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Project

Phoenix Canoe Club - Replacement Building
Cool Oak Ln
London
NW9 7ND

Client



Phoenix Canoe Club Ltd
Suite 115 Devonshire
House, Manor Way
Borehamwood
WD6 1GQ

Architect



DOR Architects Ltd
7 Hayes Crescent
London
NW11 0DG

Drawing Title

Existing Site Massing

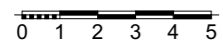
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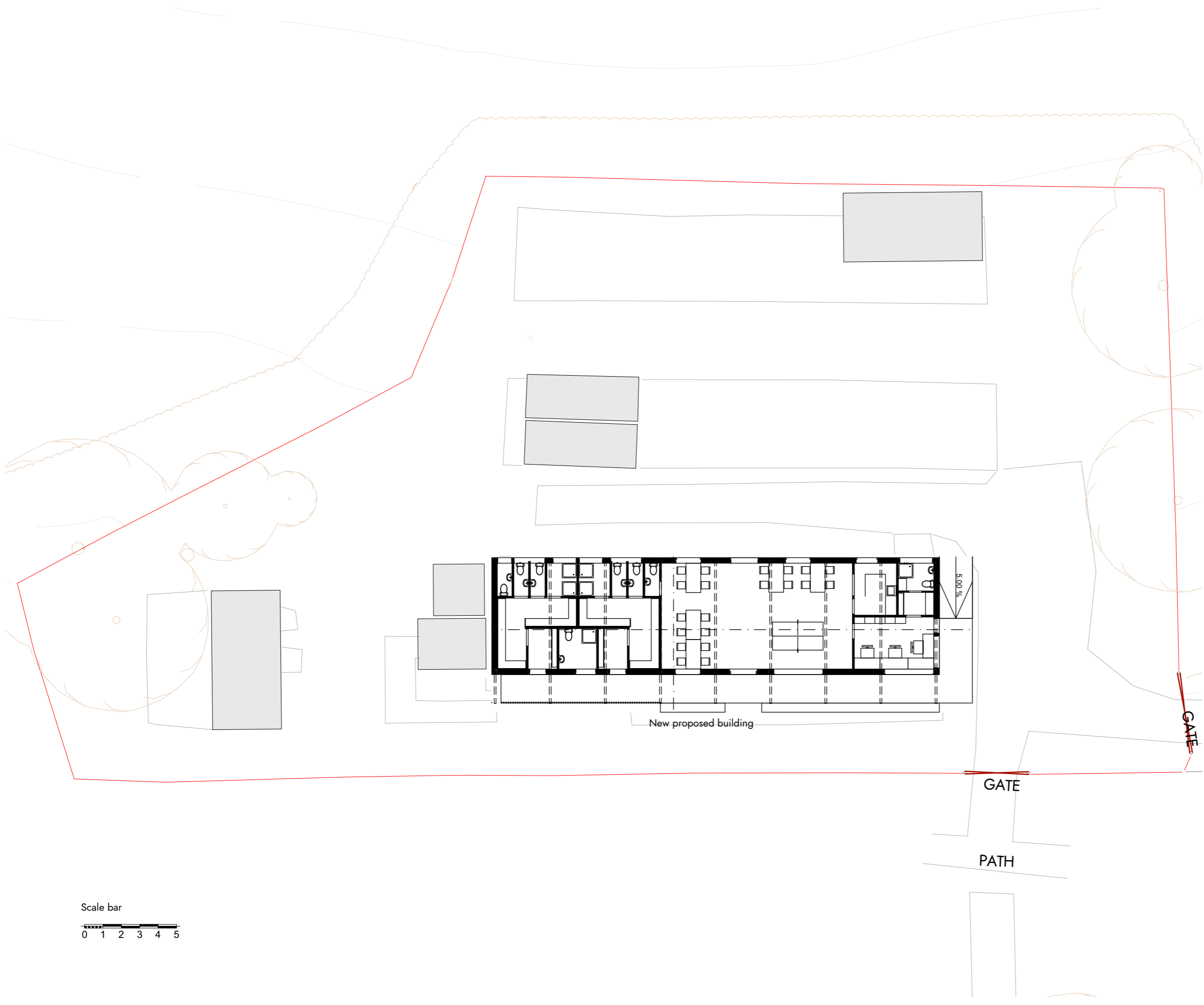
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Project No. Drawing No. Revision

PCC S100

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& CANOE CLUB

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Proposed Site Massing

Scale at A3

1:200

Date

23/05/2023

Project No.

