FaulknerBrowns

Golden Lane Leisure Centre

4067- Stage 2 Supplementary Report
– Evolving Options and Public Engagement Response

June 2026



Version	Date	Description
01	16/06/26	Draft
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1.0 Introduction

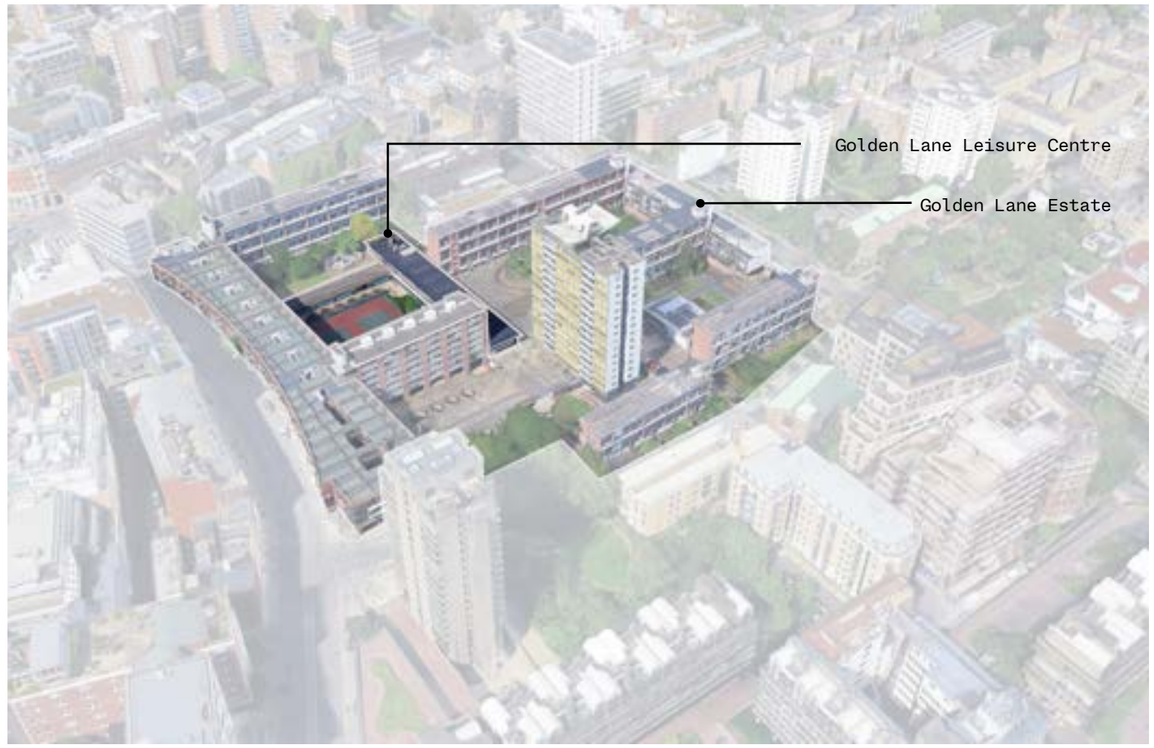
This supplementary report builds on the Stage 2 (Concept Design) submission for the refurbishment of the Golden Lane Leisure Centre. It provides an update on the design development, incorporating findings and feedback gathered through public engagement activities undertaken in May and June 2026

Constructed between 1958 and 1962, the building is a Grade II listed asset of recognised architectural and historic significance. The proposals seek to balance conservation and enhancement, ensuring that any interventions respect the building's character while supporting its continued and sustainable use.

The engagement exercise undertaken in June 2026 provided input from local stakeholders, including residents and user groups, highlighting priorities, patterns of use, and aspirations for the facility. The design approach has been reviewed in response to this feedback, informing refinements to spatial organisation, the leisure offer, and the approach to accessibility and inclusivity.

The overarching objectives of the refurbishment are to improve the quality and range of facilities, support wider participation, and provide an environment that is accessible, inclusive, and welcoming. The project also seeks to support the long-term use and relevance of the centre as a community asset.

This report outlines the updated design principles presented during engagement and describes the emerging proposals. It sets out how stakeholder feedback has informed the design development and is intended to support consideration of options to be progressed to RIBA Stage 3 (Developed Design)



Aerial image with Golden Lane Estate and Golden Lane Leisure Centre

2.0 Client Brief

The Client brief is defined by the following documents provided by City of London Corporation and Alliance Leisure.

- → Golden Lane Leisure Centre RIBA 1 Brief
- → Access Audit Report by Lord Consultants
- → Golden Lane Sport & Fitness Engagement Survey by Active Insight
- → 22085 CoL Decarbonisation Feasbility Study - Golden Lane_Rev C
- → 2485_Lighting_Strategy_and_Framework_Digital_P3

The Golden Lane Leisure Centre refurbishment is a strategic project to deliver a comprehensive modernisation of the existing facility.

The project aims to extend the operational life of the centre for at least the next 20 years while improving the quality, accessibility, and sustainability of its facilities. The refurbishment will address key building condition issues, including repairs to the external fabric, the renewal of MEP infrastructure and enhancements to the pool, gym, studio, and sport hall facilities.

Internally, the project seeks to rationalise changing facilities, improve circulation and wayfinding, and enhance the overall user experience. The works will be undertaken in accordance with the City of London's Net Zero Design Standard ensuring environmental performance and long-term energy efficiency.

Additionally, the scheme will deliver significant accessibility and inclusivity improvements, to ensure the centre better serves all members of the community. Through sensitive refurbishment that respects the site's heritage, the project aspires to create a modern, inclusive, and sustainable leisure facility that supports health, wellbeing, and community engagement.

There are programmed works currently being undertaken by others that will impact the Leisure Centre and will require coordination:

- → Waterproofing works to podium above gym, reception and changing rooms
- → Site – wide lighting strategy

In addition to the building works the City of London Corporation has clarified that the following elements are also part of the refurbishment scope:

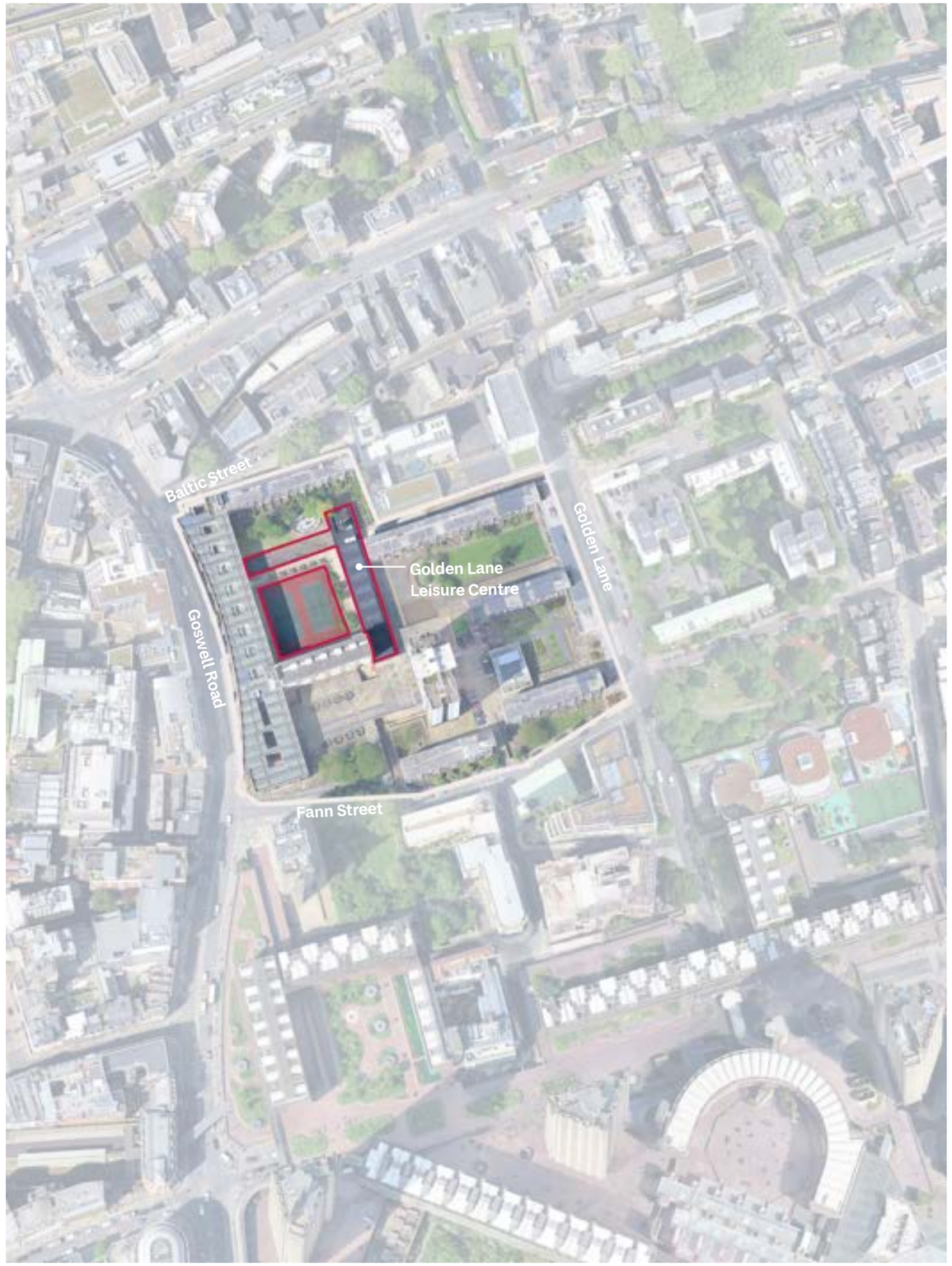
- → Resurfacing of existing outdoor courts
- → Replace the tennis courts fencing

The City of London Corporation as the client and project owner, commissioned Alliance Leisure to lead the refurbishment and modernisation of Golden Lane Leisure Centre.

To support the delivery of the scheme, Alliance Leisure has appointed a multidisciplinary design team to undertake the Stage 2 design and subsequent project stages. The team comprises:

- → Hadron Consulting - Project Manager
- → FaulknerBrowns - Architect
- → Max Fordham - MEP services
- → Alan Baxter - Structural and Civil Engineering
- → NTR Planning - Heritage Consultancy
- → Safe Sphere - Planning Consultant
- → Echo Project Services - CDM role
- → The Sports Consultancy - BSA role
- → - Cost Consultant
- → - Business Management

Together, this team brings a blend of technical expertise and community leisure experience to deliver a high-quality refurbishment.



Aerial image showing the Golden Lane Estate and the Leisure Centre

2.1 Project Context

Golden Lane Estate is a post-war housing development in the City of London, designed by Chamberlin, Powell & Bon and constructed in phases between the early 1950s and 1962.

Following the Blitz, which left much of the City devastated, the City of London Corporation acquired a war-damaged site to provide housing for key workers and those employed within the City. An open architectural competition was held in 1951 to design flats, a community centre, and a playground.

Peter Chamberlin, Geoffry Powell, and Christoph Bon won the competition in 1952. Their scheme concentrated smaller flats within a tall central tower, with larger flats and maisonettes arranged in lower courtyard blocks around it to form an "urban" composition of interlinked courts.

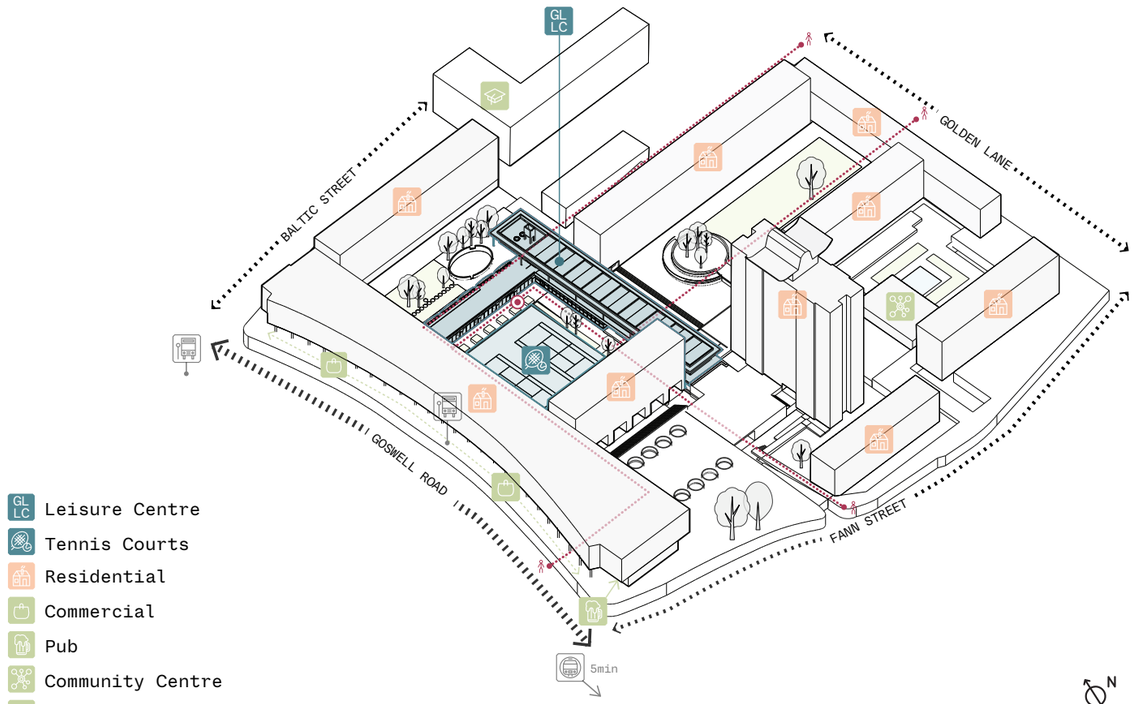
The estate makes innovative use of the deep basements and rubble left by bombed warehouses to create sunken gardens, ramps, ponds, roof terraces, and a network of pedestrian routes connecting a series of landscaped courtyards. Original facilities included a community centre, swimming pool, nursery, shops, and sports areas — reflecting the architects' ambition to create a largely self-contained "urban village."

Golden Lane is regarded as one of the most significant examples of early 1950s social housing in Britain, and both its buildings and landscape are now listed.

The Golden Lane Leisure Centre was conceived as an integral element of this "urban village," serving both residents and the wider City community. Originally, the facility included a 20-metre swimming pool housed within a two-storey steel-framed hall with full-height glazing, a badminton court/ sports hall, club rooms, tennis courts, a nursery room, and children's play areas. The centre was designated as a Grade II listed building in 1997.

The Leisure Centre has undergone several alterations and refurbishments over the years, the most recent completed in 2012 by Cartwright Pickard. This refurbishment converted the former club rooms into a gym and introduced a new studio at ground level.

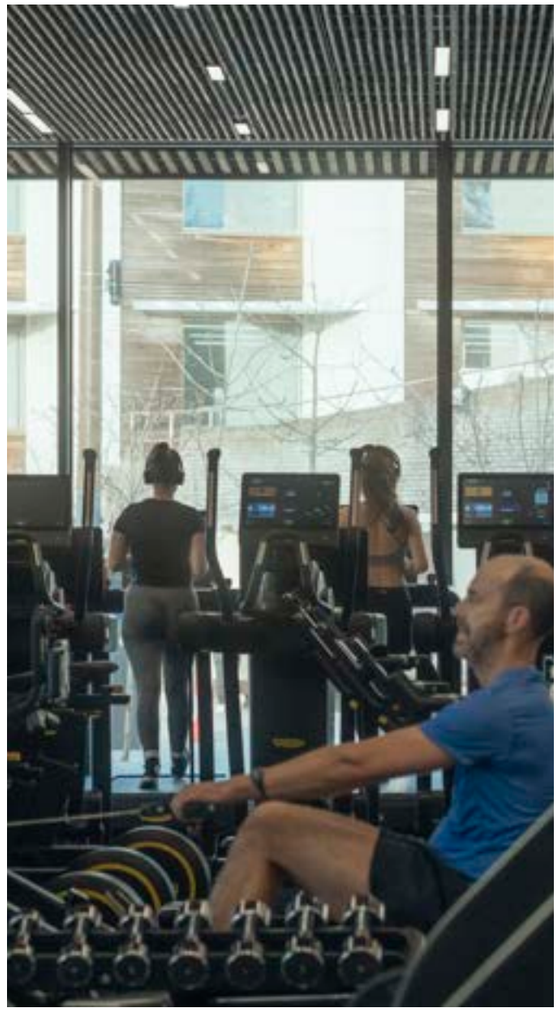
Despite these improvements, the centre has since deteriorated, exhibiting issues related to the external fabric, internal environmental comfort, water ingress, and condensation.



Golden Lane Estate different uses

2.2 Aims and Objectives

Enhance and Modernise the Golden Lane Leisure Centre to Increase Appeal and Visitor Numbers from the Estate and Wider Community



Improve Connectivity and Visibility to Create a More Engaging, Accessible, and Secure Golden Lane Leisure Centre Environment



Create an Inclusive and Welcoming Space That Engages All Users



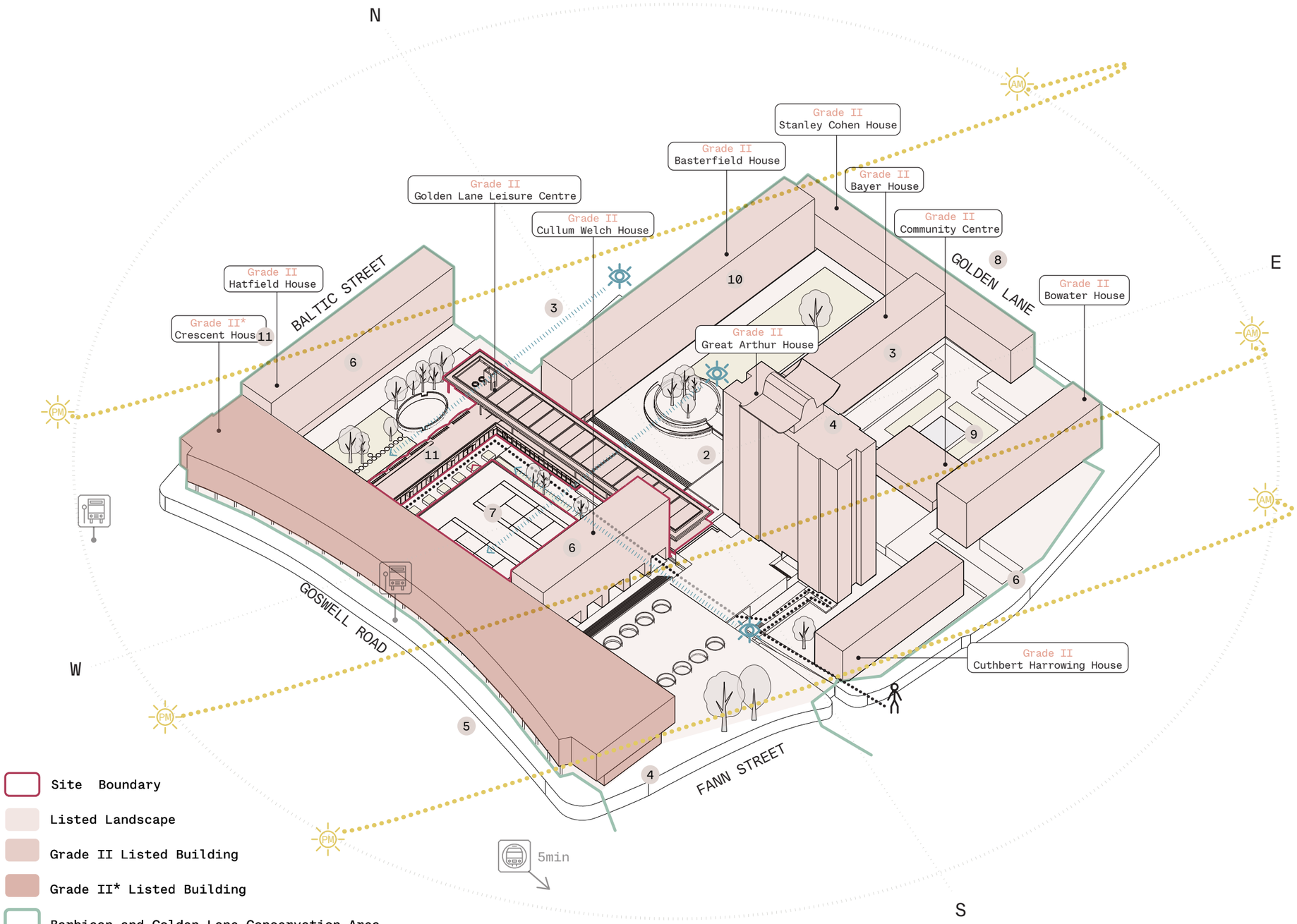
Conserve and Enhance the Heritage Asset While Securing Sustainable Operation for the Next 20 Years



3.0
Site Analysis



Golden Lane Estate Axonometric for competition by Powell



Site context analysis showing red line boundary

3.1 Existing Site

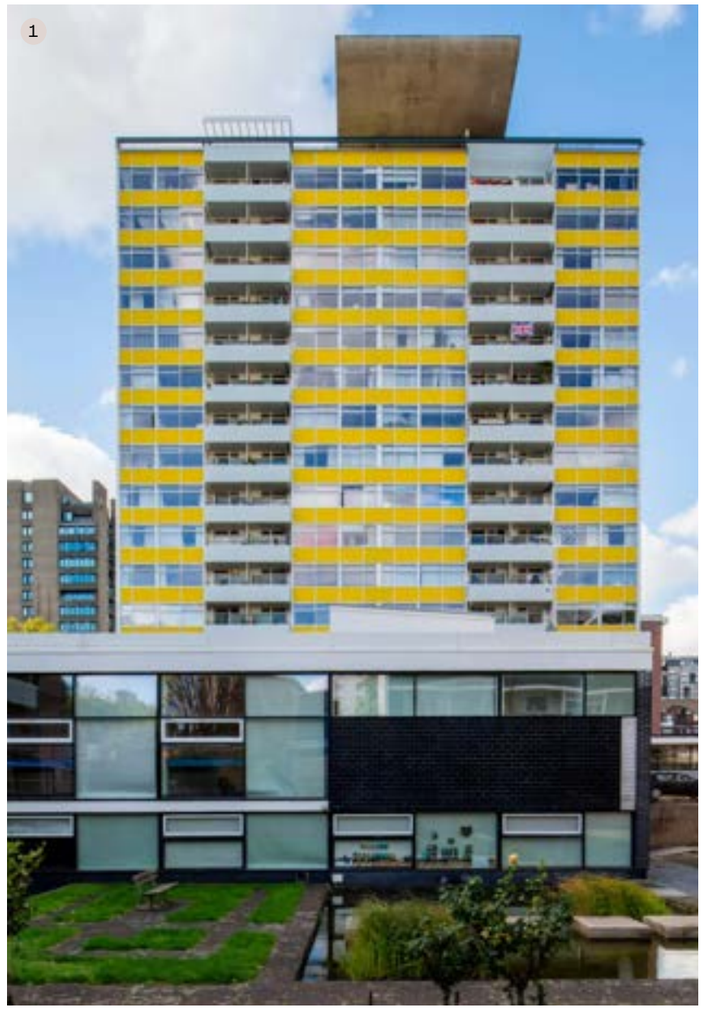
Golden Lane Leisure Centre sits at the heart of the Golden Lane Estate. The building is Grade II listed, consistent with the wider estate's architectural significance, while nearby Crescent House holds Grade II* status. The leisure centre is arranged in an L-shape around the estate's tennis court and forms one of the distinctive communal elements of the estate, alongside the community centre. Its light, simple design reflects the modernist architectural language evident throughout the estate.

