

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date: 25<sup>th</sup> January 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
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**Ward:** Edmonton  
Green

**Application Number :** LBE/10/0033

**Category:** Minor

**LOCATION:** Craig Park Youth Centre, Lawrence Road, London, N18 2HN

**PROPOSAL:** Part 2-storey, part 3-storey extension to south elevation involving demolition of a single storey building and refurbishment of external facade involving new recessed windows, translucent polycarbonate covering to external walls at first and second floor level and new boundary fence.

**Applicant Name & Address:**

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LBE Property Services,  
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Enfield,  
EN1 3XB

**Agent Name & Address:**

Peter Morris  
Curl la Tourelle Architects,  
80, Lambie Street,  
London,  
NW5 4AB

**RECOMMENDATION:**

That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.

## **1 Site and Surroundings**

- 1.1 The site comprises the Craig Park Youth Centre at the corner of Lawrence and Baxter Road. Adjacent to the south is Craig Park Recreation Ground, to the west is St. Mary's Church, to the north is a new block of flats and to the east behind the MUGA are 2-storey houses.
- 1.2 The site lies within a designated Flood Zone (2).

## **2 Proposal**

- 2.1 Permission is sought for a 2-storey extension of the southern elevation towards the Park facilitated by the demolition of a single storey element of the building. A 6m high tower structure will be constructed on the roof. The external façade to the entire building would be renovated.
- 2.2 The works facilitate a 273sqm extension to the facility to provide a more flexible layout and space to provide nursery services to young children.

## **3 Relevant Planning Decisions**

- 3.1 None relevant.

## **4 Consultations**

### 4.1 Statutory and non-statutory consultees

- 4.1.1 Traffic and Transport raise no objections subject to conditions
- 4.1.2 Environment Agency advise that due to the low flood risk that the Council are able to determine the application based on the Flood Risk Standing Advice.

### 4.2 Public

- 4.2.1 Consultation letters have been sent to 50 neighbouring properties and a Notice was erected on a lamp post nearby to the site. No objections have been received.

## **5 Relevant Policy**

### 5.1 Local Development Framework

- 5.1.1 The Enfield Plan –Core Strategy was adopted on 10<sup>th</sup> November 2010. The following policies from this document are of relevance to the consideration of this application:

CP9	Supporting community cohesion
CP20-21	Sustainable Development
CP28	Managing flood risk through development

CP30	Maintaining and improving the quality of the built and open environment
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### 5.2 Unitary Development Plan

5.2.1 After the adoption of the Core Strategy, a number of UDP policies are retained as material considerations pending the emergence of new and updates policies and development standards within the Development Management Document. The following are of relevance

(II)CS2	Community services and the effective use of land
(II)CS3	Facilities provided in the optimum location
(II)GD3	Aesthetic and functional design
(II)GD6	Traffic generation
(II)GD8	Access and servicing

### 5.3 London Plan

2A.1	Sustainability criteria
3A.18	Protection and enhancement of community infrastructure and community facilities
3C.17	Tackling congestion and reducing traffic
3C.23	Parking strategy
3D.13	Children and young people's play and informal recreation strategies
4A.1-4A.9	Renewable Energy
4B.1	Design principles for a compact city
4B.8	Respect local context and communities

### 5.4 Other Material Considerations

PPS1	Delivering sustainable development
PPG13	Transport
PPG23	Planning for open space, sport and recreation

## 6 **Analysis**

### 6.1 Impact on character and appearance of the area

6.1.1 The proposal involves a two-storey extension of the existing building to the south towards the park together with the renovation to the existing building along with new fenestration and 6m tower structure on the roof which will be used as an internal climbing frame. It is proposed that in the future a lighting scheme projected onto the tower structure will highlight the Centre as a focal point of the community

6.1.2 The proposed building will have a mix of clear and opal translucent polycarbonate fenestration. The polycarbonate fenestration will show the silhouettes of the dancers and other users in the multi-purpose hall. The site will be enclosed by vertical metal posts without a horizontal element to allow views through and increase the Centre's 'welcoming' appearance. Low-level planting will be used to soften the appearance of this boundary enclosure. It is considered that the extension together with the renovation of Craig Park Youth Centre will enhance the appearance of the building in the street scene and bring attention to the Centre as a focal point in the community, which can potentially be further enhanced through a lighting scheme. Moreover the fenestration particularly at the corner of the park and Baxter Road as well as the relationship of the building to the Park is considered to provide natural surveillance and a sense of ownership, which hopefully make the Park a more welcoming place, particularly in the evenings.

