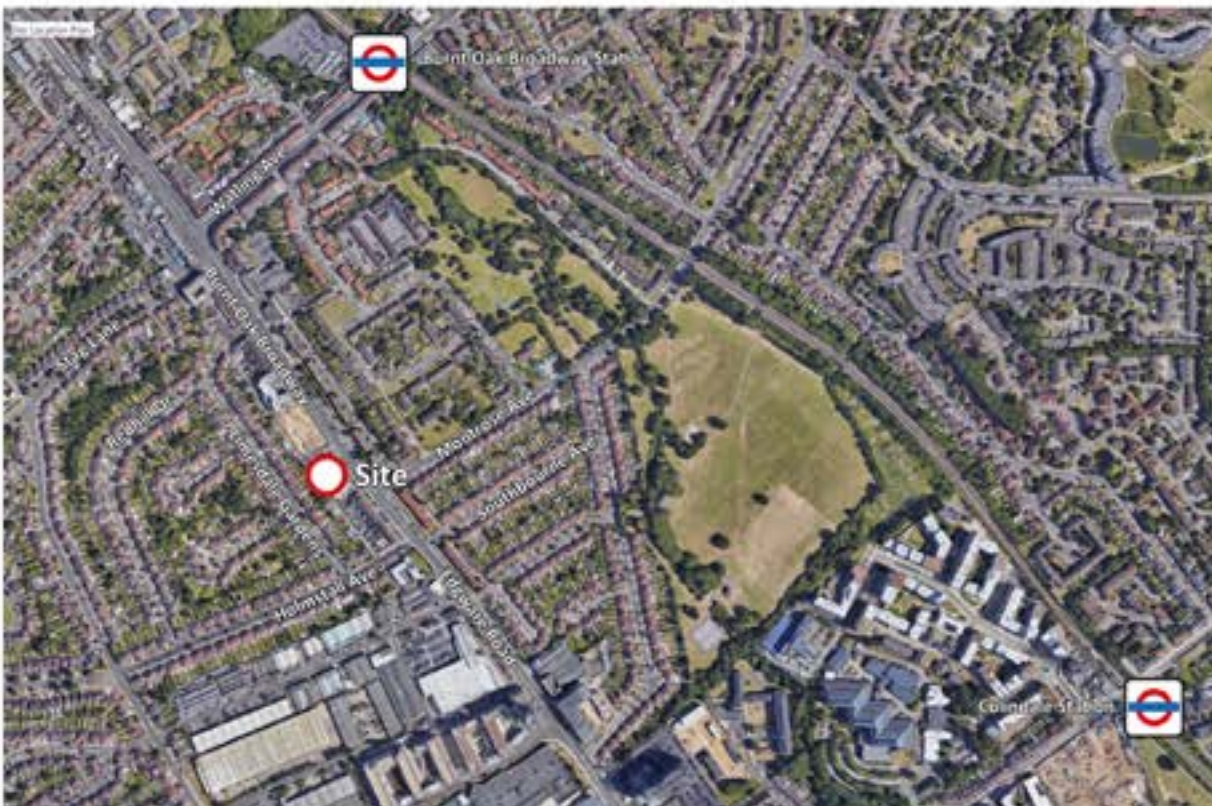


Mecca Bingo Club

1 Burnt Oak Broadway, HA8 5LD

Welcome



Welcome to our drop in session on behalf of EEH Properties Ltd.

We are here to gather your views on the proposals to restore and extend the old Mecca Bingo Hall on Burnt Oak Broadway.

Please take a look at the materials on display and let us know your thoughts by filling out one of our feedback forms.

Members of the project team are on hand to discuss the proposals and answer any questions you may have.

If you would like more information or have specific queries regarding the proposals, please contact us via the feedback page of our website at:

burntoakbroadway.com

Alternatively you can write to us at:

FREEPOST, COMMUNITY CONVERSATIONS

or call:

0800 998 7200



The building has been out of use since the closure of the Bingo Hall in 2014.

