

# Former Mansfield Bowling Club, London Borough of Camden

STATEMENT OF COMMUNITY INVOLVEMENT

08.2022

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**1.**

## **Executive Summary**

# 1 • Executive Summary

- 1.1 In September 2020, Harrison Varma ('the Applicant') appointed Kanda Consulting, a specialist public consultation company, to undertake a pre-application community consultation for an application for the redevelopment of Mansfield Bowling Club, Croftdown Road, London, NW5 1EP ('the Site').
- 1.2 The consultation process was carried out in conjunction with meetings with the London Borough of Camden's planning and design officers, details of which are included within the Planning Statement and Design and Access Statement that accompanies this submission.
- 1.3 The brief was to develop and implement an engagement strategy with statutory and non-statutory community and political stakeholders in the London Borough of Camden.
- 1.4 In accordance with the March 2020 Coronavirus Act and advice published by the Ministry of Housing, Communities and Local Government, the Applicant sought to move the consultation to 'at a distance' engagement via postal and online interactivity, avoiding face-to-face contact.
- 1.5 A series of targeted public engagement activities have taken place to present the proposed scheme to local residents and stakeholders, including a virtual consultation hosted on a dedicated project website, alongside a series of meetings with key stakeholders to discuss the proposals.
- 1.6 To tackle the consultation deficit for those that are unable to access the internet, the Applicant has provided a phoneline and postal address for residents to utilise. All the Applicant's postal communication to local residents has been undertaken through Royal Mail.
- 1.7 Activities undertaken as part of the consultation process since September 2020 include:
- A dedicated consultation website <https://mansfieldbowlingclub.info/> was launched on 1st September 2020 for residents to learn more about the proposals, leave feedback, and contact the project team.
  - A dedicated email address [mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk) managed by members of the project team. To date, dozens of residents have left feedback and queries via the email address.
  - A letter outlining the website, proposals, and contact details of the project team was distributed to 1,050 local addresses on the 1st September 2020.
  - Letters were also sent to local political and community stakeholders:
    - o Highgate Ward Councillors
    - o Cllr Sian Berry
    - o Cllr Oliver Lewis

- o Cllr Anna Wright
- o Dartmouth Park Neighbourhood Forum
- o Dartmouth Park Conservation Area Advisory Committee
- o Kenlyn Lawn Tennis Club
- o Croftdown Road Residents Association
- o Fleet COHO
- o York Rise Nursery in St Mary's Church Hall
- Subsequently, stakeholders participated in the consultation either at meetings with residents or in one-to-one meetings with the project team:
  - Kenlyn Lawn Tennis Club
  - Cllr Sian Berry
  - Dartmouth Park Neighbourhood Forum
  - Dartmouth Park Conservation Area Advisory Committee
  - Croftdown Road Residents Association
  - Fleet COHO
  - York Rise Nursery in St Mary's Church Hall
- Five letters were sent to local residents inviting recipients to consultation meetings or seeking feedback on the plans:
  - October 2020
  - November 2020
  - December 2020
  - May 2021
  - June 2022
- As of August 2022, residents have participated in meetings on multiple occasions over the course of the consultation including those from all neighbouring streets Croftdown Road, Regency Lawn, Laurier Road, York Rise, and Dartmouth Park Avenue.
- To date, we have received 33 survey responses in total where respondents gave their opinions on what they would like to see on the future site.
- As of 5th August 2022, 700 users have visited the website, with a total of 921 individual visits and 1,216 page views since its launch on 1st September 2020.

**1.8** Throughout the consultation process, a telephone number and e-mail address were supplied and managed by Kanda, providing further information to residents, businesses, and stakeholders on request.

**1.9** This report has been informed by Central Government Guidance within the Revised National Planning Policy Framework (NPPF) 2019 on community involvement in planning. It forms part of the supporting documentation informing the planning application.

**2.**

## **Consultation Process**

# 2. Consultation Process

## 2.1 Consultation Process

- 2.1.1 In accordance with the March 2020 Coronavirus Act and advice published by the Ministry of Housing, Communities and Local Government, the Applicant sought to move the consultation to 'at a distance' engagement via postal and online interactivity.
- 2.1.2 The objectives of the consultation process were to approach key local stakeholders who may have an interest in the site and raise awareness amongst local residents and businesses of the proposed development prior to a planning application being submitted.
- 2.1.3 Working with and on behalf of the Applicant, Kanda Consulting approached local residents in conjunction with the formal pre-application process with the London Borough of Camden:
- 2.1.4 A programme of consultation with the wider community began in September 2020.
- 2.1.5 Engagement with local residents and the wider community has comprised a series of meetings, targeted mailouts, and a virtual consultation as outlined in the table below.

Date	Activity
1 <sup>st</sup> September 2020	<p>Introductory letters were sent to the following stakeholders:</p> <ul style="list-style-type: none"> <li>Highgate Ward Councillors <ul style="list-style-type: none"> <li>Cllr Sian Berry</li> <li>Cllr Oliver Lewis</li> <li>Cllr Anna Wright</li> </ul> </li> <li>Dartmouth Park Neighbourhood Forum</li> <li>Dartmouth Park Conservation Area Advisory Committee</li> <li>Kenlyn Lawn Tennis Club</li> </ul> <p>Introductory letters outlining the website, proposals and contact details of the team were also sent to:</p> <ul style="list-style-type: none"> <li>1,050 local addresses</li> </ul>
16 <sup>th</sup> September 2020	<p>The project team met with Kenlyn Lawn Tennis Club to discuss the proposals and any thoughts that they had of the development.</p>