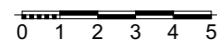
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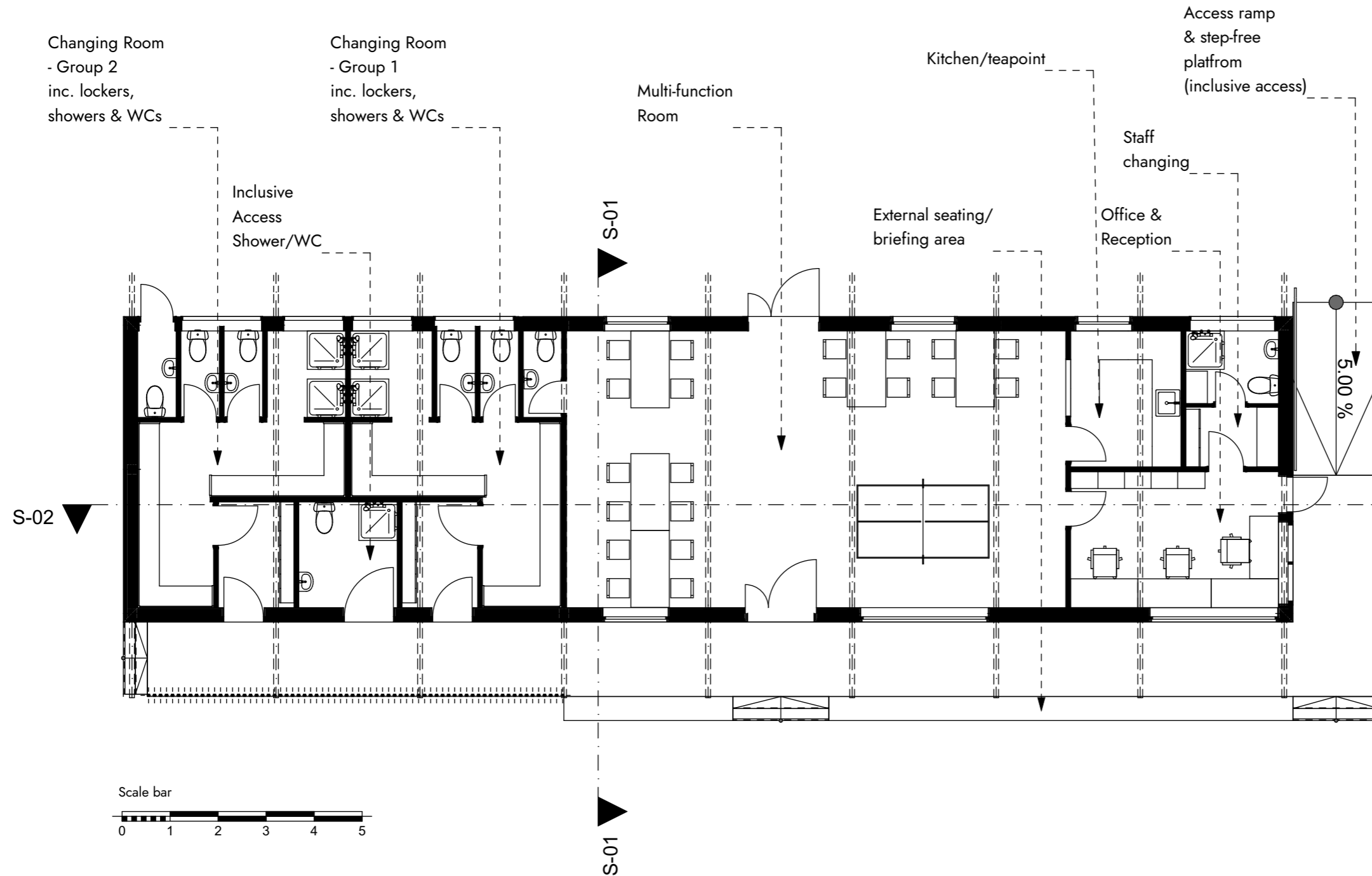
Drawing No.

S101

Revision

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Ground plan

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Drawing Title

Proposed Ground Floor
 Plan

Scale at A3 Date

1:100 23/05/2023

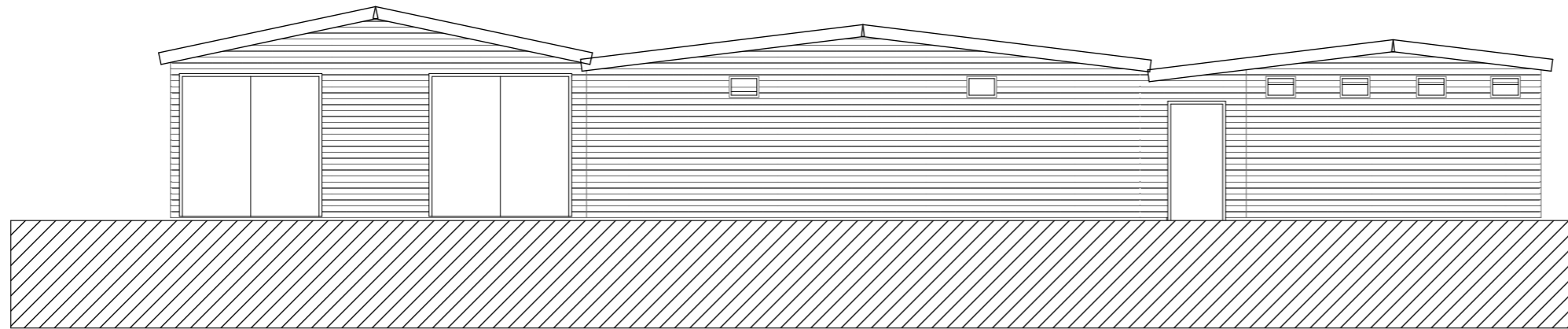
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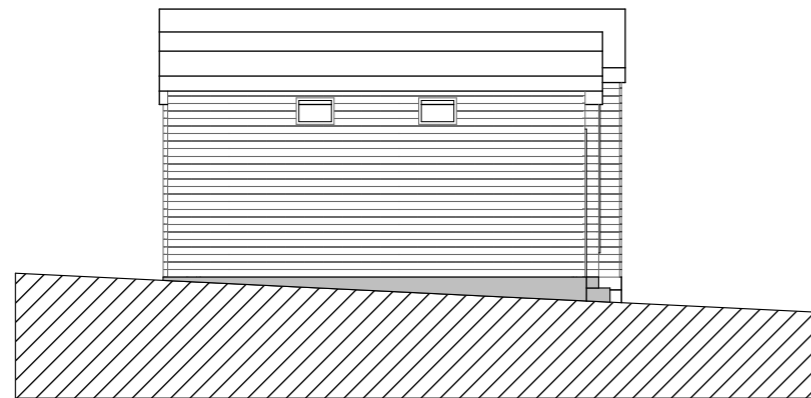
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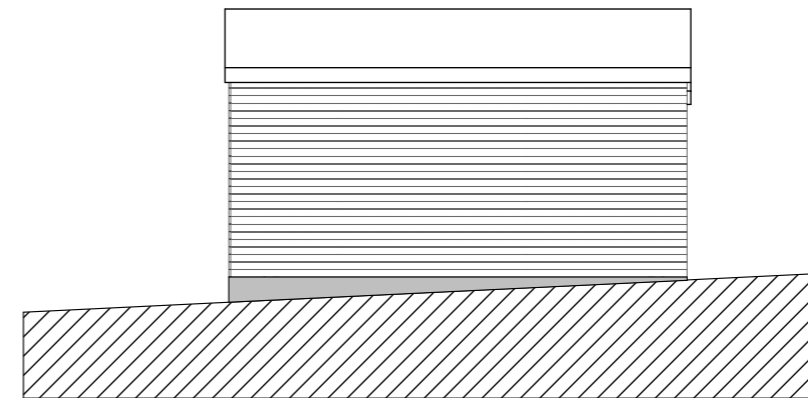
Existing Rear Elevation