Golden Lane Estate is an inward-looking development composed of terraces grouped around a series of interconnected courts and sunken gardens. The pre-war street pattern was removed, and Powell and his team utilised the existing basements to create layered levels, with pedestrian routes primarily at street level, courts at a lower level, and service roads and garages discreetly positioned below. This careful arrangement allowed the estate to provide high-density housing while retaining a substantial proportion of open space, with over half of the seven-acre site dedicated to landscaped courts, gardens, and communal areas.

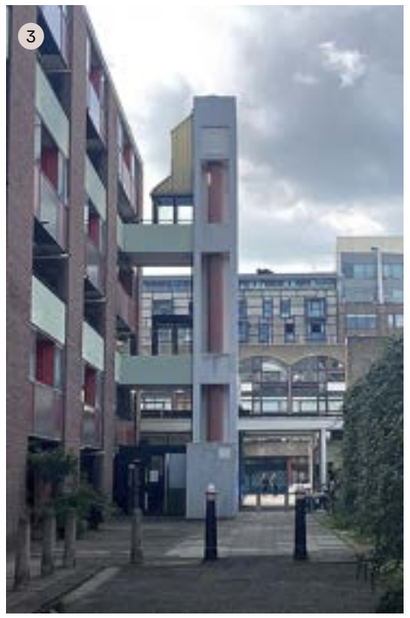
The estate demonstrates a clear and deliberate planning of spaces—private, public, community, retail, pedestrian, and vehicular—that are interrelated yet distinct. Buildings were positioned to create a series of courts that visually and physically connect, framing views through the estate and reinforcing circulation. The site's character is defined by strong geometric forms, transparency, and continuity between courts. Multi-storey residential blocks are arranged around the courts, with variation in scale and form to balance density with human-scale spaces. The external landscape, including hard and soft landscaping of the courts, was conceived as an extension of living space, contributing to the estate's architectural and social cohesion.

The architectural language of the estate evolves across its phases, from the light glass curtain walling of early blocks to the more robust concrete and brickwork of Crescent House. Strong primary colours, innovative materials, and finely detailed finishes—including aluminium glazing, concrete columns, and mosaic tiling—create visual richness and a distinctive identity. The leisure centre and community facilities are integrated into this framework, reinforcing the estate's social and recreational functions.

The site benefits from immediate access to public transport due to its central city location. Bus services operate along Goswell Road, providing direct local and wider connections, while Barbican Underground Station is approximately five minutes' walk from the estate, ensuring convenient connectivity to the wider London network.


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3.2 Site Evolution

19th Century

Densely populated working-class district with narrow streets, courts, and modest housing. Associated with craft industries, small workshops and breweries.

Early 20th Century

Golden Lane area evolved from a maze of narrow courts and alleyways into an area dominated by large warehouses and light industry.

WWII

After heavy bombing during the Blitz in World War II, Golden Lane area was left devastated, with much of its dense network of streets, workshops, and warehouses reduced to rubble.

Post WWII

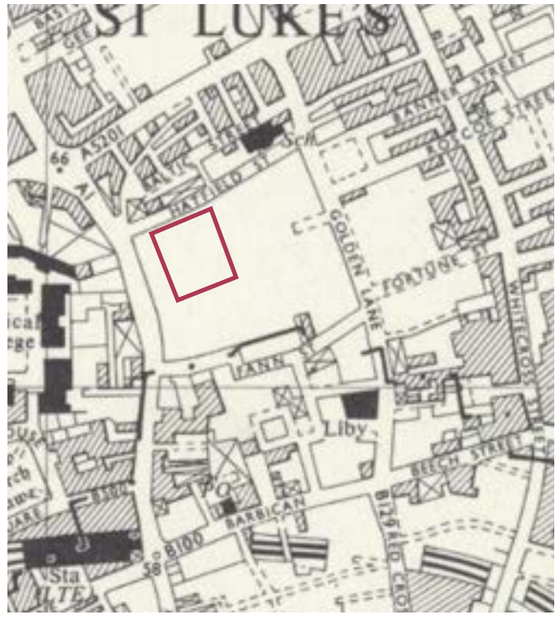
After WWII the devastated area was redeveloped by the City of London Corporation between 1952 and 1962, creating the Golden Lane Estate with flats, shops, and community facilities to provide a modern social housing community for workers and families.



OS Map 1880



OS Map 1920



OS Map 1957



OS Map 1972



The Fortune Playhouse along Golden Lane (1600)



Golden Lane Brewery occupied plots along Golden Lane (1792)



Site after war destruction



Golden Lane Estate

3.3 Leisure and Fitness Mapping

The Golden Lane Leisure Centre is one of several facilities within and adjacent to the City of London. In addition to fitness provision, there are a number of facilities offering a broader health and wellness offer. These are illustrated on the adjacent map.

Fitness

1. Nuffield Health Barbican Support Centre
2. Nuffield Health at St Bartholomew's
3. Virgin Active
4. PureGym London St Pauls
5. PureGym London Moorgate
6. PureGym London Farringdon
7. Gymbox Farringdon
8. The Gym Group London Holborn Circus
9. Anytime Fitness
10. Virgin Active
11. Buzz Gym Cannon Street
12. Foundry Gym - Aldgate
13. Anytime Fitness Aldgate
14. The Vault Gym
15. House of Fitness London
16. Énergie Fitness Old Street
17. Gymbox Old Street
18. City Sport
19. Finsbury Leisure Centre

Wellness

A. Ironmonger Row Baths
B. Heavenly Spa London
C. Euphoria Spa
D. Spa at the Four Seasons



The facilities illustrated are representative of provision within the study area and are not intended to be exhaustive.



18. City Sport



12. Foundry Gym - Aldgate



A. Irongmonger Row Baths



1. Nuffield Health Barbican Support Centre

3.4 Existing Access

There are a number of different access routes to the Golden Lane Leisure Centre, with a combination of stepped and ramped solutions providing connections from the upper level street arrival to the lower level entrance.

Despite the variety of routes, the legibility of the entrance and overall site wayfinding to the leisure centre is indistinct and limited. The accessible route is currently restricted to the Fann Street approach, with pathways passing beneath undercrofts and adjacent to bin stores, which can feel uninviting.

While landscape and external access works fall outside the current project scope, the City of London Corporation is developing separate proposals to improve accessibility and wayfinding to the Leisure Centre.



Access to estate from Goswell Road



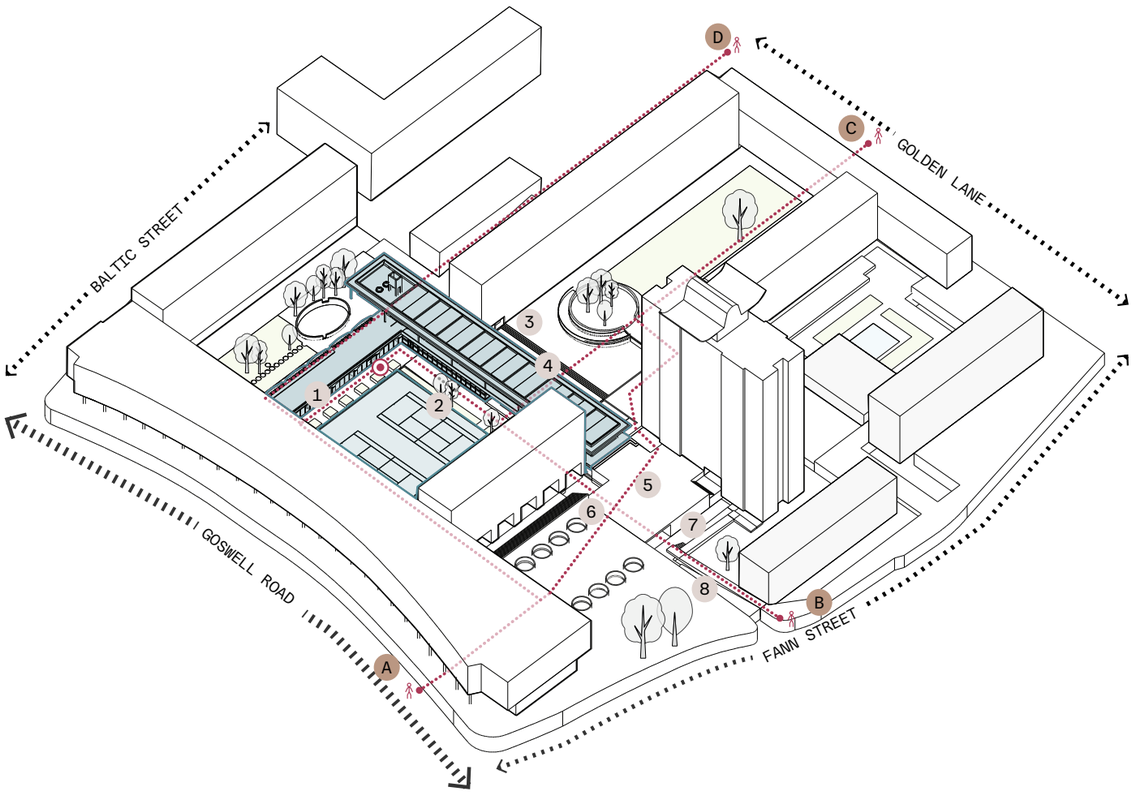
Access to estate from Fann Street



Access to estate from Golden Lane



Access to estate from Golden Lane



Existing access routes to the leisure centre



Steps from Crescent House and rooftop walkway



Upper level approach from Fann Street



Upper level walkway and lower path to entrance



Accessible route under Cullum House by bin store



Steps and ramp from Basterfield House Lawn



Ramp and step access from Fann Street

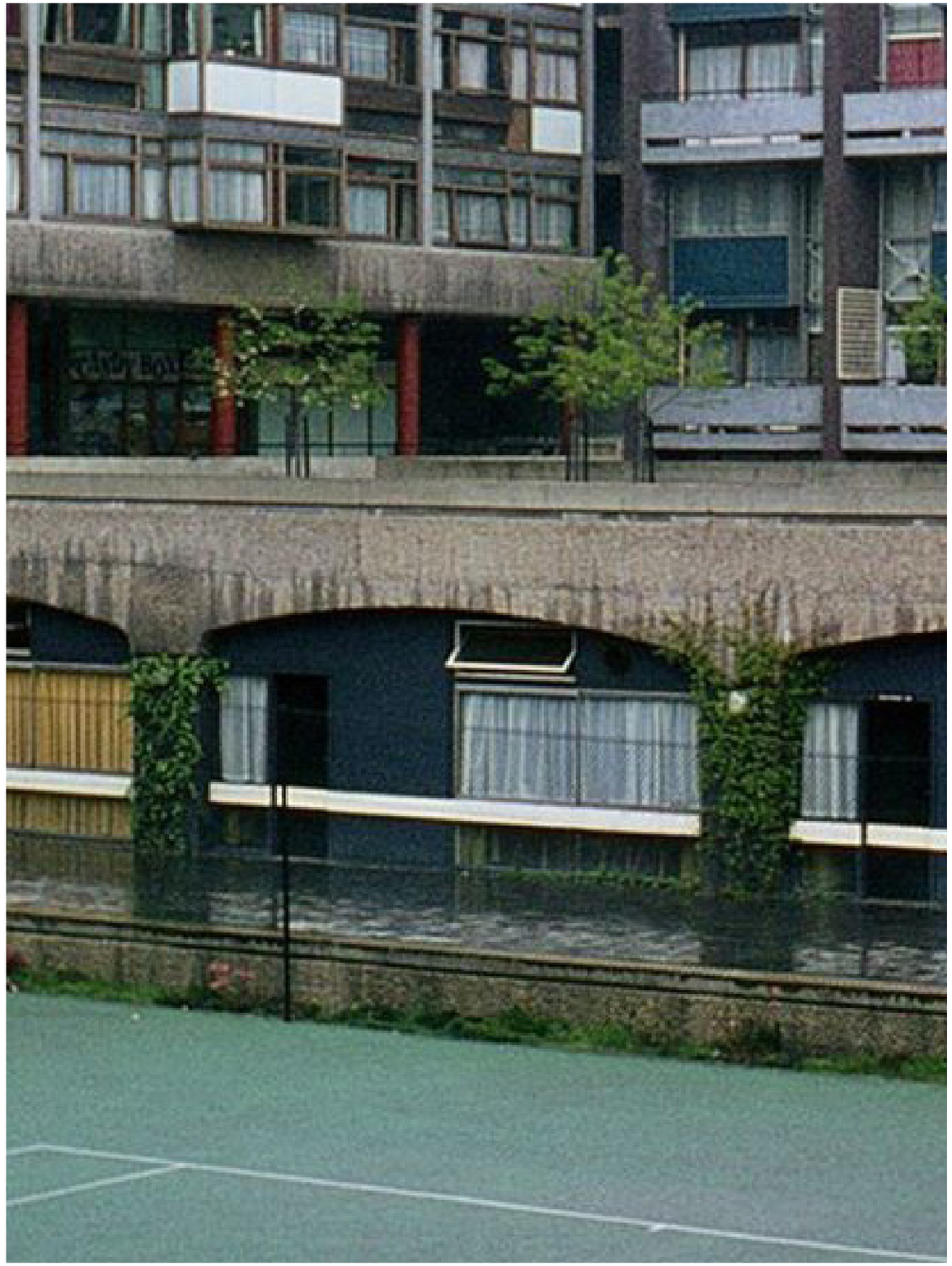


Stepped access to the Leisure Centre



Ramp next to the service road from Fann Street

4.0 Heritage and Conservation



Hiscoric photograph of the Club Rooms facade

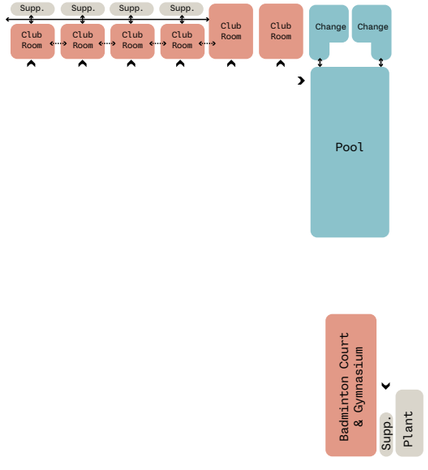
4.1 Facility Evolution





1962

Originally, the Leisure Centre comprised two separate, unconnected elements: a 20m swimming pool with external access and poolside changing rooms, and a single-storey block of flexible club rooms with individual entrances,a nursery and a sunken playground on top ot the club rooms and a games hall, .

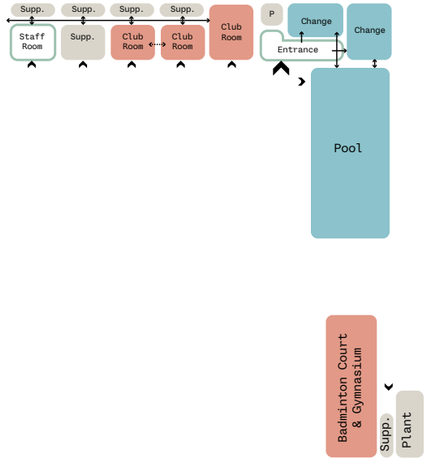




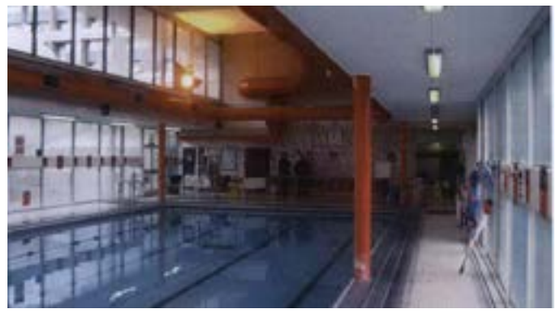


From the 1980s onwards

From the 1980s, incremental alterations reduced spatial clarity, with internal reconfiguration and the loss of flexible connections. A new entrance to the pool changing rooms was formed in 1992 from part of the club rooms, improving access but leaving the remaining spaces disconnected.

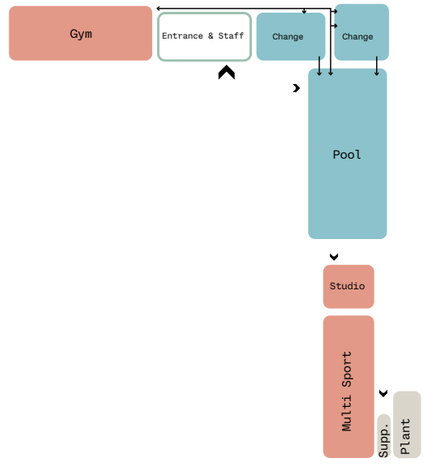






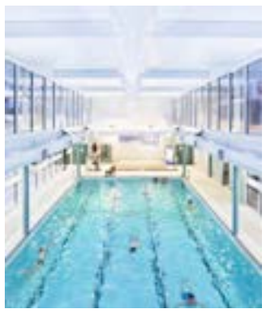
2012

The 2012 refurbishment represented the most comprehensive upgrade since original construction. This works introduced a new entrance and staff areas, changing facilities, a gym, studio extension and an upgraded games hall.









4.2 Existing Facility

The Golden Lane Leisure Centre is a Grade II listed building, designated in 1997, which has undergone a series of refurbishments throughout its lifetime to respond to evolving user needs and contemporary building standards.