29 <sup>th</sup> September 2020	Correspondence with Cllr Sian Berry regarding consultation process and stakeholders.
29 <sup>th</sup> October 2020	<p>Letters distributed to 57 addresses neighbouring via Royal Mail inviting recipients to a first meeting. We contacted addresses on the following roads:</p> <ul style="list-style-type: none"><li>• Croftdown Road</li><li>• Regency Lawn</li><li>• Laurier Road</li><li>• York Rise</li><li>• Dartmouth Park Avenue</li></ul>
Tuesday 10 <sup>th</sup> November 2020	<p>First residents' meeting with immediate neighbours to present and discuss the new proposals for the site.</p> <ul style="list-style-type: none"><li>• 36 residents attended</li></ul>
11 <sup>th</sup> November – 18 <sup>th</sup> November 2020	<p>The following stakeholders were invited to a second meeting:</p> <ul style="list-style-type: none"><li>• Highgate Ward Councillors<ul style="list-style-type: none"><li>○ Cllr Sian Berry</li><li>○ Cllr Oliver Lewis</li><li>○ Cllr Anna Wright</li></ul></li><li>• Dartmouth Park Neighbourhood Forum</li><li>• Dartmouth Park Conservation Area Advisory Committee</li><li>• Kenlyn Lawn Tennis Club</li><li>• York Rise Nursery in St Mary's Church Hall</li><li>• Croftdown Road Residents' Association</li><li>• Fleet CoHo</li></ul> <p>Letters were sent to a further 103 addresses on 18<sup>th</sup> November 2020.</p>
Thursday 26 <sup>th</sup> November 2020	<p>Second meeting with a broader group of residents and representatives of the following community groups:</p> <ul style="list-style-type: none"><li>• Cllr Sian Berry, Highgate Ward</li><li>• Dartmouth Park Neighbourhood Forum</li><li>• Dartmouth Park Conservation Area Advisory Committee</li><li>• York Rise Nursery in St Mary's Church Hall</li><li>• Croftdown Road Residents' Association</li><li>• Fleet CoHO</li></ul> <p>A total of 39 attended.</p>

30 <sup>th</sup> November 2020	An email was sent to c.75 subscribers regarding site clearance works.
17 <sup>th</sup> December 2020	The project team met with Dartmouth Park Neighbourhood Forum
18 <sup>th</sup> December 2020	Letter sent to 57 neighbouring addresses and Campaign Monitor sent to 90 subscribers with updates on the proposals, site clearance works, and invitation to complete a survey. <ul style="list-style-type: none"> <li>• The letter was sent to the following stakeholders: <ul style="list-style-type: none"> <li>○ Cllr Sian Berry</li> <li>○ Cllr Oliver Lewis</li> <li>○ Cllr Anna Wright</li> <li>○ Dartmouth Park Neighbourhood Forum</li> </ul> </li> </ul>
Friday 14 <sup>th</sup> May 2021	<p>Following email correspondence, the project team met with Regency Lawn residents to discuss their priorities/concerns.</p> <ul style="list-style-type: none"> <li>• A total of 10 residents attended</li> </ul> <p>In addition, the project team invited residents of other roads to attend meetings and discuss their priorities/concerns:</p> <ul style="list-style-type: none"> <li>• Letter sent to 42 addresses on Laurier Road and York Rise</li> <li>• Letter sent to 15 addresses on Dartmouth Park Avenue</li> </ul>
Tuesday 18 <sup>th</sup> May 2021	<p>An update on the consultation process was provided to Highgate ward councillors:</p> <ul style="list-style-type: none"> <li>• Cllr Sian Berry</li> <li>• Cllr Oliver Lewis</li> <li>• Cllr Anna Wright</li> </ul>
Monday 24 <sup>th</sup> May 2021	<p>The project team met with Laurier Road and York Rise residents.</p> <ul style="list-style-type: none"> <li>• A total of 20 residents attended.</li> </ul>
Wednesday 26 <sup>th</sup> May 2021	<p>The project team met with Dartmouth Park Avenue residents.</p> <ul style="list-style-type: none"> <li>• A total of 10 residents attended.</li> </ul>
Thursday 27 <sup>th</sup> May 2021	The project team met with the Dartmouth Park Neighbourhood Forum.
21 <sup>st</sup> June 2022	A letter detailing the updated proposals sent to 103 addresses

## 2.2 Postal consultation and consultation area

- 2.2.1 All the Applicant's postal communication to local residents has been undertaken through Royal Mail.
- 2.2.2 Throughout the process, a telephone number and e-mail address, 020 3900 3676 - [mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk) , were supplied and managed by Kanda Consulting, providing further information to residents, businesses, and stakeholders on request.

**3.**

## **Feedback on the Proposals**

# 3. Feedback on the Proposals

- 3.1** In accordance with the March 2020 Coronavirus Act and advice published by the Ministry of Housing, Communities and Local Government, the Applicant sought to move the consultation to ‘at a distance’ engagement via postal and website interactivity.
- 3.2** The objectives of the consultation process were to approach key local stakeholders who may have an interest in the site and raise awareness amongst local residents and businesses of the proposed development prior to a planning application being submitted.
- 3.3** Residents were provided with four opportunities to directly feedback on the proposals:
- Introductory Residents Meeting | November 2020
  - Follow-up Meeting | November 2020
  - Survey | December 2020
  - Residents Meetings | May 2021
- 3.4** Residents have been able to provide feedback over email throughout the consultation process: [mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk) which dozens of residents have elected to do, some on multiple occasions.
- 3.5** The consultation website became live on 1<sup>st</sup> September 2020. The website has received 921 page views from 700 unique visitors, between the date in which the website became live and the time of submission.
- 3.6** Feedback from the first residents meeting 10<sup>th</sup> November 2020:
- The merits, retention, future use, and meanwhile use of the tennis courts.
  - Inclusivity of the tennis club and its future potential shared commercial use in the future e.g. nursesey and other sports.
  - Unifying fences on the site boundary.
  - Possibility of providing allotments or a community garden in the proposals.
  - Possibility of installing another access point to share the noise burden around the site.
  - Concerns over any height that exceeds 4 stories
  - Concerns regarding privacy and overlooking citing every neighbouring road, and the merits of including evergreen trees to aid privacy.
  - Concerns about excavation and basement works.
  - Animals on site including bats, deer, and rodents.

