

Planning Statement

Primrose Hill Toilet Block, Primrose Hill

August 2016

Turley

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Client

The Royal Parks

Our reference

ROYL3009

16 Aug 2016

1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of the Royal Parks in support of an application for full planning permission for the following development at the existing toilet block at the base of Primrose Hill (located between the children's play area and outdoor gym):

“Extensions to the existing toilet block building to include conversion and extension of existing covered seating and storage areas to provide a café (Class A3 use) alterations to the existing toilet facilities and new landscaping”

- 1.2 The submitted proposals have been prepared following a design development process involving community engagement by the Royal Parks with key local stakeholders and park users prior to submission of the application.
- 1.3 The proposed café is intended to replace the existing mobile unit run by Benugo located to the north of the existing toilet building. The proposals will also re-organise the existing toilets and provide DDA compliant disabled facilities, which do not currently meet modern standards. It is considered that the modest alterations required to facilitate the proposals will improve the quality of the toilet facilities in the park and will introduce a permanent, purpose built and designed café that will improve users' experience of the park as well as having a positive impact on the character and appearance of this Registered Park.

Application Pack:

- 1.4 The submission is accompanied by the following documents:
- Application form and certificates, duly completed;
 - Community Infrastructure Levy form, duly completed;
 - Existing and proposed plans and elevations, prepared by RLB;
 - Design and Access Statement, prepared by RLB;
 - Landscape Strategy, prepared by FHA;
 - Planning Statement, prepared by Turley;
 - Heritage Statement, prepared by Turley;
 - Ecological Report, prepared by LUC;
 - Tree Report and Tree Protection Plan, prepared by Canopy Consulting.
- 1.5 We understand from correspondence with the Council that the above documentation comprises a valid planning application submission for the proposals.

- 1.6 This Statement provides justification as to why the proposals are considered acceptable and in accordance with adopted planning policy.

2. Site and Surroundings

- 2.1 The site is located at Primrose Hill north of Prince Albert Road. It comprises the existing toilet block at the base of Primrose Hill, located between the children's play area and outdoor gym (Trim Trail). The toilet block is located roughly equidistant from the two closest external accesses into the park via entrances off Prince Albert Road and Albert Terrace. The toilet block is accessible via the internal footpaths within the park.
- 2.2 The existing toilet block is an unlisted single storey building, which is in need of updating and refurbishment works, in order that it continues to provide appropriate facilities and does not detract from the overall character and appearance of the wider park.
- 2.3 It currently comprises separate male and female toilets, children's toilets, and disabled toilet, together with storage facilities and a covered seating area which is located roughly in the middle of the block facing the children's playground. The existing location and form of the toilet block can be seen on the existing site plan and floor plan as submitted.
- 2.4 The toilet block is largely obscured from views within the park and from Prince Albert Road by the existing mature trees and planting located around the perimeter of the play area and along the park boundary along Prince Albert Road. The park land rises to the north of the site leading up to the top of Primrose Hill. Photographs showing various views of the site are included within the Design and Access Statement, including a view of the toilet block from the summit of Primrose Hill. Other images are also included within the Design and Access Statement of the Site as existing.
- 2.5 There was previously a permanent facility housing a café further to the north of the site on Primrose Hill, but this building was removed some years ago. For quite some time there was no refreshment offer within the park, however more recently, a mobile van located immediately in front of the existing toilet block is open to serve park users. This is not an ideal position, and does not represent a sensitive or long term solution.
- 2.6 Figures collected by the park indicate that numbers using the toilet facilities vary from between 53, 357 visitors – 18, 348 visitors between the Spring/ Summer and Autumn/ Winter months. TRP also estimate that around 2,684,57 no of people use the park per year (pedestrians/ cyclists/ equestrians), demonstrating that the park is very well used, and as such is in need of a refreshment facility to serve this level of users. The closest shops / café facility are to the southern end of Primrose Hill located on Regents Park Road, around half a mile from the park's entrance off Prince Albert Road.
- 2.7 The area surrounding the park is primarily residential, excluding Regents Park and London Zoo, which are located to the south of the site. Both Primrose Hill and Regents Park are managed by The Royal Parks.
- 2.8 Primrose Hill is Registered Park of special historic interest. The toilet block itself is not listed and does not represent a building of any particular design merit. There are no other listed buildings within close proximity of the site.
- 2.9 There is no recent planning history associated with the site.

