

	LBBD Planning Dept Enquires	RLC RESPONSE TO ENQUIRES - AMELIORATIVE ACTIONS TAKEN TO ADDRESS CONCERNS	
	<p><b>Impact on neighbour's amenity (the dwellings on Japan Road).</b></p>	<p><b>Potential Positive Impact:</b>  The new facility has far more of a positive impact on the local community both in the short term and the long term.</p> <ol style="list-style-type: none"> <li>1. It significantly transforms the existing landscape which is a terrible eyesore and embarrassment to the community and the borough at large into something modern and utilitarian in purpose and value.</li> <li>2. It addresses a major problem of the area attracting arsonists who find it a very enticing practice space.</li> <li>3. It is an environmental hazard that has been pointed out several times by the environmental health department as a breeding ground for rodents, vermin and dumping ground for fly tippers.</li> <li>4. Due to the vacant and dilapidated nature of the current site it has and continues to be a den for drug users who constantly leave their hypodermic needles and materials in the area. We are constantly clearing up and trying to make the place safe after multiple complaints from the neighbours to make it safe. Transforming this site will not only make the area safer but bring about a healthy and positive influence into the area.</li> <li>5. The new facility was sold to us on the condition that it would be put to the best use of the local community and comply with the 2020 Unitary Development Plan of LBBD. We are committed to meeting this promise and this new facility is a public resource that ticks all the boxes within that regeneration plan as we have indicated in our planning application. Please have a look at the website <a href="http://www.dreamcentreydc.org/communitybenefits">www.dreamcentreydc.org/communitybenefits</a></li> <li>6. Most importantly the current status quo of the site is not an option for anyone. The local authority must provide every possible support and assistance to make this redevelopment a possibility especially when it is not having to pay or financially take responsibility for what will have a great benefit to the entire community in the foreseeable future. Without a doubt the huge benefits of this great vision far outstrip any temporary inconvenience it will create during construction or post construction period.</li> </ol> <p><b>Potential Challenges Impact:</b>  We recognised the potential for this and the possible concerns the neighbours would have about this and thus every possible step has been taken to significantly minimise these issues. Not only were</p>	

consultation letters sent out to all the homes and businesses in the surround area sharing the vision and its potential impact on the most proximal facilities, but personal visits were also made inviting everyone to roundtable meetings to express their views or reservations.

Based on the feedback we received every effort has been made to ensure that the new facility will have very minimal if not insignificant impact on the neighbours' amenities.

The premises is surrounded and secured on the western, northern, and eastern boundaries by a five-foot high grade security solid metal fence that is gated on two sides.

On the eastern boundary along alleyway is a gate (B) which is dedicated to waste disposal and emergence services access from the high street. On the northern boundary, which is south of the park, is gate (A) which serves as another emergency access point out of the premises for those coming from the western RLC end of the building.

1. There is a solid security perimeter fencing around the premises and well managed internal flow of movement in and out of the premises predominantly through the existing RLC corridor which significantly addresses any concerns related to the impact of the new facility on the Japan road amenities. The main access point into the premises is via the RLC main entrance. This follows a footpath that runs along the northern border of the building and into the Youth Development Centre courtyard. From within the courtyard there are four access points in and out of the building including the main reception – A1, A2, A3 and A4. A4 is a proposed internal link doorway on the western boundary wall with the present RLC building. This allows for ease of movement between both buildings thereby reducing the volume of external movement wherever possible and ease of navigating young children in-between facilities.
2. The RLC currently has an internal parking space of 12 vehicles of its own as well as a sizable buggy and bicycle bay. This is additional to the nearby located parking spaces and 22 bay bicycle parking bays allocated on the new premises which is more than adequate for the immediate community. As indicated, most of the anticipated users of the facility are existing members of the community who already use the facility and any new and potential users will predominantly be teenagers and young adults also from the locality. Ensuring that the primary access route and point is through the existing and established RLC corridor and car park, it significantly takes away potential traffic from the Japan road residents. The bulk of

