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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Paul Davis & Partners,
178 Ebury Street,
London,
SW1W 8UP

MNW

APPLICATION NO: PP/00/02824

APPLICATION DATED: 06/12/2000

DATE ACKNOWLEDGED: 8 December 2000

APPLICATION COMPLETE: 08/12/2000

DATE TO BE DECIDED BY: 02/02/2001

SITE: West Chelsea Play Space Group, Tetcott Road, London, S.W.10

PROPOSAL: Demolition of existing children's play facility, replacement in same location with new children's play facility and multi-purpose hall.

ADDRESSES TO BE CONSULTED

- 1.
- 2. 69 LOTS RD
- 3.
- 4. 114-118 (EVEN), 132 LOTS RD
- 5. 56, 69 TETCOTT RD
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

14

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- The Environment Agency
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health
- GLA
- Govt Office for London

SP OM 11/12

Trees } 12/12 am.
PShen

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS
WEST CHELSEA PLAY SPACE GROUP
TETCOTT ROAD

POLLING DISTRICT SA

PP002824

- | | | | |
|-----|----------------------------------------------|--------|------------------------------------------------|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
								✓									

Within the line of Safeguarding of the proposed Chelsea/Hackney underground line

Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

Royal Borough of Kensington and Chelsea
 GGP Point in Polygon Search Results
 Corporate Land and Property Gazetteer

	65/69	Lots Road	SW100RN
The Ferret & Firkin	114	Lots Road	SW100RJ
	116	Lots Road	SW100RJ
Flat B	116	Lots Road	SW100RJ
Flat C	116	Lots Road	SW100RJ
Flat D	116	Lots Road	SW100RJ
	118	Lots Road	SW100RJ
1st Floor Flat	118	Lots Road	SW100RJ
2nd Floor Flat	118	Lots Road	SW100RJ
3rd Floor Flat	118	Lots Road	SW100RJ
Basement Flat	118	Lots Road	SW100RJ
Ground Floor Flat	118	Lots Road	SW100RJ
	132	Lots Road	SW100RJ
	56	Tetcott Road	SW100RN
	69	Tetcott Road	SW100SH

Total Number of Properties Found ~~15~~ 14

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02824/CaseOfficerC>

CODE SP

Room No: ---

Date: 12 December 2000

DEVELOPMENT AT:

West Chelsea Play Space Group, Tetcott Road, London, S.W.10

DEVELOPMENT:

Demolition of existing children's play facility, replacement in same location with new children's play facility and multi-purpose hall.

The above development is to be advertised under:-

NOT IN ANY OF THE USUAL CATEGORIES.

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

The Occupier
File copy
file
file

Switchboard: 020-7937-5464
Extension: 2079/2080
Direct Line: 020-7361-2079/2080

Facsimile: 020-7361-3643
Date: 11 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/00/02824/MK

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: West Chelsea Play Space Group, Tetcott Road, London, S.W.10

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

Proposal for which permission is sought

Demolition of existing children's play facility, replacement in same location with new children's play facility and multi-purpose hall.

Applicant West Chelsea Playspace Group, C/o 69 Tetcott Road, London, SW10 0SH

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

REASON FOR DELAY

CASE NO. _____

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of.....

I have been unable to pass through the case within the target period for the following reason(s) [*highlight as necessary*]

- 1) Delays due to internal Consultation
[highlight one or all]
 - (i) Design
 - (ii) Transportation
 - (iii) Policy
 - (iv) Environmental Health
 - (v) Trees
 - (vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed..... (Case Officer)



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address <i>West Chelsea Play Space Group Tetratt Road</i>	Appl. No. <i>pp/00/2824</i>	L.B. —	C.A. —	N C S <input checked="" type="checkbox"/>
Description <i>Childrens play facility building</i>	Code <i>S</i>			

This is a very attractive building which will fit well within the mixed setting of large industrial and institutional buildings.

The building has obviously been designed with wear & tear in mind and it is pleasing that the palette of materials chosen combine quality, good looks and hard wearing finishes.

The cantilivered first floor introduces more dramatic form to the upper floor. The corten steel panels & the window frames create a grid pattern accross the main street elevation which adds a further degree of texture & visual interest.

Altogether a commendable piece of design.

Approve SD 14/12/00

P.S. See Andrew Paterson - re loss of trees.

**Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations**

TP No: PP/00/2824	Address: West Chelsea Play Space Group Tetcott Road	Date Received 12.12.00	Date of Obs. 18.12.00
UDP Paras/Policies		Obj.	No obj. ***
SC5. LR2 Para 9.5.1	Development: Replacement children's play facility	HMO?	No. of Dwelling Units
			Existing Proposed
		D.C. Officer	Policy Officer MB

Comments:

Site:

Occupies a corner plot to the north-east of the Lots Road - Chelsea Harbour Drive junction

Existing Use:

The Land Use Survey classifies this adventure play ground and single storey play facility, as Use Class D2.

Planning History:

Consent was granted in 1983 for use as playground, with an extension to the existing building approved in 1990.

Proposed use:

Replacement two storey building for use as play facility and a multi-purpose hall, including the retention of the adventure play ground.

Policy Issues:

Altered UDP Policy SC5 normally permits proposals for the development of social and community facilities to meet local needs, subject to criteria (a) - (h). The proposal does not involve the loss of residential or retail space, Criteria (a, b, h); would be unlikely to have an impact on residential character, Criteria (c); would not result in the over-concentration of similar uses, Criteria (f) and would assist in ensuring a balanced provision, Criteria (g). Although the site is not well served by public transport, it is in close proximity to residential properties, in accordance with Criteria (d). However, criteria (e) requires that that there is no material increase in traffic/parking. Additional information is therefore needed on the hours of operation, the number of children to be attending and also whether the proposed expansion is necessary to continue to meet a local need, in accordance with Criteria (d) and Altered paragraph 9.5.1.

Although additional sports facilities are encouraged in the Borough by Policy LR2, more information is needed on the intended users of the proposed multi-purpose hall, to ensure that it does not result in a material increase in parking demand or congestion, in accordance with Criteria (e) of Altered Policy SC5 and Altered transport Policy TR39.

Recommendation:

No policy objection, subject to the provision of additional information to ascertain that the proposal is necessary to meet a *local* need and that there is no material impact on traffic or parking.

Phil Hughes 18.12.00

NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



**KENSINGTON
AND CHELSEA**

Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received
an application:

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents
submitted with it at:

NOTICE OF A PLANNING APPLICATION

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8
7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30
Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town
Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library,
108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write
to the Executive Director of Planning and Conservation at the Town Hall (Dept.
705) within 21 days of the date of this notice.

NOTICE OF A PLANNING APPLICATION SCHEDULE

Reference: PP/00/02824/MK

Date: ~~15/12/2000~~ 03/01/01

West Chelsea Play Space Group, Tetcott Road, London, S.W.10

laipost.

Demolition of existing children's play facility, replacement in same location with new
children's play facility and multi-purpose hall.

APPLICANT West Chelsea Playspace Group,

RBK&C TRANSPORTATION COMMENTS

PP Number: 00/2824	Address: West Chelsea Play Space Group - Tetcott Road		Date of obs: 2 Jan 2001	
Proposal: Demolition of existing children's play facility, replacement in same position with new children's play facility and multi-purpose hall.			Obj	No Obj
File Number As above	Initial Observations	√	Transportation Officer: Steve Lauder	
	Full Observations		D C Officer: MK	

Supplementary information:

Comments:

In the additional information the applicants state that all parking, loading, and unloading will be within the site boundary. However there are no designated loading or parking areas shown on their plan.

The existing use class is D2, and so far as I am aware this would not be altered as a result of this proposal.

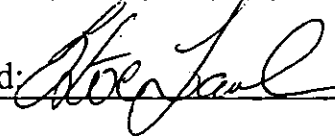
There are no standard rates of provision of off-street parking and servicing for this type of land use.

Further detailed information is required from the applicant with regard to predicted levels of parking and servicing.

I would suggest that it may be of benefit for us to meet with the applicant.

Relevant transportation policies:

Recommendation: further information required

Signed: 

TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

TOWN & COUNTRY PLANNING APPLICATION

FOR OFFICE USE ONLY

Fee £ 1710.00 PP002824

Cheque / Postal Order / Cash 000807

Receipt No. Issued 0252033

Borough Ref. **COMPLETE**
 Registered No. _____
 Date Received 8 DEC 2000

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE	To be completed by or on behalf of all applicants as far as applicable	
	FEE (where applicable)	£ 1710.00.

1. APPLICANT (in block capitals)

Name WEST CHELSEA PLAYSPACE GROUP *cb**
 Address 69 TETCOTT ROAD, LONDON SW10 0SH. (CARE OF ASHCROFTHAM COMMUNITY ASSOCIATION)
 Tel. No. 020 7352 9658

AGENT (if any) to whom correspondence should be sent

Name PAUL DAVIS & PARTNERS
 Address 178 EBURY STREET, LONDON SW1W 8UP
 Tel. No. 020 7730 1178 Ref. _____

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies WEST CHELSEA PLAYSPACE GROUP, TETCOTT RD LONDON.

(b) Site area _____

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.
DEMOLITION OF EXISTING CHILDRENS PLAY FACILITY, REPLACEMENT IN SAME LOCATION WITH NEW CHILDRENS PLAY FACILITY AND MULTI-PURPOSE HALL.

(d) State whether applicant owns or controls any adjoining land and if so, give its location. _____

(e) State whether the proposal involves:- State Yes or No

(i) New building(s) or extension(s) to existing building(s)

YES

▶ If "Yes" state gross floor area of proposed building(s). ▼

650 m²

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

RECEIVED BY PLANNING SERVICES

PLN	C	SW	SE	ENF	AO ACK
-----	---	----	----	-----	--------

- 7 DEC 2000 TP

(ii) Alterations	PLN	DES	FEES
(iii) Change of use			

NO

NO

NO

NO

▶ If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

Hectares/m²

(iv) Construction of new access to a highway } vehicular pedestrian

(v) Alteration of an existing access to a highway } vehicular pedestrian

Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

PP002824

State whether this application is for: State Yes or No

(i) Outline planning permission NO

(ii) Full planning permission YES

(iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted. NO

(iv) Consideration under Section 72 only (Industry) NO

If "Yes" strike out any of the following which are not to be determined at this stage.

- 1. Siting
- 2. Design
- 3. Landscaping
- 4. External appearance
- 5. Means of access

If "Yes" state the date and number of previous permission and identify the previous condition.

Date..... Number

The Condition

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

(i) Present use of buildings/land PLAY SPACE AND PLAYGROUND

(ii) If vacant the last previous use and period of use with relevant dates. _____

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

DRAWING 1136/PL/01 - 014

6. ADDITIONAL INFORMATION State Yes or No

(a) Is the application for non-residential development YES

If "Yes" complete PART THREE of this form (See PART THREE for exemptions)

(b) Does the application include the winning and working of minerals NO

If "Yes" complete PART FOUR of this form

(c) Does the proposed development involve the felling of any trees YES

If "Yes" state numbers and indicate precise position on plan

(d) (i) How will surface water be disposed of? TO EXISTING SEWER (PROPORTION TO BE RE-USED)

(ii) How will foul sewage be dealt with? TO EXISTING SEWER

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

(i) Walls COR-TEN STEEL CLADDING, BRICKWORK, GLAZING (SEMI-OBSCURED)

(ii) Roof SINGLE PLY ROOFING (PART) - GREEN ROOF SYSTEM (MAIN HALL)

(iii) Means of enclosure _____

We hereby apply for (strike out whichever is inapplicable)

(a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith

(b) ~~Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.~~

Signed [Signature] (FOR PDP) on behalf of WEST CHELSEA PLAY SPACE Date 6/12/00

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

CERTIFICATE A - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

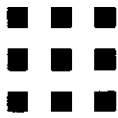
- *Strike out whichever is unapplicable.
- 1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- 2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or
- 3. *I have / the applicant has given requisite notice to every person other than *myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

(a) "Owner" means a person having freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Name and Address of Tenant

Date of Service of Notice

Signed _____ on behalf of _____ Date _____



PAUL DAVIS & PARTNERS

ARCHITECTS

THE OLD SCHOOL HOUSE
178 EBURY STREET LONDON SW1W 8UP
TEL: 020 7730 1178 FAX: 020 7730 2644
EMAIL: pdp@pdp-arch.co.uk

MLK

Ref: 1136/E.01/m

22 January 2001

Royal Borough of Kensington & Chelsea
Department of Planning
The Town Hall
Hornton Street W6 7NX

OM B. J. C. 24/1

FAO: Maresa Kingston

RT
**COPY OF PLANS
TO INFORMATION
OFFICE PLEASE**

Dear Ms Kingston

RE: WEST CHELSEA PLAY SPACE - LOTS ROAD, LONDON

Thank you for meeting us on site last week to discuss the above planning application. Following the meeting please find enclosed four copies of each of the two drawings you requested.

We undertook a survey of the rear elevation of the neighbouring residential properties and have established the approximate position of the first floor windows. I hope this is sufficient to demonstrate any day lighting issues.

If you require any further information, please do not hesitate to contact me.

Yours sincerely

David Hoggard
for Paul Davis & Partners

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SV	SE	ENF	45 ARK	
(16)		24 JAN 2001						
IO	REC	ARB	FWD PLN	CON DES	FEES			

Enc

cc. Philip Shepherd

West Chelsea Play Group

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Paul Davis & Partners
The Old School House
178 Ebury Street
London
SW1W 8UP

Switchboard: 020 7937 5464
Extension: 2275
Direct Line: 020 7361 2275
Facsimile: 020 7361 3463

8 February 2001

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCSW/RT/ Your reference:
PP/00/2824

Please ask for: Roy Thompson

Dear Mr Hoggard,

**Town and Country Planning Act 1990
West Chelsea Play Space, Tetcott Road,
Planning application PP/00/2824**

I write in respect of the above planning application, and further to a site meeting with the Council's Transportation Officer (Mr S. Lauder).

