

June 2010

Dear Ms. Jo Dowling

As a resident of Brunswick Park Ward I am writing to you to express my opposition to the proposed plans to build a 'Community Hub' on part of the Metropolitan Open Land that is Brunswick Park. The key points of opposition are listed below:

1. The increased number of people using the rear access road either to park or manoeuvre will cause a severe hindrance to residents when accessing their garages or Brunswick Park Primary teachers who use the road to park on during term time.
2. The proposed disabled parking spaces are also close to the edge of the access road directly opposite private garages and the possible use of these by NHS transport services bringing people in to use the 'clinic' services or children with SEN requirement to the Acorn Assessment Unit is bound to cause congestion and obstruction.
3. The increase in the amount of traffic using this private access road is a cause for serious concern with respects to the health, safety and security of the local residents and their properties which are already subject to frequent break-ins and vandalism.
4. The revised plans have not addressed the fact that the houses directly affected by the proposed development will become an 'island' between two roads, all that has changed is that the central white line has been removed from the drawings with no change in how this road will be used.
5. The Metropolitan Open Land (MOL) 'land swap' shows the land being 'taken' as 4170m² which is larger than the land area being repaid (3885m²).
6. The repaid MOL will serve no useful purpose to the community as it will be on a corner of a busy road intersection and landscaped with hills and trees - as opposed to the land currently used by adults and children alike to walk in or play in.
7. The repaid MOL and proposed 'public area' which is currently part of Brunswick Park School will inevitably become a congregation point for the local youths which will ultimately lead on to an increase in the amount of vandalism, anti social behaviour and thefts such as those that has previously blighted Hampden Square and the various local bus stops!
8. The planned new car parking appears inadequate for the number of people who will be attempting to access this 'Community Hub' with a lot of the land shown on the plans to be wasted on pathways and landscaping.
9. The residents and Brunswick Park School teachers are going to have to drive through this car park in order to gain entry to the access road rather than have a dedicated private access to the service road. This also means that emergency vehicles that may need to get to the school will also have to pass through the car park which may lead to a critical delay responding to an emergency. The rear access road is also used by large vehicles i.e. delivery lorries, skip trucks and coaches, all of which experience difficulty safely getting up the small road (coaches for school trips frequently either reverse up or park on the roundabout), the new car park proposals will severely increase these issues.
10. To facilitate the provision of the car park, a Community Hall is to be demolished. This hall is currently rented by a religious group who not only offer a service to the surrounding community but also the hall is used by many others for parties, meetings and other social events, i.e. it is a central (hub) part of a community!
11. There are no plans to change the road lay-out on Osidge Lane at the junction of West Walk and the entrance to this proposed development. This area as it is now is very difficult to negotiate with traffic speeding down Osidge Lane from both directions and not heeding cars that may be trying to turn into or out of either West Walk or the access road, nor pedestrian who are trying to cross the road. It is the site of many accidents which have included fatalities in the past.
12. The MOL to be 'lost' is noted to be a 'Conservation Area' and is noted as being so on the 'Full Application' No. B/01960/10 submitted to the planning department on 25th May 2010. This open land is currently enjoyed by many people who travel here to walk with their dogs, exercise, play etc.

13. The original proposal as noted in the August 2009 edition of 'In Touch' the Barnet Conservative magazine (accessed on-line 01/06/10 from www.barnetconservatives.co.uk) was for the development of a new children's centre with a new primary care centre and replacement library on the site of the original health centre and library, with the funding of £6.5 million already approved and planning by Barnet Council as "...well advanced..." and not impinging upon the school; now the plans have changed radically and do have some effect upon Brunswick Park School.
14. A major new development such as this that is claimed by the council as being 'the envy of others' would surely be better positioned on a site where it is clearly visible as opposed to being developed behind residential houses where it is all but hidden from view.
15. There has been very poor communication with the local residents about these plans prior to the meeting held at Brunswick Park School on Monday 15th March 2010. The plans have been discussed in the presence of a Ward Councillor at an East Barnet Residents meeting on 17th March 2010 without the knowledge of any Brunswick Park Ward residents, also it had been reported on in the 'In Touch' magazine which appears to not be freely available and certainly unheard of by the residents in Brunswick Park Ward who are directly affected, and it even made front page news in a recent edition of the Barnet Times which as our Ward Councillors are fully aware of - the residents of Osidge Lane DO NOT RECEIVE. It is a genuinely held belief that these plans are being pushed through as quickly as possible whilst avoiding giving adequate information in a timely manner to the residents who are going to be directly affected by these proposals.

