### **GREATERLONDONAUTHORITY**

(by email)

Our Ref: MGLA300120-1531

24 February 2020

Dear

Thank you for your request for information which the Greater London Authority (GLA), received on 29 January 2020. Your request has been considered under the Environmental Information Regulations (EIR) 2004.

#### You requested:

- A full list of correspondence between the GLA and London Borough of Ealing, EcoWorld, Be:Here Ealing or any other parties Including any meetings that have been held between March 2019 and the present. To include copies of any such correspondence including any attachments to emails and papers submitted in meetings in the same timeframe.
- All internal documentation within the GLA, including but not limited to emails, correspondence, meetings, notes, reports etc from 2015 to current date with regards to the Gurnell Redevelopment.

Please find attached the information we hold within the scope of your request. In order to avoid duplication this does not include information we have already released <a href="https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information/foi-disclosure-log/eir-gurnell-leisure-centre-redevelopment">https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/foi-disclosure-log/eir-gurnell-leisure-centre-redevelopment</a>.

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.

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA300120-1531.

Yours sincerely,

#### Senior 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: <a href="https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information">https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information</a>

**Sent:** <u>13 January 202</u>0 17:27

To:

Cc:

Subject:

RE: Gurnell Leisure Centre (ref: GLA/4287)

Hi

The scheme is broadly the same as when we last spoke. There is no change to the bulk and massing. You will recall that we discussed the formal GLA preapp response and the points that have been incorporated. As a reminder, we have moved the location of the refuse store in Building F, added balconies/terraces to the ground floor units, and introduced Air Source Heat Pumps instead of a CHP.

The main change since we last spoke is affordable housing. You are aware that we are now proposing LAR in Building A and Shared Ownership in Building B. However, the Ealing Council's Housing team wanted to revise the mix, to reduce the number or studios and 2B3P units. We therefore have fewer units in these buildings than previously outlined but they have the same net area, i.e. the A/H units are larger.

The current proposal is:

LAR units - 98

S/O units - 98

Private units - 403

Total units - 599

We are awaiting sign off from the Council's Housing team on the latest amendments to Buildings A & B and will then update the planning reports. As Bob outlined, we are targeting a submission at the end of the month.

Hopefully this all makes sense. Let me know if you have any comments.

Thanks,



Development Director

Eco World London Development Company Ltd (05349278) 25 Victoria Street, London,SW1H 0EX

#### www.ecoworldlondon.com

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Sent: 13 January 2020 15:02

To:

Cc:

**Subject:** RE: Gurnell Leisure Centre (ref: GLA/4287)



Thanks for the update and yes, I would still be the GLA case officer for the scheme.

**Thanks** 

**Principal Strategic Planner, Development Management** 

**GREATERLONDON**AUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

london.gov.uk

From:

Sent: 13 January 2020 13:34

To: Cc:

**Subject:** Gurnell Leisure Centre (ref: GLA/4287)

Dear

I hope you are well.

I'm writing in relation to the Gurnell Leisure Centre proposals to provide and update on the preparation and submission of the application and to double check that you are still the GLA Case Officer on this project, as I'm aware there's been a bit of shuffling around of staff and projects at the GLA recently.

I can confirm that EcoWorld have now got themselves in a position with LB Ealing and their housing delivery arm, Broadway Living, whereby the proposals are finalised and the application can be lodged as soon as we have competed a few final matters.

Just so you're aware, there's been some changes in staff at the Council and at Broadway Living and this has resulted in a bit of delay so we were unable to lodge before Xmas 2019.

However, EcoWorld has now instructed its team to finalise the application for submission by the end of January 2020, which means a Stage I referral could be with you at the beginning / middle of February. The objective would be to seek a Stage I response before purdah, seek an LBE Committee Resolution in May 2020 and a GLA Stage II decision in June 2020 following the Mayoral election.

Therefore, please could you confirm that you're still the Case Officer for the Gurnell Leisure Centre site and I will keep you informed of progress over the coming weeks.

Please do not hesitate to contact me if you wish to discuss further.







