

PART 5: Developments Presentations**Item 5.1****1 SUMMARY OF APPLICATION DETAILS**

Ref: 18/03718/PRE
Location: Land East of the Timebridge Community Centre, Field Way
Ward: New Addington North
Description: A new community centre to serve as a replacement for the Timebridge Community Centre. The facility will have a multi-functional hall/café/kitchen, a nursery, youth club and community facilities, together with access road, parking and landscaping.
Drawing Nos: Pre-application pack
Applicant: Saheed Ullah - Capital Delivery for Homes and Schools
Case Officer: Laura Field

- 1.1 This pre-application report aims to provide Members with sufficient information for effective engagement with the scheme and the report covers the following points:
- a. Executive summary
 - b. Location details
 - c. Proposal
 - d. Place Review Panel feedback
 - e. Material planning considerations
 - f. Specific feedback requested
 - g. Procedural matters

2 EXECUTIVE SUMMARY

- 2.1 The site contains the Timebridge Community Centre and a separate building for a Children's and Family Centre, with a Multi-Use Games Area to the north-east.
- 2.2 The development has been discussed at a series of pre-application meetings and several options have been reviewed by the Council's planning officers, with a scheme presented to the Place Review Panel (PRP).
- 2.3 Discussions have focused on accommodating the existing users on the site, the design and layout, parking and landscaping, as well as the critical relationship with the new school development (see 3.4 below).
- 2.4 The views of members are sought on the Community Centre proposals with particular regard to the following key issues:

Design and massing

- 2.5 Having reviewed the applicant's latest plans and PRP comments, officers feel that the massing is an appropriate response to the context. The design of the building has moved on significantly since the PRP presentation and in officers view would be a much more positive addition to this part of New Addington.
- 2.6 The Committee's views are sought on the design and massing of the Community Centre.

Layout, parking and landscaping

- 2.7 Officers support the general layout of the site, with the building on the frontage and parking to the rear. Further to officers and PRP challenging the level of activation to the ground floor frontage and the legibility of the landscaping to the front, the scheme has evolved in the right direction. In officers view the landscaping would link with the wider community and the layout with the double storey main entrance feature provides a connection with the amenity space. Further work is required on the central hub space to make this as useable and efficient as possible.
- 2.8 The Committee's views are sought on the layout of the building, the location of the parking and the landscaping approach.

3 LOCATION DETAILS

Site and constraints

- 3.1 The application site lies on the north-western side of Fieldway. The site includes the Timebridge Community Centre and a separate building for a Children's and Family Centre. Further to the north east is a Multi-Use Games Area.



Image 1: Visual of the site and immediate surroundings

- 3.2 The site is surrounded by Metropolitan Green Belt to the north, north-east and south-west. On the opposite side of Fieldway (a classified road) lies residential properties, predominantly in the form of four storey flats and two storey terraced houses. The site has a Public Transport Accessibility Rating (PTAL) of 2. The site lies within an Archaeological Priority Area and an area at risk of surface water and critical drainage flooding. The south-western side of the site falls within the Proposal Site 120: Timebridge Community Centre which is allocated for a school.

Planning history

- 3.3 There is no relevant planning history for the site.
- 3.4 It is important to note that this scheme forms part of the wider site redevelopment for the new Special Educational Needs (SEN) School identified in the allocation. Officers are dealing with the new 150 place SEN school (for ages 2-19) under pre-application

reference 18/03453/PRE. Due to delivery programme and construction timescales, the two schemes have been separated. Whilst this situation is not ideal, officers have been challenging the applicants to make sure the schemes evolve together.

3.5 Based on the current timeline, the 18/03453/PRE SEN school will be presented to this Committee on 22nd November 2018.

4 PROPOSAL

4.1 This scheme proposes demolition of the existing family centre building and community centre to facilitate construction of a new build two storey community centre with associated landscaping, car park, widened access road, highways improvements and service connections. The scheme would retain the hard surface MUGA.

