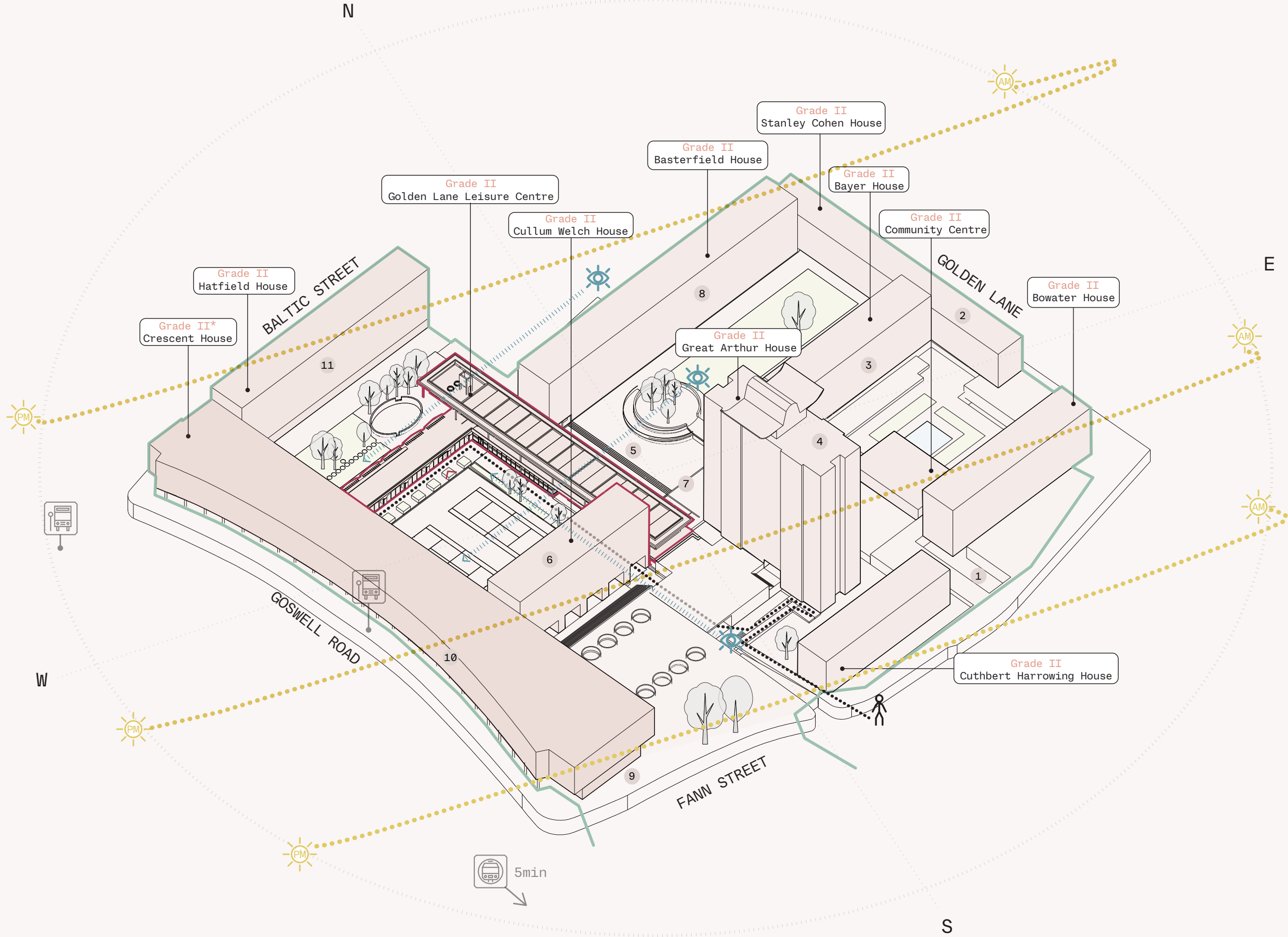


FaulknerBrowns

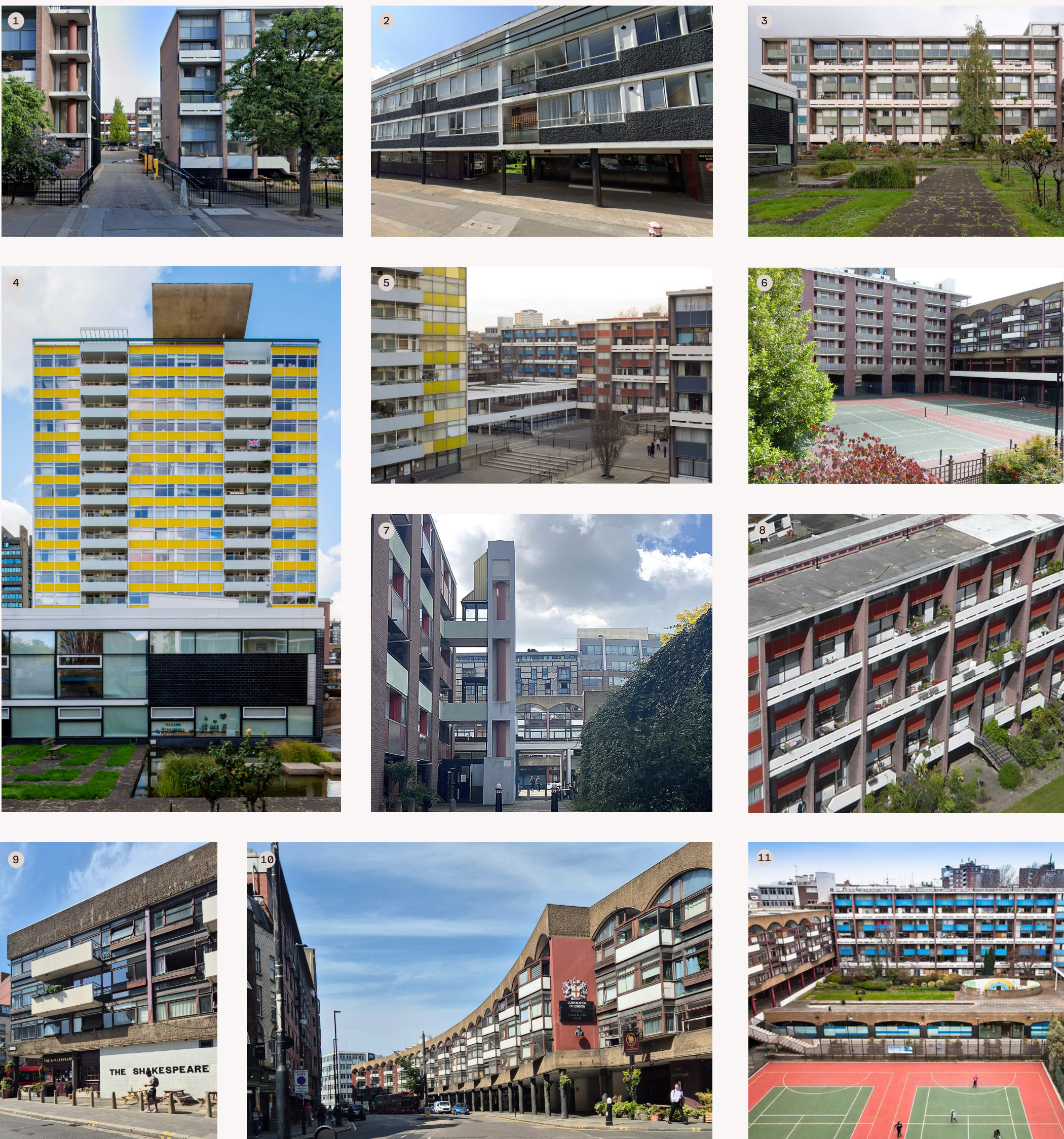
Golden Lane Leisure Centre

Committee Meeting
28 January 2026

The Golden Lane Estate



- Site Boundary
- Listed Landscape
- Grade II Listed Building
- Grade II* Listed Building
- Barbican and Golden Lane Conservation Area
- City Walkway Golden Lane

