

# GUNNERSBURY PARK LONDON PUBLIC UPDATE

Masterplan 2026 Update 24<sup>th</sup> January 2017



# OVERVIEW

## Objective

- ▶ Provide a brief background to each phase (1-3)
- ▶ Inform about upcoming developments on site for each phase respectively
- ▶ Inform about potential opportunities at Gunnersbury

## Itinerary

1. **Phase 1 – Heritage**
2. **Phase 2 – Small Mansion & Stables**
3. **Phase 3 – Sports**
4. **Funding Update – Development Trust**
5. **Further Information**
6. **Questions**

# INTRODUCTION

- ▶ A brief history\*:
  - ▶ Country estates:
    - ▶ Princess Amelia
    - ▶ Baron Lionel de Rothschild
  - ▶ 1926 - public park
  - ▶ Grade II\* listed park with 22 Grade II & II\* listed buildings
  - ▶ Nationally significant park and museum (+ collections)



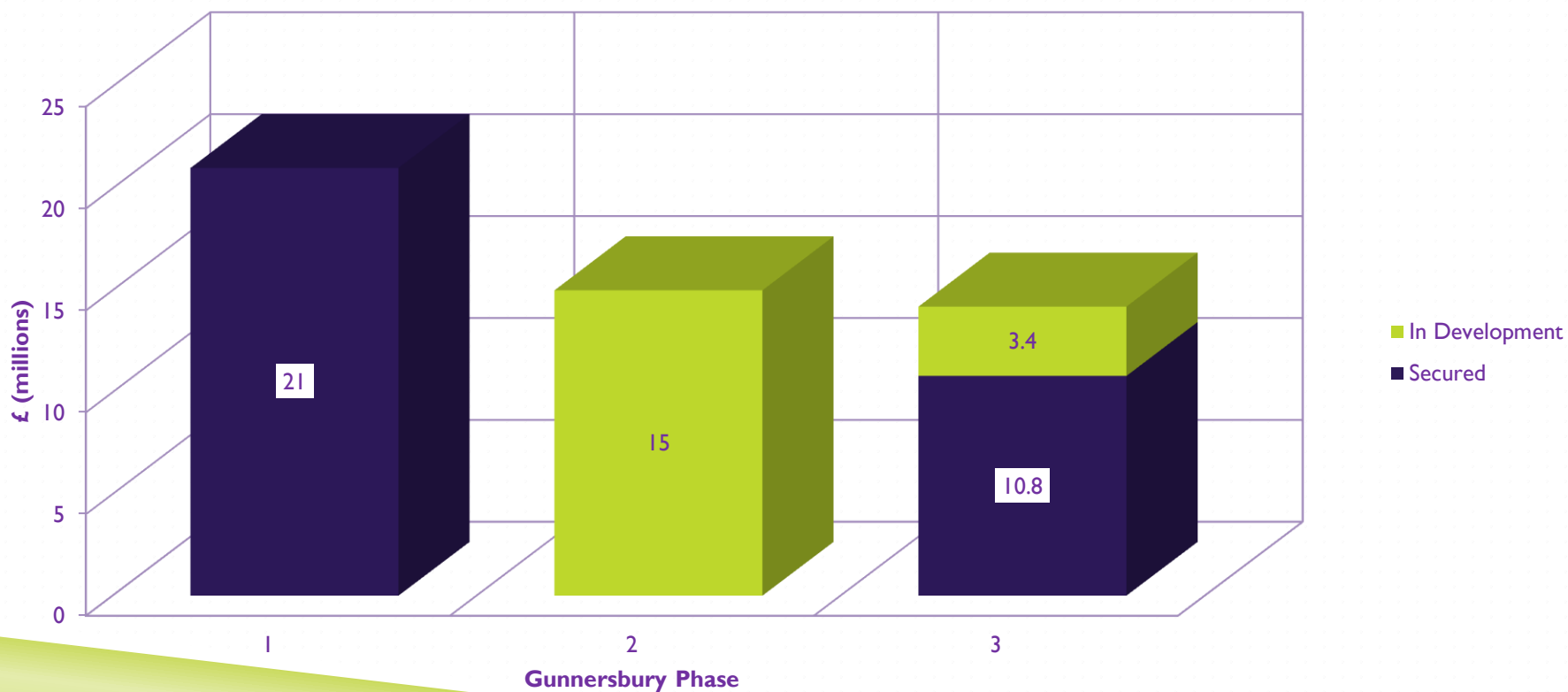
\*Further information available on: <http://www.visitgunnersbury.org>, <http://www.hounslow.gov.uk/gunnersbury>, <http://gunnersburyfriends.org>

