



Open space is so precious
once gone, it is gone for good - we should
hang on to what we have, for dear life!

**7TH MAY
DEADLINE**

Say NO! to Mansfield Bowling Club

please object immediately

www.camden.gov.uk/planningcomments REF: 2015/1444/P

.....

Why build
houses
on a site
designated
for 'leisure
use and open
space'?

... no demand for 'leisure use & open space'?

NO! Mansfield Bowling Club & their developers, Generator, in a report with their previous application, **proved that leisure use is in demand**. This residential application is **completely at odds with Camden's official policy, which is to increase leisure provision**. There are many viable sports groups requiring space, who the developers have refused to engage with.

... building a small number of houses would 'enable' the improvement of leisure facilities on the site?

NO! The proposal is for a whopping 21 houses, exceeding the current building envelop, plus 'open space' lost to parking & private gardens. **This density far exceeds the quantity for 'enabling'**. Contributing to tennis facilities is insignificant. To quote a member of the Kenlyn tennis club committee: **"They are simply using the tennis club to put a veneer of sporting use on what is an intensive housing for profit planning application."**

... the site will be visually improved by houses?

NO! The new proposal focuses on the footprint of the current building. Roughly 43x35m - **a heavy dense block of housing, that overlooks gardens in Regency Lawn, Laurier & York Rise**. The design is unsympathetic to the Conservation Area.

... developers have worked closely with residents?

NO! Mansfield Bowling Club & Generator have approached the **consultation process as disagreeable necessity**. Even this week, posters notifying residents of the date for objections have been torn down. No acknowledgement has been made that the land was originally gifted to the local area for leisure activities.

... local area has so many diverse facilities this one won't be missed?

NO! The Dartmouth Arms & Expressions Dance Studio are now housing, other developments are proposed. If it becomes all housing **where is the character & facilities all residents can benefit from?**

... no other viable options for the site?

NO! Among others, there is **substantial and realistic interest from a local school**, to modernise the site for sports facilities both for the school and local community.

**OBJECTIONS BEFORE
7TH MAY
DEADLINE**

You may wish to include some of the following points in your objection:

Main objections:

The site is designated for use as leisure and open space. As the bowling club's own developers, Generator, acknowledge that there is demand for sports & leisure, there is no reason to re-designate. There is genuine & viable interest from a local school and other local sports organisations, in developing the site, proving that leisure is still highly in demand.

The site is zoned as open space and the building is zoned for leisure - **there is no planning basis for converting any of the site to dense residential use.** Infact this application is entirely contrary to Camden's own policy to increase leisure provision.

The application makes much of its enabling nature to support the tennis courts and a very small public garden – however the **establishment of 21 residential properties, exceeding the current building envelope, on the site goes far beyond what could possibly be regarded as reasonable enablement.** To quote a member of the Kenlyn tennis club committee: **"They are simply using the tennis club to put a veneer of sporting use on what is an intensive housing for profit planning application."**

The existing poor quality building was created by the current owners without any consideration of local impact or of the original philanthropic settlement of the land for leisure use.

This application completely fails to establish an enduring leisure facility on this site. Nor does it acknowledge or repair the damage inflicted by Mansfield Bowling Club in the 1960s in the destruction of green space: with the building of Regency Lawn houses, hard surfaces and current bowling club building.

Secondary objections:

should not distract from the main thrust, that this dense residential development is inappropriate for the history and zoning of this site.

- **Unacceptable increase in existing building envelope** by raising the walls to the current ridge height, any expansion is not acceptable
- **Poor quality design which fails to consider viewpoints from which the building will be seen:** roofscape is a priority for the Dartmouth Park Conservation Area and the proposed roofscape is not sympathetic to the many houses which are above it and overlook the site
- **Access** - the narrow access between residential properties and along the backs of short gardens is not suitable to support the level of vehicle traffic that will be required for the proposed 21 dwellings – congestion, noise and safety during weekends are all concerns
- **Density** – far too many dwellings are proposed for the site than the minimum that would be required to enable a reconfiguration to secure its future leisure use; only the minimum required is what should be permitted.
- **Open Space lost to private car parking** - Car parking is part of the residential proposal and should be enclosed in the footprint of the building, as should the private gardens. No open space should be lost.
- **Increased pressure on existing roads** - increase in traffic to the 21 new houses. Plus the massive build schedule, predicted at 2 years. Huge construction vehicles will cause congestion and impact on all surrounding streets.

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