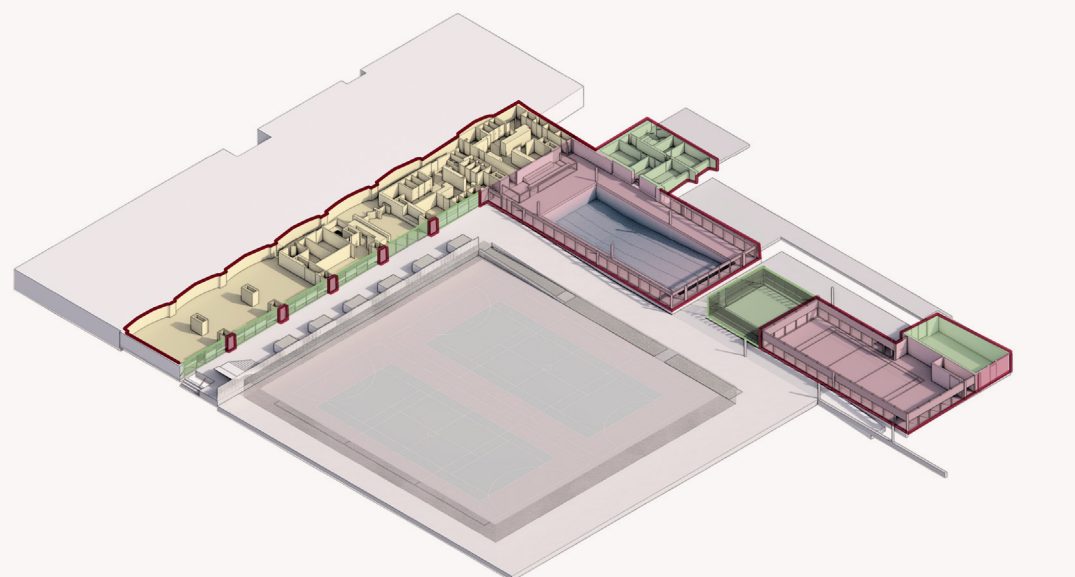
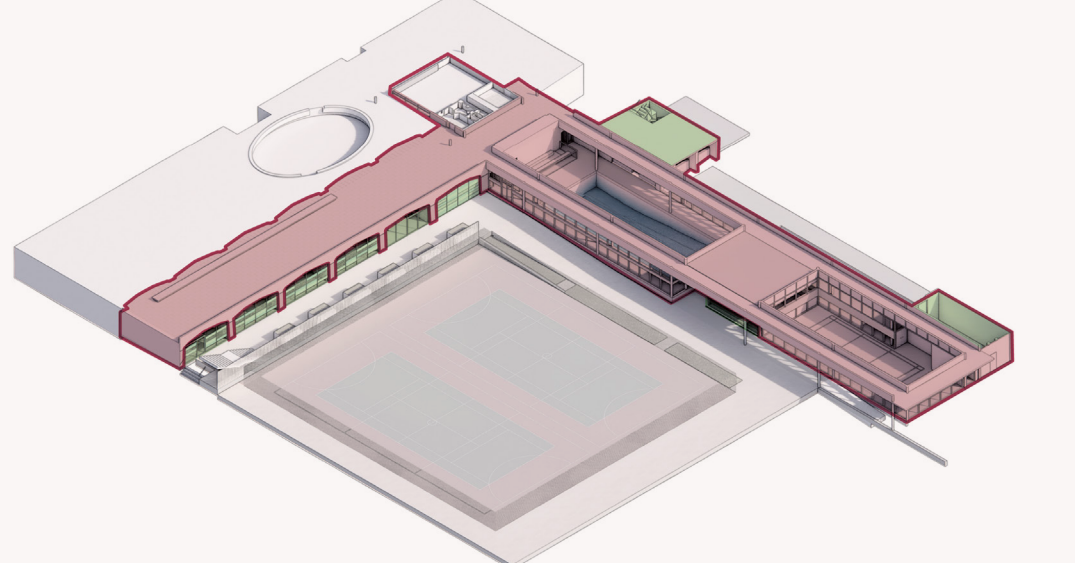
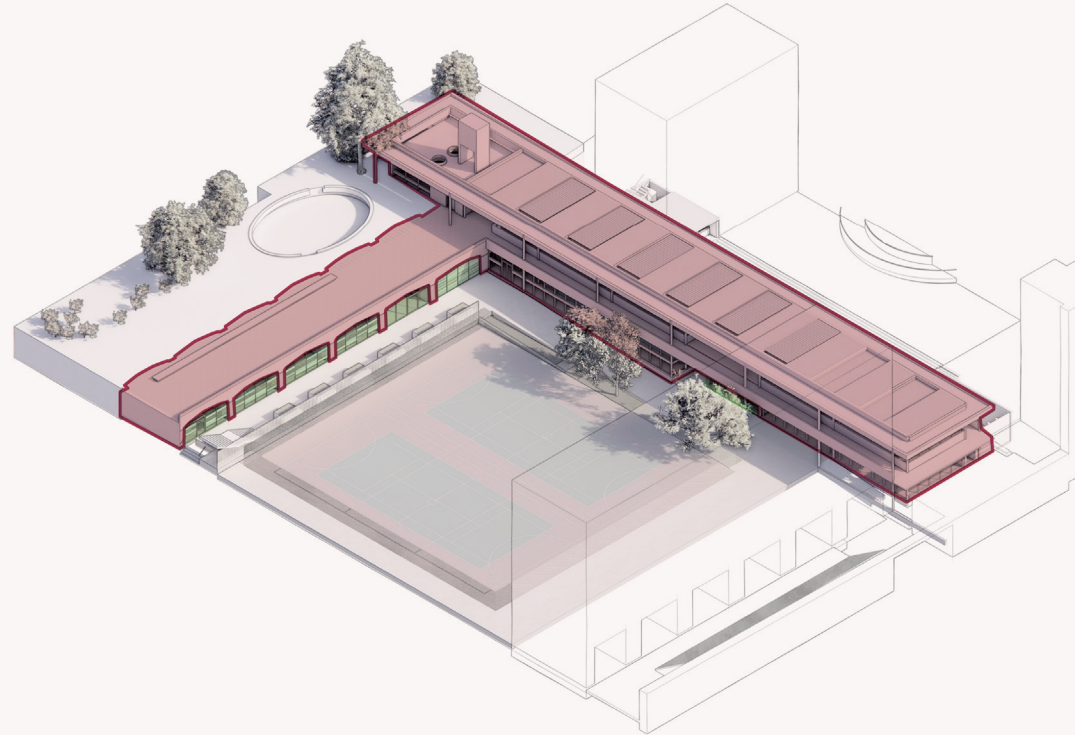