6.1.2 The proposed tower structure will be six metres high and shaped like a funnel to a ship. It has the advantage of bringing attention to the Centre and provide a visual reference to its internal function. However there is a concern that it will appear bulky when viewed from surrounding public vantage points. It is considered that with the use of appropriate materials, it will be possible to create a multi-faceted appearance for the structure which will break up its bulk and add visual interest to the structure. Therefore subject to conditions it is considered that this element of the proposal.

6.1.3 In summary the proposal is considered to improve the appearance of the building and site, raise the profile of the community centre and enhance the character of the area.

## 6.2 Impact on Neighbours

6.2.1 There are no conditions limiting the current use of the premises as a social club. However, the extensions will result in a greater intensity of use and thus, consideration must be given to potential noise and disturbance for residential properties which abut the site or are located nearby. This effect must be balanced against the benefits of the facility to the community and the natural surveillance of the Park (which experiences some anti-social behaviour problems) that the Centre would imbue. In addition, there are no reports that the operation of the existing premises has generated any complaints from neighbours.

6.2.2 Weighing up these issues, it is considered that a condition limiting the hours of use from 09.00 to 22.00 hours Monday to Sunday with the use of the external MUGA at the rear of the site limited to 20.00 hours, would be appropriate to control the effects and attain satisfactory balance between the issues.

6.2.3 In terms of the impact of the extended and altered building on neighbouring residential amenity such as outlook and privacy, it is considered that the proposal would not have a detrimental impact, by virtue of its size and height of the proposed building, siting of fenestration and relationship to surrounding residential properties.

## 6.3 Traffic Generation

6.3.1 The site is located on a corner of Lawrence Road and Baxter Road, both local access roads. The PTAL of the site is borderline 2/1b. There are no parking restrictions adjacent to the site.

6.3.2 There are currently 21 members of staff (6 full-time and 15 part-time) and 5 to 8 staff are on-site at any one time. The number of staff is not expected to increase with this proposal. The operating hours would be: 9am to 10pm including weekends, activities for young people are presently scheduled from 7pm to 10pm (Mon-Sat). Between 9am and 12noon the Centre offers a children's nursery facility. Presently, some 50 to 70 persons visit the Centre each day, on average. This number is predicted to increase to a maximum 200 people per day. The catchment area for visitors to the centre is within postcodes N9 and N18 which are located within a two mile radius of the Centre. This suggests that visitors can walk or cycle to the Centre. Some of the staff live further afield; however, six presently live within walking distance

of the Centre. At present approximately three to four minibuses drop visitors at the Centre each day.

6.3.4 It is proposed that during the day, the Centre will provide learning and training facilities for young people who are not working or learning, as well as a community facility. In the evening and at weekends this will become a youth centre space for arts, drama, dance, sports and 'chill-out' activities. It is also proposed to use the premises for venue hire events (i.e. weddings, etc).

6.3.5 Taking these factors into account, it is considered that the highway is suitable to cope with the expected demand on the road network at this location and thus no objection is raised.

#### 6.4 Access

6.4.1 The existing access for deliveries and fire engines to the east and west of the site is to be retained. There will be a new level access to the building provided for pedestrians. All floors will be wheelchair accessible.

#### 6.5 Parking

6.5.1 Whilst the existing site does not offer any off street parking at the moment, it appears that the frontage of the site has a dropped kerb and is used for informal vehicle parking.



According to the London Plan car parking standards, *D1 – non-residential institutions* such as Day Centres should be assessed on an individual basis as part of the TA process.

