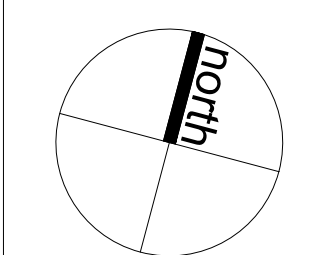
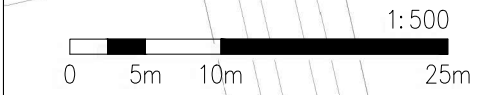


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REVISIONS

REVISIONS

REVISIONS

DATE: 18/05/2017 DRAWING CODE: PRELIMINARY PROJECT: GURNELL LEISURE CENTRE DRAWING TITLE: ILLUSTRATIVE MASTERPLAN CLIENT: 1277-HED-MP-L-DGA-000-1002	ISSUED BY: WZ SCALE: A2 1:500	DESIGNED BY: AG CHECKED BY: AZ 1:500
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**HED**  
Hyland Edgar Driver  
Landscape Architects  
& Urban Designers  
London & Winchester

One Wilton Way, Collier Green, Winchester, SO21 1HT  
Winchester Court, 10 Toller Street, London, SE1 1BT  
1 020 711 800  
1 020 7803 908



## Gurnell Leisure Centre, Ruislip Road East

**meeting date:** 22 November 2017

**meeting time:** 10:00

**location:** City Hall, Fourth Floor, Room 4.7W

### The proposal

Redevelopment to provide a new leisure centre, 556 residential units and open space improvements.

### The applicant

The applicant is **Be** and **Ealing Council**, and the architect is **3D REID**.

### Background

On 20 October 2017 the GLA received a request for a formal pre-application meeting to discuss the above proposal for the above site. It is understood that the new leisure centre is proposed to be part-funded by Ealing Council, and part funded by enabling residential development. Based on the information submitted with the pre-application request, the following agenda has been devised.

### Agenda

#### Introductions

#### Site and scheme presentation from the applicant team

#### General position of the Local Planning Authority

#### Strategic planning issues:

##### Principle of development

1. NPPF and London Plan policy on Green Belt/Metropolitan Open Land; characteristics of existing use; and, the principle of the proposed residential-enabled provision of an enhanced leisure centre on Metropolitan Open Land (MOL).

##### Metropolitan Open Land

2. Existing site characteristics of openness, and relationship with wider MOL context.
3. Characteristics of existing development relative to that proposed (in terms of footprint, height, layout and impact on local views).
4. Review of site selection exercise.
5. Review of case for enabling development.
6. Review of case for very special circumstances.

## **Housing**

7. Housing products, affordable housing and scheme viability.
8. Balance of tenure and unit size mix (including provision of family housing).
9. Provision of wheelchair accessible homes.
10. Residential quality, density and children's play space provision.

## **Urban design**

11. Layout, response to adjacent sites, mix and interaction of uses, and public realm.
12. Massing, scale and response to MOL context and local views.
13. Materials, appearance and internal quality.

## **Sustainable development**

14. Climate change mitigation principles, including requirements for the energy strategy.
15. Climate change adaptation principles, including green infrastructure and sustainable urban drainage.

## **Transport update**

16. The approach to the transport assessment, transport principles, public transport, car and cycle parking and access, travel plan and Mayoral Community Infrastructure Levy.

## **Timescales/programme for submission**

### **Attendees**

#### GLA group

- [REDACTED] – Principal Strategic Planner, GLA (case officer)
- [REDACTED] – Senior Strategic Planner/Urban Design, GLA
- [REDACTED] – Principal Planner, TfL

#### Applicant team

- Vinny Bhandari – Managing Director, Be
- Paul Boulter – Director, Be
- Owen Woodward – Planning Manager, Be
- Keith Townsend – Executive Director, Ealing Council
- Jonathan Kirby – Assistant Director, Ealing Council
- Bob McCurry or Tudor Jones - Barton Willmore
- Arthur Gelling – Landscape Architect, HED
- Richard Fairhead – Director, 3D Reid

#### Local Planning Authority

- [REDACTED] – Planning Officer, Ealing Council (case officer)
- [REDACTED] – Principal Policy Officer, Ealing Council

# GREATER LONDON AUTHORITY

## Request for pre-planning application advice meeting

Please read the guidance notes first:

Fill in each section with the requested information.

Please ensure that the information provided in **Section 8** relates to the person and organisation that should be invoiced and includes the full address, contact details and the company registration number. The company registration number should only be left blank if the organisation is not registered with Companies House (including overseas).

**Section 8 should be signed by an employee of the organisation**, as it is confirmation of the declaration that the person/organisation has requested, and will pay for, the meeting(s). Ensuring that the signature is written by the applicant is for their protection against any potential deception, so we cannot accept third party signatures. **Failure to meet these requirements may result in a delay in setting a date for the meeting**

Requests can be sent via email to [pre-applications@london.gov.uk](mailto:pre-applications@london.gov.uk) or by post to Development & Projects, PP18, City Hall, The Queen's Walk, More London, London, SE1 2AA

### Section 1: Type of meeting

Please tick the appropriate box to indicate which type of meeting you are requesting and the frequency – please see the guidance note for an explanation of each type of meeting



Initial meeting



Follow-up meeting

0

Number of meetings required

### Section 2: Site details

Name of site: Gurnell Leisure Centre

Address of site: Ruislip Road East, London

Postcode: W13 0AL

Local Planning Authority: London Borough of Ealing

Site area in sqm/ha: 6.6 ha

### Section 3: Development details

Likely categories for referral: unit numbers, height, MOL

Brief description of proposed development:

Demolition of existing leisure centre and grade level car park and redevelopment for a new leisure centre and up to 556 residential dwellings, along with improvements to open space to the north of the site in terms of sports, leisure and recreation opportunities.



# GREATERLONDONAUTHORITY

## Section 4: Involvement of interested parties

Please tick this box if you do **not** want the relevant Local Planning Authority to be notified of, and potentially attend a pre-application meeting. ☐

If you would like a representative from the Local Planning Authority to potentially attend the pre-application meeting, please provide contact details below.

