

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 29th March 2011

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Andy Higham Tel: 020 8379 3848
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Ward: Edmonton
Green

Application Number : LBE/11/0002

Category: Other Development

LOCATION: GREEN TOWERS HALL, PLEVNA ROAD, LONDON, N9 0BU

PROPOSAL: Refurbishment of existing Community Centre involving part demolition at side and erection of 2-storey side extension, single storey projecting extension to elevation facing Plevna Road with balcony over and new elevated roof above, infil extension to existing undercroft at ground floor, re-cladding of all elevations, replacement windows and a new roof.

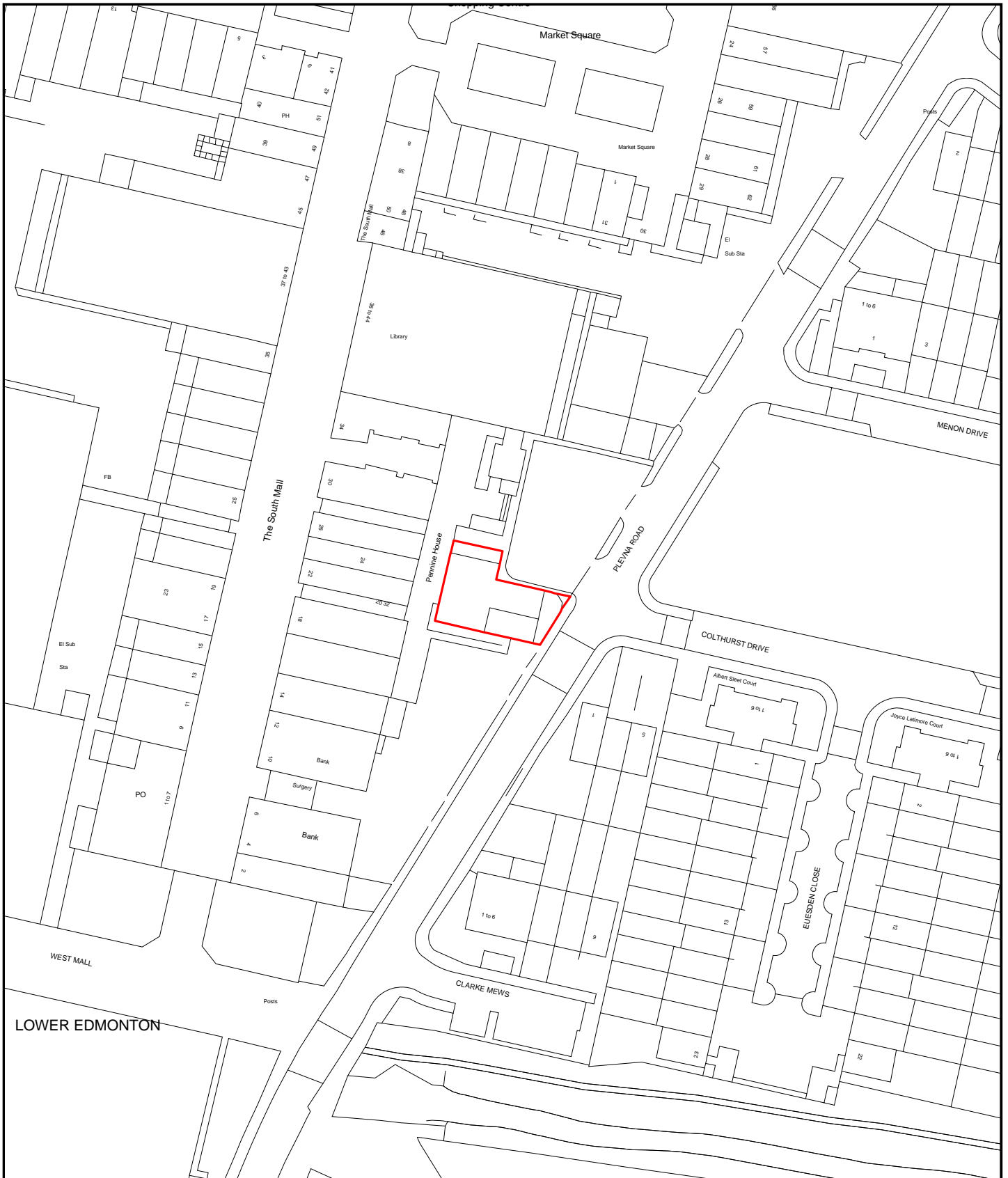
Applicant Name & Address:

Anne Crowne,
Enfield Council
THOMAS HARDY HOUSE,
39, LONDON ROAD,
ENFIELD,
EN2 6DS

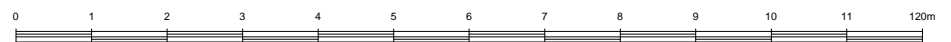
Agent Name & Address:

Chris Evelyn-Rahr, Baily Garner
146-148, Eltham Hill
Eltham
London
SE9 5DY

RECOMMENDATION: That Planning Permission is deemed to be **GRANTED** in accordance with Regulation 3 of the Town and Country General Regulations 1992, subject to conditions.



Development Control



Scale - 1:1001
Time of plot: 11:55

Date of plot: 15/03/2011

1. Site and Surroundings

- 1.1 Green Towers Community Centre is situated on Plevna Road, directly to the south of Edmonton Green Shopping Centre. The building is a brick built flat roofed two storey building constructed in the early 1970's as part of the Edmonton Green shopping centre to provide a community facility. The Community Centre is currently in need of refurbishment and updating.
- 1.2 The Community Centre is flanked on either side by car parking and service yard areas accessed from Plevna Road. The centre is overlooked by Pennine House: a 23 storey Tower Block. On the opposite of Plevna Road there is residential development which fronts onto Colthurst Drive. There is no dedicated parking provision associated with the Community Centre.

2. Proposal

- 2.1 The proposal involves major internal and external refurbishment to the Community Centre as well as extensions to upgrade the visual appearance of the building which is part of the overall regeneration programme for Edmonton Green. The objective is to raise the profile and presence of the Community Centre by improving the visual image of the building as well as maximising the amount of usable community space and hopefully attract new users to the Centre, including the local business community. The proposals will help to revitalise the identity of the centre and create a modern 21st Century Community facility fit for purpose.
- 2.2 In more detail, the proposal involves a part single storey / part two storey extension to the Plevna Road frontage incorporating a new "feature" balcony area across the entire frontage. It is also proposed to enclose the ground floor undercroft area to provide a reception/ staff area as well as a new relocated main entrance to the building accessed from Plevna Road. A new two storey side extension will provide a toilet area as well as staircase and lift at ground floor with kitchen area and lift.
- 2.3 To improve the appearance, extensive cladding and fenestration to all external elevations of the building including steel cladding and colour render to the building is proposed to completely transform the external elevations. The main feature will be the removal of the existing flat roof and its replacement with a new, steel mono pitch roof design with expressive overhanging eaves to front, the increased elevated part of the roof being on the section of the building closest to Plevna Road.
- 2.4 The internal remodelling of the centre to maximise the amount of usable, flexible community space through internal reconfiguration. At ground floor there would be two activity rooms a conference room, main foyer, staff reception area as well as toilets, at first floor a large hall area, store, kitchen and wc. An existing external steel metal ramp on the side flank elevation of the building is also removed.

3. Relevant Planning Decisions

- 3.1. There is no recent planning history relating to Green Towers Community Centre.

4. Consultations

4.1 Statutory and non statutory consultees

- 4.1.1 Any replies will be reported at the meeting

4.2 Public

- 4.2.1 Consultation letters were sent to 62 neighbouring properties. In addition 6 site notices were posted. Any responses received will be reported at the meeting.

5. Relevant Policy

5.1 Local Development Framework

- 5.1.1 At the meeting of the full Council on 10th November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance

CP 17 Town Centres

CP 20 Sustainable energy use and energy Infrastructure

CP 30 Maintaining and improving the quality of the built environment

CP 39 Edmonton

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 updated policies and development standards within the Development Management Document.

(II)GD3 Character and Design

(II)GD6 Traffic Generation

(II)GD8 Site Access and Servicing

(II) H8 Privacy

(II) CS1 Community Services

(II) CS3 Community services represent Efficient and Effective use of land

5.3 London Plan

2A.1 Sustainability Criteria

4B.8 Respect local context and communities

3A.18 Protection and enhancement of social infrastructure and community facilities

3C.23 Parking Strategy

4B.5 Creating an Inclusive environment

4B.6 Safety, security

5.4 Other Material Considerations

PPS1 Sustainable Development
PPG13 Transport

6. Analysis

6.1 Principle

6.1.1 The use of the building as a Community Centre is long established and thus, there is no objection in principle, to the proposals. Moreover, the new external alterations, internal reconfiguration and general refurbishment of the building offers an opportunity to provide a modern community facility that is more able to meet the needs of the local community whilst also supporting the wider regeneration programme and environmental improvement for Edmonton Green. Accordingly, the proposal is considered to be consistent with Policies CP30 and CP39 of the Core Strategy, as well as Policies (II) CS1 and (II) CS3 of the UDP and Policy 3A.18 of the London Plan.