6.5.2 An on-street parking survey was conducted for roads within a 300m radius of the Centre on Thursday 16th September 2010 between 8pm and 9pm. The parking survey results revealed that some 150 parking spaces were available during this one-hour period which means that there will be adequate car parking provision for staff and visitors during the week.

6.5.3 Notwithstanding the conclusions of this survey, as a one off exercise at a specific time, there is concern regarding how indicative it is during weekend periods when wedding / parties may be held. However given the on street availability identified, it is recommended that the number of visitors be restricted to a maximum of 200 for public events

6.5.4 The proposals do not include any parking for disabled. According to the London Plan developments should have a least one accessible on or off street car parking bay designated for use by disabled people, even if no general parking is provided. However, there is capacity to achieve this and thus a condition is recommended.

6.4.5 With regard to cycle parking, two surveys were conducted at the Centre. They showed that 1 out of 31 persons cycled to the Centre and that 11 persons would consider cycling as an alternative mode of travel. It is also proposed to install a covered and secure facility for 5 Sheffield cycle stands at the front of the site. This provision is acceptable and complies with TfL cycle parking standards. Furthermore, as part of the extension to the Centre, showers, changing rooms and locker facilities will be provided on-site in order to encourage both staff and visitors to travel to and from the Centre by sustainable modes.

#### 6.5. Refuse storage

6.5.1 A secure bin store is provided to the north east of the site to Local Authority size standards and within 25 metres to the main entrance.

#### 6.6. Sustainability

6.6.1 The applicant has submitted a pre-stage BREEAM assessment indicating that the scheme will meet no less than a 'very good' rating and an energy assessment indicating that the scheme will offset more than 20% of CO2-equivalent emissions from on-site renewables. Conditions are recommended requiring that these measures are implemented.

#### 6.7. Flood Risk

6.7.1 The Environment Agency has advised that the site is within an area of low flood risk and the submitted FRA indicates that the level of vulnerability of the site / use can be adequately mitigated through raised finished floor levels and registering with the Environment Agency's flood warning service. Conditions will be attached to ensure these measures and therefore it is considered that given the risk of flooding, its potential impacts can be adequately mitigated.

### **7 Conclusion**

7.1 The proposed development would be acceptable for the following reasons.

- 1 The proposal would result in improved community facilities to the benefit of community cohesion, having regard to (II)CS2 and (II)CS3 of the Unitary Development Plan and Policy 9 of the Core Strategy.
- 2 The proposed extensions, by virtue of their separation from neighbouring properties, size and design would not result in a loss of residential amenity or cause undue detriment to the character and appearance of the surrounding area, with regard to Policies (II)CS2, (II)CS3, (II)GD3 and (II)H8 of the Unitary Development Plan as well as Policies 4B.1 and 4B.8 of the London Plan and Policies CP9 and CP30 of the Core Strategy.
- 3 The proposal would not give rise to undue levels of on-street parking that would be to the detriment of the safety or free flow of highway traffic, having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development, Policies 24 and 25 of the Core Strategy and London Plan Policies 3C23 as well as PPG13.

### **8. Recommendation**

8.1 That planning permission be **GRANTED** subject to the following conditions.

- 1) Notwithstanding the submitted details, no development shall commence until such time as details of the external finishing materials including that of the tower structure and the fabric canopy facing Baxter Street are submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied.

Reason: To ensure a satisfactory appearance.

- 2) C09 Details of Hard Surfacing

- 3) Notwithstanding the submitted details, no development shall commence until such time as details of the existing and proposed floor levels are submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented thereafter.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

- 4) Notwithstanding the submitted details, no development shall commence until such time as details of the means of enclosure are submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the details before the development is occupied and maintained thereafter.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

- 5) C17 Details of Landscaping

- 6) C19 Details of Refuse Storage & Recycling Facilities

- 7) C20 Details of Fume Extraction

- 8) C22 Details of Const. Vehicle Wheel Cleaning

- 9) C25 No additional Fenestration

- 10) C26 Restriction of Use of Extension Roofs

- 11) Deliveries and collections to and from the premises shall only take place between the hours of 08.00 hours to 19.00 hours Monday to Saturday and at no other time.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

- 12) The premises shall only be open for business and working between the hours of 09.00 to 22.00 Monday to Sunday including Bank Holidays.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

- 13) Between the hours of 20.00 to 22.00 Monday to Sunday including Bank Holidays, the external areas of the site, including the area described as 'Existing MUGA' marked on drwg number: 888 P 14, shall only be used for access, egress and for emergencies and not for any other purpose.

