

Tooting Bec Lido Electrical Substation Planning Statement

Application for Full Planning Permission

Tooting Bec Lido
Tooting Bec Road
SW16 1RU

Planning Statement

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1.0 Introduction and Summary

Goals and Brief

This proposal is submitted by Design Service on behalf of Wandsworth Borough Council. Design Service was commissioned by Environment and Community Service to undertake a design study on the provision of a new electrical substation to upgrade the electrical supply to the pump room of Tooting Bec Lido.

The existing electrical supply is sourced by UKPN through a services cable connected directly to the south room of the pump house which provides 200amp. This supply is currently serving the entire Lido apart from the Tooting Bec Lido Pavilion built in 2016 (planning ref: planning ref. 2013/1504).

The existing UKPN electric board located in the south room of the pump house was probably installed during the first construction of the building (1930s) and needs to be replaced. The current electrical provision would not be sufficient to cover the new demand generated by the proposed mechanical equipment. The new estimated total required supply is between 600 and 800 amp.

UKPN confirmed that there are no transformers near the Lido that can be connected to the pump house, therefore, a new substation is required to accommodate a new transformer.

Furthermore, various amusement activities and filming are periodically carried out in the Tooting Bec Common requiring extra electrical power. When needed, these are currently served through gas or propane powered generators. The construction of a new substation is an opportunity to supply power to the extra activities that would be carried out in the common with no use of polluting generators.

Planning has been granted for application ref 2019/2987 on the 25th September 2019 for the replacement of south room of the pump house and excavation to south room to house mechanical equipment.

With regard to application 2019/4456, condition 6 of planning permission 2019/2987 required an extensive biodiverse roof compliant with the GRO Green Roof Code 2014 in order to achieve biodiversity gain in accordance with DMO4b of the Wandsworth

Development Management Policies Document (DMPD) 2016.

In line with the NPPF and DMPD policy DMO4b, the substation will provide an extensive biodiverse roof in accordance with the GRO Green Roof Code, with an extensive substrate base.

The proposal will not encroach onto Network Rail land and it will not affect the safety, operation or integrity of the railway and its infrastructure.

2.0 The Site and Surrounding Areas

Project Overview

Tooting Bec Lido is located within the Tooting Bec Common along the west of the railway that connects Balham Station to Streatham Common Station. The adjacent area of the common, located between the railway and Garrad's Road, is the Garrad's Road conservation area.

The Lido is managed by the London Borough of Wandsworth. The pool is the largest open-air fresh water pool in the UK being 91.4m long and 30.5m wide and containing one million gallons of water.

Tooting Bec Lido was opened to the public in 1906 as a bathing lake. The original public entrance was relocated from the south to the north-west during the 1990s, making the original entrance arches to the South redundant. These were replaced in 2016 with a new pavilion built to accommodate community Activities (planning ref.2013/1504). The pavilion is not listed and does not lie in a conservation area.



2.0 The Site and Surrounding Areas

Existing Site

Tooting Bec Lido's new Pavilion is a 100 sqm sports studio overlooking the Lido. The lido's new pavilion offers space for workout and exercise classes and community events, plus new toilets, changing rooms and a first aid room. A new courtyard provides additional space for sunbathers.

The Lido is managed by Places for People (PfPL) on behalf of Wandsworth Council and is open to the general public from the spring bank holiday weekend until the end of September.

The land surrounding the Lido is mainly grassland with trees of various species. Tooting Bec Common is recognised as Site of Metropolitan importance for the wildlife habitats and the notable large oak trees.

Various options have been discussed with the planning department, UKPN and the South London Swimming Club as detailed in the Option appraisal (chapter 4.0)



Aerial view of the pool



View of the new pavilion from the parking area with the pump house on the background



Existing fence surrounding the pavilion



Entrance of the pavilion. The red line indicates the approximate location of the proposed substation