I await your reply

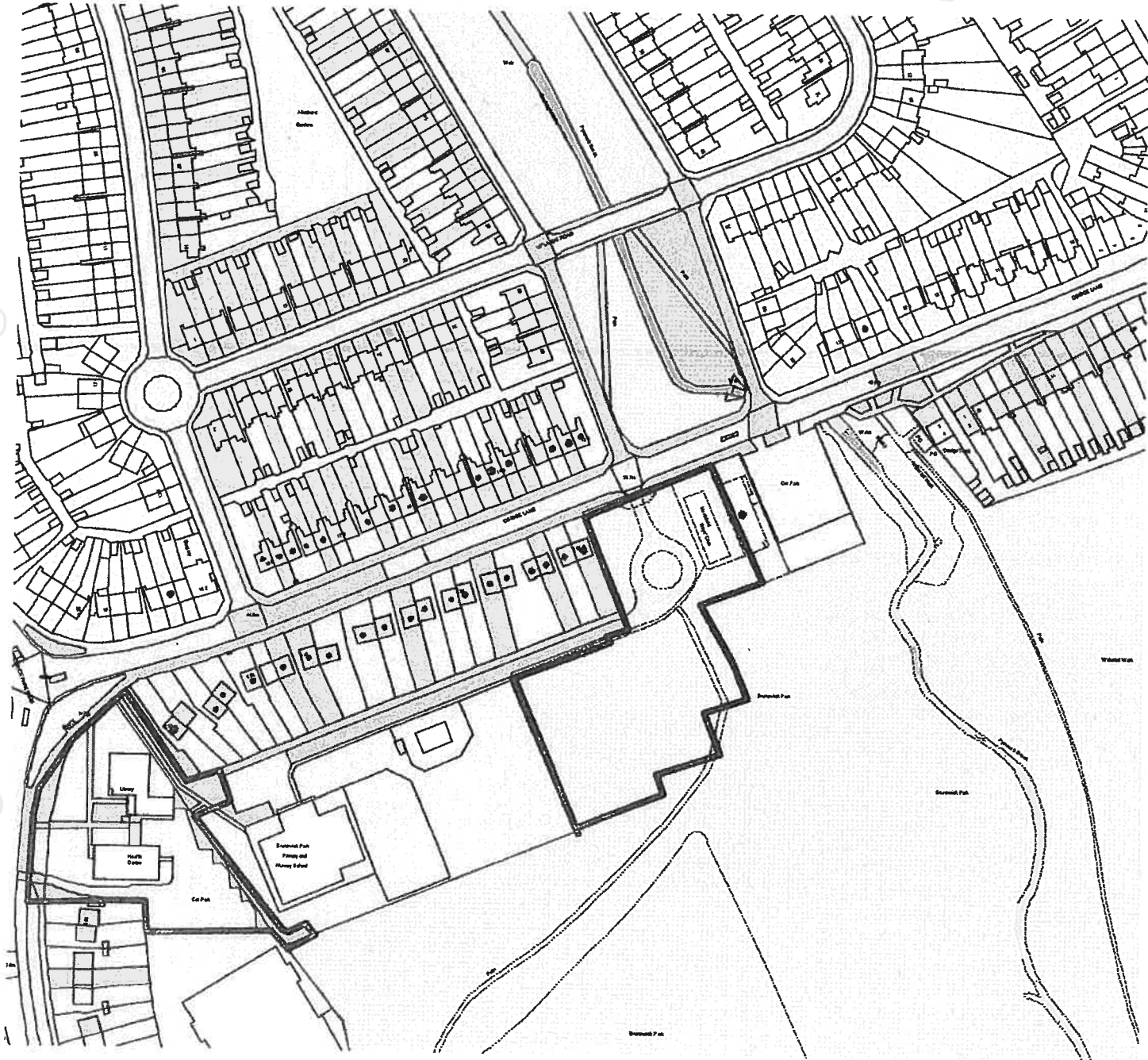
Signed_

Print__

Address_



B/01960/10 Brunswick Park Community Hub



+ 3 PROPERTIES IN BRUNSWICK PARK ROAD

Dowling, Jo

From: Nick Meurice [nick.meurice@assuragroup.co.uk]
Sent: 21 July 2010 10:47
To: SBWay@savills.com; rob.wise@elementaconsulting.com; tim.knights@elementaconsulting.com
Cc: Waters, Matthew; Dowling, Jo
Subject: Re: Brunswick Park energy

Sarah

We agreed we would maximise PV area on the 1st floor roof at about 200m2.
 Tim is away but Rob could confirm if necessary.

Kind Regards

Nick Meurice
 Mobile 0787 557 3959

----- Original Message -----

From: Sarah Ballantyne-Way <SBWay@savills.com>
 To: Rob.Wise@elementaconsulting.com <Rob.Wise@elementaconsulting.com>; tim.knights@elementaconsulting.com <tim.knights@elementaconsulting.com>
 Cc: Nick Meurice; Matthew.Waters@Barnet.gov.uk <Matthew.Waters@Barnet.gov.uk>; 'Jo.Dowling@barnet.gov.uk' <Jo.Dowling@Barnet.gov.uk>
 Sent: Wed Jul 21 10:26:43 2010
 Subject: Fw: Brunswick Park energy

Hi Rob and Tim,

Please see below from the GLA. They are happy with the report but would like confirmation on total sqm of pvs.

If you could confirm this and copy me in that would be great.

Thanks

Sarah

From: Gemma Kendall <Gemma.Kendall@london.gov.uk>
 To: Sarah Ballantyne-Way
 Cc: Dowling, Jo <Jo.Dowling@barnet.gov.uk>
 Sent: Wed Jul 21 10:05:23 2010
 Subject: Brunswick Park energy

Hi Sarah

The energy team have looked at the additional information and they are content with it. However, they have asked if you can confirm the total area of PV panels proposed. Please see comment below

