



ROOKFIELD PARK

CROFTDOWN ROAD

YORK RISE





LAURIER ROAD

DARTMOUTH PARK AVENUE

Existing Site Area Analysis

With the exception of the area occupied by the current clubhouse the remaining area of the site is designated as Private Open Space. The site is currently private and provides no publicly accessible open space. The open space around the building comprises large areas of hard standing to the south and west of the clubhouse, the bowling green and tennis courts to the north and some areas of incidental soft landscaping. The figures below illustrate the quantum of these areas.

Key

	Paving	2163 m ²
	Green space	1787 m ²
	Buildings	1993 m ²
	Leisure and recreation open space	2775 m ²



Existing site plan (Image opposite: Aerial view)

Trees

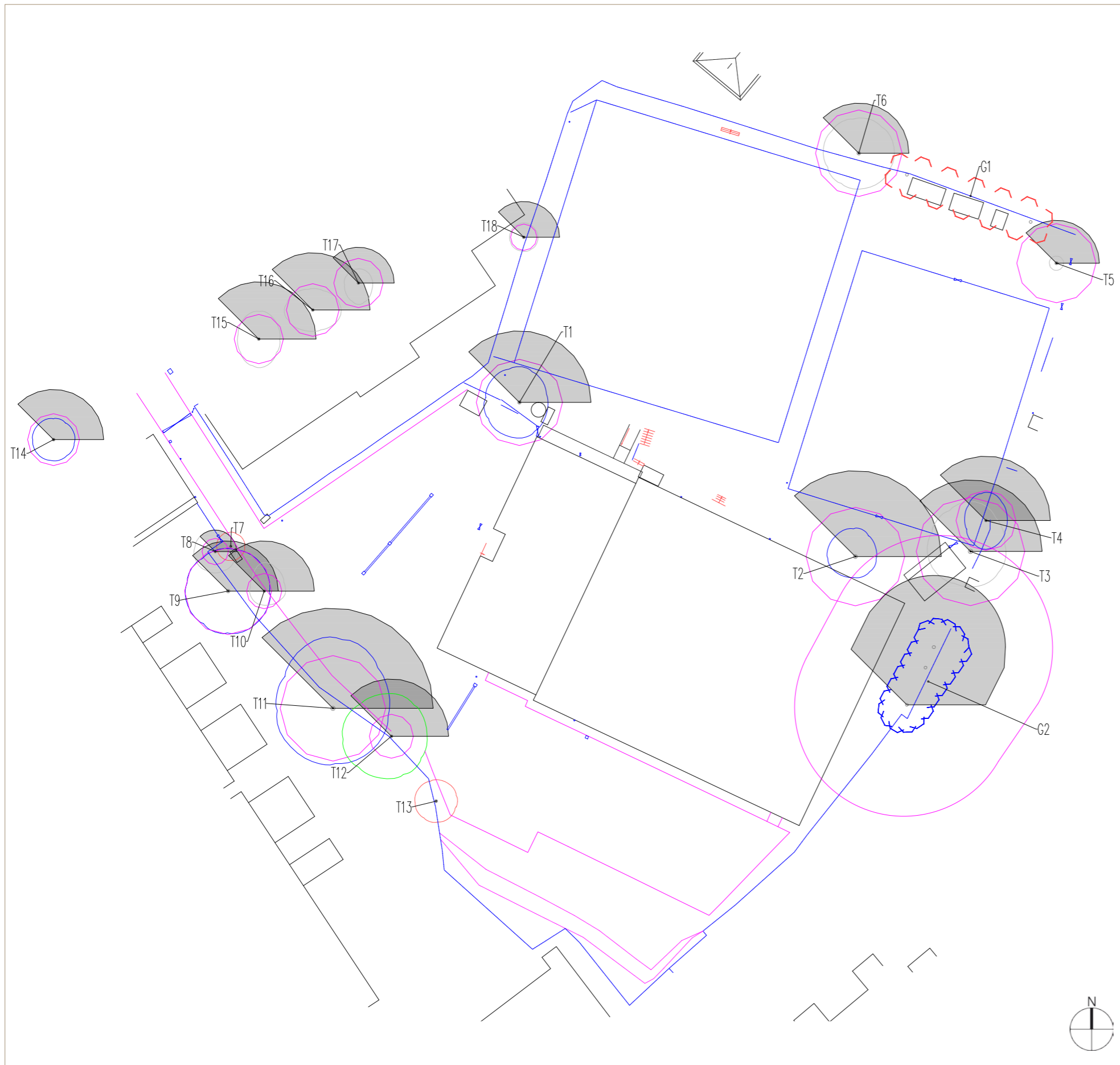
There are 16 existing individual trees on the site and two groups of trees. The trees are located towards the edges of the site and between the existing buildings. The trees have been surveyed by James Blake Associates and the tree survey and Arboricultural Impact Assessment is submitted as part of this application. The survey also includes 4 trees on Croftdown Road (outside the site boundary) which may be affected by construction traffic.

