices, 1 Hills Place, Soho, London W1F 7SA

When:

14th December 2017

Who:

GLA

██████████ - [██] - (GLA - Case Officer)

██████████ - [██] - (GLA - Urban Design)

LB Ealing

██████████ - [██] - (LBE - Planning)

Applicant

██████████ - (LBE - Major Projects and Development)

██████████ = [██] - (Be)

Paul Boulter - [PB] - (Be)

██████████ = [██] - (Be)

██████████ = [██] - (Be)

Design Team

██████████ = [██] - (3DReid)

██████████ = [██] - (3DReid)

██████████ = [██] - (3DReid)

██████████ = [██] - (HED)

Bob McCurry - [BM] - (Barton Willmore)

Tudor Jones - [TJ] - (Barton Willmore)

How:

Short presentation by Design team on site constraints, followed by detailed discussions on alternative layout and massing options using a 3D foam model.

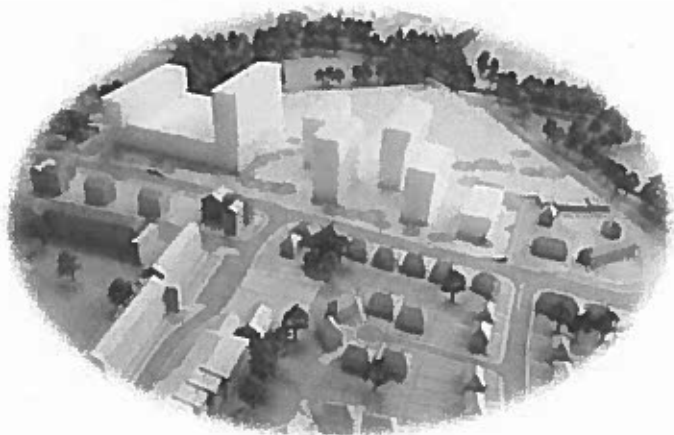
Notes:

- Objective of the meeting was to find a more appropriate scheme layout which is closer to the previous 'fingers' approach but one which better utilises the area above the leisure centre and existing car park (PDL).
- [REDACTED] noted a circa 60m potential development zone from the back of pavement to the rear of the car park. However he also noted that there is a benefit in providing a 'buffer' area of public realm separating the road and new development, potentially similar in scale to the existing strip (circa 10m).
- [REDACTED] noted the existing tree line behind the car park provided a natural break.
- [REDACTED] noted that an efficiency study had taken place meaning that the buildings lengths could be reduced without reducing the number of units. [REDACTED] advised this is the right approach.
- Impact on Peal Gardens needs to be minimised. Development should move further away from those dwellings and the building line should be respected.
- [REDACTED] are comfortable to keep MOL designation for the whole site, and therefore that MOL can run through the development – and confirmed that there is no need to re-designate an arbitrary area behind the proposed development.
- [REDACTED] noted that Argyle Road and Ruislip Road East are key views. It was agreed that key viewpoints need to be discussed and agreed.
- The leisure centre should be re-orientated to run parallel with Ruislip Road East.
- A 'u-shaped' block was considered above the leisure centre – however it was concluded that it created problems with the swimming pool span / structure, north facing units and reducing openness with the 'super-structure' form.
- Two linear buildings running north-south either side of the leisure centre box, have least impact on the function of the leisure centre (pool) and minimise / reduce north facing units. This was considered the appropriate design response. In addition, it was considered the two linear buildings above the leisure centre knitted better with the fingers blocks to the east in terms of layout, helping draw the two parts of the site together visually.
- Taller buildings are better suited in the middle of the scheme, where they have least impact on neighbours and can have a large amount of public realm to provide a better setting. Specifically, [REDACTED] considered that Block B, i.e. the eastern block on top of the leisure centre, should be the taller element of Blocks A and B.
- The staggering of buildings with 3 blocks at the front and 2 at the rear provide a good balance of utilising the existing PDL and providing permeability and a sense of openness.
- Measurement of existing and proposed PDL / building footprint will be key and this needs further detailed work in terms of loss / gain, notably for Block C. [REDACTED] appeared willing to accept the improvement to the MOL by moving the leisure centre block forward, versus the 'creep' into the MOL of the proposed fingers blocks, i.e. the principle of a 'land swap'.
- Central amenity space linking building blocks providing residential amenity is considered acceptable, subject to design and scale.
- [REDACTED] asked the team to confirm the percentage of amenity/communal area versus private residential floorspace.
- Location of the leisure offer in the park needs to be reviewed with revised layout.
- A footpath to the east near Peal Gardens should be explored.
- Apartment layouts, sizes and number of units per core were discussed. However it was considered that this level of detail required an additional separate meeting.
- BM and TJ confirmed that utilising the existing site access points is preferred from a transport and transport safety perspective.

- The provision of affordable housing on-site needs further consideration, in the context on enabling development.
- [REDACTED] accepted the position that enabling residential development is required in order to deliver the leisure centre, but further discussion is required regarding the quantum of development (c.600 units) – this is still under scrutiny and needs to be supported / justified by appropriate viability analysis

Agreed Indicative Layout:

- [REDACTED] noted that they were really encouraged by the progress made.
- Opposite is a photo of the outcome of the workshop.
- Enclosed is a pack of information with further details of site constraints and the outcome of the workshop prepared by 3DReid dated 14th December 2017.



Next Steps:

1. Applicant team to provide meeting note, details on site constraints and photos of the foam model scheme agreed during the workshop.
2. [REDACTED] to prepare formal written pre-app response and issue as soon as possible following receipt of item 1 above.
3. [REDACTED] to arrange Mayoral briefing.
4. [REDACTED] to meet with [REDACTED] (another GLA design officer) to discuss Be's approach to apartment layouts and space standards.
5. [REDACTED] to set up a viability meeting in the New Year.

BARTON WILLMORE

20 December 2017