4.2 The proposed building brings together four primary uses which include:

- Community Centre
- Family Centre
- Pre-School
- Youth Club

4.3 The access and servicing would take place from Fieldway. The proposed car parking would total 26 spaces, 3 of which would be accessible spaces and 6 with electric car charging spaces. There would be 3 motorbike parking spaces and 20 cycle spaces.

4.4 This scheme would free up land for the future development of the new SEN school (dealt with under pre-application 18/03453/PRE which would be subject to a separate, standalone planning application).

5 PLACE REVIEW PANEL (PRP) RESPONSE

5.1 The scheme was presented to PRP on 20th September 2018. The Panel felt the scheme presents a wonderful opportunity to provide a highly-valued community facility for the people of New Addington, make a positive addition to the townscape and improve physical and visual connectivity to the neighbouring greenbelt. However, the current design has an unwelcoming and institutional character and requires significant development before it can be supported by the Panel. The Panel's key recommendations were as follows:

- The design needs to be more vibrant and welcoming
- A masterplanning exercise should be undertaken for both the school and the community centre that is strongly informed by a landscape architect and seeks to produce a design with nature at its heart
- The location of the school car-parking in between the community centre and the school is not supported and the designers should explore sharing parking for the facilities
- The internal layout is overly complex and the number of rooms should be reduced and shared between different groups
- The youth centre requires its own distinct identity informed by the young people who will use the space
- The social space/community café is poorly located and requires more enclosure
- There should be additional views into the building of activities and clearly defined entrances

- The designers should be inventive with their use of low-cost, but good quality, materials.

5.2 Further to the PRP review, a series of meeting have taken place in an attempt to evolve the scheme in response to the feedback. The following amendments have been made:

- Internal layout simplified
- Changing the internal spaces to rationalise the building
- Hub space/community café enhancements
- Double height entrance
- Creation of more windows
- Hard and soft landscaping development, particularly to the frontage

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the application that the committee must consider are:

1. Principle of development
2. Townscape and visual impact
3. Trees and landscaping
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Mitigation

Principle of development

6.2 The site forms part of the Proposal Site 120: Timebridge Community Centre which is identified for the use as 'secondary school buildings' (with playing fields in adjacent Green Belt) through the Croydon Local Plan 2018. Relocating the community centre to the eastern portion of the site allocation allows for its consolidation and frees the remainder of the site for the allocated school to be built. This is the first stage of the overall redevelopment and is supported as it will allow the site allocation to come forward. The timings and phasing are very important so there is no loss of existing community use whilst the new facilities are being built.

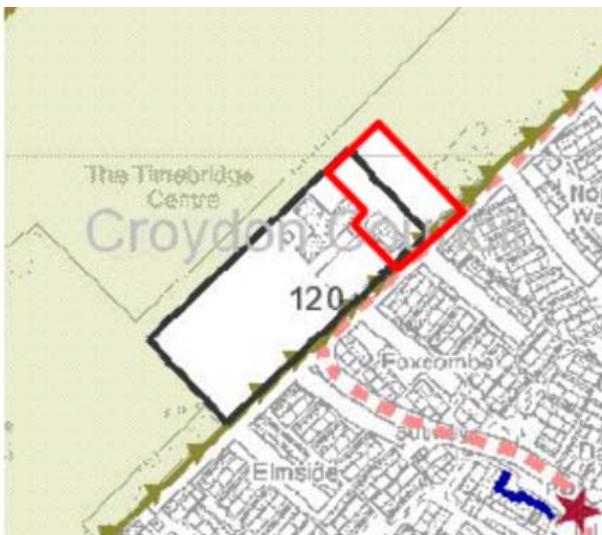


Image 2: Extract from Local Plan policy map showing land allocation for a new school (120) and red line overlay identifying the proposed community centre site

- 6.3 The current proposal states that the existing uses will be re-provided. The applicant has been advised that a full inventory of existing uses must be submitted with any application, together with how these will be accommodated within the new facility. The community building must be future-proofed to allow for both the current need, but adaptable for the inevitable changing needs of the different community groups.
- 6.4 The MUGA would be retained which is supported.