There is a mix of species including Ash, Lime, Sycamore and Silver birch.

Their condition and health varies as follows:

- **Grade A:** 1 tree
- **Grade B:** 7 individual trees and 1 group of trees
- **Grade C:** 9 individual trees
- **Grade U:** 3 individual trees and 1 group of trees

All trees are protected by the Conservation Area status of the site

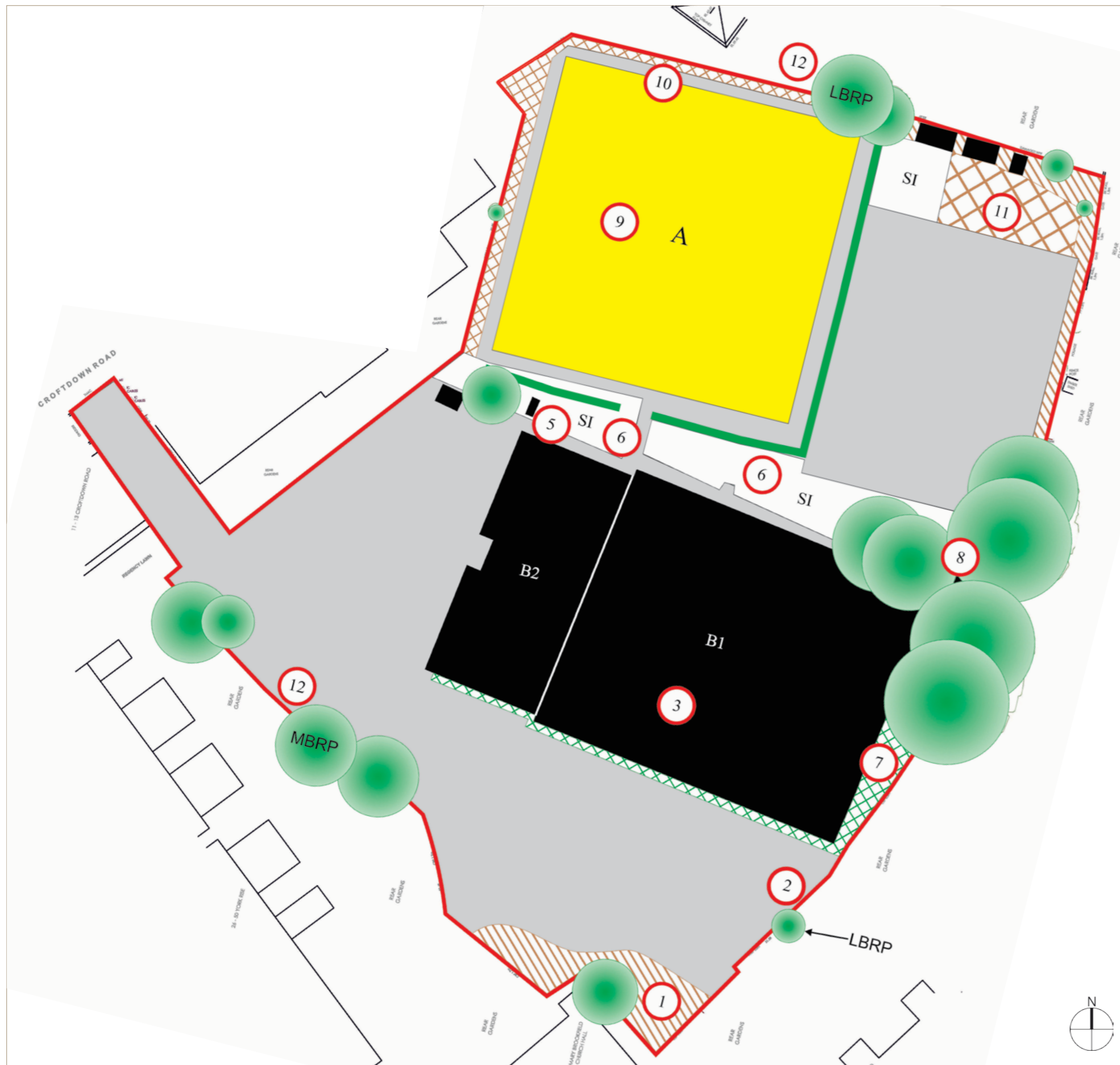


Ecology

A Phase 1 ecology survey was undertaken by James Blake Associates and the survey report is submitted as part of this application.

The survey conclusions were:

- The site is of low ecological value
- Areas of potential reptile habitat exist on the site but a more detailed survey found that no reptiles were present on the site
- There are areas of Japanese knotweed on the site which will need to be treated as part of the proposed development
- No protected species were found on the site