Contact name: [REDACTED]

Email: [REDACTED]

## Section 5: Attached documents

Please tick the relevant boxes below to confirm what documents you are submitting (having regard to Section 9 below):

### Initial meetings:

#### Essential

- ☒ Red line site boundary drawing
- ☒ Outline of proposed development
- ☒ Outline of key planning issues
- ☒ Indicative scheme concept/images

#### Desirable

- ☐ Energy assessment and strategy
- ☐ Outline draft transport scoping report
- ☐ Outline environmental impact assessment
- ☐ Outline sustainability statement
- ☐ Outline design statement
- ☐ Outline access statement
- ☐ Other - please specify below

### Follow up meetings only: E

Topic:

Supporting documents submitted:



# GREATERLONDONAUTHORITY

## Section 6: Contact details for agent

Company name: Barton Willmore

Address of agent including postcode:

7 Soho Square, London, W1D 3QB

*Please specify to whom we can direct all future correspondence:*

Contact name: Tudor Jones

Telephone number: [REDACTED]

Email address: [REDACTED]

## Section 7: Contact details for applicant

Name of applicant: Be

Address of applicant including postcode:

11-14 Grafton Street, London W1S 4EW

Contact name: Alison Crofton

Telephone number: [REDACTED]

Email address: [REDACTED]



# GREATER LONDON AUTHORITY

## Section 8: Details of company paying invoice

Company name: Be Here Ealing Limited

Company registration number: 09907837

Company registered address including post code:

Spirella 2, Icknield Way, Letchworth Garden City, Hertfordshire, SG6 4GY

Correspondence address (if different to company registered address):

11-14 Grafton Street, London W1S 4EW

Contact name: [REDACTED]

Telephone number: [REDACTED]

Email address: [REDACTED]

*I, the undersigned, confirm that I have requested a pre-planning application advice meeting for (site name) Gurnell Leisure Centre and that I will pay the full fee of £5,500 (£5,500 for an initial meeting, £1,100 for each follow-up [plus VAT at the standard rate]) on receipt of an invoice.*

Signed: [REDACTED]

Print name: [REDACTED]

Company name: *Be:here Ealing Limited*

Date: *17/05/17*

## Section 9: Submission process

### Please ensure your submission includes:

- 1x signed copy of this form ensuring that a person from the company being invoiced has signed under section 8
- 1x copy of each document detailed in Section 5
- 2x CDs containing electronic versions of each document detailed in Section 5

### Please post your submission to:

Development & Projects (PP18)  
Greater London Authority  
City Hall  
The Queen's Walk  
London, SE1 2AA

### Or email:

[REDACTED]



## BY EMAIL

Development & Projects (PP18)  
Greater London Authority  
City Hall  
The Queen's Walk  
More London  
London  
SE1 2AA

23<sup>rd</sup> May 2017  
24313/A3/TJ

Dear Sir / Madame,

### **REQUEST FOR PRE-PLANNING APPLICATION ADVICE – GURNELL LEISURE CENTRE, RUISLIP ROAD EAST, LONDON, W13 0AL**

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Building on the successes of the current swim school and swimming club the proposal includes a new 50m swimming pool and seeks to create a first class facility for future generations. As well as the new swimming facilities, the regeneration will provide improved and enhanced outdoor landscaped facilities in the park, including a playground, skate park, BMX track, trim trail and distance marker routes.

The new facility will be enabled / funded through residential development on the Site, delivered by Be (formally Be:Here).



## The Proposal

Accordingly, the proposal is for:

*Demolition of the existing leisure centre and grade level car park and redevelopment for a new leisure centre and up to 556 residential dwellings, along with improvements to open space to the north of the Site in terms of sports, leisure and recreation opportunities.*

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For information, we have already screened out the need for a formal Environmental Impact Assessment with the borough (decision date 28.07.16).

## Submission

Please find enclosed the following information:

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- Red line site boundary drawing; and
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We look forward to hearing from you but should you require anything further please do not hesitate to contact me.

Yours faithfully,



**TUDOR JONES**

Associate

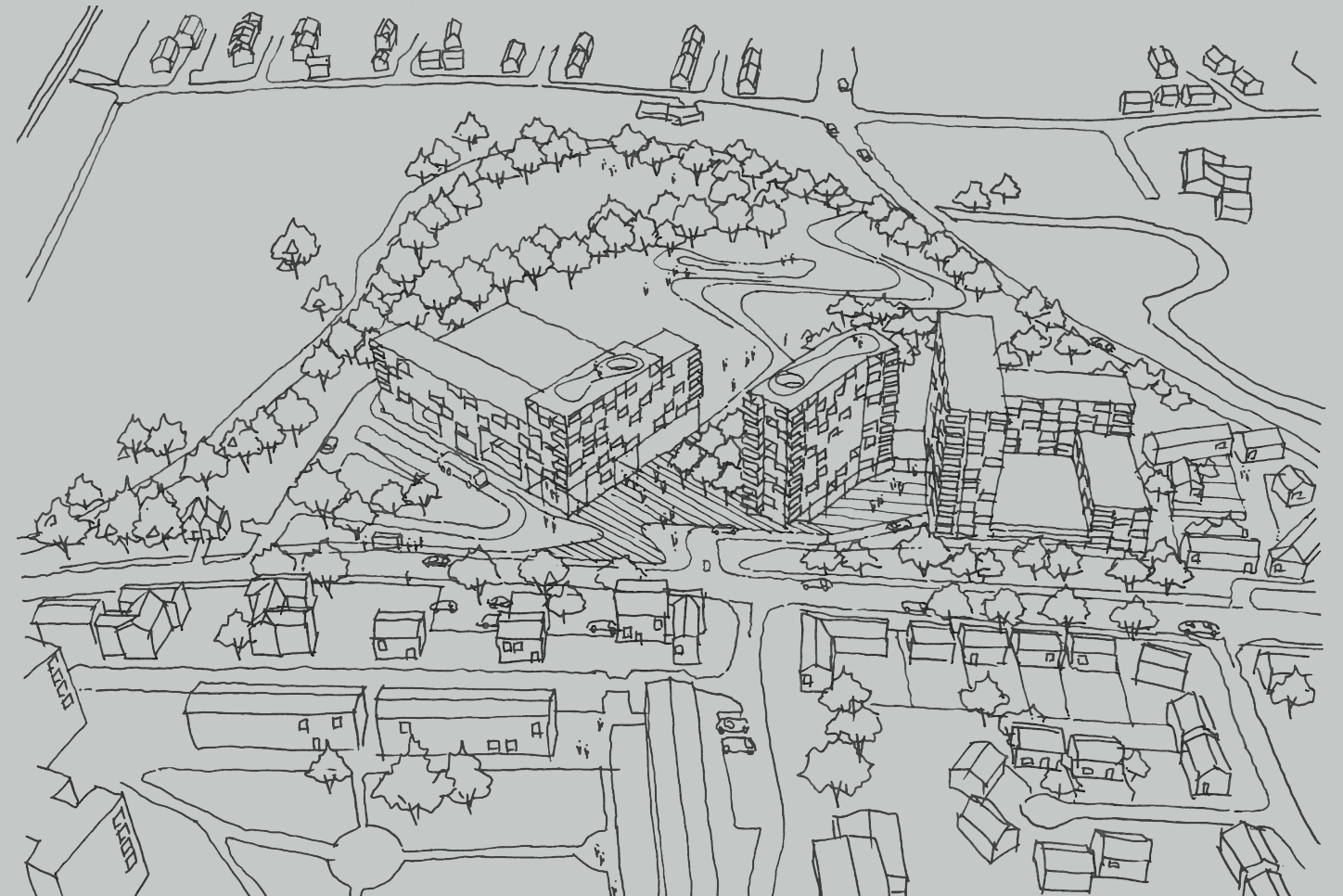
cc: Alison Crofton, Be  
Bob McCurry, Barton Willmore