# GUNNERSBURY 2026 MASTERPLAN


- ▶ Idea formulated in 2009, launched in 2012
- ▶ Created through utilising numerous reports
- ▶ Joint commitment between LBE & LBH
- ▶ Vision: *“A sustainable high quality park with varied uses, which serve the local community and region whilst respecting, enhancing and interpreting its historic framework and fabric”*
- ▶ Phases:
  - ▶ Phase 1: Heritage Core
  - ▶ Phase 2: Small Mansion & Stables
  - ▶ Phase 3: Sports

# CIRCA £50 MILLION INVESTMENT

Chart to Show Masterplan's Current Financial Investment Plan



# GUNNERSBURY 2026 – SUSTAINABLE MODEL

- ▶ Both Councils agreed to a new governance model for Gunnersbury Park: the Community Interest Company (CIC), now in operation
  - ▶ This model provides an ‘Asset Lock’, whereby funds generated by the company cannot be distributed elsewhere and are invested back into the Gunnersbury Estate
  - ▶ Detailed Business Plan modelling shows income generation is required from sources other than the new Museum
  - ▶ Leisure, sport and recreational facilities provide not only additional income, but also much needed facilities as part of the vibrant hub
- 

# BUSINESS PLANNING – KEY CHANGES

Project Element	Prior to Restoration	Future
Management structure	Team Off site	Team On site
Visitors to the Park	660,000	1,000,000
Visitors to the Museum	30,000	50,000
Visitors to the Sports Facilities	1,000	500,000
School users	9,000	24,000
Museum staff costs	£210,000	£442,792
Park staff costs	£62,000	£366,725
Sports, leisure & recreation	£50,000	£149,000
Museum staff numbers	5.0	15.5
Park staff numbers	4.0	11.5
Sports staff numbers	0.0	15.0
Income	£203,250	£1,275,146
Museum / Mansion maintenance p.a	£78,000	£140,586
Park and structures maintenance p.a	£515,000	£501,816

# OVERVIEW OF THE PARK



# PHASE I: HERITAGE CORE

- ▶ Restore the Grade II\* listed Large Mansion
- ▶ Restore the landscape and views in the heritage core
- ▶ Build a new café including a carriage display



# PHASE I: LARGE MANSION

- ▶ Repair, conserve and re-order the grade 2\* listed mansion
- ▶ Transform the Museum with increased exhibition space
- ▶ Conservation and interpretation of the principal rooms and the kitchens
- ▶ Reconnect the Mansion with the surrounding landscape



# PHASE I: PARKS FOR PEOPLE

- ▶ North lawns & Museum forecourt
- ▶ Terrace, arches & steps
- ▶ Improved routing
- ▶ South lawns , Orangery & Horseshoe Pond
- ▶ Temple, Round Pond & Café
- ▶ Heritage views
- ▶ Heritage planting