3. Pre Application Engagement

3.1 Prior to submission of this application, Turley engaged with Planning and Conservation Officers in respect of the proposals. The principle of the scheme was discussed and agreement was sought in respect of the application's content which is reflected in this submission.

3.2 The Royal Parks engaged with the following local groups in July 2016, prior to the submission of this planning application:

- Primrose Hill Conservation Area Advisory Committee
- The Friends of Regents Park and Primrose Hill
- The Ormonde Terrace Residents Association
- St John's Wood Society
- General public/ park users:
 - Proposed plans and associated description of development were published on The Royal Park's website. The website was advertised on the Primrose Hill notice board;
 - The plans and information were displayed at the Park Office.

3.3 The information submitted and presented to consultees can be found in Appendix 1 of this Statement.

3.4 The feedback received from the above parties can be summarised as follows:

Primrose Hill Conservation Area Advisory Committee (PHCAAC)

3.5 A PHCAAC meeting was held on 6 July 2016 to share the preliminary proposals at the site. The PHCAAC broadly welcomed the proposal in principle and recognised that the café and upgraded facilities would be useful for visitors to the park. With respect to design the following comments were made:

- The modest scale of the alterations was welcomed and as proposed, the building should remain 'low key' within the landscape of Primrose Hill;
- The removal of railings is welcome and is considered will provide a softer treatment;
- Area between the extended building and the male toilets to be reconsidered to 'design out crime';
- Would be happy to be consulted and engaged further as the scheme progresses.

3.6 Prior to the PHCAAC meeting, Nick Biddle Park Manager for Primrose Hill met with the Chairman of PHCAAC and the Patron of The Friends of Regents Park and Primrose Hill on 6 July 2016. Comments arising from this meeting can be summarised as follows:

- Preference for option 1 as it was considered that this option broke up the transition of areas better;
- Concern regarding the return on the back of the male toilets as could be an opportunity for loitering;
- Generally supportive of the proposals.

The Friends of Regents Park and Primrose Hill

3.7 A meeting was held by the Royal Parks with the Chairman of The Friends of Regents Park and Primrose Hill on 8 July 2016. The Chairman was interested in the detail of the proposals such as colour of furniture. The Chairman will flag the proposals to members once the public consultation goes live.

The Ormonde Terrace Residents Association (TOTRA)

3.8 A meeting was held by the Royal Parks with TOTRA representative on 13 July 2016. The following comments were made:

- TOTRA representative would circulate the consultation link to lessees of Ormonde Terrace, explaining context and will distribute notices around the residential block so that all tenants are aware;
- It is possible to see a very small amount of the existing toilet building from the highest point of Ormonde Terrace which would mean that the majority of residents are unlikely for most of the year to see any change as a result of the proposals.

St John's Wood Society (SJWS)

3.9 The Royal Parks wrote to SJWS however no response was received to engage in the proposals further.

General public/ park users

3.10 Three responses were posted into the park mailbox. These were all supportive provided that the proposals would not erode the facilities or amenities of the park.

The Regent's Park and Primrose Hill Conservation Management Plan

3.11 The above document is a Management Plan published by The Royal Parks on their website. It is a document that has been subject to its own public consultation prior to its publication. Within this document at Policy PUB 8.3 Catering it states that '*the reintroduction of a permanent catering facility on Primrose Hill will be considered within the existing buildings*'. The engagement with key local groups set out above was undertaken to action this Management Plan objective in advance of any planning application submission. Summary

3.12 Overall, all responses were supportive of the principle of proposals at the site with minor comments relating to the design of the proposed extensions. These have been

responded to in the final submission details of the scheme, for example the return to the rear of the male/ boys toilets has been infilled to prevent an area of 'loitering/ hanging out' in this location.