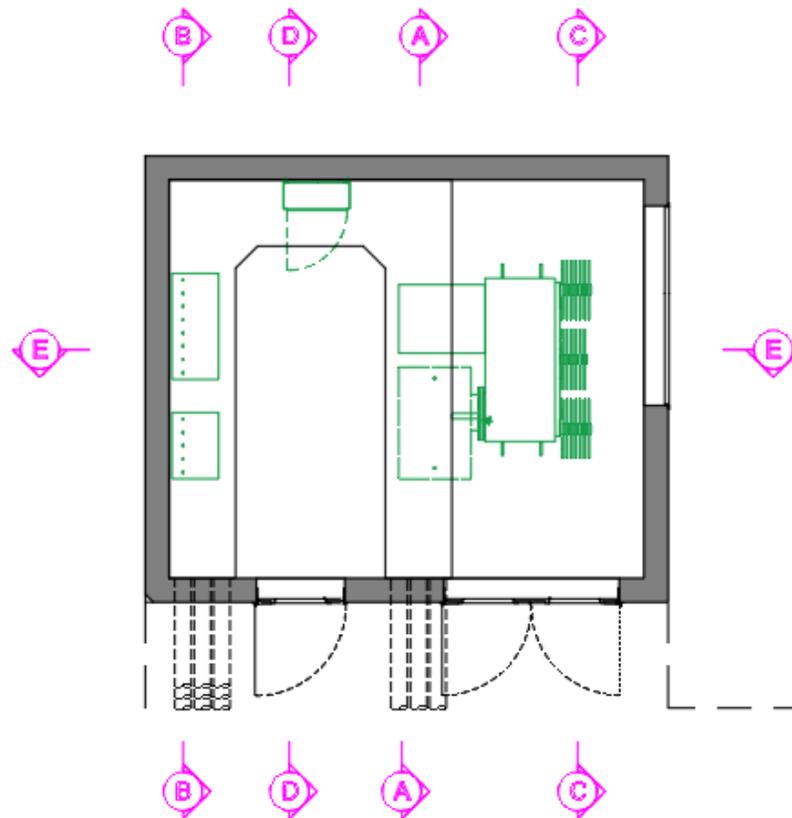
3.0 Technical Information

UKPN Substation Requirements

There are fixed design standards required by UKPN for the construction of an electrical substation. The position and orientation of the substation shall be agreed with UKPN prior to the commencement of any works on site.

The key points are:

- Location accessible 24h from UKPN staff
- Sufficient natural ventilation to the transformer room
- Proposed soft landscaping adjacent to substation shall allow for future plant growth without compromising access or ventilation through door and louvres.
- Substations shall be located adjacent to a public highway or reached by a private dedicated access way with full control and associated legal rights.
- Concrete roof slab constructed using cast in situ concrete. Roofing components shall be low maintenance.
- Providing that non-combustible material is used, brickwork walls may be rendered or clad externally.

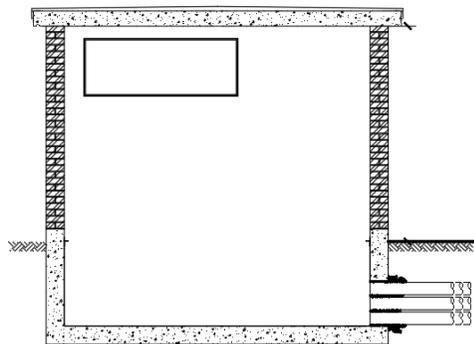


General arrangement plan

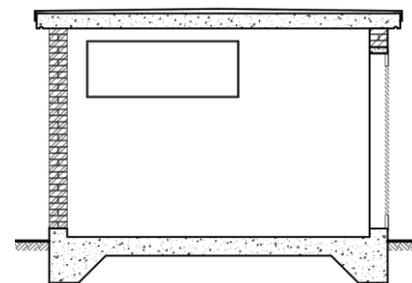
3.0 Technical Information

UKPN Substation Details

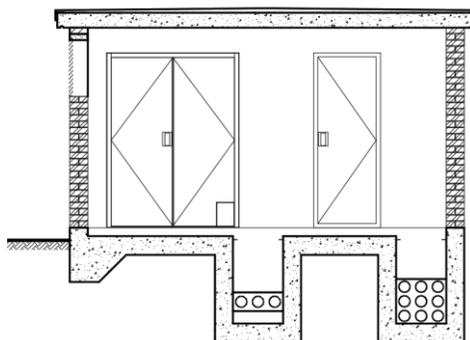
- External walls to be in fully bonded brickwork to BS EN 771-1.
- Blockwork cannot be used.
- Green roof accepted, and green walls not preferred.
- Decorative cladding is permitted if required by Local Planning Authority.
- All alterations to the figured dimensions would require technical details to be approved by UKPN.
- Approved doors and vents to receive a powder coated finish.