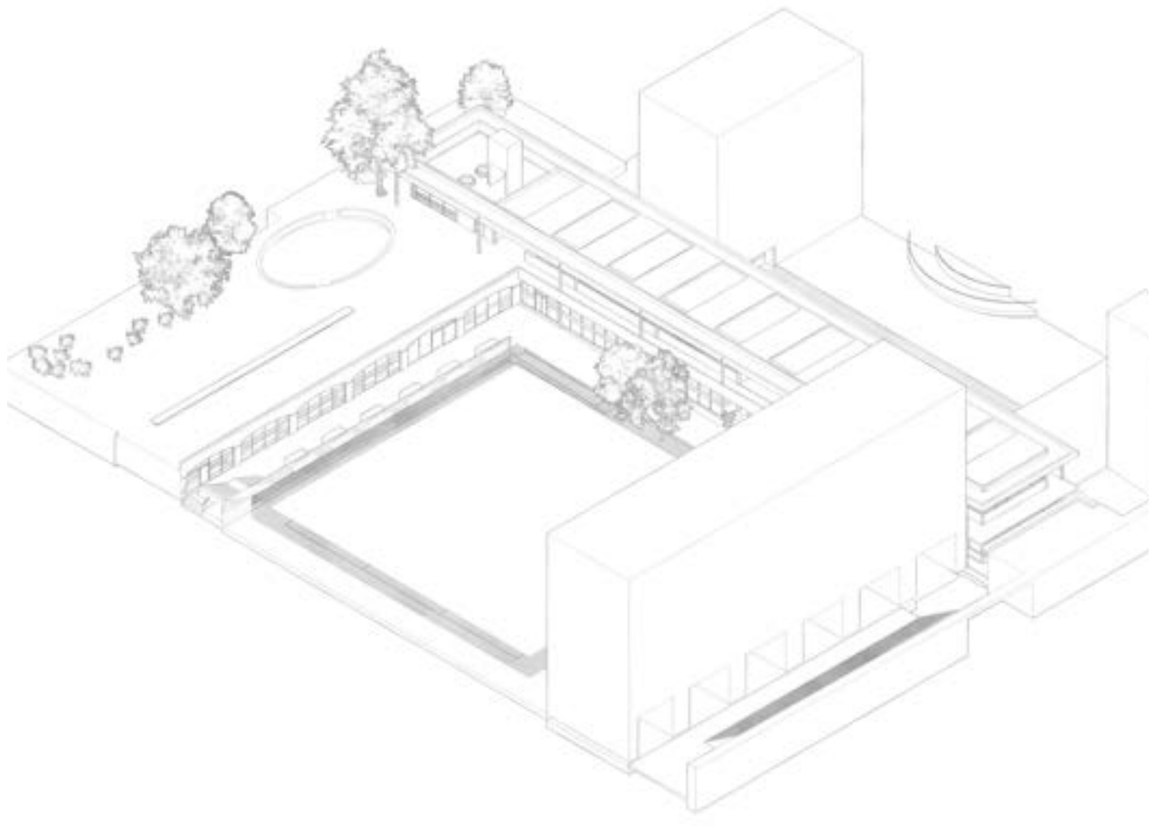
The most recent significant refurbishment was completed in 2012 by Cartwright Pickard Architects, upgrading key internal spaces and building services while retaining the building's established spatial arrangement.

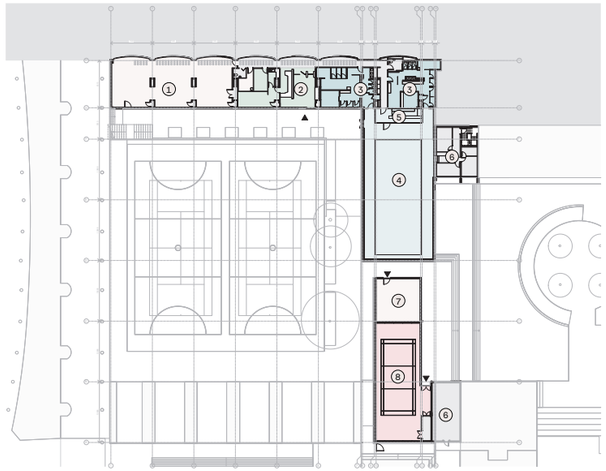
At **Level 00**, the main entrance provides access to a reception area supported by a staff area, from which the public routes connect to the gym and the main changing facilities. The changing provision is arranged as male, female and accessible facilities, which lead directly to the pool hall. The pool hall incorporates a spectator gallery with integrated seating and is supported by storage spaces located beneath Basterfield House.

The multi-use hall is accessed independently and does not connect internally with the remainder of the Leisure Centre. In addition, a former passage linking the tennis courts with the bastion has been infilled to create a multi-use studio, which has its own independent entrance from the passage.

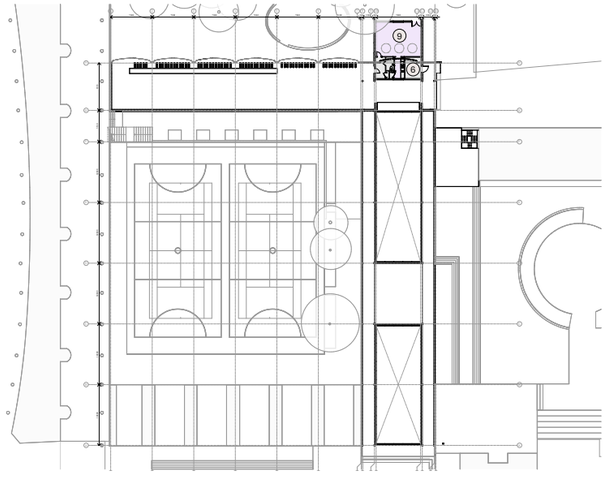
At **Level 01,** the accommodation includes a community room alongside plant spaces serving both the community facilities and the wider Leisure Centre. The remainder of this level comprises a landscaped terrace above the gym and reception, with pedestrian walkways providing views into the double-height pool hall and multi-use hall.

The **roof** structure creates areas of overhang and incorporates a tower housing the water tank, forming a distinctive element of the building's roofscape. Photovoltaic panels were installed on the roof as part of the 2012 improvements.

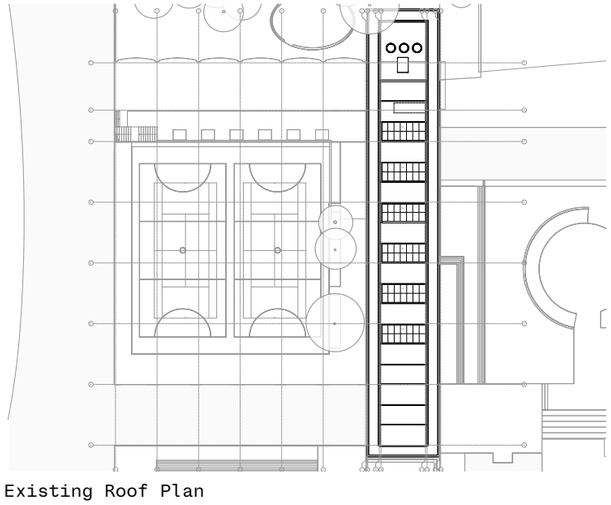




Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan

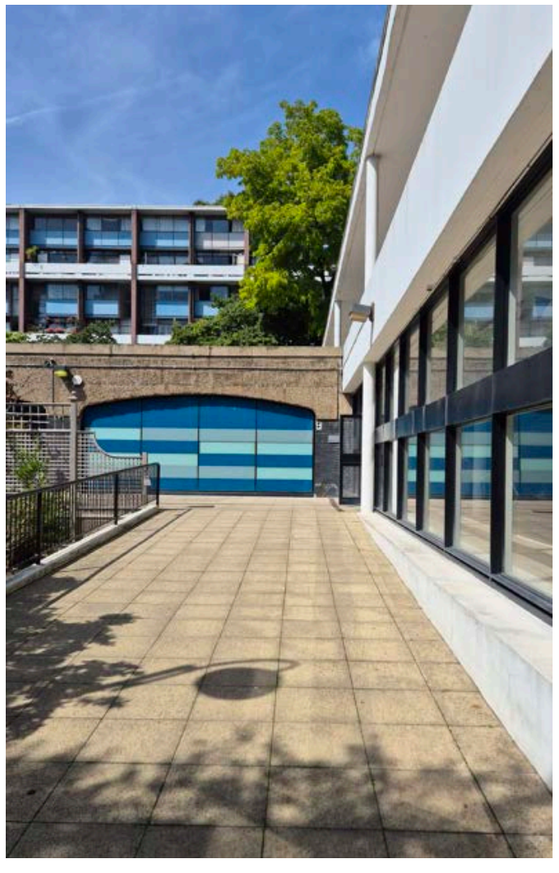
1. Gym
2. Entrance and staff area
3. Changing Area
4. Swimming Pool
5. SpectatorArea
6. Stores & Plant
7. Studio
8. Multi use Hall
9. Community Room

Golden Lane Leisure Centre exterior images of the two interlocking architectural elements, the arches and the double height pool and multi-use hall



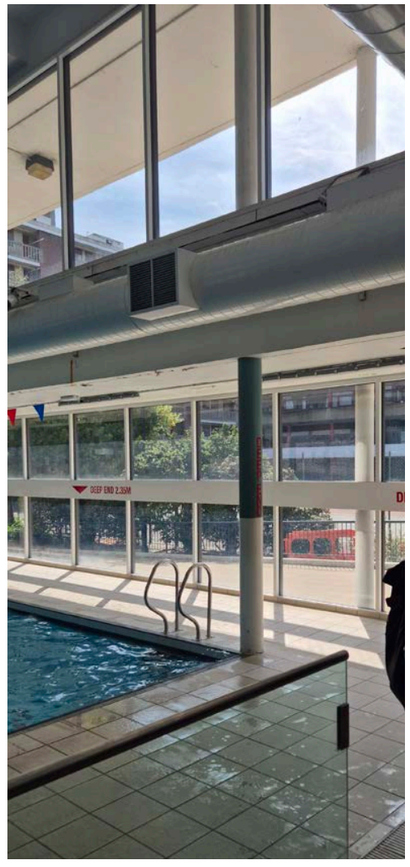




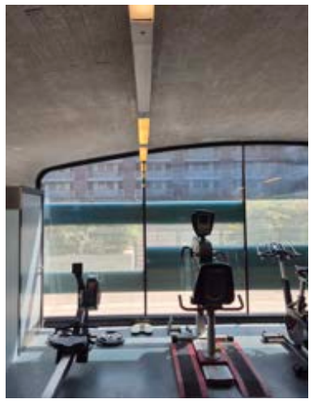


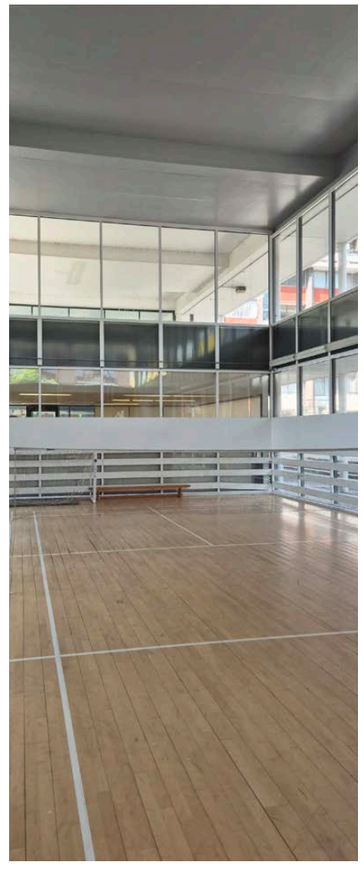


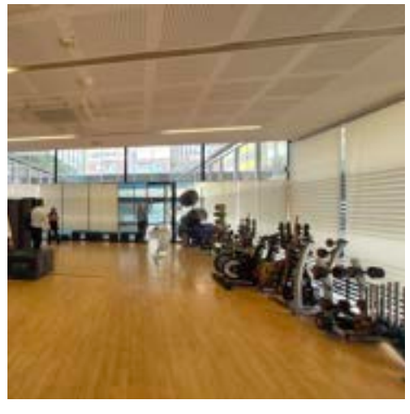
Golden Lane Leisure Centre images showing the current internal spaces













4.3 Building condition and significance

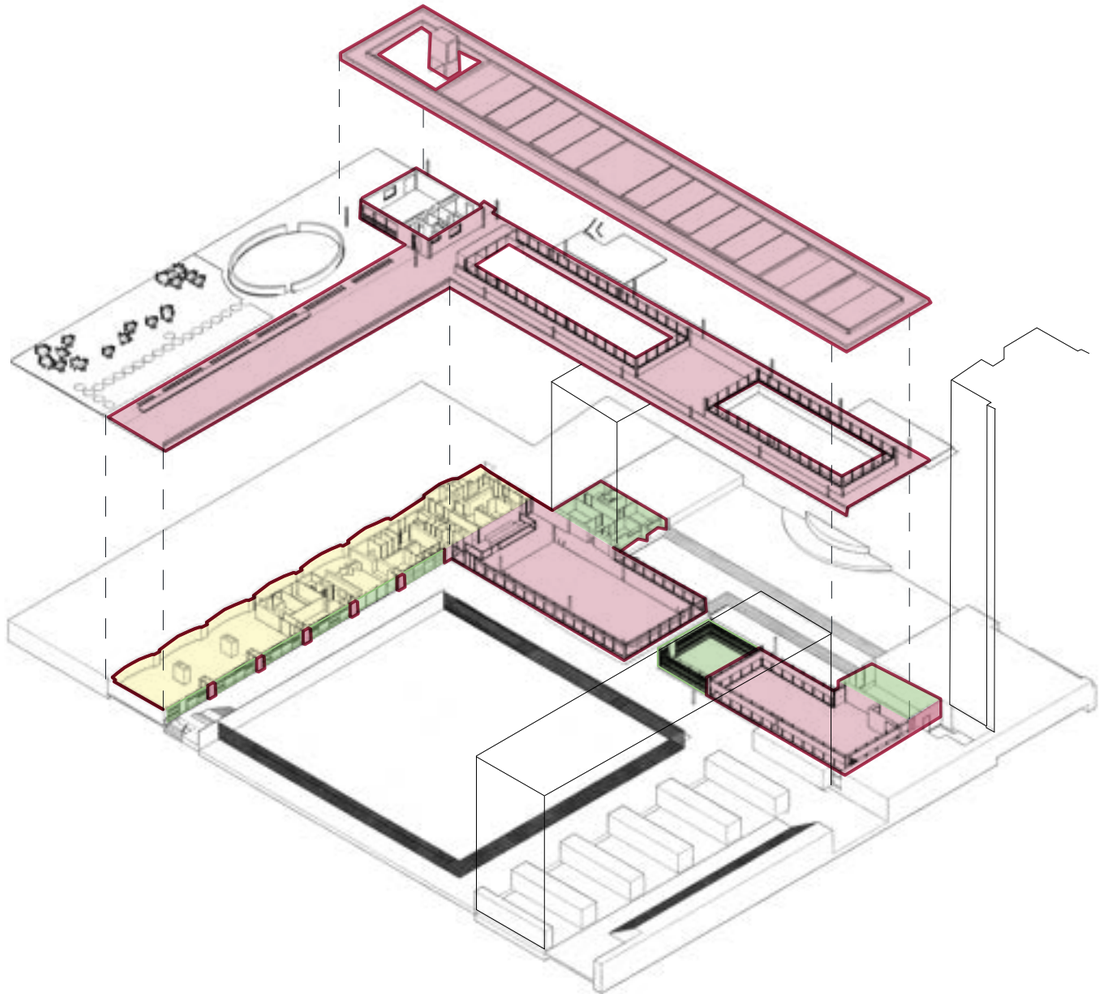
The existing building condition has deteriorated since the refurbishment in 2012. There are indications of material damage internally indicating issues of damp ingress and with mechanical services. In addition a number of finishes and fixtures are damaged or have degraded over time through use.

In Stage 3 a conditions survey will be undertaken to inform the detailed design and repair works to be specified in the project as it progresses.

Alan Baxter Associates have been appointed as heritage consultant and have analysed the existing building to determine levels of historic significance building spaces and elements have, a graphic interpretation of this study is illustrated opposite. The study has informed the design options ensuring features critical to the listed character of the building are retained.



Existing building condition images



High significance

Medium significance

Low or no significance

Existing building significance assessment

5.0 Consultation & Engagement



5.1 Stage 1 Consultation

As part of forming the Stage 1 Brief Alliance Leisure appointed Active-Insight to conduct a survey to support the early-stage engagement. The survey was conducted between January and March 2025.

The survey received 405 responses from both residents within Golden Lane and others from outside the estate. 45% of respondents were active users of the Golden Lane Leisure Centre.

The findings highlighted many aspects but some of the key findings included:

- → The quality of facilities available being the main barrier to doing more exercise
- → Requests for additional facilities including, wellness spaces, a cafe, flexible working / meting paces, a sauna
- → The need for safe and inclusive environments
- → 'Make it fabulous' celebrating the pool as an asset
- → Changing facilities being developed into a changing village model whilst ensuring appropriate privacy
- → Working gym equipment
- → Community spaces
- → Consideration of alternative uses in the outdoor courts

5.2 Stage 2 Consultation

The consultation process continued throughout Stage 2, comprising a series of site visits and meetings held both in person and virtually.

The following meetings were undertaken:

- → Site visit with Planning and Listed Building officers
- → Online meeting with the building operator running the Leisure Centre at the time
- → Stakeholder consultation presentations with:
  - → Aldersgate ward members
  - → Cripplegate ward members
  - → Golden Lane Estate Residents Association
  - → WeSwim
  - → Anaconda swimming club

A report summarising the key findings from these stakeholder engagements has been prepared by Concilio, the communications consultant.

5.3 Further Consultation (Post–Stage 2 / Early Stage 3)

Following the finalisation of Stage 2, further consultation has been undertaken to support the progression of the design into early Stage 3 design development.
This has included :

- → An initial pre-application meeting with Planning, Heritage and Sustainability Officers
- → A meeting and additiional workshop with the Golden Lane Estate Residents' Association (GLERA) and the Neighbourhood Forum.
- → Formal consultation with Sport England commenced in May 2026
- → Engagement with Swim England initiated in June 2026

5.4 Public Engagement (June 2026)

In June 2026, a programme of public engagement was undertaken to present the emerging options and gather public feedback.

This included a public presentation session, a drop-in session, a webinar with Q&A, and a series of focused webinars for specific user groups.

A report summarising the key findings from these activities has been prepared by Kanda Consulting (former Concilio) and forms part of the information submitted to the Community and Children's Services Committee to inform decision-making on the preferred option to be progressed to the next stage of design development.

6.0 GLLC Evolving Proposals

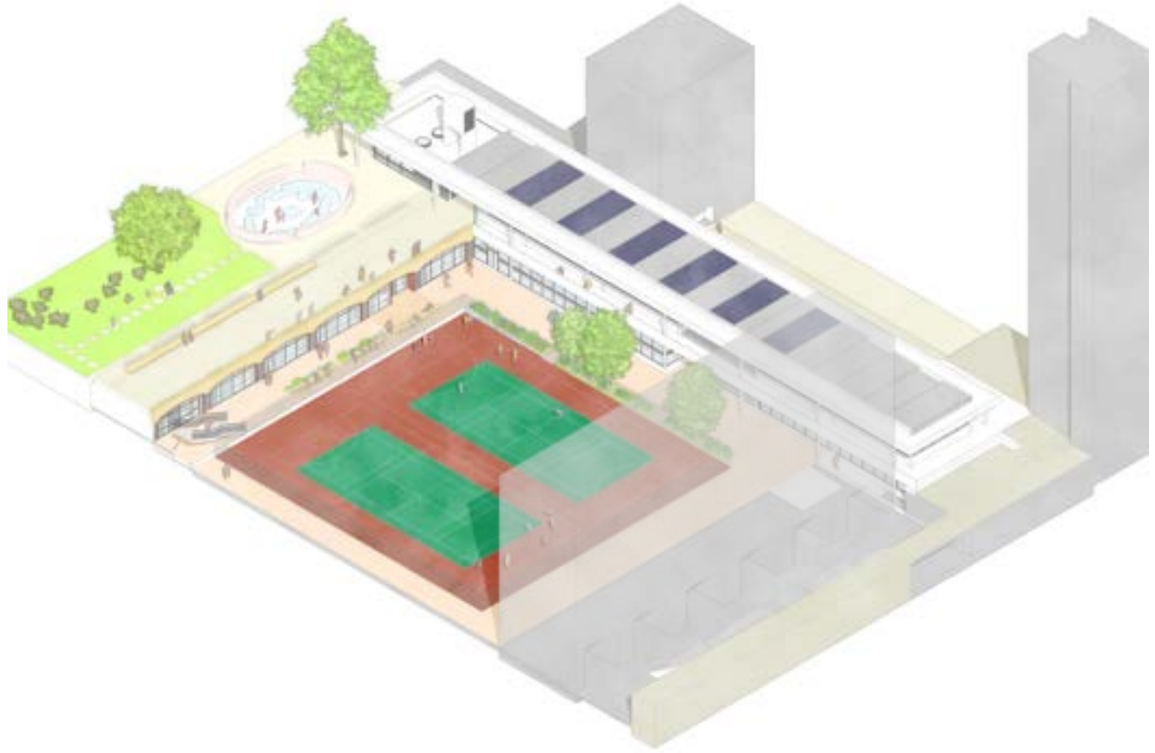
6.1 Options study

During Stage 2, the Design Team undertook a review of the existing building, including current uses and identified constraints such as accessibility, environmental performance, and condition of the fabric. This informed the development of a range of options exploring opportunities for improvement, rationalisation, and potential alternative uses.

