



# **PLOT 10 COMMUNITY PLAY PROJECT**

**128 CHALTON STREET LONDON NW1**

**PROPOSALS FOR RENEWAL OF THE EXISTING BUILDING**

**OCTOBER 2010**



## **REPORT OF PUBLIC CONSULTATION ON NEW BUILDING PROPOSALS**

**TO ACCOMPANY THE**

**PLANNING DESIGN AND ACCESS STATEMENT**

**BRODIE PLANT GODDARD ARCHITECTS AND SURVEYORS**

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# PLOT 10 COMMUNITY PLAY PROJECT

## REPORT OF FINDINGS FROM PUBLIC CONSULTATION ON NEW BUILDING PROPOSALS

On Saturday 18<sup>th</sup> September between 11.00am and 5.00pm a public consultation was held to exhibit the new proposals for Plot 10. The event was held at the existing Plot 10 premises; all parents were invited and invitations were sent extensively to local residents, to visit the exhibition and comment on the proposals.

**PLOT 10 COMMUNITY PLAY PROJECT**

After many years serving the local community we urgently need to improve our facilities

We plan to improve access, enlarge the playspaces with more quiet areas, and provide new toilets and staff facilities



You are invited to see our proposals at an exhibition at PLOT 10 on Saturday 18 September 2010 from 10am to 3pm, while the community barbeque is held in Polygon Road Park

We very much need your comments on our proposals, which will be taken into account in the final design. With sufficient community support we hope to submit a planning application shortly.

Could you please make your comments on the reverse of this form and return to the staff at plot 10 either during the exhibition or whenever is convenient.

Plot 10 Community Play Project Ltd is a registered charity run by a voluntary management committee consisting of parents, carers and local people. Company registered in England & Wales No 2962694. Plot 10 Community Play Project Ltd is funded by Camden Council and through fees, private donations & other fundraising. Registered Charity No 1025599.

**PLOT 10 COMMUNITY PLAY PROJECT**

NEW BUILDING PROPOSALS TO IMPROVE ACCESS, ENLARGE PLAY AREAS, AND PROVIDE NEW TOILETS AND STAFF FACILITIES: SEPTEMBER 2010

**WE NEED YOUR COMMENTS**

DO YOU LIKE THE NEW PROPOSALS? Yes No (PLEASE CIRCLE)

IF YES- WHAT DO YOU LIKE ABOUT THEM? .....

IF NO- WHAT DON'T YOU LIKE? .....

SHOULD THE NEW DEVELOPMENT BE 2-STOREY TO INCLUDE QUIET ROOMS FOR ART THERAPY, ONE-ON-ONE, COMPUTER AND COMMUNITY USE, OR SHOULD IT REMAIN AS SINGLE STOREY? Yes No (PLEASE CIRCLE)

OVERALL DO YOU SUPPORT PLOT 10'S PROPOSALS FOR DEVELOPMENT? Yes No (PLEASE CIRCLE)

DO YOU HAVE ANY OTHER COMMENTS? .....

NAME (optional).....

ADDRESS (optional).....

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Invitations as shown above were sent to parents and local residents prior to the event: comments sheets were provided with the invitations to allow residents who were unable to attend to have their say.

### THE EXHIBITION:

A Powerpoint presentation and three large posters were exhibited as shown overleaf showing:

- Proposed new layout plans
- Phases in which the project would evolve
- 3D aerial views of the proposal





## PLOT 10 COMMUNITY PLAY PROJECT



### Proposals for renewal of building

**Background**

Plot 10 was set up in 1973; it was built from railway sleepers by local people for the children of Somers Town.

**Our vision is to:** "Provide affordable creative activities for children and young people, that build confidence, skills and self esteem, and ensure emotional well being, while also engaging parents/carers, supporting their skills and providing them with learning opportunities"

When we consulted parents, carers and children as part of our business planning in 2008, they all highlighted the need for a new building for Plot 10.

**Problems with the current building include:**

- It is too small
- Not very accessible for disabled people, there are no disabled toilets
- Toilets/cooking and staff facilities do not reach basic standards
- There is inadequate space for indoor activities

**What we want:**

We need good facilities that are big enough and able to meet the needs of local children and young people. These facilities include:

- More space for concentrated indoor activities with children
- To be able to open Plot 10 in the day for parents and carers e.g. courses/classes etc...
- An Increase in the number of children who can use Plot 10
- Increased numbers of toilets and improved toilet facilities
- Better cooking facilities
- Staff toilets and accommodation
- Disabled toilets to be improved to comply with DDA requirements
- Quiet spaces for one-to-one consultation
- Play Therapy could be set up, and partnerships with schools


**What do you think.....Please give us your comments**


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## PLOT 10 COMMUNITY PLAY PROJECT

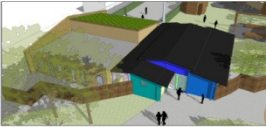
### PROPOSALS FOR RENEWAL OF BUILDINGS


**PHASE 1** CONSTRUCT NEW EXTENSION TO PROVIDE NEW TOILETS, DISABLED TOILET AND STAFF ROOM. CONSTRUCT NEW ROOF TO PROVIDE NEW COVERED PLAY AREA







**PHASE 2** CONSTRUCT NEW EXTERNAL WALLS TO ENCLOSE ROOFED AREA TO PROVIDE NEW TOILETS, KITCHEN, CAFE, STORES AND VARIOUS PLAY SPACES. STRIP OUT EXISTING KITCHEN TO FORM TEMPORARY RECEPTION OFFICE, AND CLEAR AWAY EXISTING TOILETS TO INCREASE PLAY AREAS





**PHASE 3** DEMOLISH EXISTING BUILDING AND EXTEND NEW CONSTRUCTION TO PROVIDE NEW RECEPTION AND OFFICE AND INCREASE PLAYSPACE AREAS. COMPLETE STAIRS AND NEW FIRST FLOOR AREA





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SEPTEMBER 2010



## PLOT 10 COMMUNITY PLAY PROJECT

Our Proposals- to build on the underused Netball Court and on the footprint of the existing building. Construction would be in Phases to suit the amount of funding available.

**PHASE 1 AERIAL VIEW**





**SECTIONAL VIEW OF THE COMPLETED BUILDING**

**PHASE 2 AERIAL VIEW**





**INTERNAL VIEW OF THE COMPLETED BUILDING**

**PHASE 3 AERIAL VIEW- GROUND FLOOR**



**PHASE 3 AERIAL VIEW- FIRST FLOOR**



**What do you think.....Please give us your comments**

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## POSTERS EXHIBITED AT PLOT 10

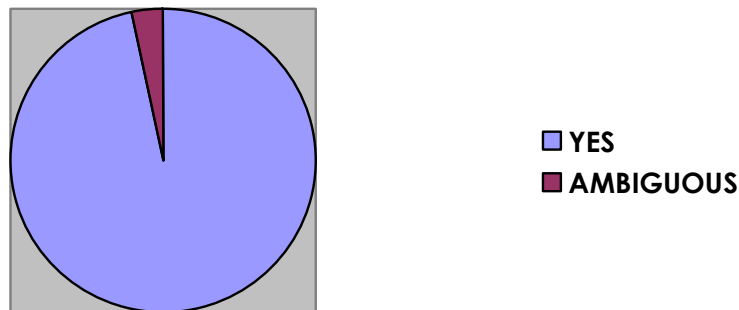
## COMMENTS RECEIVED FOLLOWING THE EXHIBITION

The event was extremely successful with a large number of parents, residents and local children turning up to voice their opinions.

The Comments sheets provided at the event asked visitors three questions:

- Did they like the new proposals? YES or NO, if not why not?
- Would they prefer a 2-storey development?
- Overall do they support Plot 10's objectives?

FIRST QUESTION: of the comments returned, 265 replied YES to the first question, while around 9 people were slightly ambiguous or undecided.



SECOND QUESTION: visitors were asked whether they thought the proposals should be two-storey, allowing for the inclusion of quiet rooms for art, therapy, one-to-ones, computer and community use. Only two people expressed a preference for a single storey building, however they did not state reasons behind their preference; a few were indifferent, but the remainder were in favour of the two-storey proposal. Feedback from the comment forms shows that in particular the girls wanted the quiet space upstairs to be able to get away from the noise in the larger spaces so that they could do art and have smaller group sessions.

THIRD QUESTION: there was a unanimously positive response to the third question concerning Plot 10's objectives.

### ANALYSIS OF THE COMMENTS:

Large numbers of the comments received were positive in support of the proposals, without a further statement. However a number of visitors did make valuable comments and a representative selection is set out below:



COMMENTS ON THE NEW PROPOSALS:

we need a safe place for the kids.

COMMENTS ON THE NEW PROPOSALS:

Sorry can't be with you on Saturday.

I think the proposals are brilliant  
and long overdue - Maybe you could  
encompass the Alley into the plans not  
only giving you more space but also benefitting  
the Community in getting rid of druggies.  
Passage.

Good luck  
Sally

DO YOU LIKE THE NEW PROPOSALS?

☒ Yes

☐ No (PLEASE CIRCLE)

IF YES- WHAT DO YOU LIKE ABOUT THEM? Flexible building scheme.

Great new enclosed space for play. Improve a  
much loved service for local community.

IF NO- WHAT DON'T YOU LIKE?.....

**COMMENTS ON THE NEW PROPOSALS:**

A Good idea for the Young  
People of the AREA.

**COMMENTS ON THE NEW PROPOSALS:**

Plot 10 is a Great Place for children  
to go before & after School you know your  
children are safe and enjoying  
themselves. It would be good to  
have a bigger and better building  
with a larger play Area.

Dear Sally,

I am sorry that I was unable to attend the open event due to a prior commitment.  
I hope it isn't too late to comment on the Building Proposals. Sorry I missed the deadline.

My comments are:

Plot 10 definitely needs more secure office space to ensure confidential information is stored appropriately. In my opinion the office area should have limited access for staff only and access to the area where the children play should also be strictly limited. The new design would provide an area for parents to sign their children in and out in a more organised manner and not crowd in to the space where the children are. This will also provide greater security for staff, children and data.

The current building does not look child friendly and welcoming, it doesn't have much natural lighting and the inside space is open plan. It can be noisy and cramped when it is wet outside and everyone has to play inside. The expansion of the inside space will greatly benefit the children and staff as activities can be allocated to designated areas and a quiet area used for reading or doing homework, could be partitioned off if sufficient space were available.

I hope my comments are relevant/appropriate.

Katia Matthews  
(Parent)

**[Yes option]:**

(should include)..."space for parents to sit and wait...also a place for buggies"

"Using existing ground and making the most for the benefit of the community"

**[Yes to Upper floor option]:**

"...good to have space with small groups and 1:1...."

"quiet rooms for reading and relaxing" (several similar comments)

(First floor would provide)...." IT classes ,activities, Homework Club"

**[Generally]:**

"also would be great for improvements to be made to the park, would be nice for extra youth club, or other evening activities..."

"any green saving technology? A garden for growing things?"

"Please do not lose the green space with grass and if you have trees- keep them. Let the children plant a tree on the opening of the new building."

"The (existing) building should be more user friendly. I would like to know if Plot 10 opens during the day for parents/courses."