Reason: To safeguard the amenities of neighbouring residential occupiers.

- 14) C41 Details of External Lighting

- 15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, the premises shall only be used for the purposes of a community youth centre and for no other purpose.

Reason: In the interests of highway safety, residential amenity and providing sufficient facilities for the Borough's young people.

- 16) The development shall not be occupied until plans showing at least one disabled bay, off-street or on-street, have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented thereafter.

Reason: In the interests of disabled visitors and highway safety.

- 17) The development shall not be occupied until the redundant point of access to the north of the site has been closed and the footway reinstated.

Reason: To confine vehicle movements to the permitted points of access, to enable additional kerb-side parking to the roadway and to improve the condition of the adjacent footway.

- 18) The number of non-staff occupiers of the site shall not exceed 200 at any time.

Reason: In the interest of highway safety and neighbouring occupiers' amenities.



- 19) The development shall not be occupied until junction protection markings have been introduced at the junctions of Lawrence Road/Argyle Road/Baxter Road

Reason: In the interests of highway safety.

- 20) Prior to occupation of the development, hereby approved, the manager of the Youth Centre shall sign up to the Environment Agency's Flood Warning Service. As long as the Youth Centre operates it shall continue to use this service or its successor(s).

Reason: In the interests of mitigating the impact of potential flooding.

- 21) The finished floor levels of the ground floor of the development hereby approved shall be at least 300mm above the level of the highway.

Reason: To prevent overland flows from the sewers entering the building.

- 22) The energy efficiency measures and on-site renewable provision identified in the 'Energy Assessment' shall be implemented in accordance with those details submitted prior to occupation and maintained thereafter. Before the development is first occupied, the developer shall submit to the Local Planning Authority for written approval a statement confirming that the development hereby approved has been so carried out.

Reason: In the interest of sustainability.

- 23) Evidence confirming that the development achieves a BRE AAM Assessment of no less than 'very good' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:

a design stage assessment, conducted by an accredited and licensed Code for Sustainable Homes Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and, a post construction assessment, conducted by an accredited and licensed Code for Sustainable Homes Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and prior to the first occupation.