DDI:

W: www.bartonwillmore.co.uk
7 Soho Square, London, W1D 3QB



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**Sent:** 01 May 2019 14:23

To:

**Subject:** FW: Gurnell - GLA pre-app response

I would appreciate it if you could let me know when you are free to meet up to discuss the GLA pre-app response. Thanks,



Land and Planning Director

Eco World London Development Company Ltd (05349278) 25 Victoria Street, London, SW1H 0EX

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From:

Sent: 25 April 2019 14:21

To:

Cc:

Subject: RE: Gurnell - GLA pre-app response

When we last spoke, I talked you through our suggested approach to the GLA Pre-App response note issued 15 February. You seemed happy with our approach, were pleased that we were adopting some of the comments and understood why others were not we were not being incorporating. You recommended that we arrange an informal meeting in the GLA café to go through these in person and you also wanted to invite some colleagues. As such, please could you let me know when you are available.

Thanks,



Land and Planning Director

Eco World London Development Company Ltd (05349278) 25 Victoria Street, London, SW1H 0EX

**Sent:** 01 May 2019 15:28

To:

**Subject:** RE: Gurnell - GLA pre-app response

Next Thursday afternoon works for me. Let me check with the rest of the team and I will then confirm. In the interim, please could you hold this time.

Thanks,



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From

Sent: 01 May 2019 15:14

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Hi

Sorry for the delay.

I've been head down working on a public hearing report. However, the hearing has now been postponed to July.

So I now have a relatively clear diary

I could do Thursday PM or Friday next week?

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**Sent:** 02 May 2019 11:51

To:

**Subject:** RE: Gurnell - GLA pre-app response

Okay. There has been regular dialogue between our MEP consultant and the GLA officer responsible for energy. I just thought it would be helpful for you to hear their comments in person. We will still discuss the changes to the energy strategy with you so you know what has happened.

From:

**Sent:** 02 May 2019 11:38

To:

Subject: RE: Gurnell - GLA pre-app response

Hi

I wouldn't be able to get someone from our energy to discuss this, unfortunately, as this meeting would just be a catch up meeting, rather than a pre-app.

From:

Sent: Thursday, May 2, 2019 11:34 AM

To:

Subject: RE: Gurnell - GLA pre-app response

I will come back to you shortly to confirm, once I hear back from the team, but would expect us to be able to make the Friday instead. We would like to discuss the revised energy strategy at the meeting, as such please could you invite the appropriate person from your side.

From:

Sent: 02 May 2019 10:28

To:

Subject: RE: Gurnell - GLA pre-app response

HI I

It would be good if could also come and looking at his diary, he's actually not available on Thursday afternoon next week.

Friday between 10-1 pm or 3pm to 4pm would be good for both me and however.

From:

Sent: Wednesday, May 1, 2019 3:28 PM

To:

Subject: RE: Gurnell - GLA pre-app response

Next Thursday afternoon works for me. Let me check with the rest of the team and I will then confirm. In the interim, please could you hold this time.

Thanks,



#### Land and Planning Director

#### Eco World London Development Company Ltd (05349278) 25 Victoria Street, London, SW1H 0EX

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From:

Sent: 25 April 2019 14:21

**Sent:** 02 May 2019 12:55

To:

**Subject:** RE: Gurnell - GLA pre-app response

Hi

It would be good to see as well. As such, please could we go for the 3-4pm slot on Friday 10th.

I propose that there will be a representative from Ecoworld and Ealing Council (landowner not planning authority), plus the architect and our planning consultant. We will no longer take the MEP specialist, as I suspect that you do not want too much technical detail, but will still talk through the changes to the energy strategy with you. Let me know if this works for you.

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**Sent:** 02 May 2019 10:28

To:

Subject: RE: Gurnell - GLA pre-app response

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#### GREATERLONDONAUTHORITY

#### Pre application meeting agenda GLA/4287

## **Gurnell Leisure Centre, Ruislip Road East**

meeting date: 11 January 2019

meeting time: 12.00 to 14.00

**location: 3.6W City Hall** (Please ask for

at Reception in the first instance, or

#### The proposal

Mixed use redevelopment of the site to provide a replacement leisure centre, 615 residential units, 498 sq.m. of commercial floorspace (Class A1-A3), a replacement BMX track and skate park, car and coach parking, together with enhancements to the existing park, with associated landscaping, playspace, cycle and car parking, refuse storage, access, servicing and public realm.

#### The applicant

The applicant is LB Ealing & EcoWorld and the architect is 3D REID.