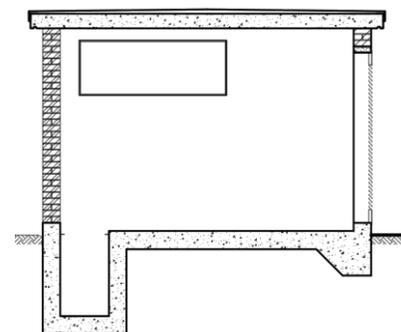
Section B-B



Section C-C



Section E-E



Section D-D

4.0 Options Appraisal

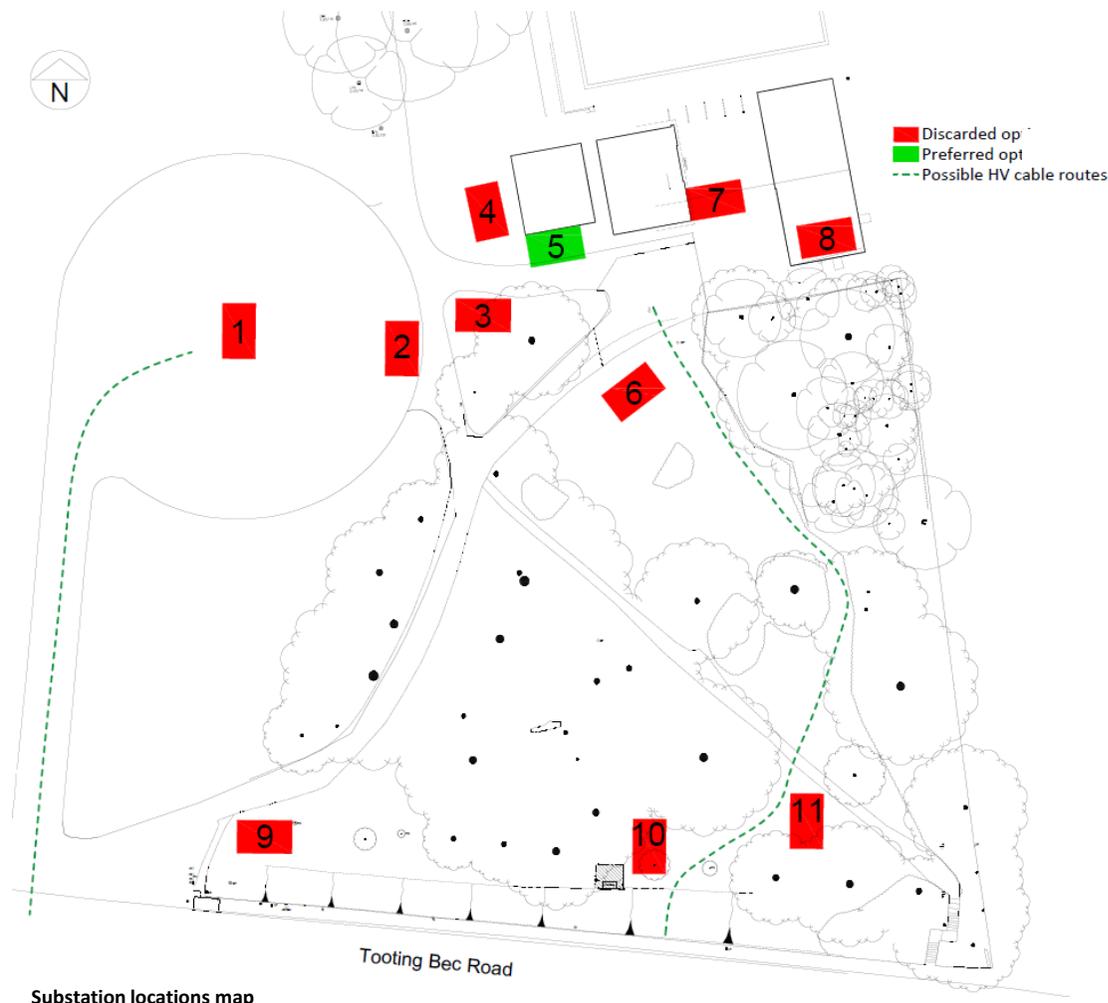
Potential Substation Locations

The picture on the right shows all the locations investigated at feasibility stage to accommodate the UKPN substation. The options shown in red have been discounted and option 5 (in green) was preferred.

