

Fitzrovia Youth in Action – Suffolk House, 'The Warren Centre'

Justification Document in Accordance with Policy E2

The Application seeks change of use from B1 Office to D1 Non-Residential for the lower ground basement floor at Suffolk House, which is due to be transformed into an open plan activity space for the young people of Fitzrovia and aims to provide an area where they can come together and engage in activities beneficial to them and their learning.

The currently vacant shell and core area will be overhauled internally with external enhancements to provide a multi-functional facility for the beneficiaries of FYA to meet and partake in youth lead activities as a group within a safe and secure environment – this will be named 'The Warren Centre'.

We have designed the external entrance of the centre to be in keeping with the existing theme and nature of the charity, incorporating a green wall opposite the entrance. A security gate will be installed laying flush with the alcove to reduce anti-social behaviour which has been identified specifically within this area. This will be designed to suit the requirements of the Hotel to ensure it can still be used as their fire escape.

Internally, an open plan activity space will fulfil the majority of the floor as well as a small kitchen for re-heating of food, toilets and storage facilities. A high specification acoustic ceiling has been chosen for sound reduction purposes and to mitigate any noise to residents at ground floor level.

We are aware that the football pitch has operational hours between 9am-11pm, however we do not wish to replicate these hours with the activities undertaken in the basement. The Warren Centre will be used between the hours of 9am-9pm and should not exceed these times. Supervision will always be in place by a member of FYA as per all of their activities. Following any use of the basement, the members of FYA will not congregate around The Warren Pitch.

FYA wish to integrate with the residents of Suffolk House and are keen for them to have a time allocated for their own personal use to host neighbourhood meetings, book clubs etc.

We believe that the Warren Centre will bring purpose to what is currently an un-utilised space, and reduce anti-social behaviour.