

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): env.devcon@camden.gov.uk
Telephone : 020 7974 1911
Fax : 020 7974 5713

For office use
Date
Payee
App. No. Fee

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Gareth	Surname:	Selby	
Company name:	Architype Ltd					
Street address:	1b Leathermarket St			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	London			Fax number:		
County:	London			Email address:		
Country:	UK					
Postcode:	SE1 3JA					
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes <input type="radio"/> No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Gareth	Surname:	Selby	
Company name:	Architype Ltd					
Street address:	Architype Ltd			Country Code	National Number	Extension Number
	1b Leathermarket Street			Telephone number:	+44	2074032889
				Mobile number:		
Town/City:	London			Fax number:		
County:	London			Email address:		
Country:	United Kingdom					
Postcode:	SE1 3JA			gareth.selby@architype.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

The proposed redevelopment of Emmanuel primary school means that an alternative permanent home needs to be found urgently for Sington Nursery. The redevelopment of the Fortune Green site co-locates Sington Nursery, a successful voluntary sector nursery run by Camden Community Nurseries, with the existing Play Centre facility. It also seeks to enhance the existing sports facilities and extend community access to the site.

The scope of the proposed development at the Fortune Green play centre site can be summarised as follows:

- Demolition of the existing single-storey pitched roof play centre log cabins.
- Removal of the existing sports pitch fencing, floodlighting and astro-turf surfacing
- Retention of the existing recently installed adventure play equipment.
- Construction of a new two-storey pavilion building accommodating the play centre, nursery and multipurpose room.
- Construction of a new floodlit fenced Multi-use Games Area adjacent to Fortune Green.
- Enhancement to boundary and fencing addressing Fortune Green.
- Construction of an inclusive activity play ramp connecting the first floor to the external play areas.
- General landscaping works to form new natural play and access areas

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Fortune Green Play Centre"/>		
Street address:	<input type="text" value="Fortune Green Play Centre"/>		
	<input type="text" value="Fortune Green Road"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="London"/>		
Postcode:	<input type="text" value="NW6 1DR"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="525012"/>
Northing:	<input type="text" value="185576"/>

Description:

Fortune Green Play Centre is located at:
Fortune Green Road, London, NW6 1DR. The site is sandwiched between Fortune Green open space and Hampstead Cemetery with limited service vehicle access off Ajax Road through the park.
The site has developed in a piecemeal fashion without a coherent strategy for the organisation of space. This has resulted in a cluttered play area, inefficient use of available space and limited opportunities for dynamic natural play.
The current buildings are single storey log-cabin structures with pitched roofs. The height of the ridge line is approximately 4.5m from ground level.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:					
Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="John"/>	Surname:	<input type="text" value="Sheehy"/>
Reference:	<input type="text" value="No pre-app report of reference number was received"/>				
Date (DD/MM/YYYY):	<input type="text" value="23/03/2010"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

23.3.10 - Meeting to discuss, highways, access, open-space, trees, and sustainability.
30.3.10 - Meeting to discuss design.
No formal minutes were received however the following notes were taken by Architype:
That Passivhaus would be seen as a robust sustainability target in lieu of BREEAM Excellent.
Travel plans would be required for both user groups.
For light impact of the MUGA lighting we should adhere to the recommendations of the ecology report.
A planting plan would be required to indicate trees removed and planted.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicle access proposed to or from the public highway? Yes No
- Is a new or altered pedestrian access proposed to or from the public highway? Yes No
- Are there any new public roads to be provided within the site? Yes No
- Are there any new public rights of way to be provided within or adjacent to the site? Yes No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

For alterations to pedestrian access please refer to Landscape Drawing '3449/P001 Landscape Proposals', that details alterations to the park paving at the entrance to the site.
For temporary diversion of pedestrian access across the park refer to Architect's drawing '6085 PI 07 Site Access', that details proposed temporary site access across the park including an airlock to allow pedestrian access across the park to be maintained.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Waste storage facilities are allowed for in accordance with Camden Borough Council policy. A dedicated space for a Euro-bin is allowed for adjacent to the site entrance. Refer to Landscape Architect's drawing '3449 P001 Landscape Proposals' for details.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

In line with Camden Borough Council policy, space for two dedicated recycling 'wheelie-bins' are allowed for adjacent to the site entrance. Refer to Landscape Architect's drawing '3449 P001 Landscape Proposals' for details.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Please refer to the Design and Access Statement and section 'Site Context - Play Centre'

In summary; the walls are currently constructed from solid timber as common with log cabin style buildings. These are finished with a mixture of dark stains and brightly coloured paints.

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement attached and section 'Design Appearance Materials'

Roof - description:

Description of *existing* materials and finishes:

Please refer to the Design and Access Statement and section 'Site Context - Play Centre'

In summary; the roof finishes are a mixture of roofing felts and interlocking roof tiles.

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement attached and section 'Design Appearance Materials'

Windows - description:

Description of *existing* materials and finishes:

Please refer to the Design and Access Statement and section 'Site Context - Play Centre'

In summary; the windows are generally single glazed timber windows with wiremesh for protection externally. Some windows consist of wire mesh only without any glass to prevent heat escaping.