Golden Lane Leisure Centre

Historic Images



2012 Refurbishment



- High significance
- Medium significance
- No significance

Golden Lane Leisure Centre

Existing Building - External



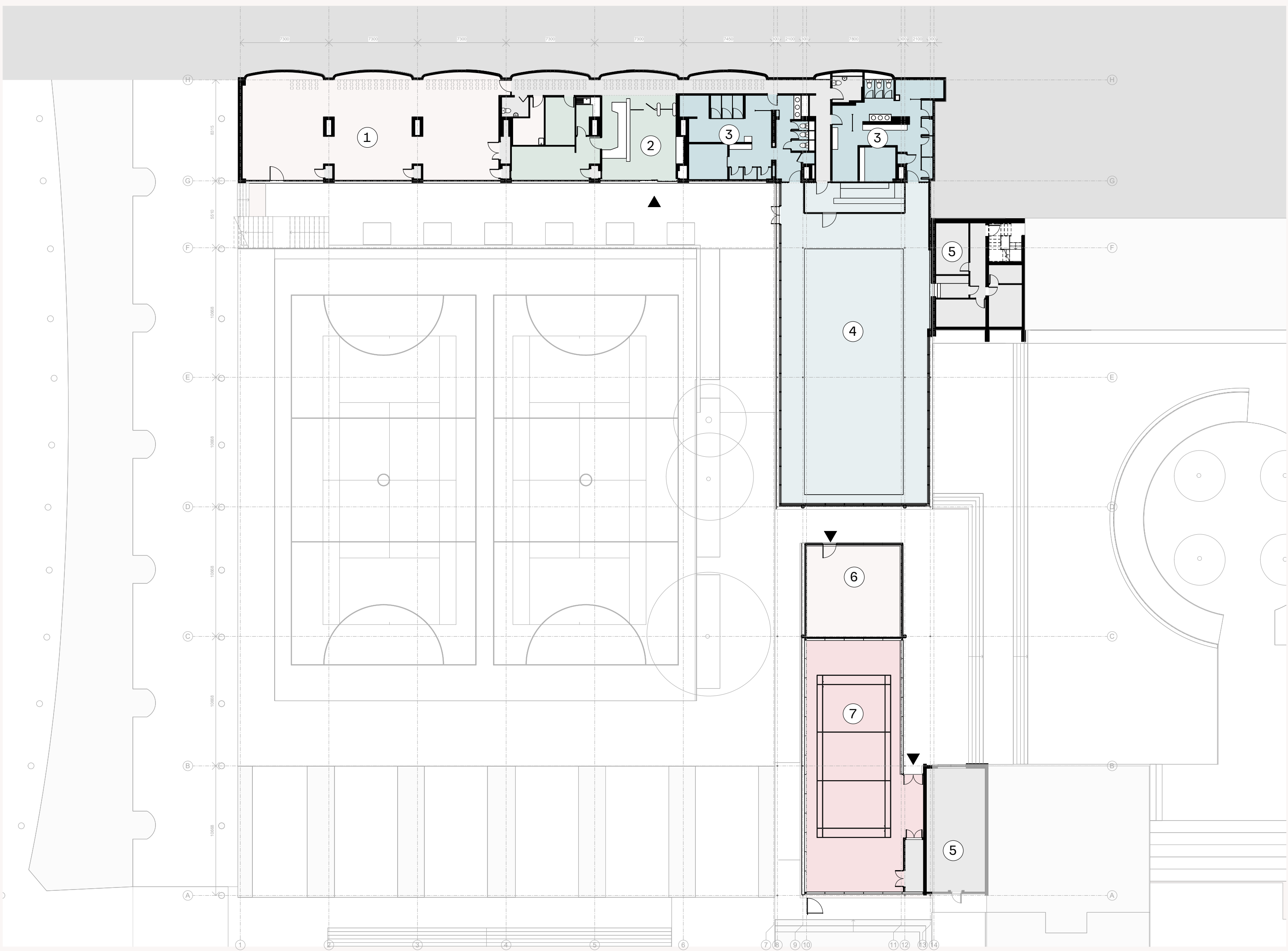
Existing Building - Internal



Existing Building - Condition