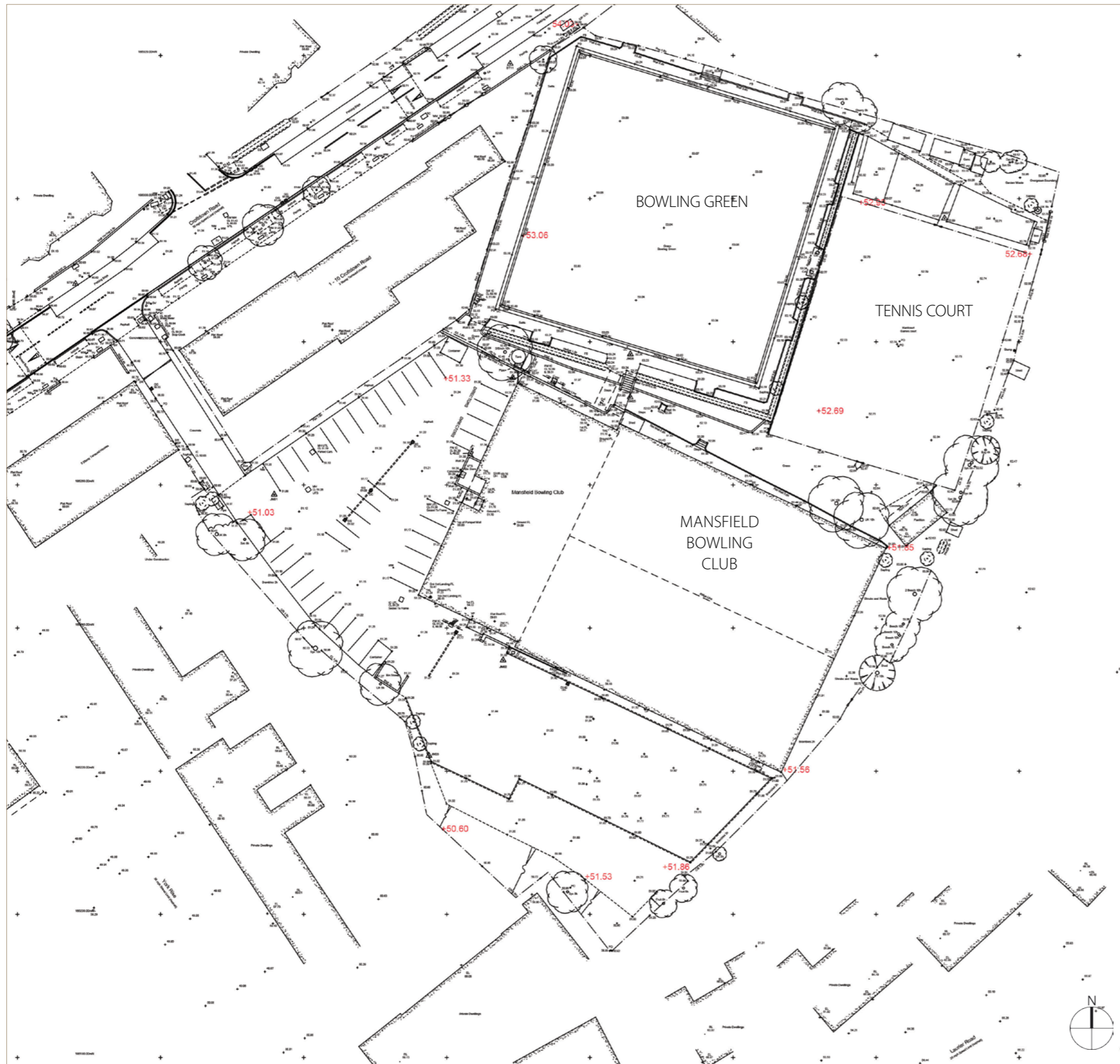


Key

- Site boundary
- Indicative location of trees
- Species poor hedgerows
- A Redundant amenity grassland
- Buildings
- SI Semi-improved grassland
- Scrub
- Planting - shrub/vegetables
- Hard-standing
- Tall ruderal vegetation
- 9 Target notes

Topography

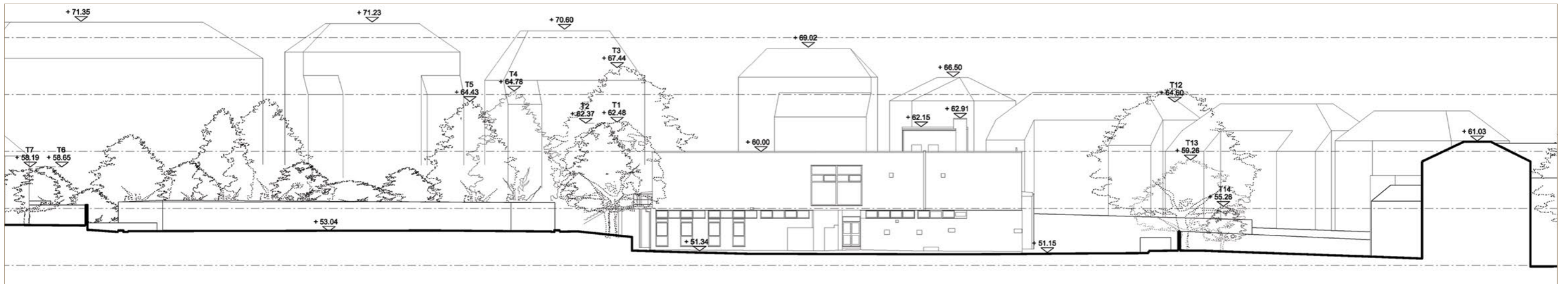
The site slopes from the northern edge at a level of 54.00 down to the southern boundary at 50.60. The existing bowling green, tennis courts, parking and bowls club