

Design & Access Statement

**T00TING TRIANGLE
366 CAVENDISH ROAD
LONDON SW12 0PP**



Erection of rear and side extensions with installation of new roofing; installation of new doors; installation of new platforms with disabled access ramps; installation of new all weather football pitches with associated fencing and floodlights.

Planning Portal Reference: PP-08185064

Date of Submission: 30th September 2019

1.0 Executive Summary

1.1 This Design and Access statement is to be read in conjunction with the planning application which has been submitted by Indigo Blue Works Ltd on behalf of TFC Leisure Ltd.

1.2 This Design and Access statement has been prepared on behalf of TFC Leisure, to support the planning application submitted on 30th September 2019 (Planning Portal reference 08185064) for the proposed Erection of rear and side extensions with installation of new roofing; installation of new doors; installation of new all weather football pitches with associated fencing and floodlights.

1.3 The application site, known as Tooting Triangle, is located at the west corner of Tooting Bec Common.

1.4 The application site covers 5000 square metres and consist of the existing boxing club, nursery and football pitch.

1.5 The proposal is in line with the National Planning Policy Framework (NPPF) and the WBC Local Plan Core Strategy and Development Management Policies Document adopted in March 2016, as set out in this Design and Access Statement. The applicants also feel that the proposal responds well to the pre-application feedback and advice received in May 2019.

1.6 The layout and design of the extended club house building and sports court and pitches will provide much improved facilities for the local population.

1.7 The current sports building has a GIA of 399m² which when extended as proposed will increase to 456m², an increase of 57m².

1.8 The existing building will be fully refurbished and extended. The proposals introduce many environmentally-friendly and energy-saving features, to enable the development to make a very positive contribution to the Council's sustainability aspirations.

1.9 The applicant successfully runs three sports facilities in London at Bishop's Park Fulham, Rocks Lane Barnes and Chiswick Common, which provide much needed facilities for the local schools and communities.

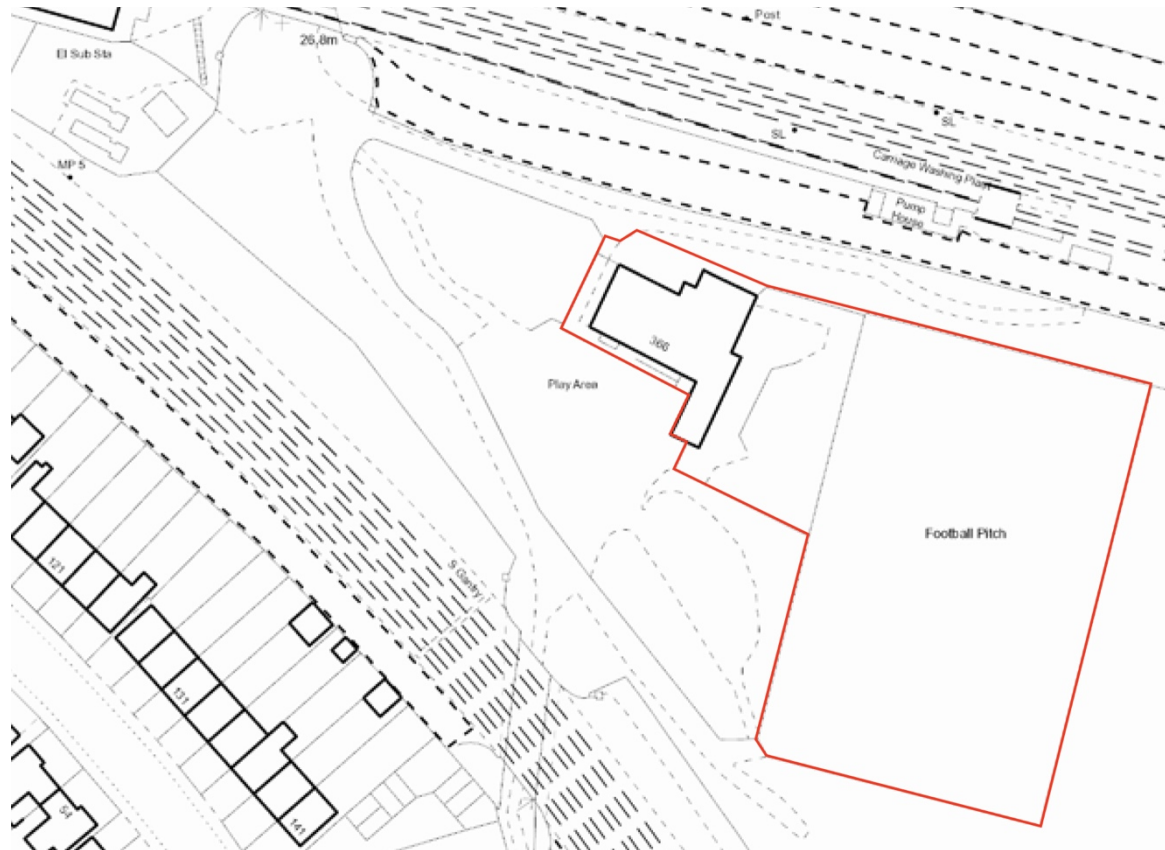
1.10 The proposals will make a positive contribution to the local area in a number of ways by:

- providing sustainable, accessible, affordable and modern sporting facilities
- revitalizing the existing sports building
- improving the facilities for the existing community boxing club
- increasing community cohesion through involvement in sports activities
- providing public conveniences for the users of the playground and common
- providing a refreshment facility for users of the sports facilities, the playground and the common

2.0 Introduction

The purpose of this statement is to explain the design and land use context of the proposal and to give an impact assessment of these under a brief examination of applicable planning policy in light of the Local Plan and the pre-application advice.

2.1 The site of Tooting Triangle is outlined in red below.



2.2 Planning history: permission was granted for refurbishment of the existing play area in 2011. There is no further information about earlier planning applications on Wandsworth's or Lambeth's planning databases.

2.3 The Playground area is not part of this planning application



The current pitch viewed from the north side of the site.

2.4 Currently the site consists of a steel-clad building which has served as home to Balham Amateur Boxing Club since 2009. Attached to this are brick built buildings that provide storage and changing facilities. To the rear, facing Tooting Bec Common is another brick building which houses the One O'clock club play group. There is an all-weather football pitch with flood lighting located to the east and to the south side of the main building there is a well equipped children's play area, both being an integral feature of the Common.

2.5 The buildings are slightly dilapidated and the changing facilities are in a very poor state of repair. The pitch is also not in good condition and under used.

2.6 The pre-application advice from Wandsworth suggests that with some investment these facilities they could provide a much improved community asset.

2.7 The site is in Zone One of the Environment Agency's Flood Risk Map and does not feature in Wandsworth Council's site specific flood risk assessment published in 2015.

2.8 The ground to the east of the pitch does become very water logged during periods of heavy rain. Therefore, it is proposed to install a land drain there which can be connected to the existing surface water drain to drain excessive surface water from the area. The trenches for a land drain are typically only about 500mm deep and would be dug by hand to minimize disturbance of any tree roots.



Tooting Triangle boxing club building

2.9 The nearest public transport links are Balham over ground and tube station about 600 metres to the west and a bus stop on Rabourne Road, about 500 metres to the east, on the 255 route running from Balham to Pollards Hill. There is limited on street parking in the immediate vicinity of the application site.

2.10 Planning permission is now sought to extend and refurbish the existing buildings, to provide a new boxing hall, sports changing rooms and WCs, a café and soft play area; installation of an all weather sports pitches with protective fencing and new LED floodlighting.

2.11 Refuse and recycling storage is to be provided for the extended and refurbished complex.

2.12 The heating and ventilation system is to be relocated from the boxing hall to a new plant room inside the extension on the west side of the building

2.13 An ecological survey has been undertaken and further observations of any bat activity are being taken over the summer months.

