



Aerial view from the West

A New Brief

Mansfield Bowling Club is now no longer operating as a bowling club resulting in buildings and facilities that are not being used and would continue to deteriorate over the course of time if development is not facilitated on the site. The approach to the current proposals seeks to find a viable alternative use for the site.

The sport and leisure report accompanying this application provides a detailed appraisal of the needs in the local area for leisure facilities and the viability of considering these options. This has been developed in close consultation with Camden planning officers to ensure that the scope and nature of the report is robust. The conclusion of the report is that there is no viable option for the refurbishment or redevelopment of the existing clubhouse into similar or alternative leisure facilities without the need for enabling development to support the capital cost of construction of any new facilities. Please refer to the sport and leisure report for more information.

Public Feedback

During the previous application many residents expressed a desire that the redevelopment of the site be restricted to simply rebuilding within the footprint and mass of the existing clubhouse building and for the retention of the tennis club.

Council Officer feedback

During the pre-application process Camden officers commented that the local area has limited publicly accessible open space.

The Brief

As a result of these factors a new brief was developed to explore the possibility of creating a residential development within the footprint of the existing clubhouse with the surrounding private open space to be redeveloped to provide leisure facilities and publicly accessible open space.

Our Approach

We have engaged in a widespread consultation process including local residents, local interest groups as well as council officers and members. The following section in this document outlines how the proposals have developed in response to this process of consultation and illustrates how the current proposals have been moulded in response to the feedback we have received.

Open Space Options

Over the course of three public exhibitions the design team has presented and refined a range of options for opening up new areas of publicly accessible open space and uses on what is currently private open space. The following diagrams illustrate the options presented and the outcome based on the feedback received. All the options include a new pavilion to replace the current timber clubhouse used by Kenlyn Tennis club and enlarged tennis courts to meet current LTA standards. Another common feature is a new pedestrian only entrance in the north western corner from Croftdown Road.



Option 1
A new pedestrian access from Croftdown Road provides access to a new pavilion against the northern boundary. This option proposes a large area of publicly accessible landscaped open space alongside two enlarged tennis courts.



Option 2
This option provides for three tennis courts and a reduced area of open space that could be used as a community garden for growing flowers and vegetables.



Option 3
 This option illustrates a Multi-Use Games Area (MUGA) alongside two tennis courts.



Option 4
 This options provides for small, 'pocket', park with two tennis courts and two petanque rinks.

Summary of Feedback



Option 5
Finally this option introduces the option for providing some childrens play facilities within a small, 'pocket', park.

New Pedestrian Access from Croftdown Road
The proposal received much positive feedback for the benefit this entrance would give to creating a genuinely publicly accessible area of open space. It also allows access to a tennis club and new pavilion building without needing to enter through the residential area.

Concern was expressed, particularly by residents of Regency Lawn, that a new open access to the northern part of the site could allow for antisocial behaviour during darkness. As a result the proposal was developed for this pedestrian access to be closed from dusk till dawn to prevent public access outside of daylight hours.

Tennis Courts
Kenlyn Tennis club members have expressed very strong support for enhancing the tennis club facilities to meet their growing membership demand. They compete in a league against other clubs in the area. It is necessary to have three tennis courts to host home matches. Consequently Kenlyn Tennis club have expressly requested and support the provision of three tennis courts to enable them to host home fixtures.

Pavilion
A new pavilion building has been widely welcomed by local residents and especially tennis club members in order to provide enhanced facilities for the tennis club. Council officers were keen that this facility provided outlook and surveillance over any public open space as well as the tennis courts to enhance the management of both areas.

Publicly Accessible Open Space
Council officers have been very keen to maximise the opportunity to provide some much needed publicly accessible open space. Local residents expressed mixed views but most were supportive of the idea subject to the quality of the space. Ensuring security of the space at night was the key concern.

Community Gardens
Local residents were very enthusiastic to see the provision of areas for planting and vegetable growing. Similar local initiatives such as the community garden at Highgate and Newtown Community Centre have proved very successful and very popular.

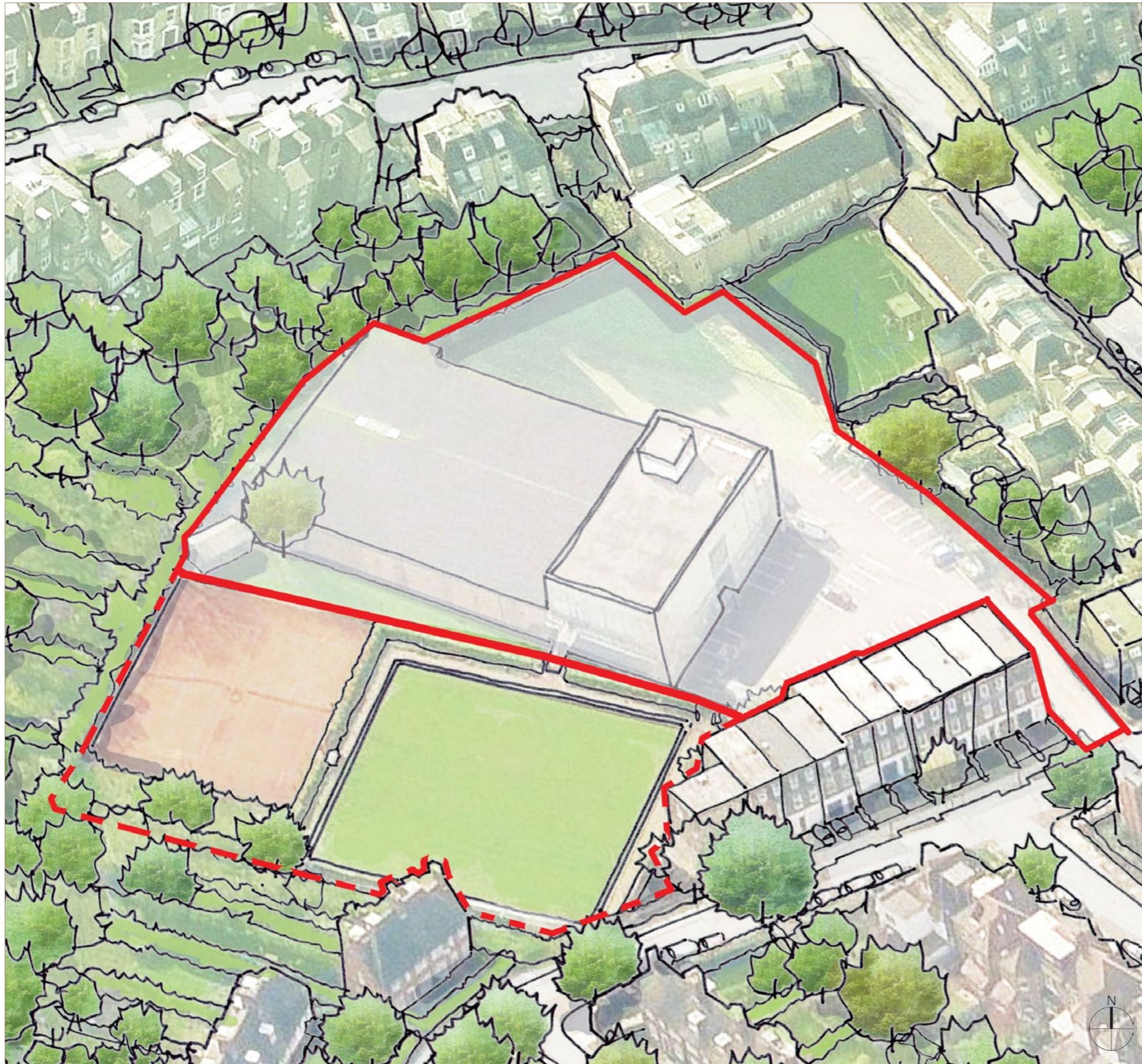
Multi-Use Games Area
This facility was very unpopular with local residents due to the noise and risk of antisocial behaviour created by an area focussed on teenage children. Council officers commented on the need for facilities for teenagers but were also concerned that MUGAs needed better surveillance and that the likely desire for night-time use and flood lighting would be incompatible with the surrounding private rear gardens of neighbouring properties.

Children's Play area
This idea attracted substantial support from local residents, particularly for toddler play, but facilities for older children and teenagers were not welcomed. Council officers are keen to integrate facilities for as wide an age range as possible.

Landscaped Buffer Planting
Some neighbouring residents were enthusiastic to see generous areas of boundary planting or other protection to existing rear garden boundaries, particularly residents in Regency Lawn.

Conclusion

Although the site currently provides no community use, the feedback from consultation clearly demonstrates a desire for community use in this location. This has led us to explore the opportunities to provide new community uses and seek to enhance what is currently an underused site with no community use.



Existing built form

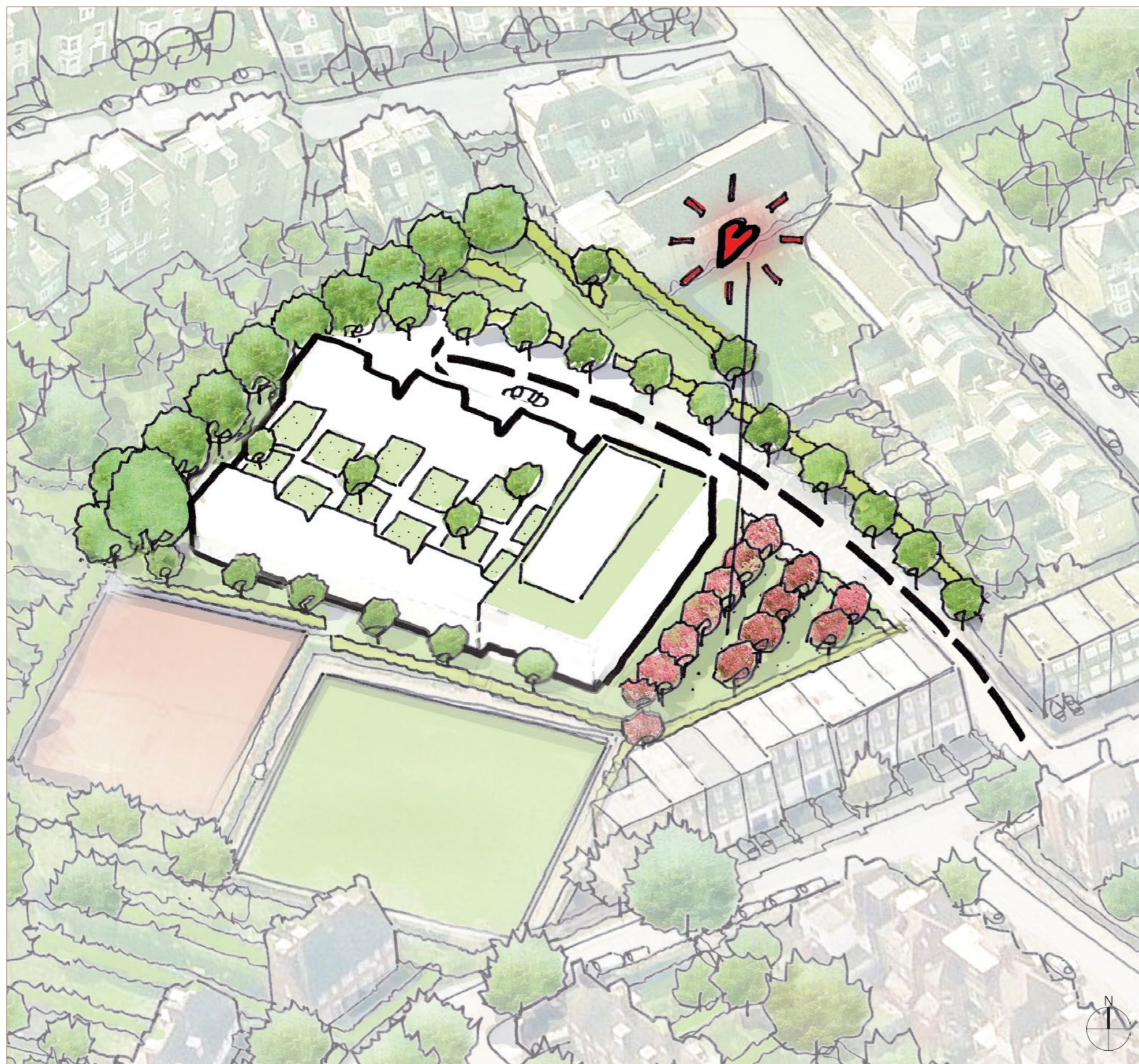
Built Form

The existing clubhouse sits within the southern half of the site and is surrounded by unattractive hard surface used for car parking. In response to concern expressed by both local residents and council planning officers the development of options for new building on the site has been focussed on the southern half of the site to preserve the openness in the northern half of the site.

Two options have been developed and were put into the public realm for comment. These two options were;

1. To redevelop buildings within the mass and footprint of the existing building
2. To redistribute the building mass and footprint within the southern part of the site.

The pros and cons of each option were listed out and discussed with local residents and council officers. The following section summarises the nature of the feedback received and the reasons for the conclusion reached.



Built form Option 1

Option 1

This option reflects a response to the suggestion by planning officers and some local residents that development should be restricted to within the existing footprint and mass of the current clubhouse building.

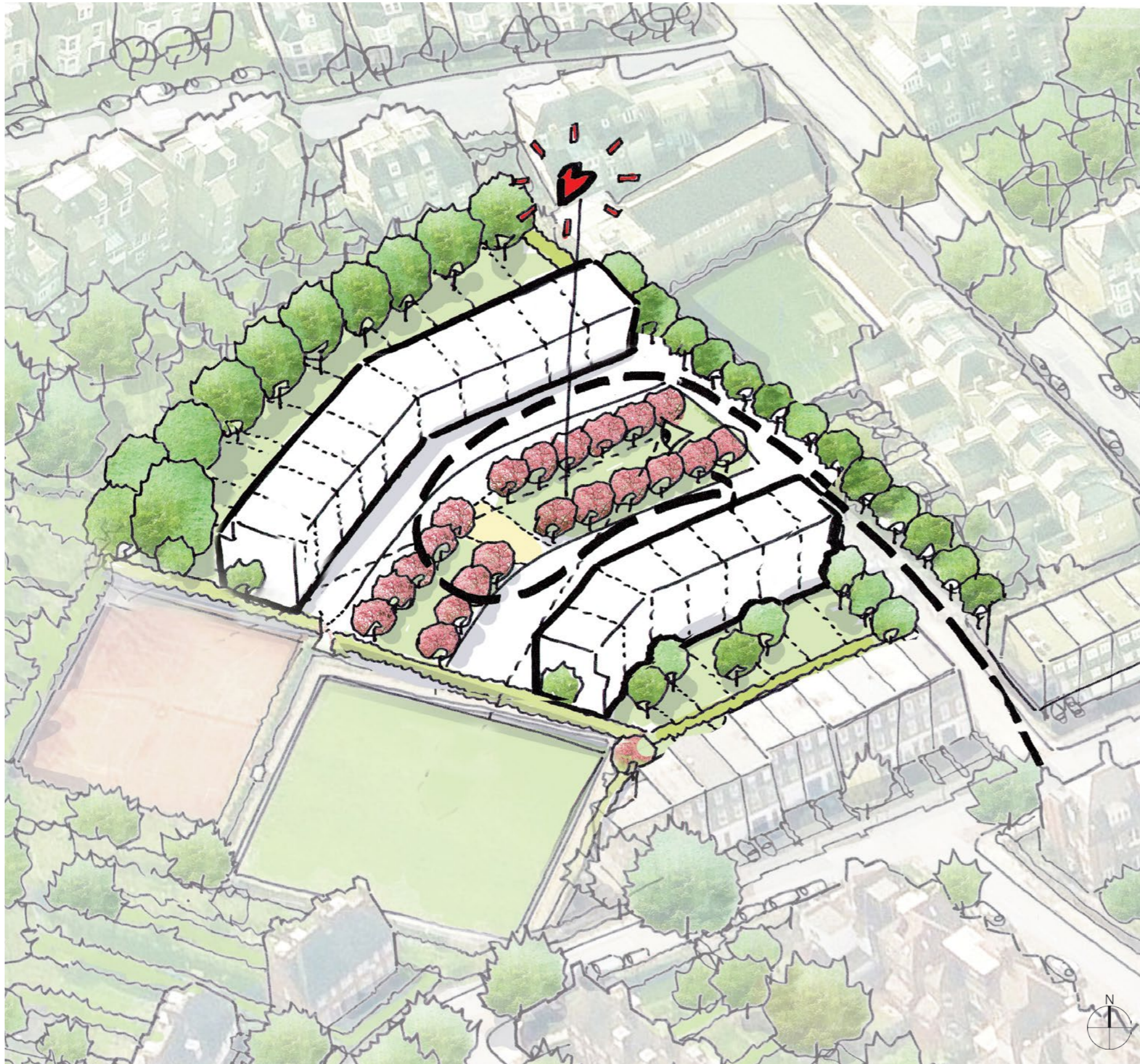
This approach would create an unconventional arrangement of residential dwellings. As such the current volume creates a challenge to design bespoke dwellings that fit within a building envelope previously suited to a bowling clubhouse. Greater constraint can be the mother of invention and this approach would require innovative housing typologies that would be unique as a response to a unique constraint.

The disadvantages of this approach

1. It does not follow conventional approach for setting out houses with back gardens against adjacent back gardens.
2. It does not provide as much flexibility to explore alternative arrangements of built form around the site.
3. It will not follow the pattern of urban grain of the surrounding area.

The benefits of this approach

4. It would preserve the existing relationship of built form to neighbouring properties to ensure that the current situation would be maintained.
5. The building would not obstruct any areas of private open space and consequently would not conflict with planning policy and would preserve the views currently enjoyed by neighbouring residents.
6. The unusual form for residential buildings would inspire a unique design response.



Built form Option 2

Option 2

This option explores the possibility of splitting up and moving the current built form and mass around the southern half of the site. It suggests a more conventional approach to housing arrangement and creates new views and vistas.

The advantages of this approach

1. There is a more conventional arrangement of private back garden to back garden.
2. The new central open space opens up new view corridors from the south through the site.
3. The pattern of terraces more closely reflect the surrounding layout of streets.

The disadvantages of this approach

1. The new location of buildings changes the current relationship of built form to surrounding properties which results in views being lost by some while gained by others.
2. This more conventional approach to residential development may be seen as providing a less unique or less exciting design response.
3. It would involve building on land that is designated as Private Open Space and would therefore not conform to planning policy.

Conclusion

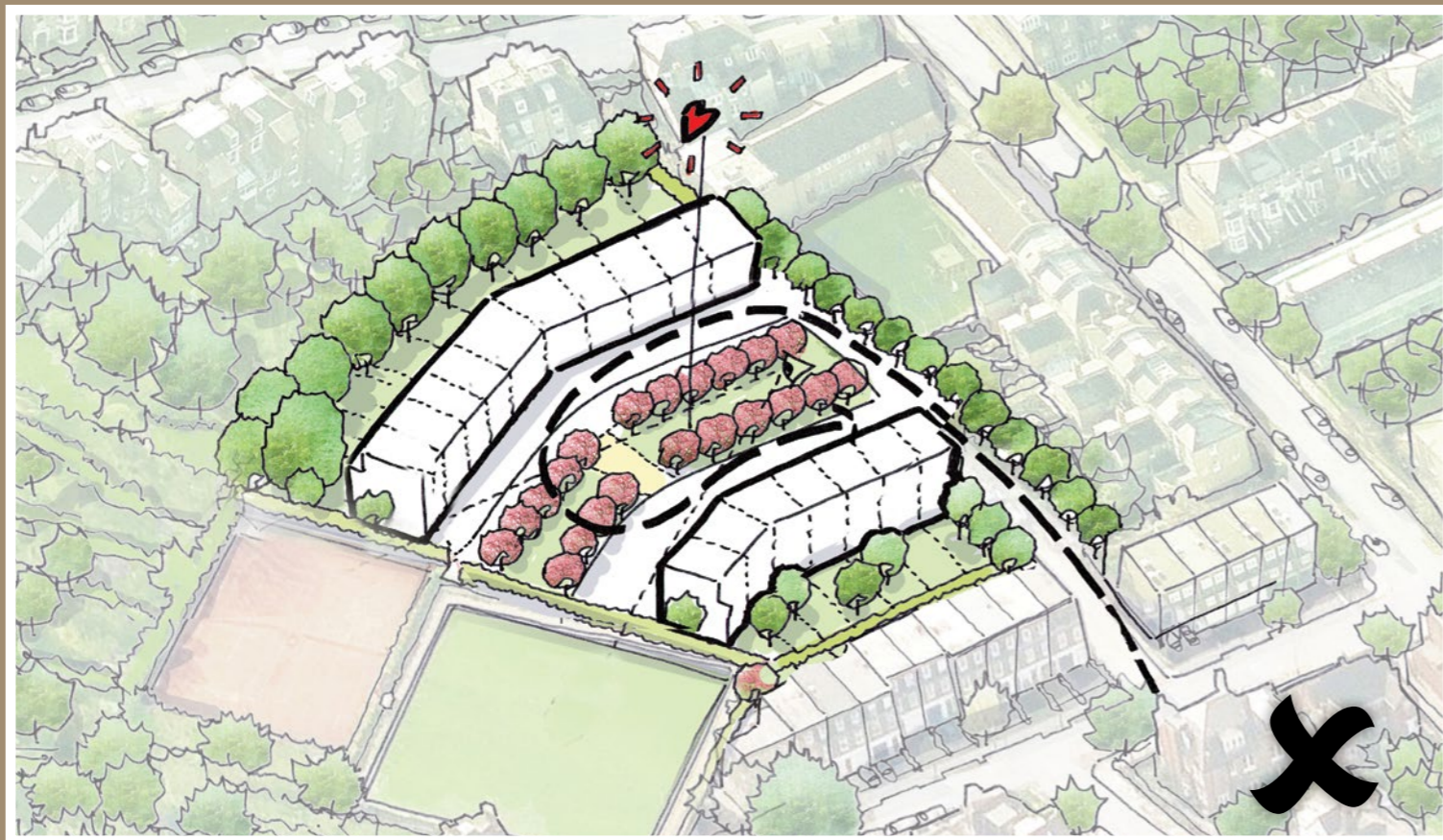
After much consultation with local residents and planning officers there was nearly a uniform agreement that option 1, building within the existing form and mass of the clubhouse building, was the preference out of the two options.

Local Resident feedback

Many local residents were very concerned at the prospect of losing views from their properties as a result of moving the built form around the site. There was also a concern that Option 2 would create more conventional 'developer' housing that would be out of keeping with the quality of the area. Conversely several local residents expressed great interest in the bespoke housing design that resulted from developing within the existing clubhouse footprint and felt these were more innovative and exciting designs.

Planning Officer Feedback

While planning officers recognised that the terraced building forms of Options 2 were more in keeping with the traditional street pattern of the surrounding area, none the less these would be in conflict with explicit planning policy that restricts development within designated areas of Private Open Space. As a result planning officers guidance indicated that the option for developing a proposals that conformed with planning policy would be to develop within the footprint and volume of the existing building.



Conclusion

In response to this clear feedback we chose to develop Option 1 in detail.