building are arranged on a series of terraces which step down across the site. There are retaining walls around the bowling green, tennis courts and clubhouse and steeply sloping ground on the southern edge of the site towards the neighbouring gardens.



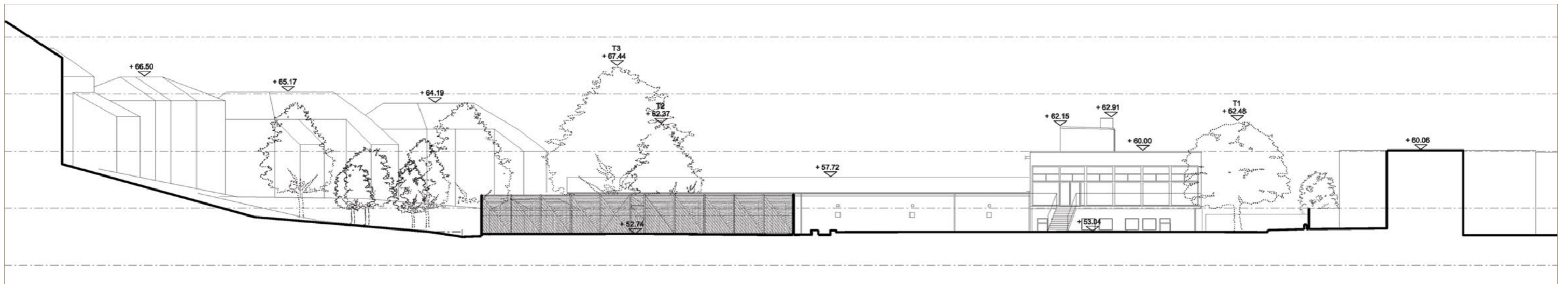
Topography survey



Site plan key



Exciting site section BB



Exciting site section CC

Constraints

The site has one point of access from Croftdown Road providing all vehicular and pedestrian access to the site.