Local and Greater London Planning Policies outline the desire for regeneration and growth in the area.

The site falls into the Burnt Oak / Colindale Growth Area one of five major growth areas within the London Borough of Brent and it is also within the Mayor's Colindale/Burnt Oak Opportunity Area.

The site is a key development site in Barnet's Burnt Oak Town Centre Strategy 2016.

Aspirations of public realm improvements in front of the site are outlined in the Burnt Oak Looking Forward document.



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Heritage



The existing building opened originally as the Savoy Cinema in 1936 to the design of George Coles in the moderne style. The cinema was taken over in 1961 and re-named Essoldo Cinema, but this was short lived and closed in the same year. The building was converted into a bingo club, which was the first to operate in London. It continued as a Mecca Bingo Club until it was closed in October 2014.

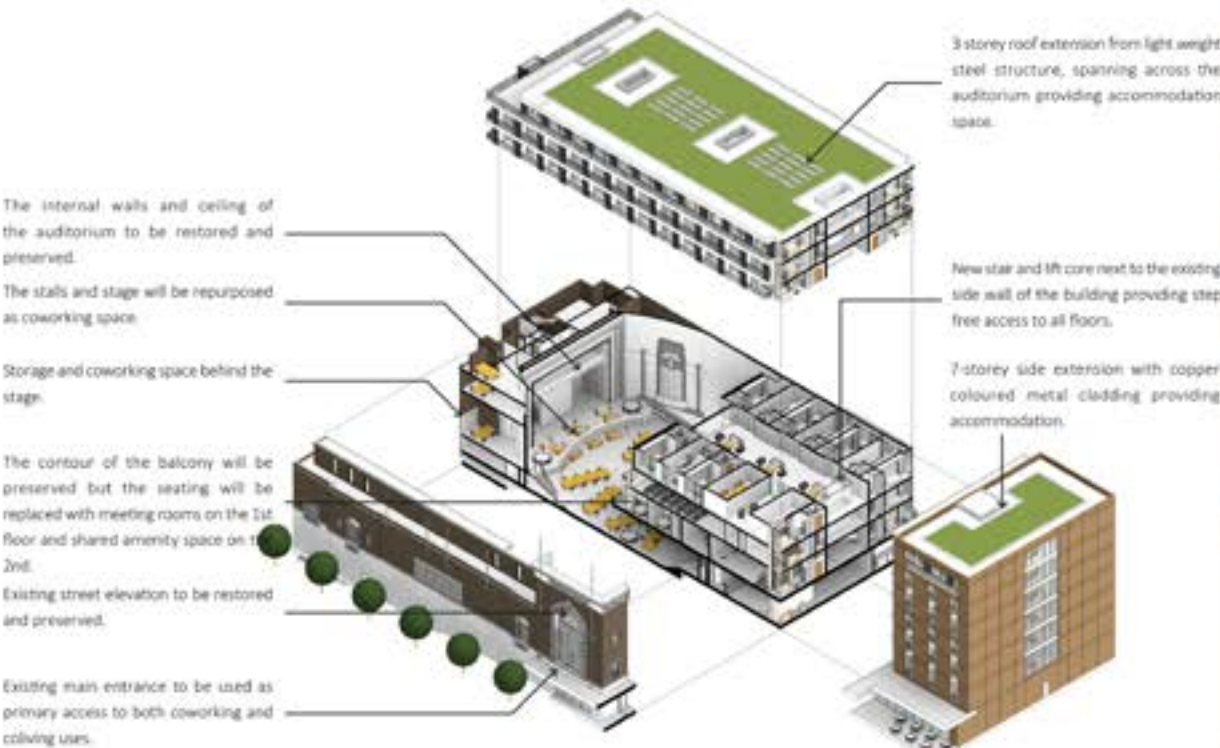
The existing building is a Grade II Listed Building.

It is also on the Heritage at Risk Register (list entry: 312271).

The Watling Estate Conservation Area is adjacent to the site.