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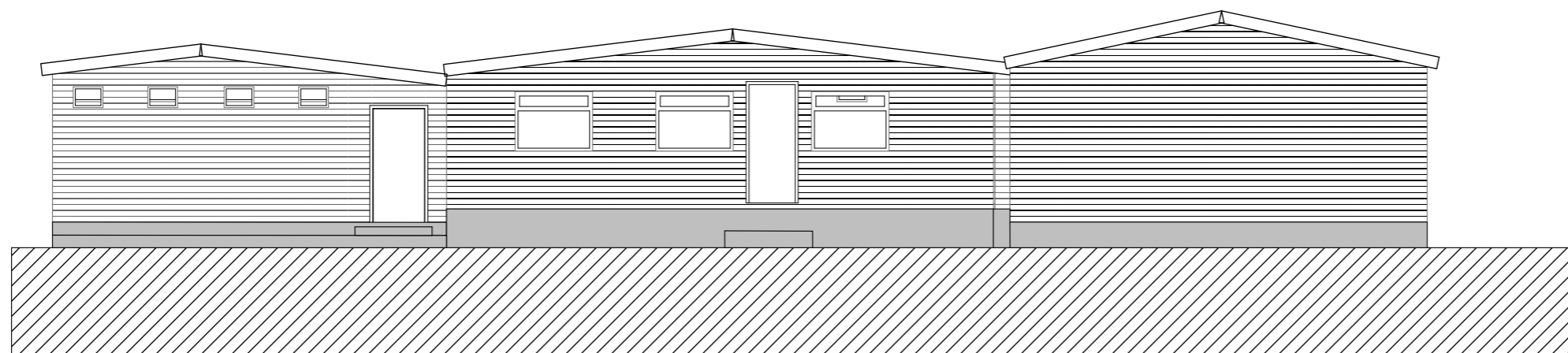
Existing South Elevation

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Existing North Elevation

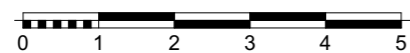
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Existing Front Elevation

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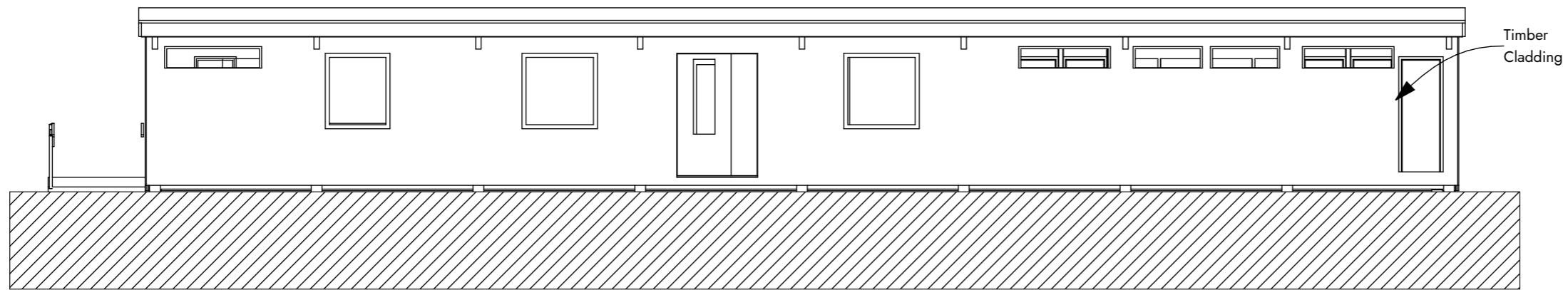
Existing Elevations