The Transportation Officer has advised me that the following additional information is required to enable him to evaluate your proposal:

- What would be the predicted levels of traffic generation from the proposed operation?
- What are the proposed hours of operation?
- What is the maximum number of people on the premises at any one time?
- Is any off street parking to be provided for visitors/users, and if so, where?

He has also requested that you should incorporate a designated off street servicing area, and commends that off street parking provision is provided.

If you require any further clarification on the above you may wish to contact Mr Lauder directly, on 020 7361 2738.

I would also advise that the Case Officer, Ms Kingston, has left the employment of the Council, and I will be progressing this case.

Yours sincerely,

Roy Thompson
Area Planning Officer
For the Executive Director, Planning and Conservation.

193prd

THE ROYAL BOROUGH - CELEBRATING 100 YEARS OF SERVICE SINCE THE GRANT OF ITS ROYAL CHARTER

1901-2001

RBK&C TRANSPORTATION COMMENTS

PP Number: 00/2824	Address: West Chelsea Play Space Group - Tetcott Road		Date of obs: 5 Feb 2001	
Proposal: Demolition of existing children's play facility, replacement in same position with new children's play facility and multi-purpose hall.			Obj	No Obj
File Number As above	Initial Observations	√	Transportation Officer: Steve Lauder	D C Officer: MK
	Full Observations			

Supplementary information:

Comments:

Further to my observations of 2 January, and subsequent site meeting with the case officer and the applicant, I have now prepared a list of questions to be addressed to the applicant.

What would be the predicted levels of traffic generation from the proposed operation?

What are the proposed hours of operation?

What is the maximum number of people on the premises at any one time?

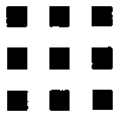
Is any off-street parking to be provided for visitors/users?

I should also confirm that the applicants are to supply a plan detailing a designated off-street servicing area, and designated off-street parking space/s.

Relevant transportation policies:

Recommendation: further information required

Signed: 



PAUL DAVIS & PARTNERS

ARCHITECTS

THE OLD SCHOOL HOUSE

178 EBURY STREET LONDON SW1W 8UP

TEL: 020 7730 1178 FAX: 020 7730 2644

EMAIL: pdp@pdp-arch.co.uk

(Handwritten notes and signatures)
Sadi
WOM
20/2

Ref: 1136/E.01/t

15th February 2001

Royal Borough of Kensington & Chelsea
Department of Planning
The Town Hall
Hornton Street W6 7NX

FAO: Roy Thompson

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SV	SE	ENF	AO ACK
20 FEB 2001							15
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mr Thompson

RE: WEST CHELSEA PLAY SPACE - LOTS ROAD, LONDON

Regarding your queries concerning transportation on the above planning application I have consulted with the client and can offer the following answers:

The play space operates between the following hours:

School Term times	Monday and Friday	3.30-7.00pm
	Tuesday – Thursday	3.30-10.00pm (including youth club)
	Saturday	10.00-4.00pm
School holidays	Monday and Friday	9.30–5.30pm
	Tuesday to Thursday	9.30-9.00pm

During these times the centre is occupied by up to 150 children, and two staff. There will be no increase in traffic load by the new building as the number of children using the proposed centre is to be the same as the number of children using the centre now. (These figures are capped by the centre's licence).

During these hours the only vehicles on site will be the cars of the centre managers, these being parked through an informal agreement on the neighbouring Ashburton Community Centre car park. The centre's minibus will at times be parked on site in a designated parking area.

Outside the above hours it is envisaged that the proposed centre may be open to provide 'hire out' facilities for 5-a-side football. The client stresses that this will be a minor function of the new facility and will be outside the normal opening hours of the centre for children. This activity will be limited to Monday, Friday and Saturday nights.

(Cont'd...)

It is envisaged that at worst this activity could lead to up to 10 cars arriving at the site at any one time. Our client is willing to provide on site parking for these cars, to take the problems off the surrounding streets.

I hope this answers your queries, and I enclose an amended site plan showing the mini bus parking bay, servicing area and car parking spaces. If you require any further information, please do not hesitate to contact me.

Yours sincerely

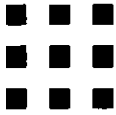


David Hoggard
for Paul Davis & Partners

Enc

cc. Steve Lauder
Philip Shepherd

RBKC Transportation Department
West Chelsea Play Group



PS
Boyle
✓OM
23/2

Ref: 1136/E.01/t

15th February 2001

Royal Borough of Kensington & Chelsea
Department of Planning
The Town Hall
Hornton Street W6 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SV	SE	ENF	AO ACK
(67) - 22 FEB 2001							
ISSUES	IO	REC	Ahb	FWD PLN	CON DES	FEES	

FAO: Roy Thompson

Dear Mr Thompson

RE: WEST CHELSEA PLAY SPACE - LOTS ROAD, LONDON

Regarding your queries concerning transportation on the above planning application I have consulted with the client and can offer the following answers:

The play space operates between the following hours:

- | | | |
|-------------------|---------------------|-------------------------------------|
| School Term times | Monday and Friday | 3.30-7.00pm |
| | Tuesday – Thursday | 3.30-10.00pm (including youth club) |
| | Saturday | 10.00-4.00pm |
| School holidays | Monday and Friday | 9.30–5.30pm |
| | Tuesday to Thursday | 9.30-9.00pm |

During these times the centre is occupied by up to 150 children, and two staff. There will be no increase in traffic load by the new building as the number of children using the proposed centre is to be the same as the number of children using the centre now. (These figures are capped by the centre’s licence).

During these hours the only vehicles on site will be the cars of the centre managers, these being parked through an informal agreement on the neighbouring Ashburton Community Centre car park. The centre’s minibus will at times be parked on site in a designated parking area.

Outside the above hours it is envisaged that the proposed centre may be open to provide ‘hire out’ facilities for 5-a-side football. The client stresses that this will be a minor function of the new facility and will be outside the normal opening hours of the centre for children. This activity will be limited to Monday, Friday and Saturday nights.

(Cont’d...)

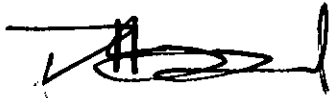
← aside or sports hire out only Mon, Fri, Sat 210pm

- will space be formal - informal ✓
- used period of site for hire out ✓ (30) or otherwise agreed
- reduce spaces to 5 + units
- limit hire out times to those specified
- hours of operation

It is envisaged that at worst this activity could lead to up to 10 cars arriving at the site at any one time. Our client is willing to provide on site parking for these cars, to take the problems off the surrounding streets.

I hope this answers your queries, and I enclose an amended site plan showing the mini bus parking bay, servicing area and car parking spaces. If you require any further information, please do not hesitate to contact me.

Yours sincerely


A handwritten signature in black ink, appearing to read 'D. Hoggard', with a stylized flourish at the end.

David Hoggard
for Paul Davis & Partners

Enc

cc. Steve Lauder
Philip Shepherd

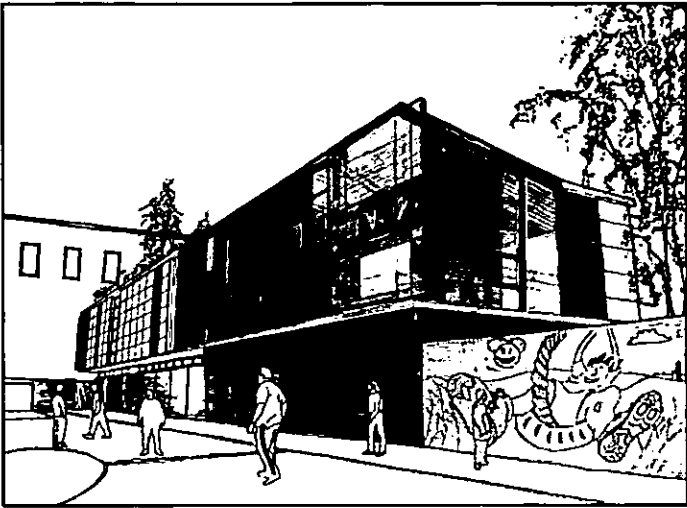
RBKC Transportation Department
West Chelsea Play Group

RBK&C TRANSPORTATION COMMENTS				
PP Number: 00/2824	Address: West Chelsea Play Space Group - Tetcott Road		Date of obs: 22 Feb 2001	
Proposal: Demolition of existing children's play facility, replacement in same position with new children's play facility and multi-purpose hall.			Obj	No Obj ✓
File Number As above	Initial Observations		Transportation Officer: Steve Lauder	D C Officer: RT
	Full Observations	✓		
Supplementary information: To be read in conjunction with my previous observations.				
<p>Comments:</p> <p>The applicants has supplied a revised plan detailing off-street parking and servicing proposals.</p> <p>These would appear to be adequate, given the nature of the proposed use, subject to the following conditions.</p> <ul style="list-style-type: none"> • The 'hire out' facilities for recreational use shall be limited to the times stated in the applicants letter of 15 February 2001 ie Monday, Friday and Saturday nights until not later than 10pm). • During 'hire-out' times the maximum number of people on the premises at any one time (including staff) shall not exceed 15. • The off-street parking spaces shall only be available during 'hire out' times, and only to persons using the facility at that time. <p>I would also ask that one of the off-street parking spaces be adapted for use by people with special mobility needs, as per figure 5.1 in the Planning Standards chapter of the adopted UDP (p 250), and that the total number of spaces be reduced from the proposed 10 spaces to 5 spaces (inc mini bus space).</p> <p>Relevant transportation policies: TR39</p> <p>Recommendation: no objection.</p> <p>Signed: </p>				

Formal / informal
no of people

West Chelsea Playspace Group

Incorporating Ashburnham Adventure Playground And Youth Club



Proposed New Building
Planning Application

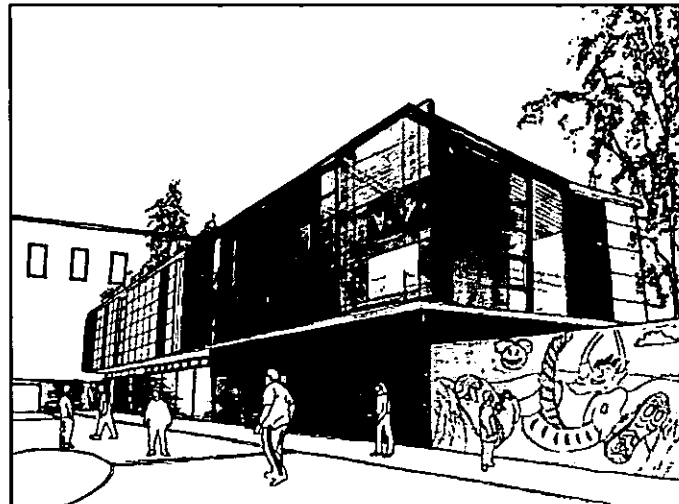
December 2000

R.B.K. & C.
TOWN PLANNING
- 7 DEC 2000
RECEIVED



West Chelsea Playspace Group
Incorporating Ashburnham Adventure Playground and Youth Club

■ ■ ■ PAUL DAVIS & PARTNERS
■ ■ ■ CHARTERED ARCHITECTS
THE OLD SCHOOL HOUSE 178 EMERY STREET LONDON SW1W 9BT TEL: 0171 730 1178 FAX: 0171 730 3844 ©



Contents

Copy of Planning forms

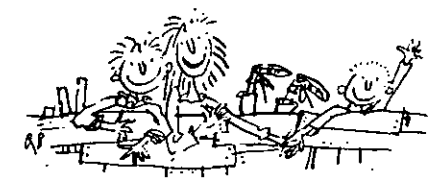
Copy of correspondence with planning department

Supportive statement

Photographs of site

Reduced copy of planning drawings

Note: copies of drawings in this report are reduced from original application drawings which were printed at A1. The various scales shown on these reduced copies are therefore half actual and should be doubled.



West Chelsea Playspace Group
Incorporating Ashburnham Adventure Playground and Youth Club

PAUL DAVIS & PARTNERS
CHARTERED ARCHITECTS
THE OLD SCHOOL HOUSE 178 EARLY STREET, LONDON SW1W 0LP TEL: 0171 730 1176 FAX: 0171 730 2844

TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee £

Cheque / Postal Order / Cash

Receipt No. Issued

Borough Ref.

Registered No.

Date Received

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE	To be completed by or on behalf of all applicants as far as applicable
FEE (where applicable)	£ 1710.00.

1. APPLICANT (in block capitals)

Name WEST CHELSEA PLAYSPACE GROUP CP*
 Address 69 TETCOTT ROAD, LONDON SW10 0SH. (CARE OF ASHBERHAM COMMUNITY ASSOCIATION)
 Tel. No. 020 7352 9658

AGENT (if any) to whom correspondence should be sent

Name PAUL DAVIS & PARTNERS
 Address 178 EBURY STREET, LONDON SW1W 8UP.
 Tel. No. 020 7730 1178 Ref.

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies
WEST CHELSEA PLAYSPACE GROUP
TETCOTT RD LONDON.

(b) Site area

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.
DEMOLITION OF EXISTING CHILDRENS PLAY FACILITY,
REPLACEMENT IN SAME LOCATION WITH NEW CHILDRENS
PLAY FACILITY AND MULTI-PURPOSE HALL.

(d) State whether applicant owns or controls any adjoining land and if so, give its location.