Extensive analysis by specialist Heritage Consultants and consultations with the local Conservation Officer and Historic England has been undertaken to ensure the best ways to restore and preserve the features of the existing building and to identify opportunities for potential extensions and alteration, causing as little harm as possible.





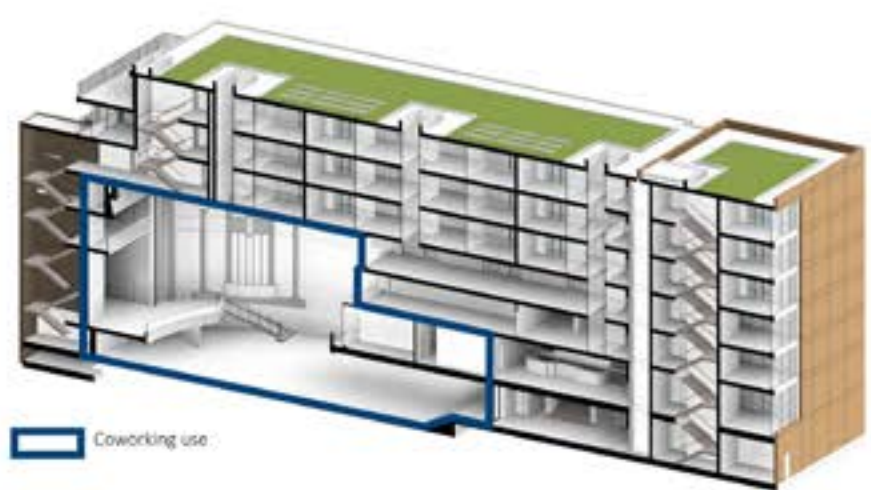
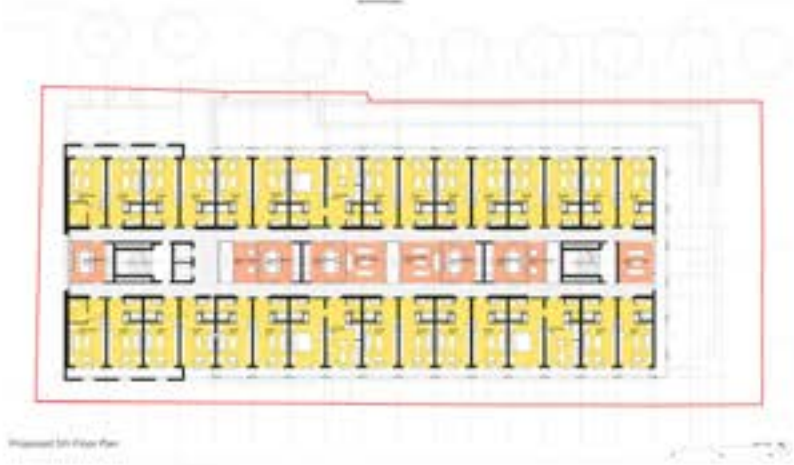
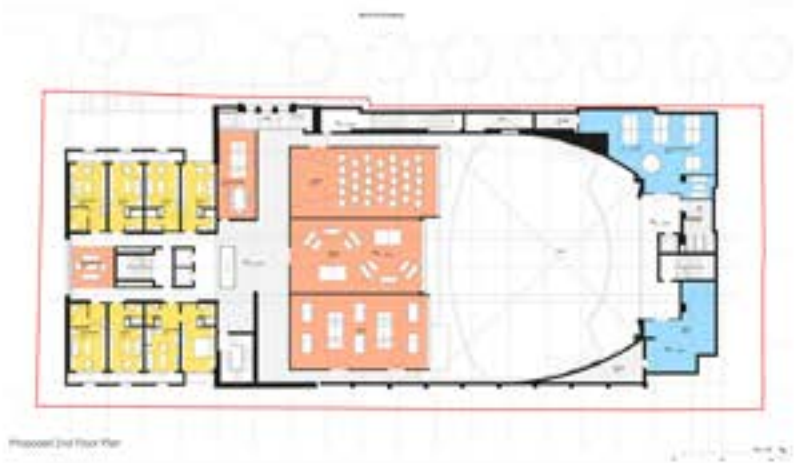
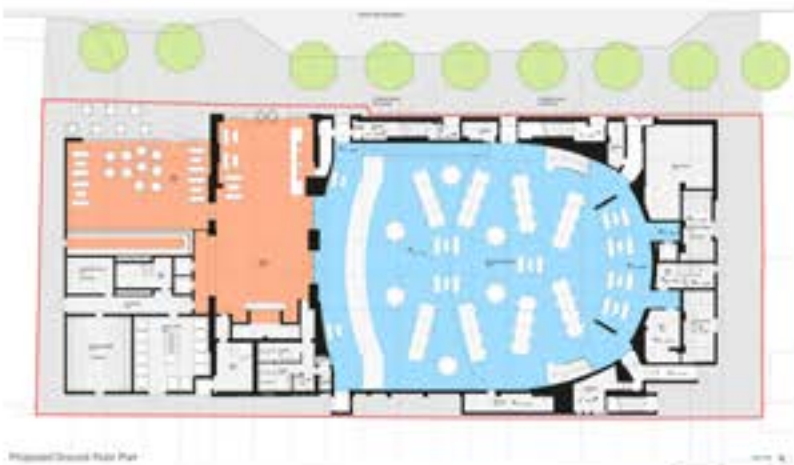
According to urban sociologist Ray Oldenburg, people need three types of places to live fulfilled, connected lives: Their “first place” (home) for private respite; their “second place” (work) for economic engagement; and their “third place,” a more amorphous arena used for reaffirming social bonds and community identities.