From the range of options developed, two were taken forward for further consideration. These options were selected to represent different approaches to intervention, while responding to identified constraints, stakeholder feedback, and project objectives, including heritage considerations, operational requirements, and long-term sustainability

These options also seek to increase overall usage and broaden participation, enabling the facility to reach a wider cross-section of the community and re-establish itself as an integral place supporting everyday health, wellbeing, and social interaction at the heart of the City.

The options were developed to test their viability, incorporate initial stakeholder feedback, and support discussion through public engagement. They are described in the following section.



Golden Lane Leisure Centre Axonometric View

6.1.1 Refurbishment Option

The Refurbishment Option retains the existing spatial arrangement and primary uses of the building. It proposes upgrades to internal layouts, building fabric, and services to address condition, accessibility, and operational performance.

This approach maintains the current distribution of activities within the building, while introducing targeted changes to support improved functionality and compliance with relevant guidance.

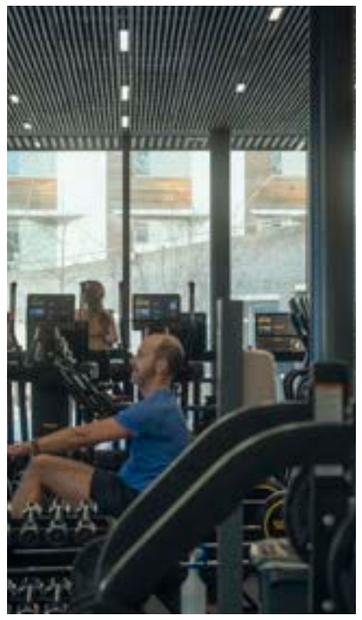
The entrance and changing areas are reconfigured to provide greater spatial efficiency and increased capacity for health and fitness uses. The wet changing provision is remodelled to create a 'changing village' environment in accordance with current Sport England design guidance. A seating area, with potential for food and beverage vending, is introduced adjacent to reception to enhance visibility of the entrance, provide a waiting space for users, and encourage informal interaction.

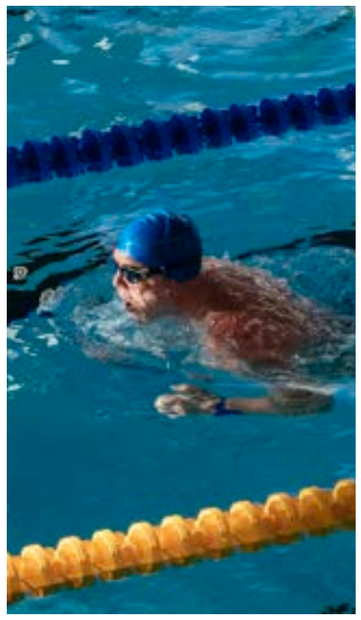
The 20m swimming pool, multi-use hall, and studio spaces are retained in their current configuration. The proposals includes the potential addition of a sauna or steam room adjacent to the pool, expanding the overall wellness offer.

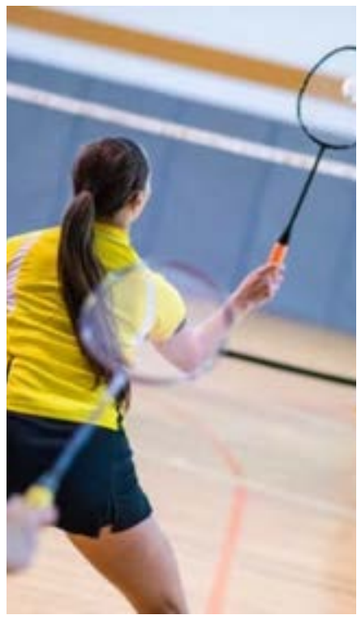
At first floor level, the existing community room (Sir Ralph Perring Suite) is retained.
The building will be refurbished internally, including new floor, wall, and ceiling finishes. The condition of the pool and surround tiling will be assessed, with repairs and re-grouting proposed as required. The entrance will incorporate a new reception desk, vending area, retail provision, and improved staff facilities. Changing areas will be upgraded to include new cubicles, WCs, vanity areas, lockers, and shower facilities.

Mechanical and electrical systems will be replaced throughout, with new services carefully integrated to support the architectural approach, enhancing the building's performance while respecting its listed status and heritage significance.

Externally, the building fabric will be repaired and redecorated where required. Existing curtain walling to the main pool and sports hall will be retained, subject to condition survey, and a new glazed façade to the arches is proposed to improve ventilation, access, and the legibility of





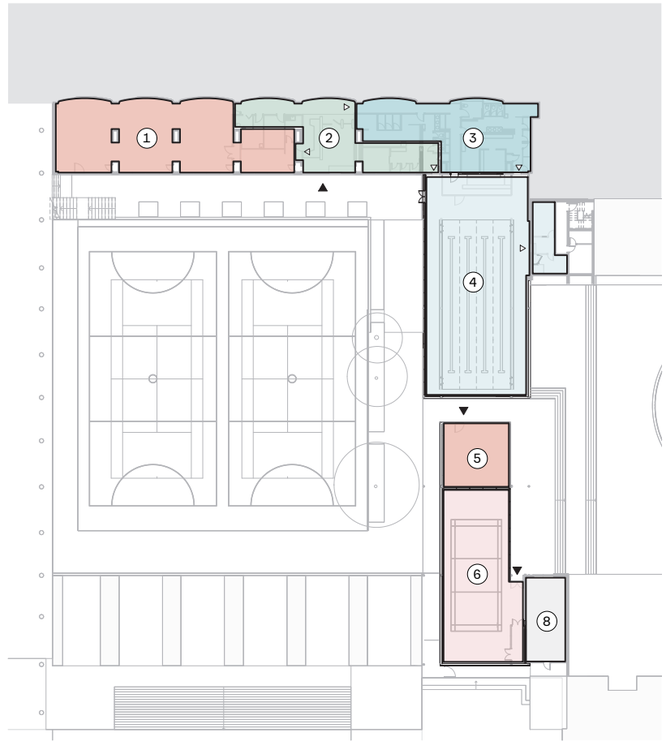


This option maintains the building's established uses, supporting continuity and familiarity for existing users while delivering targeted upgrades.

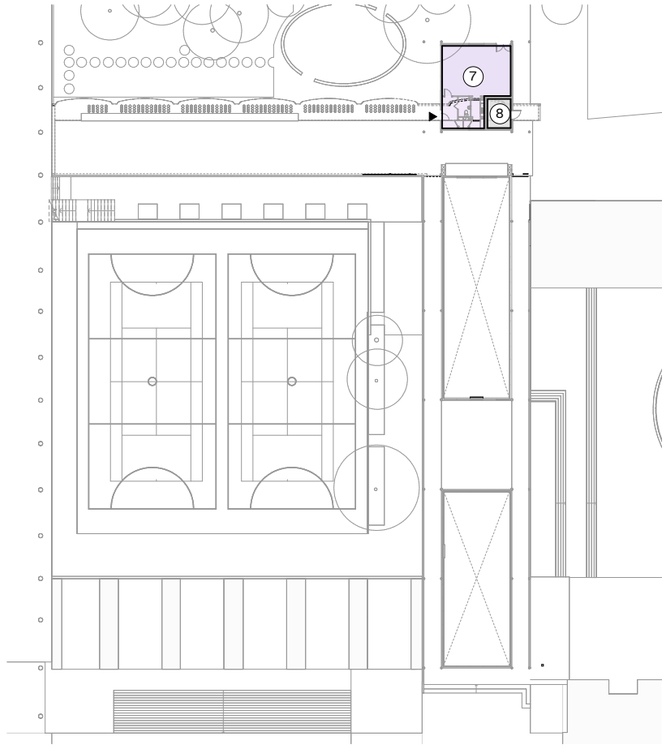
1. Health & Fitness suite
2. Entrance and staff area
3. Changing Village
4. Pool Hall and storage
5. Studio
6. Multi Use Hall
7. Sir Ralph Perring Centre
8. Plant

Uses	Area (m²)
Entrance and Staff	118
Pool Hall	350
Changing Village	115
Health & Fitness Suite	215
Studio	62
Multi Use Hall	180
Pool Plant	50
Plant (1st Floor)	10
Total	1100

Note: The areas shown exclude the community area in Sir Ralph Perring Centre, which is not included within the scope of the leisure centre refurbishment proposals.



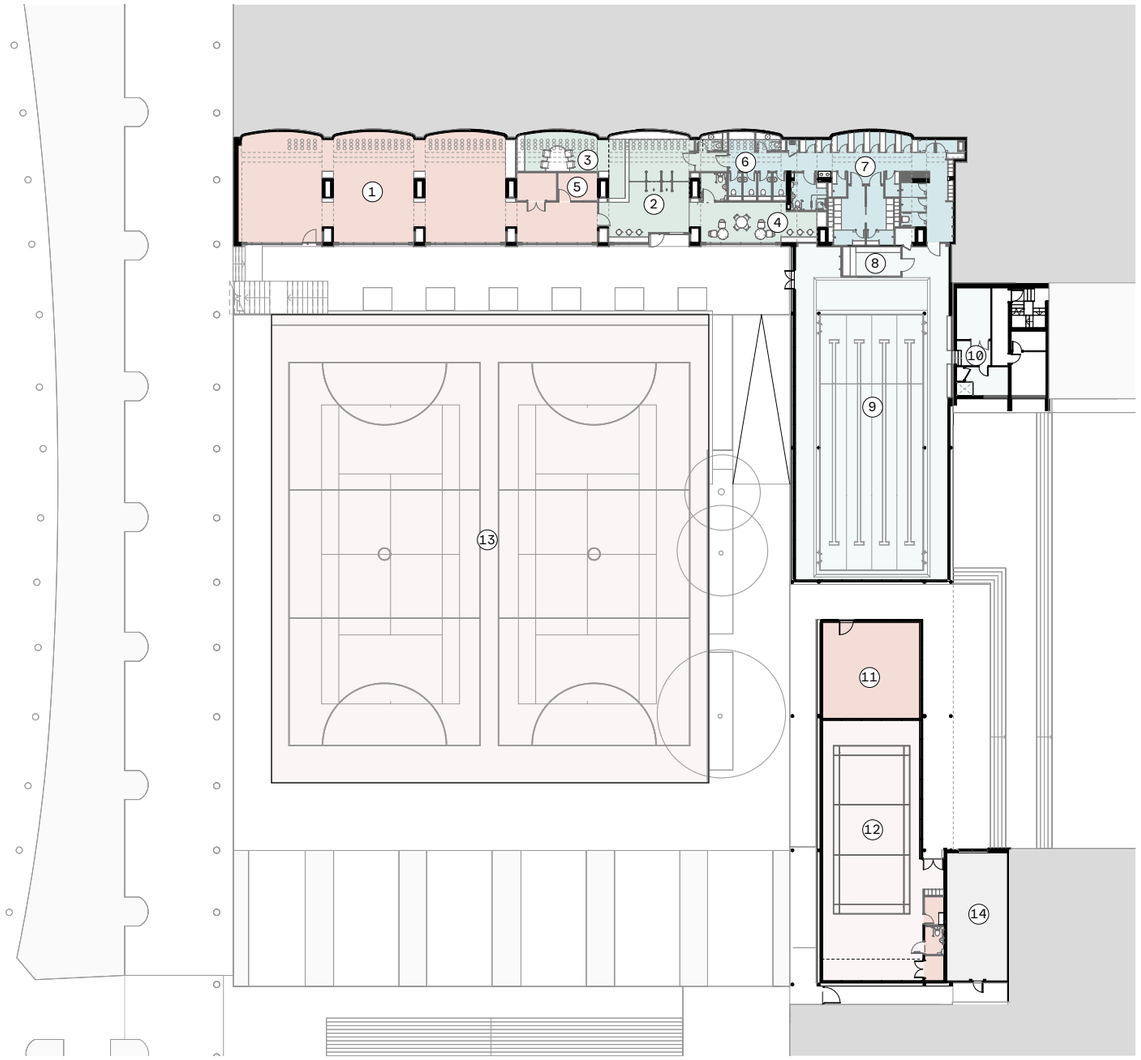
Bubble diagram - Level 00



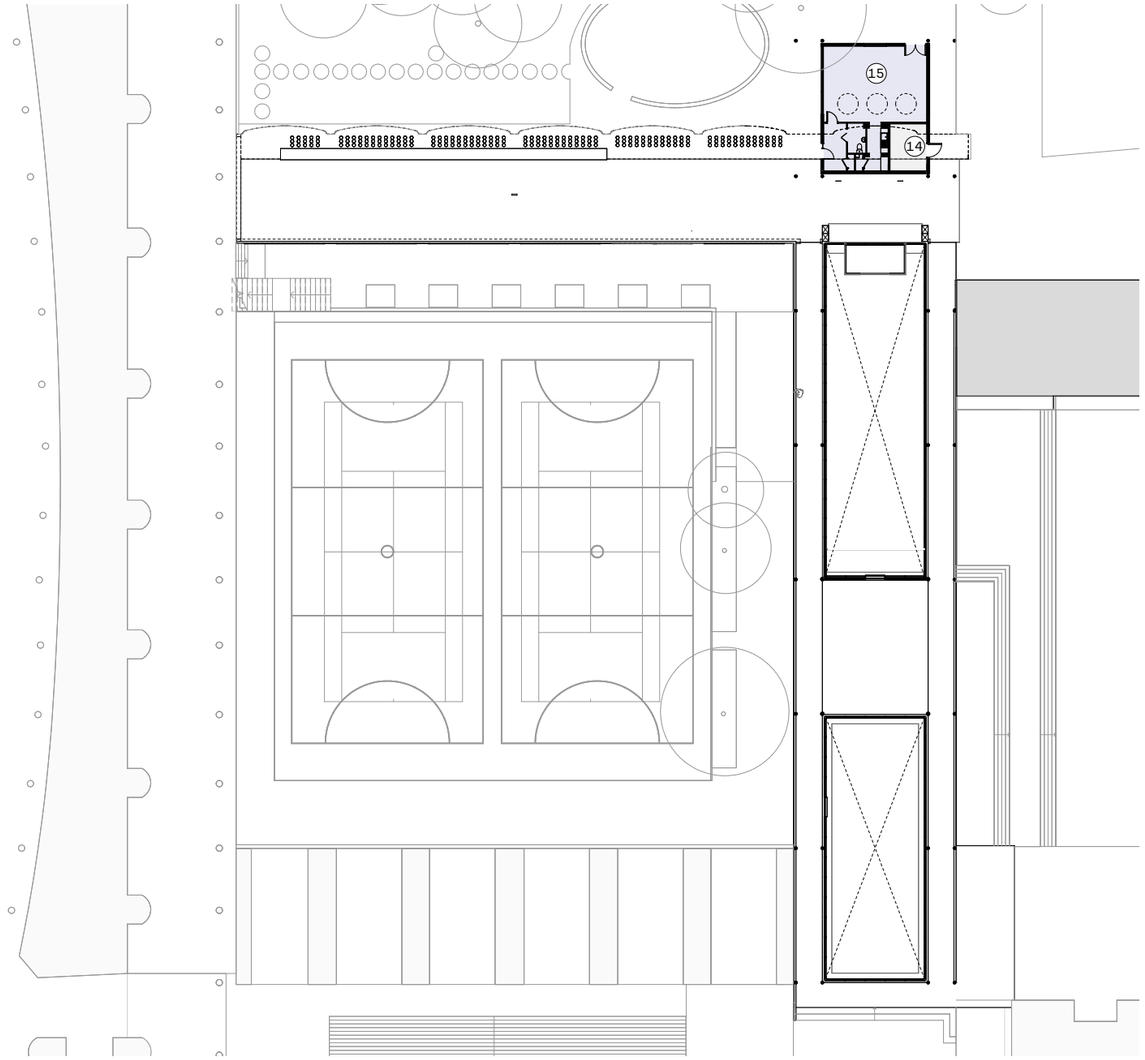
Bubble diagram - Level 01

The plans below illustrate an indicative layout for the Refurbishment Option proposal, prepared to support public engagement and discussion about the future of the leisure centre.

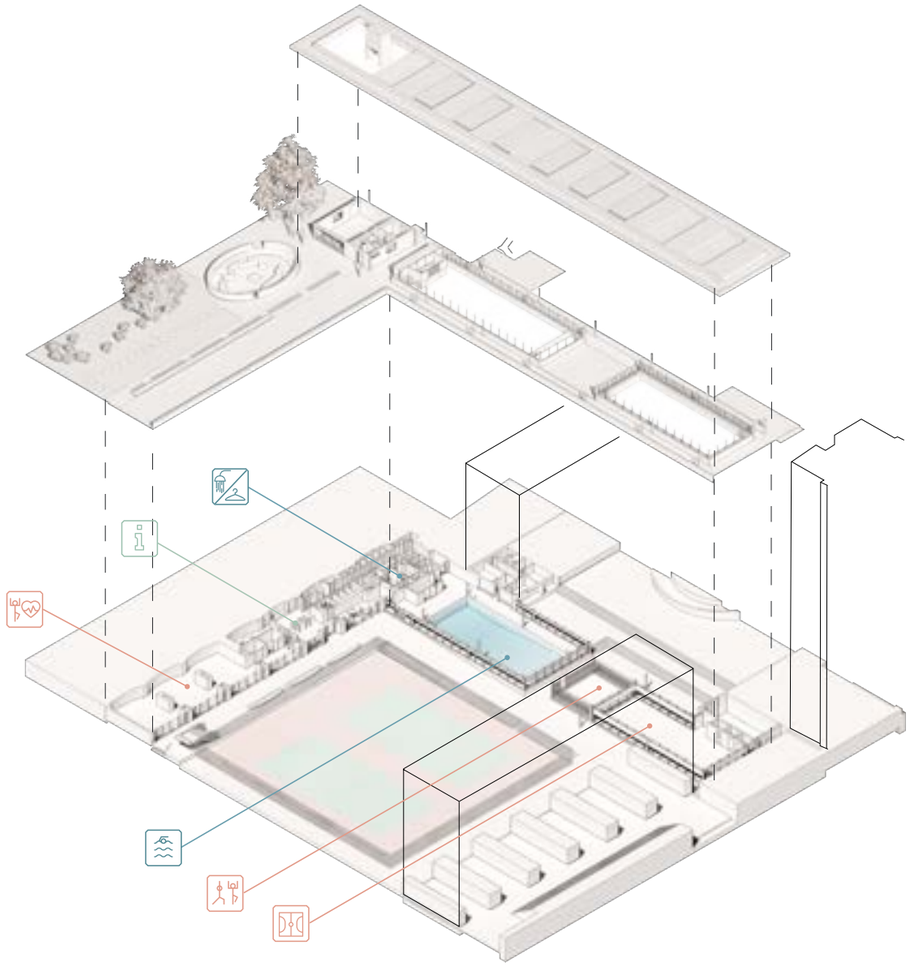
1. Health and Fitness Suite
2. Entrance
3. Staff area
4. Break out area
5. Flexible consultation space
6. WC & Vanity Area
7. Changing Village
8. Sauna/Steam Room
9. Pool Hall
10. Storage
11. Movement Studio
12. Multi Use Hall and ancillary
13. Tennis Courts
14. Plant
15. Sir Ralph Perrin Centre

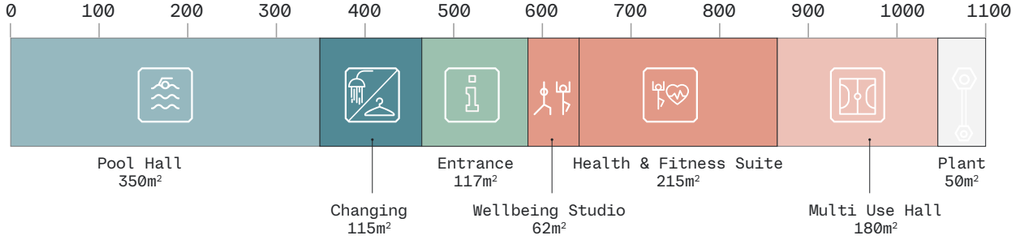


Refurbishment Option: Proposed Ground Floor Plan



Refurbishment Option: Proposed First Floor Plan





Refurbishment Option: Detailed description of proposed works

Proposed works throughout the building
- → Full strip out
- → Complete replacement of mechanical and electrical systems
- → Clean and repair to any damage to concrete and brick structures
- → New floor, wall and ceiling finishes throughout
- → New internal doors and ironmongery
- → Installation of new ceilings where required

Proposed works to Entrance & Staff area
- → Replacement of curtain walling for integration of ventilation
- → New entrance doors required
- → Reconfiguration of reception space, to create food and drink vending offer with seating area
- → Addition of new retail area
- → Redesign of staff and reception area to create a more efficient layout
- → Creation of additional storage space
- → Review of internal skylight detail; to coordinate with CoL waterproofing works.
- → Interior design and signage to be considered to create a welcoming entrance experience

Proposed works to Health & Fitness Suite
- → Replacement of curtain walling for integration of ventilation
- → Staff area reconfigured and gym extended
- → Creation of additional storage space and support accommodation
- → Review of internal skylight detail; to coordinate with CoL waterproofing works
- → New gym equipment to be provided - assumed to be provided by client / operator.