2.14 A full topographical survey has been undertaken.

2.15 An arboricultural survey report and method statement with recommendations has been prepared.

3.0 Proposal

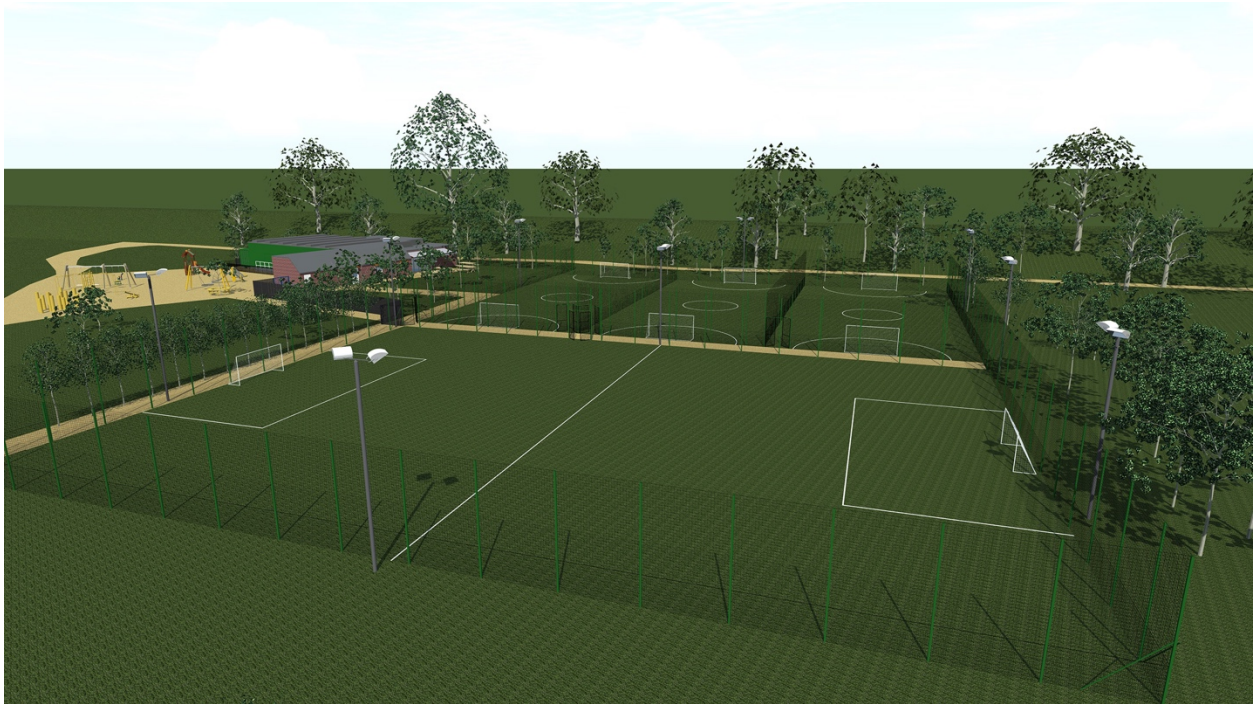
Erection of rear and side extensions with installation of new roofing; installation of new doors; installation of new all weather football pitches with associated fencing and floodlights.



Computer generated image of the proposal viewed from the west side of the site

3.1 This application seeks planning permission for this under used sports facility to provide a state of the art sports centre and café with additional play area for the benefit of the local schools and community.

3.2 The proposal will be a substantial improvement to what is now a limited and underused facility.



Computer generated image of the proposal viewed from the south side of the site

3.3 The proposed development will be maintained, staffed and managed by TFC Leisure seven days per week and will be open from 07:30 to 21:30 weekdays (floodlights off at 21:00), 07:30 to 20:30 weekends (floodlights off at 20:00) and 09:30 to 20:30 on Bank Holidays (floodlights off at 20:00), which will help to avoid the anti-social behaviour that currently takes place.

