

# Streatham Ice Skating Action Group

Planning Department  
London Borough of Lambeth  
Phoenix House  
10, Wandsworth Road  
London SW8 2LL

30<sup>th</sup> May 2011

Dear Mr Fullelove,

## **Discharge of Conditions on Streatham Hub**

**Reference: 11/01059/DET**

**Response from: Streatham Ice Skating Action Group (SISAG)**

This is a response to the consultation letter for ice user groups. We would like to raise the following issues with respect to the details of the internal arrangements of the leisure centre (condition 4j) the canopy and fin (condition 4q) the parking arrangements (conditions 3 and 32) and the cycle parking (condition 22).

### Doors to players' benches and DJ area (PL237 P11)

The back of the players' benches and DJ area has been altered (labelled "Line of cross bracing" and "Dasher boards forming players enclosures"). In the process the doors from the off-ice side to the players' benches and the DJ area have been removed. Access from the ice is not sufficient. There must be access doors from the off-ice side.

### Refreshment facilities at ice level (PL237 P11)

There are no refreshment facilities or warm seating on the ice rink level. Provision is needed (not just vending machines) for people to get hot drinks and snacks and be in warm surroundings. Beginner skaters get cold because they cannot yet move fast. Parents get cold waiting for their children. Skaters need to take breaks without taking their skates off (in the case of hired skates their shoes will have been handed in). There are gaps between classes and the following public session (when other classes on the ice) and when the ice is being resurfaced. People get hungry but want to continue skating afterwards. In general the pattern of use is different from swimming and gym activities where it may be reasonable to expect people to have a shorter intense session and go to the ground floor café afterwards.

Apart from the aspects of comfort for the users and revenue for the centre there are issues of safety. If there are no facilities on the ice level, parents will be tempted to leave their children unsupervised while they go down to the ground floor. Skaters will be tempted to go down the stairs wearing skates, which is hazardous to themselves and others.

In consultation meetings with Lambeth up to 2008 this matter was raised many times. We were told that the large rink circulation and boot change area around the landing and skate hire could be reconfigured to provide some kind of refreshment service and enclosed seating as well as the benches and lockers for boot change. However, nothing has been done about this. Some tables and chairs are shown next to the landing but they are not enclosed.

If this is not deemed to be part of the required details of the internal layout for the planning condition we would like a minuted assurance that it will be inserted at a later stage.

### Skate shop (PL236 P10)

Skating equipment is more specialist and less widely available than swimming or gym equipment. We understand that there is no space for a shop on the ice level, but were expecting more detail in the "Shop area" on the ground floor showing explicit allocation for a skate shop. If this is not deemed to be part of the required details of the internal layout for the planning condition we would like an assurance that it will be inserted at a later stage.

### Canopy and fin (PL220-223 P10 sections and elevations)

The external canopy and fin have been removed. The removal of the fin is welcome. The relocation of the leisure centre entrance to the side is also reasonable. However, the canopy over the entrance had a function of providing some shelter for people queuing for events such as hockey matches and skating exhibitions. It may not be possible for all the people to queue in the lobby if the rest of the leisure centre is in use. Consideration should be given to providing a covered walkway along the side of the centre to the entrance. This also relates to covered access from the parking area (see below).

### Leisure centre parking (PL210 P10 and PL211 P10)

The paragraph in the covering letter under condition 32 is a “copy and paste” error and does not describe or explain the parking layout. Going from the plans, the relocation of the leisure centre parking to nearer the leisure centre seems an improvement. However, it appears that you exit by lift or stairs behind the church and then walk round the corner and down an alley to the leisure centre entrance. Has adequate consideration been given to this access route, from the point of view of safety, lighting and shelter? If possible the parking exit and the leisure centre entrance should be arranged so as to have a covered route between them.

### Cycle parking (PL236 P10)

The response to Condition 22 in the covering letter states “The required information is set out in Drawing PL236”. However, drawing PL236 shows even less detail than in 2008. It merely shows some grey lines with no labelling or description. If this is the cycle parking for the leisure centre, it needs to be labelled as such with a description stating how many spaces it provides.

### Errors in plans

The following are errors that should be corrected before the plans are accepted

- Auditorium seating and roof level 1 (PL239 P10) – Lower blocks of seats and the ice outline should be greyed out (these are on the levels below).
- First floor (PL237 P11) – The coaches’ shower/toilet shown between the First Aid and Manager’s Office is wrongly labelled “Public WC” and should be next to the coaches’ room. This was already noted in 2008. We have an email dated 14/10/2008 confirming this was an error and stating “they are private facilities for the coaches and should not be public”.
- Ground floor (PL236 P10) – All the labelling of the external area in front of the centre, such as “New Coach Parking Bay, “New Curb Line” “SS Handrail” that appeared in the previous 2008 version (A227/PL236) has been removed. This makes it difficult to work out what changes, if any, have been made. There should be a new fully labelled version.
- Basement (PL235 P10) – Walls have been added across the toilet facilities between the area with cubicles and the area with basins. These walls have no doors.
- Basement (PL235 P10) – Almost all the internal labelling, such as “Void over Sports Hall” “Staff Change” “Lobby” “First Aid” “Pool Storage” “Group Change” “Main Pool Surround” “Underseat Plenum” that appeared on the previous 2008 version (A227/PL235) has been removed. It looks as if this version of the plan was prepared to show the external changes for the new electricity substation and not really the details of the internal layout, which is now very difficult to follow. There should be a new fully labelled version.

Regards,

Saki Hajnal  
Secretary  
Streatham Ice Skating Action Group (SISAG)