4. Proposed Development

- 4.1 The proposals will deliver much needed refurbishment works to the existing building, which is in need of renovation. The proposals will upgrade the existing toilet facilities to meet modern standards and provide a permanent café facility to serve the many visitors to the park, replacing the mobile facility.
- 4.2 The existing toilet building is 130m² (GIA) and comprises toilets and store rooms. The extended toilet building will comprise 170m² (GIA) and will include upgraded toilets, storage areas and new café. The proposals represent a 30% increase in the footprint of the building.
- 4.3 The proposals are therefore seeking permission for an extension to the building comprising 40sqm (GIA) together with a change of use of part of the building to provide an A3 café.
- 4.4 The additional floorspace is made up of extensions to the eastern and western elevations of the building infilling and extending the existing covered seating area and storage area, as can be seen from the proposed floor plan.
- 4.5 The building is proposed to be re-organised to include a café which would take up approximately 75m² (GIA) and 95m² (GIA) of the building would comprise toilets and storage areas. All existing toilets (male, female, children, accessible toilet and baby changing), storage and attendants office are to be retained and upgraded as part of the proposal. All proposed toilets are designed to be DDA compliant.
- 4.6 The proposed café will address the children's play area to the east of the building. Access to the site will remain as existing from the north boundary facing onto the park. Access to the café building will be provided from both the western and eastern elevations, along direct access from play area, but also enabling other park users to access the facility without having to enter the children's play area.. A canopy is proposed for an outdoor covered seating area facing onto the play area allowing clear views into the play area. A second seating area (uncovered) is proposed to the north of the main café entrance facing the parkland to allow seating for park visitors and those not making use of the play area.
- 4.7 Access to the new café would be via level threshold to both sides of the building. Accessible toilet provisions will be provided for the public to the north side of the building and via the existing accessible toilet and baby changing facility on the playground side of the scheme.
- 4.8 The external alteration to the existing toilet block retains the building as a modest structure in the landscape. The form and design of the alterations are sympathetic to the site and enhance the quality and appearance of the structure in its parkland setting. The proposed materials are to match those existing on site such as the brick work, slate roof, timber doors. The windows are proposed to be of a timber casement. The proposed materials are considered appropriate for the building, its location, setting and context.

- 4.9 The landscape strategy serves to integrate the building and new use into the existing park landscape, providing an appropriate and attractive setting for the building and new outdoor seating area. No trees will be removed as part of the proposals, and new soft and hard landscaping is proposed to provide an integrated, updated external environment to upgrade the immediate setting of the site. This is evident on the illustrative masterplan and landscape strategy drawing.
- 4.10 Servicing of the café will be carried out via the existing vehicular route serving the toilet block, utilising the existing route from the western access to the park off Prince Albert Road.
- 4.11 Larger deliveries would go to the Regent's Bar and Kitchen on the Inner Circle of Regents Park. Final products produced in the kitchens would be transported to the Primrose Hill Café in the same vehicles currently used within the parks to deliver to the Espresso Bar, The Hub, The Smokehouse and other kiosks around the park, generally in small panel vans.
- 4.12 There would also be contractual requirement imposed on the proposed café operator; as set out below:
- All deliveries must be made before 10:00hrs unless by prior arrangement with the Authority and in accordance with the terms of the contract as stated in Clause D3. It is the Concession Holder's responsibility to ensure that delivery of goods does not adversely affect the visitors' enjoyment of the park.*
- 4.13 Given the storage associated with the proposals and the organisation of deliveries, the proposed café operator will meet these requirements.
- 4.14 With respect to waste storage; a single 1100 litre container will be housed within a bin store, the location of which can be seen on the proposed floor plans. Waste would be emptied daily by the park's landscape maintenance contractor before the café opens for business. In the unlikely event that an unscheduled collection is required this would be achievable within a short time. The park's landscape maintenance contractors are responsible for all litter and refuse collections within the park and therefore no additional vehicles will be required within the park. This also allows any additional waste collections to be made swiftly. The park's waste is taken to a Materials Recycling Facility where the recyclable elements are separated out with non-recyclable elements used as waste to energy with zero to landfill.
- 4.15 There is currently some existing lighting around the toilet block. The proposed lighting is limited to the proposed canopy of the café and the perimeter of the building to provide access and a safe environment. The proposed lights would be downward facing and LED's and would contain light to within the immediate confines of their location.
- 4.16 Overall, the proposals through minor external alteration to the existing toilet block, serve to upgrade the existing public toilets provided to park visitors whilst improving the experience and facilities offered to park users via the introduction of the proposed café.