(e) State whether the proposal involves:- State Yes or No

(i) New building(s) or extension(s) to existing building(s) **YES** **▶** If "Yes" state gross floor area of proposed building(s). m²

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

(ii) Alterations **NO** **▶** If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

(iii) Change of use **NO**

(iv) Construction of new access to a highway } vehicular **NO**
 } pedestrian

(v) Alteration of an existing access to a highway } vehicular **NO**
 } pedestrian

Hectares/m²

Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for: State Yes or No

(i) Outline planning permission **NO** **▶**

(ii) Full planning permission **YES**

(iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted. **NO** **▶**

(iv) Consideration under Section 72 only (Industry) **NO**

If "Yes" strike out any of the following which are not to be determined at this stage.

- | | |
|----------------|------------------------|
| 1. Siting | 4. External appearance |
| 2. Design | 5. Means of access |
| 3. Landscaping | |

If "Yes" state the date and number of previous permission and identify the previous condition.

Date

Number

The Condition

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

(i) Present use of buildings/land PLAY SPACE AND PLAYGROUND.

(ii) If vacant the last previous use and period of use with relevant dates.

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

DRAWINGS 1136/PL/01 - 014

6. ADDITIONAL INFORMATION State Yes or No

(a) Is the application for non-residential development **YES** If "Yes" complete PART THREE of this form (See PART THREE for exemptions)

(b) Does the application include the winning and working of minerals **NO** If "Yes" complete PART FOUR of this form

(c) Does the proposed development involve the felling of any trees **YES (2)** **▶** If "Yes" state numbers and indicate precise position on plan

(d) (i) How will surface water be disposed of? TO EXISTING SEWER (PROPORTION TO BE RE-USED)

(ii) How will foul sewage be dealt with? TO EXISTING SEWER

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

(i) Walls COR-TEN STEEL CLADDING, BRICKWORK, GLAZING (SEMI-OBSCURD)

(ii) Roof SINGLE PLY ROOFING (PART) - GREEN ROOF SYSTEM (MAIN HALL)

(iii) Means of enclosure

We hereby apply for (strike out whichever is inapplicable)

(a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith

(b) ~~Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.~~

Signed [Signature] (FOR PDP) on behalf of WEST CHELSEA PLAYSPACE. Date

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

CERTIFICATE A - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

*Strike out whichever is unapplicable. 1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

3. *I have / the applicant has given requisite notice to every person other than *myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

(a) "Owner" means a person having freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Name and Address of Tenant

Date of Service of Notice

Signed on behalf of Date

IF 20 DAYS BEFORE MAKING THE APPLICATION YOU ARE THE ONLY OWNER OF ALL THE LAND AND HAVE SIGNED A CERTIFICATE ON PART ONE OF THE FORM THEN DO NOT COMPLETE PART TWO OF THE FORM.
For definition of 'Owner' see Notes for Applicants.

**PART TWO TOWN AND COUNTRY PLANNING ACT 1990
CERTIFICATE UNDER SECTION 66**

PLEASE READ THE NOTES FOR APPLICANTS BEFORE FILLING IN PART TWO.

CERTIFICATE B I hereby certify that:

1. I have/the applicants has* given the requisite notice to all persons, who 20 days before the date of accompanying application, were owners of any part of the land to which the application relates, viz:

Name of Owner DEPT OF EDUCATION RBKC Address RBKC TOWN HALL
HENTON ST LONDON W8 7NX Date of service of Notice 4 DEC 00

~~2. None of the land to which the application relates constitutes or forms part of an agricultural holding, or~~

~~3. I have/the applicant has* given the requisite notice to every person other than myself/himself* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:~~

Name and Address of Tenant

Date of service of Notice

Signed [Signature] on behalf of WEST CHELSEA PLAY SPACE GROUP Date 30/11/00

†See note (a) to Certificate

*Strike out whichever is inapplicable

CERTIFICATE C I hereby certify that:

1. (i) I am/the applicant is* unable to issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66 (1) of the Act, in respect of the accompanying application dated

(ii) I have/the applicant has* given the requisite notice to the following persons who, 20 days before the date of the application, were owners of any part of the land, to which the application relates, viz:

Name of Owner Address

..... Date of service of Notice

(iii) I have/the applicant has* taken the steps listed below, being steps reasonably open to me/him to ascertain the names and addresses of the other owners of the land or part thereof and have/has* been able to do so:

(a)

2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

3. I have/the applicant has* been given the requisite notice to every person other than myself/himself* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name and Address of Tenant

Date of service of Notice

Signed on behalf of Date

†See note (a) to Certificate

(a) Insert description of steps taken.
(b) Insert name of local newspaper circulating in the locality in which the land is situated.
(c) Insert date of publication (which must not be earlier than 20 days before the application).

*Strike out whichever is inapplicable

CERTIFICATE D I hereby certify that:

1. (i) I am/the applicant is* unable to issue a certificate in accordance with Section 66 (1) (a) of the Act in respect of the accompanying application dated and have/has* taken the steps listed below, being steps reasonable open to me/him*, to ascertain the names and addresses of all the persons who, 20 days before the date of the application were owners of any part of the land to which the application relates and have/has* been unable to do so:

(a)

(ii) Notice of application as set out below has been published in the (b) on (c) (Copy of notice as published).

2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

3. I have/the applicant has* been given the requisite notice to every person other than myself/himself* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name and Address of Tenant

Date of service of Notice

Signed on behalf of Date

†See note (a) to Certificate

(a) Insert description of steps taken.
(b) Insert name of local newspaper circulating in the locality in which the land is situated.
(c) Insert date of publication (which must not be earlier than 20 days before the application).

*Strike out whichever is inapplicable

Notice No.1
TOWN & COUNTRY PLANNING ACT, 1990
Notice under Section 66 of application for planning permission
Planning (Listed Buildings & Conservation Areas) Act, 1990
Notice under Section 11, Part I, of application for Listed Building Consent/Conservation Area Consent

Proposed development at

WEST CHELSEA PLAY SPACE, TETCOTT RD LONDON (a)

TAKE NOTICE that application is being made to The Royal Borough of Kensington and Chelsea Council by

WEST CHELSEA PLAY SPACE GROUP. (b)

For planning permission to

DEMOLISH AND REBUILD NEW CHILDRENS PLAY SPACE BUILDING (c)

If you should wish to make representations about the application, you should do so in writing, within 20 days of the date of service of this notice, to the

Planning Department, The Royal Borough of Kensington and Chelsea Council (d)

Signed [Signature] (FOR PAUL RONIS + PARTNER) on behalf of WEST CHELSEA PLAYSPACE GROUP. Date 30/11/00.

Notice No.2
TOWN & COUNTRY PLANNING ACT, 1990
Notice under Section 66 of application for planning permission
Planning (Listed Buildings & Conservation Areas) Act, 1990
Notice under Section 11, Part I, of application for Listed Building Consent/Conservation Area Consent

Proposed development at

..... (a)

TAKE NOTICE that application is being made to The Royal Borough of Kensington and Chelsea Council by

..... (b)

For planning permission to

..... (c)

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least 7 years under a lease) who wishes to make representations to the above-mentioned Council about the application should do so in writing, within 20 days of the publication of this notice, to the

Planning Department, The Royal Borough of Kensington and Chelsea Council (d)

Signed on behalf of Date

NOTES
(a) Insert address or location of proposed development. (b) Insert name of applicant. (c) Insert description and address or location of proposed development.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
TOWN AND COUNTRY PLANNING ACT 1990

PART THREE:	ADDITIONAL INFORMATION FOR NON RESIDENTIAL DEVELOPMENT TO BE COMPLETED FOR ALL NON-RESIDENTIAL DEVELOPMENT
--------------------	----------------------------------------------------------------------------------------------------------------------

1. For industrial development, describe the process to be carried on and of the end products, and the type of plant/machinery to be installed:	N/A		
2. If the proposal forms part of a larger scheme for which permission is not at present sought, briefly describe the ultimate development:	N/A		
3. If the proposal is related to an existing use on or near the site, please explain the relationship:			
4.	Existing floor space to be lost (through demolition or change of use)	Existing floorspace to be retained (if any)	Proposed additional floorspace
(a) What is the total floor space of all the buildings to which the application relates?	100 m2	0 m2	650 m2
(b) What is the amount of industrial floor space included in the above figure?	0 m2	0 m2	0 m2
(c) What is the amount of office floor space?	8 m2	0 m2	8 m2
(d) What is the amount of floor space for retail trading?	0 m2	0 m2	0 m2
(e) What is the amount of floor space for storage?	10 27 m2	0 m2	27 m2
(f) What is the amount of floor space for warehousing?	0 m2	0 m2	0 m2
(g) Please specify the amount of floor space of any other uses.	82 m2	0 m2	615 m2


(Part Three continues overleaf)

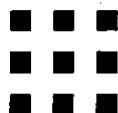
THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
TOWN AND COUNTRY PLANNING ACT 1990

PART THREE: SIDE TWO

5. How many staff will be employed on the site as a result of the proposed development? (a) full-time (b) part-time	4 FULL TIME 3 PART TIME.
6. State estimated vehicular traffic flow to the site during a normal working day: (a) Heavy Goods Vehicles (b) Other vehicles	0 HEAVY GOODS VERY OCCASSIONAL DELIVERIES 2 CARS PER DAY.
7. Describe parking / loading / unloading provision (also show location on plan unless you are reserving design for further approval).	ALL PARKING / LOADING / UNLOADING WITHIN SITE BOUNDARY.
8. State nature, volume and proposed means of disposal of any trade effluents or trade refuse:	N/A
9. Please state here if hazardous substances in the quantities listed in Schedule 1 to the Planning (Hazardous Substances) Regulations (1992) will be kept on the land *:	N/A

(* For further information on Schedule 1 of the Planning (Hazardous Substances) Regulations please consult with the Planning Information Office, 0171 361 2079 / 2977).

Signed:  (FOR POP)	On behalf of: WEST CHELSEA PLAY SPACE.	Date: 30/11/00.
------------------------------------------------------------------------------------------------------------	----------------------------------------	-----------------



PAUL DAVIS & PARTNERS

ARCHITECTS

THE OLD SCHOOL HOUSE
178 EBURY STREET LONDON SW1W 8UP
TEL: 020 7730 1178 FAX: 020 7730 2644
EMAIL: pdp@pdp-arch.co.uk

Ref: 1136/E02/R

30 November 2000

Department of Education
Royal Borough of Kensington and Chelsea
The Town Hall
London W8 7NX

FAO: Ian Comfort

Dear Mr Comfort

RE: WEST CHELSEA PLAY SPACE - LOTS ROAD, LONDON

We are architects representing the West Chelsea Play Space in their plans to redevelop their existing facilities. We are currently preparing a planning application on their behalf.

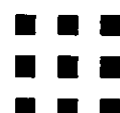
Part of our duties under the Town and Country Planning Act 1990, is to notify the owners of the site included in the application. Mr Philip Shepherd of the Play Space advised us that you would be the person to contact on behalf of RBK&C the owners. I hereby enclose a Notice No.1 for your attention.

If you require any further information, or are not the individual we should be directing this notice to, could you please contact me at the above address.

Yours sincerely

David Hoggard
For Paul Davis and Partners

Enc



PAUL DAVIS & PARTNERS

ARCHITECTS

THE OLD SCHOOL HOUSE
178 EBURY STREET LONDON SW1W 8UP
TEL: 020 7730 1178 FAX: 020 7730 2644
EMAIL: pdp@pdp-arch.co.uk

Ref: 1136/E.01/R

6 December 2000

Royal Borough of Kensington & Chelsea
Department of Planning
The Town Hall
Hornton Street
London W6 7NX

FAO: Andrew Patterson

Dear Sir

RE: WEST CHELSEA PLAY SPACE - LOTS ROAD, LONDON

We write on behalf of the West Chelsea Play Space Group in order to submit applications for planning permission in respect of New Play Centre facility at Lots Road London.

We enclose:

- The relevant application forms.
- Four sets of A1 format drawings.
- One set of A3 reduced drawings bound in report with accompanying statements and description of the works.
- Planning application fee of £1710.00 which we would be pleased to receive a receipt for in due course.

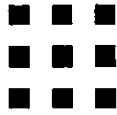
Yours sincerely

David Hoggard
for Paul Davis & Partners

Enc

Enc & cc. Philip Shepherd
Ian Waddington
Andrew Appleton
Mark Jones

West Chelsea Play Group
Adams Kara Taylor
Bridgewater & Coulton
Troup Bywaters & Anders



FILE COPY

PAUL DAVIS & PARTNERS
CHARTERED ARCHITECTS
THE OLD SCHOOL HOUSE
178 EBURY STREET LONDON SW1W 8BP
TEL: 0171 730 1178 FAX: 0171 730 2644
EMAIL: pdp_arch@compuserve.com

on of
E.01

Ref: 1136/E.01/h

17th September 1999

Royal Borough of Kensington & Chelsea
Planning & Conservation Department
Dept. 705, The Town Hall
Hornton Street
London W8 7NX

For the attention of Andrew Patterson

Dear Sirs

RE: WEST LONDON PLAY SPACE (FORMALLY ASHBURNHAM PLAY CENTRE)

We met with yourself some time ago to discuss the design of the above project located just off Lots Road.

Since the meeting, the design has developed considerably and we hope that we will soon be in a position to submit a Planning Application and at the same time a lottery bid.

I enclose a set of current elevations and plans along with some visuals, and sheets showing precedent studies. Your opinion of the scheme will be most useful to us in preparing a planning submission.

To briefly describe the scheme at its current stage. The existing building containing the play space is reaching the end of its useful life. The current facilities are cramped and are insufficient to cope with the number of children using the space. The aim of the lottery bid is to demolish the existing building and replace it with a building capable of catering for the many needs of a growing user group. Facilities in the new building are to include:

- A multipurpose hall (a large space for children to use for general play / activities).

Continued.....

RBKC Planning Department

-2-

17th September 1999

- An accommodation block housing and art room, a tech room, children's room, kitchen, activity stores and administration space.

The building is planned to facilitate free movement from the outdoor play areas, which are to remain, and the new indoor facilities.