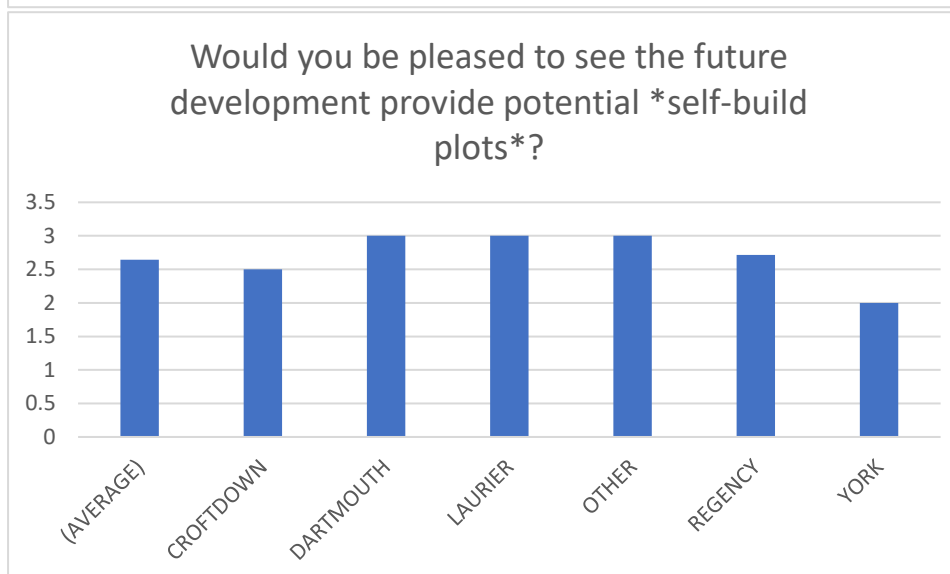
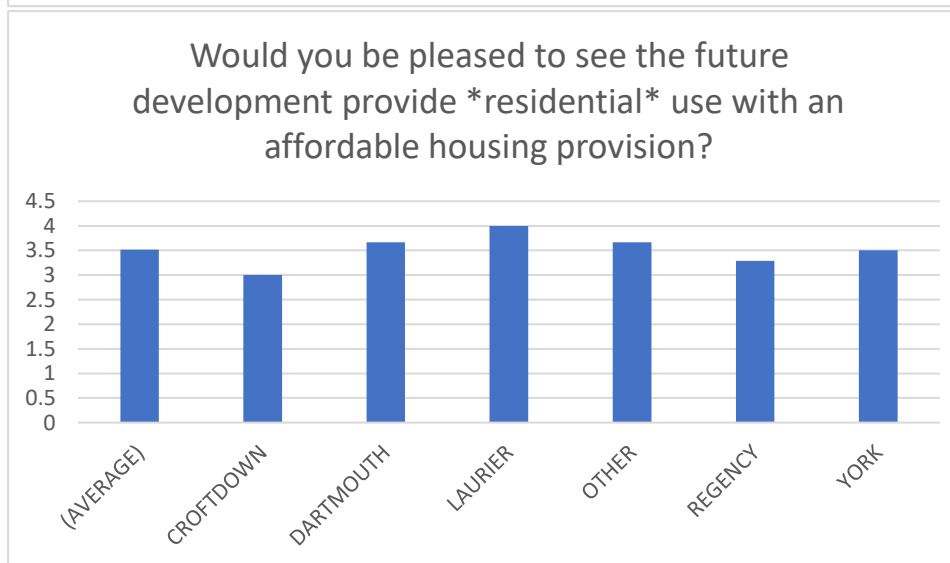
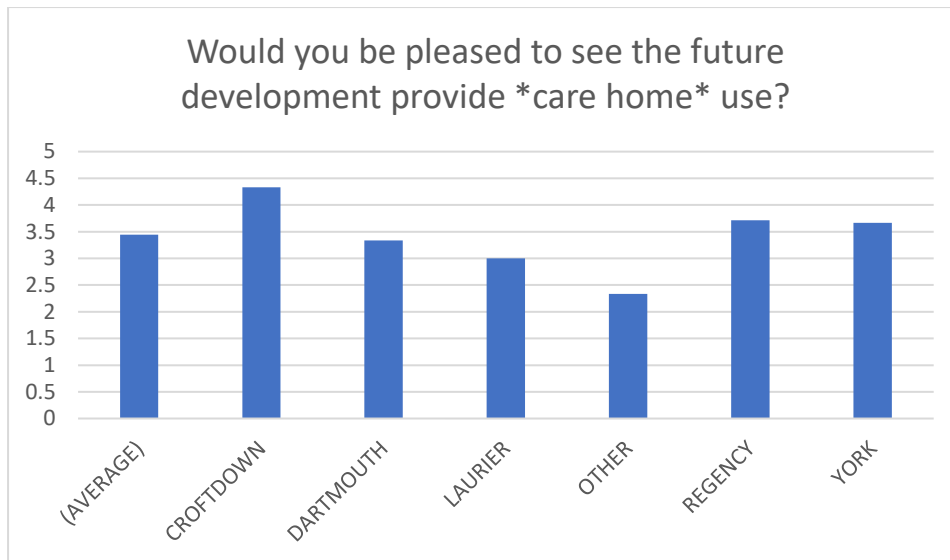
- Access management, anti-social behaviour, and security of the site.
- Phasing and meanwhile uses including landscaping opportunities and opening up the site.
- Where exactly will the developmental boundaries be.
- Redistribution of the former build footprint and buffer zone.
- Not building above ground on the existing tennis courts.
- Encroachment to all neighbouring gardens in reference to the former build footprint.
- Parking and amenity.
- Future Design aspects.
- Future consultation and timescales.