5. Planning Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless other material considerations indicate otherwise.
- 5.2 Planning policies which are relevant to the consideration of planning applications within Camden are contained in Camden's Development Plan. The Development Plan for Camden comprises:
- The London Plan (2015);
 - Camden Core Strategy (2010);
 - Camden Development Policies (2010).
- 5.3 Policy documents of material consideration to the proposal include:
- The National Planning Policy Framework (2012).
- 5.4 From a review of the Proposals Map, the following planning policy designations are applicable to the site:
- Metropolitan Open Land;
 - Open Space;
 - Site of Nature Conservation Interest;
 - Located within designated view corridors (from Primrose Hill to St Pauls Cathedral; from Primrose Hill to the Palace of Westminster).
- 5.5 From the above policy documents, planning policies of most relevance to the development proposals are discussed below.

Café

- 5.6 Core Strategy Policy CS7 and Policy DP12 of Camden's Development Policies state that the Council will ensure that town centre uses including food and drink do not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours. It is noted that the Council will in appropriate cases use planning conditions to address material planning issues arising from such uses such as:
- Hours of operation;
 - Noise/ vibration, fumes and the siting of plant and machinery;
 - Storage and disposal of refuse and customer litter;
 - Tables and chairs outside of premises;

- Community safety;
- Ability to change the use of premises from one food and drink use to another;
- The use of local management agreements to ensure that the vicinity of premises are managed responsibly to minimise impact on the surrounding area.

Design

5.7 Policy DP24 of Camden's Development Policies requires all developments including alterations and extensions to existing buildings to be of the highest standard of design. The Council expects developments to consider, amongst other things:

- Character, setting and context;
- Where extensions and alterations are proposed to existing buildings consideration should be given to the character and proportions of the existing building;
- Quality of materials to be used;
- Existing natural features such as topography and trees;
- Appropriate hard and soft landscaping including boundary treatments;
- Accessibility.

5.8 Policy DP29 seeks to promote fair access and to remove barriers that prevent people from accessing facilities. The Council expects all buildings and places to meet the highest practicable standards of access and inclusion; requires buildings that the public may use to be as accessible possible.

Metropolitan Open Land (MOL)

5.9 MOL is of London wide significance and receives the same presumption against development as greenbelt land. Primrose Hill is designated MOL. London Plan policy 7.17 serves to protect MOL supporting paragraph 7.56 states '*appropriate development should be limited to small scale structures to support outdoor open space uses and minimise any adverse impact on the openness of MOL*'.

5.10 The NPPF contains guidance on development on greenbelt land and states at paragraph 89:

"A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are (not limited to):

- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".*

5.11 There is no definition for what constitutes '*disproportionate additions*' within policy guidance. It is very much for each individual scheme to be assessed on its own merits in the context of its surroundings and the resultant impact on the openness of the MOL in this instance. Case Law and appeal decisions indicate that in the absence of specific policy guidance, an assessment of the size, scale and design should be made to

establish whether the proposals are in keeping with the original building and do not result in a disproportionate addition.

Open Space

- 5.12 Core Strategy Policy CS15 seeks to protect designated open spaces, including Metropolitan Open Land. The Council also seeks to protect and improve sites of nature conservation and states that amongst others the Council works with the Royal Parks to protect and improve open spaces and nature conservation in Camden. Paragraph 15.6 of Camden's Core Strategy states:

"We will not allow development on these open spaces unless it is for limited development ancillary to a use taking place on the land and for which there is a demonstrable need. Extensions and alterations to existing buildings on open space should be proportionate to the size, including volume of the original building"

- 5.13 Policy DP31 seeks to ensure that the quantity and quality of open space in Camden is increased. The Council will only grant planning permission for development that is likely to lead to an increase use of public open space.

Site of Nature Conservation Interest

- 5.14 Paragraph 15.17 of Camden's Core Strategy notes that most Sites of Nature Conservation Importance in Camden are not in the Council's control. As a result, the Council resist development of designated sites where the nature conservation value has been lost or diminished.

Views

- 5.15 London Plan policies 4B.16 and 4B.18 and the Mayor's London View Management Framework SPG set the framework for protecting a number of London's famous views including:

- Views of St Paul's Cathedral from Kenwood, Parliament Hill and Primrose Hill;
- Views of the Palace of Westminster from Primrose and Parliament Hills.