Scale at A3 Date

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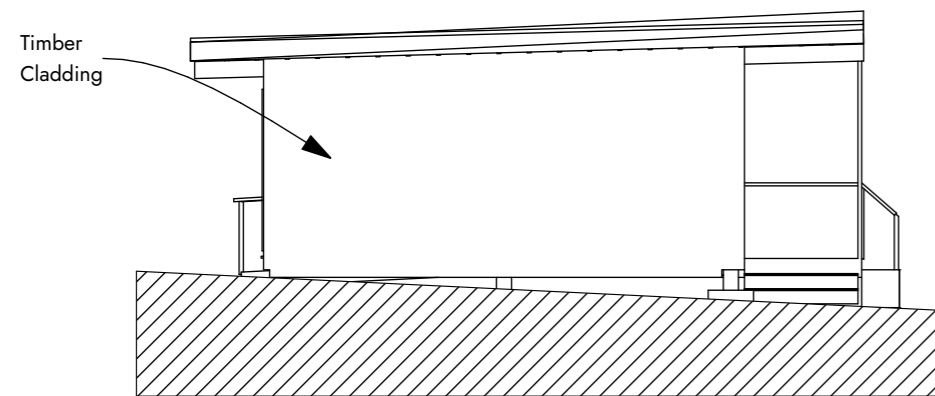
Project No. Drawing No. Revision

PCC A201



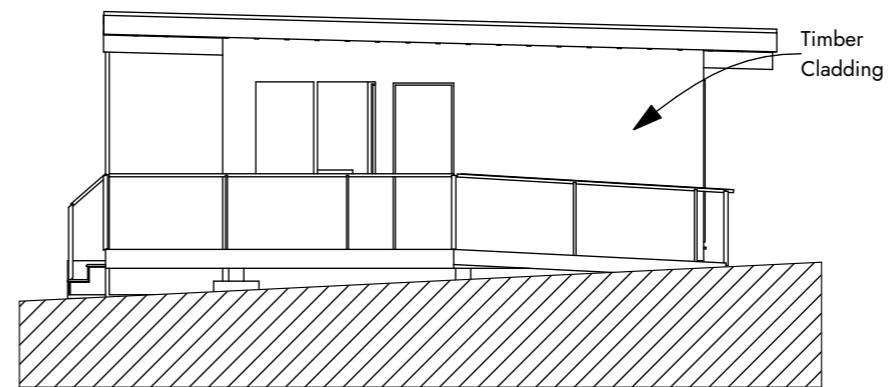
West Elevation

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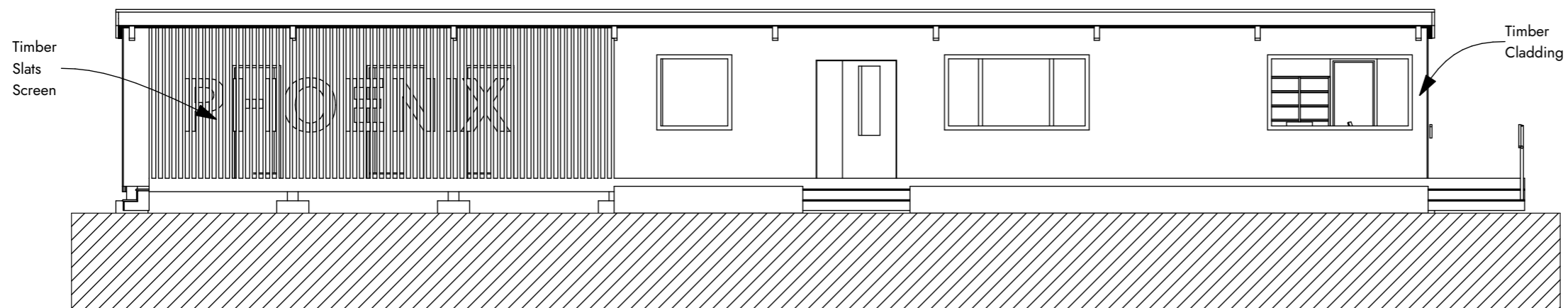
South Elevation

1:100



North Elevation

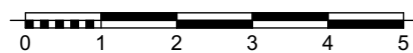
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East Elevation