# GURNELL LEISURE CENTRE

## DESIGN UPDATE

OCTOBER 2017





# **Contents**

1. Site constraints and opportunities
2. Scheme evolution
3. Proposed scheme



## **1- Site constraints and opportunities**







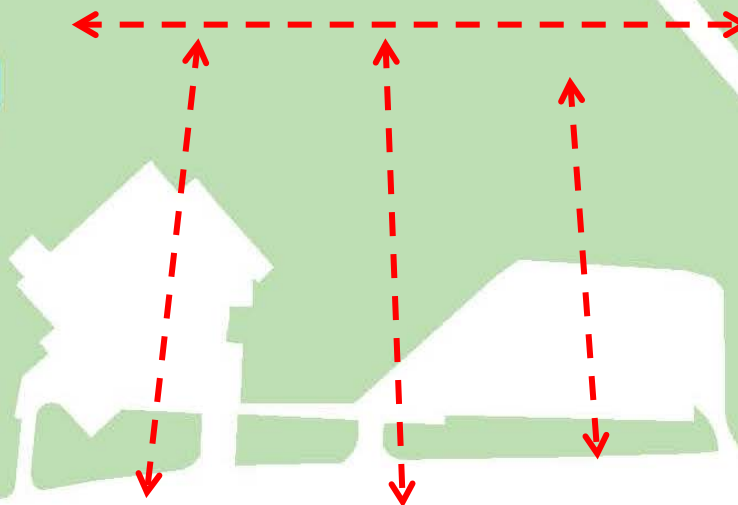
## MOL area and existing built footprint

### Appropriate developments:

#### Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether

redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the **openness** of the Green Belt and the purpose of including land within it than the existing development.

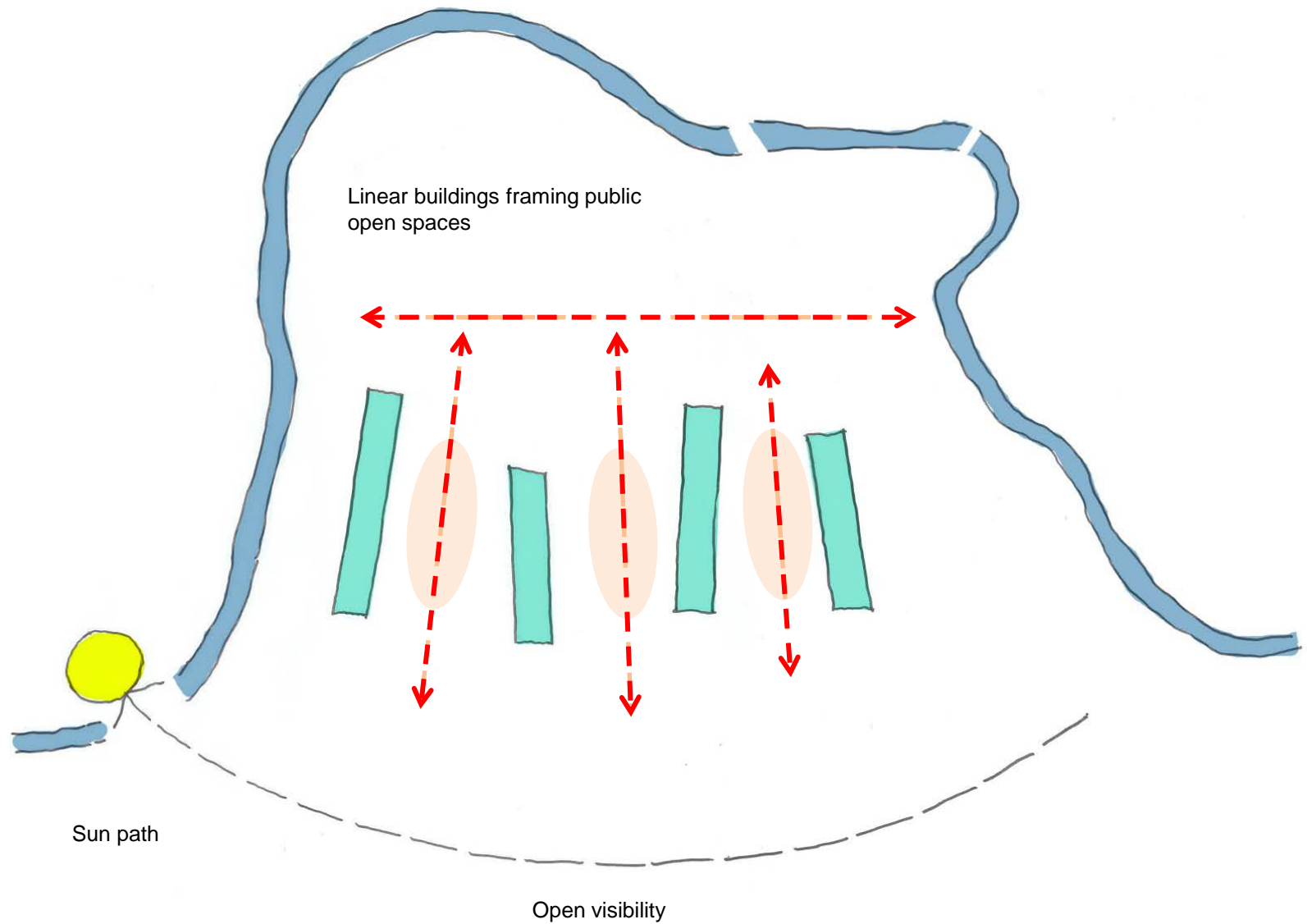
[extract from NPPF policy]