4.0 Layout and design

4.1 The buildings will have their fabric upgraded to minimise energy usage and heat loss and all lighting will be replaced with low energy LED fittings.

4.2 The metal clad boxing hall floor is 300mm higher than the rest of the building, so the extended and refurbished part of the complex will have the floor set at this same level, with the part of the building housing the café kitchen and reception area facing the garden maintained at the existing level

4.3 The raised level will be accessed by both steps and ramps.

4.4 The café and reception area will be accessed by electrically operated glass sliding doors.

4.5 A set of folding doors will open onto the court yard on the east side of the building and an awning for cover can provide a sitting out area for the café. All doors and windows will be protected with steel roller shutters for security when the building is closed.

4.6 Based on known usage at TFC's other sports centres, the male changing rooms are larger than the female ones. In the event of a sporting activity taking place with a mainly female attendance, these changing rooms can be interchangeable.

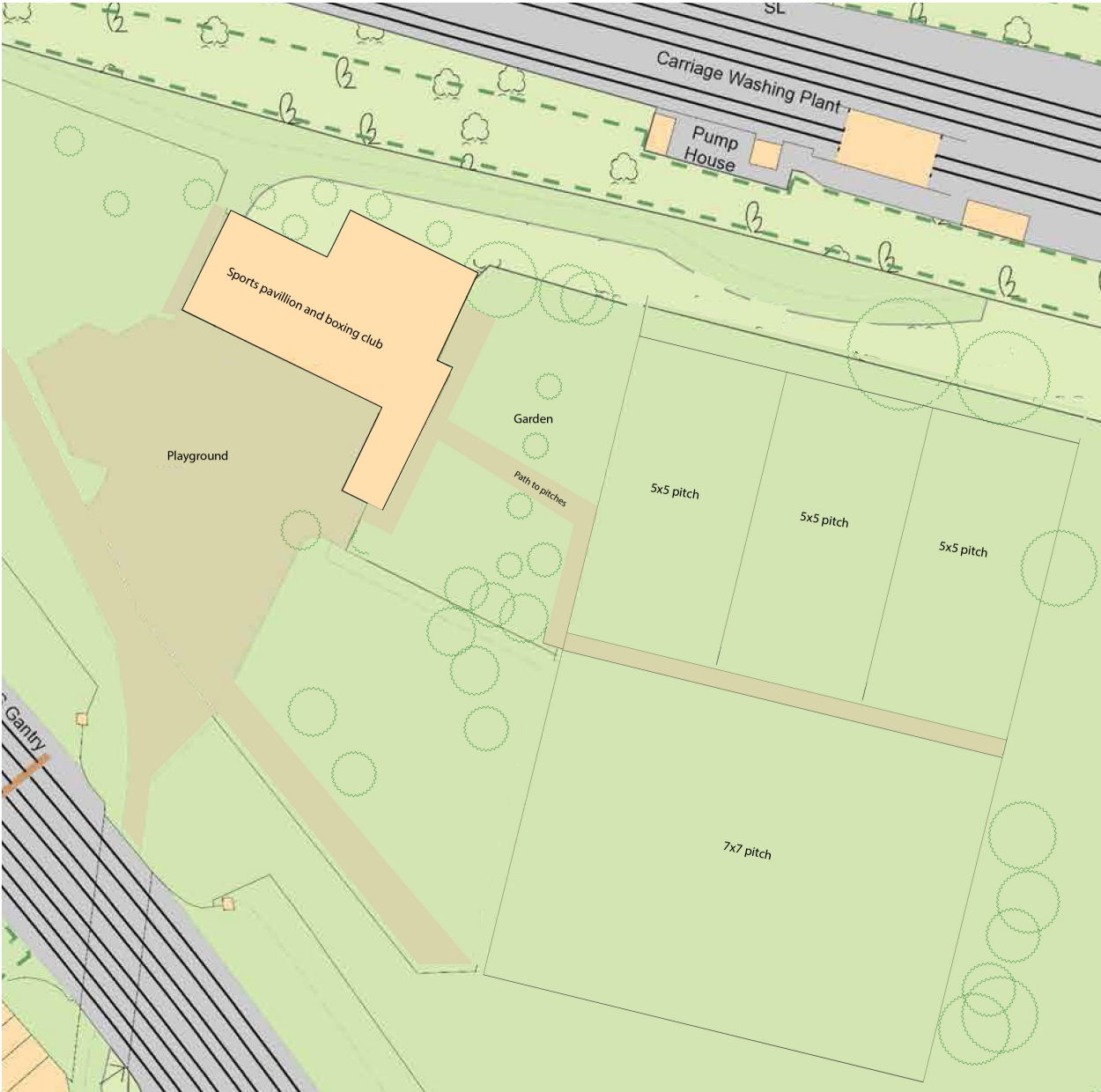
4.7 The new sports pitches will be protected by a 4.5 metre high wire fence with the bottom 1.2 metre section double wired to withstand ball impact. They will be accessed by a central corridor leading off the courtyard on the east side of the complex.