The two main building elements of multipurpose hall and accommodation block are arranged so that the 2 storey linear element of the accommodation block faces onto the existing playground, the upper floor being cantilevered beyond the ground floor.

The 6m high multipurpose hall is located behind the accommodation block in the space behind the properties on Lots Road.

The materials specified in the building are to be low maintenance materials which will weather quickly to harmonise with the surroundings.

The accommodation block at ground floor is to be a mix of dark grey brick, and timber cladding, a glass clerestorey will run continuously around at high level. The first floor is to be clad in a mixture of cor-ten steel panels and glass panels – the glass is to be protected by a high quality stainless steel mesh.

The multipurpose hall is to be constructed from brick at ground floor, with a system of reglit glazing up to roof level (reglit is a semi obscured glazing system). In order to minimise the impact of the accommodation block from the rear of the residential properties, we are intending to use a "green roof" system consisting of low-growing sedum plants.

The enclosed sheets to show the intended material palette of the scheme on existing buildings.

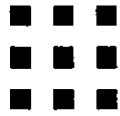
I will be happy to discuss the scheme with you in the near future. I look forward to receiving your comments.

Yours faithfully

David Hoggard
for Paul Davis & Partners

enc.

cc Phil Shepherd c/o Ashburnham Community Association



FILE COPY

PAUL DAVIS & PARTNERS
CHARTERED ARCHITECTS
THE OLD SCHOOL HOUSE
178 EBURY STREET LONDON SW1W 8UP
TEL: 0171 730 1178 FAX: 0171 730 2644
EMAIL: pdp.arch@compuserve.com

01/01
E.01

RBKC Planning Department

-2-

17th September 1999

Ref: 1136/E.01/h

17th September 1999

Royal Borough of Kensington & Chelsea
Planning & Conservation Department
Dept. 705, The Town Hall
Hornton Street
London W8 7NX

For the attention of Andrew Patterson

Dear Sirs

RE: WEST LONDON PLAY SPACE (FORMALLY ASHBURNHAM PLAY CENTRE)

We met with yourself some time ago to discuss the design of the above project located just off Lots Road.

Since the meeting, the design has developed considerably and we hope that we will soon be in a position to submit a Planning Application and at the same time a lottery bid.

I enclose a set of current elevations and plans along with some visuals, and sheets showing precedent studies. Your opinion of the scheme will be most useful to us in preparing a planning submission.

To briefly describe the scheme at its current stage. The existing building containing the play space is reaching the end of its useful life. The current facilities are cramped and are insufficient to cope with the number of children using the space. The aim of the lottery bid is to demolish the existing building and replace it with a building capable of catering for the many needs of a growing user group. Facilities in the new building are to include:

- A multipurpose hall (a large space for children to use for general play / activities).

Continued.....

- An accommodation block housing and art room, a tech room, children's room, kitchen, activity stores and administration space.

The building is planned to facilitate free movement from the outdoor play areas, which are to remain, and the new indoor facilities.

The two main building elements of multipurpose hall and accommodation block are arranged so that the 2 storey linear element of the accommodation block faces onto the existing playground, the upper floor being cantilevered beyond the ground floor.

The 6m high multipurpose hall is located behind the accommodation block in the space behind the properties on Lots Road.

The materials specified in the building are to be low maintenance materials which will weather quickly to harmonise with the surroundings.

The accommodation block at ground floor is to be a mix of dark grey brick, and timber cladding, a glass clerestorey will run continuously around at high level. The first floor is to be clad in a mixture of cor-ten steel panels and glass panels – the glass is to be protected by a high quality stainless steel mesh.

The multipurpose hall is to be constructed from brick at ground floor, with a system of reglit glazing up to roof level (reglit is a semi obscured glazing system). In order to minimise the impact of the accommodation block from the rear of the residential properties, we are intending to use a "green roof" system consisting of low-growing sedum plants.

The enclosed sheets to show the intended material palette of the scheme on existing buildings.

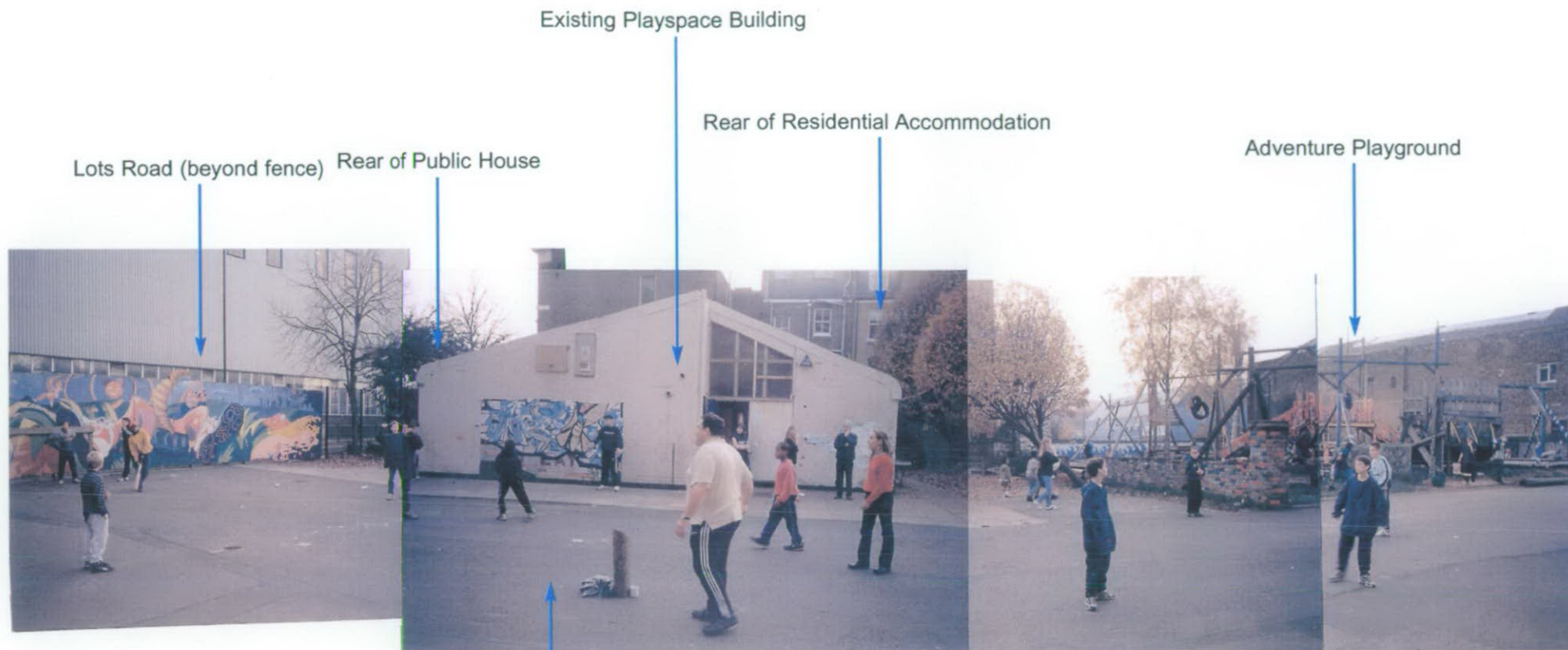
I will be happy to discuss the scheme with you in the near future. I look forward to receiving your comments.

Yours faithfully

David Hoggard
for Paul Davis & Partners

enc.

cc Phil Shepherd c/o Ashburnham Community Association



Lots Road (beyond fence)

Rear of Public House

Existing Playspace Building

Rear of Residential Accommodation

Adventure Playground

Main Playground

SITE PHOTOGRAPHS

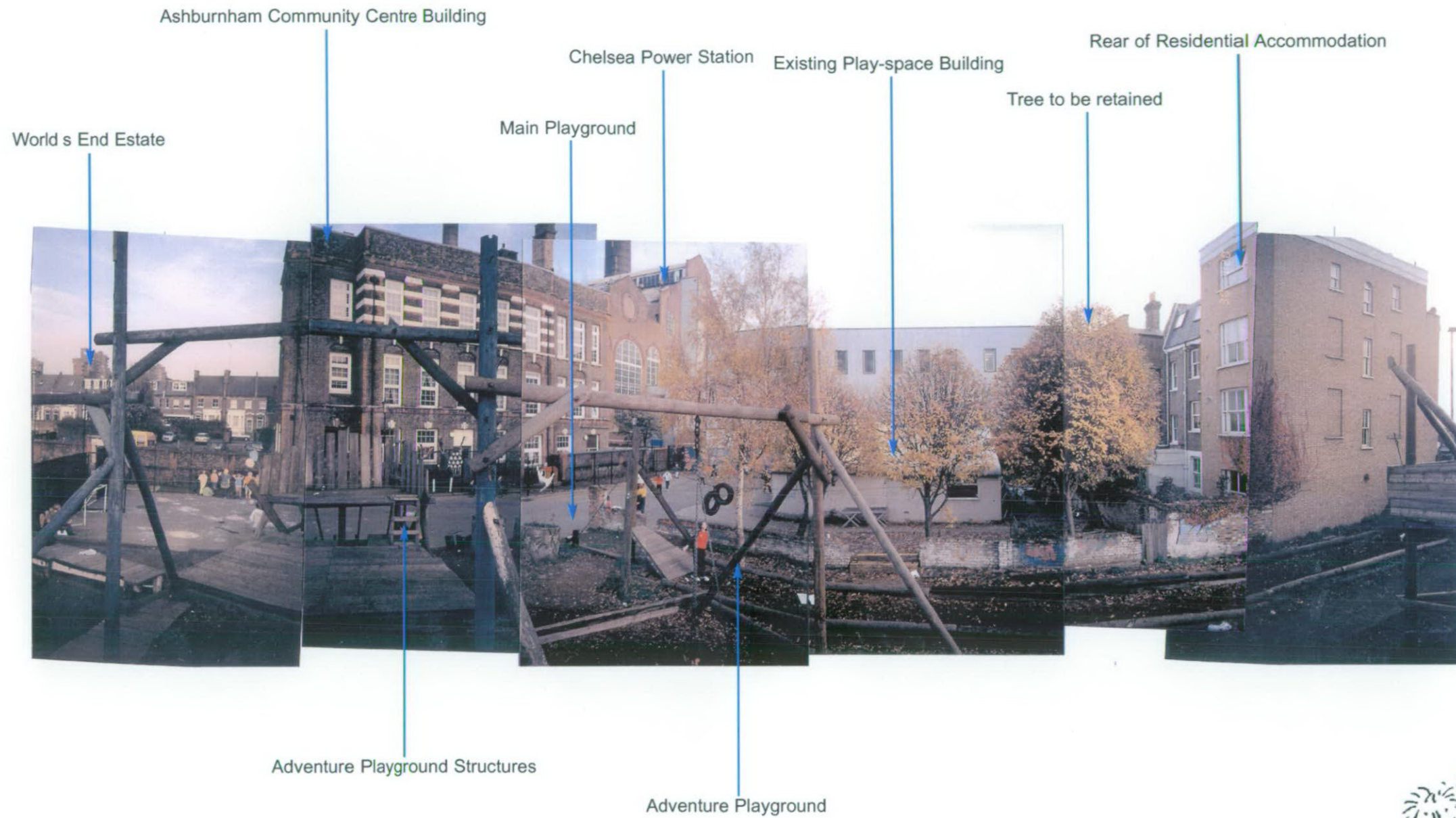


West Chelsea Playspace Group

Incorporating Ashburham Adventure Playground and Youth Club

PAUL DAVIS & PARTNERS
CHARTERED ARCHITECTS

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**SITE
PHOTOGRAPHS**



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The Brief

As its name implies, the function of the West Chelsea Playspace Group is to provide the opportunity for play. The variety of play on offer is the measure of success of the group. The provision of indoor space to compliment the existing outdoor spaces is a key part of this application.

The main part of the building brief is to create a multi-purpose indoor space capable of providing play facilities for age groups ranging from the under fives through to sixteen. Additional spaces will compliment this and allow the play-space to offer a wider range of activities.

It is envisaged that the multi purpose space will hold such activities as five-a-side football, pool, mini theatre, art and craft activities, and any others imaginable by the children. It is not the intention to create a hall purely for sports usage; the outdoor play areas will take care of this facility.

In addition to the main play space, the brief calls for a secondary play area, a space where children can relax in a more quiet atmosphere than the main play area.

Also in order to expand the range of activities on offer, a new kitchen, artroom and techroom are to be included.

The kitchen will serve two purposes:

- i. Fitted out with two complete working areas, as an educational space where children can be taught to cook in manageable groups
- ii. Located adjacent to the main activity hall the kitchen could provide an extra level of flexibility in allowing evening functions to take place in the hall, catered from the kitchen.

The artroom will provide much needed activity space to allow the children to express themselves creatively, either in supervised art lessons given by guest teachers brought in from outside organisations, or in a more informal basis.

The techroom will contain computer equipment and will allow the children to gain access to the internet, send and receive e-mail and play games.

The art room and techroom will compliment each other offering education with an emphasis on play.

The new building is to cater equally for disabled children as for able bodied. The first floor of the building is to be accessed by a lift. The ground floor will be designed in such a way as to permit free movement throughout the space, from indoor to out.

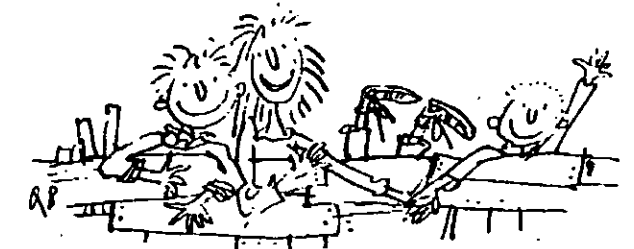
In addition to increasing the existing toilet provision, a disabled person toilet will be provided on the ground floor.