6.2.1 Impact on Character of Surrounding area

6.2.1 The new external alterations as well as the proposed extensions, new balcony and new roof would provide a modern dynamic building which would significantly improve the appearance of the existing building and this part of Plevna Road. The increase in height and scale at the front of the centre, along with features of the new balcony and overhanging eaves, helps to create interest within the street scene and would enhance the visual presence of the centre within the community.

6.2.2 In terms of appearance, the proposal involves a palette of new modern materials including profiled, light grey polyester powder coated steel cladding, green render, new enlarged dark grey aluminium window fenestration (which would provide significant amounts of light into the building), as well as new elevated roof, steel balcony with glass balustrade.

6.2.3 It is considered that the overall design and appearance of the building with extensions and alterations would result in a 21st Century modern community building which would enhance and improve the appearance of the area and would help to provide an important catalyst for uplifting in the area. This would be consistent with Policy (II) GD3 of the UDP and Policy CP30 of the Core strategy.

6.2.2 Impact on Neighbouring properties

6.3.1 With reference to the proposed two storey side extension, its siting and height would place it below residential balconies of properties in Pennine House. Consequently, although it would not adversely impact on their residential amenities in terms of loss of light or view, it is acknowledged disturbance from noise could be a consideration. However, it must be recognised that the existing centre would generate a certain level of activity and with it; a degree of noise and disturbance would already be associated with its use. It is not considered that the proposals would significantly increase this level of noise and disturbance, given its town centre location, sufficient to challenge the acceptability of the overall proposals. Moreover, a condition is recommended restricting the opening times of the Centre beyond 11pm

- 6.3.2 With regard to the new roof, the elevated part at its closest point is 15m away and at its furthest point approx 28m away from residential properties in Pennine House. The overall maximum height of the elevated section of the roof is 10.4m at its highest point. It is therefore considered that there is adequate separation between the new elevated roof and properties in Pennine House so as not to adversely impact on their residential amenity in terms of loss of light.
- 6.3.3 Furthermore it is considered that the elevated section of the new roof, new first floor steel balcony area and front extension facing Plevna Road would adversely impact on the residential amenities of these properties on the opposite side of Plevna Road in terms of a loss of outlook, privacy or result in any significant degrees of overlooking.
- 6.3.4 The proposed conversion of the undercroft area of the building to a reception and staff room with new main entrance of Plevna Road would have no adverse impact on the residential amenities of immediate adjoining neighbours.

6.4 Parking and Access

- 6.4.1 The existing Community Centre has no dedicated car parking provision and no access to parking or servicing on either side. As such there is no opportunity to provide additional car parking for the centre. Whilst the purpose of the proposals is to encourage more users to visit the centre, the increase in new floor area is not significant. Accordingly the maximum number of users at any given time would also not significantly increase and it is considered that the facility is likely only to attract visitors from surrounding neighbourhoods, which is well served by public transport with the train and bus station within easy walking distance consistent with a PTAL of 4.
- 6.4.2 There are car parks associated with the Edmonton Shopping Centre. These could be utilised and this is not unreasonable given their relatively close proximity and this is felt sufficient to address any addition pressures.
- 6.4.3 Whilst the proposals do not include any disabled parking, the applicant has agreed to cover the costs of amending the existing loading restrictions on Plevna Road to enable blue badge permit holders to park just outside the main entrance. In addition a sign strategy to help improve pedestrian travel to the centre is also to be imposed to help encourage the use of sustainable modes of transport. Accordingly, it is considered that the proposal would not lead to any significant increase in on street parking.
- 6.4.3 An area to the south of the main entrance of the building has been designated for cycle parking providing for 8 cycle stands, which would be close to the main entrance and capable of being well supervised from the windows of the office area. This level of provision and general arrangement is considered acceptable.