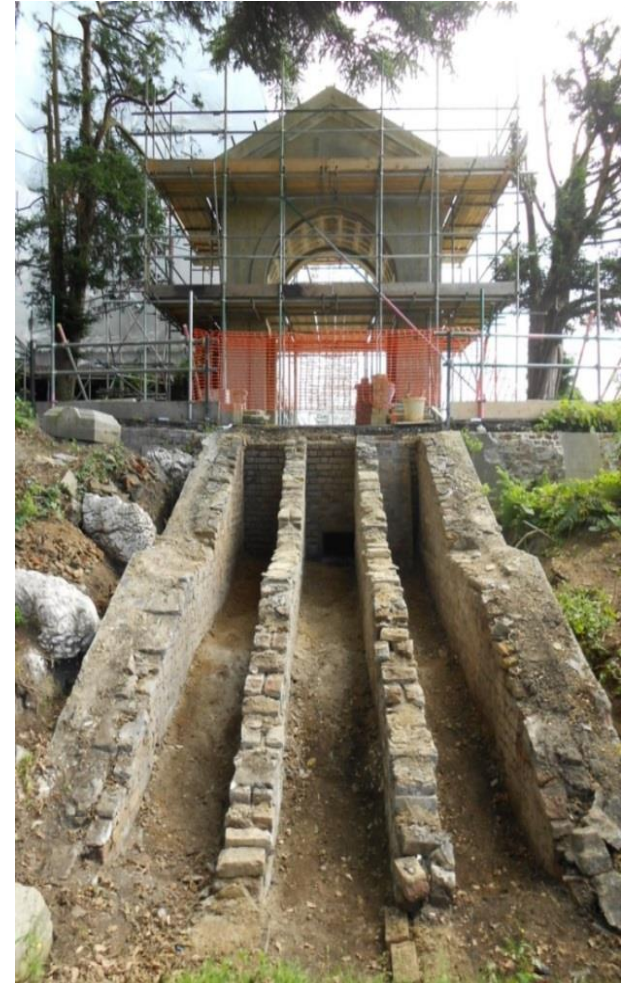
# PHASE I: FUNDING

- ▶ Heritage Lottery Fund
- ▶ Ealing Council
- ▶ Hounslow Council
- ▶ Grants & funding
- ▶ Other sources



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# PHASE I: WEST VIEW POINT



# PHASE I: ORANGERY - CORNICE STONES



# PHASE I: MANSION ROOF



# PHASE I: NEWLY DISCOVERED HISTORIC PAINT FINISHES



# PHASE I: PARK HUB DEVELOPMENT



# PHASE I:TIMBER SCULPTING



# PHASE I: COMMUNITY GARDEN



# PHASE I: HORSESHOE LAKE



# PHASE I: ROUND POND (V&A CLAY)



# PHASE I: CAFÉ



# PHASE I: BATH HOUSE PLANTING



# PHASE I: NATURE TRAIL



# PHASE I: NEXT STEPS

Café complete  
July 2017

Museum  
opening early  
2018

All works  
complete  
December 2017

# PHASE 2: SMALL MANSION & STABLES



# PHASE 2: SMALL MANSION

## History

- ▶ Built circa 1802
- ▶ Bought by Leopold de Rothschild in 1889 (used as spare rooms)
- ▶ Historical uses: arts centre, learning space, space for community groups & residential flats on the 1<sup>st</sup> floor
- ▶ Currently used as storage and an operations base for the Museum team
- ▶ On HE's 'At Risk' register