### 3.7 Feedback from the second residents meeting 26<sup>th</sup> November 2020:

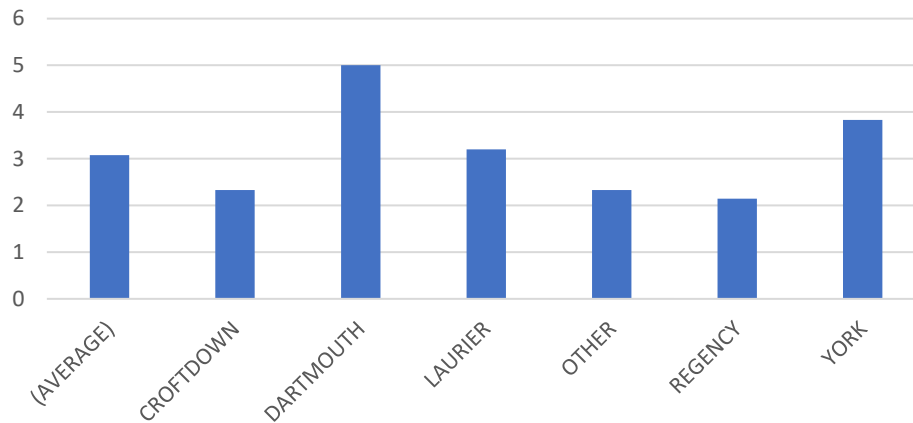
- Site boundary, proposed buffer space, building footprint and building location.
- Potential height of the future development and location of that height.
- Overlooking, privacy, and existing views citing height and trees.
- Site designation and policy as view by the Dartmouth Park Neighbourhood Plan, previous planning consent, the Planning Inspector, and Camden Council.
- Design of the precedent images, as shown in the presentation, and their suitability for the conservation area.
- Access to any potential courtyard within the development and distinction between public and private open space.
- Demand for further nursery provision and exploration of potential future commercial uses on site.
- The amount of on-site land accessible to the public in both options, compared to existing use and policy provisions.
- Potential affordable Housing provision in any given scheme.
- Parking permits and potential increased pressures on local roads, vehicle accessibility to the site, potential car club and its future users, deliveries, and the car ownership of future occupiers.
- The provision of a pavilion to support future tennis club use, it's number of floors, footprint, and potential commercial uses.
- Daylight/sunlight impacts from both potential buildings and trees on all neighbouring properties.
- The provision of allotments in the scheme as a community asset, including their safety and efficacy.
- Future landscaping, planting, and selection of trees as a form of creating a barrier to the site, selecting a diversity of trees in comparison to the local area and making sure the public space is still walkable.

### 3.8 Feedback from the December 2020 Survey:

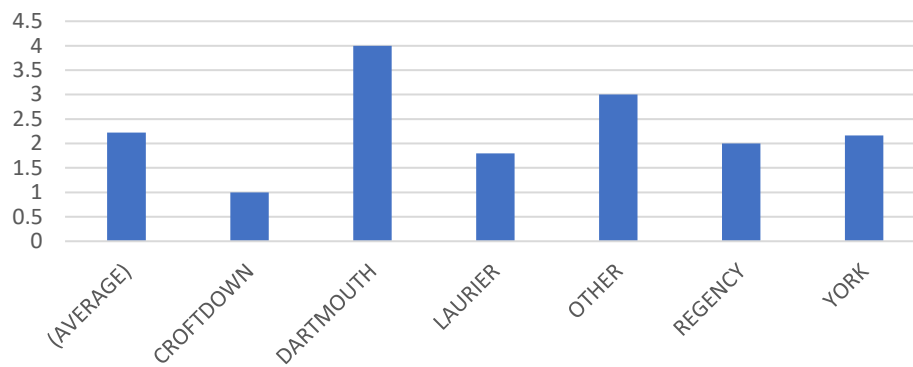
*Residents were asked to rate their response from 1-5, with 5 being supportive.*



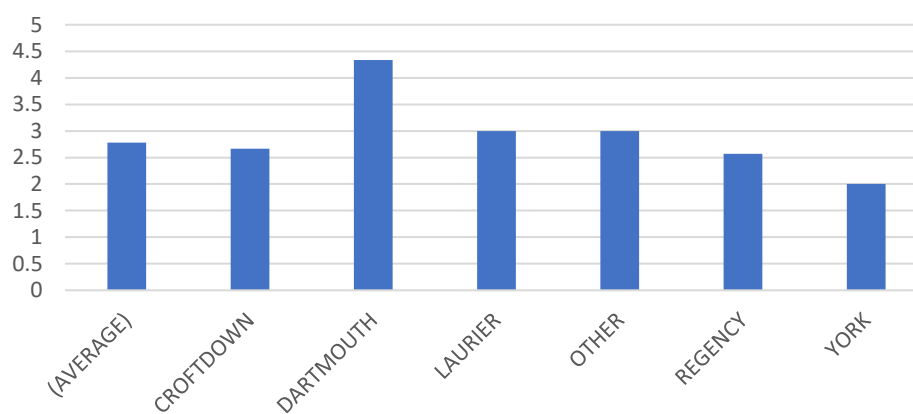
### How important is the reprovision of on-site tennis courts to you?