Townscape and visual impact

- 6.5 Design discussions have been on-going since the scheme was presented to PRP. The scheme is still very much a work in progress, but officers are of the view progress is being made in the right direction and are broadly content with the emerging proposals.

Design and massing



Image 3: Proposed front elevation

- 6.6 The two storey height relates to the wider street scene and the character of the area. Officers felt the height could be increased given the four storey flats in the vicinity, but the applicant prefers a two storey development.
- 6.7 A two storey linear approach has been taken with simple brickwork to the main facade providing a calm backdrop to more expressive vertical metal cladding introduced around the main hall at 1st floor level. The hall parapet is also angled to draw attention to the main entrance. Horizontal glazing separates the cladding from the brickwork and feature glazing at ground level on the corner allow provides a more active feature on the elevation of the main hall. The main entrance has a double storey vertical glazing element to break up the linear brick façade from the hall mass and to emphasise this feature. Officers support the general design approach subject to the correct selection and detailing of materials.
- 6.8 Officers are of the view that the design, size and arrangement of windows requires further work.
- 6.9 The elevations have sought to open up the building and allow for greater transparency and views through the building to the courtyard and beyond. The upper floors now have greater numbers of windows to allow for views of the Green Belt, Addington Palace and beyond.

Layout, parking and landscaping

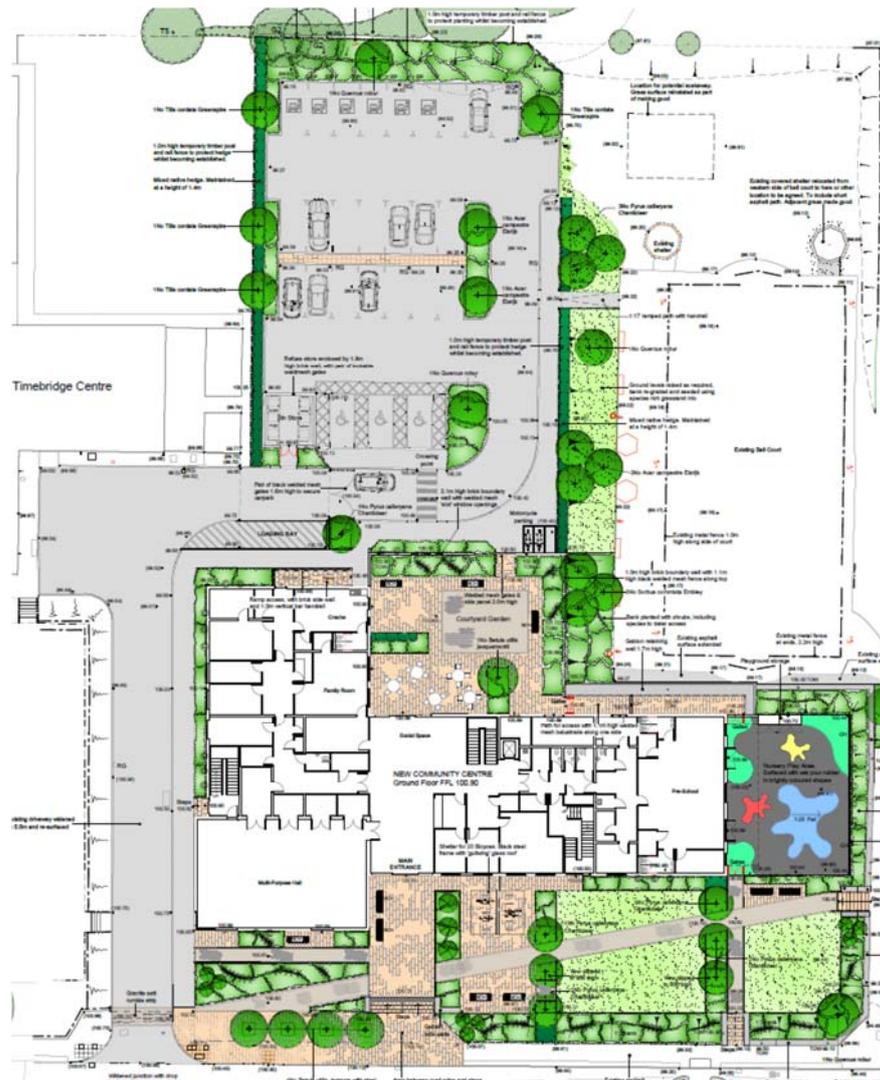


Image 4: Proposed site layout

- 6.10 Officers have encouraged the applicant to think carefully about the community functions and internal spaces to make sure they make the most effective use of the building. The central hub is now double storey and has been increased in size at ground floor, to be much more of a dwell space and useable area than a narrow corridor.