## PHASE 2: SMALL MANSION – PICTURES



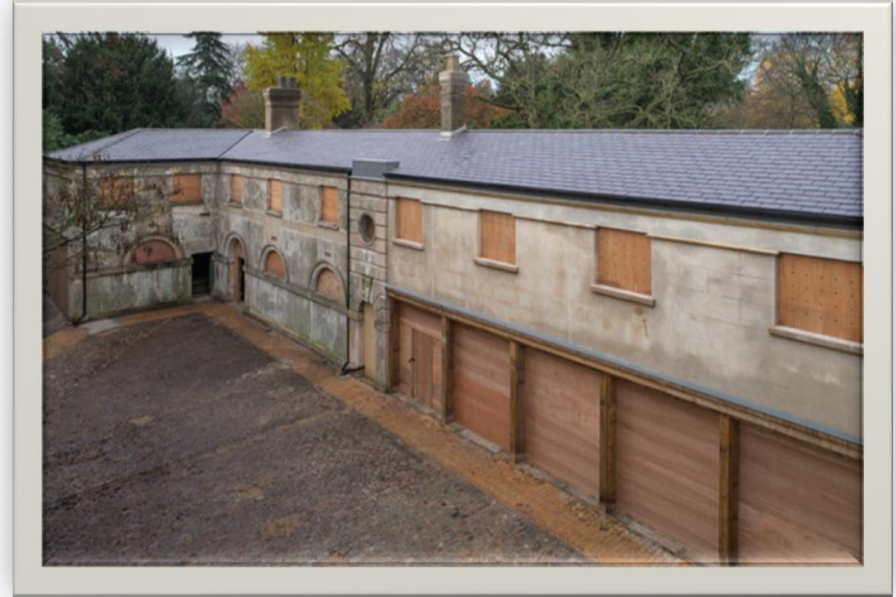
# PHASE 2: STABLES

## History

- ▶ Original East & West Stables date back to the 19<sup>th</sup> Century
- ▶ Remodelled in 1835
- ▶ Historical uses: stables, motorcar storage, riding school
- ▶ Currently empty, in a derelict state, on HE's 'At Risk' register



# PHASE 2: STABLES PRIORITY WORKS



Circa £1 million priority works completed in 2015

## PHASE 2: STABLES PRIORITY WORKS



## PHASE 2: FUNDING

Element	Indicative Total Cost
	£m
Small Mansion: total project indicative refurbishment budget	5.026
Stables: CAT A fit out and East Stables structural restoration budget	5.250
<b>Total</b>	<b>10.276</b>