The site is split over two levels with the lower, southern part accommodating the car park and clubhouse building. The northern, higher level, accommodates the bowling green and tennis courts.

The site is surrounded by the rear gardens of neighbouring homes. Regency Lawn properties to the west of the clubhouse have particularly short gardens and sit closest to the existing building. To the south properties on York Rise are at a slightly lower level and a little further distant from the clubhouse building. The planning policy of a minimum 18m separation distance from the rear of properties results in these properties creating no development zones within the south west and southern boundaries of the site. All other properties are in excess of 18m from the site boundary.








The eastern site boundary is not overlooked by the clubhouse; instead the properties on Laurier Road and Dartmouth Park Avenue rise up above the site and look down over it. This results in the roofscape of the clubhouse building featuring in the views from these properties. The houses themselves are typically much further away from the site boundary than other boundaries as a result of their longer gardens.

The northern boundary is formed of a single rear garden belonging to the first house above the site boundary on Croftdown Road. This property faces the road and the garden creating only oblique views towards the northern site boundary. The northern boundary is, therefore, relatively less sensitive to the outlook from neighbouring properties than the west, east and southern boundaries.

Existing mature trees surround the site boundary with a couple of mature specimens along the central bank that marks the change in level midway across the site.

A Victorian brick drain runs across the site. A 6m wide easement protects access to this key piece of service infrastructure.

Key

-  Sensitive boundary- views from neighbours properties
-  Minimum building offset
-  Steep level change
-  Maximum extent of built development
-  Boundary
-  Sunpath
-  Easement



Constraints plan

History

The Mansfield Bowling Club was founded in 1891.

It was formed from part of the original Camden Bowls Club. The other half of the club, now the North London Bowls Club was opened by the husband of the Victorian Philanthropist Angela Burdett-Coutts who was the then landlord, in June 1912.

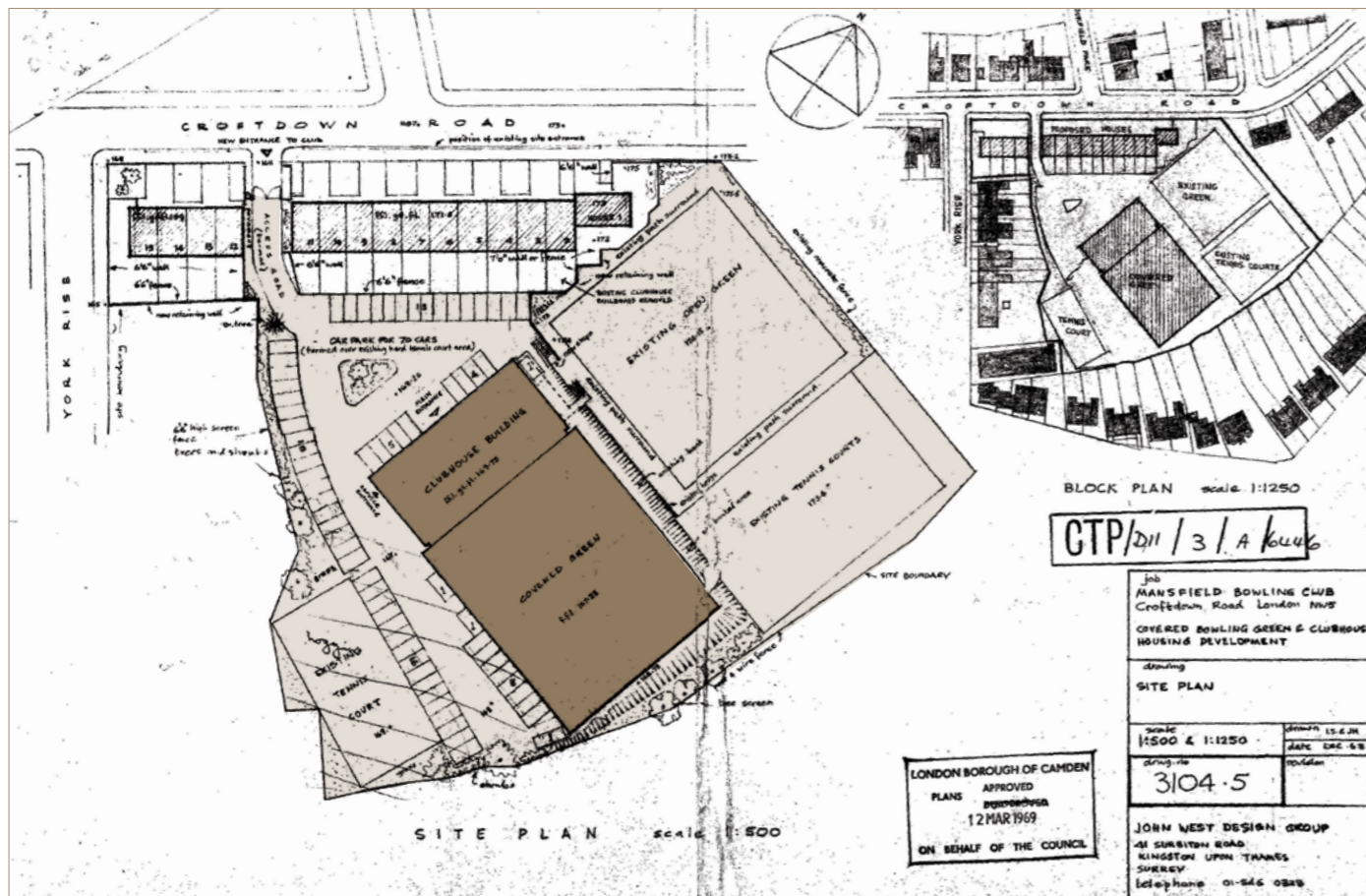
The club acquired the freehold of the site in 1920 and was named after the Earl of Mansfield, as the land had once formed part of his estate. (Source www.northlondonbowlingclub.co.uk/history)