7. **Conclusion**

- 7.1 The proposed refurbishment and external alterations to Green Towers Community Centre would result in a building and facility that would significantly enhance the amenities and environmental quality of the area

whilst also supporting the wider regeneration of Edmonton Green.
Accordingly the proposal is considered acceptable for the following reasons

1. The proposed new extensions, new roof, balcony, external and internal alterations to the Community Centre having regard to its design, overall external appearance would enhance the appearance of the community centre and street scene as well as improving community facilities for residents helping contributing the wider regeneration of Edmonton Green having regard to Policies (II) GD3, (II) CS1, (II)CS3 of the UDP as well as Core Policy 30 and Core Policy 39 of the Core Strategy as well as having regard to London Plan Policies 4B.8 and3A.18 of the London Plan.
2. The proposed new extensions, new roof, balcony and external alterations to the community centre would by virtue of their size, siting, design and appearance would not adversely impact on the residential amenities of surrounding residents having regard to policies (II) H8 of the UDP as well as having regard to Core Policy CP 30 of the Core Strategy.
3. The proposed improvements to the Community Centre with reference to the suggested Conditions would not lead to any significant increase in noise and disturbance detrimental to the amenities of neighbouring properties having regard to Policy CP 30 of the adopted Core Strategy and Policy GD3 of the Unitary Development Plan.
4. The proposed development, due to accessibility to public transport and nearby public car parks is unlikely to lead to an increase in on street parking adversely that would affect the free flow and safety of vehicles and pedestrians using the adjoining highways having regard to Policies (II) GD6 and (II) GD8 of the UDP as well as Policy 3C.23 of the London Plan.

8. Recommendation

8.1 That Planning Permission is deemed to be GRANTED in accordance with Regulation 3 of the Town and Country General Regulations 1992, subject to conditions:

1. C60- Approved Drawings
2. C7- Details of materials
3. C19 Refuse storage
4. Details of the design of the secured covered and lockable cycle parking facilities shall be submitted to and approved in writing by the LPA. The cycle parking facilities shall thereafter be provided and retained.

Reason: To ensure that satisfactory cycle parking facilities are provided.

5. Prior to the completion of the hereby approved works granted by this permission, details of an adequate signage strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved signage strategy shall then be implemented prior to the completion of works unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of improving pedestrian linkage encouraging sustainable modes of transport.

6. The community centre shall close at 11pm with all people off the premises by 11.30pm.

Reason: In order to help protect the residential amenities of surrounding properties from noise and disturbance.


7. Prior to the completion of the hereby approved works granted under this permission a mechanism to secure the amendment of parking controls in Plevna road to allow for the provision of adequate parking for blue badge holders shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to the completion of works unless otherwise agreed in writing by the LPA.

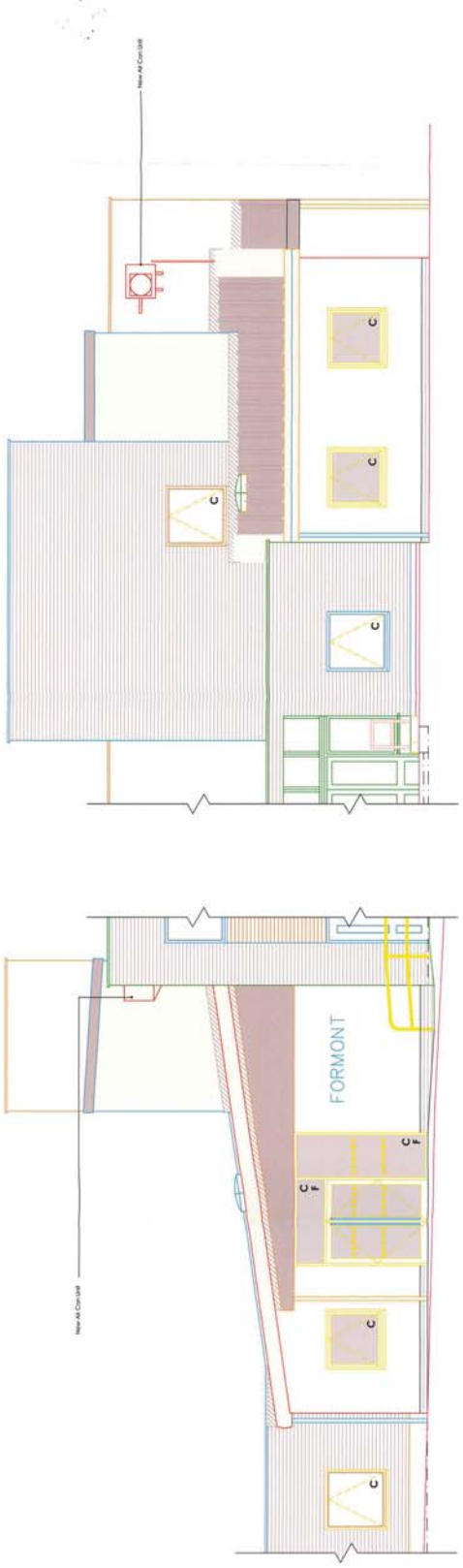
Reason: To ensure that satisfactory parking is provided for disabled visitors.