- 5.16 As well as protecting London wide views, the Council will also seek to protect locally important views that contribute to the interest and character of the Borough. Views of and from large public parks and open spaces such as Primrose Hill (paragraph 14.24 Camden Core Strategy).

- 5.17 Paragraph 14.25 of Camden's Core Strategy goes on to state that the Council seek to ensure that the development is compatible with such views in terms of setting, scale and making and will resist proposals that are considered to harm them. Development will generally not be acceptable if it obstructs important views.

6. Planning Assessment

6.1 This section of the report addresses the key planning issues associated with the proposal and demonstrates its compliance with adopted planning policy.

6.2 The following key issues have been identified:

- Development in MOL and on Open Space;
- Proposed Café (Use Class A3);
- Design;
- Trees;
- Ecology;
- Heritage.

6.3 Each of these considerations is discussed below.

Development in MOL and on Open Space

6.4 Primrose Hill is designated MOL where planning policy applies a presumption against inappropriate development, the same assumption that applies to development in the Green Belt.

6.5 Paragraph 89 of the NPPF states that the erection of new buildings in the Green Belt is inappropriate. There are however exceptions to this is, one being where the extension or alteration of a building does not result in disproportionate additions over and above the size of the original building.

6.6 This sentiment is echoed in Core Strategy Policy CS15, which seeks to protect open spaces, including MOL. It specifically addresses land managed by TRP, stating that it will work with TRP to protect and improve open spaces within the Borough.

6.7 London Plan Policy 7.17 states in its supporting paragraphs that appropriate development should be limited to small scale structures to support outdoor open space uses and minimise any adverse impact on openness to MOL.

6.8 Development Policy DP31 states that the Council will only grant planning permission for development that will lead to an increase in use of public open space.

6.9 Having reviewed the proposals against the relevant guidance, it is considered that the scheme meets all the relevant planning policy requirements. The proposed extensions and alterations to the toilet block are modest in size and scale, resulting in a subservient and proportionate addition to the existing building. The proposals serve to improve the quality of the facilities that would allow users of the park to enjoy their experience of Primrose Hill as an outdoor space, therefore improving the quality of the open space as a whole, when considered alongside the proposed landscape improvements. It is

considered that the proposals would lead to an increase in the use of the park and would increase dwell time at the park as a result of the proposals; in particular the proposed café use.

- 6.10 There is no loss of openness apparent as a result of the proposals due to the location of the extension, largely contained within the existing confines of the odd shaped footprint of the building, providing a more attractive courtyard space to complement the existing play area on the eastern elevation, whilst squaring off the western elevation to avoid any hidden dwell spaces. Overall, the scale of the additions does not lead to a visual intrusion in the wider landscape of the park. The landscape proposals around the site will also enhance and improve the Site's relationship with the park, largely screening the proposals from medium to long views.
- 6.11 The proposals are not considered to result in harm to the openness of the MOL or any other harm, and are thus considered appropriate development in this context. As such the proposals are considered compliant with planning policy in particular paragraph 89 of the NPPF, London Plan Policy 7.17, Core Strategy Policy CS15 and Development Policy DP31.

Proposed Café (Use Class A3)

- 6.12 It is considered that the small scale café proposed at the site would benefit the operations and offerings at the park to the public.
- 6.13 An existing mobile van to the north of the existing toilet block currently serves cold food and hot drinks. This food van would cease operating, with a much more substantial offer being provided within the proposed café.
- 6.14 The Site is not located in a designated retail centre. Due to the small scale nature of the café, which will have a very small, defined catchment area, largely limited to park users, it is not considered that the proposal will cause harm to the character, function, vitality or viability of any nearby retail centres.
- 6.15 Given the distance between the site and the nearest residential premises and as the operations of the café would be limited to day time hours, it is considered that the proposed café would not introduce adverse impact upon the existing residential amenity of occupants of dwellings in the local area.
- 6.16 The seating areas are contained within the immediate site location and such areas would be managed by the café operator.
- 6.17 It is considered that the modest café use proposed at the site is an appropriate use to have within the park, providing a usual ancillary use to this space that would not result in any adverse amenity impacts. The café use is therefore considered entirely appropriate in planning terms.