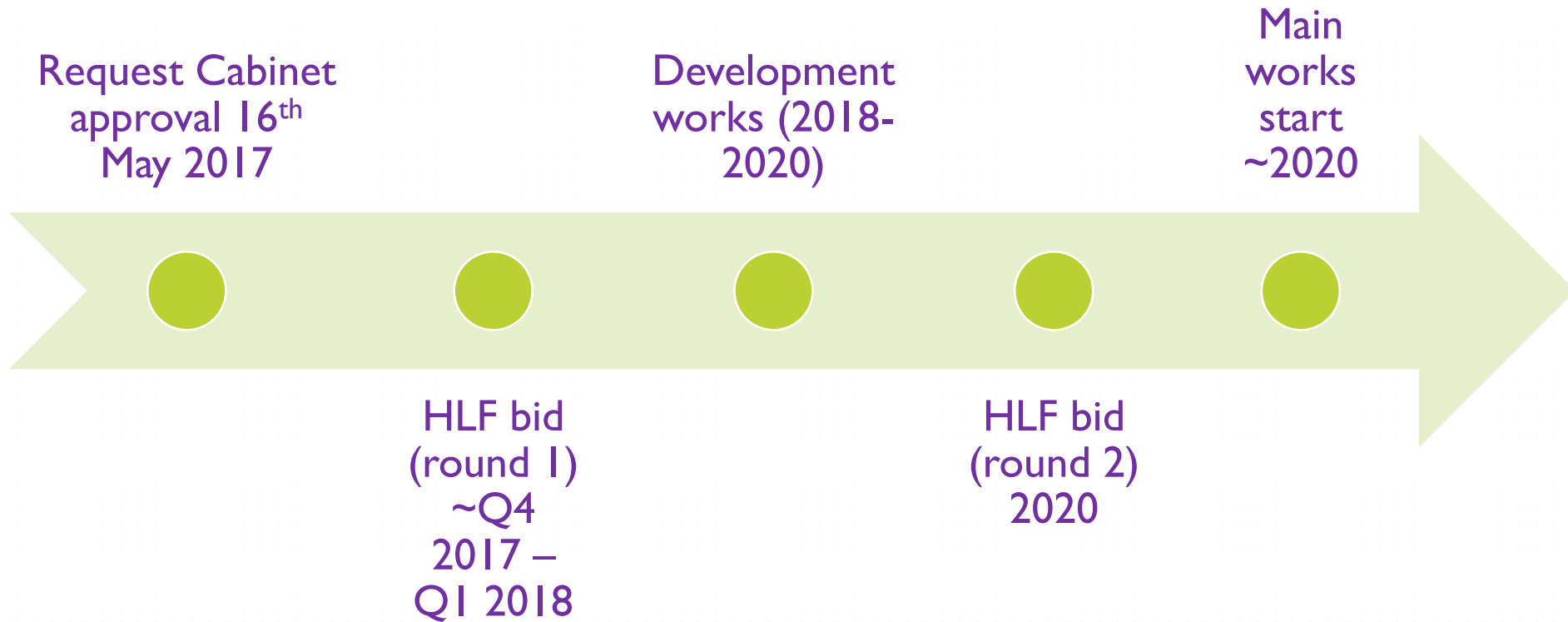
# PHASE 2: UPDATE

- ▶ Cabinet approval to procure a partner
- ▶ Currently searching for a partner or partners for both sites
- ▶ Funding routes
- ▶ What do we want from the buildings?
  - ▶ Masterplan's vision
  - ▶ Not too prescriptive
  - ▶ Historic England guidance

## PHASE 2: NEXT STEPS

- ▶ Upcoming evaluation of returned proposals
- ▶ Shortlisting
- ▶ Bidder detailed proposals
- ▶ Historic England
- ▶ HLF

