



The Dome

Supplementary Planning report

Contents

- Introduction
- Existing and Previous Photographs
- Statements of Need
- Justification on Statement
- Design & Access Statement
- Use
- Amount
- Layout
- Scale
- Appearance
- Landscape
- Access

Introduction

Queen's Crescent Community Association (QCCA) are submitting a planning application to retain the existing sports facility at the old Weedington Road Play Centre site in Camden now known as 'The Dome'. The facility is used by multiple organisations including Camden's Active All Areas project, Gospel Oak Action Link and the College Francais Bilingue de Londres (CFBL). QCCA and CFBL remain to be the primary organisations using the facility to engage with children and young people in physical activity. QCCA delivers multi sport activities Monday-Friday from 5pm to 10pm to young people and disadvantaged families as part of the Camden Health Kick project, which is funded by LBC.

The identified need is borne of: insufficient playground space at CFBL for the school to undertake a full programme of physical education on site, and; low levels of physical activity locally - "at least 40% (Camden's JSNA 2012-13), of Camden's population are estimated not to engage in any physical activity ". In Gospel Oak 5.6% of people aged 16-74 are unemployed compared to 4.5% in Camden (2011 Census). The Dome facility accommodates the engagement in a safe environment with young people at risk of becoming NEET by offering weekly multi-sports session as a positive alternative.

The Youth Safety Taskforce led by Sir Keir Starmer QC (MP) and Councillor Abdul Hai "heard representation about the breadth of services offered to young people in Camden, both council-delivered services and provision by the voluntary and community sector. However, when young people were asked in the online survey what are the main causes of violent crime, 'lack of youth services' was the third most popular answer (69% of respondents), following 'gangs' and 'drugs'. Youth centres were seen as a way to keep young people off the streets and away from trouble. Of those young people who spoke to the Taskforce through the online survey or visits to schools and youth centres, there was a universal ask for 'more things to do' such as youth centres and after-school activities. Young people also made it clear that they value having fun things to do in the borough, particularly things which match their interests. The Dome is the only venue that provides both universal youth work, recreational, sports, education and fun activities in Gospel Oak. Removing this would only increase youth violence in Camden as more young people will have less positive activities to participate and not fall risk to crime, drugs and gangs"(Youth Safety Taskforce Report, 2018).

QCCA has more than 16 years remaining on the existing lease. An additional 5 years temporary planning consent is sought for an inflatable system within the former outdoor space associated with The Dome site (AKA: Weedington Road Play Centre).

The installation of the inflatable dome was completed in September 2014 and has a lifetime warranty exceeding 15 years.

The impact on daylight levels within neighboring habitable rooms is discussed in the Design & Access Statement within this report under the Scale section. No negative impact has been experienced in the last 4 years or anticipated in future.

Detailed manufacturers information on has been included as part of this planning application on that includes;

- acoustic data relating to the fan set that inflates and heats the dome,
- power consumption on data,
- lighting details,
- anti -vandal properties of the materials, and;
- the playing surface inside the air dome.

Previous photograph post April 2014 and post Dome installation.



Existing satellite view of the dome:

170 Weedington Rd



Internal pictures of Dome: children engaged in sport



Internal pictures of Dome: HRN Duke of Edinburgh and the Mayor of Camden opening the Dome



Statement of Need

Justification on Statement

The dome will be continued to be used for physical activities as part of an existing youth centre so there is no loss of space for sports, the inflatable dome will benefit from heating, lighting and shelter from the elements, which will continue to increase the hours of use and therefore the number of people it can serve compared with the previous open space, the inflatable structure occupies approx. 64% of the external space, the structure will be temporary, can be easily be removed from the site at the end of its warranty period or at the end of the lease;

There are limited options elsewhere to undertake sporting activities- listed below are the 6 sports centres within the London Borough of Camden together with observation to explain why each is unsuitable for QCCA and CFBL;

- 1) Swiss College Leisure Centre - Only 4 courts available and too far Gospel Oak Young People to travel.
- 2) Kentish Town Sports Centre - No sports pitches or racquet sports courts. Membership fees not affordable to young people of Gospel Oak.
- 3) Oasis Sports Centre - No sports pitches or racquet sports courts (except squash). Too far to travel for young people and young people risk of falling into postcode rivalries.
- 4) Talacre Community Sports Centre - Local but CFBL and QCCA are unable to secure slots due to level of demand and Talacre's priority on of state schools. Even if slots were available fees are not affordable or sustainable for QCCA to hire.
- 5) The Armoury - No sports pitches or racquet sports courts.
- 6) Central YMCA Central London location - too far away.