		<p>activities for young people will be taking place after school and working hours as well weekends which means that there will be no strain on business ours parking spaces. The area is also well services by several car parks and off-street parking.</p> <p>3. The worry that the height of the building might obscure or block sunlight to the existing buildings is unfortunately very unfounded and at most very minimal because the new building is not higher than the existing residential buildings and it is also over 50 feet away from the nearest window thereby giving more than ample and required space for light to another building. The initial application had proposed a four-storey building but further to the pre application meeting with the local authority on the 12<sup>th</sup> of January 2016, the new structure was reduced to a two-storey facility to comply with the advice given. Hence the limiting to the same height as the existing residential buildings on Japan road.</p> <p>More significantly the new facility is located to the west side of the Japan Road residential buildings meaning that the sunrise to sunset pathway which is always from east to west is in no way infringed upon. In fact, based on this analysis the new facility is more likely to suffer from limited sunlight from the huge park trees and garden shrubs in the area.</p>	
	<p>Suitability of the access arrangements from a safety point of view (lighting etc).</p>	<p>Significant amount of thought has gone into the building access and travel arrangements to and from the facility to ensure that issues of safety, security and noise pollution are effectively managed and kept at the minimal possible level.</p> <p>A consultation meeting with the DOCO officer has been very helpful in identify potential issues The proposed access arrangements follow the safest and best lit up route the area offers. The route is also a secure route as it is contained within a solid high security perimeter fence prescribed by the local authority. The route follows a secure internal perimeter flow within the premises until it bursts out onto the high street. This pathway is very well illuminated and offers both clear visibility and video camera CCTV coverage 24/7/ 365.</p> <p>The current building is covered by a comprehensive 24-hour intruder alarm system linked to the police department. It is operated by Cobra Security Systems Ltd. The entire perimeter of the facility is</p>	

		<p>be covered by LED Flood light with electronic photocell sensors which are both motion sensitive and timer controlled. The new facility will be covered by essentially the same security lighting system and visual verification nocturnal CCTV coverage to deter crime and antisocial behaviour.</p> <p>The new security lighting proposed for the new building will significantly illuminate the entire area and make it much safer and more accessible to the general public thereby reducing actual crime and the potential for crime in the area.</p> <p>The existing fire alarm system will be operated within the new facility.</p> <p>The facility has one external double door which is a reinforced glass door inlayed in a section of glass wall, which are to be secured at night with steel roller shutters to prevent burglary and vandalism, and a steel double door entrance to the creative &amp; performing art/ assembly section of the building and three single external steel doors of which one is an emergence egress from the mezzanine flooring.</p> <p>All windows on the northern and southern elevation of the building are to be built with aluminium double-glazed windows and protected with internal iron security grills to reduce the chance of burglary and vandalism. They are placed at 5 metres above the ground to significantly reduce the risk of break-ins and vandalism.</p>	
	<p>Impact of the building on the character of the area (bulk of the design etc</p>	<p>Similarly, a great deal of thought and effort has been dedicated to ensuring that the building meet the guidelines given by the local authority planning department held at a pre-app. meeting dated 12.01.2016 and chaired by Ms. Nelupa Malik (PO) at the LBBD Town hall offices in Barking.</p> <p>The premises is surrounded and secured on the western, northern, and eastern boundaries by a five-foot-high grade solid metal security fence that is gated on two sides.</p> <p>On the eastern boundary along alleyway is a gate (B) which is dedicated to waste disposal and emergence services access from the high street and from Japan road if necessary. On the northern boundary, south of the park is gate (A) which serves as another emergency access point out of the premises. The primary access route in and out of the facility is through the RLC premises main entrance and side footpath as shown in the enclosed diagram.</p>	