There will be provision for increased administrative facilities in line with a building of this size and type, although it remains the aim of the group to keep this to a minimum in order to maximise space available to the children. Additional shower and washing facilities are to be provided for staff use.

A small meeting room completes the administrative portion of the brief although it is envisaged that when not in use this, through the use of demountable or moveable partitions, this can provide additional space for the art room.

Storage facilities are inadequate in the existing building. The brief calls for an increase in on site storage sufficient to allow the group to easily free floor space in various areas to quickly change from one activity to another. The group also runs activity trips away from site. Storage space will be provided to allow direct loading / unloading into the groups mini-bus.

Central to the brief is the theme of flexibility. The new building is not intended to put a limit on imagination. Wherever possible activities in one space will crossover and merge with those in others, outside play will interact with inside play.



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ARCHITECTURE

Site Constraints

As has already been mentioned, the playspace functions as the sum of its outdoor and indoor areas.

Key to the design philosophy is the aim to maintain as much outdoor space as possible and ensure that the indoor space links effectively with the outdoor space. The site currently benefits from two outdoor play areas, one to the north of the site and one to the east. The existing playspace building is sited in the southwest corner of the site where it is overlooked by surrounding buildings.

In designing the scheme as a whole the first important decision was the location of the building within the site. This was vital in creating a successful link between the indoor and outdoor areas.

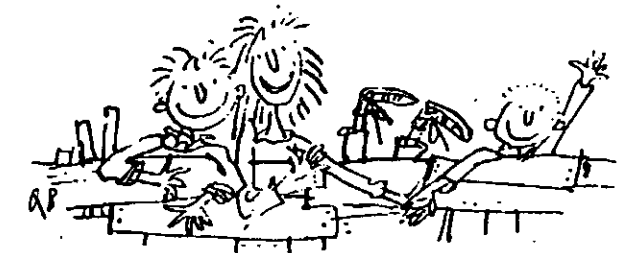
The easternmost section of the site (running parallel with the Ashburnham Community Centre Building) was at one point a continuation of Tetcott Road, with primary utility services under the pavement. Early on the decision was taken not to attempt to build over this as the cost and time implications of diverting these services would be prohibitive.

The obvious area to locate the new building is in the southwest corner of the site in the space vacated by the existing building. This area is overshadowed by the neighbouring buildings. By locating the new building here the outside play areas can remain in the portion of the site receiving most natural light.

Massing of Building Elements

Generating from the brief, the accommodation logically organises itself into two main elements. The first being the 6m high multipurpose play space, the second a two storey facilities block (see figure 1). Due to the site constraints already mentioned, and planning constraints every effort has been made to minimise the floor plan size of the building. To achieve this, the multipurpose hall has been located as tight into the southwest corner of the site as possible, the accommodation block is then arranged as a linear element running parallel to the existing Tetcott Road. To avoid the pavement services the first floor of the accommodation block is cantilevered beyond the ground floor. The linear accommodation block which at first floor houses the playroom, techroom and art room projects beyond the multipurpose block to the north giving a panoramic vista of the playground areas, and presenting a public face to the building.

The main public approach to the site is via Tetcott Road to the north. Key to the concept of the building is that it should be easily recognisable as a children's building. To this end, the playroom has been located on the prow of the cantilever at first floor. With a high proportion of glazing, it will be this space hopefully packed with children that will be seen as one approaches the site.



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Building Fabric

Materials and finishes selected for the building are to satisfy four main criteria:

1. Low maintenance
2. Longevity in situation
3. Appropriateness to context
4. Buildability

1. Low Maintenance

Materials have been chosen for the external envelope which should require little or no maintenance over the life of the building. The accommodation block is constructed from brickwork at ground floor. Protected by the projecting first floor, and at first floor is clad in Cor-Ten steel; panels which, once they have weathered in will require no subsequent painting / coating. An explanation of the weathering process of Cor-ten steel is included in the section - Precedent studies of materials specified.

All large windows at first floor will have stainless steel mesh over cladding to protect from impact with football etc. and from vandalism. The windows themselves are to be set back from the face of the steel cladding to give additional protection from the elements.

The roof of the multi-purpose hall is to be a green roof system consisting of low growing sedum plants. This has been specified partly as a design consideration to give a better outlook to the neighbouring residential units - which overlook this part of the scheme. The green roof system is low maintenance, only requiring periodic application of fertilisers. The plants themselves prevent ultraviolet radiation from degrading the waterproof membrane below. In addition, the system moderates the temperature fluctuations within the building.

2. Longevity in situation

Finishes internally and externally will be subject to a high level of wear and tear in a building of this type. It is vital that materials specified will stand up to the rigours of constant use.

Internal finishes in most areas will be basic, plastered blockwork used generally, ceilings for the most part will be left as painted underside to metal decking with exposed service runs. The multipurpose hall will have a sprung timber floor. Doors will be solid hardwood generally.

3. Appropriateness to Context

As already described, the surrounding area contains a group of buildings of a wide variety of type and scales. Lots Road forms a boundary between an essentially domestic scale of buildings and a much more industrial scale directly opposite. There is no clearly defined building line to follow, no single dominant building material.

The selection of materials in this respect has more to do with being appropriate to the use and scale of the building itself than to attempt to bridge or unify between the many types locally.

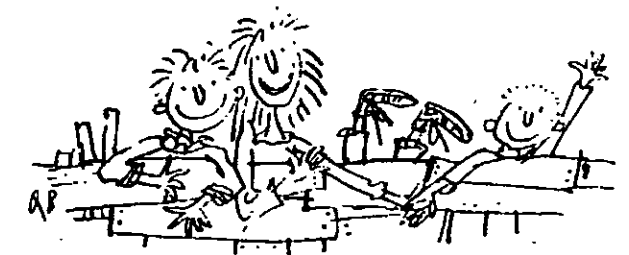
In the design of the building, materials such as Cor-Ten steel which have industrial connotations are specified, but detailed in a fashion much more akin to a domestic scale of building. The Cor-Ten cladding panels are to be fixed with expressed stainless steel fixings. The panel size relates much more to the residential scale than to the industrial. Similarly, steel mesh is normally associated with security fencing than a window overcladding. The new stainless steel meshes, however, when correctly detailed, give a tremendously refined appearance and in the designed situation will create a crisp layered appearance to the elevation.

The selection of brickwork to the lower portions of the building again relates to the domestic scale. As part of the building that users will be in immediate contact with; it is a material associated with the home. It is also probably one of the most vandal resistant finishes available.

4. Buildability

In an effort to keep building costs low, and to shorten construction time the building is designed to a 1200mm module, a module that most building components are manufactured to.

The regular plan shape means that the piling and ground beams for the substructure can be constructed as quickly and cheaply as possible. The loadbearing walls and steel frame follow a simple plan and so can be constructed efficiently. Precast floor units and profiled steel decking again can be installed quickly. Windows are mostly standard units and with a minimum of internal finishes the whole construction period is intended to be kept to a minimum.



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Outline Specification.

This specification forms the basis on which the Cost Report has been produced.

Roofs:

Multi-purpose hall: Erisco Bauder green roof system on profiled steel decking.

Accommodation Block: Sarnafil single ply roofing membrane on fully adhered 150mm rigid insulation on Sarnavap vapour control layer on profiled steel decking. White polyester paint finish to underside.

Walls:

Multi-purpose hall: Lower level: Single skin dark grey / black grey cavity construction with 140mm block as internal leaf.

Allow for 2-3 courses of engineering brick to base of wall.

Upper level: Reglit glazing system consisting of NP 26 double glazing (clear or etched glass) held in aluminium sub-frame.

Glass louvres by Beta Naco or similar, (extent as indicated on drawings).

Accommodation Block: Ground floor: Single skin dark grey / black grey cavity construction with 140mm block as internal leaf.

Allow for 2-3 courses engineering brick to base of wall.

First floor. 6mm Cor-ten steel rainscreen cladding fixed at four corners to steel secondary structure with stainless steel fixing clips. Cor-ten cladding to fold over parapet at wall head. 75mm cavity, 50mm rigid insulation (paint applied bitumen coating), 140 blockwork

W.C. Block: Timber rain-screen system: Cedar planks open jointed screw-fixed to timber sub-structure, 75mm cavity, 50mm rigid insulation, 140 blockwork.

Interior walls: 140mm blockwork generally. Some first floor areas to be full height reglit glazing.

Windows:

Double glazed steel frame window units (W40). Opening lights to have stainless steel mesh over-panels consisting of stainless steel mesh in stainless steel sub-frame fixed to opening light with stainless steel fixing clips.

Mesh to be Satin finish Lamelle pattern by Potter and Soar Ltd. Fixed lights and larger sliding window panels to have mesh panels

inset in stainless steel sub-frame on sliding door system

Floor Finishes:

Floor to Multi-purpose hall. Sprung timber floor: 22mm Junckers hardwood flooring on compressible mounts.

Floors elsewhere: Allow for concrete screed and either non-slip vinyl or carpet finish. (Dalsouple rubber floors).

Wall Finishes:

Multi-purpose hall: Allow for 18mm plywood on 50x38 battens, with rockwool insulation quilt as acoustic absorber.

Accommodation block: Allow for 12mm plasterboard with 3mm skimcoat generally, except kitchen and toilets/ shower area; allow for tiled splash-back panels and shower enclosure.

Acoustic movable partition to meeting room/ art room. Allow for 1 No. folding acoustic partition to sub-divide room (shorter dimension). Type Becker L 70, giving 35dB sound reduction. Timber finish.

Ceilings:

Ground floor Accommodation block: Suspended ceiling of plasterboard on timber sub-frame. Lining through with soffit to external cantilever.

Soffit to external cantilever: Timber boarding fixed to timber sub-frame, insulation filled.

Elsewhere, exposed PMF decking white polyester paint finish.

Doors:

Generally hardwood solid set doors

Special double-glazed sliding doors to main entrance area. 2 No. double glazed doors to entrance area.

Up and over type garage doors to storage area.

Ironmongery:

Utilitarian hard wearing.

Stairs:

Fire Escape Stair: Precast concrete stair elements. 50mm finishing screed, vinyl floor covering

Main circulation stair: Folded steel stair with hardwood treads, stainless steel balustrades. Stainless steel mesh fill.

SPECIFICATION



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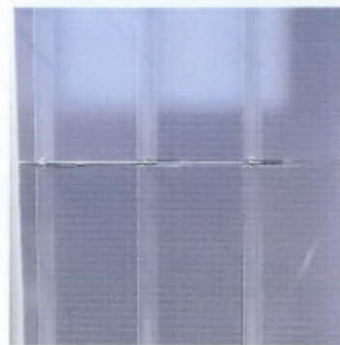
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A



B



C



D

Several of the materials and finishes specified on the playcentre have not been used extensively in Britain to date. The following section shows illustrations of these materials as employed on existing buildings.

Photographs A & B show Cor-Ten steel used as a cladding material on a building in North America.

Cor-Ten steel is one of a group of high strength low alloy steels containing elements which, under normal atmospheric condition, give an enhanced resistance to rusting compared with that of ordinary steel.

The increased atmospheric corrosion resistance of weather resistant steel enables it to be used in an unpainted condition.

Ordinary steels in the presence of moisture and air have a tendency to rust at a rate which is governed by the access of oxygen to the surface, with Cor-Ten the process of rusting is initiated in the same way, but the specific alloying elements used produce a rust film which is much less porous and is much more adherent to the base metal. This rust system develops with time, becoming protective by impeding further access of oxygen and moisture to the metal surface.

The Cor-Ten cladding to the playcentre is employed as a rainscreen system where the steel is held on a substructure with a ventilated cavity behind it. The panels act as a first line of defence to the element, the second layer of waterproofing is provided by a bituminous coated insulation. The beauty of a rainscreen system is its ease of construction requiring no special gaskets.

Photographs C and D show the type of stainless steel fixings intended to hold the panels in position. Here they are shown holding glass panels.

Precedent Studies of Materials Specified



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A

Photograph A shows a green roof system on a low cost building. The system on the playcentre is to be a low growing sedum. This will grow no more than a few centimeters high and requires little or no maintenance.

The green roof will give the neighbouring residential properties a more pleasing outlook than a standard profiled metal roof.

It also benefits the interior environment of the building by reducing temperature fluctuations within the main multi-purpose hall.

The layer of plant substrate protects the roofing membrane below from harmful UV rays.

Photograph B shows a stainless steel mesh normally signifying a cheap building material used solely security fencing. Not so the new meshes on the market. These produces a refined appearance admitting large quantities of daylight.



B

Photograph C shows Reglit Glazing is a fairly new product on the market. It is a structural frameless glazing constructed from small modular units. When used in its double glazed form it filters out sufficient sunlight to alleviate glare. At night, when lit from the inside the appearance is one of an overall glow.