Visual and physical openness

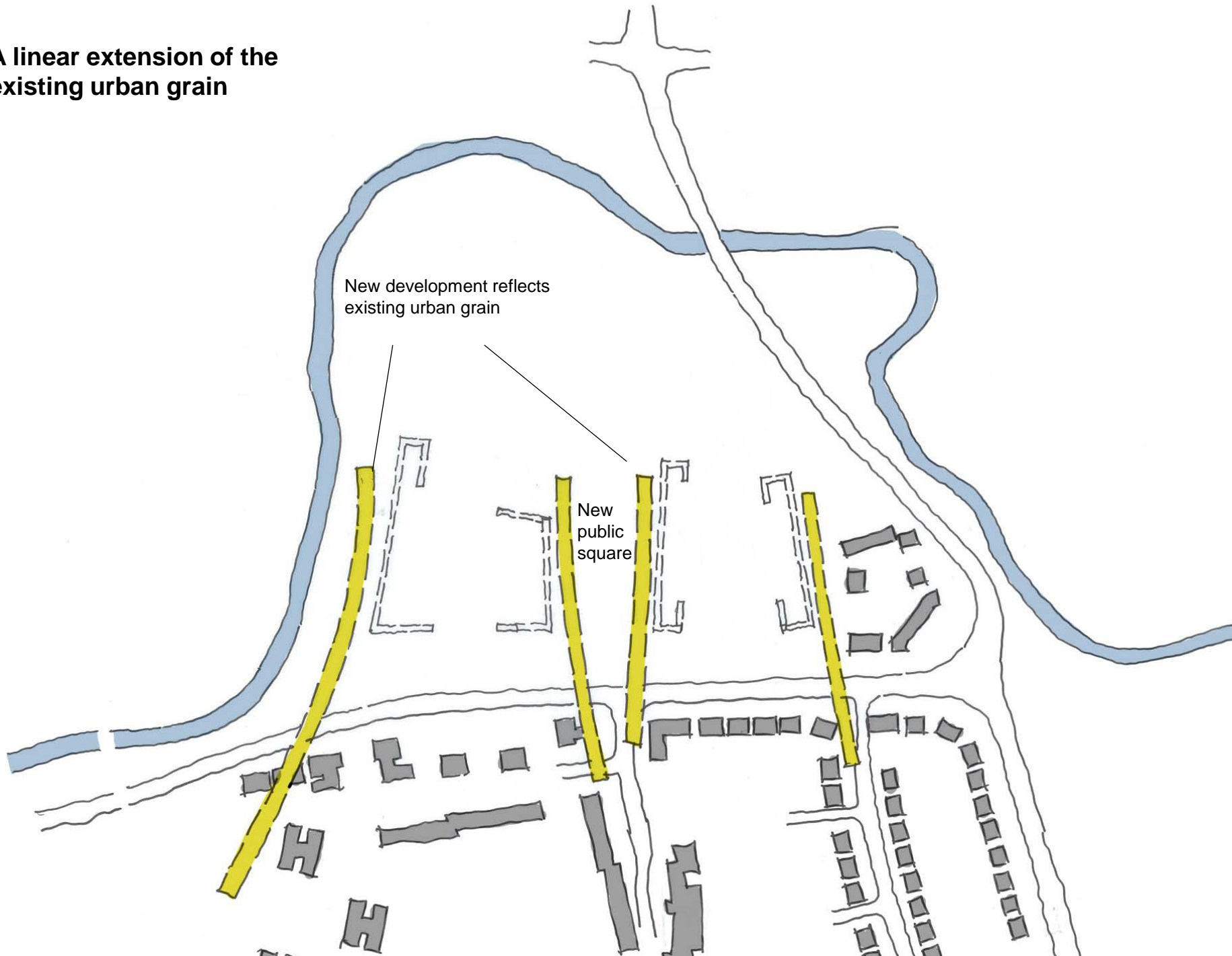


**Visual & physical permeability:**  
Providing real access to MOL through  
new activity spaces and squares





## A linear extension of the existing urban grain

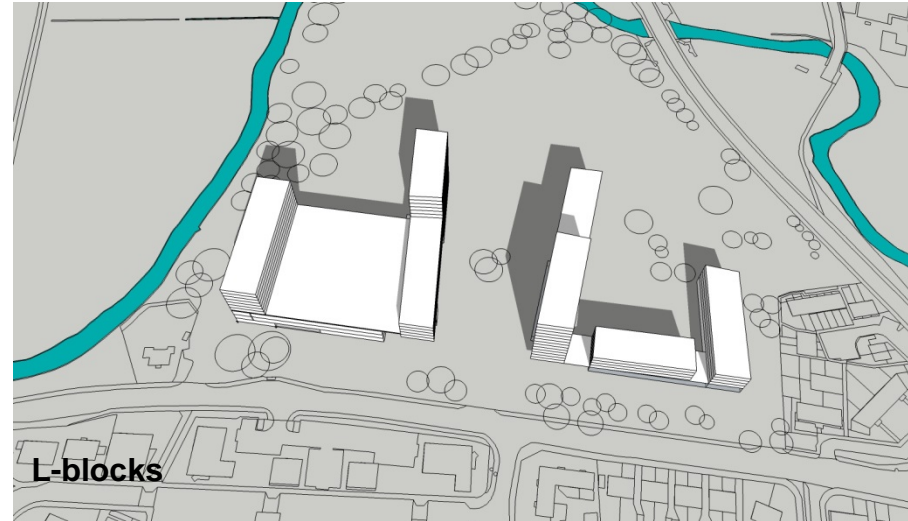
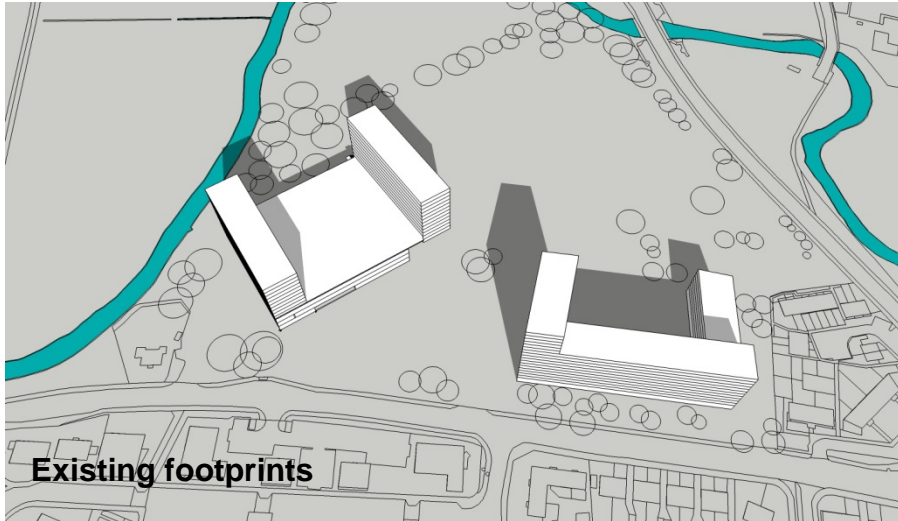