- 6.11 Northeast of the main entrance on the frontage are a series of courtyard and garden spaces, the first fairly open to the street frontage and subsequent spaces more enclosed and divided, connected by pathways. These spaces are intended to be functional and some parts more intimate in order that they can be used and enjoyed by the wider community. To the rear is an enclosed courtyard for seating which links to the central hub of the building. This is broadly acceptable.
- 6.12 Whilst the car parking remains to the rear of the site following PRP comments, officers consider this to be an appropriate location. The applicant has been encouraged to increase the extent of soft landscaping to the parking area to soften views both from within the building, but also from the adjoining Green Belt.
- 6.13 The landscape proposals broadly aim to provide a setting for the new building whilst at the same time providing functional spaces and outlook for the users of the

community centre and making a contribution to the street scene. The landscaping scheme has been further developed since PRP and officers are encouraged by the changes proposed. The landscaping scheme, particularly on the frontage, allows for spaces which are more open to the community and which better link the site into the surrounding area.

Links to SEN school

- 6.14 The pre-application for the SEN school is at an earlier stage than the Community Centre. As has been advised to the applicant, the Timebridge Community Centre and SEN school need to take advantage of synergies between the schemes and successfully integrate with the neighbouring residential area and greenbelt. All opportunities for sharing spaces, such as car parking, must be explored for the two facilities. The design, materiality and landscaping of both the community centre and the school buildings should relate positively to each other and be distinct from the surrounding local housing.