Design

- 6.18 The alterations and extensions proposed to the existing toilet block are modest, proportionate and in scale to the existing building and are high quality additions that improve the standard of toilet facilities at the site.
- 6.19 The design of the proposal responds to the character, setting and context of the Site keeping the building unobtrusive in the landscape and in appearance. The proposed materials are to match existing materials retaining the current low key presence of the building. The design of the proposals do not introduce any adverse impact to protected views from Primrose Hill to the Palace of Westminster and St Pauls Cathedral.
- 6.20 The landscape strategy serves to successfully integrate the proposals via appropriate treatment of the landscape.
- 6.21 The proposed café and toilets are to be accessible to all.
- 6.22 The proposals are compliant with policy DP24, DP29 and London Plan policy 4B.16 and 4B.16.

Trees

- 6.23 A Tree Survey Report and Tree Protection Plan have been prepared and submitted by Canopy Consulting. This information should be referred to for detailed arboricultural reporting.
- 6.24 In summary, the Tree Survey reports show that the trees within the survey area are in good condition and contribute to the amenity of the wider landscape. No trees are to be removed to enable the proposed development. The Tree Survey Report recommends specified construction methodologies and tree protection measures to minimise the impact of the proposed development on the retained trees.
- 6.25 It states that there are no overriding arboricultural constraints that would prevent the proposed development from being completed. The proposals are policy compliant.

Ecology

- 6.26 The Site is located within the Primrose Hill Site of Nature of Conservation Interest. An Ecological Appraisal is submitted in support of the application proposals. An Extended Phase 1 Habitat Survey was undertaken within the Site boundary. In addition, the building and surrounding trees were specifically considered for their potential to support bats.
- 6.27 The site is of low ecological value as it largely comprises of hardstanding and amenity grassland. As such it is unlikely that the proposals would adversely affect the SINC. The additional planting proposed as part of the landscape strategy offer an opportunity to improve the ecological value of the site.
- 6.28 With respect to bats, although the building was identified as having a high roost potential, no bats were observed emerging/ re-entering the building during any of the

surveys. The Ecological Appraisal concludes that the building does not support bat roosts.

Heritage

- 6.29 The proposals will introduce a viable use for the central, underutilised element of the building which is consistent with the park as a public recreational space. The proposals have been carefully designed to respond to its historic context and will take the form of a pitched roof extension with exposed timber gables to the west and east elevations. The extension will be single storey to retain the modest form and character of the host building and be of an appropriate materiality and scale in keeping with its parkland setting. The area immediately to the north-west will be re-landscaped to allow for an external seating area and to improve the appearance of this part of the site and its relationship with the parkland.
- 6.30 Overall, the building and its immediate landscaped surroundings will greatly improve the character and appearance of this part of the registered parkland without impact on the important panoramic viewpoint from the top of the hill. Importantly, it will also introduce an appropriate use which is consistent with the long term conservation of the designated heritage asset.

7. Conclusion

- 7.1 The proposals will provide a much needed permanent café facility to serve the play areas, outdoor gym and wider park area.
- 7.2 The proposals will also provide upgraded toilet facilities to serve all park users, meeting modern DDA standards. The landscape scheme will compliment and soften the appearance of the building within its surroundings. This is particularly important given the Registered Park designation afforded to Primrose Hill.
- 7.3 The proposals provide a sensitively designed extension to the building, of a size and bulk that represents an appropriate and subservient addition to the original building. The extensions therefore do not impact on the openness of the MOL (comprising Primrose Hill) or any other harm. The current building together with the proposed extensions will be largely screened in the wider environment by existing and proposed landscaping within the site and beyond.
- 7.4 The introduction of a café use at this location is entirely appropriate as an ancillary facility serving the park users. The permanent use will replace the existing mobile offer that currently locates in front of the existing toilet block, and provides the only source of refreshments within the Park. The permanent facility will negate the need for this, and provide a discreet, purpose built facility.
- 7.5 The proposals will not adversely impact on the flora or fauna that surround the site, and will represent an improvement to the current landscaping surrounding the building, introducing a more varied hard landscaping design and further soft landscaping. No trees will be removed as part of the proposals.
- 7.6 The overall proposals have been carefully designed so as to be appropriate to the site and planning policy considerations and heritage designations.