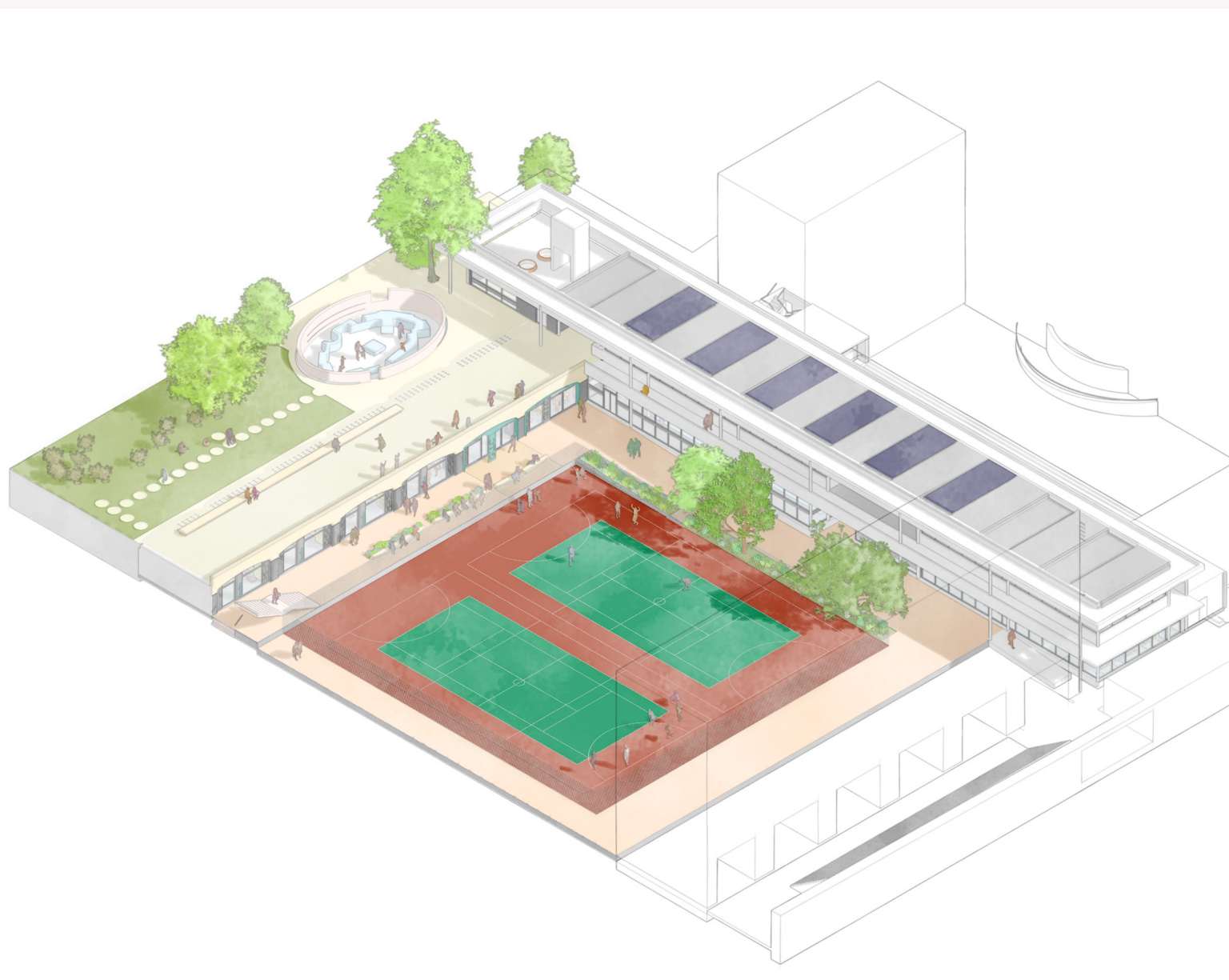


Existing Leisure Centre Layout

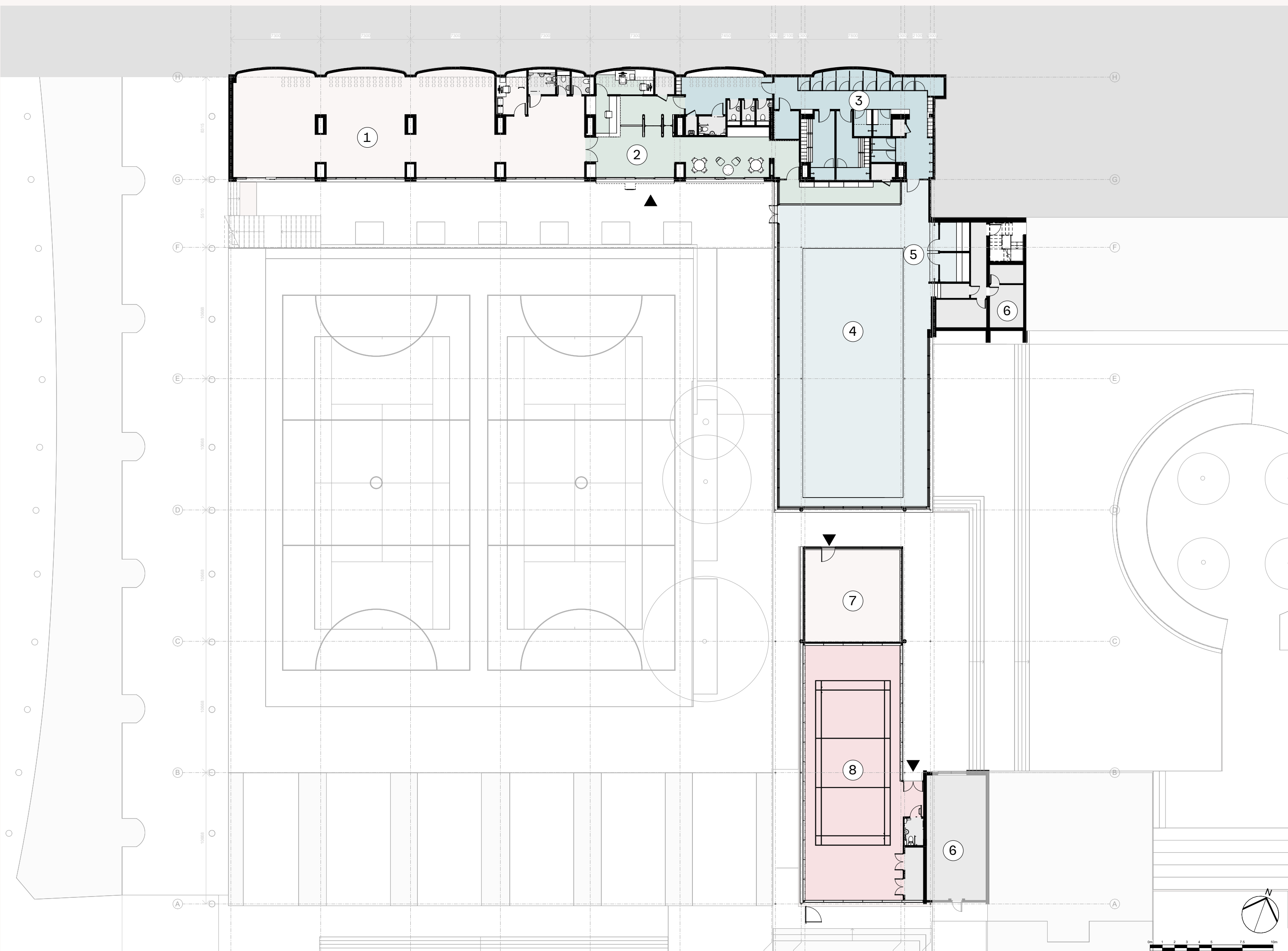


Existing Ground Floor Plan

- ① Fitness suite
- ② Entrance and staff area
- ③ Changing Village
- ④ Swimming Pool
- ⑤ Stores & Plant
- ⑥ Studio
- ⑦ Multi use Hall