"the applicant has provided a drawing indicating the amount of space which is available to install PV on the development. This and accompanying information indicates the physical limitations to installing PV on the development. Based on this assessment they are proposing to slightly increase the amount of PV installed on the development over the 170m2 originally proposed. They should confirm the final area of PV panels proposed."

Thanks

Gemma

Gemma Kendall
 Strategic Planner
 Planning Department

22/07/2010

Greater London Authority, City Hall, The Queen's Walk, LONDON SE1 2AA

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Dowling, Jo

From: Canty Jonathan [JonathanCanty@tfl.gov.uk]
Sent: 19 July 2010 17:03
To: SBWay@savills.com
Cc: Gemma Kendall; Dowling, Jo
Subject: RE: Brunswick Park Stage 1 Report TfL Response

Dear Sarah,

I refer to your Technical Note dated 15th June 2010 in relation to the comments that I sent through on the Brunswick Park proposals.

The following provides my comments on each of the items that required a response from you:

Car Parking – electric vehicle charging

You have confirmed that one additional electric charging point will be provided within the car park for the development. Whilst we aim to seek the requirements within the emerging London Plan, given the nature of the site and the proposals it is accepted that the one additional charging point would be beneficial and can therefore confirm that the provision of two electric vehicle charging points within the car park would be acceptable on the basis that there will be monitoring of the demand as part of the Travel Plan measures.

Vehicle turn around arrangements

TfL stated concern that there is no vehicle turn around area within the site boundary, requiring a mini-bus and servicing / refuse vehicles to turn around at the end of the access road by the school in the neighbouring site, which is not desirable. It was suggested that a separate turn around facility be provided within the site itself to eliminate the need for this.

In your response, it is stated that the frequency of the minibus would be twice per day, Monday-Friday and that no other vehicles are anticipated to use this access road apart from for refuse collection and servicing. Swept path drawings have been provided that illustrate the turn around by the school being possible, which is noted, however there are no changes to the drawings to incorporate an on-site turn around.

Whilst it is accepted that the majority of vehicles would not need to use the turn around by the school, TfL maintain the view that a separate turn around facility should be provided within the site itself and cannot see any reasons why this could not be achieved. It is noted that there are revised plans in Phase 2, however, a solution is sought as part of the first phase. We request that a revised arrangement is provided to illustrate this.

Cycle Parking

The revised cycle parking numbers of 8 staff and 18 visitor cycle stands to be provided in the form of covered Sheffield stands is acceptable and welcomed.

Travel Plan

The Framework Travel plan is comprehensive in terms of the information provided, the

20/07/2010

initiatives and the targets. However, the initiatives must provide a greater certainty that they will take place and the wording of each initiative should not include the word 'consider' at the beginning as this means that there is no guarantee for them to occur.

I trust that the above is clear and look forward to hearing from you.

Kind Regards,

Jon

Jon Canty | Principal Planner (West) | Land Use Planning | Borough Partnerships
Transport for London | 8th Floor, Windsor House, 50 Victoria Street, London SW1H 0TL
Tel: 020 7126 4577 (auto 64577) | Email: JonathanCanty@tfl.gov.uk

For more information regarding the TfL Land Use Planning team, including TfL's *Transport assessment best practice guidance* and pre-application advice please visit
<http://www.tfl.gov.uk/businessandpartners/commercialopportunities/6010.aspx>

From: Gemma Kendall [mailto:Gemma.Kendall@london.gov.uk]
Sent: 19 July 2010 13:13
To: Canty Jonathan
Subject: FW: Brunswick Park Stage 1 Report TfL Response

-----Original Message-----

From: Sarah Ballantyne-Way [mailto:SBWay@savills.com]
Sent: 07 July 2010 18:21
To: Gemma Kendall
Cc: 'Dowling, Jo'
Subject: Brunswick Park Stage 1 Report TfL Response

Dear Gemma,

Following on from my previous email, please find attached a Technical Note responding to TfL's comments in relation to the scheme, and an amended Travel Plan which addresses TfL's comments.

Please note that amendments have been made in relation to the cycle parking and I have attached amended plans dealing with this matter as well as a replacement page for the DAS.

Again, please do not hesitate to contact me should you require any further information.

Kind regards

Sarah

Sarah Ballantyne-Way

**Associate
Savills**

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Before printing, think about the environment

20/07/2010

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Dowling, Jo

From: Gemma Kendall [Gemma.Kendall@london.gov.uk]
Sent: 20 July 2010 09:24
To: Dowling, Jo
Subject: Brunswick Park Committee report comments

Hi Jo

I made a mistake with the total sq.m. of PVs in the example condition I put in our comments. I just checked in the report and it is 170sq.m. not 177sq.m.

Thanks

Gemma

Gemma Kendall
Strategic Planner
Planning Department
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20/07/2010

Development & Environment Directorate

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London SE1 2AA
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Minicom: 020 7983 4458
Web: www.london.gov.uk
Our ref: PDU/2594/GK02
Your ref: B/01960/10
Date: 19 July 2010

Ms Jo Dowling
Barnet Council
Planning, Housing and Regeneration Service
Building 2, North London Business Park
Oakleigh Road South
LONDON, N11 1NP

Dear Ms. Dowling,

BRUNSWICK PARK, OSIDGE LANE, LONDON N14 **Local Planning Authority Reference: B/01960/10**

Further to our conversation, I would appreciate it if you made the following changes to your Committee Report to more clearly represent the GLA comments on the Brunswick Park application (ref: B/01960/10). The headings correspond to the headings in draft committee report.

