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National Experts Local Knowledge

Leisure



*We are DPP.
An independent, nationally
recognised, director-led
planning consultancy with
offices in Cardiff, Leeds,
London, Manchester and
Newcastle upon Tyne.*

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Credit: GT3 Architects



A message from our Head of Leisure

Facilities for leisure and play, or simply for communal interaction are an essential element of everyday life and contribute to well-being and lifestyle and as such are as essential as places to live and work.

DPP have a wide experience in the delivery of a broad range of such facilities working with national operators or with developers either on their own schemes or as part of joint ventures with Local Authorities.

This is also an evolving sector as opportunities for Leisure in its many forms continue to emerge and DPP can help steer your project through the at times strictly defined context for development which may not reflect the nature of what you propose.

The following brochure highlights our experience across the country and our ability to address the key issues that often arise with such developments.

Bob Robinson
Head of Leisure

Best Practice Planning

DPP has extensive experience of delivering a range of Leisure projects:

- Leisure Centres
- Community Facilities
- Hotel and Holiday Accommodation

Our experience of working with leisure clients means we can manage the entire process of planning a leisure development, including environmental impact, sustainability and heritage issues. We prepare, submit and manage planning applications but we do so much more to ensure the best results are achieved within the prescribed programme. This often starts with appraising and scoping projects well in advance of an application being submitted. Where required, we inform the assembly of a team capable of addressing the needs of the project before engaging with the planning authority and key stakeholders to ensure early 'buy-in'. Where it is required, we also lead the public consultation process on schemes and manage the response.

We ensure that we understand the project better than anybody else meaning that when we submit the application, we can address queries, and drive the project forward to ensure best value for our clients. This is why we consistently deliver results for our clients in the leisure sector.



Credit: Smith Dimes

Berwick Leisure Centre

Client Name: **Advance Northumberland and Northumberland County Council**

Local Authority: **Northumberland County Council**

Project Value: **£20m**

On behalf of Northumberland County Council and Advance Northumberland, DPP prepared and submitted a detailed planning application for a replacement leisure centre on the site of the existing Swan Centre Leisure Centre in Berwick.

The development will result in a £20m investment in Berwick and the provision of enhanced sporting and leisure facilities. The proposal involved a phased demolition and construction process for the new build facility in order to minimise disruption to existing leisure centre users.

DPP engaged with the LPA, design team, key stakeholders and the local community at an early stage and gained positive feedback on the proposals. This active engagement meant the project team could address any issues at an early stage and allowed for a timely decision to be made within the 13-week timeframe.

DPP co-ordinated a complex project and consultant team and prepared a comprehensive planning application. Due to the proximity to surrounding non-designated and designated heritage assets, a Heritage Statement was also prepared to support the full application.

Two pre-application consultation events were held by DPP and a subsequent Statement of Community Involvement (SCI) was prepared.

The application was permitted in September 2019. DPP were retained to provide aftercare work, such as discharging planning conditions and providing advice regarding amendments.

Phase 1 of the development opened in early 2022 with the second phase due for completion by the end of 2022.



Culture House, Sunderland

Client Name: **Sunderland City Council**

Local Authority: **Sunderland City Council**

Project Value: **£25m**

On behalf of Sunderland City Council, DPP were appointed to provide planning services in respect of proposals for Culture House; a new cultural community hub, primarily functioning as a library alongside events, creative and café spaces in Sunderland City Centre.

The project is a crucial part of the Riverside Sunderland Masterplan and the Council's strategy to renew and reshape the city centre.

Upon appointment, DPP undertook detailed pre-application discussions with the LPA and Historic England to discuss the proposals and application requirements. DPP prepared the detailed planning application, including a Heritage Statement and liaised closely with the project team to obtain the information required to support the planning application. DPP liaised closely with the LPA, statutory consultees and the project team throughout the determination period to address matters relating to ecology and drainage and servicing arrangement.

The application was approved at planning committee in March 2022 and DPP have been retained to provide aftercare services relating to managing the discharge of condition process and providing advice on amendments required.