#### **Background**

On 9 November 2018 the GLA received a request for a pre-application meeting to discuss the above proposal at the above site. Based on the material provided in advance of the meeting, the following strategic matters have been identified for discussion:

#### Agenda

- 1 Introductions
- 2 Site and scheme presentation from the applicant team
- 3 General position of the Local Planning Authority

#### **Strategic planning matters:**

- 4 **Principle of development** (recap and update)
  - Case for 'very special circumstances' given inappropriate enabling development on Metropolitan Open Land (MOL)
  - Methodology for assessing the MOL land take

#### 5 Housing and affordable housing

- Build to Rent covenant, clawback, unified management and tenancies
- Affordable housing threshold and proposed offer and tenure mix
- Financial Viability Assessment
- Potential grant funding

- Housing mix
- Play space

#### 6 Urban design

- Layout, public realm and parkland
- Height and massing
- Residential quality
- Architectural quality
- Inclusive design

#### 7 Transport

- Site and vehicular access
- Car and cycle parking
- Transport Assessment
- Public transport mitigation
- Movement routes and Healthy Streets
- Travel plan and Delivery and Servicing Plan and other matters

### 8 Energy and Sustainability strategy

#### 9 Timescales/programme for submission

#### **Attendees**

#### **GLA** group

- Principal Strategic Planner, GLA (case officer)
- Principal Strategic Planner (Urban Design), GLA
- Team Leader, GLA
- , GLA Energy Team
- Housing & Land Area Manager, GLA
- Transport for London

#### Applicant team

- EcoWorld (Client)
- Barton Willmore (Planning)
- Barton Willmore (Planning)
- Couch Perry Wilkes (Energy and Mechanical Engineering)
- Couch Perry Wilkes (Energy and Mechanical Engineering)
- 3D Reid (Architect)
- — 3D Reid (Architect)
- Systra (Transport)

#### **Local Planning Authority**

- LB Ealing (Assistant Director Capital Investment Programme)
- LB Ealing (Principal Planning Officer)

for further information, contact GLA Planning Unit:



# Gurnell Leisure Centre Meeting Note

#### What:

Informal GLA meeting

#### Where:

GLA, City Hall, The Queen's Walk, London, SE1 2AA

#### When:

24th August 2018

#### Who:



#### **Material:**

Design Evolution and Updated Proposal Document prepared by 3D Reid.

#### **Notes:**

#### Introduction and Principle

- provided some background of the scheme to date and presented the evolution of the Design Concept. He set out the high level planning programme, noting that the planning application is due to be submitted in December 2018 and the existing leisure centre is to be demolished October 2019.
- confirms he accepts the principle of delivering a new leisure centre in this location. also confirmed that the proposed leisure offer is appropriate and there is a need for a 50m pool and he is supportive of the sport and leisure provision promoted by Ealing Council, as they believe this is required in order to satisfy their policy requirements.
- accepts the need for enabling residential development although this should not significantly encroach beyond the previously developed land within the MOL.

#### Siting, Scale and Massing

- welcomed the design changes and was positive about the proposed concept design. It was beneficial that the residential to the eastern part of the site did not extend beyond the northern boundary line of the existing car park.
- mentioned that the design needs to be advanced from a technical perspective and that vehicular access may necessitate some adjustment to the positioning of Block C (the first residential building to the east of the leisure centre).



northern boundary of the car park was more significant in terms of encroaching beyond the previously developed land within the MOL.

- welcomed the 20 metres separation distance from the eastern edge of the proposed scheme to Peal Gardens.
- accepted the evolution of the layout and the principle of redistributing massing to allow glimpses through to the MOL.
- A meeting should be set up with \_\_\_\_\_, the GLA Design Officer, in order to seek more secure clarification on the acceptability of the scale and massing.

#### Affordable Housing

- explained that the scheme, even as 100% private would still not fully fund the new leisure centre. There was therefore a question over the expected affordable housing provision. accepted that the 50% affordable target was likely out of reach, but the scheme should still strive to achieve some level of provision.
- added that Ealing Council would ideally like to include a proportion of affordable housing. However, the land value generated from the residential as a fully private scheme is insufficient to pay for the new leisure centre and, therefore, alternative funding options are being explored to enable the incorporation of affordable housing, such as Right to Buy and GLA grant funding.
- will require a robust viability assessment to be compiled which would set out the maximum required affordable provision. He confirmed that a balance must be struck in securing the optimum number of private units on the site that can achieve both an affordable provision and a new leisure centre with a 50 metre pool.
- advised that early meetings with the GLA viability team would be helpful to agree the criteria for the viability assessment. These should take place before the application is submitted.
- said that the GLA may be willing to use the same advisory team as Ealing Council Local Planning Authority in auditing the assumptions in the viability assessment.