Recommendation II

- 1) Please add a condition securing the incorporation of living roofs in the final development.
- 2) Please include the following condition to secure the agreed area of photovoltaic panels in the final development

"Upon the completion and prior to occupation of the development no less than 177 sq.m. of roof mounted solar photovoltaic panels with a southern component and absent of significant shading throughout the year shall be mounted, maintained and operated on the development to provide power to the development unless otherwise agreed in writing with the Local Planning Authority."

External consultation

- 3) The report states *"the GLA advised that whilst the proposal is broadly acceptable in the strategic planning terms, on balance, the application not comply with the London Plan for the following reasons:"*

The GLA feel the following sentence more appropriately reflects of our stage I comments. *“The application does not comply with the London Plan for the following reasons:”*

The Mayor’s comment (below) made in the letter attached to the stage 1 report, has not been included in the list of reasons.

“The Mayor questioned the applicant’s decision to discount the site fronting Osidge Land, as set out in paragraph 25 of the Stage 1 report, and urges the applicant to reconsider developing this site over the proposed area of Metropolitan Open Land.”

Sustainable design and construction

The report states *“the proposed measures would give a total contribution from renewable energy sources of approximately 20% [reduction in carbon dioxide emissions] which is in conformity with the Mayor’s of London’s policy.”* The percentage quoted does not take into account unregulated energy demand as required by London Plan Policy. When both regulated and unregulated energy demand is taken into account, renewable energy sources will achieve a 10% reduction in carbon dioxide emissions, which does not meet the 20% reduction set out in the London Plan.

Comments of grounds of objections – external consultation

This paragraph should reflect the concerns raised by the GLA in the stage I report regarding the position of the pathway through the carpark and the entrance into Brunswick Park that are similar to the concerns raised by CABE on this issue.

Yours sincerely,

Gemma Kendall
Strategic Planner

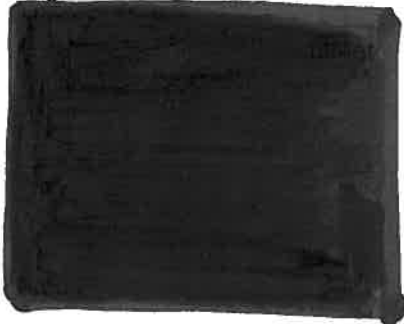
Dowling, Jo

From: [REDACTED] s40(2) - FOIA
Sent: 19 July 2010 15:04
To: Dowling, Jo
Subject: RE: Acolaid Case B/01960/10

Hello

I am afraid I will not be able to attend this meeting as I will be on annual leave

regards



s40(2) - FOIA

From: jo.dowling@barnet.gov.uk [mailto:jo.dowling@barnet.gov.uk]
Sent: 19 July 2010 15:00
To: [REDACTED] s40(2) - FOIA
Subject: Acolaid Case B/01960/10

Please see attached letter regarding speaking at P & E committee on 29 July 2010.

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19/07/2010

F/C

Planning, Housing and Regeneration Service
Building 2, North London Business Park
Oakleigh Road South
London
N11 1NP

Ms S Ballantyne-Way
Savills
Lansdowne House
57 Berkeley Square
London
W1J 6ER

contact: Ms Dowling
tel: 020 8359 4926
email: jo.dowling@barnet.gov.uk
fax: 0870 889 6820
date: 19 July 2010
our ref: **B/01960/10**

Dear Ms Ballantyne-Way

TOWN AND COUNTRY PLANNING ACT 1990

SITE: Brunswick Park, Osidge Lane, London, N14

PROPOSAL: Part single/part two storey building to provide medical centre, library, children's centre and nursery, acorn assessment centre, pharmacy and café along with associated parking and access. Demolition of existing library and health centre at Osidge Lane/Brunswick Park Road and community hall on Osidge Lane and creation of new area of metropolitan open land.

REFERENCE: B/01960/10

I refer to your application for the development of the above address. This will be heard by the Planning and Environment Committee on 29 July 2010 at Hendon Town Hall, The Burroughs, London NW4 4BG, commencing at 7.00pm.