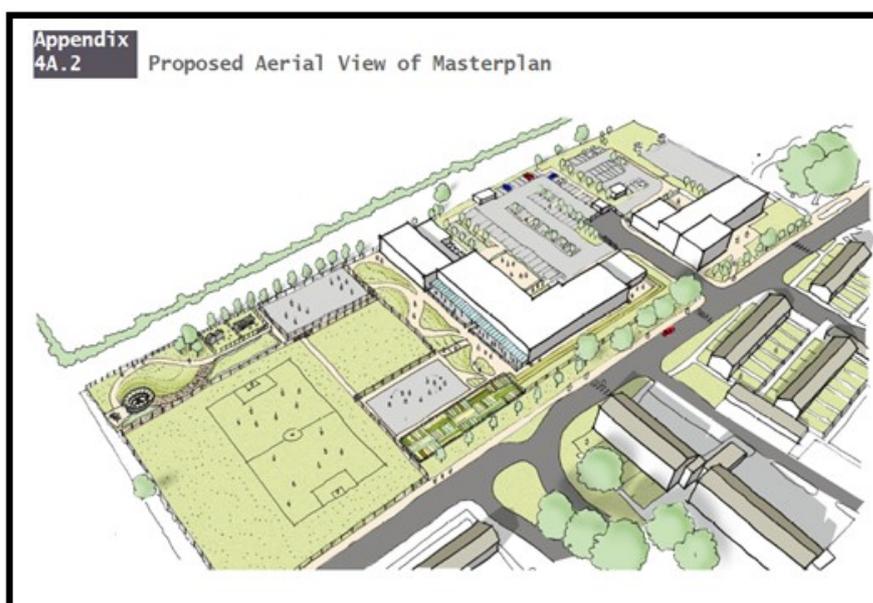


Image 5: Early iteration of relationship between SEN School and Community Centre, Updated visuals yet to be received.

Trees

- 6.15 The majority of trees on this site are not of the best quality, so no in principle arboriculture objections are raised. However, the applicant has been advised to retain those trees around the boundary particularly the very large and prominent specimens to the north eastern boundary. The layout has to have scope for the retention of these boundary trees which should be achievable as part of any formal planning application. A full tree report and tree protection plan are required to support any planning application. Construction works must ensure these important trees are safeguarded.

Residential amenity for neighbours

- 6.16 Given the significant separation distances to the nearest residential properties, the closest of which are on the opposite side of Fieldway to the south, the scheme would be acceptable in terms of residential amenity.
- 6.17 The applicants have been advised that the hours of use and any potentially noise generating activities (such as music amplification) would need to be defined and

controlled, as well as a detailed Community Use Agreement to ascertain any potential impacts on residents on the opposite side of Fieldway.

Access and parking

- 6.18 The application site is located within an area with a Public Transport Accessibility Level Rating (PTAL) of 2 which is poor. It is, however, within close proximity of bus service routes of T31 and 130.
- 6.19 The proposed scheme access would be from Fieldway. The proposed car parking would total 26 spaces, 3 of which would be accessible spaces and 6 with electric car charging spaces. There would be 3 motorbike parking spaces and 20 cycle spaces. Servicing and deliveries would take place from this access road.
- 6.20 Officers support the general layout of the site, with the building on the frontage and parking to the rear. The applicants have been advised of the importance of landscaping to help break up the car park.
- 6.21 The provision of the access from Fieldway is accepted in principle and the applicants have been advised further work is required on trip generation, traffic impact and parking activity.

Environment and sustainability

- 6.22 The applicant has been aware of the requirements for BREEAM “Excellent” and 35% reduction in CO2 emissions beyond the target required by Building Regulations.
- 6.23 The site is within an area prone to surface water flooding and as such a sustainable urban drainage system will have to be incorporated into the scheme. The applicant has been advised that a flood risk assessment and drainage strategy would be required to support any future planning application. The applicant has been encouraged to engage with the Lead Local Flood Authority who would be a statutory consultee on any future application.
- 6.24 Given the location in an Archaeological Priority Area, the applicant has been advised that an archaeology report is required in support of the application.

Mitigation

- 6.25 As this stage it is envisaged that planning obligations will be required to mitigate the impacts, with the following Heads of Terms:
- Local employment and training strategy (no contribution required)
 - Carbon off-set contribution (only if 35% CO2 reduction not met)
 - Travel Plan
 - Highway works
 - Public realm works

7 SPECIFIC FEEDBACK REQUESTED

- 7.1 In view of the above, it is suggested that members focus on the following issues:
- I. The design and massing of the community centre
 - II. The internal layout, particularly the central hub space

- III. How the external spaces work and the landscaping proposed
- IV. The location of the parking and quantum of spaces for the community centre
- V. How the development can embrace and relate to the SEN school proposals
- VI. The extent to which the community centre and SEN school could/should share facilities

8 PROCEDURAL MATTERS

- 8.1 The proposal is reported to Planning Committee to enable Members to view and comment on it prior to submission of a formal application. The proposal is not a planning application. Any comments are provisional and subject to full consideration, including public consultation and notification as part of any subsequent application.