### Would the reprovision of tennis courts with a surface that is shared by other sports or activities be okay?

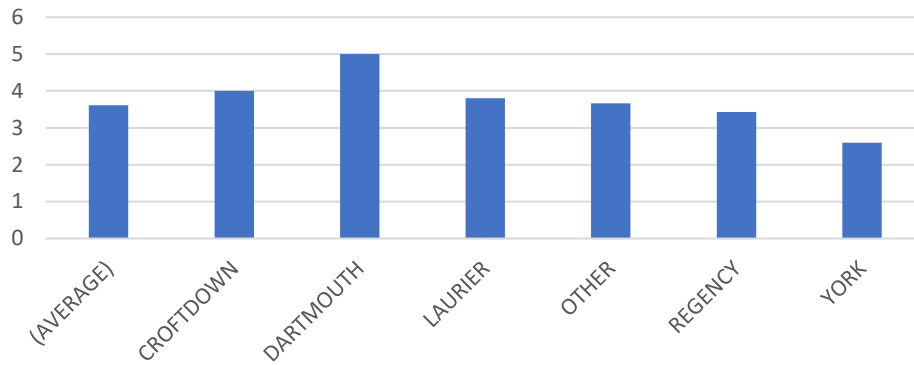


### Would a two-storey tennis pavilion including one floor of commercial space be okay in principle?

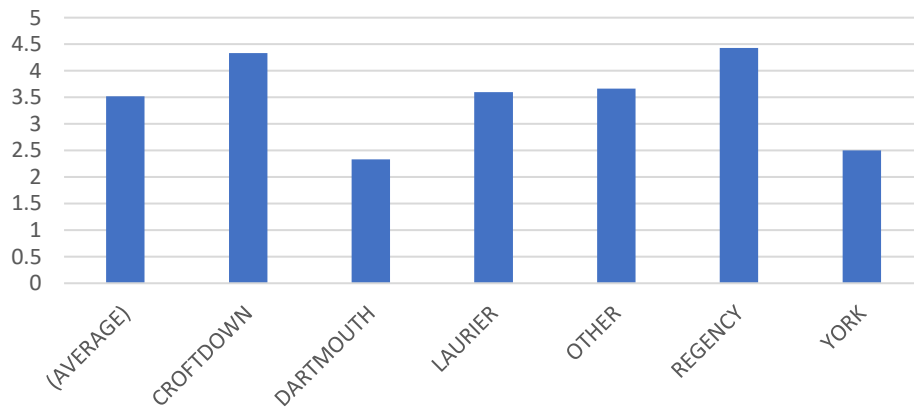




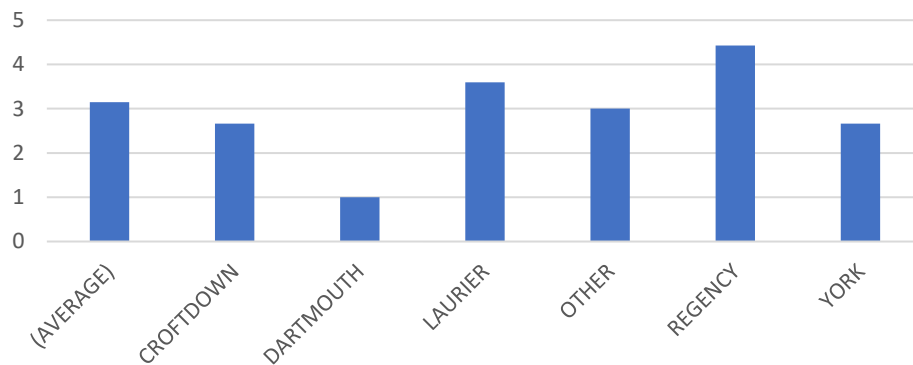
Future buildings should take up no more than roughly 110% of the site area used by the former bowling club?



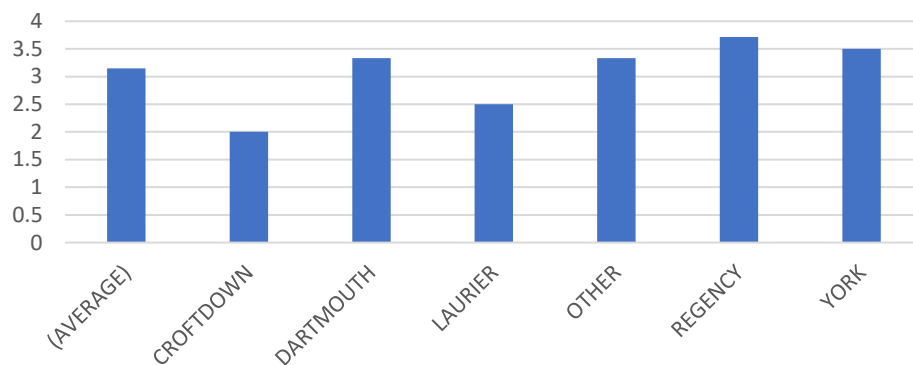
Future buildings could be better spread beyond the footprint of the former bowling club?



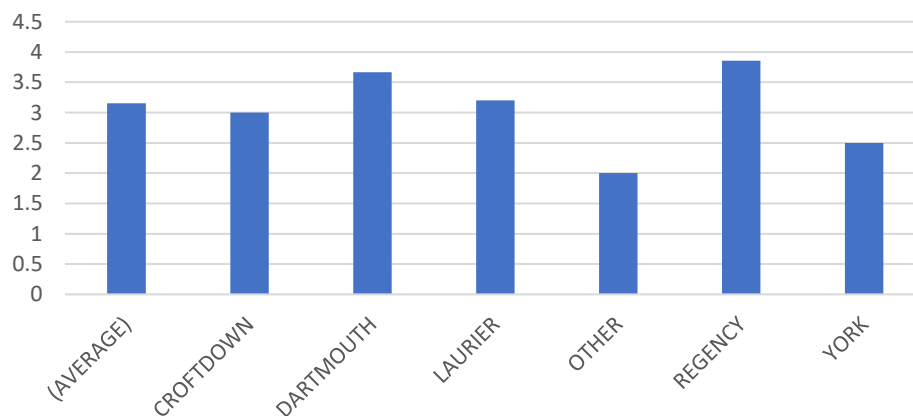
Building on the northern portion of the site  
(former bowling green & clay tennis courts) is  
acceptable within reason?



Would you consider additional vehicular &  
pedestrian access from the north of the site via-  
Croftdown Road desirable?



How pleased have you been with the  
consultation to date?