## **2- Scheme evolution**



### 3. Layout alternatives





### 3. Original Masterplan, as presented to GLA 27/06/17





### **3. Car park option**



#### 4. Design Development – Development of existing PDL footprint options



**Option1 - Plan view, as presented to GLA 29/06/17**



**Option 2 - Plan view**



**Option1 – massing**



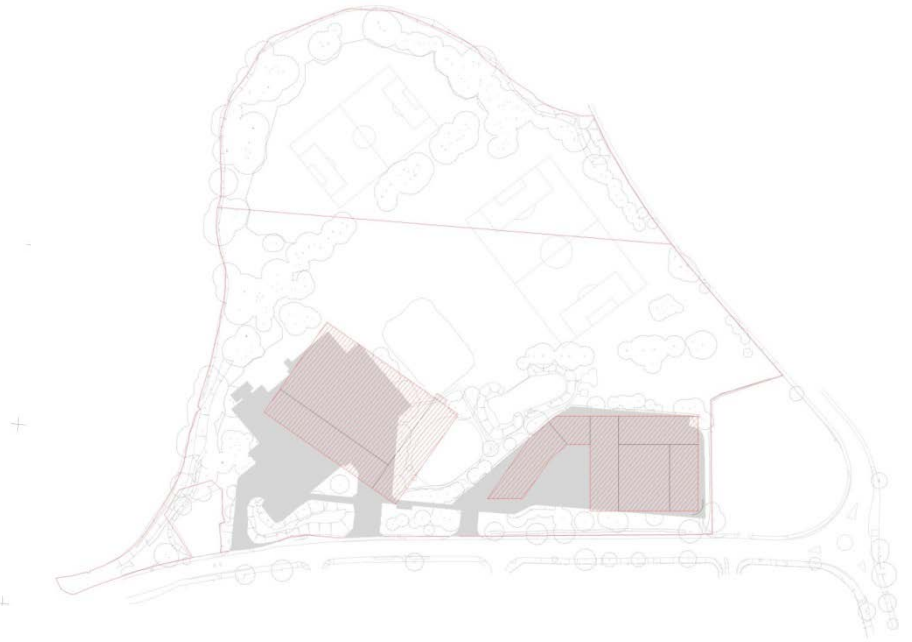
**Option 2 – massing**



### 3. MOL Analysis – Footprint comparison



**Option1**



**Option 2**







#### **4. Design Proposal 19/10/17**



#### 4. Proposed Masterplan 08/09/17



**Plan view**



**Massing**



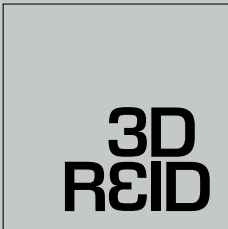
## 4. Proposed Landscape Strategy 20/10/17













## BY EMAIL

Development & Projects (PP18)  
Greater London Authority  
City Hall  
The Queen's Walk  
More London  
London  
SE1 2AA

23<sup>rd</sup> May 2017  
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Yours faithfully,



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Associate

cc: Alison Crofton, Be  
Bob McCurry, Barton Willmore





Notes

Do not scale from this drawing.

All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.

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N

SITE KEY

Site Boundary Line

Revisions

Status

Client

be:here

Project

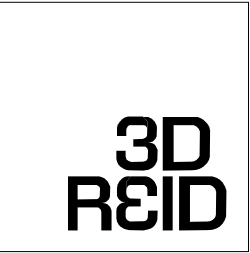
Gurnell Leisure Centre Development

Title

Existing Site Plan

Scale	Size	Date	Drawn	Checked
As indicated	A1	14/01/16	IA	CW

3DReid  
www.3DReid.com  
Architecture Interiors Masterplanning



Drawing No. 140192-10-001

Rev.



# Gurnell Leisure Centre

## The Proposals

Gurnell Leisure Centre (GLC) opened in 1981 and is one of London's busiest leisure centres. The number of users has been increasing in recent years - in 2009 the total number of visits to the centre was 531,201, and by 2016 this had risen to 692,906, an increase of 30% in 7 years. However, it is in need of a significant level of repair and investment and is near the end of its operational life - the industry standard lifespan for similar facilities is 30 years and GLC has already been open 35 years. Refurbishment would likely cost around 80% as much as providing an entirely new facility, and would be without the benefits that a new facility could bring. The level of refurbishment required to the structure, roof and plant areas would also result in a long closure period for the facility. Therefore, in March 2015, the London Borough of Ealing (LBE) Cabinet made the decision to demolish the existing centre and replace it with a new facility, the provision of which is a key corporate priority for LBE.

The new facility is proposed to be part-funded by LBE directly and part-funded through enabling residential development. LBE have therefore entered into a joint-venture with the developer, Be Living Ltd, in order to propose a mixed-use development, incorporating enabling residential development.

The site is on Metropolitan Open Land (MOL). It is currently occupied by the leisure centre, associated car parking and open space. The proposals are to re-provide the leisure centre in its existing location with a flagship new facility, with the enabling residential development located above the centre, and also to provide further enabling residential development on the site of the existing car park, on previously developed land (PDL). Both the leisure and residential offer are set out in more detail below.

## Leisure Provision

The long term provision of a high quality leisure facility, including a 50m swimming pool, in this location is extremely valuable to its members and community. LBE's Sports Facility Strategy 2012-21 identifies the redevelopment of GLC as being of key importance to the provision of water space in Ealing, but its importance stretches beyond Borough boundaries. The existing centre provides one of only four indoor 50m swimming pools in London. This compares to Paris, which has over twenty 50m swimming pools - London is lagging behind. Gurnell is also the host of Ealing Swimming Club, the largest swimming club in the country with over 1,700 members, and has the largest 'learn to swim' school in London with 3,731 members (as of 2016).

In order to capitalise on this opportunity, the new leisure centre would include a ten lane 50m pool (four additional lanes) with moveable floor and booms which would allow the pool to be subdivided for different user groups, a themed leisure pool focused on engaging families with under 8's, a large gym, double the amount of studio spaces allowing for more group based exercise classes to be offered, a themed soft play area and café.