All options distant from the built environment of the Lido (Options 1, 2, 3, 6, 9, 10, 11) have been discounted since they would generate a very visible bulk in the middle of the common land. In some cases, they would also interfere with the car parking (1 and 2) or they are not reachable from UKPN's vehicles (10, 11). For these reasons, the locations within the Lido boundary were preferred.

Option 4 has been discounted since it would generate the loss of at least five mature trees; Option 7 would interfere with the reallocation of the entrance arches as per planning application ref: 2013/1504; Option 8 would not be possible since the footprint of the pump house cannot accommodate both the mechanical equipment and the substation.

Option 5 is considered the most suitable solution as explained more in detail in the following pages.



5.0 Proposed Design

Option 5 site

In option 5, the substation is located along the south of the west wing of the Tooting Bec Lido Pavilion. This area is currently delimited within the Lido boundary fence and is occupied by low vegetation and a small tree.

During the site visits carried out with the tree and ecological officers from the Wandsworth planning department, it was agreed that this location would have generated a low impact to the main trees. The loss of green area can be compensated with the provision of an extensive green roof compliant with the GRO Green Roof Code 2014.

In order to guarantee accessibility to the south façade of the pavilion and avoid interference with the existing foundations and ventilation bricks, the substation will be separated by a 600mm corridor from the pavilion.

The proposed building will follow the dimension and specification criteria requested by UKPN. An additional switch room is required for the operation of the LV power on site.

The only bike parking on site is currently located at the main entrance of the pool, which means that the visitors and staff of the pavilion are currently securing the bicycles on the boundary steel fence.



Proposed site plan

5.0 Proposed Design

Proposal

The proposed building presents a rational and essential architectural language with a grey render finish to match the adjacent building of the pavilion. This way the substation would be consistent with the adjacent built environment rather than an obvious and imposed extension.

The proposal includes for the provision of an extensive biodiverse roof in accordance with the GRO Green Roof Code, with an extensive substrate base.

Parking for bicycles is proposed along the east of the main building to serve the Tooting Bec Lido pavilion main entrance. The bicycle racks will be covered by a canopy in order to provide protection to the bicycles and increase the amount of green area on the roof.

The canopy presents a curved shape that hints at the 1930s architectural elements present on site. The existing light bollards would be replaced with new wall mounted lights.

Considering that this building will form the first impression for the visitors approaching the

Lido from the car parking, it is key to provide a pleasant and inviting looking. For this reason, the south and east facades will feature wayfinding and decorative graphics.

The following pages provide 3D street views from the park area to the south (Visualisation 1) and from the car parking space (Visualisation 2) of the proposed substation in relation to the existing buildings. The two views indicate two potential graphics styles that can be accommodated on the external facades.



Grey render finish of the existing pavilion

5.0 Proposed Design 3D Visualisation 1



5.0 Proposed Design 3D Visualisation 2



5.0 Conclusions

Improvements for Tooting Bec Lido

Overall, the proposed scheme:

- Does not generate any losses to the original character of the area or modifications to its features by matching the wall render of the existing pavilion.
- Guarantees a suitable space to accommodate new electrical equipment for a long term use of the Lido.
- Improves the electrical capacity to cover the new demand generated by the proposed mechanical equipment which would increase the electrical supply demand up to 800amp.
- Supplies power to the extra activities that would be carried out in the common with no use of polluting generators.
- Guarantees the upgrade of the pool water cleaning equipment.
- Maintains biodiversity by providing an extensive biodiverse green roof.
- Will provide new cycle parking that replaces the current informal arrangement.
- Provides a welcoming element in harmony with the existing pavilion.
- Would make a positive contribution to a coherent public realm, streetscape and wider cityscape as requested in the London Plan Policy 7.6.
- Meets the requirements of the Wandsworth Local Plan – Core Strategy adopted March 2016.

Thank you for your time and consideration.

design service 

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