# PHASE 2: INDICATIVE TIMETABLE

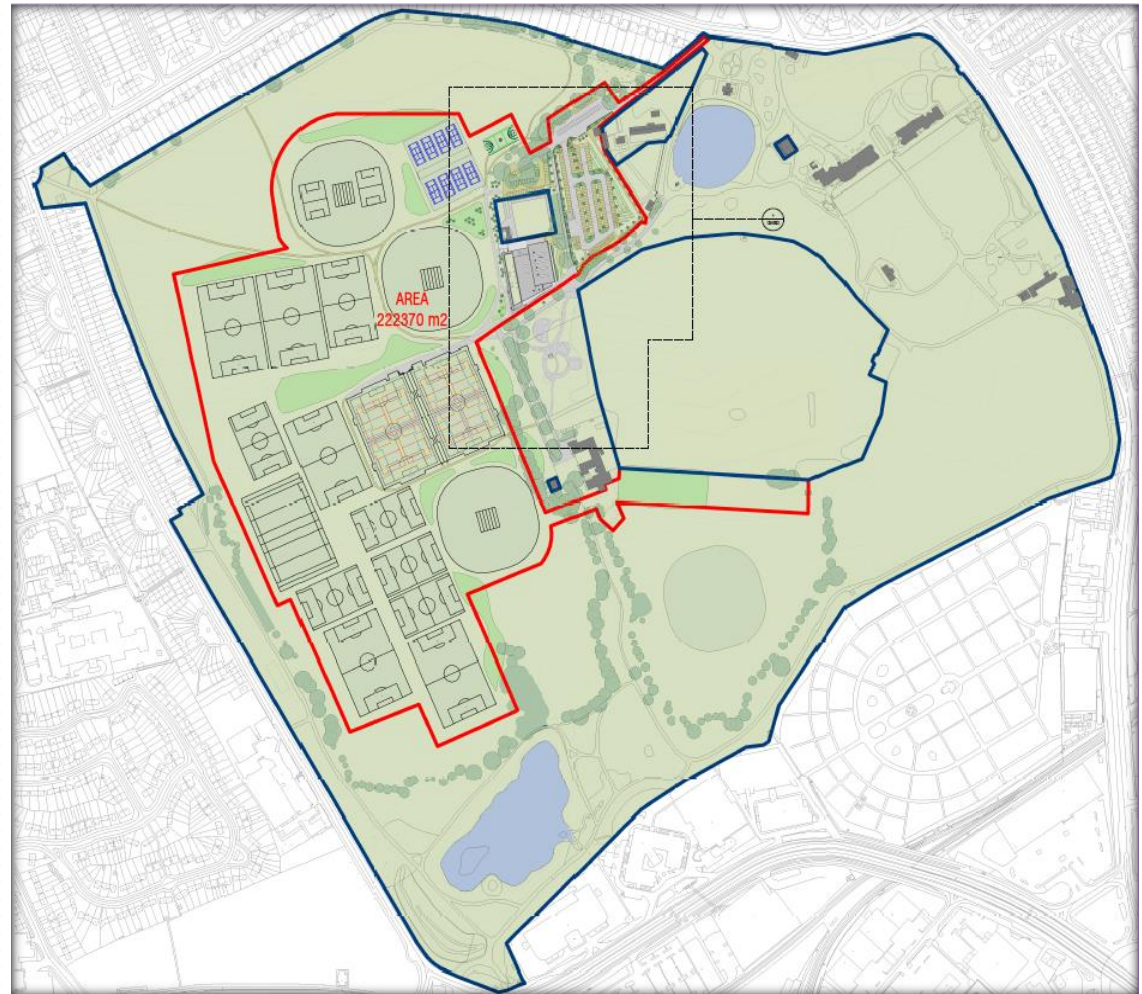


\*timeline relates to both buildings

# PHASE 3: SPORTS

## Vision

- To create and provide sport and physical activity facilities that cater to the needs of residents in LBE & LBH now and in the future.



## Phase 3: Current Sports Facilities



# PHASE 3: GOALS

- ▶ Create one of the largest outdoor sporting facilities in London
- ▶ Support both Boroughs Sports Facility Strategies by catering for local sport and physical activity demand
- ▶ Provide year round access for local residents to top quality indoor and outdoor sports facilities and activities including:
  - ▶ School holiday and after school activities
  - ▶ Club based junior and adult activities
  - ▶ Public Health related opportunities
  - ▶ Coach education programmes for volunteers
  - ▶ Sports education programmes for young people
  - ▶ Opportunities for people to play minority sports
  - ▶ Outdoor park based leisure activities and family orientated enjoyable recreational activities