4.8 The extended changing rooms will be painted brickwork to match the existing structure and the boxing hall extension will consist of two 'twenty foot' sea containers painted dark green to match the rest of this building.

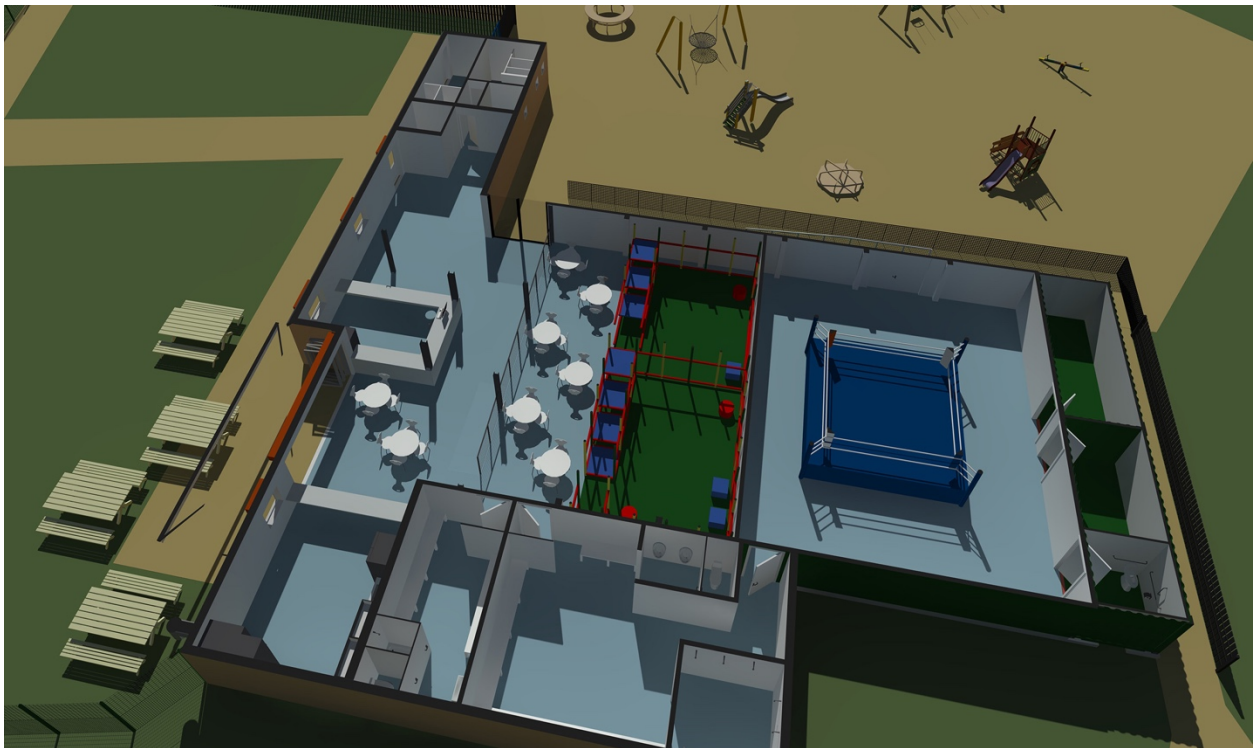