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Drawing Title

Proposed Elevations

Scale at A3 Date

1:100 23/05/2023

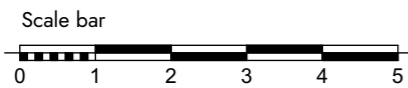
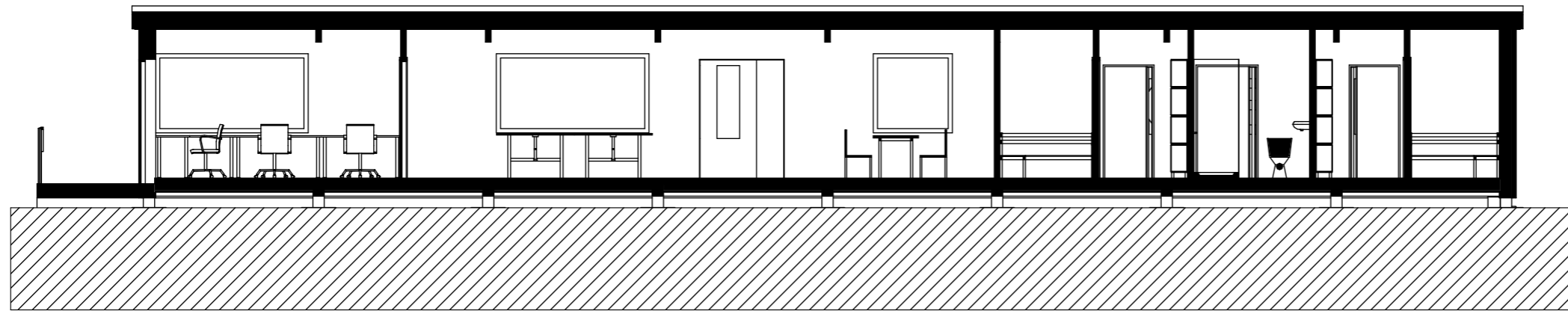
Project No. Drawing No. Revision

PCC A200

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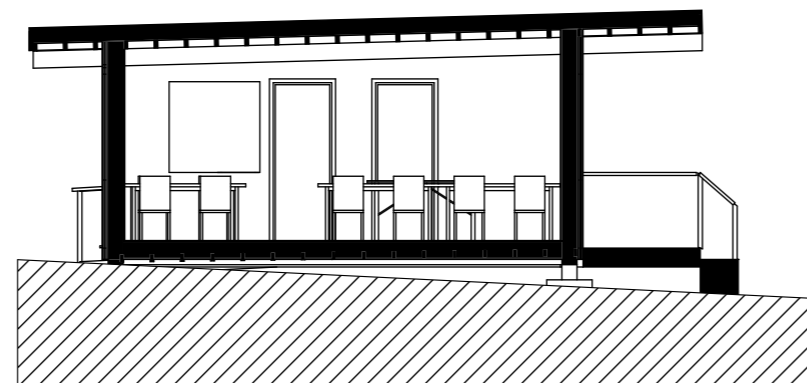
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S-02

Section S-02

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S-01

Section S-01

1:100

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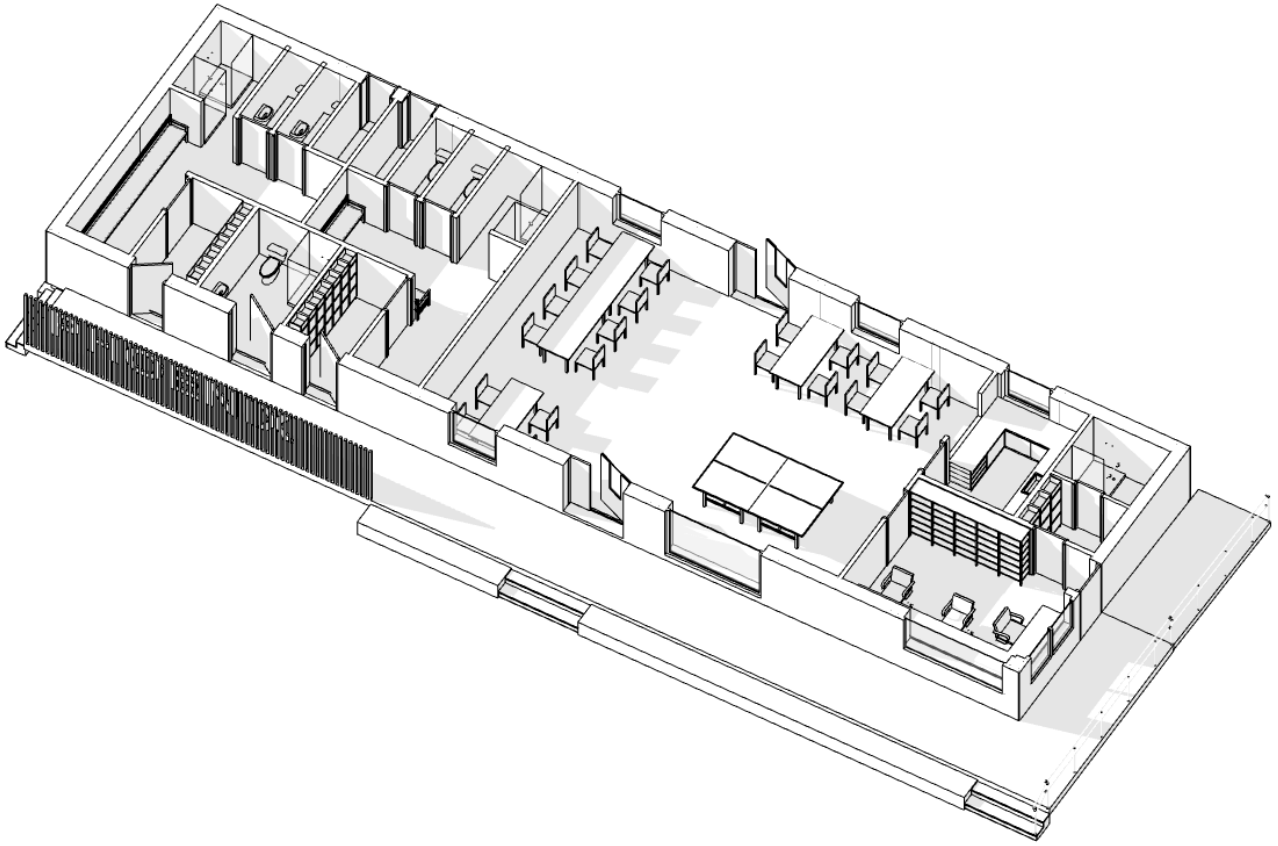
Proposed Sections

Scale at A3 Date

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Project No. Drawing No. Revision

PCC A300



**PHOENIX CANOE CLUB
& OUTDOOR CENTRE**

**PLANNING STATEMENT
FOR NEW REPLACEMENT BUILDING**

MAY 2023

DOR Architects Ltd
7 Hayes Crescent
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07449474436 T
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Site:

Phoenix canoe club
& outdoor centre
Cool Oak Lane
London NW9 7ND



1 THE PROPOSAL

Demolition of the existing “Clubhouse” building and the erection of a new single-storey building of similar floorspace on the same location of the demolished building. The new building is to contain a multi-function room, changing rooms, restroom facilities and office. No further works are proposed on the site, or any further impact.

2 APPLICATION SUMMARY

The application seeks a planning permission for the replacement of the existing Phoenix Canoe Club building.

The proposed building would provide a multifunction room, kitchen, office and reception for visitors, two group changing rooms with showers, WCs and locker stores, Accessible shower/WC and staff changing.

The building is used by the Phoenix Canoe Club & Outdoor Centre which operates throughout the week providing a variety of activities to Schools and the local community.

A previous application (17/2076/FUL) for an extensive new scheme on the site has had its Planning Permission expire as the works could not commence within 3 years.

The previous approved scheme could not be built in time due to lack of funds, since the funds earmarked as part of the S106 obligation for the redevelopment to the south west of the Broadway, West Hendon, were diverted to another project without agreement from the Phoenix Canoe Club.

This application therefore proposes to start with a greatly reduced, and much needed replacement of facilities on the site. In this way a significantly lower yet achievable budget would allow the current accommodation, which does not satisfy current building regulations, be replaced with facilities that are fit for use, warm, insulated and allow for inclusive access throughout.

The proposed building in this application is to be “Phase 1” of a wider scheme which will be applied for at a later stage if/when funds can be secured to implement it. The redevelopment of the club’s buildings and associated curtilage forms part of the club’s vision to provide a borough wide training, outdoor and adventure centre.

Despite the application area falling within a Site of Special Scientific Interest (SSSI) this application proposes only to replace an existing building with no further impact to the site or its surroundings.

3 SITE DESCRIPTION

“The application site is located within Woodfield Park Recreational Ground next to the Brent (Welsh Harp) Reservoir, between West Hendon and Wembley. The area around the site is bordered by the Silk Stream River, Cool Oak Lane Road (which is a public walkway) and the Welsh Harp reservoir. The application site is located to the south of the Borough within the West Hendon Ward and shares a border with Brent Council. The site is owned by Barnet Council and has been leased to the Phoenix Canoe club for a number of years.

At present, the site comprises a series of weathered timber clad buildings dating back to the 1960s. The total floor space of the existing buildings is 206 square metres with the total boundary area being 0.83 hectares. The area is currently used by The Phoenix Canoe Club (Class D2) as changing rooms, meeting rooms, a kitchen, toilet facilities and storage for the canoes. There is also an existing pontoon on the reservoir that is secured and used for the club’s sporting and training activities.

The Phoenix Canoe Club was founded in May 2004 by a number of volunteers after the closure of the Welsh Harp Youth Sailing Base. The club is affiliated with the British Canoe Union and Canoe England (South East) and accredited by Sports England. The club operates a number of training activities including river trips, whitewater, kayaking and surf training for adults, schools and junior members of nine years old. The club is a registered charity employing a number of part-time and volunteer staff members. The catchment areas includes North and West London and beyond.” (Committee Report 4168734, p.2-3, May 2017)

4 SITE PLANNING HISTORY

Ref. No: **17/2076/FUL**
 Demolition of existing buildings and erection of a new two storey building, containing multi-function club house (Class D2) and ancillary community cafe (Class A3), and associated vehicle and cycle parking, landscaping, highway works, plant and works to provide a new cesspit/sewage treatment, and erection of a climbing wall and retrospective planning permission for floating pontoon
 Status: **Approved with conditions, Apr 2017**

Ref. No: **H/02629/12**
 Two-storey rear extension to the building.
 Status: **Approved with conditions, Jul 2012**

Ref. No: **W13937A/05**
 Environmental Impact Assessment Scoping Opinion.
 Status: **Environmental Statement Scope, Jul 2005**

Ref. No: **W01315D/03**
 Installation of Bird Hide with associated access paths alongside Welsh Harp Reservoir.
 Status: **Approved with conditions, June 2003**

Ref. No: **W01162E**
 Replacement of existing chain link fence and gates with 2.4 metre high steel palisa defense and matching gate.
 Status: **Approved with conditions, Nov 1995**

Ref. No: **W01162D**
 Installation of relocatable building and metal storage container. -
 Status: **Approved with conditions, Jan 1993**

Ref. No: **W00701J**
 New H Q Building.
 Status: **Approved with conditions, Jan 1991**

Ref. No: **W00701H**
 Vehicular Crossover.
 Status: **Approved with conditions, Nov 1990**

Ref. No: **W00701G**
 Use of premises as Montessori nursery school for 24 children aged 3-5 years old between the hours of 9.30am-12.30pm and 1.45pm-4.00 pm on Monday to Friday.
 Status: **Approved with conditions, Feb 1989**

Ref. No: **W00701E**
 Erection of front, side and rear extensions to existing H.Q. (Renewal of planning permission ref. W701D dated 21.08.85).
 Status: **Approved, July 1988**

Ref. No: **W01162C**
 Prefabricated container for storage of sails. Council Development, Regulation 4(5).
 Status: **Approved, Jan 1988**

Ref. No: **W04411C**
 Erection of changing rooms and construction of cesspool.
 Status: **Approved with conditions, April 1986**

Ref. No: **W00701D**
 Erection of front, side and rear extensions to existing headquarters building.
 Status: **Approved with conditions, Feb 1985**

Ref. No: **W01162B**
 Erection of a sail store, lecture room and safety look-out together with jetty, pontoons and associated external works.
 Status: **Approved, Oct 1983**

Ref. No: **W00701C**
 Erection of a Nissan Hut.
 Status: **Approved with conditions, Sept 1983**

Ref. No: **W00701B**
 Porch.
 Status: **Approved with conditions, July 1979**

Ref. No: **W00701A**
 Addition of closed porch to main entrance.
 Status: **Approved with conditions, April 1979**

Ref. No: **W01162**
 Landing stage at youth sailing base.
 Status: **Approved, May 1971**

5 STATUTORY AND INTERNAL BODIES

This proposal is to have minimal impact on the site since only an existing single storey building is to be replaced by another of similar size. However a consideration of the views by statutory and internal bodies based on the previous approved application 17/2076/FUL is used as comparison below:

Body	Previous responses to approved application 17/2076/FUL	Anticipated comparison to this application
The Community Hub Gadwall House, Perryfield Way	Support development.	No impact or difference.
Environment Agency	No objection on receipt and review of the Phoenix Canoe Club Flood Risk Assessment.	New building only replaces current existing building, no further change.
Natural England	No objection subject to conditions.	No impact on Birds by replacement building.
Canal and River Trust	Support development, subject to conditions pertaining to drainage, flooding and bats.	No impact on drainage, flooding and bats.
Sports England	No objection.	Proposed building would have no impact that would go against Sport England's policies.
Metropolitan Police	No comment.	No impact or difference.
London Wildlife Trust	No comment.	No impact or difference.
Network Rail	No comment.	No impact or difference.
Barnet Council's Waste and Refuse Officer	No objection.	No impact or difference beyond existing.
Barnet Council's Property services	No comment.	No impact or difference.
Barnet Council's Ecology Officer	Acceptability of the scheme is subject to comments from Natural England (see above - hence no objection)	No impact or difference.
Barnet Council's Drainage Officer	No objection.	Drainage remains the same, no impact.
Barnet Council's Highways Officer	No objection.	No change in traffic or travel as capacity remains the same.
Barnet Council's Lighting Officer	No objection.	No impact or difference to existing provision.
Barnet Council's Arboricultural Officer	No objection subject to conditions pertaining to removed trees and hedges.	No removal of any trees or arboricultural change.

6 PLANNING CONSIDERATIONS

The main areas for consideration are:

- Principle of Development
- Design
- Impact on Neighbouring Amenity
- Biodiversity
- Trees
- Sustainability
- BREEM
- Highways
- Refuse and Recycling Storage

6.1 PRINCIPLE OF DEVELOPMENT

The proposed building seeks to replace an existing building on the site. No additional impact is proposed or intensification. The new building is of similar size to the existing building to be replaced and the rest of the site and its use will remain as currently. No trees or wildlife are to be impacted. The new building will re-provide the same facilities (but comply with current building regulations and standards which the existing does not) and provide inclusive access.

- Under Policy DM13 the site falls under recognised community use which is to be protected.

- Under Policy CS7, no impact will be made to the existing Nature Conservation or biodiversity and existing open spaces will remain the same. The building is considered to be sports facilities and its much needed replacement would result in an improvement to green infrastructure.

- Under Policy 4.6 of the London Plan, the new building will be accessible to all sections of the community, including disabled and older people and also address deficiencies in facilities and provide a cultural focus to foster more sustainable local communities. The existing building cannot fulfil these.

6.2 DESIGN

Despite a highly restricted budget (to be funded by charitable donations) the new building does propose to be well designed, sustainably sourced, and improve character and quality compared to the current building which is to be demolished.

The new building is proposed to be primarily of timber construction and timber clad connecting to its natural surrounding in material being situated within an open green land. Being a water-sports facility this material relates well to water vessels and their historic roots and construction.

Despite its simple form the proposed building seeks to create easily accessible step-free routes, sufficient internal spaces also allowing adaptable use/spaces and offers visually attractive features such as a slatted screen which would allow privacy and opportunity for signage/placemaking. As far as practicable the building seeks to be secure by design, limiting entrances to the front facade which has high visibility and forming mainly fenestrations on the rear face to provide natural light to the changing rooms.

The current building to be replaced is a combination of poor quality single storey timber clad units, below 4m high which are currently in a dilapidated state internally and externally, and are at different floor levels restricting access to various users.