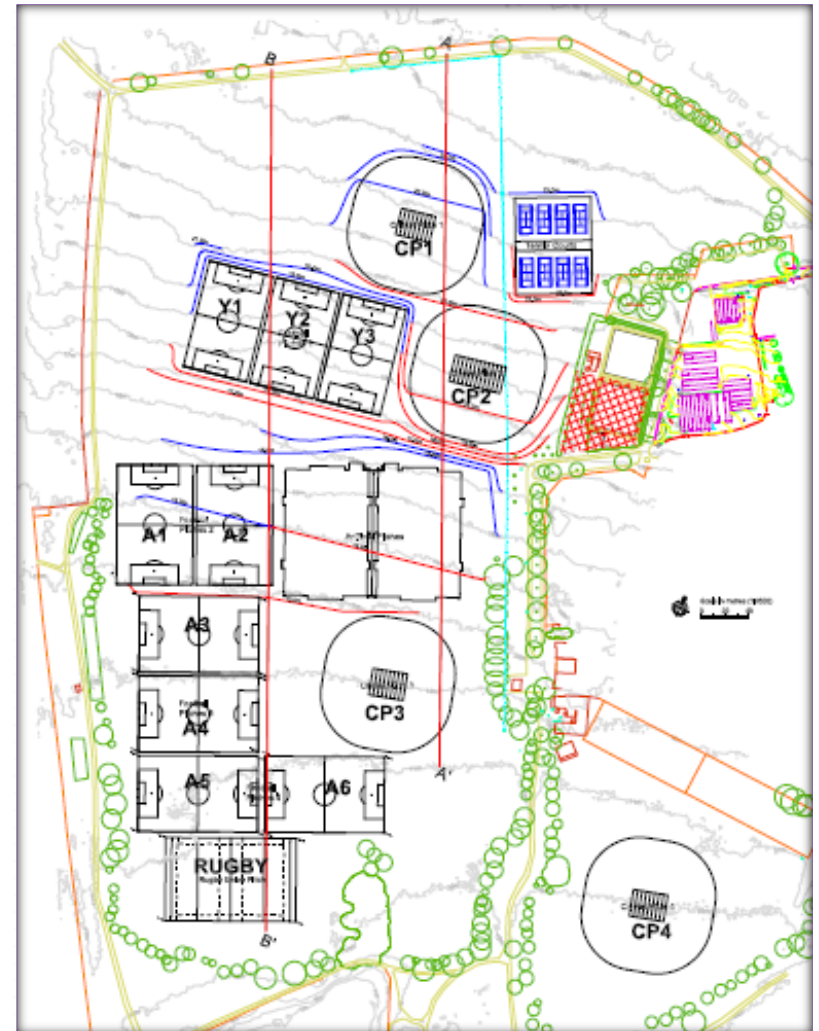
# PHASE 3: FACILITIES

## Pitches

- ▶ Grass football pitches 9 x 3 x youth & 6 x adult
- ▶ Floodlit 3G artificial grass pitches 2 x
- ▶ Cricket pitches x 4
- ▶ Rugby Pitch
- ▶ Floodlit tennis courts x8

## Sports Hub

- ▶ Sports hall
- ▶ Changing rooms (NGB)
- ▶ Gym and studio
- ▶ Café
- ▶ Education/meeting room



# PHASE 3: FUNDING

Cost circa £14m:

- ▶ Ealing and Hounslow Councils
- ▶ Park Life
- ▶ Sport England
- ▶ England and Wales Cricket Board
- ▶ Lawn Tennis Association
- ▶ London Marathon Charitable Trust
- ▶ Brentford FC Community Sports Trust
- ▶ International School London



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# PHASE 3: PREVIOUS EXTERNAL FINISHES



# PHASE 3: EXTERNAL FINISHES



# PHASE 3: NEXT STEPS

- ▶ Work with café operator BENUGO to finalise designs
- ▶ Complete the contractor and leisure operator procurement
- ▶ Investigate other exciting opportunities such as:
  - Golf offer
  - Play and leisure activities
  - Outdoor gym equipment
  - Running trails

# PHASE 3: SPORTS TIMELINE

Tennis  
construction  
works start  
March 2017

Operator  
on-board  
May 2017

Main  
construction  
complete  
December  
2018

Tennis  
construction  
complete June  
17

Main  
construction  
works start  
July 2017

Site open  
early 2019

# PARK FUNDRAISING – DEVELOPMENT TRUST

- ▶ Background
- ▶ Objectives
- ▶ Current work
- ▶ Future work

# GUNNERSBURY CONTACT INFORMATION

## ► Park contact websites:

- <http://www.visitgunnersbury.org>
- <https://twitter.com/gunnersbury1?lang=en-gb>
- <https://www.facebook.com/Gunnersbury-Park-Museum-378738778802794/>

## ► Park email:

- [gunnersbury@ealing.gov.uk](mailto:gunnersbury@ealing.gov.uk) (not for project updates)

## ► Friends of Gunnersbury: <http://gunnersburyfriends.org/>

# UPCOMING EVENTS AT GUNNERSBURY

*In Association with Gunnersbury Park and Museum's WORD Season*

- ▶ WORD- Tatianna, OTM, Ongina, Morgan Mc Michael and Nick Field £20 - £40 Saturday 18th February 2017
- ▶ WORD- song writing workshop with Michele Stodart  
Saturday 25th February 2017
- ▶ WORD- poetry 'pop-up' event at OPEN Ealing, Orchard Café Free 10 February 2017
- ▶ ME LA September 2017

*For more updates visit: <http://www.visitgunnersbury.org/>*

# NEXT STEPS

- ▶ March 'update' meeting
- ▶ Information on the event will be forthcoming



GUNNERSBURY



LOTTERY FUNDED



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# QUESTIONS



# GUNNERSBURY PARK LONDON