The proposals would enhance the quality and functionality of the surrounding MOL land. The existing space is of low quality, is underutilised, lacks biodiversity, has a poor relationship with the leisure centre and the large public car park is an unattractive gateway into the space. The opportunity exists to enhance the accessibility, functionality and quality of the MOL providing a unique inside and outside leisure destination. The proposals are therefore to include a playground, grass areas for informal ball games and outdoor activities, trim trail and distance marker routes. The existing BMX and skate park facilities within the MOL to the north-east of the leisure centre are also going to be re-provided with consideration to be given to the opportunities to enhance the facilities.

The location of the site meets the Council's objectives for the co-location of a number of both indoor and outdoor sports and leisure facilities to enhance the existing Gurnell sports hub. Within an 800m radius there is an athletics track, sports ground, football club, cricket club, rugby league / rugby union clubs, golf clubs and swathes of open space. This generates a synergy with other sports and the facility is an integral



part of a regionally significant sports and leisure hub on the west side of the Capital. The redevelopment would therefore provide significant benefits for a number of key clubs and leisure providers in the area, including Ealing Swimming Club, Ealing BMX Club, and Ealing Skatepark Association.

### *Residential Provision*

The residential proposals are for c.600 units, as are required in order to cross-fund the leisure centre provision. The units are proposed to be split into Discount Market Rent affordable units, Build to Rent units and private for sale units. This split would meet local needs. The housing has been designed based on Be Living Ltd's knowledge of the private sale and rental markets to be accessible to local people and those wishing to move to the area. It would help LBE meet its annual target of 1,297 dpa, as set out in the London Plan.

The provision of Build to Rent units would ensure that there is long term stewardship of the development, to be delivered directly by Be Living Ltd, primarily through an on-site team. The units would also be supported by a range of additional amenities and facilities such as clubhouse/lounges, roof top gardens, commercial space (shops, food and beverage) and multi-functional spaces that could be studios, screening rooms or community spaces. Specifically, Be Living Ltd have developed and operate two Build to Rent developments and they know from the data they collect that these developments provide much needed, quality housing at an affordable level for people with a wide range of occupations. The accommodation to be provided would be to suit the tenant profile of the local area and people on a wide range of salaries.

By co-locating the new leisure centre, improved nearby open space and sport/leisure provision and the enabling residential units, there is the opportunity to create a genuinely mixed-use and complementary development. The Build to Rent units and associated management and amenity offer would further increase the vibrancy and success of the proposals.

### *Funding*

The cost of building the leisure centre will be £37.7m. LBE have carefully considered how much of this cost they can directly fund and a full assessment of the funding options for the provision of the new leisure centre, undertaken by LBE, is provided at **Appendix A**. This assessment finds that, in the context of ongoing savings which the Council needs to find in the period until 2020/21 (at least), LBE are unable to fund the leisure centre through borrowing, due to the Council's legal obligation of meeting a balanced budget, across a range of council services, on behalf of its residents. The assessment also considers LBE's Medium Term Financial Strategy. This allocates funding across the full range of the Council's services, including identifying and allocating the receipts from any potential capital receipts and/or revenue funding streams. It is found that this funding has already been allocated within the Council's budgets and that there is no provision available for Gurnell.

LBE are, however, fully committed to the project and to the provision of the new leisure centre. Therefore, LBE have assessed the potential to dispose of assets in addition to those originally considered as part of its Medium Term Financial Strategy, and has been able to generate additional capital receipts as part of the Council's future Asset Management Programme. These total £12.5m, which LBE have allocated towards funding of the project, as secured through the May 2016 Cabinet.

LBE have also carefully considered the potential for outside funding from charity or other sources. The largest possible funder would be Sport England, but LBE have discussed the project with Sport England. They confirmed that they would not be in a position to fund this project, given the level of Strategic Project funding they have compared to the projects already in development that are applying for these limited funds. The remaining potential funding could only equate to £300,000, and that was if all other requests were successful, which is highly unlikely. To put this into context the skate park element of the project is estimated at £375,000, so whilst any level of external funding is welcome, there is no ability to offset the

level of enabling development required to deliver the new leisure centre.

It has therefore been demonstrated that only £12.5m of the £37.7m cost of the leisure centre can be provided by direct funding from LBE. Enabling development is therefore required to plug the £25.2m shortfall. As discussed above, the approach taken has been to provide enabling residential development. The next section assesses the amount of enabling residential development required in order to cover the shortfall.

### Viability

A financial appraisal of the development is contained at **Appendix B**. A deliverable and fair approach has been taken to both the revenue streams and cost inputs, to try and ensure that the amount of enabling development required is accurately calculated, and therefore the volume of proposed development on MOL is minimized. The appraisal demonstrates that 33,298 sq m NIA (358,412 sq ft NIA) of residential floorspace is required in order to provide sufficient funding to pay for the gap between LBE's contribution and the total cost of the leisure centre - £25.2m as set out above. As the floorspace has been established, this also derives the massing which is required in order to plug the funding gap.

The floorspace equates to c.600 units based on a mixed provision of Discount Market Rent, Build to Rent and private for sale units. As set out above, Be Living Ltd believe that this mix of tenures will help with the place-making of the proposals and the success of the development in a number of ways. In particular, by supporting the provision of a range of additional amenities and facilities, ensuring that there is long term stewardship of the development, providing quality housing at an affordable level for people with a wide range of occupations, and helping to provide one of the key tenures promoted in the GLA's current Housing Strategy (Draft September 2017).

### Alternative Sites Assessment

Due to the site's location within MOL, it is important to establish that all alternative sites for the provision of both the leisure or residential provision have been thoroughly and robustly considered. The project team are therefore undertaking a comprehensive Alternative Sites Assessment (ASA). The latest draft schedules are contained at **Appendix C**.

The ASA considers alternative sites both for the leisure and the residential provision, separately. The ASA only considers publically owned sites within LB Ealing. This is because the project is to re-provide an existing leisure facility which is located within LB Ealing, with associated enabling residential development which is to fund the redevelopment. It is therefore not feasible for either the leisure or the residential element of the proposals to be provided outside of the Borough. It is also not feasible for a privately owned site to be used, because the joint venture would not be able to compete with the private market to purchase any site as they would be starting from a land value position of negative £25.2m. There would also be timescale implications, because even if the land could be purchased it would likely take a considerable amount of time to identify, purchase and then prepare an application for any privately owned site. This is not acceptable given the required timescales to replace the Gurnell Leisure Centre, which is already operating beyond its expected operational life.