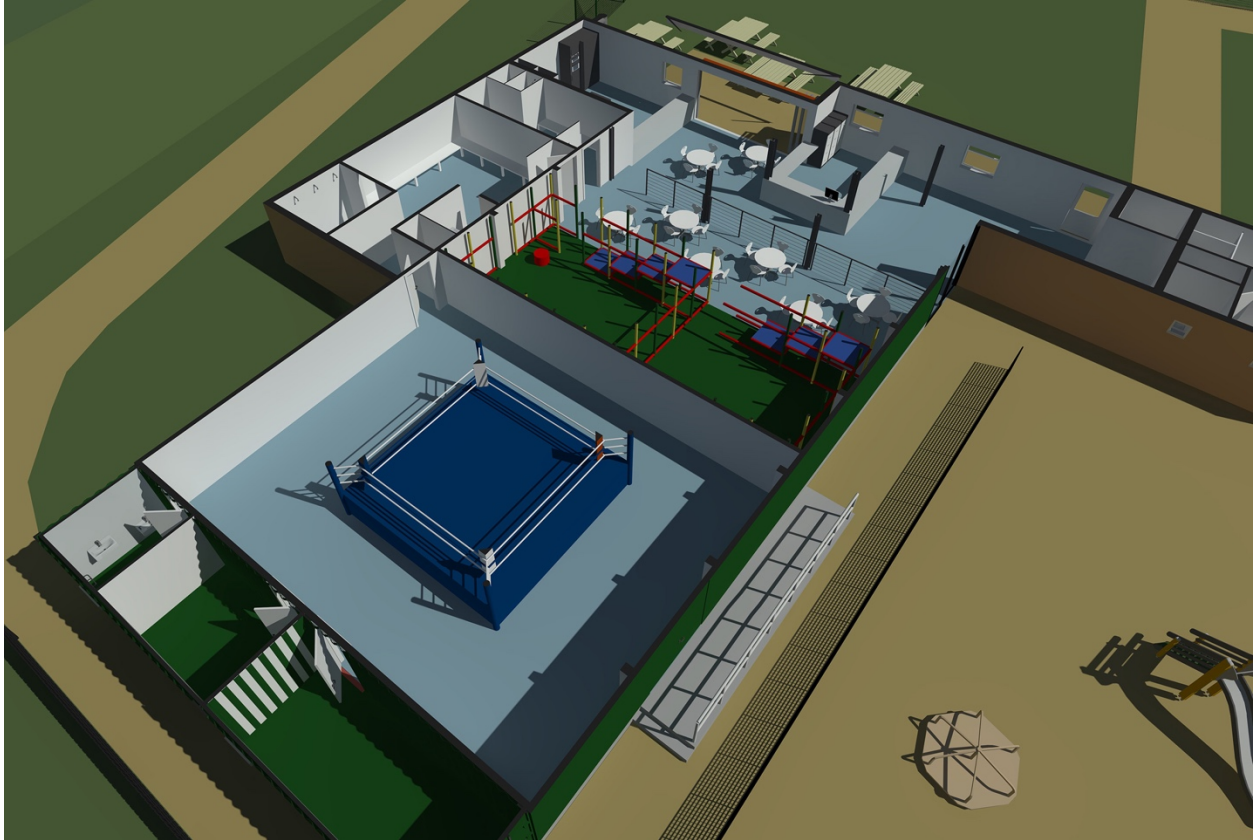
4.9 For all seasons usage, the pitches will be lit by LED floodlighting set on eight metre high poles. The lighting is designed to minimise light spillage above and around the immediate area (see detailed SFPD technical floodlighting document).