Proposed works to Change facilities
- → Full changing reconfiguration and removal of corridor to create a new Sport England compliant
- → changing village
- → New drainage to coordinate with layouts
- → Changing cubicles, vanity areas, lockers to be replaced
- → New showers and sanitary appliances

Proposed works to Swimming Pool
- → Internal envelope improvements to meet thermal and condensation criteria
- → Repair of damage to soffit
- → Complete replacement of pool filtration plant and pool ventilation systems
- → Installation of new ceiling finishes to manage internal acoustics
- → Condition of pool surround tiles to be reviewed
- → Tiling to be regrouted
- → Reconfiguration of spectator area including new glazed balustrades if retained
- → Condition survey of the pool tank required to assess repairs required
- → Introduction of sauna and steam room
- → Minor repairs / making good to store areas
- → New pool equipment and pool access facilities

Proposed works to existing Studio
- → Repair of mirror wall
- → Clean / repair / repaint existing finishes where required
- → Review condition of existing MEP systems

Proposed works to Sports Space
- → Replacement of rebound boards, new solution required
- → Internal envelope improvements to meet thermal criteria
- → Repair of damage to soffit
- → New sports floor
- → Addition of acoustic material to ceilings and walls, as required

It is assumed that the ongoing remediation works to the roof, skylights, and installation of a new waterproofing system will resolve any existing leakage issues affecting the gym and entrance area.

6.1.2 Refurbishment and Reconfiguration Option

The Refurbishment and Reconfiguration Option introduces a revised spatial arrangement, combining refurbishment with targeted reallocation of uses within the building.

This allows multiple activities to take place at the same time. This option also provides additional public-facing space, including a flexible consultation room to support activities such as Health Referral programmes.

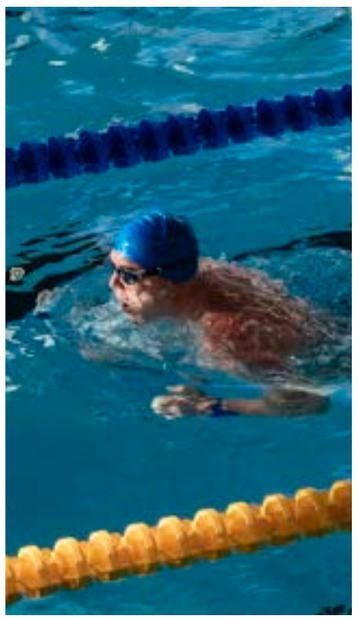
The proposed spatial arrangement relocates the Health and Fitness Suite into the existing multi-use hall. The adjacent studio space is repurposed to act as an extension and entrance to the suite, improving visibility and user access. Although the multi-use hall is repurposed to accommodate the relocated Health and Fitness Suite, the existing double-height volume is retained, preserving the spatial quality of the hall while supporting the new use. Additional toilets and shower facilities are introduced to the rear of the suite to support operational requirements.
The main entrance and wet sports areas are refurbished in line with the interventions identified in the Refurbishment Option, maintaining a consistent approach to the upgrade works.

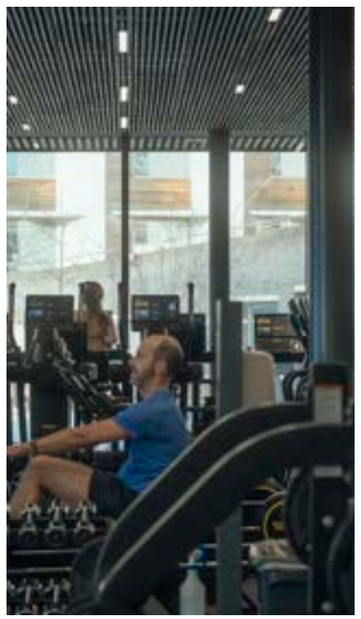
This approach would result in a redistribution of activities, including a change in the use of the existing multi-use hall, and the introduction of additional studio-based provision. These changes would require consideration of how existing uses are accommodated as part of the overall operational strategy.

The building will be refurbished internally, including upgrades to finishes, fittings, and associated facilities in line with the proposed reconfiguration.

Externally, the building fabric will be repaired and redecorated where required, following the design principles established in the Refurbishment Option. The replacement of glazing to the arches will follow the same principles as set out in the Refurbishment Option.





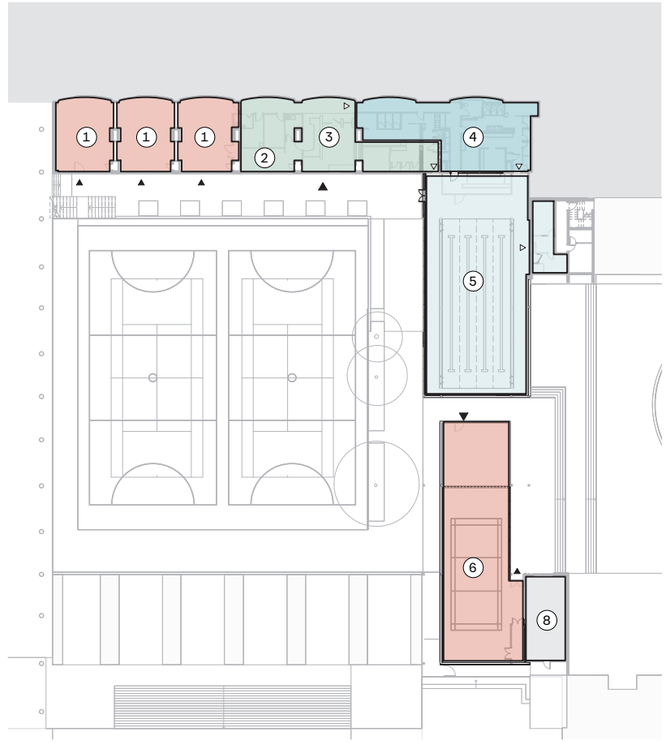


This option introduces a reconfigured layout to support an alternative range of activities, while delivering targeted upgrades to the existing facility.

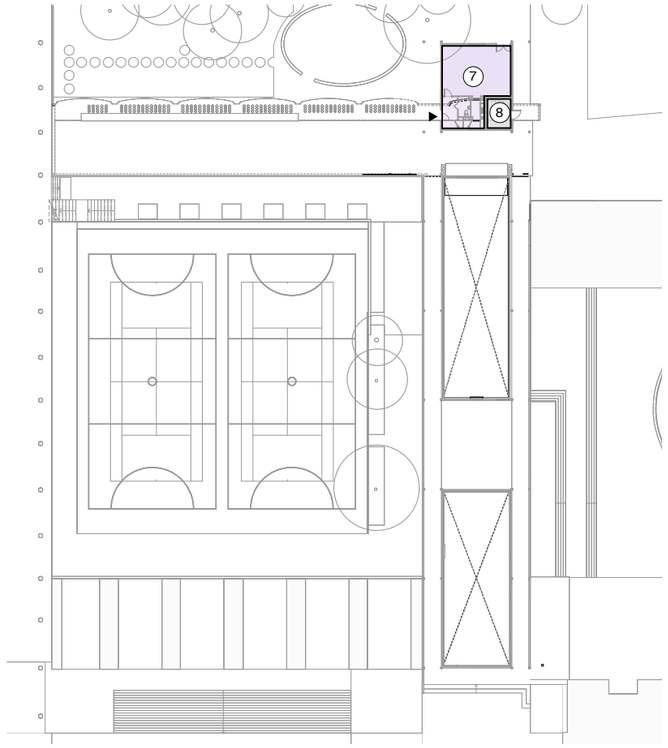
1. Studios
2. Consultation Area
3. Entrance and Staff area
4. Changing Village
5. Pool Hall and Storages
6. Health & Fitness Suite
7. Sir Ralph Perrying Centre
8. Plant

Uses	Area (m²)
Entrance and Staff	150
Pool Hall	350
Changing Village	115
Health & Fitness Suite	245
Studios (3)	180
Pool Plant	50
Plant (1st Floor)	10
Total	1100

Note: The areas shown exclude the community area in Sir Ralph Perring Centre, which is not included within the scope of the leisure centre refurbishment proposals.



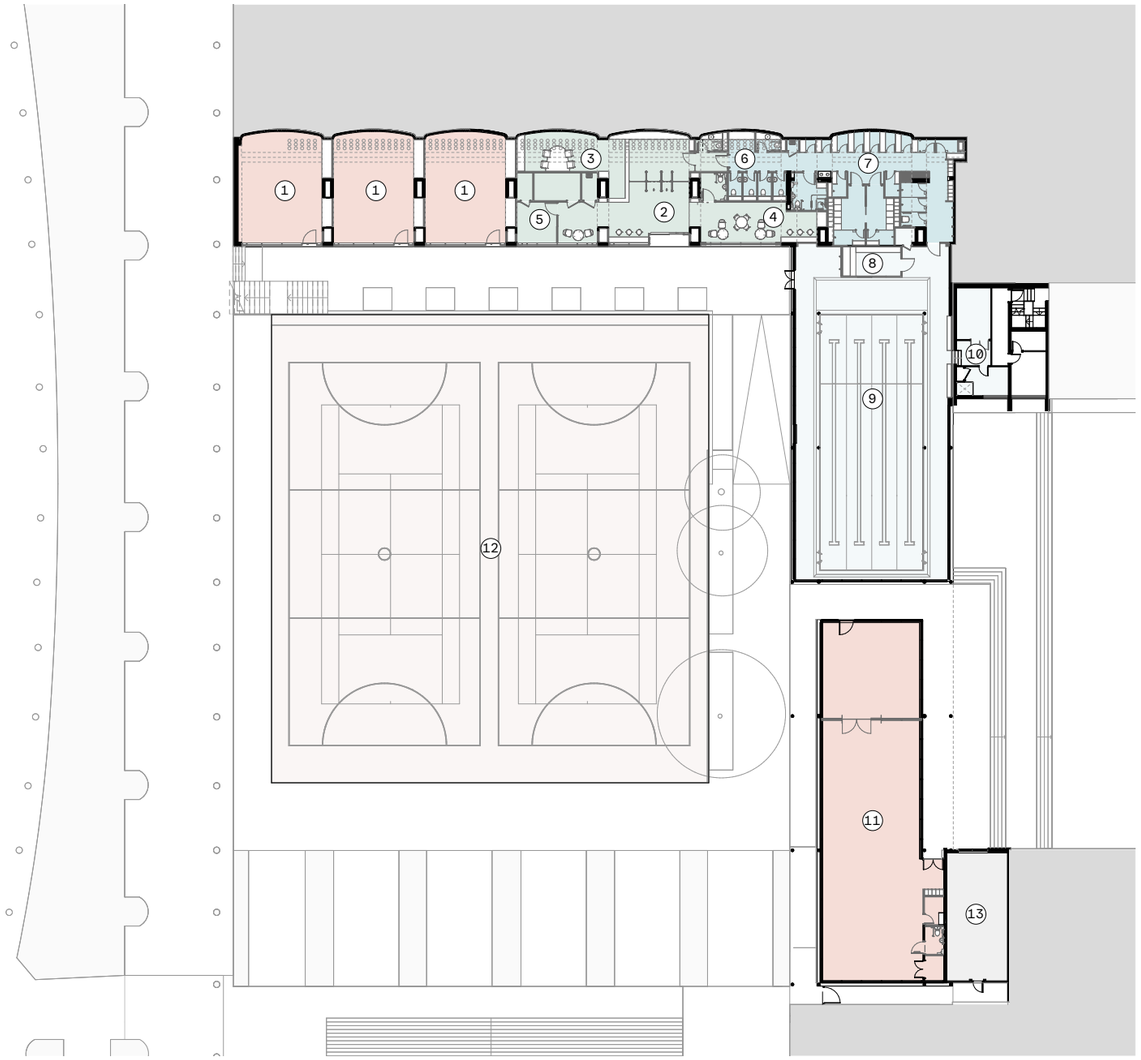
Bubble diagram - Level 00



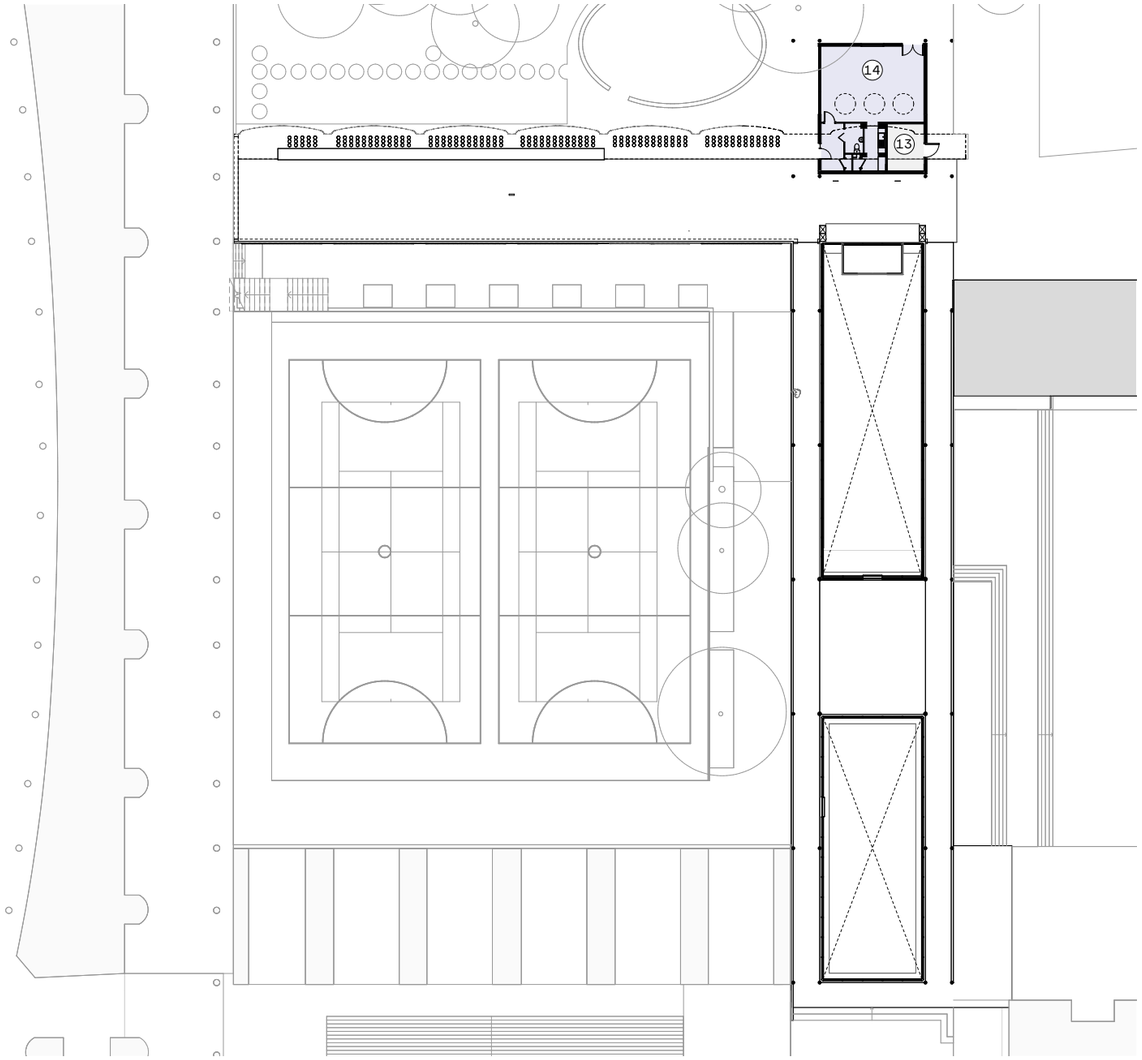
Bubble diagram - Level 01

The plans below illustrate an indicative layout for the Refurbishment and Reconfiguration Option proposal, prepared to support public engagement and discussion about the future of the leisure centre.

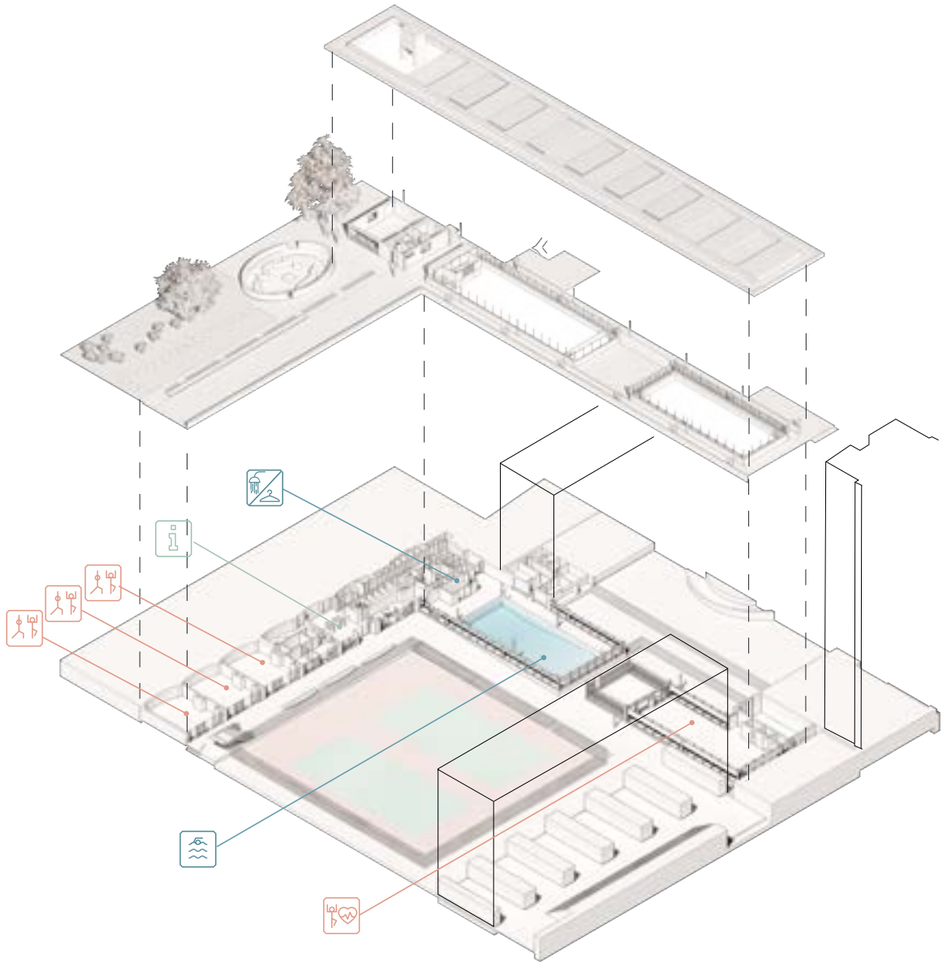
1. Movement Studios
2. Entrance
3. Staff area
4. Break out area
5. Flexible consultation/treatment space
6. WC & Vanity Area
7. Changing Village
8. Sauna/Steam Room
9. Pool Hall
10. Storage
11. Health and Fitness Suite
12. Tennis Courts
13. Plant
14. Sir Ralph Perrin Centre

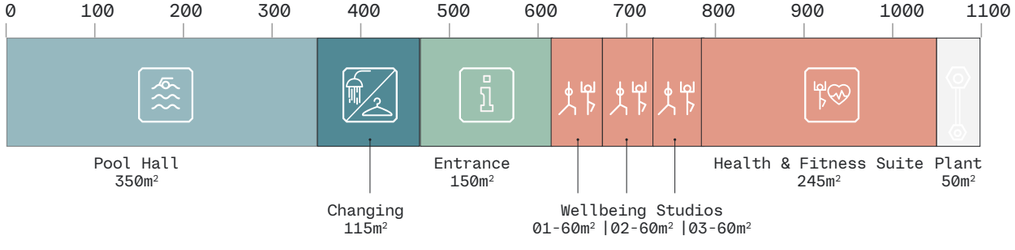


Refurbishment and Reconfiguration Option: Proposed Ground Floor Plan



Refurbishment and Reconfiguration Option: Proposed First Floor Plan





Refurbishment and reconfiguration Option: Detailed description of proposed works

Proposed works throughout the building
- → Full strip out
- → Complete replacement of mechanical and electrical systems
- → Clean and repair to any damage to concrete and brick structures
- → New floor, wall and ceiling finishes throughout
- → New internal doors and ironmongery
- → Installation of new ceilings where required