In relation to policies:

- London Plan Policy 7.1 - Proposal conforms to maintaining a good quality environment, with the design of new buildings supporting character and legibility of a neighbourhood, in this case immediate and wider locality

- London Plan Policy 7.4 - Proposal provides a design based on the material, pattern and grain of the existing spaces and use, of the same scale as the current, and of similar proportion and mass. Further the building will strengthen the relationship between the built and natural landscape and takes

sensitive consideration of the landform and topography of the area to simultaneously provide easy access but improve sight-lines onto the waterfront and create a new relationship between interior and exterior. It is of human scale with promotion of unique building moments and experiences for the users, and conform to the aims of the club in promoting outdoor and water based activities.

- Barnet's Policy CS5 - Proposal respects the local context and character and creating places and buildings of high quality design.

- Barnet's Policy DM01 - Proposal provides a high standard of urban and architectural design, demonstrating high levels of environmental awareness in relation to the specific location through character, scale, mass, height and pattern of surrounding spaces and environment.

- Barnet's Policy DM03 - Proposal creates a positive and inclusive environment which are not currently possible by the existing building. developments.

6.3 IMPACT ON NEIGHBOURING AMENITY

Only one of the existing buildings on the site is to be replaced by the new proposed building. No further impact is to be made on the site which will continue to operate at the same capacity and number of users and staff. The proposed building is of similar size, scale, proportion and massing and therefore it is expected there will be no impact to the site beyond this. As a result the impact on neighbouring amenity is expected to be none.

The proposed building is to be fully contained within the site with no overshadowing to neighbouring land or overlooking beyond the existing. The proposed covered walkway will add to the amenity by allowing a covered access and rain shelter and will form an attractive feature to the building and locality.

In accordance with Policy DM01, the proposed building is confirmed to avoid any excessive loss of daylight sunlight. The site is located in a public setting and the proposal improves outlook and security especially in supervising those using the water on the reservoir.

There are no immediate neighbours and no dwellinghouses within the vicinity, and the noise levels generated by the existing building's users are to remain the same as for the proposed building.

No lighting is proposed to the site, only within the proposed building therefore no lighting pollution is expected. Regardless the building is to be used primarily during daylight hours so this point may be inapplicable.

6.4 BIODIVERSITY

Since only an existing building is to be replaced by a building of similar size within the same location, with no further impact to the site or its surroundings, there will be no negative impact to the existing biodiversity.

The proposed works are limited demolition to one building within the site. The rebuilding proposes to use pad foundations which have minimal construction impact and the building itself is primarily to be built of timber members which are to a large extent prepared off-site and only erected and modified on site. Construction site perimeter is only to be as needed and it is intended to be as restricted as possible to allow the Club to continue to operate and provide its activities to users, hence it is expected not to go much beyond the existing building's surroundings.

6.5 TREES

No trees are to be impacted by the new building. No hard or soft landscaping is proposed, only the replacement of the existing building.

6.6 SUSTAINABILITY

Due to the material choices and construction methodologies it is anticipated that the new building will be promote sustainable practices in its formation which should conform to Policy CS of the NPPF. Primarily timber construction and cladding are sought for the proposed building which is a sustainable resource. The proposed building is to be well insulated and warm in accordance with current building regulations which the current building is not, which will in turn provide a more energy efficient space and promote climate change mitigation.

Whilst not shown in this application due to it being Planning permission stage, the new building will have Low energy internal and external lighting design to be developed as part of a more developed design stage, but the design already prioritises natural daylight where appropriate and the building will primarily be used during daylight hours throughout the year.

The proposed building seeks only six shower cubicles, one for staff, two in each of the group changing rooms (to be used by up to 16 users, greatly limiting the time available to each within a session) and one in the accessible shower room. Measures for reducing water usage will also be explored at a more developed design stage.

In accordance with London Plan Policy 5.2, the proposed building is expected to minimise carbon dioxide emissions, especially compared to the existing building by needing to use less energy by being appropriately insulated, relying on a new heating system to current and cleaner standards.

6.7 BREEAM

The proposed building will be a minor development, therefore BREEAM standards will not be required to be met.

6.8 HIGHWAYS

Only one of the existing buildings on the site is to be replaced by the new proposed building. No further impact is to be made on the site which will continue to operate at the same capacity and number of users and staff. Therefore there will be no change to the existing transport into and off the site.

6.9 REFUSE & RECYCLING STORAGE

Only one of the existing buildings on the site is to be replaced by the new proposed building. No further impact is to be made on the site which will continue to operate at the same capacity and number of users and staff. Refuse and Recycling storage provisions are to remain the same.

7 EQUALITY & DIVERSITY

One of the main reasons this application is being submitted is in order to allow inclusive access. This is a substantial issue with the current building that does not allow such access due to the different levels and surfaces outside and within the building.

The proposed building is to have a ramped access connected to a platform/covered walkway at the front to allow step-free access throughout the building to all spaces. This will allow wheelchair access, and strategically placed wider doors to the inclusive access shower room/WC and multifunction room ensure there is more than sufficient entrance width to access.

Since the proposal is for a single storey building, for which step-free access has been fully established, there is no need for a lift or other assistance.

The overall Site remains as existing and is accessible as currently by various modes of transport, including by foot, bicycle, public transport and private vehicles, thus providing a range of transport choices for all users of the site.