Therefore, in order to create the first long list, the project team began by obtaining a list of all LB Ealing owned sites, which totals in excess of 400 sites. The sites were considered sequentially, first of all reviewing 'urban' sites, then areas of Public Open Space.

The 'Urban' sites were 'sieved' for those which are too small, those which have already been identified as part of LBE's Medium Term Financial Strategy, and those which are providing services LBE would not be willing to lose. The outcome of this is that three urban sites reached the second stage of assessment (i.e. the mini-assessment). They are then assessed against the Gurnell site as the benchmark, based on key



criteria such as flood zones, heritage impacts, accessibility etc. All these sites - the Log Cabin Children's Centre, the Greenford Depot and Perivale Community Centre - score better than the Gurnell site based on this initial criteria search, with regard to residential provision. The Depot also scores better in relation to leisure provision. However, all these sites would present significant difficulties if they were to be redeveloped, not least either the re-provision of the existing facilities in conjunction with the proposed development on site (particularly difficult for the Depot) or finding a further site for the sites' existing uses re-provision. However, all three sites will be fully assessed as part of the final ASA, to explore all eventualities and to ensure a robust ASA.

In the event that no alternative suitable 'Urban' site can be found, the same process has then undertaken on the 'Public Open Space' sites. The outcome is that 67 open spaces require a mini-assessment and we anticipate that 44 sites will require a detailed assessment, with the vast majority for consideration as residential only and two as leisure. Further detailed assessment is required, and will be carried out, in order to fully understand the merits of these sites, but it can be seen at this stage that even of the short listed sites the majority of them are clearly inappropriate for large scale development (in particular sites 271, 272, 274, 275, 276, 283, 288 etc). And, they would all result in the significant loss of accessible public open space within existing urban and residential areas, and are therefore inappropriate for redevelopment.

The last suite of sites that could be assessed are the MOL/Green Belt sites. However, these are not considered for further assessment because our view is that the Gurnell site is automatically the preferred option of all the MOL or Green Belt sites.

The full assessment of the sites will be provided through a final 'detailed site assessment' stage of the ASA, which will accompany any future planning application. However, the assessment as attached is at an advanced stage, and the project team are confident that there are no suitable and viable alternative sites for either the leisure or residential provision (even if split into smaller sites for the residential).



**GURNELL  
EALING**



**GURNELL LEISURE CENTRE WAS BUILT  
IN 1981 AND IS ONE OF THE BUSIEST  
LEISURE CENTRES IN LONDON.**



**ONE OF ONLY FOUR  
INDOOR PUBLIC 50M  
POOLS IN LONDON**



## THE OPPORTUNITY

**690,000+**

Total visitors  
per year



**3,700+**  
members of  
Ealing 'learn to  
swim' scheme



**Largest  
Swimming Club  
in the UK with  
1,700 members**



**1,000+ BMX  
community**



**1,000+ Skate  
community**

Gurnell Leisure Centre, located in the London Borough of Ealing, is a well-used facility that has provided sporting facilities for over 35 years. It currently provides one of only four indoor public 50m pools within London and is a real sporting asset.

It is home to Ealing Swim School, which with over 3,700 members is one of the UK's largest 'learn to swim' school programmes in the country providing swimming lessons for all ages and abilities.

Ealing Swimming Club, which is the biggest swimming club in the country, with over 1,700 members, also use this facility.

In addition to swimming, Ealing Skatepark Association and Ealing BMX Club are also located at Gurnell Leisure Centre and have communities comprising approximately 1,000 users each.

However, despite this extensive use, with an operational life of up to 30 years, it is falling into a state of considerable disrepair, is very expensive to run and requires replacement within 5 years.

Consequently, Ealing Council have entered a joint venture with Be Living Ltd with the hopes of building a new leisure centre to replace Gurnell Leisure Centre.



# NEW LEISURE PROVISION



New 50m Pool  
& Fun Pool



Gym Facilities



Enhanced  
Outdoor  
Leisure Space



Café and  
Amenities



Soft Play



BMX Track



Skate Park

Through the redevelopment of Gurnell Leisure Centre, the Council and Be Living Ltd want to create a new flagship sustainable destination that will improve the lives, health and wellbeing of Londoners for the foreseeable future, with more people being more regularly active.

The proposed redevelopment includes the provision of a new flagship leisure centre, on the site of the existing, alongside comprehensive proposals to enhance the quality and functionality of the adjacent open space to create a first-class leisure destination for existing residents and future generations.

The new leisure centre is proposed to better suit the needs of its users, be attractive, modern and more efficient to operate. The proposals include an enhanced 50m swimming pool with additional lanes, fun pool, gym facilities, café and outdoor landscaped amenities in the park, including a new playground, skatepark, BMX track, grass areas for informal ball games and outdoor activities, trim trail and distance marker routes.





**"I SAW THE BMX TRACK WHEN I WAS AT SWIMMING. I LOVE BMX. IT'S EPIC. IT WOULD BE GREAT TO HAVE A BIGGER TRACK. WE'LL HAVE MORE FUN, GET BETTER STAMINA AND IT WILL HELP US WITH RACES."**

— BETHANY AGE 12





## WHY HERE?

Under Ealing Council's Health and Wellbeing Strategy 2016-2022, redevelopment of Gurnell Leisure Centre provides considerable opportunity to encourage and sustain good health and wellbeing for the wider community. In addition Development (Core) Strategy Policy 5.6 seeks to develop a sports hub with a range of sports provision in the Gurnell Area.

Gurnell Leisure Centre forms a core part of the Council's swimming leisure provision. However, its geographic location is not just desirable for its swimming catchment area. It is situated in close proximity to an athletics track, sports ground, football club, cricket club, rugby league/rugby union clubs, golf clubs, and extensive open space; allowing both indoor and outdoor sports activities to take place within the same location.

**THIS SITE'S UNIQUE LOCATION HAS A HIGH DEMAND AND HAS A SYNERGY WITH OTHER SPORTS — PROVIDING A REGIONALLY SIGNIFICANT SPORTS HUB FOR WEST LONDON**



HUB

800m

600m

HANWELL TOWN FOOTBALL CLUB



EALING SPORTS GROUND



A40

TRACK

400m

200m

EALING HOCKEY CLUB



EALING GOLF CLUB



FOOTPATH NETWORK



GURNELL EALING



PITSHANGER PARK



PITSHANGER FOOTBALL CLUB



EALING TRAILFINDERS RUGBY CLUB



LONDON BRONCOS RLFC

GURNELL SPORTS HUB





Precedent image: Aberfeldy Village, Canning Town - development by Be Living Ltd.