**3.9** Feedback from the May 2021 Resident Meetings:

- Height restrictions beyond four storeys
- Overshadowing and daylight impacts on existing homes and gardens
- Building on the footprint greater than the former Mansfield Bowling Club
- Locations of the proposed buildings in relation to existing homes and gardens
- Overlooking of gardens
- Land use of residential versus self-build plots versus care home
- Protecting green and open space
- Neighbouring amenity
- Bin location and servicing
- Internal layout details
- Traffic movements, parking, and construction plans

**3.10** Feedback from the June 2022 Update Letter:

- Height of the proposed building
- Sun rise, daylight, and winter sun amenity
- Footprint of the proposed building
- Distance from proposed building to gardens and homes
- Traffic movements and parking for care home users including turning circle
- Servicing for bins, emergency services, and care home
- Croftdown Road access for both pedestrians and vehicles
- Public access for landscaped and open spaces
- Level of care required for future residents
- Details and sight of planning application documents
- Location of businesses on site
- Overlooking of existing gardens and homes around the site
- Basement impact and excavation

**4.**

**Conclusion**

# 4. Conclusion

- 4.1 This Statement of Community Involvement has been prepared by Kanda Consulting on behalf of Harrison Varma in support of the proposed redevelopment of Mansfield Bowling Club.
- 4.2 In accordance with the March 2020 Coronavirus Act and advice published by the Ministry of Housing, Communities and Local Government, the Applicant sought to move the consultation to ‘at a distance’ engagement via postal and online interactivity, avoiding face-to-face contact.
- 4.3 To tackle the consultation deficit for those that are unable to access the internet, the Applicant has provided a phonenumber and postal address for residents to utilise. All the Applicant’s postal communication to local residents look to comply with the latest Accessibility Regulations for Public Sector Bodies and has been undertaken through Royal Mail.
- 4.4 Activities undertaken as part of the consultation process since September 2020 include:
- A dedicated consultation website <https://mansfieldbowlingclub.info/> was launched on 1st September 2020 for residents to learn more about the proposals, leave feedback, and contact the project team.
  - A dedicated email address [mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk) managed by members of the project team. To date, dozens of residents have left feedback and queries via the email address.
  - A letter outlining the website, proposals, and contact details of the project team was distributed to 1,050 local addresses on the 1st September 2020.
  - Letters were also sent to local political and community stakeholders:
    - o Highgate Ward Councillors
      - o Cllr Sian Berry
      - o Cllr Oliver Lewis
      - o Cllr Anna Wright
    - o Dartmouth Park Neighbourhood Forum
    - o Dartmouth Park Conservation Area Advisory Committee
    - o Kenlyn Lawn Tennis Club
    - o Croftdown Road Residents Association
    - o Fleet COHO
    - o York Rise Nursery in St Mary’s Church Hall
  - Subsequently, stakeholders participated in the consultation either at meetings with residents or in one-to-one meetings with the project team:
    - Kenlyn Lawn Tennis Club
    - Cllr Sian Berry

- Dartmouth Park Neighbourhood Forum
  - Dartmouth Park Conservation Area Advisory Committee
  - Croftdown Road Residents Association
  - Fleet COHO
  - York Rise Nursery in St Mary's Church Hall
- Five letters were sent to local residents inviting recipients to consultation meetings or seeking feedback on the plans:
    - October 2020
    - November 2020
    - December 2020
    - May 2021
    - June 2022
  - As of August 2022, residents have participated in meetings on multiple occasions over the course of the consultation including those from all neighbouring streets Croftdown Road, Regency Lawn, Laurier Road, York Rise, and Dartmouth Park Avenue.
  - To date, we have received 33 survey responses in total where respondents gave their opinions on what they would like to see on the future site.
  - As of 5th August 2022, 700 users have visited the website, with a total of 921 individual visits and 1,216 page views since its launch on 1st September 2020.

**4.5** The consultation process has provided neighbours and local representatives with opportunities to share their thoughts about the new proposals for the redevelopment of Mansfield Bowling Club.

**4.6** Conversations with neighbours and stakeholders have been productive and will continue to inform the Applicant's approach to the proposals.

# Appendices

## Appendix I | September 2020 Introductory Letter

HARRISON  
VARMA

0203 900 3676

[mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk)[www.mansfieldbowlingclub.info](http://www.mansfieldbowlingclub.info)Tuesday 1<sup>st</sup> September 2020

Dear Neighbour,

I am writing to you with an update regarding the future of the former Mansfield Bowling Club site.

I am sure you are eager for some news regarding a site that has had a convoluted and contentious recent planning history. We wanted to write to you at the earliest possible opportunity to set out our commitments:

- 1) We will be hosting a full and proper consultation of our plans starting early September. Due to Covid-19, this will be held 'at a distance' by using online and postal feedback. We look forward to hearing your ideas.
- 2) We will be working with neighbours, stakeholders, and Camden Council to design a sustainable scheme that fits in with the aspirations of the local community. We are particularly open to ideas for the future of the site.
- 3) We believe that there is a better solution for the site as a whole than the 2015 planning application rejected locally and approved at appeal.

Though we are at an early stage of the process, we are keen to begin consultation now. We have written to 1049 local households and businesses as well as local representatives and community groups with the hope of starting a conversation about the future of the site.

You can sign-up for updates and future meetings at [www.mansfieldbowlingclub.info](http://www.mansfieldbowlingclub.info) which is where we will be hosting all relevant consultation materials. We will also notify you by post of any future events.

Should you have any early thoughts, wish to discuss the plans in more detail, or would like to set up a virtual meeting with the project team on behalf of a community group, then please don't hesitate to get in contact with us.

Sincerely,

Handwritten signature of Anil Varma in blue ink.