C

Precendent Studies of Materials Specified



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Existing building viewed from North East



Adventure Playground (to be retained)



Entrance to the site. Adventure playground on left

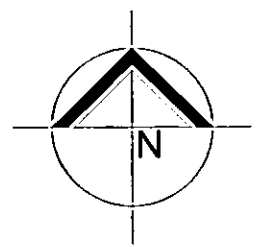
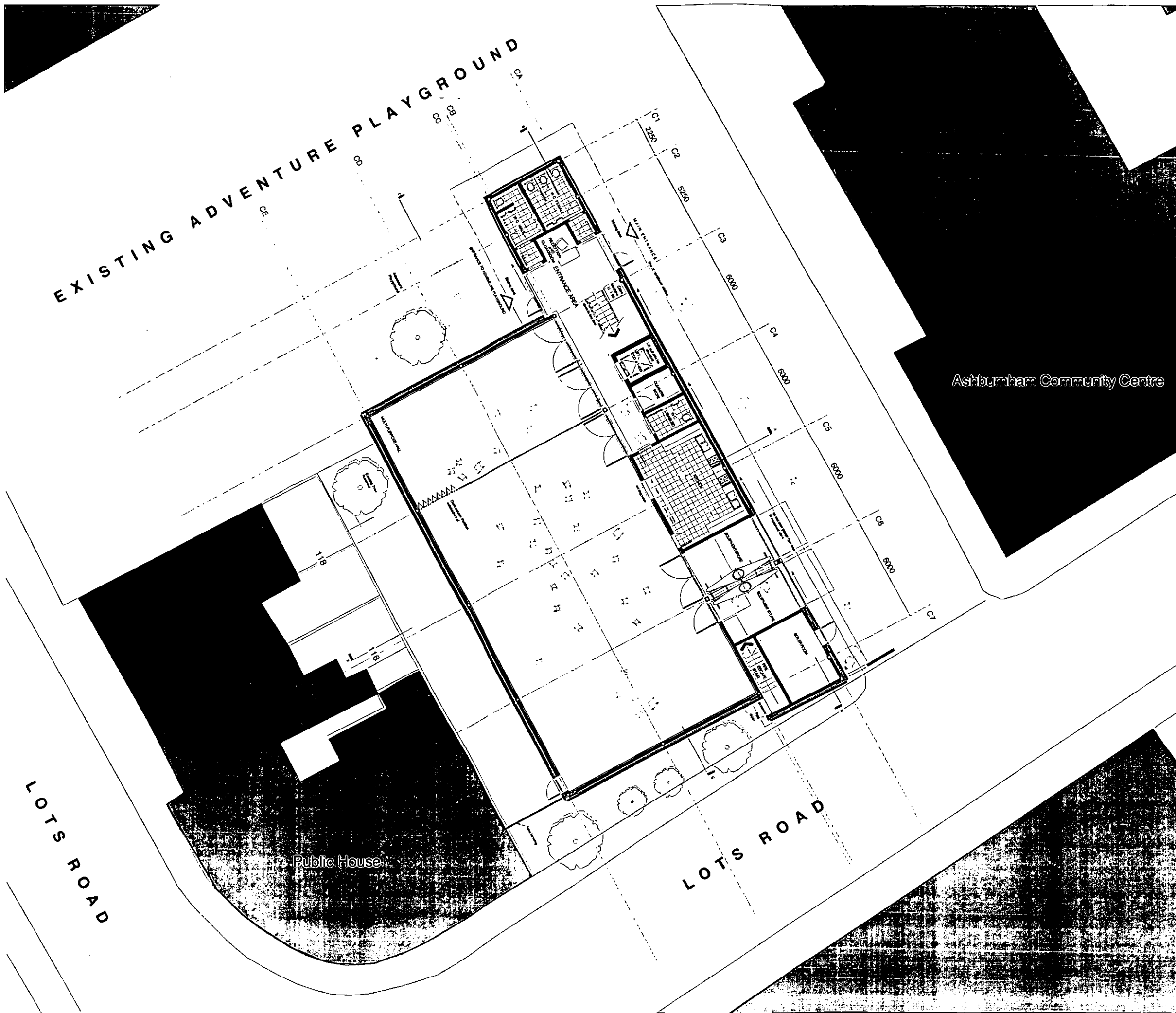


View of site from Lots Road.



Existing building

Site Photos
1136/PI/014



Ground Floor Plan
1136/PI/001

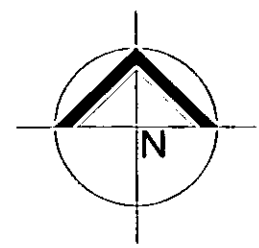
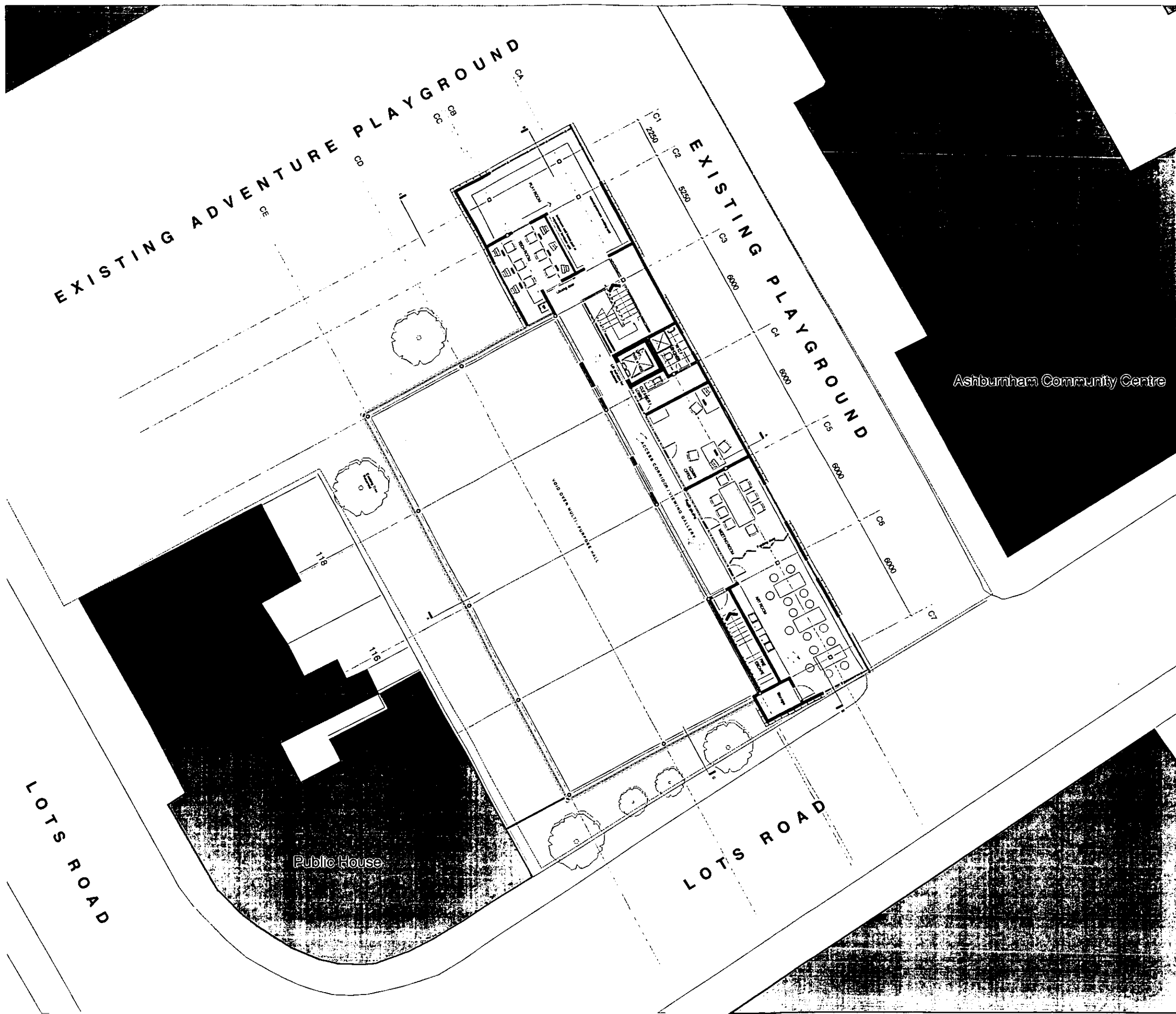
Scale 1:100



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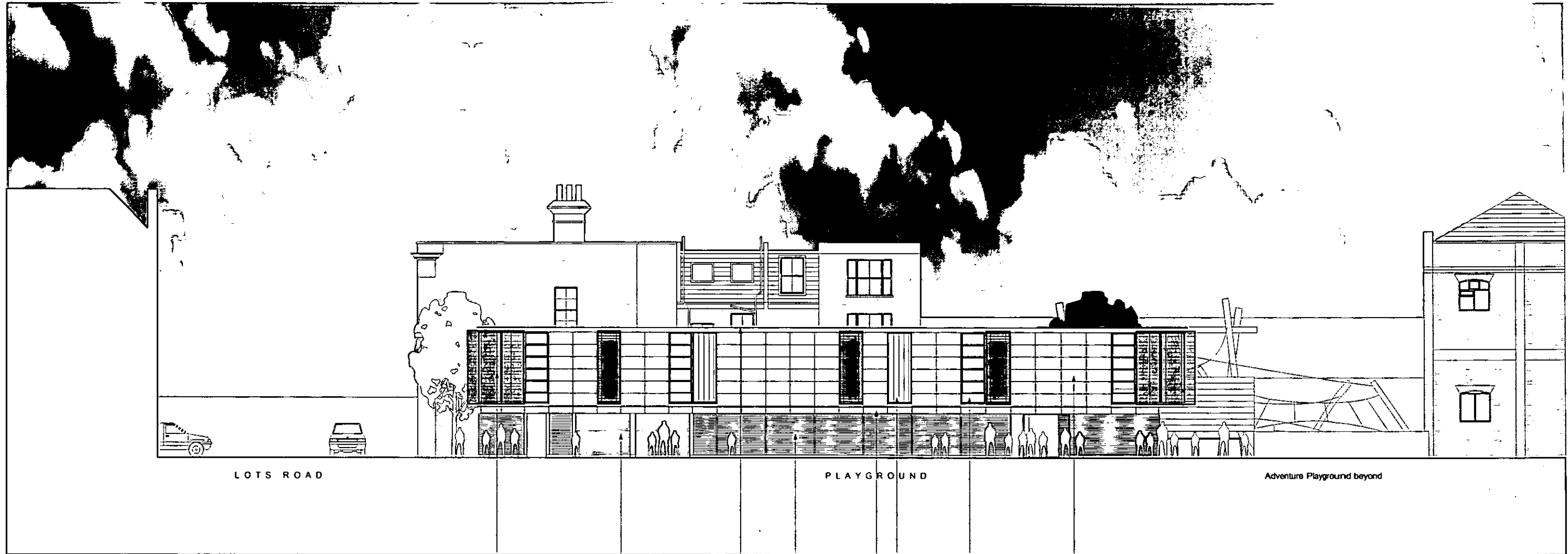
First Floor Plan
1136/PI/002

Scale 1:100



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LOTS ROAD

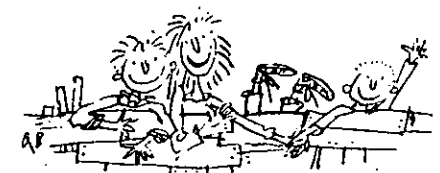
PLAYGROUND

Adventure Playground beyond

Windows have match to previous in window
 Up and over horizontal glass doors
 Grey brick construction in panels
 Continuity of window to ground floor
 Clearer steel infill support panels
 Do not feel system to match or repeat but not to be present within its neighbours
 Semi-circular glass panels
 Cladding sections