The club's first clubhouse was situated on the south west side of the site and faced directly onto the external bowling green, now closed and not in use, but still a feature of the site.

In March 1969 the bowling club was granted planning consent by the London Borough of Camden to construct a new clubhouse and indoor bowling green, and an enabling residential development of 15 houses, now known as Regency Lawn.



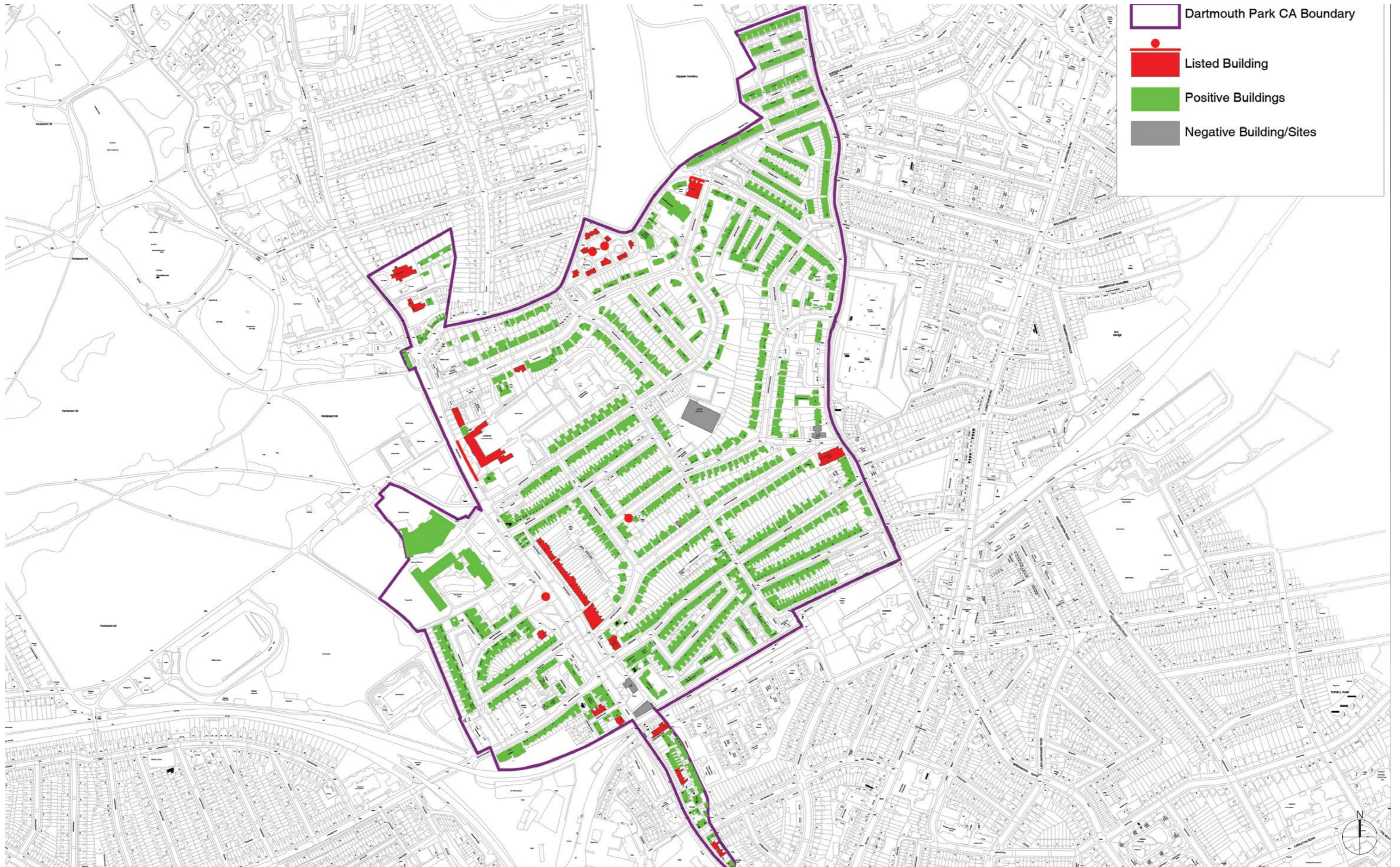
Mansfield Bowling Club 1932



Mansfield Bowling Club 1969



Mansfield Bowling Club 1936



Planning Context

Dartmouth Park Conservation Area

The Mansfield Bowling Club is situated in the Dartmouth Park Conservation Area, designated in February 1992. The site is placed in a sub area 8 St Alban's Road, of the Conservation Area.

The Dartmouth Park Conservation Area Appraisal and Management Statement, adopted 22 January 2009 describes the area as:

4.1 The Conservation Area has a variety and complexity that charts the history of domestic architecture from the late 18th century to the present day. Late 18th century terraces contrast with contemporary housing estates; tiny cottages, large mansion blocks and Victorian villas, all, exist together in Dartmouth Park. Larger detached houses with gardens are concentrated in the heart of the estate and, closer developments with smaller houses and terraces are further south and north clearly shown on the OS. Map of 1894. For the most part groups of similar houses correspond to speculative developments. Hedges often provide or supplement house/street boundaries and, together with the numerous trees in private gardens, contribute a semi rural character to the area, in which the open boundary to Parliament Hill Fields plays a significant role.