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement attached and section 'Design Appearance Materials'

Doors - description:

Description of *existing* materials and finishes:

Please refer to the Design and Access Statement and section 'Site Context - Play Centre'

In summary; generally the doors are solid core timber doors painted various colours and do not incorporate glazing.

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement attached and section 'Design Appearance Materials'

The doors will be triple glazed and of the same construction as the windows detailed in the Design and Access statement and on the elevations.

Boundary treatments - description:

Description of *existing* materials and finishes:

Please refer to the Design and Access Statement and section 'Site Context - Play Centre' and Architect's drawing '6085 PL 011 Existing Site Elevations'

In summary; the site perimeter is largely defined by a 2.2m high perimeter brickwork buttressed wall running along the northern, eastern and south eastern boundary to the extent of the neighbouring 53 Fortune Green Road site. Where the wall addresses Hampstead Cemetery chain link metal fencing extends upwards above the wall to a height of 4.8m some of which carries established planting. The boundary to Fortune Green is formed with visually permeable weld-mesh fencing to a height of 3m. Weld-mesh fencing to a height of 4.8m also defines the site boundary to the public footpath to the south west. Currently there is a strong sense of visual permeability running through the site to the cemetery beyond.

Description of *proposed* materials and finishes:

For proposed finishes of new boundary treatments please refer to Landscape Architect's drawings '3449 P003 Security & Boundary Plan' and '3449 P010 Section Drawings' elevation B. Elevations of where the existing brick wall is retained and fencing above, as detailed on 3449 P003, can be found on Architect's drawing '6085 PL12 Proposed Site Elevations'.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

The existing site does not have vehicle access except for parks service vehicles.

The hard standing on the site is predominantly tarmac.

Description of *proposed* materials and finishes:

The proposed site strategy retains the existing strategy of not allowing site vehicles generally to access the site. The exception will be for Camden service vehicles and access for a fire tender.

For the materials to be used in the proposed hard standing on the site refer to Landscape Architect's document 'Schedule Of Materials for External Works' in reference with the drawing '3449 P001 Landscape Proposals Plan'.

9. (Materials continued)

Lighting - add description

Description of *existing* materials and finishes:

The current site has external lighting in two forms; Sports pitch floodlighting and external bulkhead type light fittings mounted on the building and on columns within the site.

Description of *proposed* materials and finishes:

The proposed external lighting and MUGA floodlighting will meet the recommendations of the ecology report as detailed in section 8.2 (page 22) of the report produced by FOA ecology Ltd.
Generally the external lighting will be designed in compliance with CIBSE Codes LG6 and other relevant guidance. Of particular note is ILE Guidance for reduction of obtrusive light GN01. We believe this site falls into the defined environment zone E4. Therefore it is proposed to meet the requirements of Table 1 row E4 in respect of light spill to adjacent premises and other limiting factors.
In addition to this the position of the proposed MUGA has been relocated away from the new residential development (that the current sports pitch is against) to reduce the impact of floodlighting on the new residents.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Architect's Supplementary Documents:

- Design and Access Statement
- 6085 PL011 Existing Site Elevations
- 6085 PL012 Proposed Site Elevations
- 6085 PL013 Proposed Building Elevations

Landscape Architect's Supplementary Documents:

- 3449 P001 Landscape Proposals Plan
- 3449 P003 Security & Boundary Plan
- 3449 P010 Section Drawings
- Schedule Of Materials for External Works
- 3449 Fortune Green Play Centre - Landscape Statement

Other Supplementary Documents:

- Ecology Report, Phase 1 Habitat Survey, by FOA Ecology LTD

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	12	12
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
 Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Mains sewer system as detailed on the survey drawing 'T09/0185/P/0001 Topographical Survey' and as witnessed on the Kenclean Drainage Survey (parts A & B) attached.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Please see attached Design and Access Statement that details fully the existing and proposed site use as well as predicted occupancy numbers and opening hours. This is also described in the attached year and weekly timetables.

In Summary:

The site is currently used predominantly as a Play Centre by Camden Council as well as to provide certain drop in services. Until recently a nursery has also been meeting on the Fortune Green Play Centre site.

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0

18. All Types of Development: Non-residential Floorspace (continued)

B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	276.0	276.0	507.0	231.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	276.0	276.0	507.0	231.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	8	7	0
Proposed employees	8	7	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
D2	8:00	23:00:00	9:00	23:00:00	9:00	23:00:00	<input type="checkbox"/>

21. Site Area

What is the site area? sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

No industrial or commercial processes will be carried out on site.
 There is the possibility that a small kiln used for making pottery with the children may be retained in the new proposal subject to a condition survey and costs.
 General heating and ventilation plant will include a gas condensing boiler and a high efficiency air source heat pump (COP 4+) as well as heat recovery on the mechanical ventilation. Solar thermal panels will be mounted on the roof. Please refer to the Design and Access Statement, Section 'Sustainability - Sustainable Development Review' for details.

Is the proposal for a waste management development? Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

If Other has been selected, please provide:

Contact name:

Title: First name: Surname:

Telephone number:

Country code: National number: Extension number:

Email Address:

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role: Declaration date: Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:

Person role: Declaration date: Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date: