



Previously proposed masterplan

# Developing the Masterplan

Having resolved the concept of the development through a response to consultation and feedback the detailed layout proposals were developed further. The masterplan opposite illustrates an interim version of the layout which was presented to both local residents and planning officers.

The masterplan illustrates a range of features as follows;

- New areas of publicly accessible open space are created directly accessed from Croftdown Road through a new pedestrian entrance in the north western corner.
- New open lawns, discrete seating areas and young children's play opportunities are created for the benefit of the local community.
- A new pavilion building is sited to overlook the new pedestrian entrance, the tennis courts and a community garden
- Three LTA compliant tennis courts are provided
- Much reduced hard standing in the southern part of the site provide for vehicular access and surfacing of the proposed dwellings
- Richly planted borders create generous zones of defensive boundary planting to secure and protect the existing boundaries

This masterplan was largely considered to be a good development of the chosen option. It attracted a range of detailed comments. Amongst positivity for the general approach of developing on the footprint of the MBC building and providing new open space and leisure facilities; on the northern half of the site, concerns were raised over specific details of the proposed scheme as follows.

- Concern was raised to ensure bin storage was kept away from existing site boundaries.
- Security of the publicly accessible space was a concern and dusk to dawn locked gates to the northern half of the site were strongly supported.
- Detailed considerations of the public pedestrian routes through the site were discussed to encourage ease of access and use for the local community. Specifically the desire for an alternative pedestrian access through the southern part of the site to avoid local visitors having to walk directly in front of the new proposed dwellings.
- Planning officers expressed the desire to improve the relationship between the proposed pavilion building and the new publicly accessible landscaped open space to provide better natural surveillance over this space also.
- We were also encouraged to maximise the opportunity for community garden planting areas.

These and other comments have contributed to the development of the proposals which have resulted in the detailed proposals described later in this document.



## Consultation

Throughout the design process we have engaged with the public, local interest groups and planning officers to develop the brief and then the detailed design proposals. This section illustrates some of the key exhibition information presented.

For a comprehensive description of the process of consultation and their outcome please refer to the Statement of Community Engagement that accompanies this application.

## Welcome

Thank you for attending this consultation workshop to discuss new proposals at Mansfield Bowling Club.

### Background

- Planning permission was refused for the previous enabling development scheme earlier this year
- Options are now being considered to create a new solution that responds to local views and local aspirations.

### A New Approach

- The focus is on preserving the existing areas of leisure and open space for use by the local community
- Given the financial difficulties of retaining leisure uses within the existing building, explore alternative residential options using the existing building footprint and potentially the car parking area

### The Purpose of Today

- To take on board community views regarding this new approach
- To identify local priorities for the leisure and open space
- To identify an approach that reflects the aspirations of the local community.

Members of the project team are available this evening to listen to your views and record your ideas as part of our on-going community consultation.



## Site context



## Site constraints



## Opportunities

**We would like to obtain the views and aspirations of the local community regarding the opportunities that now exist. Given the nature of the surrounding environment we consider the most appropriate opportunities to be:**

- Retain the open space for outdoor leisure uses through discussion with the community;
- Improve accessibility to the open space for the whole community;
- Consider alternative indoor uses that are financially viable and sustainable in the long term;
- Potential to replace the existing building, with its negative impact on the Conservation Area, with well designed housing;
- Potential to explore options within the current car parking area to create a more attractive environment;
- Potential to provide new housing of a type and form sympathetic to the surrounding homes and Conservation Area.

# Consultation 1

These are the display boards presented at the first public exhibition and subsequently presented to planning officers. They illustrate the desire to invite feedback on the range of options for uses of the open space and built form at a very early stage in the masterplan development.

This stage in the consultation was primarily focussed on developing a brief. No specific design proposals were put forward but rather ideas to help initiate discussion.

## Initial ideas



### Option 1 Existing Footprint

- New residential development on the footprint of the current Mansfield Bowling Club building.
- New buildings less than the footprint of the existing building
- Building outlines provide flexible mix of flats and houses

**Question - Could it be better?**

### Option 2 Street

- A new street created between the blocks
- Back gardens against southern boundary
- New buildings less than the footprint of the existing building
- Building outlines provide flexible mix of flats and houses

### Option 3 Opening

- Rotate southern block towards eastern boundary
- Back gardens against eastern boundary
- New open space created
- New buildings less than the footprint of the existing building
- Building outlines provide flexible mix of flats and houses

### Option 4 Gardens to Gardens

- Rotate northern block towards western boundary
- Gardens to gardens on east and west boundaries
- New space created between new buildings
- Views opened up towards retained leisure and open space
- New buildings less than the footprint of the existing building
- Building outlines provide flexible mix of flats and houses

### Option 5 Courtyard/ Gardens to Gardens


- Right hand block broken in two with top half moved to overlook leisure and open space
- Creates slightly more enclosed courtyard feel to new space in the south
- New buildings less than the footprint of the existing building
- Building outlines provide flexible mix of flats and houses

### Option 6 Courtyard/ Gardens to Gardens/ Open Space

- Left hand block broken in two with top half moved to overlook leisure and open space
- Creates a secure courtyard to south with new open space at its heart
- Provides good security and surveillance over the retained leisure and open space
- New buildings less than the footprint of the existing building
- Building outlines provide flexible mix of flats and houses

## Leisure and open space

What types of leisure and open space would you like to see on this site?




## Welcome

Thank you for attending this consultation workshop to discuss new proposals at Mansfield Bowling Club.

### Background

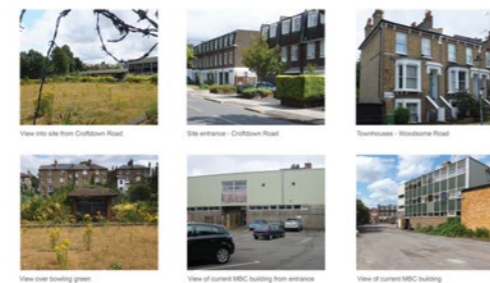
- In July 2013 planning permission was refused by the London Borough of Camden ("LB Camden") for the previous enabling development scheme.
- Options are now being developed to create a new solution that responds to local views and aspirations.
- Following our workshop in October 2013 we have now had the opportunity to consider the views and comments received from the local community and have prepared further proposals.
- In November 2013 we engaged with LB Camden to present scheme options that were developed based on feedback received from the workshop. These included retention of open space to the northern part of the site (including tennis courts and other leisure/recreational uses) and redevelopment of the existing building on the southern part of the site.
- In December 2013 we obtained feedback from LB Camden which enabled us to develop scheme options further as presented here today.
- We are due to meet again with LB Camden on 13th February 2014.
- These proposals are not yet fixed and we welcome your thoughts and feedback to enable them to be developed.
- The focus is on preserving the existing areas of leisure and open space for use by the local community.
- Given the financial difficulties of retaining leisure uses within the existing building, we have explored alternative residential options using the existing building footprint and the wider car parking area.

### The Purpose of Today

- To obtain local community views on our latest scheme proposals
  - To identify local priorities for the leisure and open space
  - To identify an approach that reflects the aspirations of the local community that we can develop further as part of a new planning application
- Members of the project team are available this evening to listen to your views and record your ideas as part of our ongoing community consultation.



## Site Context and Constraints



## Initial Ideas

### Open space use

A range of uses were proposed for the open space including the following...



### Community responses to initial ideas

Approximately 70 people attended the workshop in October 2013 and the feedback received was positive, as follows:

- The key aspiration was for the preservation and enhancement to the northern part of the site;
- There was considerable support for the retention of the existing tennis courts and suggestions for improved facilities (including a small clubhouse to provide basic services and consideration of a 3rd tennis court);
- Other leisure and recreational uses that received strong support included safe play areas for children as part of an attractive landscaped open space, and provision for petanque;
- There was strong support for the provision of allotments or a community garden that could be more widely accessible;
- The majority of responses welcomed the proposal to replace the existing bowling clubhouse with a development that would enhance the surrounding area.

### Built form options



## Options Developed

- In November 2013 we met with LB Camden under a formal pre-application meeting.
- We presented further scheme options following feedback received from the local community at the public consultation workshop that included retention of open space to the northern part of the site (including tennis courts and other leisure/recreational uses) and redevelopment of the existing building on the southern part of the site.

### Open space



### Built form



## LB Camden Response to Our Pre-Application Meeting

In December 2013 we received feedback from LB Camden as follows:

### Northern part of the site

- Use of the northern part of the site for publicly accessible open space is broadly welcomed.
- Re-provision and upgrade of tennis courts is generally welcomed.
- It was noted that we are seeking to work alongside Kenlyn Tennis Club in any future proposal at the site.
- There may be amenity concerns in the locality if floodlighting for the tennis courts was proposed.
- A smaller tennis facility (2 rather than 3 or 4 courts) may be more appropriate allowing space for other uses on the northern part of the site.
- Creating flexible space should be considered further, including provision of a pocket park with 'green usable space' maximised. The inclusion of a play area, community garden and/or petanque, are all possible options to explore further.
- A Multi Use Games Area (MUGA) could lead to amenity issues and although there is a strong demand in the borough for a BMX facility, the size of the space and amenity implications may rule such an option out.
- A replacement clubhouse is likely to be considered appropriate (e.g. to provide toilet/changing facilities) helping to provide longer term viability benefits to the open space.

### Southern part of the site

- We were strongly encouraged to undertake further engagement with the local community.
- Evidence is required to justify the loss of the bowling club and to demonstrate a lack of suitable alternative leisure uses.
- The existing building is identified as making a negative contribution to the Conservation Area so there is no in-principle issue with the demolition of the building from a design/conservation perspective.
- If the loss of leisure use can be justified in policy terms then the principle of providing housing would likely be welcomed as it is a priority land use in the borough.
- The site (except the area of the existing building footprint) is designated as Private Open Space. As such, the least policy contentious proposal would involve development solely on the footprint of the existing building.
- However, it is considered that the proposal which goes beyond the footprint of the existing building has a number of potential benefits, but would be more complex to justify in policy terms.
- It is considered that out of the four options put forward Option 3 could provide the most suitable approach.

# Consultation 2

These boards were presented at the second public exhibition and subsequently to planning officers. They illustrate how the proposals had developed in response to the feedback from the first public exhibition. The options for the public open space and built form have been developed into some preliminary designs.

These early design proposals were very helpful to inform and draw comment from both local residents and planning officers. We were able to get a very clear steer on many aspects of the scheme and the preferred options from the round of consultation.

## Current Proposals

### Open space

In response to the feedback we have proposed the following uses within the open space:

1. New Pocket Park with pedestrian access from Croftdown Road, fully accessible to the public and featuring:
  - Community garden to provide areas for planting for local residents;
  - Children's outdoor play opportunities created using natural features;
  - Open landscaped space for informal recreation and seating;
  - Provision of two petanque playing areas.
2. Two tennis courts upgraded and repositioned to meet LTA standard dimensions.
3. New pavilion building to look over tennis courts and community garden, providing toilet and changing facilities, and a small kitchen.

We are currently considering a range of management solutions to provide a safe, secure and well maintained area of publicly accessible open space.




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## New Pavilion



Concept Sketch for New Pavilion



Example Image of Pavilion Building

## Built Form

Following advice and feedback from LB Camden and the previous public consultation we have developed two options for residential development on the southern part of the site.

- Option 1 - Development within the existing building footprint
- Option 2 - Development that relocates the building footprint within the southern part of the site

We propose to take one option forward based on your feedback today and further advice from LB Camden. Which do you prefer?



Existing View from South

## Built Form

### Option 1



Option 1 - Site layout - Building footprint within existing footprint





Artistic Impression - View from site entrance

## Built Form

### Option 2



Option 2 - Site layout - Building footprint relocated





Artistic Impression - View from site entrance

## Welcome

Thank you for attending this consultation workshop to discuss new proposals at Mansfield Bowling Club.

### Background

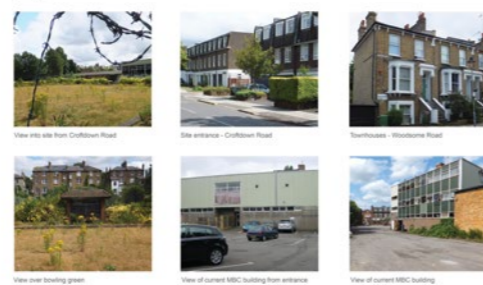
- In July 2013 planning permission was refused by the LB Camden for the previous enabling development scheme;
- Options were subsequently developed to create a new solution responding to local views and aspirations;
- In February 2014 we presented 2 options for the development at a public exhibition; one on the area of the existing built form, and one that used the remaining parking area and hardstanding to accommodate an equivalent footprint;
- Following feedback received at the previous public exhibitions and through pre-application discussions, it has now been decided to focus the built form on the footprint of the existing clubhouse building;
- We are due to meet with LB Camden again to discuss the design approach in the next few weeks;
- These proposals are not yet fixed, and we would welcome your thoughts and feedback to enable them to be finalised;
- The focus remains on preserving the existing areas of leisure and open space, making them publicly available, and ensuring the long-term viability of the leisure use of the site.

### The Purpose of Today

- To obtain local community views on our latest scheme proposals
- To identify the approach to be developed further as part of a new planning application.



## Site Context and Constraints



## Previous Proposals - Open Space

At the last public exhibition we presented the plans below. These illustrated a new pedestrian access from Croftdown Road into a publicly accessible landscaped space incorporating some children's play together with a new pavilion building and two Lawn Tennis Association (LTA) compliant tennis courts.



### Your Response

From your feedback we identified these key desires

- To increase the amount of provision for leisure use of this space.
- To provide an additional tennis court.
- To create a secure entrance into this area to prevent access after dark.
- To provide an area for vegetable growing.

## Previous Proposals - Built Form

At the last public exhibition we presented two options for the development of new buildings on the site. Option 1 proposed new buildings on the footprint of the current club house. Option 2 proposed moving the new buildings into two terraces against the existing boundaries.



### Your Feedback

From your feedback we identified these key desires

- To develop Option 1 restricting building to the footprint of the existing club house.
- To see new buildings of very high quality in keeping with the area.
- To minimise overlooking of properties.
- To protect existing boundaries with surrounding residential properties.

## LB Camden Responses to Pre-Application Meetings

In February 2014 we received feedback from LB Camden as follows:

### Northern part of the site

- Full details of the tennis courts and their management should be provided in any planning application;
- It was noted that we are seeking to work alongside Kenlyn Tennis Club in any future proposal at the site;
- Understand that there is a balance to be struck between a 3rd tennis court and the provision of open space, but the decision needs to be justified in any planning application submitted;
- Provision for play in a more natural environment is welcomed, with a mixed approach to natural and traditional elements;
- The proposal for growing space is welcomed;
- Officers welcome the principle of the space becoming publicly accessible;
- A replacement clubhouse is likely to be considered appropriate;

### Southern part of the site

- Evidence is required to justify the loss of the bowling club and to demonstrate a lack of suitable alternative leisure uses;
- Subject to demonstrating the above, then the principle of residential development would be broadly welcomed;
- Welcome the policy compliant provision of affordable housing on the site;
- The Council would expect a mix of large and small market units to be proposed;
- They acknowledge that there are benefits and drawbacks to both developing on the footprint and developing off it, and leave it up to the applicant to decide which is best and provide justification;

### Our Response

We have revised the proposals as follows;

#### Open Space

- A third tennis court has been provided.
- A community vegetable garden area has been included.
- Boundary planting and new tree planting is proposed to provide natural screening of adjacent properties.
- Hard standing has been further reduced.
- The quantity of open space has been preserved and its quality enhanced by new landscape proposals.

#### Built Form

- We have developed Option 1 - building on the existing club house footprint.
- We have designed a range of bespoke homes in a mix of sizes that provides exciting and original homes.
- We have developed a unique, contemporary appearance for the buildings that is inspired by local architecture, materials and character.

# Consultation 3

These boards were presented at the third public exhibition. They conveyed detailed design proposals based on the preferred options that came out of the second public exhibition. The proposals on these boards were widely recognised as providing a high quality design response to the preferred development option identified at the second public exhibition.

Although this was the last public exhibition of this nature there has been significant continued dialogue with local residents, stakeholders and planning officers. This includes an evening presentation at a Developer Management Forum which took place in Parliament Hill School and was well attended by local residents. The proposals have also been presented to the planning committee and local councillors at a Developer Briefing. Whilst the principle of development remains a contentious issue with some local residents there is widespread support for the quality of the design proposals and many local residents have expressed their support.

### Masterplan

The masterplan below illustrates our current thinking for the layout of the site. This combines new building on the footprint of the existing club house and retaining the same amount of open space surrounding it. The new layout for the open space includes:

- Three new tennis courts together with a new pavilion building
- New publicly accessible lawns with some children's play and new planting to create a soft and pleasant landscape setting
- Much reduced hard paving to allow for more soft landscaping around the proposed vehicular access and parking area.






### Open Space & Landscape




**Tennis**

- Three new tennis courts, LTA specification, are proposed




**Pavilion**

- A new pavilion serves the new public garden, tennis courts and community garden




**Public Garden**

- Open lawns and richly planted borders create new spaces for relaxation and young childrens play




**Community Garden**

- An area of raised beds provides opportunity for local residents to get involved in a community garden




**Hard Landscape**

- Much reduced areas of hard paving provide for vehicular access and parking




**Boundary Planting**



- Sensitive boundaries are protected with planting areas to prevent access and improve security



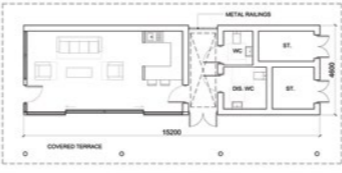


**Residents Garden**

- A smaller area of informal garden is proposed to the south primarily for benefit of new residents

### Development Of Built Form

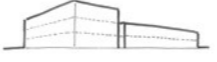



**Pavilion**





A new flexible pavilion building is proposed against the northern site boundary. This provides for a small meeting space and kitchen with independently accessible toilets and storage. The pavilion is designed to overlook the new site entrance, the tennis courts and the community garden.


**Concept Approach**



The existing building form divides naturally into a 3 storey element at the front with a 2 storey element behind.



The 2 storey element can be subdivided into a series of unique, courtyard style houses. The 3 storey element provides opportunity for apartments creating a range of different homes.



In response to the character of the surrounding area, we propose to use a rendered ground floor with brickwork to upper floors.

### Built Form

#### Site Sections




#### Proposed Floor Plans



Basement      Ground Level

#### Proposed Elevations




#### View From Site Entrance



### Built Form




First Floor      Second Floor




#### Relating to Context

Local Character  
Rendered base, brick upper floors and frontage with hedges and trees.



#### Schedule of Accommodation

Level	Apartment	House	Other
Basement	0	0	0
Ground Floor	0	2	0
First Floor	0	2	0
Second Floor	0	2	0
Third Floor	0	2	0
Fourth Floor	0	2	0
Fifth Floor	0	2	0
Sixth Floor	0	2	0
Roof	0	0	0
<b>Total</b>	<b>0</b>	<b>14</b>	<b>0</b>