Proposed works to Gym
- → The gym area will be repurposed to create flexible studio spaces for wellness and community use, with integrated storage solutions for both equipment and users' items.
- → Replacement of curtain walling for integration of ventilation and independent access to the studios
- → Review of internal skylight detail; to coordinate with CoL waterproofing works

Proposed works to Entrance & Staff area
- → Replacement of curtain walling for integration of ventilation
- → New entrance doors required
- → Reconfiguration of reception space, to create food and drink vending offer with seating area
- → Addition of new retail area
- → Redesign of staff and reception area to create a more efficient layout
- → Creation of additional storage space
- → Review of internal skylight detail; to coordinate with CoL waterproofing works.
- → Interior design and signage to be considered to create a welcoming entrance experience

Proposed works to Change facilities
- → Full changing reconfiguration and removal of corridor to create a new Sport England compliant changing village
- → New drainage to coordinate with layouts
- → Changing cubicles, vanity areas, lockers to be replaced
- → New showers and sanitary appliances

Proposed works to Swimming Pool
- → Internal envelope improvements to meet thermal and condensation criteria
- → Repair of damage to soffit
- → Complete replacement of pool filtration plant and pool ventilation systems
- → Installation of new ceiling finishes to manage internal acoustics
- → Condition of pool surround tiles to be reviewed
- → Tiling to be regrouted
- → Reconfiguration of spectator area including new glazed balustrades if retained
- → Condition survey of the pool tank required to assess repairs required
- → Introduction of sauna or steam room
- → Minor repairs / making good to store areas
- → New pool equipment and pool access facilities

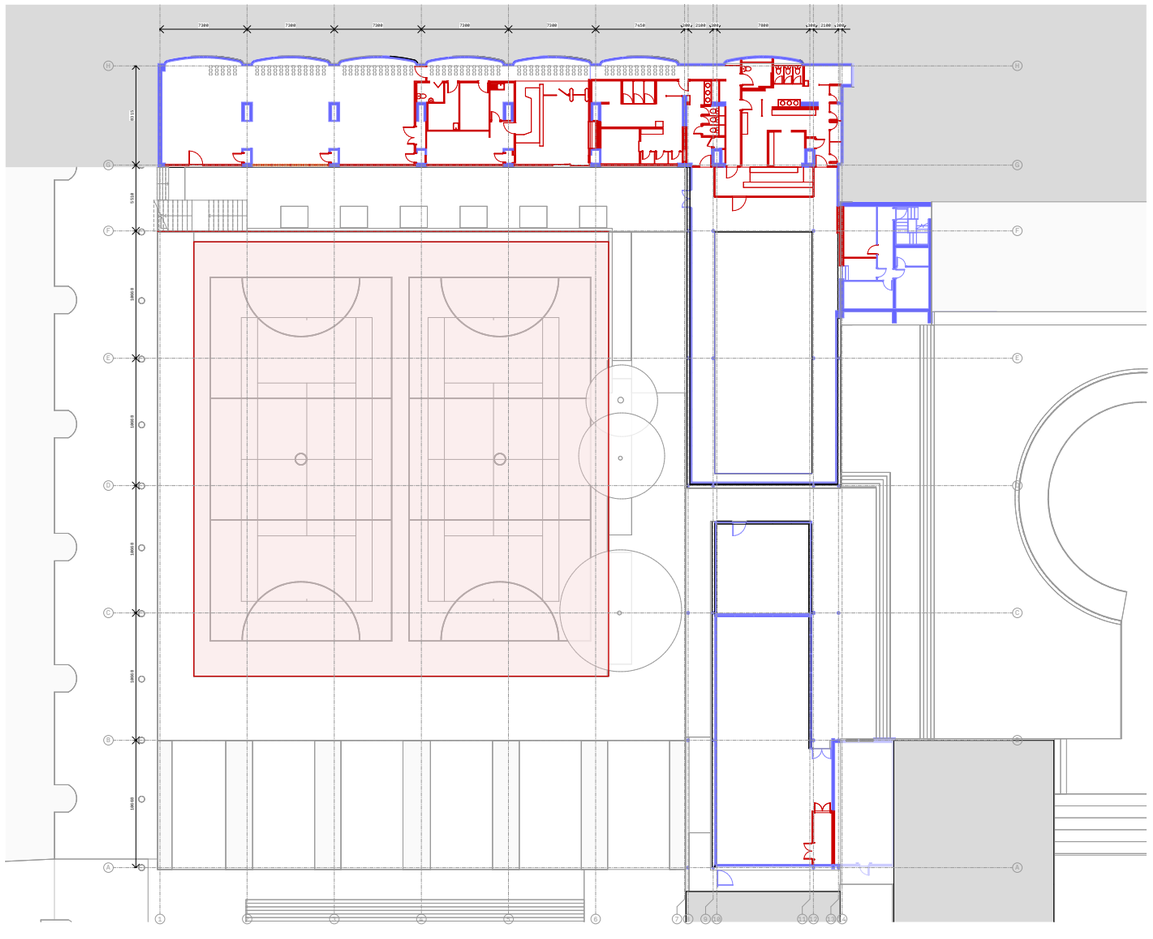
Proposed works to Multi- use hall and existing Studio
- → Reconfiguration of the curtain wall between the Studio and the Sports Space to create a connection between the two spaces
- → Change of use to health and Fitness Suite and reconfiguration to create additional dry changing area
- → New floor, wall and ceiling finishes throughout to support new gym use.
- → Internal envelope improvements to meet thermal criteria
- → Addition of acoustic material to ceilings and walls, as required
- → New gym equipment to be provided - assumed to be provided by client / operator

It is assumed that the ongoing remediation works to the roof, skylights, and installation of a new waterproofing system will resolve any existing leakage issues affecting the gym and entrance area.

6.2 Fabric Alterations

To enable the refurbishment works to be successfully carried out it will be necessary to conduct some alterations to the existing building fabric. As part of the Stage 2 works a conceptual plan identifying required demolitions has been developed. This demolitions and strip out strategy has been informed by the existing building condition, observed on site, the heritage significance study and an understanding of the existing structure. A detailed condition survey is recommended at Stage 3 to further inform this strategy.

The demolitions proposal is largely limited to internal strip out works which will enable the spatial reconfigurations to occur, regardless of the preferred option. The curtain wall systems to the pool hall and multi-use sports hall are intended to be retained, repaired or replaced like for like if required. The only element of external facade proposed to be replaced is the of the glazed facade to the arches. The external sports courts and perimeter fencing is to be fully replaced.



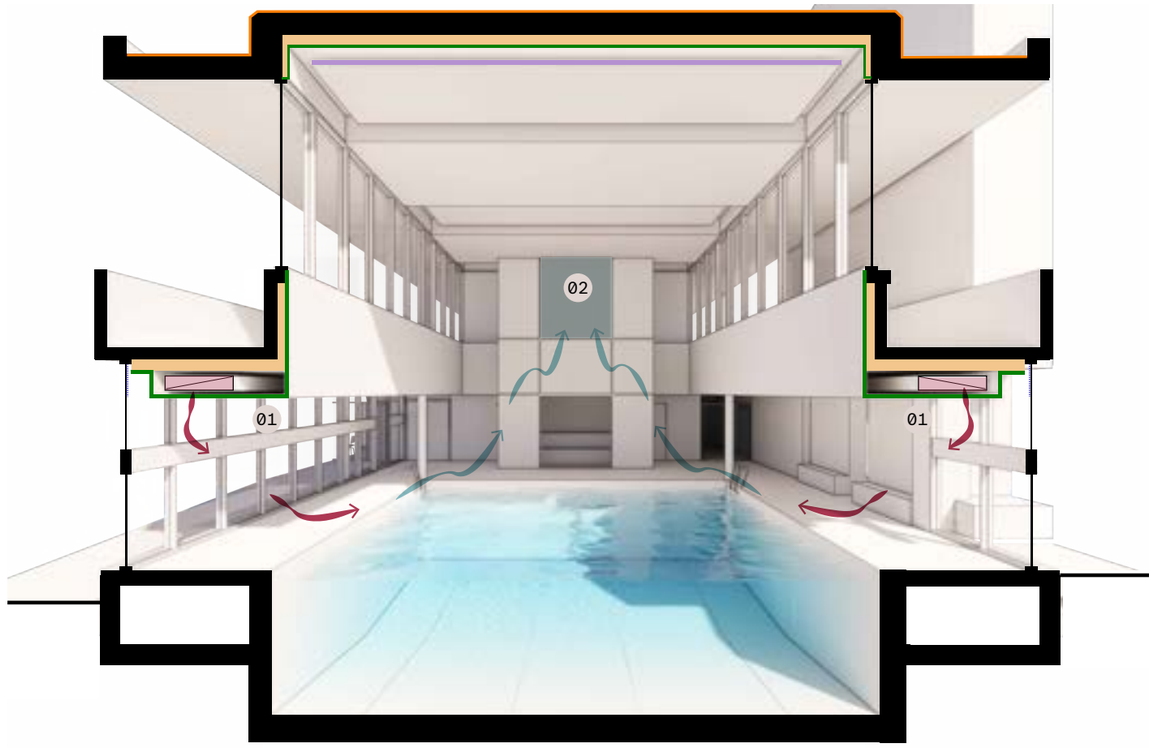
Building elements to be removed

Building elements to be retained

Indicative Stage 2 demolitions strategy

During site visits and following dialogue with the former operator and users it is evident the condition of the space currently does not meet its functional requirements. The environment significantly overheats, there is condensation visible on internal surfaces and there is lack of ventilation to the accommodated pool surround level. The refurbishment works provides an opportunity for these items to be addressed ensuring the longevity of the leisure centre.

Replacing the mechanical ventilation systems will significantly improve the pool hall environment, however the refurbishment works give opportunity to improve the external fabric to reduce cold bridging through the structure. The strategy for introducing new insulation, vapour control layers and surface finishes to the pool hall is illustrated below. The design introduces services, blinds and acoustic control in an integrated manner that is more sympathetic with the listed building appearance.



Indicative works required to pool hall envelope:

- Review condition of existing roof finish
- New insulation and VCL to internal side of existing concrete
- Acoustic treatment to ceiling coffers - suitable floor pool hall environment
- New painted masterboard finish on C4 rated frame
- Possible manifestation to external glazing to mask new bulkhead

1. New air supply duct
2. New air extract duct / grille

Pool hall fabric improvements

6.3 External design and material approach

The Golden Lane Estate presents a distinct and cohesive architectural identity that informs the design concept for the redevelopment of the Golden Lane Leisure Centre.

While each building within the estate is unique, a series of shared characteristics creates a unified visual and spatial language. These include a clear use of colour—balancing vibrant primary colours with neutral and natural palette. Strong horizontal and vertical lines are expressed consistently across the estate, while simple, pure geometries define many of the building forms.

Within this context, the Golden Lane Leisure Centre reflects the wider estate character through its composition of two clearly defined elements:

- → **The Club Rooms** are shaped by robust geometric forms, textured surfaces and originally neutral palette.
- → **The pool and multi use hall** has a language articulated through sharp vertical and horizontal lines and a controlled interplay of transparency and solidity.

The refurbishment intent is to retain and repair the existing façades wherever possible, preserving both the architectural character and the heritage integrity of the building.

However, the glazed infills within the arches (from 2012 intervention) will require replacement to meet updated building services and performance requirements.

This intervention also presents an opportunity to deliver a façade treatment that is more closely aligned with the architectural language of the Golden Lane Estate and more faithful to the original design intent of the Club Rooms façade.



Primary colours



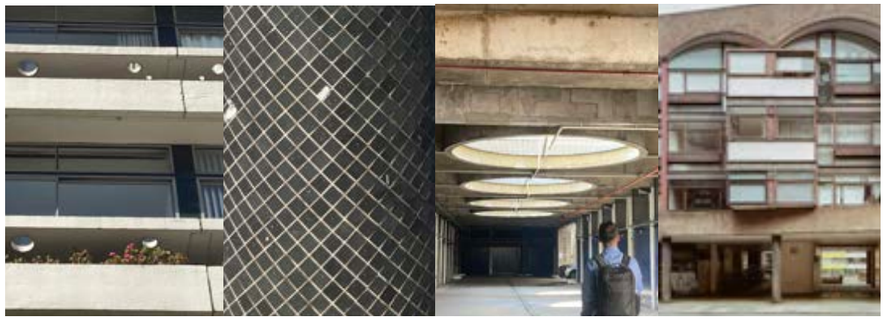


Neutral colours
Horizontals
Verticals



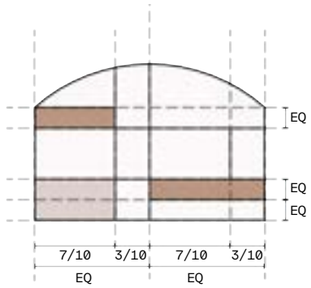


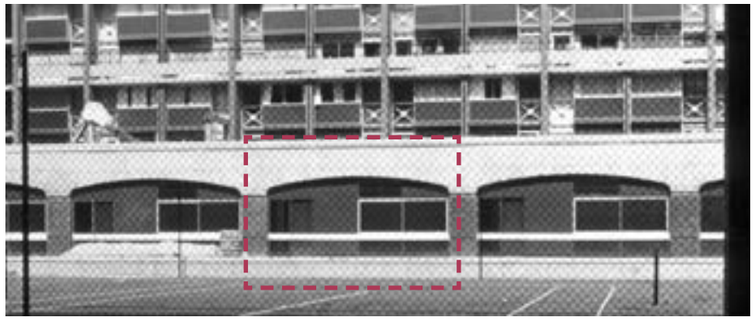
Geometric patterns



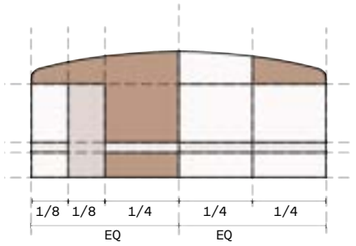


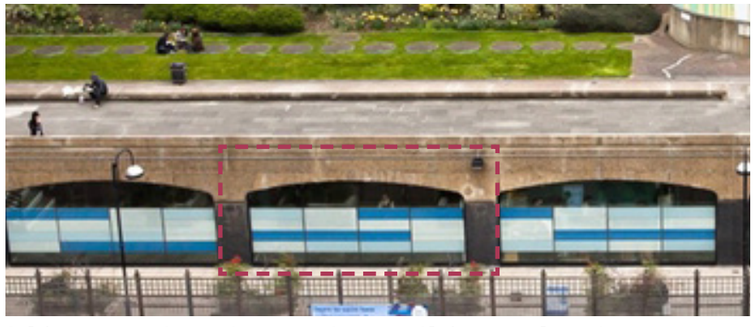
Crescent House Elevation - Similar language to Club Rooms Elevation



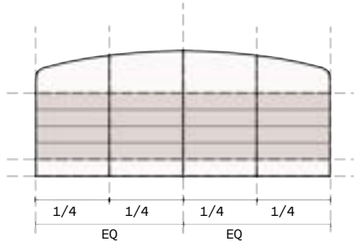


Golden Lane Leisure Centre - Original Clubrooms Elevation

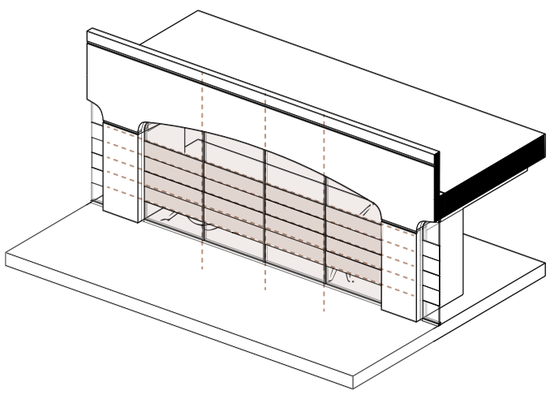




Golden Lane Leisure Centre - Current Clubrooms Elevation



6.3.1 A new facade and entrance



Current elevation concept

The design concept for the new façade to the Club Rooms builds directly on these original qualities.

The proposal responds to contemporary technical and environmental requirements while seeking to restore and reinforce the original architectural intent.

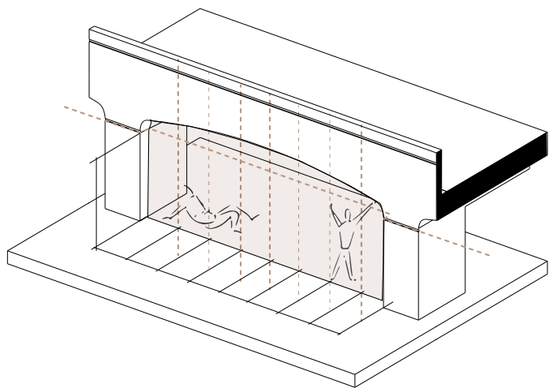
Together, these principles form the basis of a design concept rooted in the architectural heritage of the Golden Lane Estate while addressing the functional and material needs of a modern leisure facility.

Key conceptual drivers include:

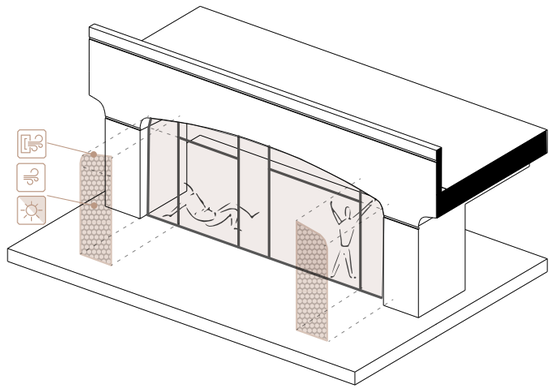
- → Reinstating original proportions to re-establish clarity in the façade composition.
- → Reinterpreting the balance of solids and transparencies to enhance daylight, visibility and privacy.
- → Recovering the importance of texture and reintroducing a natural/neutral material palette to support intuitive wayfinding.

Addition of Layers

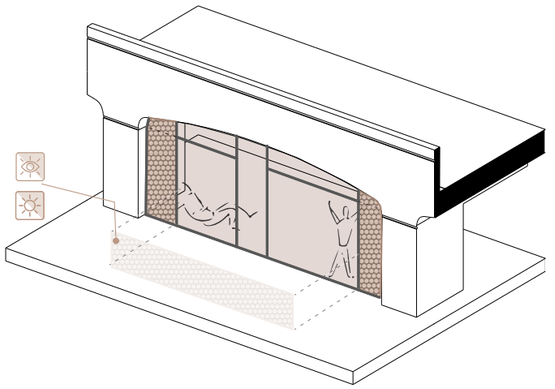
1 - Proportions
New proportions based on original Clubroom elevations



2 - Technical
Integration of mechanical & natural ventilation and solar shading into facade



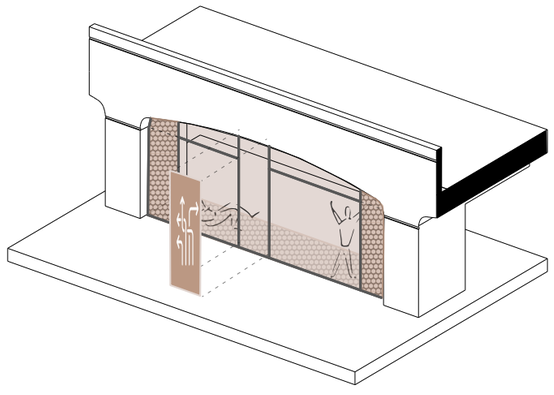
3 - Use
Fritting to provide privacy, reduction in solar gains, without interrupting internal & external space visual connection



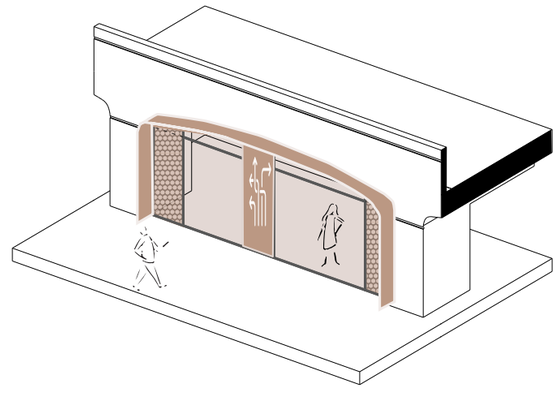
Wayfinding and Character

Using the facade as wayfinding

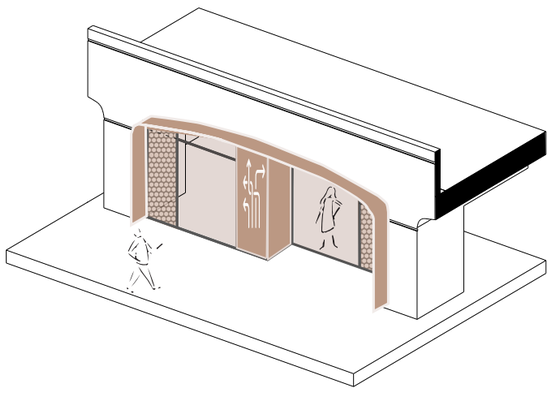
2D Wayfinding - Integrated into the facade



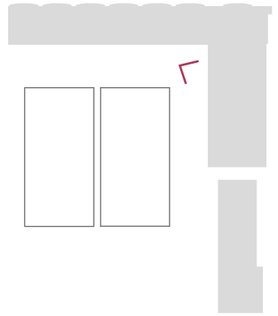
3D Wayfinding - Projections



3D Wayfinding – Recessed Entrance
Highlights the entrance and creates a clear arrival point



6.3.2 Building concept - Entrance

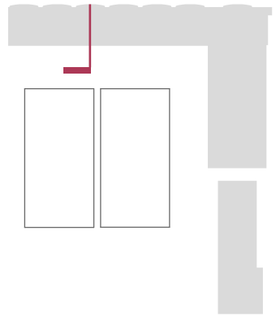


1. New entrance as a clear point of identity – strengthening character and intuitive wayfinding
2. Improved connection between internal and external spaces – enhancing visibility, access and flow
3. Integrated ventilation services - delivering for improved environmental air quality to internal spaces
4. Resurfaced courts and new fencing



Proposed entrance to Golden Lane Leisure Centre - illustrative view. Outside seating areas are shown for illustrative purposes only.