4.0 Character and Appearance of the Area

The site is also noted as a site with designated Private Open Space

7.89 Between them, tucked away from the road to the south is the Mansfield Club, an open space for bowling and tennis that is identified in the UDP as a private open space, with steeply-rising views in a splendid bowl like formation, of the gardens and backs of houses in Laurier Road and Dartmouth Park Avenue.

4.3 The semi-rural quality of this area on the fringes of the Heath, with the leafy feel of its tree canopy is an important aspect, and a correlative factor is the quality of darkness at night to which Parliament Hill Fields, the schools, the Greens, the back-lands of Mansfield Bowling Club and Kenlyn Tennis Club, and the large trees in streets and gardens, together with Highgate Cemetery contribute so significantly.

Recent Planning History

In 2012 a planning application was submitted for the refurbishment of the existing clubhouse to provide a new gym facility alongside a reduced size internal bowling green. The financial viability of this scheme was dependant on profits arising from an enabling development of 8 houses in the northern part of the site broadly in the area of the current tennis courts. This included a new vehicular access in the northern corner of the site from Croftdown Road.

The application was rejected. One of the key reasons included the loss of openness of the private open space that resulted from the building of the enabling development.

The loss of the hoped for injection of funds from the redevelopment proposals has resulted in the bowls club having to close. The clubhouse and grounds are currently unused and falling into disrepair. Kenlyn tennis club remains in use but is compromised by substandard courts and lack of amenities.