Appendix 1: Public Information

Consultation

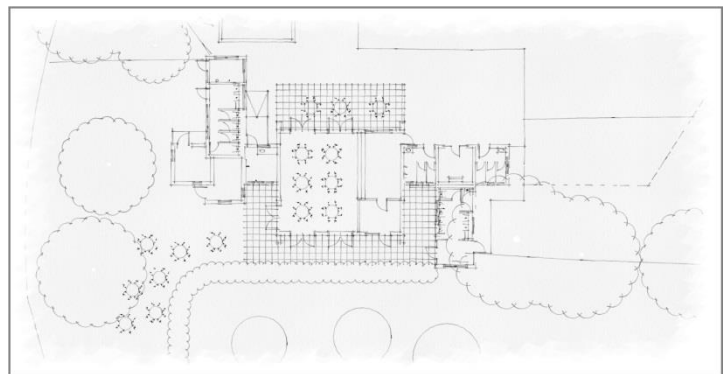
Primrose Hill Café Proposal

The Royal Parks are proposing to convert part of the Public Toilets block within Primrose Hill into a permanent catering facility.



Proposed view from
Primrose Hill

Proposed floorplan with internal
& external seating



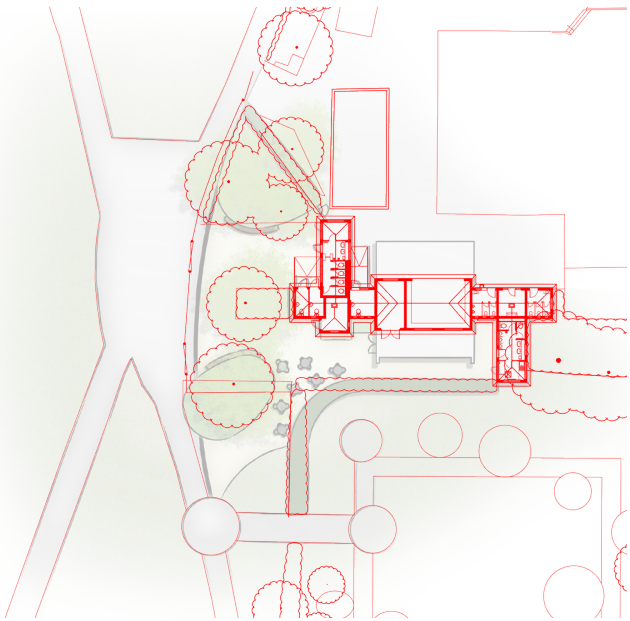
The new facility is proposed within the current shelter of the existing building providing a take-away kiosk type facility with internal and external seating serving both the children's playground and the users of the park.

Modest landscape changes will be proposed to the front of the building facing Primrose Hill with external seating. See the Regent's Park page on the Royal Parks' website for details.

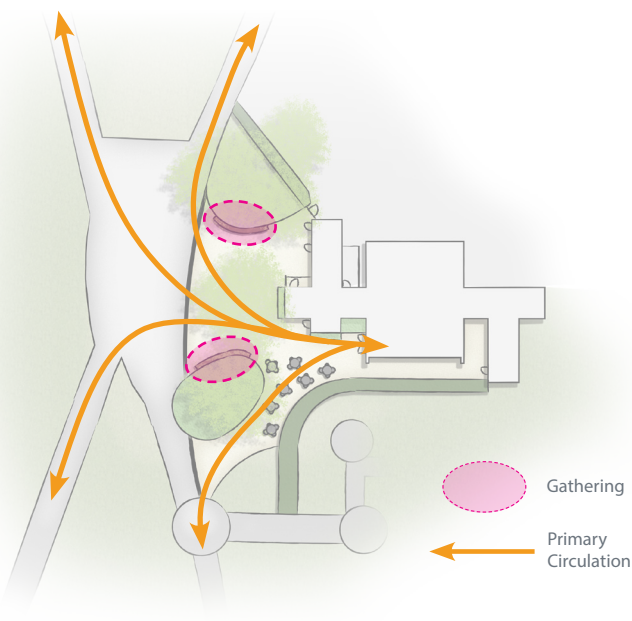
Should you wish to comment on this proposal please email the Park Office at regents@royalparks.gsi.gov.uk by 29 July marking your message "Consultation Feedback". The Royal Parks intend to submit a planning application in early August 2016 for this proposal and welcome public feedback ahead of a submission.