Members of the public have requested the right to speak to the Sub-Committee regarding this application. As a consequence, the applicant or the applicant's agent have the right to reply to the Sub-Committee.

If you wish to speak, please can you confirm your intention to me personally on 020 8359 4514, by 10am on 26 July 2010. You will also need to arrive 15 minutes before the start of the meeting, so that you can be advised of the arrangements.

I enclose a copy of the rules relating to public speaking for your information.

Should you wish to view the Sub-Committee report, it is available for public inspection from 5 working days before the Committee meeting by arrangement with Democratic Services. Please contact Maria Lugangira on 020 8359 2761, e-mail: maria.lugangira@barnet.gov.uk, or the report may be viewed on the Barnet website (www.barnet.gov.uk).

Yours sincerely

Martin Cowie
Head of Planning and Development Management

f/c

Planning, Housing and Regeneration Service
Building 2, North London Business Park
Oakleigh Road South
London
N11 1NP

s40(2) - FOIA

contact: Ms Dowling
tel: 020 8359 4926
email: jo.dowling@barnet.gov.uk
fax: 0870 889 6820
date: 20 July 2010
our ref: **B/01960/10**

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

SITE: Brunswick Park, Osidge Lane, London, N14

PROPOSAL: Part single/part two storey building to provide medical centre, library, children's centre and nursery, acorn assessment centre, pharmacy and café along with associated parking and access. Demolition of existing library and health centre at Osidge Lane/Brunswick Park Road and community hall on Osidge Lane and creation of new area of metropolitan open land.

Thank you for your recent correspondence in respect of the above development and your request to speak at the Planning and Environment Committee. The planning application will be heard by the Planning and Environment Committee on 29 July 2010 at Hendon Town Hall, The Burroughs, London NW4 4BG. The meeting starts at 7.00pm but you are requested to be there 15 minutes earlier, so that you can be advised of the arrangements.

The purpose of speaking to the Planning and Environment Committee is to help them reach a decision. You should have already put your comments in writing and these will normally be summarised in the report to the Planning and Environment Committee. This report is available for public inspection from 5 working days before the Planning and Environment Committee meeting by arrangement with Democratic Services. Please contact Maria Lugangira on 020 8359 2761, e-mail: maria.lugangira@barnet.gov.uk or view the Barnet Website (www.barnet.gov.uk).

The Planning and Environment Committee wish to hear your views and those of the applicant or their agent. This is your opportunity to expand on your submitted written comments, it is not an opportunity to introduce new issues not previously raised. The Council's Constitution allow up to 4 people (including the applicant or agent) to address the Planning and Environment Committee on any single item of business. Multiple applications for the same site will be treated as one application for public speaking purposes. I have passed your name to the Democratic Services Manager who will write to you if more than two people indicate a wish to speak at the Committee.

If more than two people ask to speak at the meeting, it will be up to all of you to agree which two will speak. In order to assist you with this, we will inform other

speakers of your contact details so that the necessary arrangements can be made between all parties concerned. Unless you contact Maria Lugangira on 020 8359 2761, e-mail: maria.lugangira@barnet.gov.uk to indicate otherwise by **10am on 26 July 2010**, we will assume you are happy for this to be the case.

The format of the meeting will be as follows:

The Chairman will introduce each item on the report.

The officers will then make a short presentation.

Members of the public will each be able to speak to the Planning and Environment Committee for up to 3 minutes.

The Planning and Environment Committee may then put questions to those who have spoken.

The applicant or their agent will have the right to reply for a maximum of 3 minutes.

The Planning and Environment Committee may then put questions to the applicant or their agent.

The Planning and Environment Committee will then debate and determine the application or item of business.

If you have any questions please contact me on 020 8359 4514:

Yours sincerely

Martin Cowie

Head of Planning and Development Management

19 JUL 2010

16 July 2010

Jo Dowling
London Borough of Barnet
Planning, Housing and Regeneration Service
Building 2, North London Business Park
Oakleigh Road South
London
N11 1NP



Our Ref: CSE-20490

Dear Jo Dowling

**LONDON BOROUGH OF BARNET: BRUNSWICK PARK, OSIDGE LANE
YOUR REF: B/01960/10**

Thank you for consulting the Commission for Architecture and the Built Environment (CABE) about this proposal. Following a site visit, the planning application information (drawings and design and access statement) has been considered by Keith Bradley (Chair), Dominic Papa and design review staff. CABE's views, which supersede all views which may have been expressed previously, are set out below. This is our formal response to the detailed planning application.