9. C9 (Details of hard surfacing) – pedestrian access

10. C51A- Time Limit

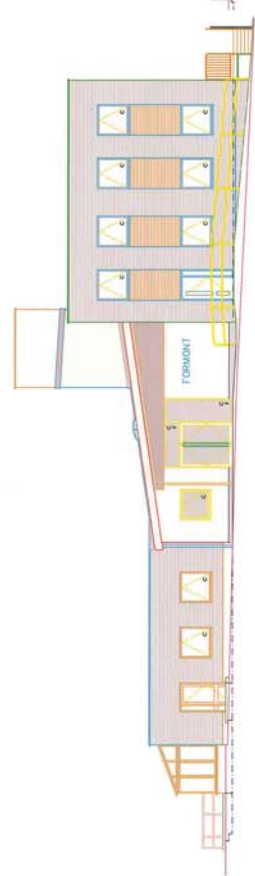
All dimensions to be indicated per the Building Code. The contractor shall be responsible for the design of any work shown on the drawings. The contractor shall be responsible for the design of any work shown on the drawings. The contractor shall be responsible for the design of any work shown on the drawings.

LEGEND:
 DO NOT SCALE
 ALL DOORS TO OPEN OUT UNLESS OTHERWISE STATED.
 ALL WINDOWS TO HAVE 100mm OPENING RESTRICTIONS, BUT FULLY OPERABLE FOR CLEANING AND MAINTENANCE.
MATERIAL KEY:-
F = FINED GLAZING
OG = OBSCURED GLAZING
C = CLEAR GLAZING
WINDOW OPERATION KEY:-

 TOP-HUNG PROJECTING FULLY REVERSIBLE FOR CLEANING

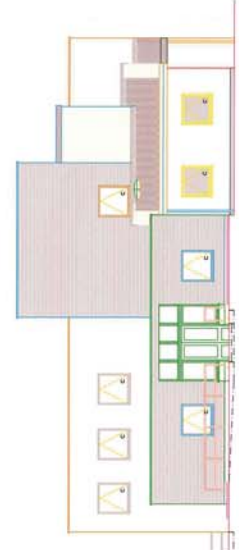


Proposed front elevation (south) Scale 1:50

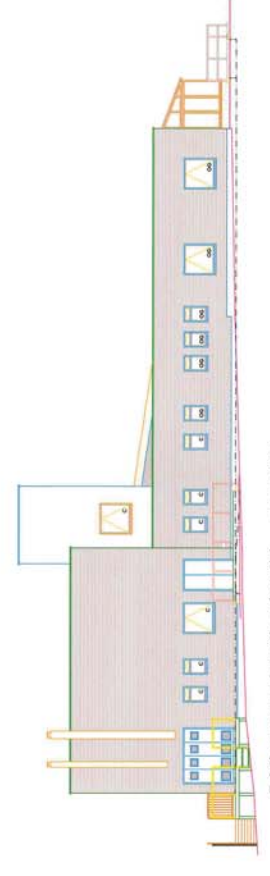
Proposed side elevation (west) Scale 1:50



Existing front elevation (south) Scale 1:100



Existing side elevation (west) Scale 1:100



Existing rear elevation (north) Scale 1:100



Existing side elevation (east) Scale 1:100

NO.	DATE	DESCRIPTION	BY	CHK



Architectural Services
 PO Box 51, Civic Centre,
 Waverley Road, Enfield, Middlesex EN1 3XB
 Tel: 020 8375 9700