Primrose Hill Cafe Landscape Proposal - Option One

Existing Layout Overlay (shown in red)



Movement Diagram



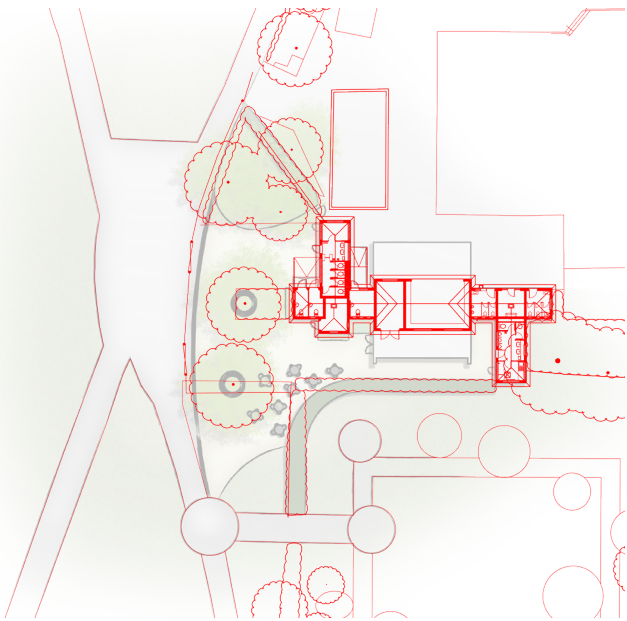
Precedent Images - Materials Palette



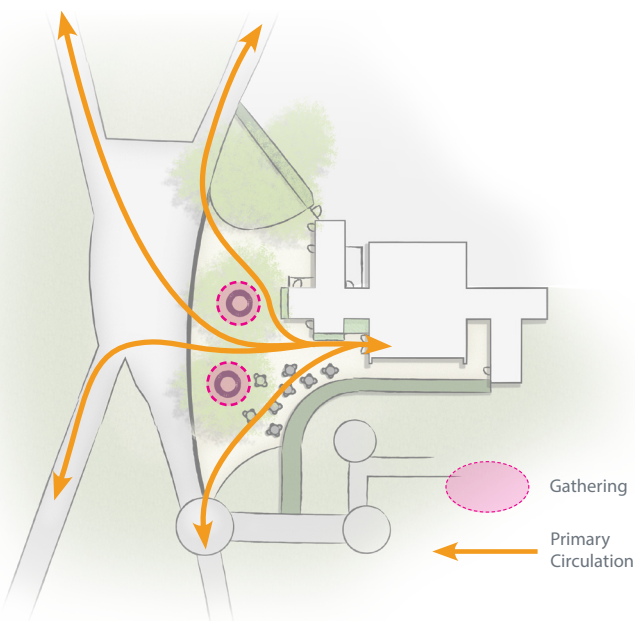
- ① Free standing curved timber benches to offer opportunities for gathering around the entrances and reinforce curved access
- ② Line of setts between change in surface material to create an edge to the cafe frontage
- ③ Existing tarmac footpaths, outside of change in surface, to remain as they currently exist
- ④ Existing hedge and railing removed, area of lawn extended and shaped to reinforce curved aesthetic
- ⑤ Flexible cafe seating
- ⑥ Existing hedge and railing realigned to improve direct access into cafe entrance and allow more space for flexible seating
- ⑦ Planting areas to allow for climbers against walls to soften building
- ⑧ Building outline - refer to architects drawings
- ⑨ Larger planted area under existing tree, extending into footpath to break up line of setts and shape entrance. Flush, metal edging used to define edge

Primrose Hill Cafe Landscape Proposal - Option Two

Existing Layout Overlay (shown in red)



Movement Diagram



Precedent Images - Materials Palette



- ① Circular timber benches to offer opportunities for gathering around the entrances, framing the access
- ② Line of setts between change in surface material to create an edge to the cafe frontage
- ③ Existing tarmac footpaths, outside of change in surface, to remain as they currently exist
- ④ Existing hedge and railing removed, area of lawn extended and shaped to reinforce curved aesthetic
- ⑤ Flexible cafe seating
- ⑥ Existing hedge and railing realigned to improve direct access into cafe entrance and allow more space for flexible seating
- ⑦ Planting areas to allow for climbers against walls to soften building
- ⑧ Building outline - refer to architects drawings

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