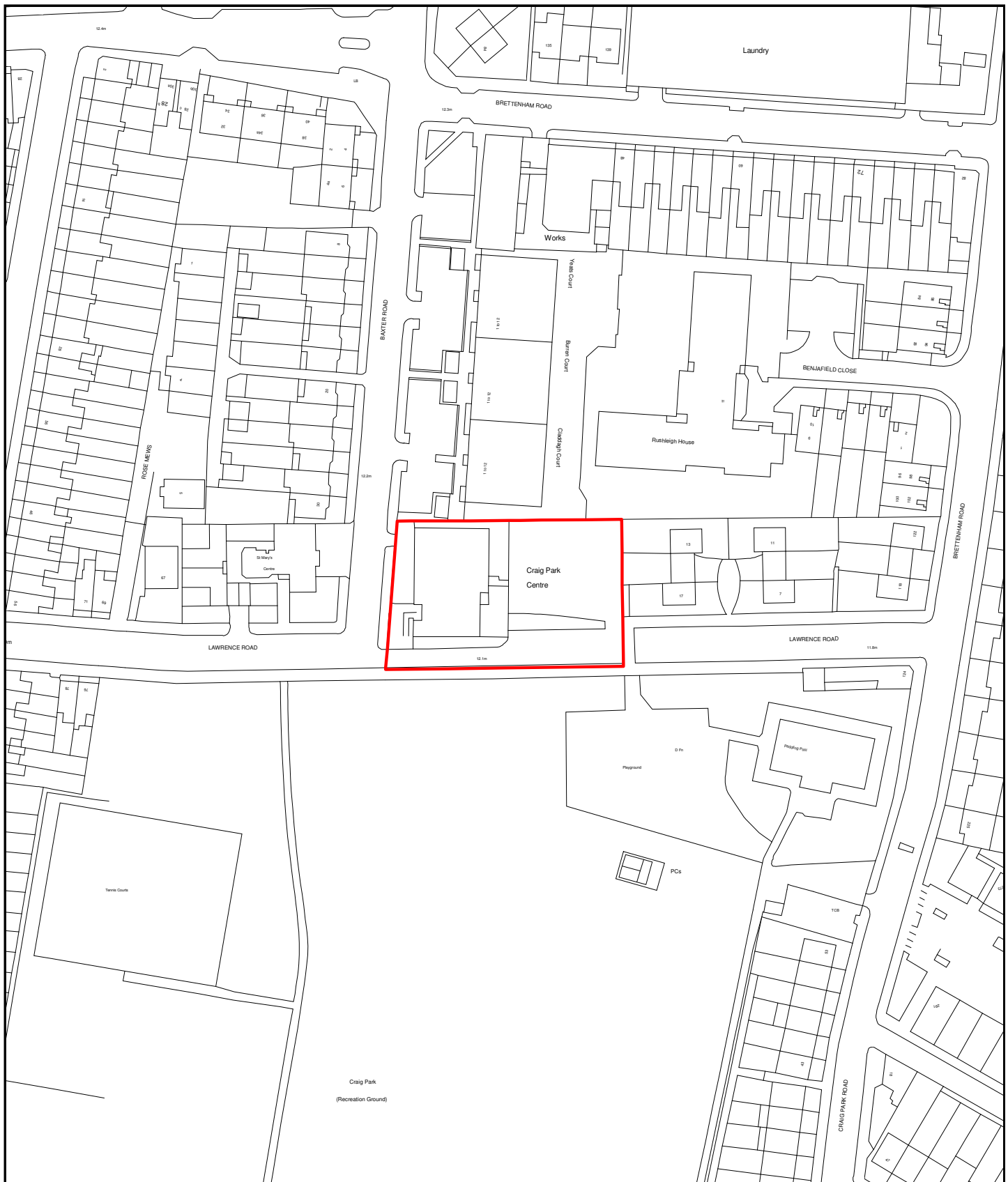
The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policies 4A.1, 4A.2, 4A.3 and 4A.9 of the London Plan as well as PPS1.

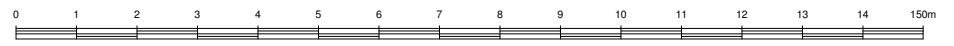
- 24) C59 Cycle parking spaces

25) C51A Time Limited Permission

Directive: All gates must open inward to prevent danger to pedestrians.