The proposal is to convert and extend the old cinema building to provide a mixed use scheme where someone could live, work and socialise.

The existing building will be restored and converted to provide flexible coworking space.

A side and roof extension will provide 127 coliving en-suite bedrooms at least 25sqm each.

Shared amenities for the residents will include a cinema, gym, library, lounges, laundry, dining and small event rooms.



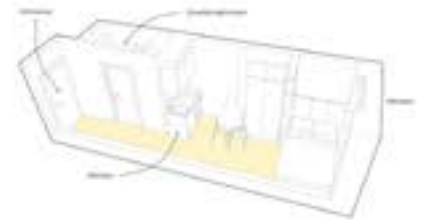
Precedents of converting a Grade II Listed cinema building



Coworking precedents



Coliving bedroom precedents



Coliving shared amenities precedents





1. Light grey GRC cladding on slab edges



2. Dark grey metal balustrade



3. Ceramic baguettes



4. Copper cladding side extension



The proposed facade design and material palette has been chosen to enhance the character of the context, promote the use, lend a good scale and feel to the building. The use of contemporary, high quality detailing and traditional materials will help to signify this development.

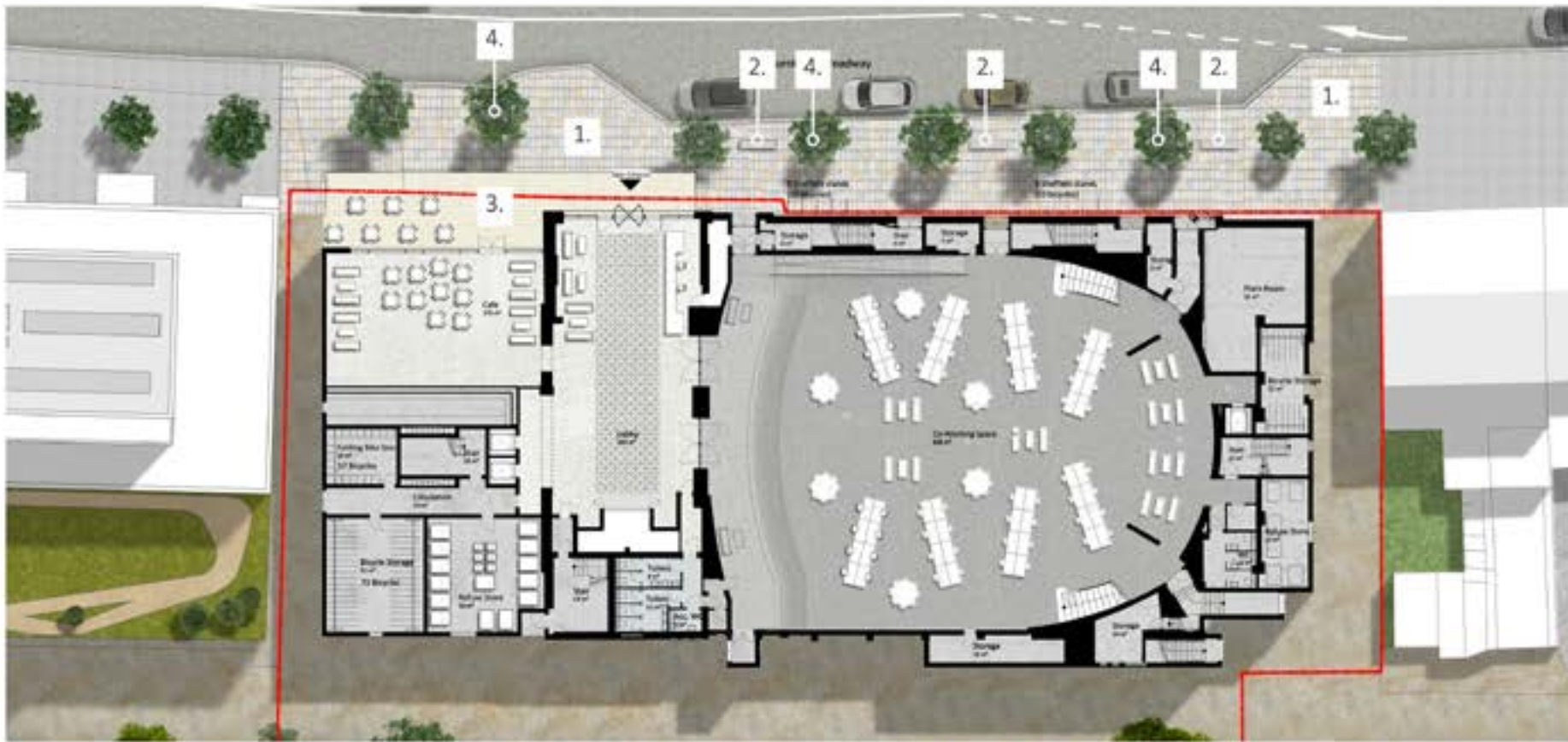
The elevations of the existing building including brick and stone surfaces will be specialist cleaned. Additions and repairs to the fabric of the existing building will be built using matching red-brown brick.

The new facades are proposed in two distinctive characters breaking up the overall mass and to keep the prominence of the existing building.

The side extension is proposed with non combustible copper metal wall panels.

The roof extension will have light grey horizontal concrete slab edges, dark grey metal balustrade railings and fully glazed facades with dark grey opaque panels at room partitions.





The proposal provides public realm improvements along the length of the site's Burnt Oak Broadway frontage.

The paving is proposed to be replaced by high quality permeable concrete paving. The six existing trees in front of the building will be preserved and contained in dark grey metal tree grilles. Two new trees will be planted. New benches and visitor cycle storage spaces will be added to increase the functionality and quality of the paved area.



