

The background features two large, faint white circles on the left side. On the right side, there is a yellow target icon consisting of three concentric circles with a central dot.

Mansfield Bowling Club

Second Residents Meeting Report

December 2020

KANDA

HARRISON
VARMA



Second Residents Meeting

Following the Introductory Residents Meeting that took place on Tuesday 10th November, Harrison Varma hosted a Second Residents Meeting at 17:30 on Thursday 26th November 2020 with invitations sent to a wider group of neighbours and local community groups.

The meeting lasted for nearly two hours. The agenda included a recap of feedback raised at the previous meeting, a presentation prepared by Wolff Architects that exhibited two potential options for the future development footprint, massing, uses, as well as precedent design images, and then followed by a question and answer session for attendees.

Advertisement

A letter advertising the Second Residents Meeting was sent to 103 addresses neighbouring the former Mansfield Bowling Club site, encompassing addresses from Croftdown Road, Regency Lawn, Laurier Road, York Rise and Dartmouth Park Avenue (the distribution area is included in Appendix I).

An email invitation including a copy of the letter was sent to the Dartmouth Park Neighbourhood Forum, the Dartmouth Park Conservation Area Advisory Committee, Fleet COHO and the Croftdown Road Residents' Association.

On the 18th November 2020, an invitation letter was distributed to 103 addresses neighbouring the site, inviting those residents to attend the introductory virtual meeting via Microsoft Teams (a copy of the letter is attached as an Appendix II to this report).

Invitees were requested to register their interest by sending a message to the dedicated email address for the project (mansfieldbowlingclub@kandaconsulting.com). A reminder email was also sent to those that had registered for the first in advance of the second meeting. A link to the meeting on Microsoft Teams, which members of the public can access for free and without an account, was then sent within 24 hours of the commencement of the meeting.

Project Team Attendance

Participant	Company
Anil Varma	Harrison Varma Ltd.
Andy Goodchild	Wolff Architects
Ed Wheeler	Wolff Architects
Andy Sturgeon	Andy Sturgeon Garden Design
Richard Coleman	City Designer
Stuart Minty	SM Planning
Jack Beckett	Kanda
Holly Sloan	Kanda

Resident Attendance

A total of 39 email addresses registered for the meeting prior to its start, with a total of 31 unique users attending the meeting throughout, however, the number of attendees is larger than this, as some residents shared two people to one account. Cllr Sian Berry, a member for Highgate Ward in which the site is located, was also in attendance.

Discussion

Residents were asked to remain on mute and indicate their wish to speak by raising their virtual hand. The Q&A was well mannered and heard, with residents making use of the chat function and contacting the project team outside of the meeting to leave their thoughts. Amongst the residents that did speak, some chose to state their address before speaking further to illustrate their understanding of the site, however this was not compulsory.

A summary of the points discussed is detailed below:

- Site boundary, proposed buffer space, building footprint and building location.
- Potential height of the future development and location of that height.
- Overlooking, privacy, and existing views citing height and trees.
- Site designation and policy as view by the Dartmouth Park Neighbourhood Plan, previous planning consent, the Planning Inspector, and Camden Council.
- Design of the precedent images, as shown in the presentation, and their suitability for the conservation area.
- Access to any potential courtyard within the development and distinction between public and private open space.
- Demand for further nursery provision and exploration of potential future commercial uses on site.
- The amount of on-site land accessible to the public in both options, compared to existing use and policy provisions.
- Potential affordable Housing provision in any given scheme.
- Parking permits and potential increased pressures on local roads, vehicle accessibility to the site, potential car club and its future users, deliveries, and the car ownership of future occupiers.
- The provision of a pavilion to support future tennis club use, it's number of floors, footprint, and potential commercial uses.
- Daylight/sunlight impacts from both potential buildings and trees on all neighbouring properties.
- The provision of allotments in the scheme as a community asset, including their safety and efficacy.
- Future landscaping, planting, and selection of trees as a form of creating a barrier to the site, selecting a diversity of trees in comparison to the local area and making sure the public space is still walkable.

The meeting was recorded with residents given fair warning that copies of the recording will only be made available for attendees. Should attendees wish to receive a recording of the meeting, please do get in touch via the dedicated project email address below.

Next Steps

The project team are pleased with the response and discussion with neighbours, wider residents, and local community groups. Whilst there is a diversity of opinion with regard to the options presented, there is a consensus that residents wish to see the next design stage for the plans.

A further meeting will be held with neighbours and residents' in due course, with the objective being to update all on a more detailed next stage. Should you have any questions or queries in the interim, please do not hesitate to get in touch:

Phone:

020 3900 3676

Email:

mansfieldbowlingclub@kandaconsulting.co.uk

Appendix I Distribution Area (103 addresses)



Appendix II Invitational Letter

HARRISON
VARMA



0203 900 3676

mansfieldbowlingclub@kandaconsulting.co.uk

www.mansfieldbowlingclub.info

Wednesday, 18 November 2020

Dear Neighbour,

I am writing to you with an update regarding the future of the former Mansfield Bowling Club site.

On November 10th, we met with over 35 immediate neighbours from Regency Lawn, Croftdown Road, York Rise, Laurier Road, and Dartmouth Park Avenue, in a video conference session that detailed our very early thoughts on the context of the site and included a Q&A.

We are very pleased with the well mannered and considered discussion that took place and would like to again extend our thanks to all who participated. The session has given us plenty of insight and food for thought regarding residents' priorities and concerns for this development.

Next, we would like to invite you to a second residents meeting at 17:30 on Thursday 26th November. This will again take place via Microsoft Teams, and will include a wider audience to incorporate residents of nearby roads as well as representatives of local community groups.

If you would like to attend this meeting, we ask that you please register your interest by emailing mansfieldbowlingclub@kandaconsulting.co.uk. A link to join the meeting will then be circulated to all attendees 24 hours prior to the commencement of the meeting.

Should you require anything else in the meantime, please don't hesitate to get in touch. A report of our first residents meeting will soon be available on our website www.mansfieldbowlingclub.info.

We hope that you are able to join us and we look forward to seeing you then.

Sincerely,

Anil Varma

HARRISON
VARMA