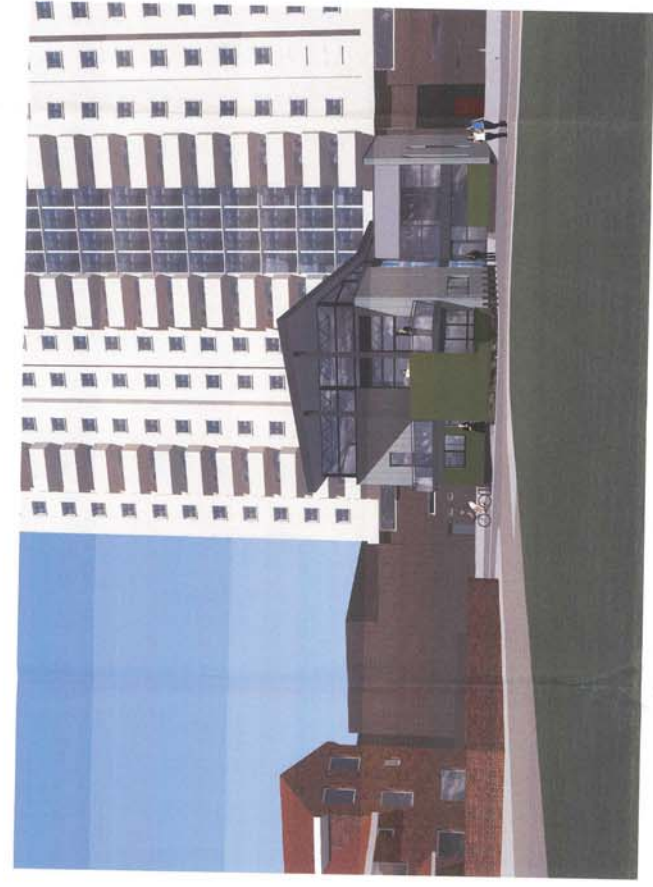
Formont
 Waverley Road
 Enfield
 Middlesex
 Drawing
 Block A
 Existing & Proposed Elevations

Client	London Borough of Enfield
Project No.	
Issue No.	
Issue Date	
Issue Description	
Author	
Checker	
Approver	
Scale	As shown / A1
Sheet No.	01
Sheet Title	Formont Center



LB/E/11/0002

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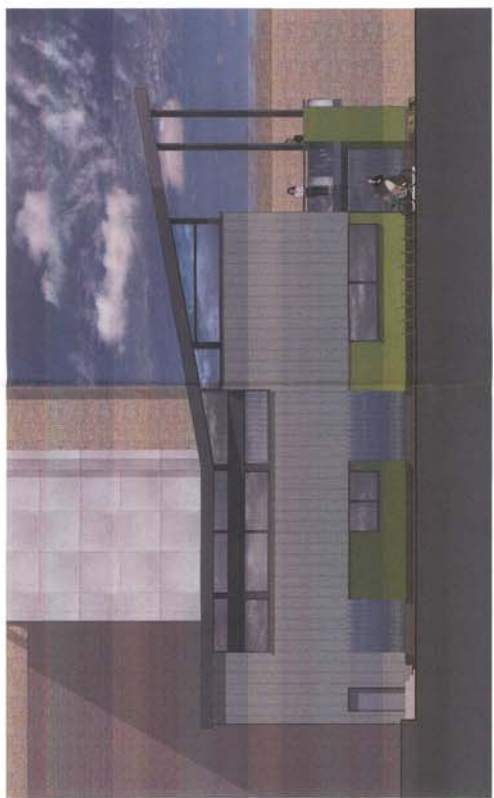
Green Towers Community Centre

Enfield Council

Project Name: Green Towers Community Centre
Location: Plevna Road, Enfield, N9 0BU
Client: Enfield Council
Date: 12/01/2011
Drawing No: 24226



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SOUTH ELEVATION



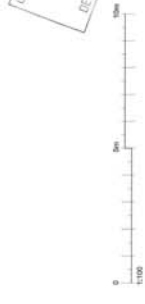
NORTH ELEVATION



PLEVNA ROAD ELEVATION



REAR ELEVATION



ENFIELD COUNCIL
- 2 FEB 2011
DEVELOPMENT SERVICES

Green Towers Community Centre

Enfield Council

PROJECT	Green Towers Community Centre
LOCATION	Plevna Road Enfield N9 0BU
DATE	11/100
SCALE	1:100
DATE	12/01/2011
NO. OF SHEETS	133
SHEET NO.	74276

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