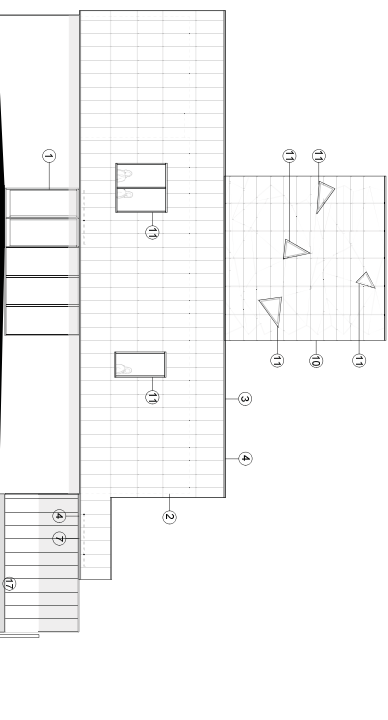
### Development Control



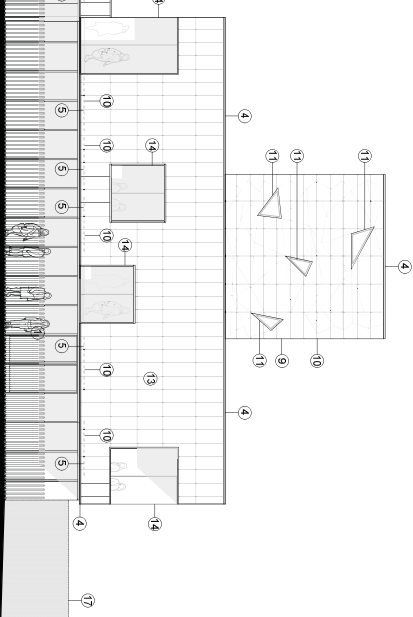
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Date of plot: 11/01/2011

1m 5m 10m 20m



PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED SOUTH STREET VIEW ELEVATION 1:200 @ A1, 1:400 @ A3

PROPOSED ELEVATIONS NORTH AND SOUTH

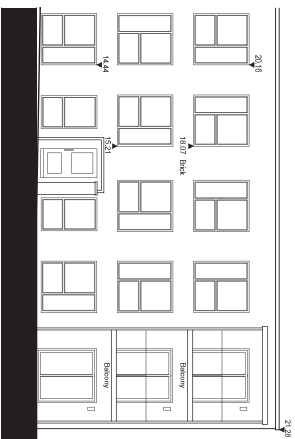
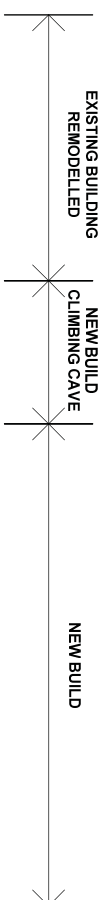
- ① FOLDING SLIDING DOUBLE GLAZED SCREEN OPENING FLOOR
- ② EXISTING BRICK WALL BEHIND OPAL TRANSLUCENT POLYCARBONATE WITH INSULATION INSIDE MEN
- ③ NEW POLYCARBONATE WALL WITH PARAFET WALL BEHIND
- ④ POWDER COATED ALUMINIUM FRAME
- ⑤ OPAL TRANSLUCENT POLYCARBONATE TO UNDERSIDE OF CANOPY WITH LIGHTING INSIDE
- ⑥ DOUBLE GLAZED OPENING WINDOWS WITH POWDER COATED ALUMINIUM FRAME
- ⑦ POLYCARBONATE CANOPY (DRAINAGE BEHIND LEANING AGAINST WALL)
- ⑧ MAINTENANCE DOORS
- ⑨ POLYCARBONATE WALL TO CLIMBING CAVE
- ⑩ BACKLIT POLYCARBONATE
- ⑪ DOUBLE GLAZED FIXED WINDOWS WITH POWDER COATED ALUMINIUM FRAME
- ⑫ OPAL TRANSLUCENT POLYCARBONATE TO LIGHTING BEHIND FIRST FLOOR OPENINGS WITH LIGHTING BEHIND
- ⑬ DOUBLE LAYER OF OPAL TRANSLUCENT POLYCARBONATE
- ⑭ WINDOW RECESSED
- ⑮ NEW WALL
- ⑯ NEAR SECONDARY FENCE ANCHORED METAL POST (WITH NO HORIZONTAL ELEMENT)
- ⑰ EXISTING WELD MESH FENCE TO MUGGA