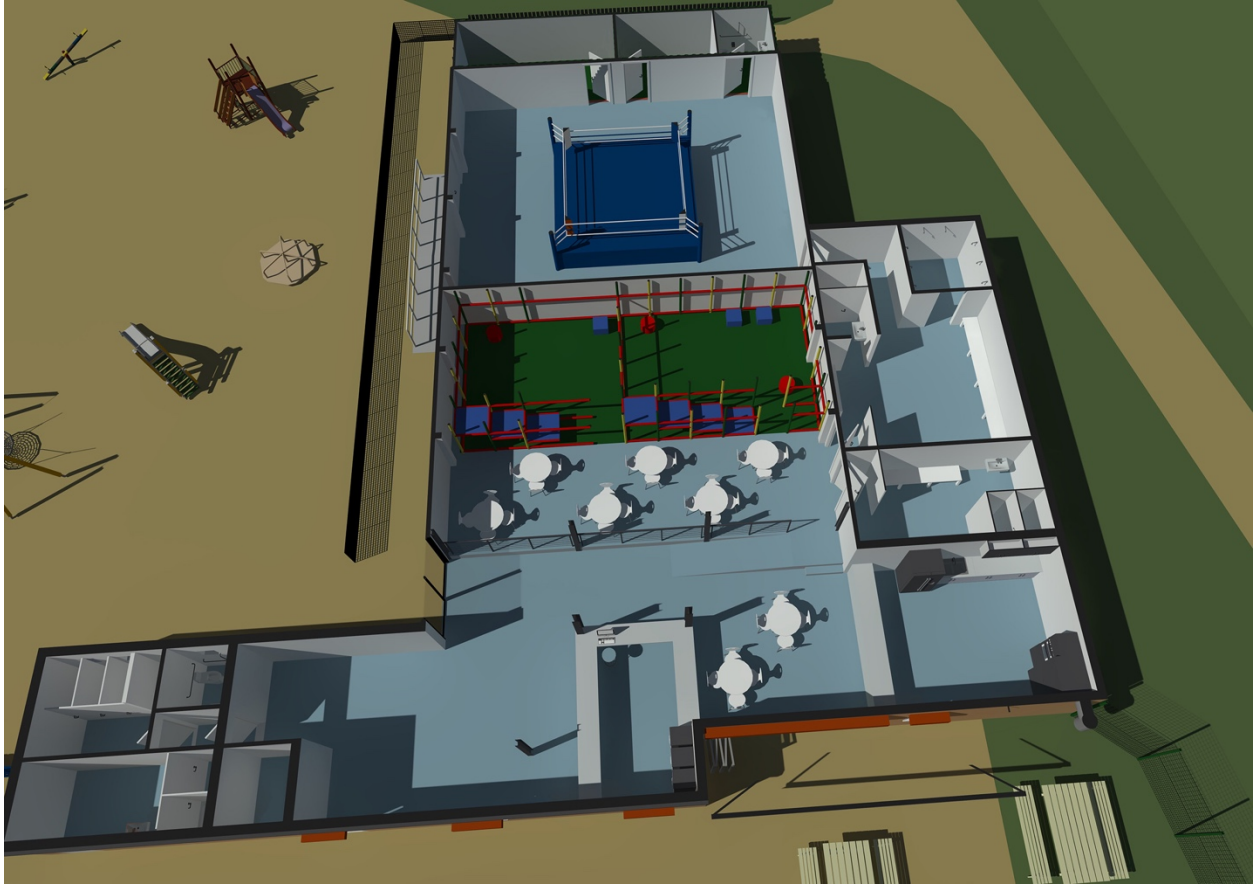
4.10 The extension of the existing building will require the removal of two self-seeded sycamore trees and two birch trees which are over grown with ivy. These will be replaced by planting native trees around the new pitch to further screen it from the common. The trees will be removed outside the nesting season and replaced help screen the rear of the building. (Further detail in the arboricultural report.)