We understand that it is logical to extend and build on the existing school site. We are concerned, however, that the new community hub will be shoe-horned in behind the existing houses with very little obvious presence within the local area. This is not conducive to a building that, by its nature, should be publicly facing and embedded within the community. We have a number of concerns for the design quality of the current proposal and therefore we are unable to support the planning application in its current form. We are particularly concerned for the site layout, the design of the replacement metropolitan land and the architectural quality of the proposed building. We urge the local planning authority to engage with the design team to address the following concerns before the planning application is approved.

Site layout

The approach into the site is unwelcoming as it is heavily dominated by car parking and gives priority to the car, above pedestrians. It is inevitable that many people will drive to the site and therefore the predominant route to the front entrance of the

building will be diagonally from the car park; the design should respond to this. It is also important that the building is public facing and engages with the community. The artist's impression of the site approach shows an area dominated by hardstanding and together with the indiscernible entrance to the building, we do not think this creates a welcoming approach. Furthermore, we recommend that further work is done on the treatment of the access road that runs behind the existing houses. It is important that this road is made to feel like a street with an appropriate level of landscaping that avoids the need for large areas of hardstanding.

The backs of the existing buildings create an unsympathetic edge to Brunswick Park. The redevelopment of the site misses an opportunity to improve this relationship. While we support the design idea to 'bring the park into the nursery' and 'take the library out into the park,' the detailed plans do not show that this will be the case. We think 1.8 metre high fencing with an anti-climb top will create an insensitive setting to the park prevents the community hub engaging with the park. Both the library and the café will be cordoned off with fencing, creating an unattractive edge and missing the opportunity to give users access to and good views of the park. We appreciate that creating a safe and secure facility is important, however, we think the design could be more innovative, perhaps using a transition of spaces to create a secure area around the building and a more publicly accessible area leading out into the park. Other notable observations is that the staff entrance to the health centre is convoluted and therefore is not a welcoming entrance for staff to use every day. Also, the public footpath passes close to the clinical rooms in the health centre which we think should be afforded more privacy.



Architectural quality

We think the architectural quality of the building is banal and has responded too heavily to the function of the building and not enough to the idea that this is a public building that needs to engage with and welcome local residents. We also have some concern that the south facing elevation of the nursery in particular, has a large expanse of glazing that could result in the internal rooms overheating during the summer.

Replacement metropolitan open land

The replacement metropolitan open land on the corner of Osidge Lane and Brunswick Park Road is significant in size and given its prominent location, needs to be of an exceptional design to be successful. Given its proximity to the road we are not convinced that the space will make an appropriate or safe area to play. The area will have limited natural surveillance and we think at night in particular, this space could be intimidating to be in. The enclosed nature of this space, together with the restricted access through to the park, suggests that it will appear as 'leftover space' rather than an integral part of Brunswick Park. Furthermore, the landscape plan

needs to be supported by a robust management and maintenance strategy. Without this, we are concerned that the space will become an underused area.

Please keep CABA in touch with the progress of this scheme. If there is any point that requires clarification, please telephone me.

Yours sincerely



Rachel Walmsley
Design review advisor

Public scheme

As this scheme is the subject of a planning application, we will publish our views on our website, www.cabe.org.uk

Regional affiliation

CABA is affiliated with independent regional design review panels which commits them all to shared values of service, the foundation of which are the 10 key principles for design review. Further information on affiliation can be found by visiting our website: www.cabe.org.uk/design-review/regional.

Effectiveness of design review

Please help us to monitor and improve the effectiveness of design review by [clicking on this link](#) or visiting our website: <http://www.cabe.org.uk/dr/national/index.htm>