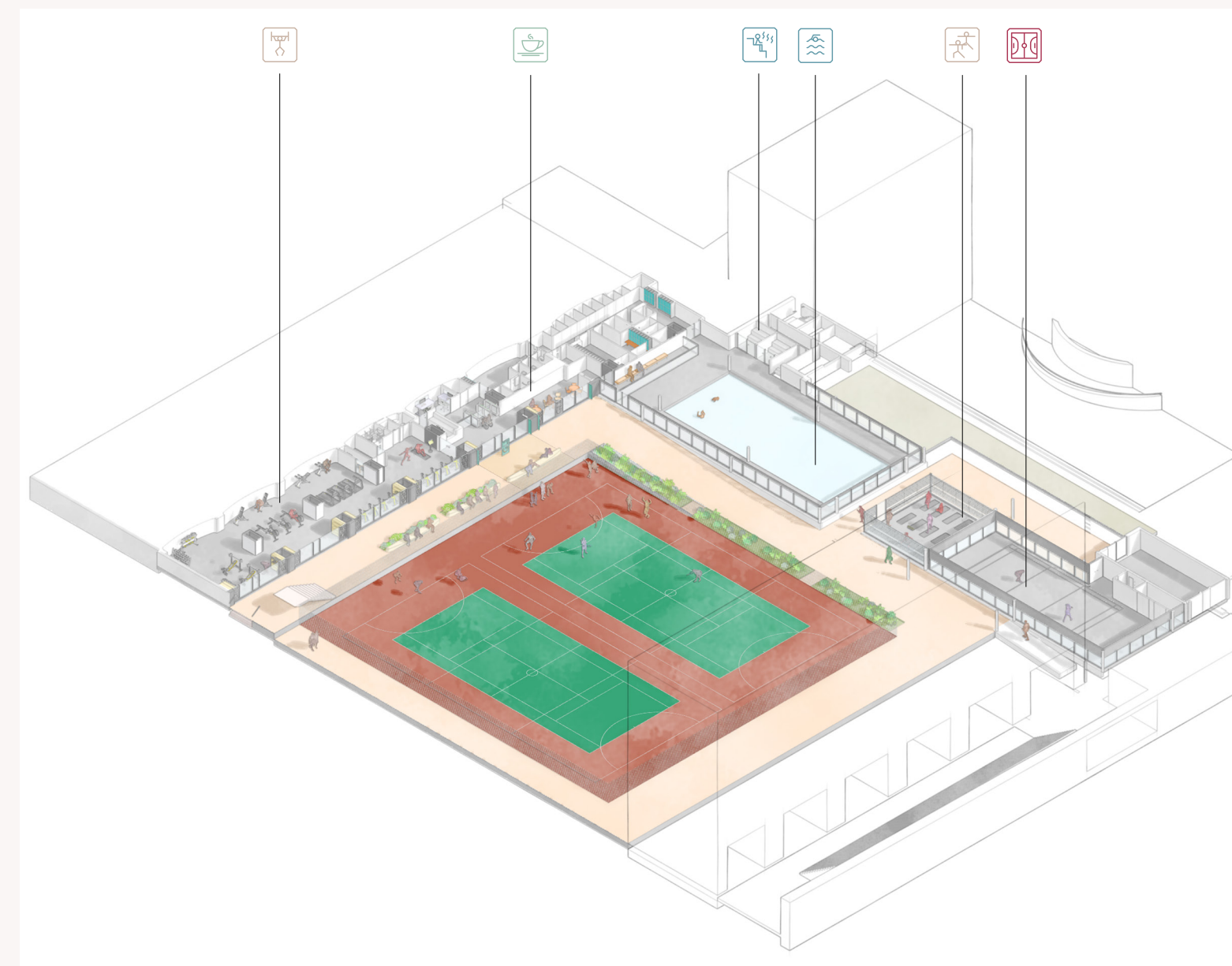


Design Option 1 - Refurbishment

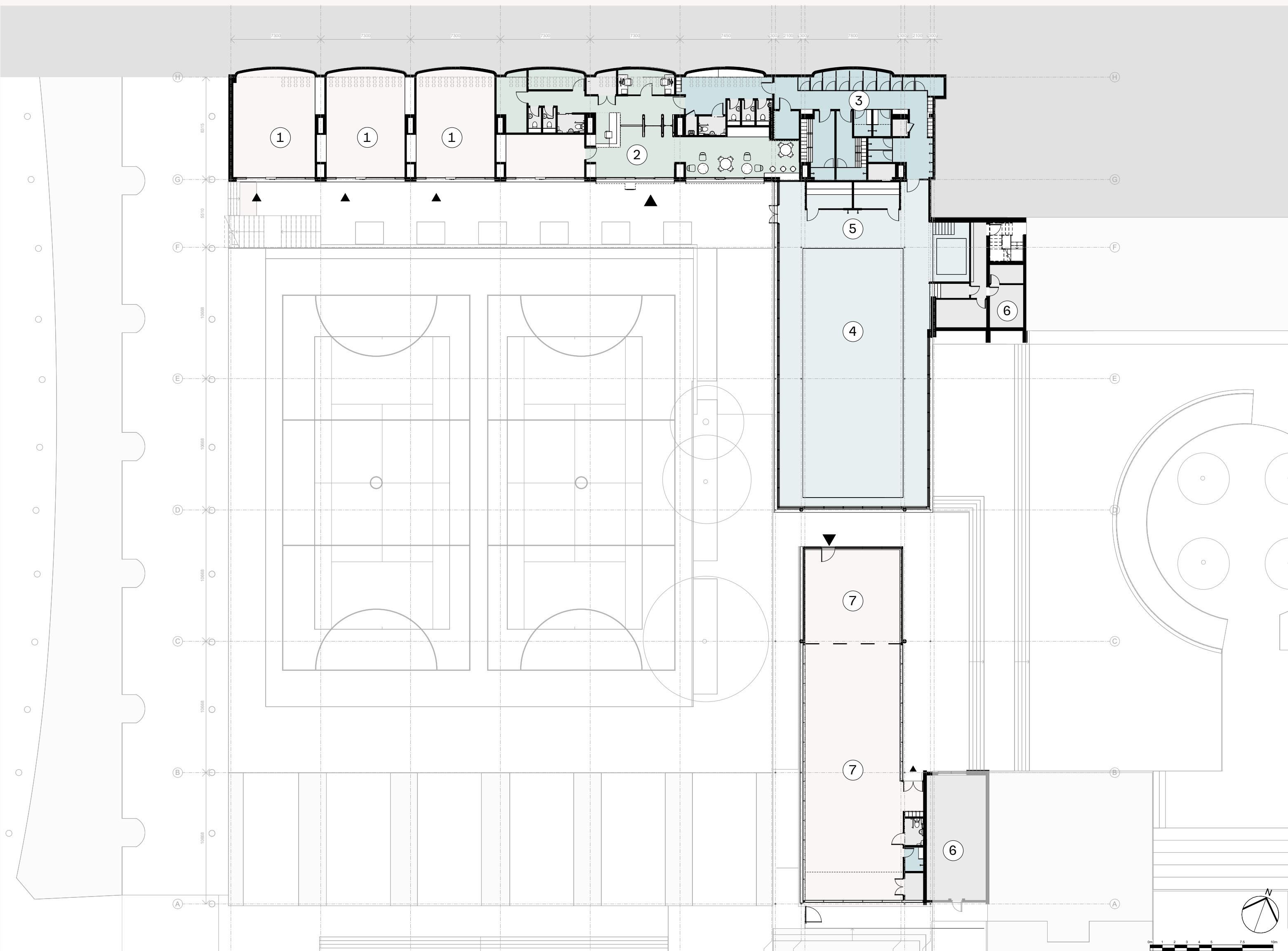


Proposed Ground Floor Plan - Option 1

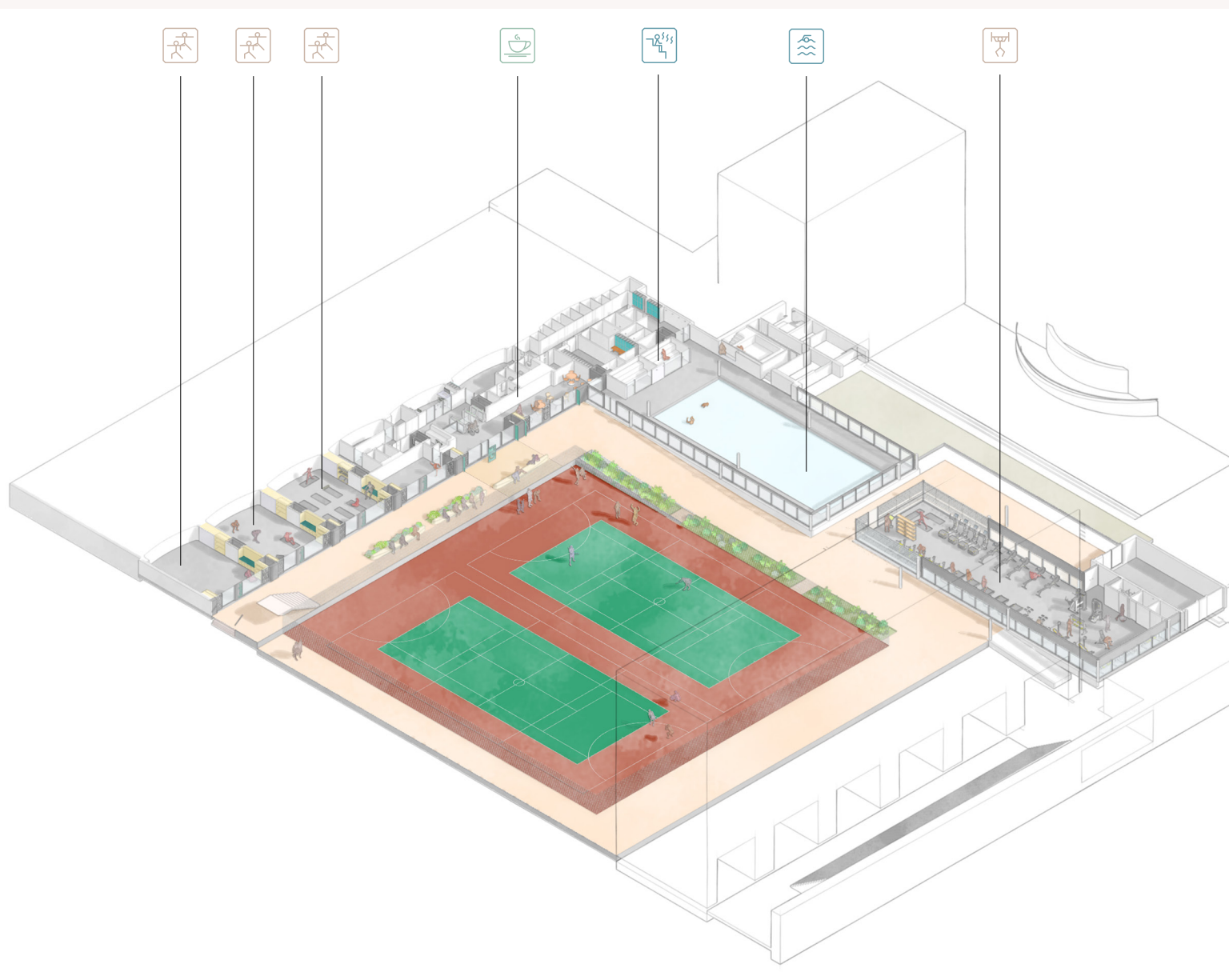
- ① Fitness suite
- ② Entrance and staff area
- ③ Changing Village
- ④ Swimming Pool
- ⑤ Sauna and Steam Room
- ⑥ Stores & Plant
- ⑦ Studio
- ⑧ Multi use Hall



Design Option 2 (c) - Studios with Fitness Replacing Hall



- ① Studios
- ② Entrance and Staff Area
- ③ Changing Village
- ④ Swimming Pool
- ⑤ Sauna and Steam Room
- ⑥ Stores & Plant
- ⑦ Fitness Suite



Design Options Summary

	Existing	Option 1	Option 2c
Description	No change	Refurbishment	Refurbishment + 2x Studios + Enlarged Fitness Replacing Hall
Facility provision	Entrance / Staff Fitness Suite Changing Pool Multi-use Hall Studio (x1)	Entrance / Staff Cafe / Sitting Area Fitness Suite Changing Pool Sauna / Steam Multi-use Hall Studio (x1)	Entrance / Staff Cafe / Sitting Area Fitness Suite (enlarged) Changing Pool Sauna / Steam Studios (x3)
Facilities added	N/A	Cafe / Sitting Area Sauna / Steam	Cafe / Sitting Area Gym (enlarged) Sauna / Steam Studio (x2)
Facilities removed	N/A	None	Multi-use Hall
Planning Risk	N/A	Low	Medium
Heritage Impact	N/A	Low	Medium
Financial Viability	N/A	Within Budget	Within Budget
Business plan forecast	N/A	Deficit	Surplus
Building area	1135.5 sqm	1135.5 sqm	1135.5 sqm