#### Existing Leisure Centre Decant

• explained that, following the closure of the existing leisure centre, it would be a further 2 years until the new leisure centre is open. During this time, users of the existing leisure centre shall have access to alternative leisure facilities.

#### GLA Timescales

enquired about the resources available within the GLA as the new CIL 2 deadline approaches.
 confirmed that as long as the scheme has LBE backing and viability discussions have been front-loaded as planned the Stage 1 and Stage 2 GLA Reports should be issued without delay.

#### Mayor's Housing SPG Matters

• confirmed that exceeding the "8 units per core" policy requirements would be acceptable in



certain circumstances, though efforts should be made to ensure these corridors had natural daylight and ventilation.

- queried if the addition of two staircases into a corridor constituted "2 cores" sufficient to allow additional units. confirmed that it would depend on the use and nature of the additional stairs either as escape only or as fully accessible.
- welcomed the reduction in number of north facing single aspect homes and the increase in dual aspect homes.
- queried the numbers of cycle parking spaces required on the basis of the space constraints of the design. recommended that an optimised response to car and cycle parking requirements be worked up in conjunction with TfL, having regard to the characteristics of the development and the context to the site.

Mix

• outlined the proposed mix for the Build to Rent and open market sale homes. GC said that this needs to be agreed with Ealing Council although he was content with the mix outlined.

Next Steps

- understood the timescales involved and was open to working closely with Ealing Council and EcoWorld in developing a design that everyone is happy with.
- Meetings should be coordinated with the GLA Design Officer, the GLA viability team and with TfL.

#### **BARTON WILLMORE**

24 August 2018



#### Appendix 1 – GLA Energy Team Comments Gurnell Leisure Centre

- The updated *GLA Energy Assessment Guidance* provides details on the information that should be provided within the energy assessment to be submitted at stage 1. See link for the latest guidance published in October 2018: <a href="https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0">https://www.london.gov.uk/what-we-do/planning-applications-and-decisions/pre-planning-application-meeting-service-0</a>
- The following targets are in effect for all Stage 1 schemes received by the Mayor as set out in the guidance:
  - **Residential** Net zero carbon with at least an on-site 35% reduction in carbon emissions beyond Part L of 2013 Building Regulations.
  - Non-residential 35% reduction in carbon emissions beyond Part L of 2013 Building Regulations. The zero carbon target will apply to non-domestic developments when the new London Plan is adopted (expected in late 2019).
- The carbon emission figures have been reported against a Part L 2013 baseline and have been reported separately for domestic and non-domestic elements of the development. This is in line with the GLA's expectation.
- From January 2019, and until central Government updates Part L with the latest carbon emission factors, applicants are encouraged to use the SAP 10 emission factors for referable applications when estimating CO<sub>2</sub> emission performance against London Plan policies. A spreadsheet has been provided for this purpose and should be used to present the development's performance. Applicants will still need to provide an assessment of CO<sub>2</sub> performance using SAP 2012 emission factors to enable a comparison to be made. Applicants proposing to only use SAP 2012 emission factors will need to provide a robust justification for this.

#### **Be Lean** Demand Reduction

- The applicant should commit to meeting Part L 2013 by efficiency measures alone as a
  minimum for both domestic and non-domestic elements separately. Applicants should
  note the new draft London Plan Energy Efficiency targets which set out the GLA's
  expectation for levels of improvement achievable for new developments:
  - **Residential** 10% improvement on 2013 Building Regulations from energy efficiency
  - Non-residential 15% improvement on 2013 Building Regulations from energy efficiency
- Sample SAP full calculation worksheets (both DER and TER sheets) and BRUKL sheets including efficiency measures alone should be provided to support the savings claimed.
- Information on the development's total energy demand (MWh/year) for each building use and the total Part L Fabric Energy Efficiency Standard (FEES) should be reported.

#### **Cooling and Overheating**

- The domestic overheating checklist, included in the Energy Assessment Guidance, should be completed at pre-application stage and used to identify potential overheating risk and passive responses early in the design process.
- 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 both for the
  leisure centre (TM52 for all TM49 weather files) and the residential units (TM59 for all
  TM49 weather files). The applicant should submit a detailed overheating report rather
  than just the results of the analysis.
- The area weighted average (MJ/m²) 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; the current information provided shows the opposite. Moreover, and based on the BRUKL files submitted, there also seem to be concerns on the Criterion 3 compliance. Both of these issues should be addressed.
- A Cooling efficiency of 8 has been used in the leisure centre's model; manufacturer's evidence should be provided to demonstrate that this challenging performance is indeed achievable.