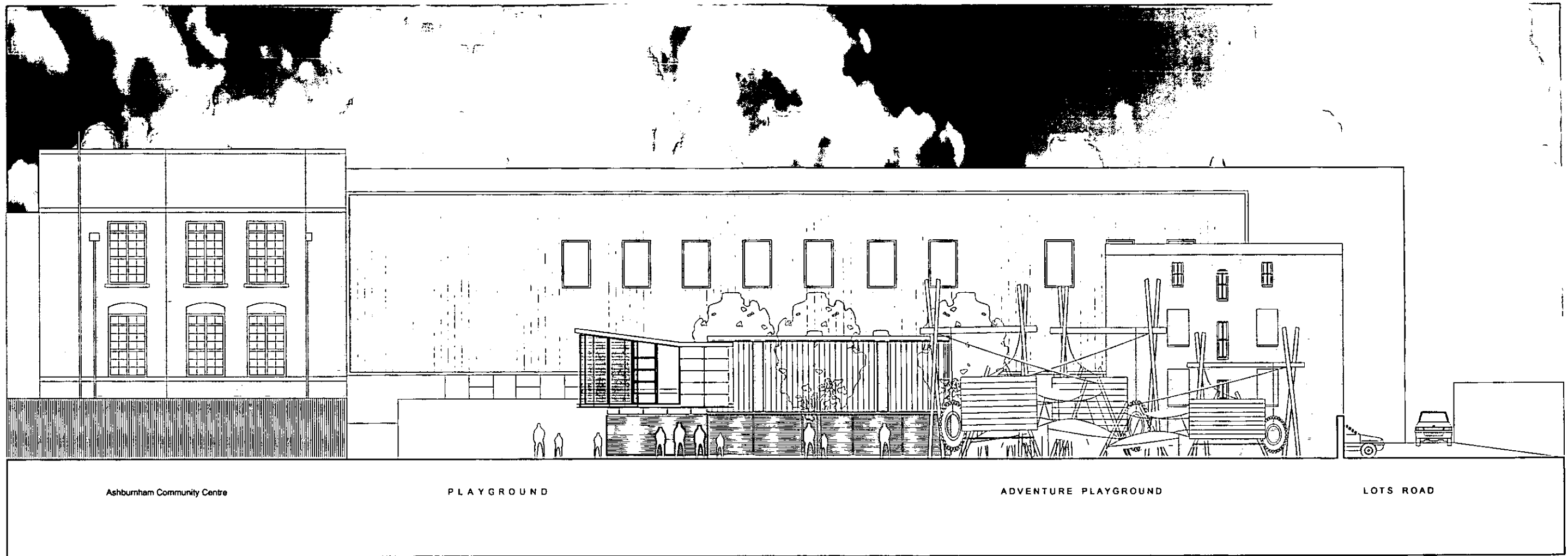
East Elevation
1136/PI/003

Scale 1:100



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Ashburnham Community Centre

PLAYGROUND

ADVENTURE PLAYGROUND

LOTS ROAD

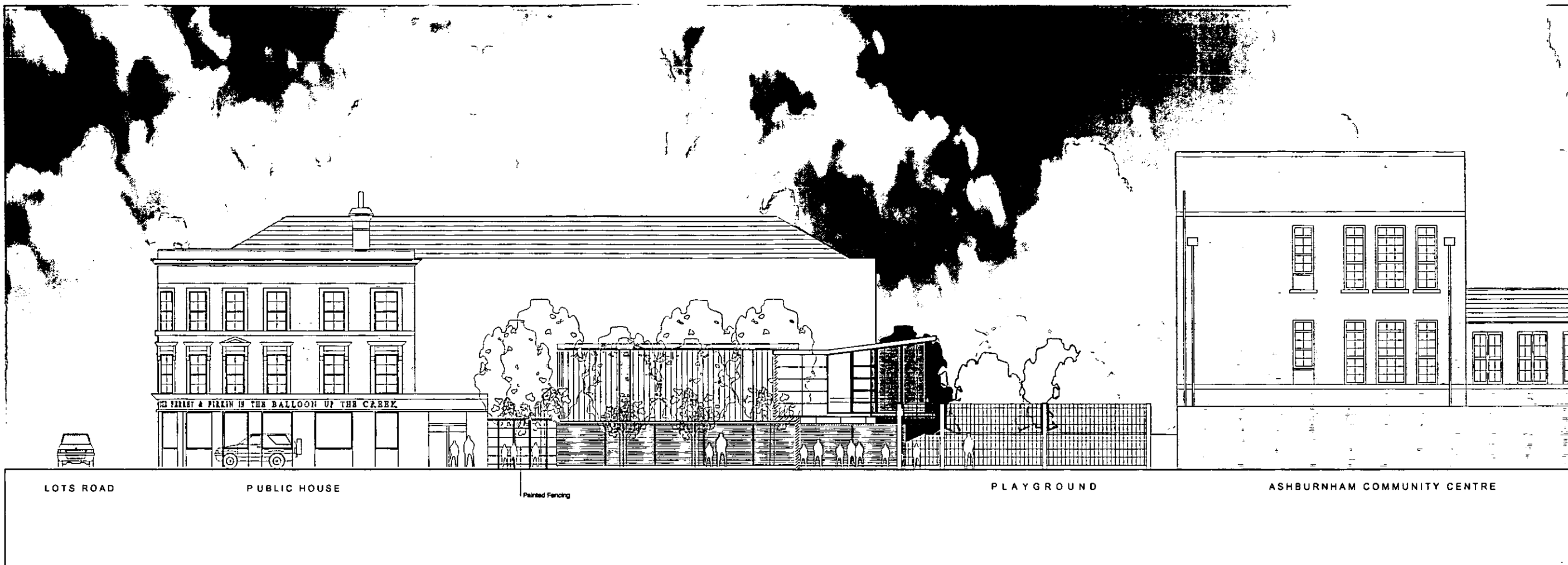
North Elevation
1136/PI/004

Scale 1:100



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South Elevation
1136/PI/005

Scale 1:100

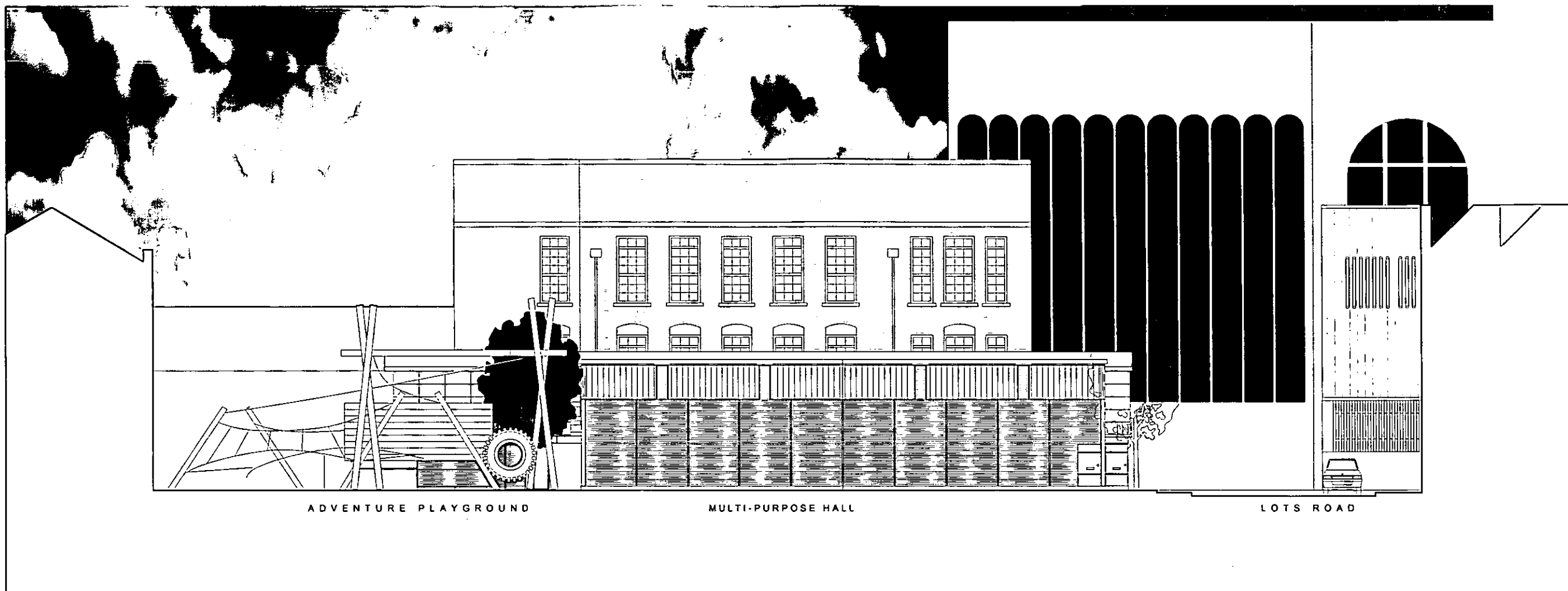


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ADVENTURE PLAYGROUND

MULTI-PURPOSE HALL

LOTS ROAD

West Elevation
1136/PI/006

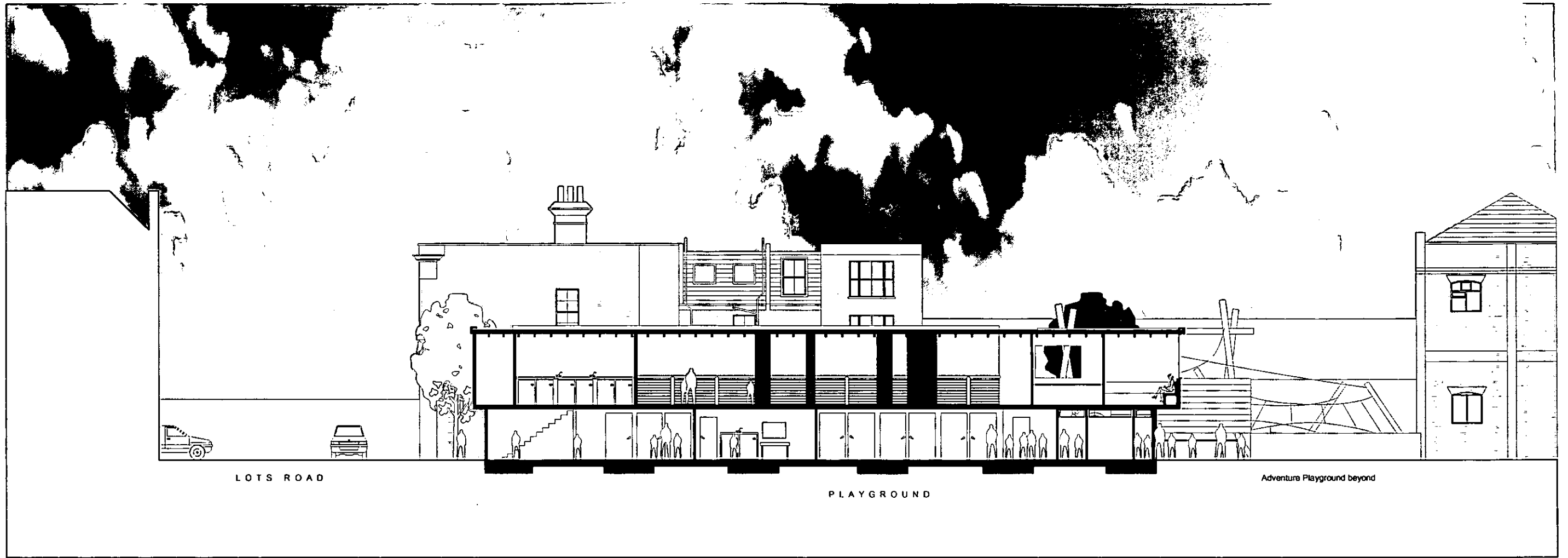
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Section BB
1136/PI/007

Scale 1:100



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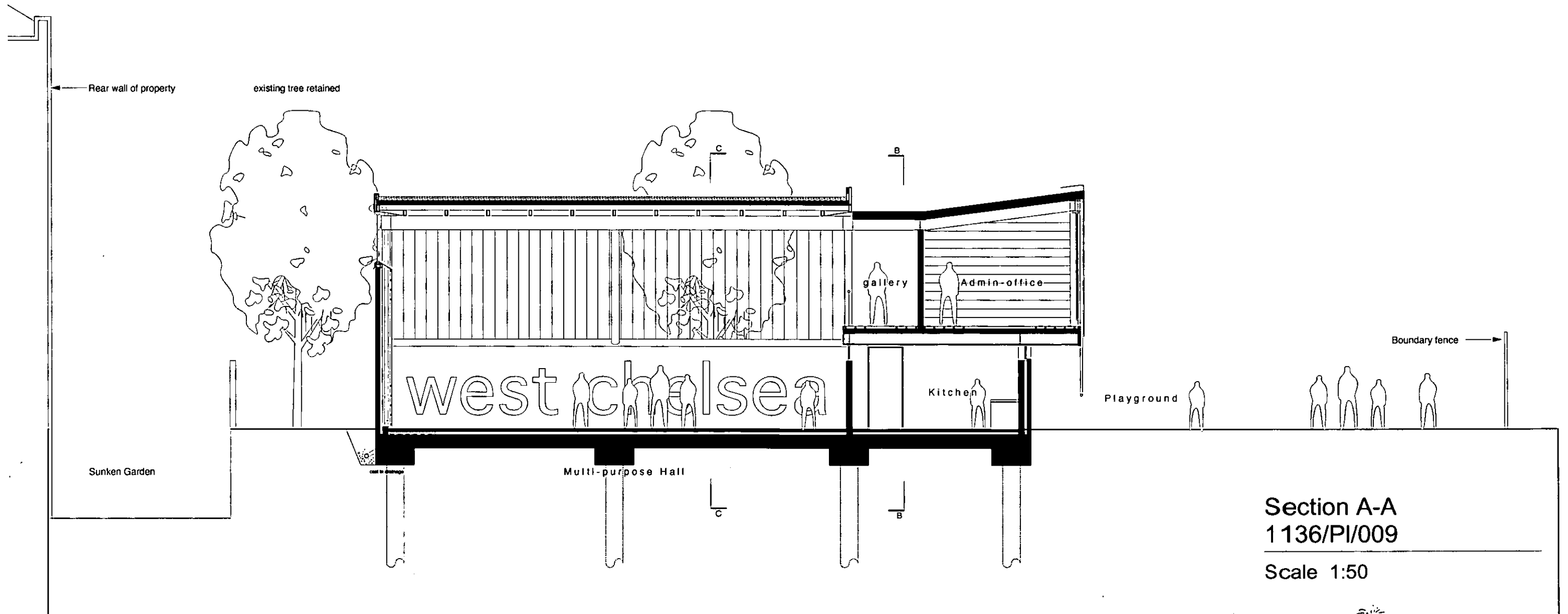
Section CC
1136/PI/008