The difference I find with DPP is that you look at how to achieve the outcome desired rather than raising the challenges. The coordination of the design team and managing the interface is also a differential.

Richard Schofield
Sunderland City Council



Knarborough Leisure Centre

Client Name: **Harrogate Council, Alliance Leisure and ISG**

Local Authority: **Harrogate Borough Council**

Project Value: **£17m**

DPP were appointed to prepare and submit a full planning application for a replacement leisure centre in Knarborough town centre.

DPP were responsible for co-ordinating and managing the planning application to provide a new leisure centre with enhanced provision for the local community. The site is located on the edge of the conservation area and on a site constrained by existing mature trees. As such, from an early stage, DPP engaged in pre-application discussions with the LPA and statutory consultees to discuss the proposals and the key constraints. DPP also co-ordinated the public consultation process with the local community and key stakeholders and prepared the Statement on Community Involvement.

Throughout the determination period, DPP liaised closely with the LPA and statutory consultees, with the support of the technical team, to overcome concerns from Sport England and matters relating to noise, heritage, ecology and landscaping.

The planning application was unanimously approved at planning committee in February 2022.



EasyHotel, Summertown

Client Name: **4Urban Consulting**
Local Authority: **Oxford City Council**
Project Value: **£15m**

On behalf of 4Urban Consulting, DPP secured planning permission for a hotel led, mixed-use development in Summertown, Oxford.

The scheme will deliver 4 new retail units at ground floor level with a 180-bedroom EasyHotel set above. The top two floors of the scheme will also house 6 new-build apartments and will make a positive contribution to the supply of new homes within the Oxford area.

The £15m development forms part of the brand's rapid expansion across several UK cities and will regenerate an under-utilised brownfield site creating 61 FTE jobs alongside associated spin-off benefits for local businesses within Summertown.

Working alongside Seven Architecture, DPP submitted plans that will regenerate an under-utilised brownfield site, and create 61 jobs, alongside associated spin-off benefits for local businesses within Summertown. Work started on site in early 2019 and was completed in 2021. Speaking about the scheme, Managing Director of 4Urban, Paul Lancaster said:

We were delighted to receive planning consent for this major development in the face of over 400 objections from local residents and protracted discussions with the local Planning and Highways authorities over a 12-month period. This success was in no small part due to the professionalism and tenacity of Michelle Davies and her team at DPP.

Paul Lancaster
Director, Managing Director, 4Urban



Clerkenwell Road, Islington

Client Name: **100 Clerkenwell Ltd**

Local Authority: **Islington London Borough Council**

Project Value: **£68m**

DPP secured full planning permission for a mixed use development comprising of 222no. bed hotel, 5no. residential dwellings, 3no. retail/restaurant units and 93sqm of office/workshop floorspace.

Given the site's location within Central London, the site is heavily constrained within a Conservation Area, Archaeological Priority Area and Strategic Viewing Corridor.

DPP undertook extensive pre-application discussions with local residents, Islington Council and Islington Design Review Panel. DPP then project managed the submission of the planning application securing approval in April 2015. The development is now completed.

Given the constraints of the site and need to achieve a suitable design solution for this prominent location, DPP undertook extensive negotiations with Islington Council to a point where the application secured support at Committee.



Our Team

Every member of our team brings professional skills and technical expertise which we utilise on projects to deliver successful outcomes.

Director input throughout every project ensures clients benefit from our vast experience. We draw together our project teams based not just on geographical location but on the expertise required to deliver the outcome.

Our people deliver projects with passion, openness and accountability.
They focus on action, not words, on outcome not process. The single goal for everybody is delivering results for our clients.



Bob Robinson

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Having joined DPP in 1987 as a planning assistant, and becoming a Director in 1998, Bob has a wealth of experience and is a highly skilled technical planning consultant.

Acting for a wide variety of private sector clients on projects ranging from major retail/leisure schemes to urban mixed-use redevelopments and changes of use, he is often called upon to project manage development teams. As well as leading DPP's London office, Bob also has extensive expert witness experience in respect of planning appeals, examinations, CPO and High Court.



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