Anil Varma

0203 900 2676

[mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk)[www.mansfieldbowlingclub.info](http://www.mansfieldbowlingclub.info)HARRISON  
VARMA



## Appendix II | September 2020 Distribution Area



1,050 Addresses: September 1st 2020

## Appendix III | October 2020 Invitation to First Residents Meeting

HARRISON  
VARMA

0203 900 3676

[mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk)[www.mansfieldbowlingclub.info](http://www.mansfieldbowlingclub.info)Thursday 29<sup>th</sup> October 2020

Dear Neighbour,

I am writing to you with an update regarding the future of the former Mansfield Bowling Club site.

In September, we wrote to you to introduce ourselves and our consultation website [www.mansfieldbowlingclub.info](http://www.mansfieldbowlingclub.info). We are delighted to have since received a friendly and informative welcome from several members of the local community.

We are keen to ensure that everyone with an interest in the site is provided with the opportunity to have their say and influence the plans. To that end, we would like to meet with our immediate neighbours first. As such, this letter has been sent to those neighbours who have a shared boundary with the site, including Regency Lawn, Croftdown Road, York Rise, Laurier Road and Dartmouth Park Avenue.

We would like to invite you to join us at 17:30 on Tuesday 10<sup>th</sup> November 2020 for a virtual meeting via Microsoft Teams. The meeting will allow us to introduce ourselves virtually, as well as hear your initial thoughts on the future of the site.

If you would like to attend this meeting, we ask that you please register your interest by emailing [mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk). A link to join the meeting will then be circulated to all attendees 24 hours prior to the commencement of the meeting.

We hope that you are able to join us and we look forward to meeting you then.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anil Varma'.

Anil Varma

0203 900 2676

HARRISON  
VARMA

## Appendix IV | October 2020 Distribution Area



57 Addresses, October 2020, December 2020

## Appendix V | November 2020 Invitation to Second Residents Meeting

HARRISON  
VARMA

0203 900 3676

[mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk)[www.mansfieldbowlingclub.info](http://www.mansfieldbowlingclub.info)

Wednesday, 18 November 2020

Dear Neighbour,

I am writing to you with an update regarding the future of the former Mansfield Bowling Club site.

On November 10<sup>th</sup>, we met with over 35 immediate neighbours from Regency Lawn, Croftdown Road, York Rise, Laurier Road, and Dartmouth Park Avenue, in a video conference session that detailed our very early thoughts on the context of the site and included a Q&A.

We are very pleased with the well mannered and considered discussion that took place and would like to again extend our thanks to all who participated. The session has given us plenty of insight and food for thought regarding residents' priorities and concerns for this development.

Next, we would like to invite you to a second residents meeting at 17:30 on Thursday 26<sup>th</sup> November. This will again take place via Microsoft Teams, and will include a wider audience to incorporate residents of nearby roads as well as representatives of local community groups.

If you would like to attend this meeting, we ask that you please register your interest by emailing [mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk). A link to join the meeting will then be circulated to all attendees 24 hours prior to the commencement of the meeting.

Should you require anything else in the meantime, please don't hesitate to get in touch. A report of our first residents meeting will soon be available on our website [www.mansfieldbowlingclub.info](http://www.mansfieldbowlingclub.info).

We hope that you are able to join us and we look forward to seeing you then.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anil Varma'.

Anil Varma

HARRISON  
VARMA

## Appendix VI | November 2020 Distribution Area



103 Addresses, November 18th 2020, June 2020

## Appendix VII | December 2020 Letter

HARRISON  
VARMA

0203 900 3676

mansfieldbowlingclub@kandaconsulting.co.uk

www.mansfieldbowlingclub.info

Friday, 18 December 2020

Dear Neighbour,

I hope you and your family are well. Writing with an update regarding the proposed redevelopment of the former Mansfield Bowling Club site.

**Survey**

Following constructive video conference meetings with local residents on November 10th and 26th, we'd like to invite you to participate in a first survey of Mansfield Bowling Club residents.

This is about understanding opinion, not formalising any decisions. There will be plenty of further opportunities to feedback on the plans as they progress.

You can find the survey, as well as reports and copies of the presentations given at both meetings, on our dedicated project website: [www.mansfieldbowlingclub.info](http://www.mansfieldbowlingclub.info)

**Clearance Works**

You will note that we have recently completed works to clear the site of debris and overgrowth. We will soon be planting annuals and colourful meadow mix which we hope will give residents great pleasure in the late spring and summer.

At the request of residents, we have employed a vermin control contractor to reduce rat infestation. The company will attend monthly to carry out this work.

As a result of the works, several issues have come to our attention:

- As an ongoing construction site, health and safety considerations are paramount to us. The site as a whole and clay tennis courts themselves should be considered unsafe and therefore inaccessible. We are still in the process of understanding the permutations of meanwhile uses and will let you know any future options as soon as we can. So please bear with us and avoid entering the site until proper health & safety measures have been put in place.

HARRISON  
VARMA



Appendix VIII | December 2020 Distribution Area



103 Addresses, November 2020

## Appendix IX | May 2021 Laurier Road &amp; York Rise Letter

HARRISON  
VARMA

0203 900 3676

[mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk)[www.mansfieldbowlingclub.info](http://www.mansfieldbowlingclub.info)

14.05.2021

Dear Neighbour,

I am writing to you with an update regarding the future of the former Mansfield Bowling Club site.

I appreciate it has been a while since we last spoke. Please be assured that the project team and I have been busy working behind the scenes on the finer details of the plans in line with comments from local residents.

In December, we wrote to you advertising an online survey, and we have been really pleased with both the level of engagement and response to the ideas that have been put forward. There is clearly a pragmatic attitude and willingness to engage from residents that we really appreciate.

I am also delighted to announce that architects DSDHA will be joining the team as a result of a competition that featured local residents and architects on the decision making panel.

Next, we would like to present a couple of updated scheme ideas to our immediate neighbours in Laurier Road & York Rise. We're meeting with neighbouring roads separately to begin with, so that we may better understand individual feedback, before opening up wider engagement on the proposals with all local residents.