## HOW?

**£37m**

Cost of  
Leisure facility

**£12.5m**

Available  
Funding

**£24.5m**

Funding  
Shortfall



To be part  
funded through  
residential  
development

**UP TO  
600**

New Homes

The estimated cost of the new leisure facility is £37m. However, given the current financial challenges facing local authorities, it has become ever more difficult for Ealing to support the re-provision of the leisure centre on its own.

The Council are providing £12.5m for the project, leaving a funding shortfall of approximately £24.5m.

In order to bring this leisure and health-led project forward it is therefore necessary to fund it by other means. In this instance, the new facilities are proposed to be part funded through residential development located above the proposed leisure centre and on the adjacent car park.

The residential scheme comprises up to 600 mixed tenure units (build to rent and private for sale units), which will include approximately 20% affordable housing.



A young girl with blonde hair in a ponytail, wearing sunglasses and a patterned t-shirt, is running across a green field. The background shows a line of trees under a clear sky.

## THE BENEFITS

**THE SUCCESSFUL DELIVERY OF THE PROJECT WILL ACHIEVE KEY TARGETS AND IT WILL ENABLE THE COUNCIL TO DELIVER THE FOLLOWING BENEFITS:**



Providing a flagship  
Leisure Centre, including  
a new 50m pool



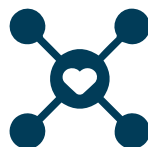
Enhancing the  
accessibility,  
functionality and  
quality of open space  
providing a unique inside  
and outside leisure  
designation



Promoting health,  
wellbeing and  
independence, enabling  
healthy lifestyles



Providing up to 600  
new homes



Forming the heart of the  
Sports Hub for  
west London



40% of the overall  
construction cost will be  
spent in the local area

**20%**

Affordable  
Housing



# GURNELL EALING

## CONTACT

If you have any questions please contact us.

Phone: **020 3735 9644**

Email: **[info@futureofgurnell.com](mailto:info@futureofgurnell.com)**



**BARTON  
WILLMORE**







# GREATER LONDON AUTHORITY

## Request for pre-planning application advice meeting

Please read the guidance notes first:

Fill in each section with the requested information.

Please ensure that the information provided in **Section 8** relates to the person and organisation that should be invoiced and includes the full address, contact details and the company registration number. The company registration number should only be left blank if the organisation is not registered with Companies House (including overseas).

**Section 8 should be signed by an employee of the organisation**, as it is confirmation of the declaration that the person/organisation has requested, and will pay for, the meeting(s). Ensuring that the signature is written by the applicant is for their protection against any potential deception, so we cannot accept third party signatures. **Failure to meet these requirements may result in a delay in setting a date for the meeting**

Requests can be sent via email to [pre-applications@london.gov.uk](mailto:pre-applications@london.gov.uk) or by post to Development & Projects, PP18, City Hall, The Queen's Walk, More London, London, SE1 2AA

### Section 1: Type of meeting

Please tick the appropriate box to indicate which type of meeting you are requesting and the frequency – please see the guidance note for an explanation of each type of meeting



Initial meeting



Follow-up meeting

0

Number of meetings required

### Section 2: Site details

Name of site: Gurnell Leisure Centre

Address of site: Ruislip Road East, London

Postcode: W13 0AL

Local Planning Authority: London Borough of Ealing

Site area in sqm/ha: 6.6 ha

### Section 3: Development details

Likely categories for referral: unit numbers, height, MOL

Brief description of proposed development:

Demolition of existing leisure centre and grade level car park and redevelopment for a new leisure centre and up to 556 residential dwellings, along with improvements to open space to the north of the site in terms of sports, leisure and recreation opportunities.



# GREATERLONDONAUTHORITY

## Section 4: Involvement of interested parties

Please tick this box if you do **not** want the relevant Local Planning Authority to be notified of, and potentially attend a pre-application meeting. ☐

If you would like a representative from the Local Planning Authority to potentially attend the pre-application meeting, please provide contact details below.

Contact name: [REDACTED]

Email: [REDACTED]

## Section 5: Attached documents

Please tick the relevant boxes below to confirm what documents you are submitting (having regard to Section 9 below):

### Initial meetings:

#### Essential

- ☒ Red line site boundary drawing
- ☒ Outline of proposed development
- ☒ Outline of key planning issues
- ☒ Indicative scheme concept/images

#### Desirable

- ☐ Energy assessment and strategy
- ☐ Outline draft transport scoping report
- ☐ Outline environmental impact assessment
- ☐ Outline sustainability statement
- ☐ Outline design statement
- ☐ Outline access statement
- ☐ Other - please specify below

### Follow up meetings only: E

Topic:

Supporting documents submitted:



# GREATERLONDONAUTHORITY

## Section 6: Contact details for agent

Company name: Barton Willmore

Address of agent including postcode:

7 Soho Square, London, W1D 3QB

*Please specify to whom we can direct all future correspondence:*

Contact name: Tudor Jones

Telephone number: [REDACTED]

Email address: [REDACTED]

## Section 7: Contact details for applicant

Name of applicant: Be

Address of applicant including postcode:

11-14 Grafton Street, London W1S 4EW

Contact name: Alison Crofton

Telephone number: [REDACTED]

Email address: [REDACTED]



# GREATER LONDON AUTHORITY

## Section 8: Details of company paying invoice

Company name: Be Here Ealing Limited

Company registration number: 09907837

Company registered address including post code:

Spirella 2, Icknield Way, Letchworth Garden City, Hertfordshire, SG6 4GY

Correspondence address (if different to company registered address):

11-14 Grafton Street, London W1S 4EW

Contact name: [REDACTED]

Telephone number: [REDACTED]

Email address: [REDACTED]

*I, the undersigned, confirm that I have requested a pre-planning application advice meeting for (site name) Gurnell Leisure Centre and that I will pay the full fee of £5,500 (£5,500 for an initial meeting, £1,100 for each follow-up [plus VAT at the standard rate]) on receipt of an invoice.*

Signed: [REDACTED]

Print name: [REDACTED]

Company name: Be:here Ealing Limited

Date: 17/05/17

## Section 9: Submission process

**Please ensure your submission includes:**

- 1x signed copy of this form ensuring that a person from the company being invoiced has signed under section 8
- 1x copy of each document detailed in Section 5
- 2x CDs containing electronic versions of each document detailed in Section 5

**Please post your submission to:**

Development & Projects (PP18)  
Greater London Authority  
City Hall  
The Queen's Walk  
London, SE1 2AA

**Or email:**

[REDACTED]