6.3.3 Building concept - Club rooms space

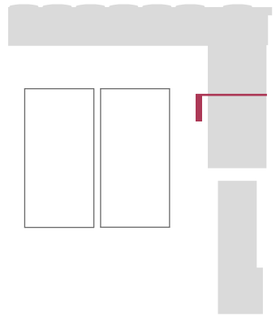


1. Enhanced visibility – showcasing activity and creating a more open, welcoming presence and active frontage.
2. Integrated storage solutions – improving efficiency and freeing up usable space
3. Integrated MEP systems
4. Intuitive wayfinding and simplifying navigation
5. Resurfaced courts and new fencing



Illustrative studio view. Principles transferable to refurbishment option. Outdoor seating shown for illustration only.

6.3.4 Building concept - Swimming Pool



1. Enhanced user experience – opportunity for new wellness uses such as a sauna or steam room
2. Visual connection opportunity between reception and swimming pool
3. Integrated MEP systems – enabling a cleaner, more efficient and coordinated technical solution
4. Integrated blinds to lower level glazing - offering improved privacy and flexibility of use
5. New finishes to pool surround and walls
6. Integrated acoustic strategy – improving sound quality and comfort
7. Improved access provision to pool - encouraging a wider range of users
8. Poolside seating for pool users



Illustrative swimming pool view

7.0 Refurbishment Option – Emerging Design

Feedback received during the June 2026 public engagement identified the importance of the existing multi-use hall to a number of participants, particularly in relation to its role as a flexible community space.

While initially presented options explored refurbishment and reconfiguration scenarios, a consistent message from participants was a strong preference to retain multi use hall space. It is clearly valued not only as a venue for sport, but also as a flexible community asset that supports a wide range of activities, users and contributes to social cohesion.

This option represents a considered response to public engagement input and demonstrates how community priorities can be integrated alongside the project's broader objectives for sustainability, improved performance, and enhanced user experience.

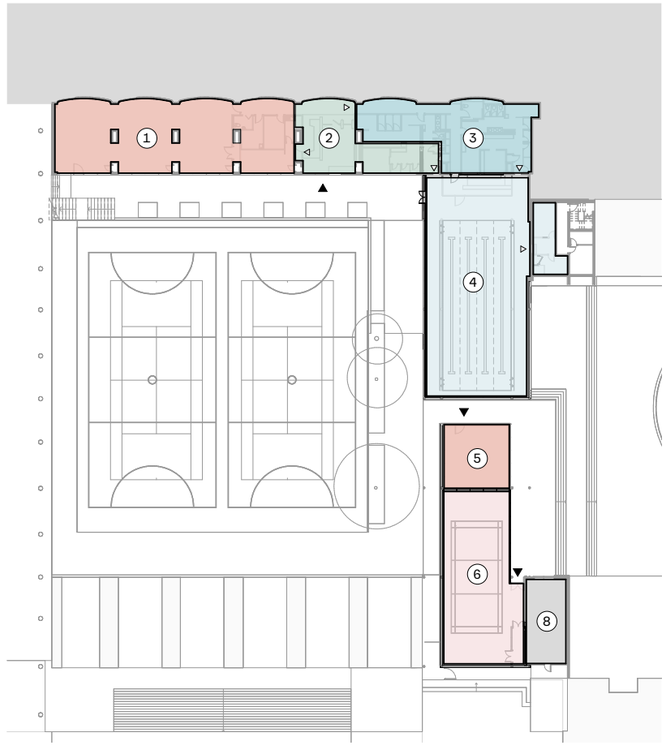
Public engagement has also highlighted the importance of spectator seating associated with the swimming pool. Feedback indicated that the current provision of reception-level viewing and limited poolside seating may not be sufficient to support a range of activities, particularly children's sessions and SEND programmes, where visibility and supervision are key. In response, the emerging design includes provision for a dedicated spectator seating area. The scale, location, and configuration of this seating will be further developed during the next design stage to ensure it is appropriately sized and effectively integrated within the overall layout.

In response, the design team has reviewed how this feedback could be considered alongside the project objectives, including operational performance and long-term sustainability. This has informed the development of the emerging refurbishment approach.

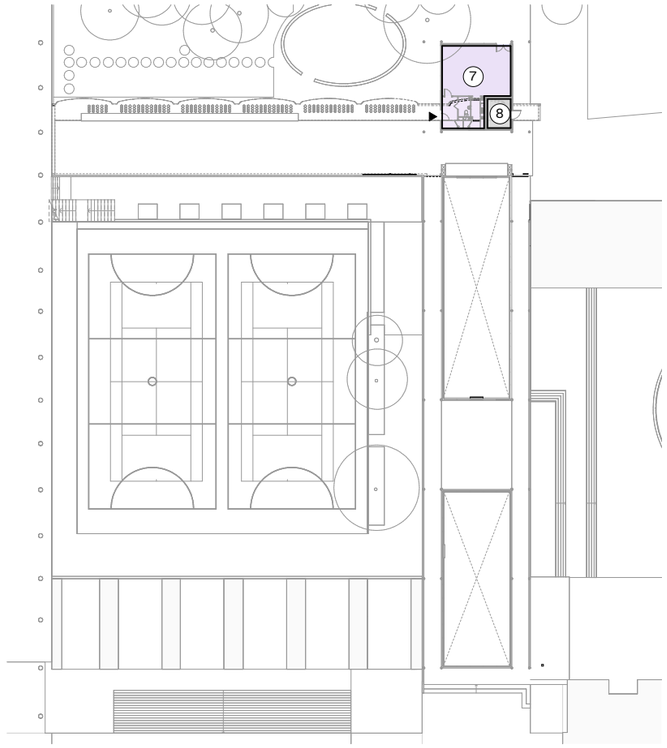
This emerging approach does not pre-determine the selection of a preferred option and is presented to support ongoing evaluation and decision-making.

Public engagement has highlighted the importance of the changing facilities to the overall user experience. In response to the feedback received, the changing strategy will be reviewed during the next stage, and the feedback will be carefully considered and, where appropriate, inform the ongoing development of the design. The design team will seek to develop a well-balanced solution that responds to a wide range of user needs, supports inclusive access, and aligns with relevant guidance and best practice, while also taking into account site constraints, operational requirements, and the sensitive context of the existing building.

These represent some of the key design findings arising from the public engagement process. They are not intended to be exhaustive and will be further reviewed during the next stage, informing the ongoing development of the design where appropriate.



Bubble diagram - Level 00



Bubble diagram - Level 01

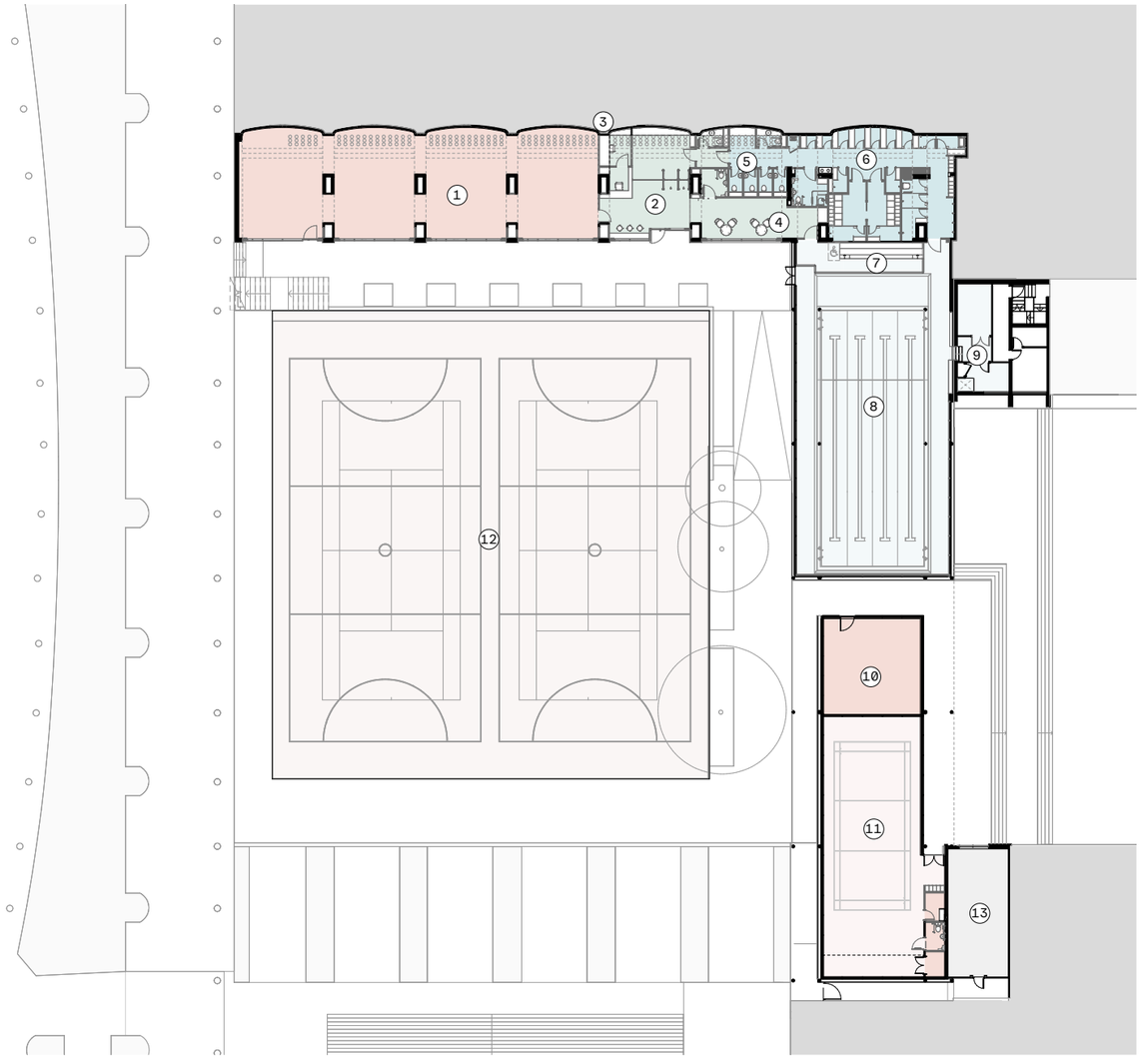
1. Health & Fitness suite
2. Entrance and staff area
3. Changing Village
4. Pool Hall and storage
5. Studio
6. Multi Use Hall
7. Sir Ralph Perring Centre
8. Plant

Uses	Area (m²)
Entrance and Staff	93
Pool Hall	350
Changing Village	115
Health & Fitness Suite	240
Studio	62
Multi Use Hall	180
Pool Plant	50
Plant (1st Floor)	10
Total	1100

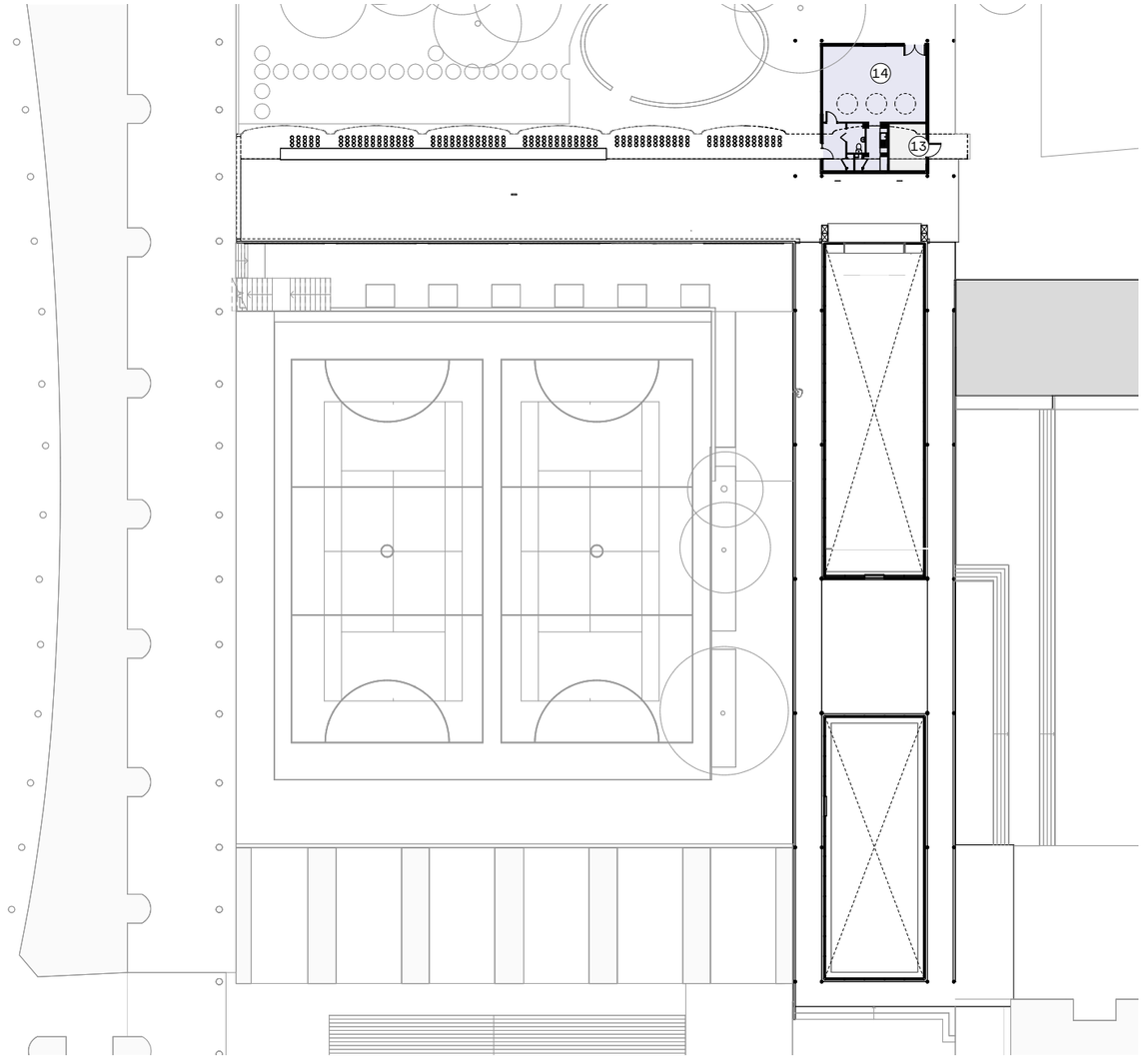
Note: The areas shown exclude the community area in Sir Ralph Perring Centre, which is not included within the scope of the leisure centre refurbishment proposals.

The plans below illustrate an indicative layout for the emerging design for the refurbishment proposal. They have been prepared to capture feedback during public engagement. Further refinement will be carried out at the next stage.

1. Health and Fitness Suite
2. Entrance
3. Staff area
4. Break out area
5. WC & Vanity Area
6. Changing Village
7. Spectator Seating
8. Pool Hall
9. Storage
10. Movement Studio
11. Multi Use Hall and ancillary
12. Tennis Courts
13. Plant
14. Sir Ralph Perrin Centre



Refurbishmen(Emerging Design): Proposed Ground Floor Plan



Refurbishment (Emerging Design): Proposed First Floor Plan

8.0 Appendix

Appendix:

Public Engagement Boards

Golden Lane Estate

A pioneer of the Urban Village



Geoffry Powell, winning drawing of Golden Lane estate

Golden Lane Estate stands as one of Britain's earliest and most influential urban villages—where architecture, community and wellbeing were brought together to shape a new model of city living.

From Post-War Ruin to New Urban Living

Golden Lane Estate was built on a site devastated by wartime bombing, at a time when the City of London faced an urgent need to reintroduce housing and rebuild community life. Constructed between 1952 and 1962, the estate formed part of a wider ambition to bring residents back into the Square Mile.
This was not simply housing provision—it was an early vision for a new way of living in the city.

A Vision for the "Urban Village"

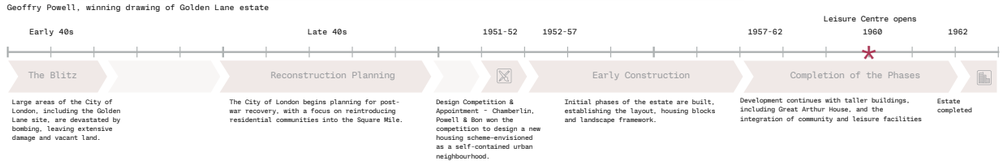
Designed by Chamberlin, Powell & Bon, Golden Lane Estate is one of the earliest realised examples of the "urban village" in the UK.
The concept brought together daily life within a compact, walkable neighbourhood, combining:
→ Homes
→ Leisure and health facilities
→ Landscaped open spaces
→ Community amenities
This integrated approach created a self-contained and sociable environment, where living, wellbeing and community were designed as a single system.

Architectural Innovation and Legacy

Golden Lane represents a key moment in post-war architectural thinking.
Early example of modernist housing design in Britain
→ Carefully composed mix of building types and heights, from maisonettes to residential towers
→ Strong relationship between architecture and landscape, including podiums, courtyards and green spaces
→ A precursor to the later Barbican Estate, developed by the same architects
Today, the estate is Grade II listed, recognising its national architectural and historic significance.

Designed for Community and Wellbeing

The estate was conceived to support everyday life and social interaction.
Emphasis on shared spaces and walkable routes
→ Facilities designed to promote health, recreation and social connection
→ A diverse residential community, including key workers and City employees
→ Integration of amenities within easy reach of all residents
This holistic approach placed wellbeing and community at the centre of its design.





View south towards Cullum Welch House



View of Clubrooms



Sunken Playground



View through to the north east court

Golden Lane Estate Today

Golden Lane Estate remains a highly distinctive post-war neighbourhood, where heritage, landscape and community life are closely intertwined. Its inward-looking courts, layered spaces and integrated leisure facilities continue to support a strong sense of identity and everyday social life in the City.

An Enduring Urban Neighbourhood

Golden Lane Estate remains a distinctive part of the City of London, where architecture, landscape and community life continue to operate as one.
At its heart, the Grade II listed leisure centre anchors daily activity, reflecting the estate's original ambition to support life beyond housing.

A Coherent Architectural Ensemble

The estate retains a strong architectural identity:
→ Mix of maisonettes and landmark towers
→ A modernist language expressed through structure and material
→ From light curtain walling to robust concrete forms. Landmark buildings including Crescent House (Grade II*)

A Landscape-Led Structure

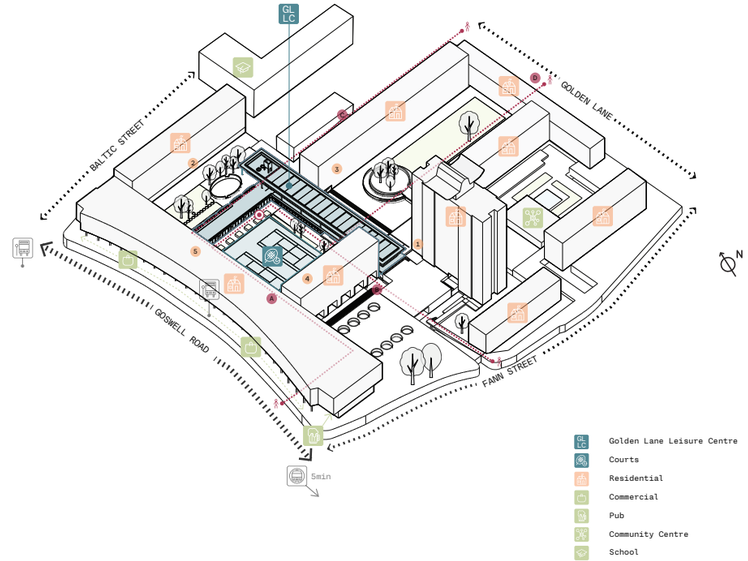
The estate is defined by its inward-looking composition:
→ More than half of the site is given over to shared landscape
→ Interconnected courts and sunken gardens
→ Buildings arranged to frame views and define space
→ A calm environment within a dense city setting

A Designed Community

Spatial planning continues to support everyday life:
→ Clear distinction between public and communal spaces
→ Integrated leisure and community facilities
→ Pedestrian-focused movement, with service routes below
→ Spaces that encourage interaction and shared use

Connected and Relevant Today

Golden Lane Estate remains:
→ A heritage asset of national significance
→ A vibrant residential community



An enduring example of how thoughtful design can bring together architecture, landscape and community in the heart of the city.