PLANNING ISSUE

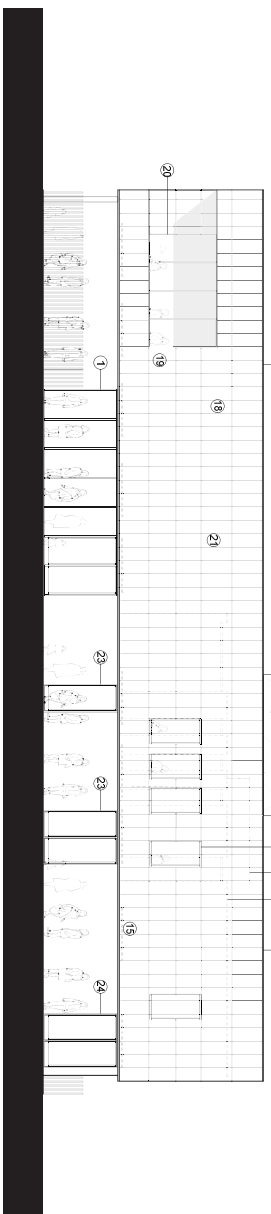
Job	Craig Park Youth Centre
Address	BAKTER ROAD EDMONTON N16 2HN
Client	CIRI - I/A TOURELLE - ARCHITECTS 80 LAMBLE STREET LONDON, NW6 4AB TEL 020 7267 0065 www.cirichitects.co.uk m.t@cirichitects.co.uk
Location	London Borough of Enfield
Scale	1:200 @ A3
Date	30.09.2010
Drawn	TQ
Issued	TQ
Checked	PM
Dwg. No.	888 P
Rev.	-

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NOTES  
Any discrepancies on this drawing with other contract documents shall be resolved immediately by the Contract Administrator or other designated person.

1m 5m 10m 20m



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

- 1 FOLDING SLIDING DOUBLE GLAZED SCREEN WITH POWDER COATED FRAME AND OPENING DOOR
- 2 NEW BINS STORE
- 3 EXISTING BRICK BOUNDARY WALL
- 4 EXISTING BRICK WALL BEHIND OPAL TRANSLUCENT POLYCARBONATE WITH INSULATION BEHIND
- 5 EXISTING WINDOW BEHIND
- 6 POLYCARBONATE FRAGMENT WALL
- 7 POWDER COATED ALUMINIUM FRAME
- 8 ROOF LIGHT BEHIND
- 9 OPAL TRANSLUCENT POLYCARBONATE TO UNDERSIDE OF CANOPY WITH LIGHTING INSIDE
- 10 DOUBLE GLAZED OPENING WINDOWS WITH POWDER COATED ALUMINIUM FRAME
- 11 POLYCARBONATE CANOPY (DRAINAGE BEHIND LEARNING ZONE WALL)
- 12 MAIN ENTRANCE DOORS
- 13 POLYCARBONATE WALL TO LEARNING ZONE
- 14 POLYCARBONATE WALL TO CLIMBING CAVE
- 15 BACKLIT POLYCARBONATE
- 16 DOUBLE GLAZED FIXED WINDOWS WITH POWDER COATED ALUMINIUM FRAME
- 17 OPAL TRANSLUCENT POLYCARBONATE TO UNDERSIDE OF FIRST FLOOR OVERHANG WITH LIGHTING BEHIND
- 18 OPAL TRANSLUCENT POLYCARBONATE WITH NEW BUILD WALL BEHIND
- 19 DOUBLE LAYER OF OPAL TRANSLUCENT POLYCARBONATE
- 20 WINDOW RECESSED
- 21 NEW WALL
- 22 NEW BOUNDARY FENCE (100X60X1500mm) YELLOW ANODISED POST WITH NO HORIZONTAL ELEMENT
- 23 DOUBLE GLAZED DOOR WITH POWDER COATED FRAME
- 24 SOLID POWDER COATED DOOR

PLANNING ISSUE

Rev	Date	By	Comment	Checked

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 Crag Park Youth Centre  
 London Borough of Enfield

Drawing Title: PROPOSED EAST AND WEST ELEVATIONS  
 1:200/4000@A3  
 1:100/200@A1

Date	Drawn	Issued	Checked
30.09.2010	TQ	TQ	PM

Dwg. No.	Rev
888 P	10

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PROPOSED ELEVATIONS EAST AND WEST



# PROPOSED GROUND FLOOR SITE PLAN



Job	Crags Park Youth Centre
Client	EMXONION NI824N
Location	London/Borough of Enfield
Architect	CURL & LA TOURELLE ARCHITECTS 80 LAMBLE STREET LONDON N16 5AB TEL 020 7267 0065 FAX 020 7284 0860 www.architects.co.uk email@architects.co.uk
Drawn	30.09.2010
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Scale	1:100 @ A1
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Rev	07