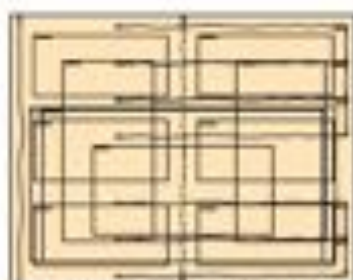
The size of the inflatable structure is based on guidance by Sports England; "for school projects a minimum size of 34.5x20.0x7.5m is recommended. The 34.5x20x7.5m hall provides additional space for teaching school PE and coaching particularly when the hall is sub-divided into two sections" (Sports Halls Design and Layouts. February Revision 005 by Sports England)

Six court hall

The 34.5 x 27.0 x 7.5 m 6-court hall creates two team sports zones or a competition play area aligned with spectator seating. This 3 + 3 badminton court arrangement is recommended in preference to the 4 + 2 layout (33 x 27 m hall) originally used for this hall size. The 34.5 m length provides the required safety margin behind the badminton courts.

Notes

- Align structure between badminton courts to provide three full-span bays or introduce a primary beam across the centre of the hall.
- Division netting is hung between the three rows of courts. It can also be considered between two end courts but this zone is usually designated for retractable seating.
- A height of 9.0 m and extra length is required for Premier standard badminton.
- Two standard basketball courts or two reduced five-a-side football courts can be laid across the hall.



Court layouts for a nominal 34.5 x 27.0 x 7.5 m six-court hall (3 + 3 court arrangement)

Larger hall configurations

Larger sports halls can be conveniently organised as multiples of the layout for 4, 5 and 6-court halls that are described on the previous pages (see pages 5, 38 and 40).

This gives an efficient method of organising the court markings and the subdivisions of the space with dividing nets / screens to deliver a multi-sport programme.

These larger halls can also provide space for a range of show courts to be overflood and spectator accommodation as may be required for higher levels of play and sporting events. In effect, such halls can operate as a small indoor arena¹⁹. However, careful consideration needs to be given to the many implications. For example:

- The strategic case for such a facility and the national facilities strategies for the particular sports that are being considered.
- The business, operational and design implications such as the requirements of NOBs, sponsors and TV companies.
- Technical issues regarding the health and safety, fire escape and general welfare of the spectators and associated accommodation.
- Additional safety zone and height requirements for the higher levels of play for the sports concerned.

See Sport England publication 'Developing the Right Sports Hall'.



¹⁹ See Arena: A Planning, Design And Management Guide - Sports Council 1998.

Design & Access Statement

Use

The proposed air dome will be used for physical education and recreation for both school children and members of the local community of any age, ie. the outdoor area of Weedington Road Play Centre will continue to be used in its current capacity.

Amount

The size of the air dome is based on a standard 34.5x27m 6-court sports hall as described in Sports England's 'Sports Halls Design and Layouts' design guidance note - an excerpt of which is shown opposite. This configuration provides a high level of flexibility as it can be divided into 2 zones with the use of a central dividing curtain.

Layout

The new air dome will include 2 entrances to enable independent access to either side of a central dividing curtain. Inside, a range of sports courts will be marked out on the playing surface.

Scale

The height of the air dome (3m) is driven by Sports England's recommended sports hall height and by the curvature of the roof. The air dome will not easily be seen from the surrounding public streets due to the heights of neighbouring buildings and changes in ground levels - the dome will be lower than the adjacent workshop buildings along Queen's Crescent and it will sit lower than the street level along Weedington Road, thereby being screened by the play centre building.

There are no habitable rooms with windows directly opposite the dome - the nearest habitable rooms are located at first floor level flanking the proposed site (see image on the following page). The possible impact of daylight on the adjacent residential building has been assessed in accordance with the guidance in 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' by BRE and the results are illustrated on drawing 2-GA 301. No impact on daylight levels is anticipated.

Appearance

The air dome is a white coloured inflatable with a green band up to 3m from ground level - a photograph is shown on the following page of a similar dome.

Landscape

The external space around the perimeter of the air dome will be a hard tarmacadam surface laid to fall to a linear drain to avoid standing water.

Access

Weedington Road Play Centre enjoys ramped access from the street to its outdoor space, permitting wheelchair access. The air dome has a level threshold through its doors and features an 'air lock' door arrangement alongside the revolving doors to enable wheelchair users to easily use the dome. The green band around the bottom 3m of the dome provides a contrasting backdrop.