Neighbourhood Buildings











Access









Golden Lane Leisure Centre





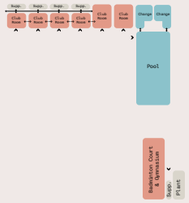


Golden Lane Leisure Centre

The evolution of the building

1962 - The original Golden Lane Leisure Centre

Originally, the Leisure Centre comprised three separate, unconnected elements:
→ A 20m swimming pool with external access and poolside changing rooms
→ A badminton court and gymnasium
→ A single-storey block of flexible club rooms with individual entrances
At first-floor above the club rooms, a nursery with a sunken playground was provided.

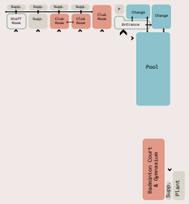






1980s onwards

From the 1980s, incremental alterations reduced spatial clarity, with internal reconfiguration and the loss of flexible connections. A new entrance to the pool changing rooms was formed in 1992 from part of the club rooms, improving access but leaving the remaining spaces disconnected.

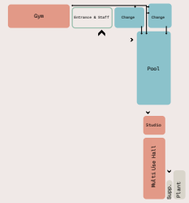






2012 Refurbishment

The 2012 refurbishment represented the most comprehensive upgrade since the building's original construction. The works focused on reorganising the layout of the facility, introducing a new entrance and staff areas, upgraded changing facilities, a gym, an extended studio, and an improved multi-use hall.



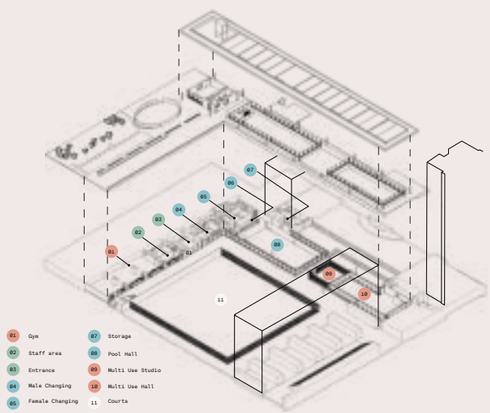




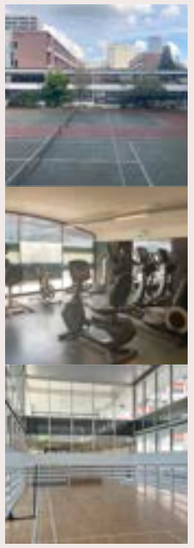
Today

The condition of the Golden Lane Leisure Centre has declined since its 2012 refurbishment, with evidence of damp, ageing services and general wear affecting the quality and performance of the spaces.

Although in use until recently, utilisation fell after the pandemic. This refurbishment presents an opportunity to restore its role at the heart of the community.







Golden Lane Leisure Centre

Securing the future

New Facility

The refurbishment seeks to conserve, repair and enhance the architectural and historic significance of the Leisure Centre while ensuring its continued use as a high-quality, inclusive and sustainable facility.

The project aims to improve the existing leisure offer, address longstanding fabric and environmental issues, and modernise facilities in a manner that is sensitive to the listed building, its setting, and its role within the wider estate. The overarching objective is to secure the long-term viability of this important heritage asset for the benefit of the Golden Lane Estate residents, users and the wider City community.

The development includes:

- Refurbished entrance with breakout area
- Refurbished & enhanced health & fitness facilities
- Introduction of a new glazed facade to the existing arches
- Refurbished changing facilities
- Resurfacing of courts and replacement of fence
- Building fabric repairs
- Refurbished exiting pool
- Enhancement of the wellness offer
- MEP infrastructure renewal

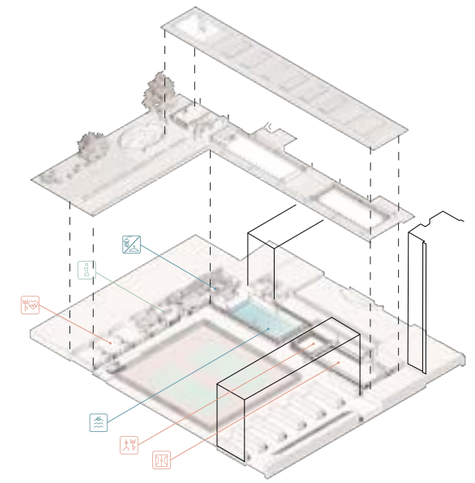
Have Your Say

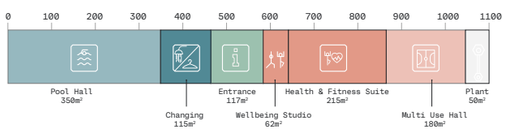
Your feedback will help shape the preferred option and guide the future of the leisure centre.

Design Options

The Design Team has undertaken a comprehensive review of the existing building, assessing current uses and exploring opportunities for improvement, rationalisation, and potential new functions. This process has informed the development of a series of distinct options, each representing a different level of intervention and change. From this wider set, two options have been selected as the most appropriate to take forward, offering a considered balance between intervention, heritage sensitivity, and future use.

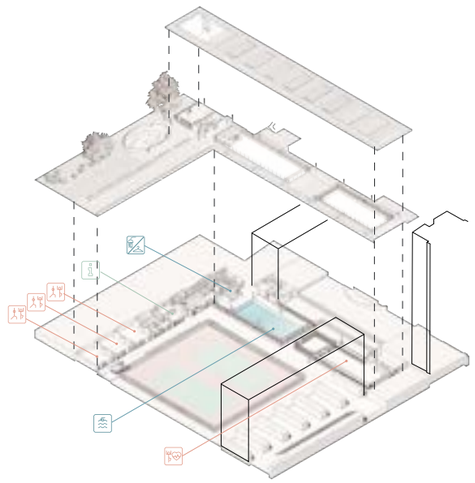
Refurbishment

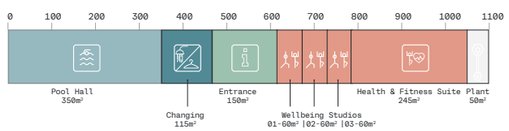




Facilities provided:
→ Entrance
→ Reception
→ Staff area
→ Break-out area
→ Health & Fitness Suite
→ Changing Village
→ Pool Hall with enhanced wellness and storage area
→ Wellbeing Studio
→ Multi Use Hall with WC and changing provision

Refurbishment + Reconfiguration





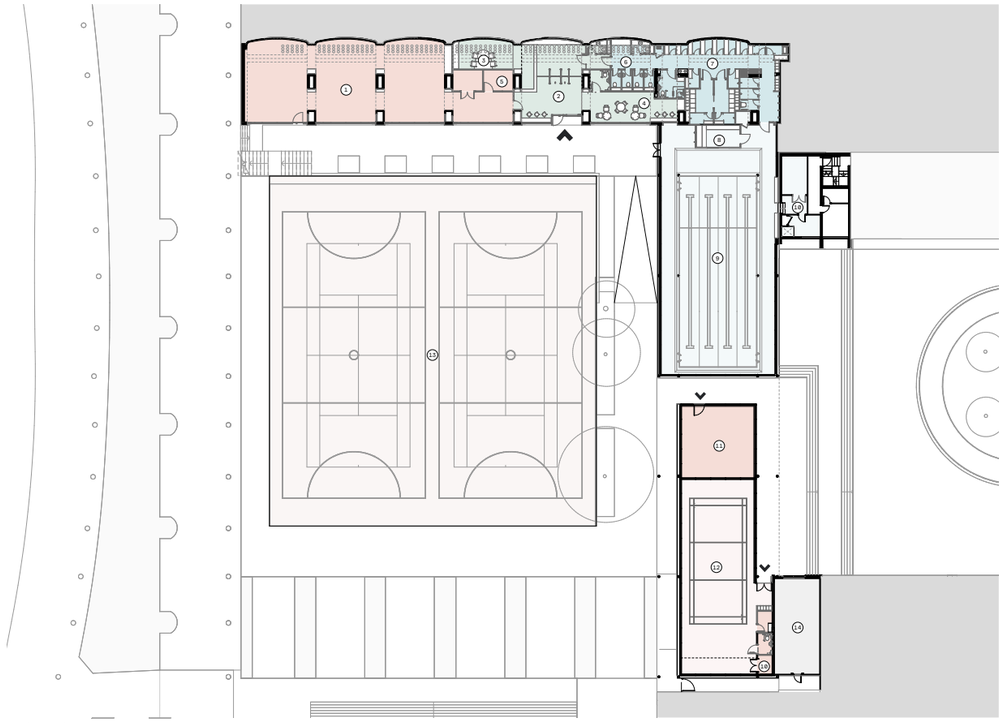
Facilities provided:
→ Entrance
→ Reception
→ Staff
→ Break-out area
→ Health consultation area
→ Health & Fitness Suite
→ Changing Village
→ Pool Hall with enhanced wellness and storage area
→ Wellbeing Studio 01
→ Wellbeing Studio 02
→ Wellbeing Studio 03

Refurbishment

Refurbishment (Enhancement of Existing Arrangement)

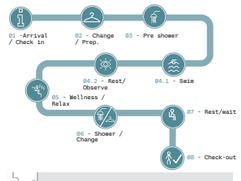
This option focuses on the refurbishment and enhancement of the existing facility, maintaining the current spatial arrangement and uses. By retaining familiar layouts, this approach supports a sense of continuity, security, and attachment for existing users, while improving quality, accessibility, and performance across the building.

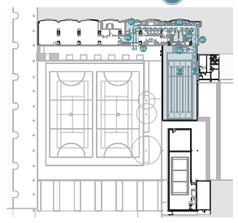
1. Health and Fitness Suite
2. Entrance
3. Staff area
4. Break out area
5. Flexible consultation space
6. WC Area
7. Changing Village
8. Sauna/Steam Room
9. Pool Hall
10. Storage
11. Wellbeing Studio
12. Multi Use Hall
13. Tennis Courts
14. Plant



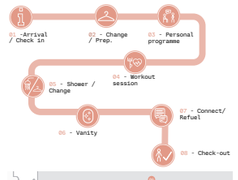
Level 00 Refurbishment

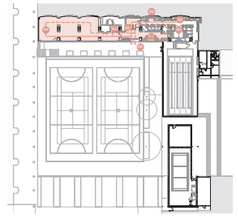
Day in the life
Swimming Pool User



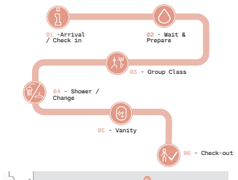


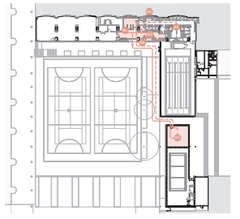
Day in the life
Health and Fitness Suite User



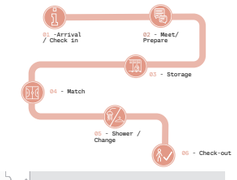


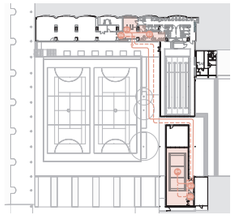
Day in the life
Wellbeing Studio User





Day in the life
Multi Use Hall User





Illustrative diagrams showing possible uses and daily patterns. Actual use may vary.

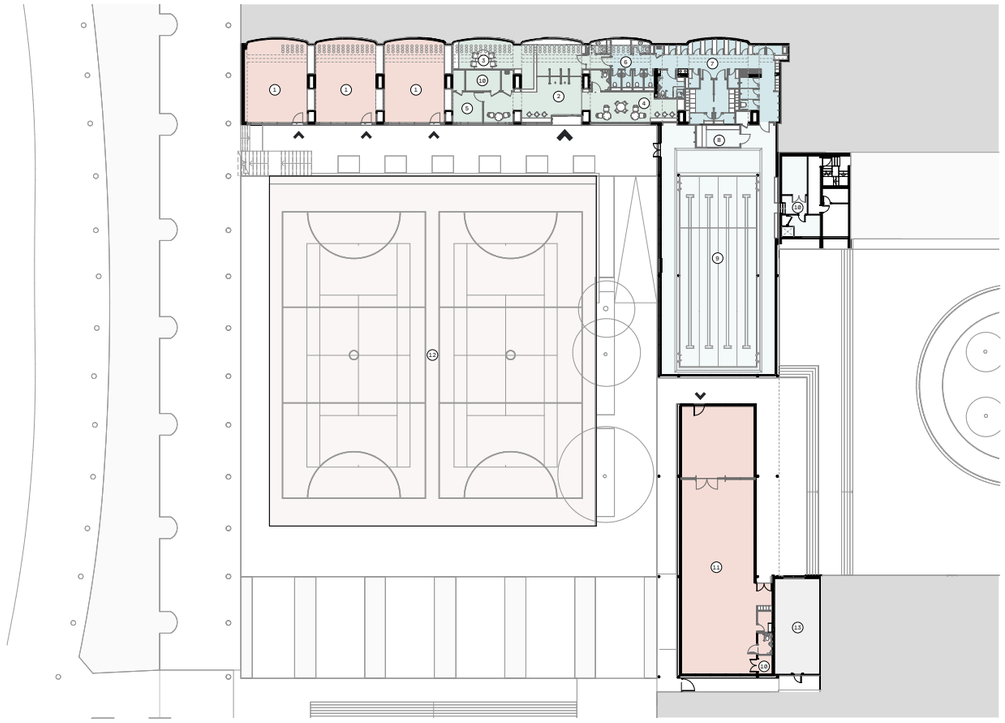
CITY LONDON AllianceLeisure

Refurbishment + Reconfiguration

Refurbishment + Reconfiguration (Expanded Offer)

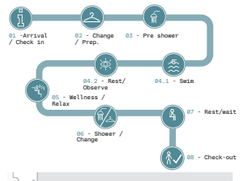
This option introduces a greater level of intervention, combining refurbishment with targeted reconfiguration to broaden the building's offer. This option re-establishes the original club rooms as a series of individual, wellbeing-focused spaces for group use, while relocating the health and fitness provision into the multi-use hall. As part of this approach, the existing double-height sports space is lost, allowing for a redistribution of space to support a more varied and flexible programme of activities.

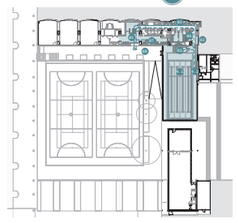
1. Wellbeing Studios
2. Entrance
3. Staff area
4. Break out area
5. Flexible consultation/treatment room
6. WC Area
7. Changing Village
8. Sauna/Steam Room
9. Pool Hall
10. Storage
11. Health and Fitness Suite
12. Tennis Courts
13. Plant



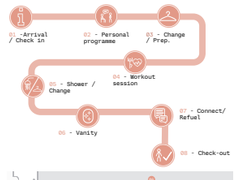
Level 00 Refubishment + Reconfiguration

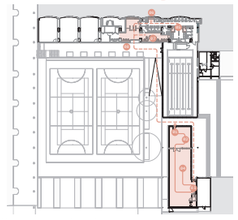
Day in the life
Swimming Pool User



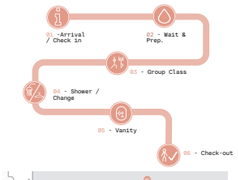


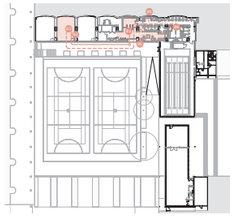
Day in the life
Health and Fitness Suite User





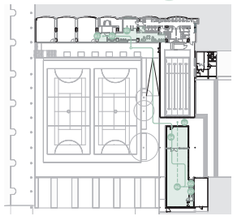
Day in the life
Wellbeing Studio User





Day in the life
Health Referral





Illustrative diagrams showing possible uses and daily patterns. Actual use may vary.

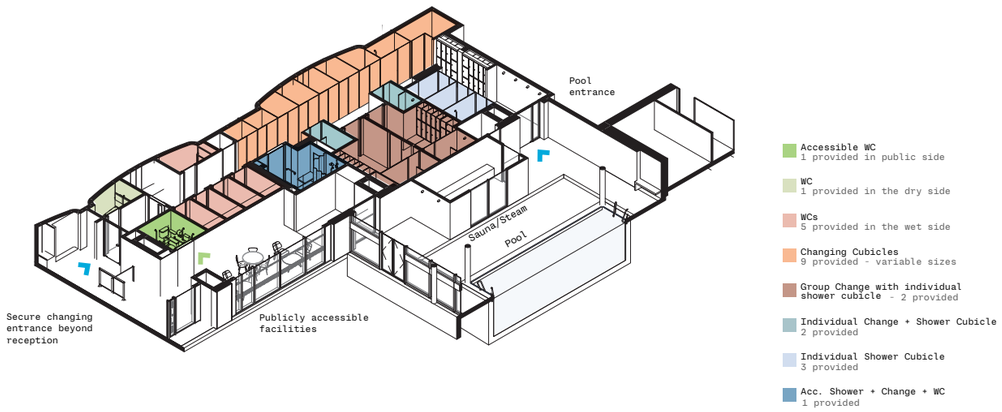
CITY LONDON AllianceLeisure

Refurbished Pool + Changing Area

1. Enhanced user experience – introducing new wellness uses such as a sauna or steam room
2. Visual connection opportunity between reception and swimming pool
3. Integrated MEP systems – enabling a cleaner, more efficient and coordinated technical solution
4. Integrated blinds to lower level glazing - offering improved privacy and flexibility of use
5. New finishes to pool surround and walls
6. Integrated acoustic strategy – improving sound quality and comfort
7. Improved access provision to pool - encouraging a wider range of users
8. Poolside seating for pool users



Illustrative swimming pool view



Changing Village Axonometric

New Entrance

Own character

1. New entrance as a clear point of identity – strengthening character and intuitive wayfinding
2. Improved connection between internal and external spaces – enhancing visibility, access and flow
3. Integrated ventilation services - delivering for improved environmental air quality to internal spaces
4. Resurfaced courts and new fencing



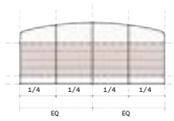
Proposed entrance to Golden Lane Leisure Centre - illustrative view. Seating areas are shown for illustrative purposes only.

The refurbishment intent is to retain and repair the existing façades wherever possible, preserving both the architectural character and the heritage integrity of the building.

However, the glazed infills within the arches (from 2012 intervention) will require replacement to meet updated building services and performance requirements.

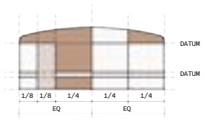
This intervention also presents an opportunity to deliver a façade treatment that is more closely aligned with the architectural language of the Golden Lane Estate and more faithful to the original design intent of the Club Rooms façade.

Existing Club Rooms Facade



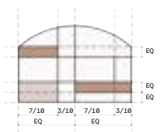


Original Club Room Facade





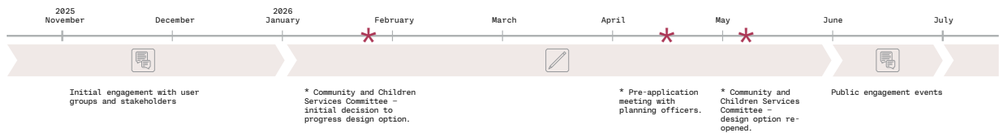
Context Facade - Crescent House



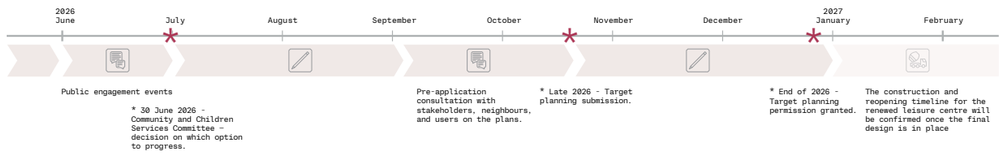


Project Timeline

To date



Next steps



Feedback

Have your say

Your feedback is important in helping shape the future of the Golden Lane Leisure Centre.

Please share your views using the online questionnaire:

If you prefer, **paper copies are available** — please ask a member of the team.

Thank you

Thank you for taking the time to attend this engagement event and share your feedback.
Whether in person or through the questionnaire, your input will help shape the proposals and guide the next stage of design.

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