Scale 1:100



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Section A-A
1136/PI/009

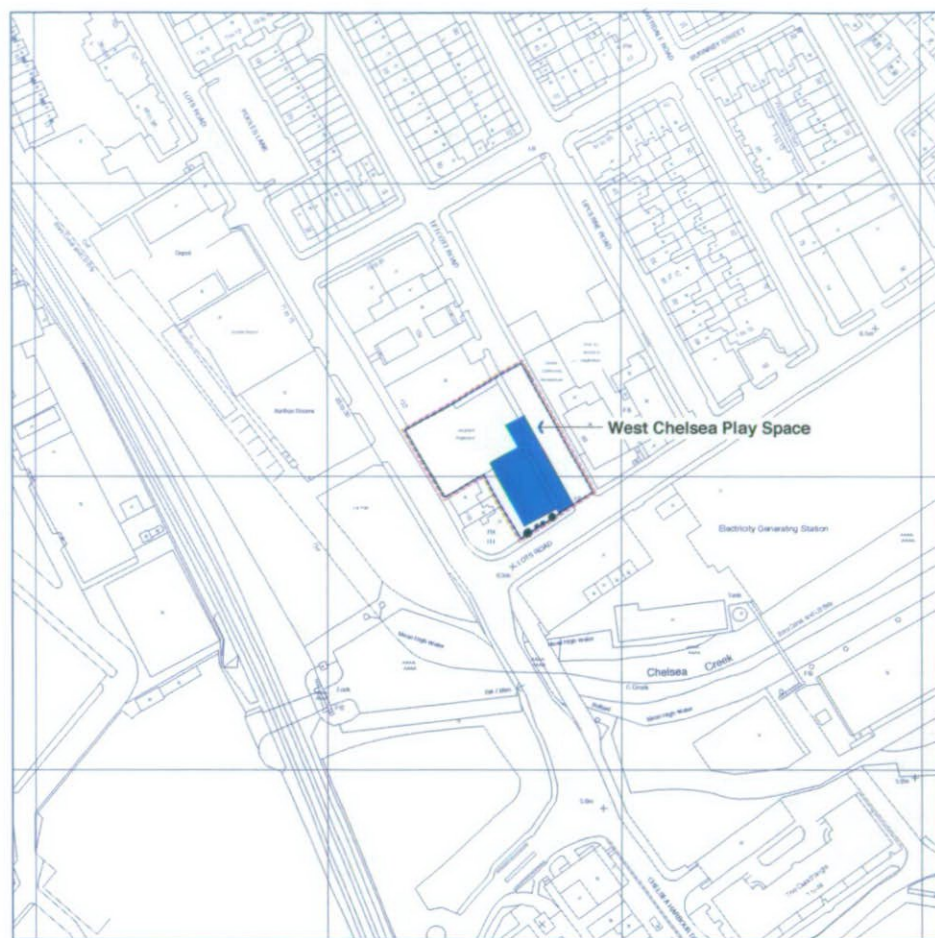
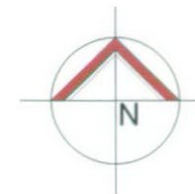
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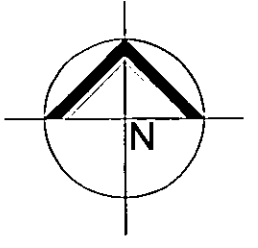
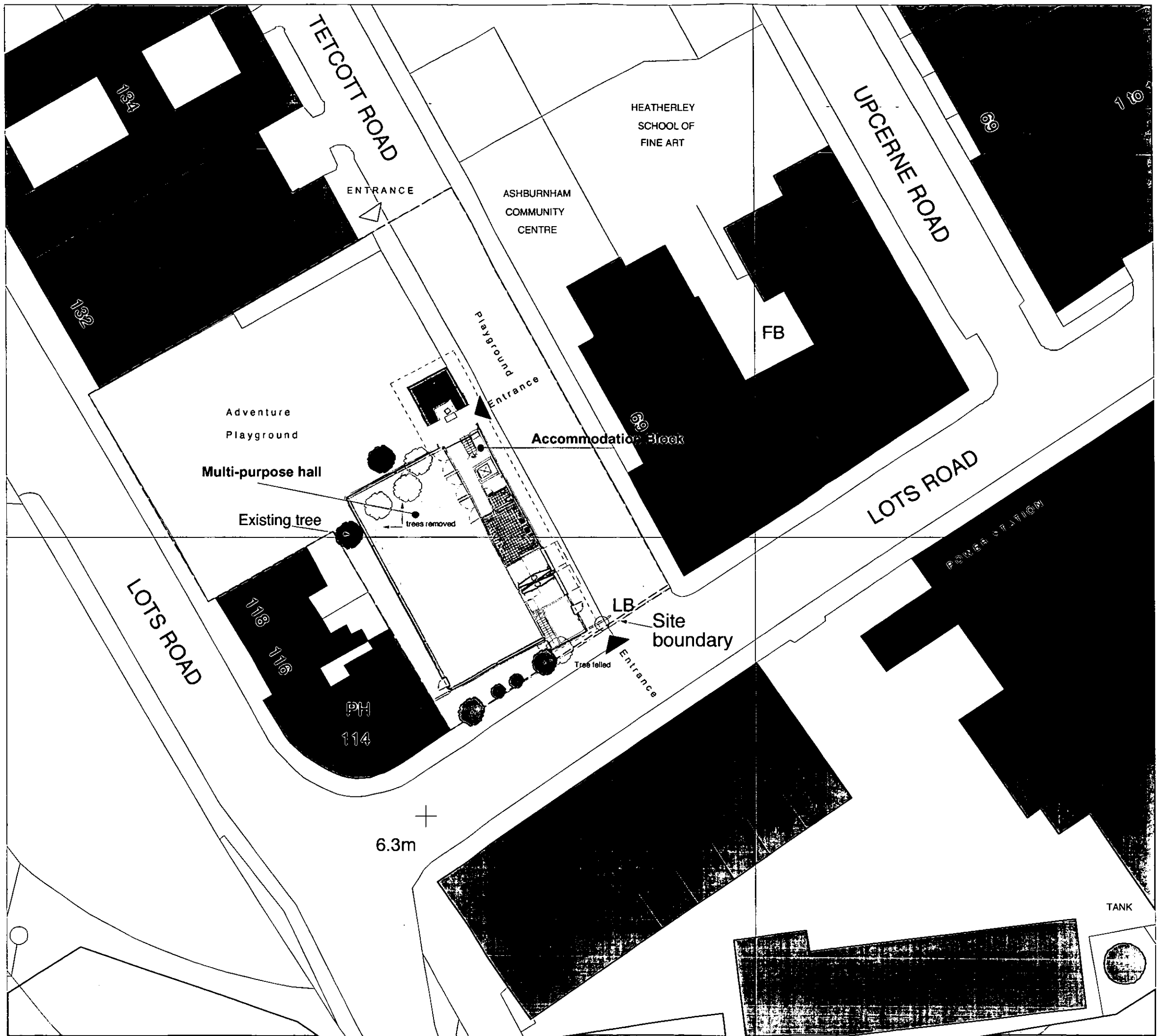
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Location Plan 1136/PI/010

Scale 1:1250

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Site Plan
1136/PI/011

Scale 1:200



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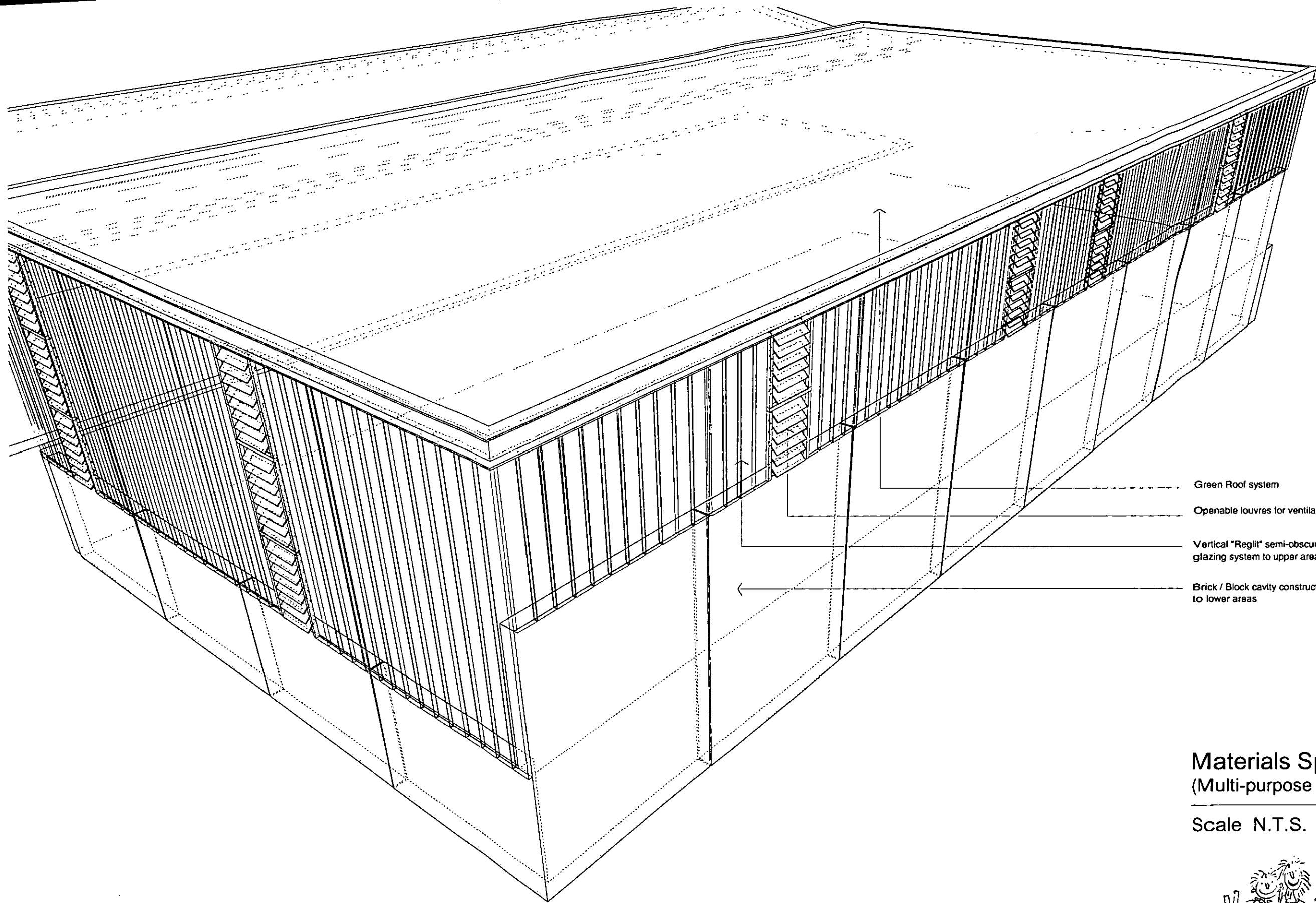


Interior Perspective
1136/PL/013



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Incorporating Ashburnham Adventure Playground and Youth Club

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■ ■ ■ CHARTERED ARCHITECTS
THE OLD SCHOOL HOUSE 118 EDWYLL STREET, LONDON SW1W 8PP TEL: 011 726 1178 FAX: 011 726 2844 ©



- Green Roof system
- Openable louvres for ventilation
- Vertical "Reglit" semi-obscured glazing system to upper areas
- Brick / Block cavity construction to lower areas

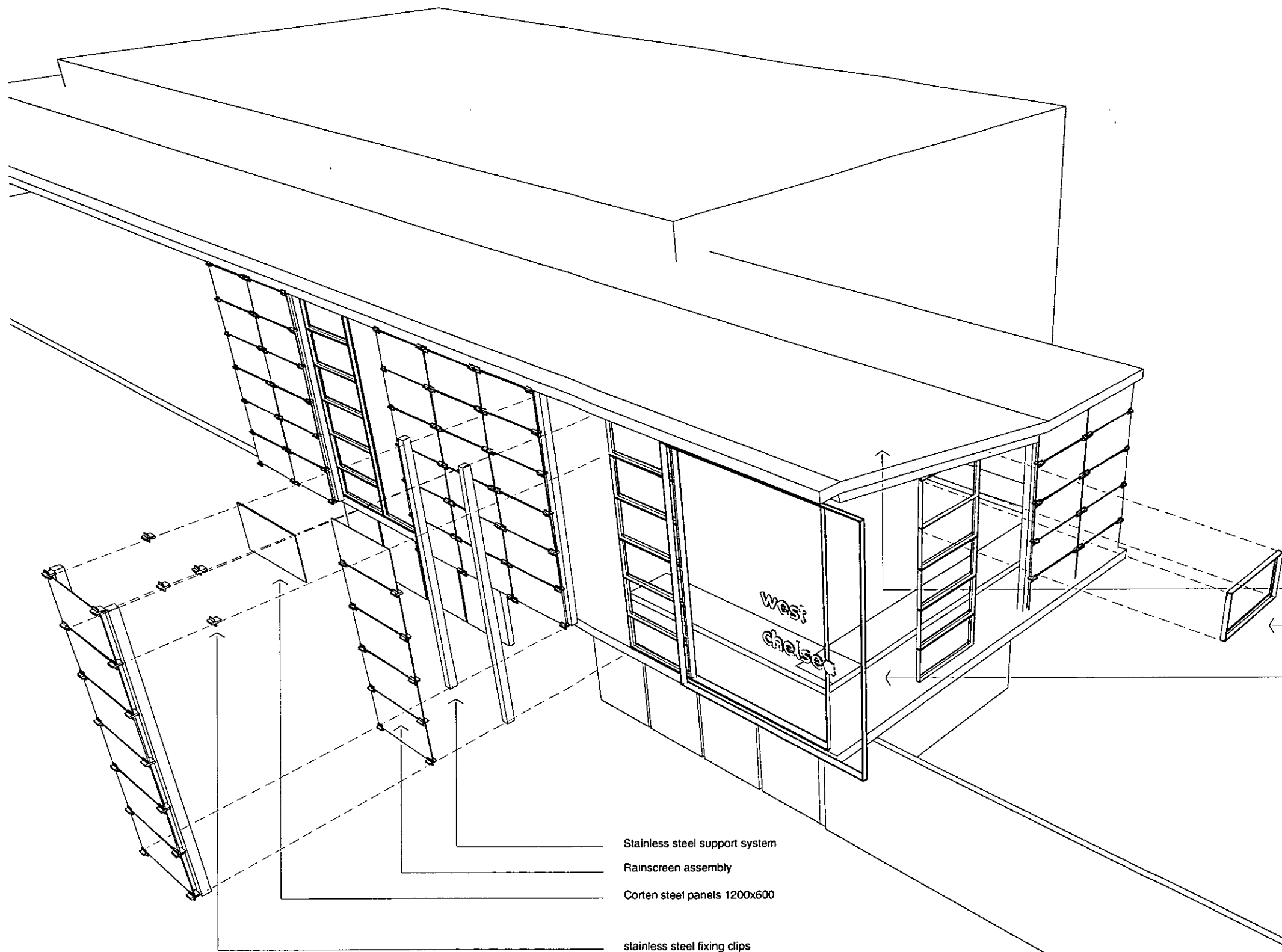
Materials Specification (Multi-purpose hall)

Scale N.T.S.



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- Single ply roofing membrane
- Assembly of double glazed opening lights
- Stainless steel mesh in sliding panel assembly

- Stainless steel support system
- Rainscreen assembly
- Corten steel panels 1200x600
- stainless steel fixing clips

Materials Assembly
(Accommodation Block)

Scale N.T.S.



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