We would like to invite you to join us at 18:00 on Monday 24th May for a virtual meeting via Microsoft Teams. If you would like to attend this meeting, we ask that you please register your interest by emailing [mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk).

Please state that it is the 24th May or Laurier Road & York Rise meeting you wish to attend. A link to join the meeting will then be circulated to all attendees prior to the commencement of the meeting. We hope that you are able to join us and we look forward to seeing you then.

Sincerely,

Handwritten signature of Anil Varma in black ink.

Anil Varma

0203 900 2676

HARRISON  
VARMA



## Appendix X | May 2021 Laurier Road &amp; York Rise Distribution Area



42 Addresses, 14th May 2021

## Appendix XI | May 2021 Dartmouth Park Road Letter

HARRISON  
VARMA

0203 900 3676

[mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk)[www.mansfieldbowlingclub.info](http://www.mansfieldbowlingclub.info)

14.05.2021

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I am also delighted to announce that architects DSDHA will be joining the team as a result of a competition that featured local residents and architects on the decision making panel.

Next, we would like to present a couple of updated scheme ideas to our immediate neighbours in Dartmouth Park Avenue. We're meeting with neighbouring roads separately to begin with, so that we may better understand individual feedback, before opening up wider engagement on the proposals with all local residents.

We would like to invite you to join us at 18:00 on Wednesday 26th May for a virtual meeting via Microsoft Teams. If you would like to attend this meeting, we ask that you please register your interest by emailing [mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk).

Please state that it is the 26th May or Dartmouth Park Avenue meeting you wish to attend. A link to join the meeting will then be circulated to all attendees prior to the commencement of the meeting. We hope that you are able to join us and we look forward to seeing you then.

Sincerely,

Handwritten signature of Anil Varma in black ink.

Anil Varma

0203 900 2676

HARRISON  
VARMA

## Appendix XII | May 2021 Distribution Area Dartmouth Park Road



15 Addresses, 14th May 2021

## Appendix XIII | June 2022 Letter

HARRISON  
VARMA

0203 900 3676

mansfieldbowlingclub@kandaconsulting.co.uk

www.mansfieldbowlingclub.info

Tuesday, 21 June 2022

Dear Neighbour,

**RE: Proposed Redevelopment of the former Mansfield Bowling Club**

I hope you are well. I am writing to you with updated plans for the proposed redevelopment of the former Mansfield Bowling Club.

Thank you to all residents who have taken an interest, supported, and fed back on plans for the future of the former Mansfield Bowling Club so far.

Over these past years, working with residents, stakeholders, and the London Borough of Camden to secure the best future for the site has always been our top priority.

As we all understand, this is a complicated site possessing a unique history with competing local aspirations and concerns.

Having listened to the thoughts of all local residents, we have drawn up plans for a care home facility which will provide:

- A community garden, orchard, and allotment space
- Children's play area and rain garden
- Arrival and drop-off space accessed via Croftdown Road
- A tranquillity garden and seating area
- A separate residents' courtyard nestled within the buildings
- Three tennis courts for community use
- A tennis pavilion to support the site's history of sporting use
- A sustainable build utilising solar panels, increased energy efficiency, and better biodiversity

Details of the plans can be found on the project website, [www.mansfieldbowlingclub.info](http://www.mansfieldbowlingclub.info), or you can scan the QR code at the end of this letter to take you straight to the website.

HARRISON  
VARMA

Appendix XIV | June 2022 Distribution Area



103 Addresses, June 21<sup>st</sup> 2022

## Appendix XV | Consultation Website

# MANSFIELD BOWLING CLUB CONSULTATION

Welcome to Harrison Varma's dedicated consultation website for the proposed redevelopment of Mansfield Bowling Club.

## WELCOME

We completed the purchase of the former Mansfield Bowling Club site with a view of submitting a fresh planning application that is more in line with the aspirations of the local community.

Since then, we have consulted local residents on their priorities and concerns regarding the site's future development and provided updates on the designs as they have progressed through winter 2020 and spring 2021.

### Have Your Say

Together with Wolff Architects and Andy Sturgeon Design, we are pleased to present our proposed scheme that we hope to submit to the London Borough of Camden soon.

These proposals take feedback into account from all local residents, and will provide a care home facility which includes:

- A community garden, orchard, and allotment space
- Children's play area and rain garden
- Arrival and drop-off space accessed via Croftdown Road
- A tranquillity garden and seating area
- A separate residents' courtyard nestled within the buildings
- Three tennis courts for community use
- A tennis pavilion to support the site's history of sporting use
- A sustainable build utilising solar panels, increased energy efficiency, and better biodiversity

You can find a presentation of the scheme [here](#).

Please feel free to email any feedback to: [mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk)

### Previous Consultation

We hosted our first residents' meeting with immediate neighbours of the site on Tuesday 10th November. Thank you to those that participated. A brief report on the evening can be found [here](#) and a copy of the presentation given by the project team on the night [here](#).

A second meeting with a broader group of residents and community groups was held on Thursday 26th November. The report can be found [here](#) and a copy of the presentation [here](#).

A survey of residents was held in December 2020.


Sessions with local residents and community groups were held in spring 2021 – a copy of the presentation can be found [here](#) – before the project team began detailed design work on the care home facility scheme that we hope to submit to the London Borough of Camden soon.

A letter to residents dated June 2022, detailing the updated plans, can be found [here](#)

- Three tennis courts for community use

#### SIGN UP TO OUR MAILING LIST!

Sign up to get up-to-date news about the project.



#### GET IN TOUCH!

If you have any questions about the project, please get in touch.

### MANSFIELD BOWLING CLUB

Dedicated project website for the proposed redevelopment of Mansfield Bowling Club, London Borough of Camden.

#### Contact Details

Phone:  
020 3900 3676

Email:  
[mansfieldbowlingclub@kandaconsulting.co.uk](mailto:mansfieldbowlingclub@kandaconsulting.co.uk)

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