#### **Be Clean Heating Infrastructure**

- The applicant has investigated opportunities for connection to nearby existing or planned district heating (DH) networks. Evidence of communication with the relevant parties (i.e. local authority energy officers) should be provided to demonstrate that this option has been fully investigated.
- The site should be served by a single energy centre and the applicant should commit to providing a site wide heating network where all buildings/uses on site will be connected; relevant drawings/schematics for the energy centre and the site-wide network should be provided.
- The applicant should provide information confirming that the development is future proofed for connection to wider district networks now or in the future.
- The current strategy proposes a CHP-led energy centralised. In line with the above comments and the new GLA Energy Assessment guidance, the applicant should confirm that, prior to the consideration of the CHP, all other heating options have been thoroughly investigated for their suitability. It should be robustly demonstrated that the proposed CHP is indeed the optimum heating solution for the site, otherwise a more suitable technology should be put forward. Should CHP be proposed, applicants will be expected to provide sufficient information to justify its use and ensure that the carbon and air quality impact is minimised. See Appendix 3 of the Energy Assessment Guidance (October 2018) for further details. It should be noted that gas-engine CHP is not supported for small/medium developments.
- Information on the anticipated heating loads and profiles for all uses on site should be submitted (MWh p.a.)

#### **Be Green** Renewable Energy

- The GLA expects all major development proposals to maximise on-site renewable energy generation. This is regardless of whether the 35% on-site target has already been met through earlier stages of the energy hierarchy.
- Solar PV is currently proposed and should be maximised. A plan showing the proposed location of the installation should be provided and the applicant should demonstrate that the roof's potential has been maximised for the installation.

#### **Carbon Offsetting**

- Applicants are expected to maximise carbon emission reductions on-site. Where it is
  clearly demonstrated that no further carbon savings can be achieved but the site still
  falls short of the carbon reduction targets, applicants are required to make a cash-inlieu contribution to the relevant boroughs' carbon offset fund using the boroughs'
  carbon offset price.
- Energy strategies should provide a calculation of the shortfall in carbon emissions and evidence of discussions with the borough agreeing the offsetting approach.

#### **Monitoring**

 The energy strategy should include information on how the building's energy performance will be monitored post-construction to enable occupants to monitor and reduce their energy use.

Senior Policy and Programme Officer, Environment

**Sent:** 17 January 2019 15:38

To:

Cc:

Subject:

RE: Gurnell Leisure Centre pre application meeting Agenda

Hi

Ealing does have approved bid for Gurnell Grove, Ruilip road East, London, W13 OAL.

This was approved as part of Building Council Homes for Londoners programme; there are 121 LAR units and grant funding of £12,100,000 (based on tariff '100K per home). Our current forecast to start on site is Sept 20.

Let me know if you require anything else.

Regards

Area Manager - North West London

| Area Manager | Housing & Land

GREATERLONDONAUTHORITY, 169 Union Street, London, SE1 OLL

T:

From:

**Sent:** 17 January 2019 11:20

To:

Subject: FW: Gurnell Leisure Centre pre application meeting Agenda

Hello

We held a pre-application meeting with LB Ealing and build to rent developer Eco World who are JV partners on Gurnell Leisure Centre development last week.

During the meeting the applicant stated that they are discussing with the GLA grant options to ensure affordable housing is provided as part of the scheme (increasing it from 0%, based on viability, to circa 18%). This would be via the Council acquiring one of the blocks above the proposed swimming pool for London Affordable Rent and, in doing so, making use of GLA funding. They stated that a funding bid has been agreed with the GLA, but I am not aware of what route this funding follows and would welcome further information and clarification on this, if you are able to provide this please?

I am working up the pre-app report now, so it would be useful for this to be confirmed by Monday if possible. Happy to chat on the phone if it's easier.

Many thanks



Sent: Thursday, January 10, 2019 2:43 PM

To: Cc:

CC.

Subject: Gurnell Leisure Centre pre application meeting Agenda

Hi

As discussed, please find an agenda for our pre-app meeting tomorrow.

Please forward this onto your team.

Regards

Principal Strategic Planner

GREATERLONDONAUTHORITY