		<p>The colour scheme, shape and design of the building is based on new ultra-modern indoor sports centres like the Becontree leisure centre. With regards to the height this is intended to meet standard regulatory heights for indoor sporting games such as badminton, basketball, junior rock wall climbing and volleyball which will be taking place in this facility to actively keep young people engaged.</p> <p>Furthermore, as you will be able to see from the design of the building there is a substantial buffer zone on the boundary between the neighbours' rear gardens, footpath and internal premises area. From the proposed building's premises is an additional area hosting the bin, bicycle and buggy bays, a large foyer and reception area that is strategically situated between the indoor sports hall and the eastern elevation of the facility that backs the residential buildings if the neighbours. This is to ensure that there is minimal or no noise transference from this building to the neighbours.</p> <p>In addition, there are intentionally no windows above 3 metres on the eastern elevation of the structure facing the neighbouring gardens to prevent infringement on the privacy of the neighbours. These windows serve both the toilets and kitchenette in the reception area of the building. The building is built with high quality density material that offers outstanding acoustic treatment and sound management including the use of heavy-duty indoor sports hall curtains to significantly absorb and muffle sound during activities.</p>	
	Please may you confirm if the assembly hall will be accessible from the sports hall	Yes indeed. The building is designed to permit free flow of movement, if necessary, based on the activity taking place. The intention is that one side can serve for high energy activities like mini-five a side, badminton, table-tennis, volleyball, and basketball while the other side will serve for activities like dance drama and musicals and other creative and performing arts activities. Whenever required the heavy-duty mobile curtains can be rolled back to give a more through space.	
	Can the partition between the two spaces be moved?	This is not an actual partition wall, but an indoor sports hall heavy duty fabric curtain used to divide spaces for multiple simultaneous activities.	
	How will the site be serviced? In terms of emergencies such as a fire or refuse collection etc.	The premises was indeed previously serviced by both the waste disposal and emergency services when we purchased it from the local authority in 2009. Due to it proximity to the highroad the services utilised the alleyway and footpath directly adjacent to Chadwell heath highroad. We will retain the designated bin bay within the premises as shown in the drawings attached.	

		<p>LBBB The fire department used the highroad and the water hydrant system directly located on the highroad as a standing bay to put out an arson related fire on the premises on two occasions the latest being 11<sup>th</sup> of September 2020. Hence their representation that this matter is not an issue of concern for them.</p> <p>The London Ambulance Service use and will continue to use the RLC car park for any emergencies as this will be the main access and egress point of the new facility.</p>	
	<p>How will vehicles access the site. I note there was a previous community centre on this site as such was there a strategy then? I would be grateful if you would confirm and provide me with these details.</p>	<p>The above points substantially address this question. The primary vehicular access will continue to be via the RLC and NatWest Bank alleyway. As you can see from the schematic and transport plan to and from the building. The primary aim is to limit vehicular and non-essential vehicular traffic to the premises. At least 75 – 80 percent of our users and future users live locally and travel in by foot. As a youth development and indoor activity centre it its primary users will be non-drivers.</p>	
	<p>Community centres should be accessible. However, I note there is not a lift up to the mezzanine floor.</p>	<p>This mezzanine flooring is actually a viewing gallery for those watching sporting activities or games on the main sports floor of the facility. There is spectator viewing space below the mezzanine floor for those with mobility challenges or who want to view games from the ground floor.</p>	
	<p>Please may you provide me with long term views of the proposal and how it will be viewed from the park.</p>	<p>During the initial construction period which is anticipated to last 9 months it will have some degree of impact a small area of the park located closest to the proposed development. However, after this point it will not have any bearing on anything going on at the park as it is not within the park premises.</p> <p>It will not affect the opening and closing times of the park nor will its users need access though or to the park after its closing times. Some users may choose to use the car park within the park but this is open to the public and local families who have an equal right to use it as any other member of the community in the area. As the main entry point into the facility is through the RLC premises it will not have any material impact on the park or its users.</p>	

	Please may you provide me with site photographs.		