GUNNERSBURY PARK LONDON PUBLIC UPDATE

Masterplan 2026 Update 30th March 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)

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 Illustrate Gunnersbury 2026 Masterplan's Current Financial Investment Plan

<table>
<thead>
<tr>
<th>Phase</th>
<th>In Development</th>
<th>Secured</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>21</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>10.6</td>
<td>3.6</td>
</tr>
</tbody>
</table>
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.
GUNNERSBURY PARK (2026) CIC

- New organisation set up by the Councils
- Chief Executive appointed
- The process of transferring responsibility to the CIC has now begun
- Further recruitment underway
<table>
<thead>
<tr>
<th>Project Element</th>
<th>Prior to Restoration</th>
<th>Future</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management structure</td>
<td>Team Off site</td>
<td>Team On site</td>
</tr>
<tr>
<td>Visitors to the Park</td>
<td>660,000</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Visitors to the Museum</td>
<td>30,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Visitors to the Sports Facilities</td>
<td>1,000</td>
<td>500,000</td>
</tr>
<tr>
<td>School users</td>
<td>9,000</td>
<td>24,000</td>
</tr>
<tr>
<td>Museum staff costs</td>
<td>£210,000</td>
<td>£442,792</td>
</tr>
<tr>
<td>Park staff costs</td>
<td>£62,000</td>
<td>£366,725</td>
</tr>
<tr>
<td>Sports, leisure &amp; recreation</td>
<td>£50,000</td>
<td>£149,000</td>
</tr>
<tr>
<td>Museum staff numbers</td>
<td>5.0</td>
<td>15.5</td>
</tr>
<tr>
<td>Park staff numbers</td>
<td>4.0</td>
<td>11.5</td>
</tr>
<tr>
<td>Sports staff numbers</td>
<td>0.0</td>
<td>15.0</td>
</tr>
<tr>
<td>Income</td>
<td>£203,250</td>
<td>£1,275,146</td>
</tr>
<tr>
<td>Museum / Mansion maintenance p.a</td>
<td>£78,000</td>
<td>£140,586</td>
</tr>
<tr>
<td>Park and structures maintenance p.a</td>
<td>£515,000</td>
<td>£501,816</td>
</tr>
</tbody>
</table>
OVERVIEW OF THE PARK

Key
- Listed buildings
- Other buildings
- Trees
- Paths
- Lawn
- Meadow
- Shrubs
- Shared pedestrian and vehicular entrance
- Pedestrian entrance

Listed Buildings:
1. Gunnersbury Park House (Large Mansion)
2. Gunnersbury House (Small Mansion)
3. Temple
4. Orangery
5. East Stables
6. West Stables
7. North Lodge
8. East Lodge
9. Bath House and Gothic Screen
10. West Lodge
11. Potomac Tower
12. East Lodge Archway
13. South East Archway
14. South West Archway
15. Boundary Wall
16. Gothic Ruins
17. Pope's Lane Entrance Gates
18. Lamp Stands
19. Kitchen Garden Wall
20. East Archway
PHASE 1: 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 1: FUNDING

- Heritage Lottery Fund
- Ealing Council
- Hounslow Council
- Grants & funding
- Other sources
PHASE 1: 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 1: LARGE MANSION - INTERIOR

- Entrance Hall
- Skylight Gallery
- People and Place Gallery
- The State Rooms (Drawing Room, Long Gallery, Dining Room)
- The Childhood Gallery
- Victorian Kitchens and Butler’s Pantry
- Leisure Gallery
- Home Gallery
- Fashion Gallery
- Industry Gallery
PHASE 1: LARGE MANSION – ENTRANCE
PHASE 1: LARGE MANSION – SKYLIGHT GALLERY
PHASE 1: LARGE MANSION – LEISURE GALLERY
PHASE 1: LARGE MANSION – INDUSTRY GALLERY
PHASE 1: 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: WEST VIEW POINT
PHASE I: ORANGERY - CORNICE STONES
PHASE 1: MANSION ROOF
PHASE 1: NEWLY DISCOVERED HISTORIC PAINT FINISHES
PHASE 1: PARK HUB DEVELOPMENT
PHASE 1: TIMBER SCULPTING
PHASE 1: COMMUNITY GARDEN
PHASE 1: HORSESHOE LAKE
PHASE 1: ROUND POND (V&A CLAY)
PHASE 1: CAFÉ
PHASE I: CAFÉ + PLAYGROUND
PHASE 1: BATH HOUSE PLANTING
PHASE 1: NATURE TRAIL

Bug Hotel
PHASE 1: NEXT STEPS

Café complete August 2017

All works complete December 2017

Museum opening early 2018
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 1st 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 19th 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

<table>
<thead>
<tr>
<th>Element</th>
<th>Indicative Total Cost (£m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small Mansion: total project indicative refurbishment budget</td>
<td>5.026</td>
</tr>
<tr>
<td>Stables: CAT A fit out and East Stables structural restoration budget</td>
<td>5.250</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>10.276</strong></td>
</tr>
</tbody>
</table>
PHASE 2: UPDATE

- Partner search was unsuccessful
- Review of approach
- Core principles remain the same:
  - Masterplan’s vision
  - Viable – financially sustainable use
  - Remove from HE’s Risk Register & prevent any further deterioration
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: 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
PHASE 3: CURRENT SPORTING FACILITIES
PHASE 3: GOALS

- Create one of the largest outdoor sporting facilities in London
- Support both Boroughs Sports Facility Strategies by catering for sport and physical activity demands
- 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 x 9
  (x3 youth & x 6 adult )
- Floodlit 3G artificial grass pitches x 2
- Cricket pitches x 4
- Rugby Pitch x 1
- Floodlit tennis courts x8

Sports Hub
- Sports hall
- Changing rooms (NGB)
- Gym and studio
- Café
- Education/meeting room
PHASE 3: PREVIOUS EXTERNAL FINISHES
PHASE 3: EXTERNAL FINISHES
PHASE 3: LANDSCAPE

Car park improvements, new footpaths and park furniture
PHASE 3: LANDSCAPE

Winter swale (Northala Fields, Northolt)
Summer swale (Islip Manor Park, Northolt)
Wild flower roof garden

Naturalistic drainage ditches and shallow basins to collect and carry rain water from the pitches and pavilion roof down to the Potomac Lake, reducing the flood risk and benefitting wildlife
PHASE 3: TENNIS COURTS

- Tennis construction started 30/03/2017
- 14 week programme, July 2017 finish
- Greenleaf wall – restricted parking
PHASE 3: LEYLANDII HEDGE REMOVED
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

Tennis construction complete July 2017

Operator on-board May 2017

Main construction works start August 2017

Main construction complete December 2018

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

- Park email:
  - gunnersbury@ealing.gov.uk (not for project updates)

- Friends of Gunnersbury: http://gunnersburyfriends.org/
UPCOMING EVENTS AT GUNNERSBURY

- EASTER HOLIDAY DROP-OFF ART WORKSHOPS FOR CHILDREN
  - When: Wednesday 5th April 10am – 12:30pm or 1:00pm – 3:30pm & Friday 7th April 10am – 12:30pm or 1:00pm – 3:30pm
- MELA September 2017

For more updates visit: http://www.visitgunnersbury.org/
NEXT STEPS

- Future Update Meeting – Summer
QUESTIONS
GUNNERSBURY PARK LONDON