4.11 In order to maintain and service the sports centre, the proposal will result in the employment of 10 full time and 12 part time staff plus 8 sports coaches.



Proposed site plan showing the extended building, sports pitched and the position of trees in relation to these





CGI top slice interior layout views of the extended building

5.0 Relevant Planning Policies

5.1 Development plan policies and standards

The Development Plan for the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004 is the Wandsworth Council Local Plan 2016 together with the planning policies, including various supplementary planning documents of the Core Strategy and the revised National Planning Policy Framework (NPPF) 2018.

5.2 The applicants are seeking planning permission for their scheme to extend and refurbish the existing buildings to provide a new boxing hall, changing rooms and WCs, café, soft play area and new sports pitches with flood lighting.

5.3 The WC Local Plan policy PL4c. The Council will require the provision open space and/or secure public access to private facilities, in appropriate developments, and as a priority in areas identified as deficient in open space, play space or sport and recreation facilities and/or to meet priorities identified in the Council’s Play Strategy, Active Wandsworth Strategy, Parks Management Strategy All London Green Grid Area Frameworks.

5.4. The WC Local Plan Policy IS2a. The Council supports measures to improve energy conservation and efficiency and contributions to renewable energy generation. All development will be required to make efficient use of natural resources (e.g. energy and water), employing good standards of sustainable

design and construction, including sustainable drainage, working towards low carbon and zero carbon standards.

5.7 Design quality

5.7.1 The WC Local Plan policy IS3b. The layout, form and design of buildings and the spaces around them should contribute positively to the local environment, creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible to all, sustainable, functional, adaptable, inclusive, and while having their own distinctive identity maintain and reinforce local character. Designs and layouts which make efficient and effective use of land, including innovative approaches that help deliver high quality outcomes will be supported.

5.8 Community services and the provision of infrastructure

5.8.1 The WC Local Plan policy IS6a. The Council will support the provision and/or improvement of facilities for community services including education and childcare, health and social welfare. It will work with partner organisations to support the provision of adequate high quality social and community facilities by:

- i. Resisting the loss of social and community facilities unless there no current or future demonstrable need.
- ii. Seeking to secure the provision of new, or improvements to existing, social and community facilities.
- iii. Supporting the dual use of social, educational and community facilities, particularly the use of schools after hours, for a mix of sporting, social, cultural and recreational uses.

5.9 Playing fields and pitches, sport, play and informal recreation

5.9.1 The WC Development Management policy DMO2d. Improvements to sports facilities which would lead to improved access to, or use of sports facilities (such as floodlighting) and/or identified need will be approved provided there are no unacceptable impacts on open space, local amenity or biodiversity.

6.0 Conclusion

6.1 This Design and Access Statement has been prepared by Indigo Blue Works Ltd on behalf of TFC Leisure Ltd and proposes to erect modest rear and side extensions, incorporate new roofing, install new wheelchair accessible doors and ramps, refurbish the existing sports pitch with a new surface, fencing and floodlights.

6.2

- The Tooting Triangle buildings are not in good condition, so this proposal will considerably improve the facilities and fabric of the structure to significantly increase their lifespan.
- The current sports pitch is underused and the metal halide floodlighting is inefficient, so the proposed pitches and new more efficient lighting will ensure the maximum sporting activity whilst reducing the environmental impact.
- The proposal will lead to enhanced facilities being made available to the local community without the loss of any already existing facilities.
- The new complex will be run by a company with a proven track record in the provision of community sporting facilities across south and west London.

6.3 This statement has examined the design and access aspects of the proposal and concluded that it is an appropriate form of redevelopment in this location and should be supported.

IMPORTANT NOTE

PLEASE DO NOT REFUSE THIS APPLICATION. Should anything other than permission be considered, please allow us notice of any issues or objections prior to the eventual determination date and we will endeavour to review the current proposals further in discussion with the planning department.