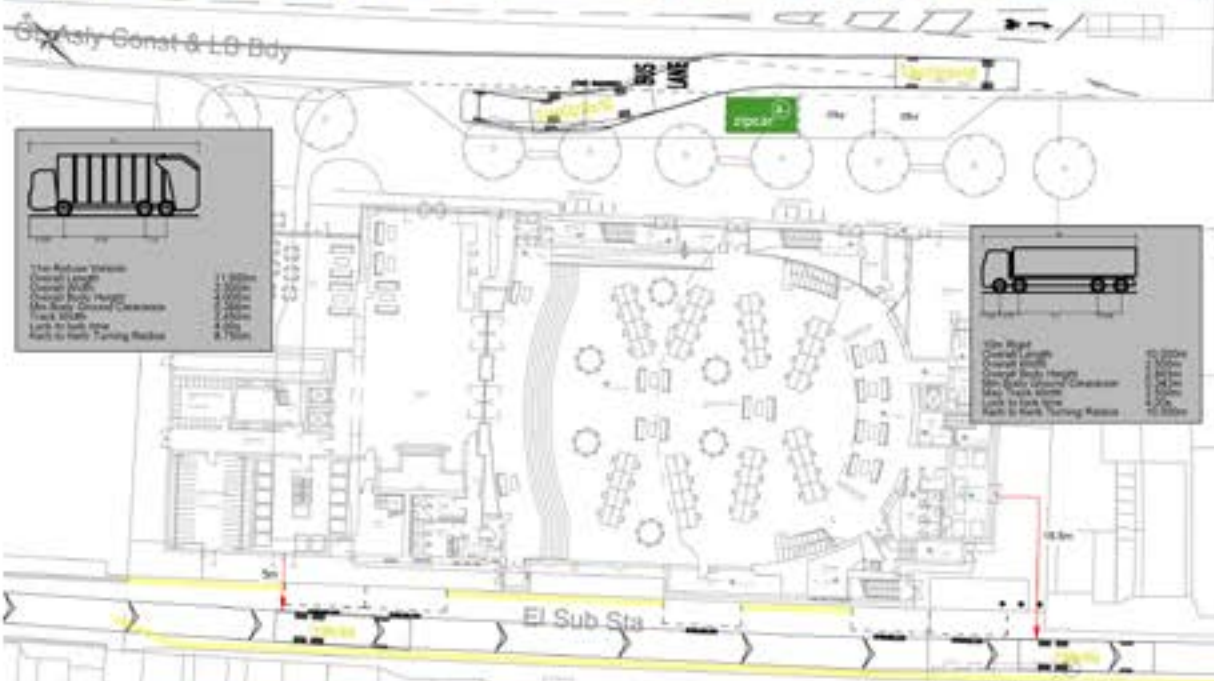
The transport, parking and servicing strategy is being designed to minimise impact on existing users and neighbours.

Servicing is proposed from Burnt Oak Broadway for deliveries and the rear service road for refuse collection.

The site has excellent transport connections and sustainable means of transport will be promoted for the residents, who will have access to their own dedicated secure internal bicycle storage space on the ground floor.

Impact on local parking is expected to be minimal as the main potential customers for coliving use are 'millennial' single professionals, who typically don't own a vehicle and prefer access to environmentally friendly car share schemes.

Zipcar is proposed to provide vehicles for the residents parked in assigned parking bays on Burnt Oak Broadway.





The Applicant will restore a Grade II Listed Building that is currently not used and is on the Heritage at Risk Register;

Restore the main facade to its original appearance and keep all significant internal spaces including the theatre hall;

Provide coworking space in the existing building that will be more affordable for businesses than commercial offices and generate constant activity on the Broadway;

Coliving use in the extensions providing a truly social and inspiring living experience with ample shared amenities such as a cinema room, gym, lounges, shared dining rooms, library and launderette;

All facilities well managed to avoid any antisocial behaviour and nuisance to neighbours or other occupiers;

Improvements to the public realm along the Burnt Oak Broadway;

Create employment and affordable work space for local businesses;

New residents and occupiers will generate additional trade for local businesses;

Significantly smaller potential impact on local parking conditions when compared to a similar scale residential projects;

Full wheelchair access to all parts of the building and fully accessible coliving units;

The proposal will be liable for CIL and S106 payments towards local infrastructure.

