

Item No.	Classification	Decision Level	Date
1.	OPEN	PLANNING COMMITTEE	06/07/2004
From DEVELOPMENT & BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (04-AP-0694) Demolition of existing buildings and erection of a six storey block on the corner of Peckham Rye and Solomon's Passage comprising 33 residential units, (block A); a part four and part five storey block fronting Solomon's Passage comprising of 20 residential units, (Block B) and a part four and part five storey block adjoining the commercial unit on Solomon's Passage comprising 18 affordable residential units, (Block C); together with basement parking for 52 cars and associated landscaping		Address 159-161 Peckham Rye SE15 Ward Peckham Rye	

PURPOSE

1. To consider the above application. This application requires Committee consideration due to the number of objections received and because it is a major application.

RECOMMENDATION

2. To grant planning permission subject to a Section 106 legal agreement to secure an affordable housing contribution and a financial contribution towards environmental improvements at Peckham Rye Park and Solomon's Passage.

BACKGROUND

3. The application premises comprise a double height single storey industrial building currently occupied by Roberts Metal Packaging Ltd. The existing building, which is rectangular in shape, has a street frontage facing Peckham Rye with a long return frontage facing Solomon's Passage. To the north of the application site are single storey workshop/commercial buildings (which are also owned by the applicant) which themselves back onto the rear gardens of the two storey houses facing Waveney Avenue. To the west is a three storey block of flats facing Solomon's Passage, to the east the former industrial premises at 163 Peckham Rye and to the south is Peckham Rye Park.
4. The immediate land uses are predominantly residential and comprise a mix of flats and terrace houses. This includes the former industrial premises at 163 Peckham Rye which was recently granted planning permission for 59 flats in part three to part eight storey buildings in July 2002. [ref 01-AP-1655]. This permission is currently being implemented. A revised planning application to increase the number of flats within this development to 68 was refused by the Council in November 2003 on the grounds of lack of amenity space and the likelihood of increased noise and disturbance to local residents. [ref 03-AP-1082]. The applicants have appealed this decision and a public inquiry is scheduled for July.

5. A similar planning application to that currently under consideration was refused by Council in January 2004 (ref 03-AP-1028). Planning permission was sought to redevelop the site to provide 79 flats in a part six and part five storey building with 52 car parking spaces. It was refused on the following grounds (ref 03-AP-1028).

(1) The proposal, by reason of its height, bulk and massing, particularly on the Solomon's Passage elevation, is considered to be an overdevelopment of site that is out of character with the streetscene and detrimental to the visual amenity. As such, the proposal is contrary to Policies E.2.2 (Heights of Buildings) and E.2.3. (Aesthetic Control) of the Adopted Unitary Development Plan and policies 3.14 (Quality in Design) and 3.15 (Urban Design) of the Southwark Plan as agreed for deposit November 2002.

(i) The proposal, by reason of height and massing on Solomon's Passage, is considered to be an overbearing form of development that would lead to an increased sense of enclosure to residents opposite. As such, the proposal is contrary to Policy E.3.1 (Protection of Amenity) of the Adopted Southwark Plan, and Policy 3.2 (Protection of Amenity) of the Southwark Plan as agreed for deposit November 2002.

6. The applicants have appealed against this decision and an informal hearing is scheduled for September.

In the interim a revised application has been received and planning permission is now being sought for the construction of a 6 storey block on the corner of Peckham Rye and Solomon's Passage to provide 33 flats (Block A), a part 4 and part 5 storey block fronting Solomon's Passage to provide 20 flats (block B) and a part four and part five storey building on the north end of the site to provide 18 flats (Block C).

7. The revised application differs from the refused application in the following main ways:
- a reduction in the total number of flats from 79 to 71;
 - a reduction in the overall building height of block B along Solomon's Passage by one storey;
 - a reduction in the footprint and massing of block B along Solomon's Passage with an increase in the footprint and massing of block A on the corner of Peckham Rye and Solomon's Passage: and
 - a relocation of the basement car park vehicle entrance to the front of the site at the corner of Peckham Rye and Solomon's Passage
8. Blocks A and B will provide 53 private flats (arranged as 15 one bedroom and 38 two bedroom units) and block C will provide 18 affordable flats (arranged as 15 two bed units and 3 three bed units.) A total of 52 car parking spaces will be provided in the basement with another 3 surface level car parking spaces. The private and affordable housing blocks are contemporary designs finished in render, natural timber boarding with metal roofs and recessed stainless steel balconies.

9. **FACTORS FOR CONSIDERATION**

Main Issues

10. The main issues in this case are whether the revisions to the scheme in terms of height and massing, particularly on the Solomon's Passage elevation, are sufficient to overcome the previous reasons for refusal on design and amenity grounds.

Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

11. The site lies opposite a Grade II listed park (Peckham Rye) and adjacent to a UDP designated cycle route along Solomon's Passage. There is no specific UDP designation relating to the application site.
- Policy E1.1 [Safety & Security in the Environment] - complies with policy.
- Policy E.2.3 [Aesthetic Control] - considered to comply with policy in terms of design, appearance and place within the streetscape.
- Policy E.3.1 [Protection of Amenity] – complies as the development will not result in a significant loss of amenity to neighbouring occupiers.
- Policy 4.11 [Historic Parks and Gardens] - complies, the development is not considered to detract from the listed Peckham Rye.
- Policy H.1.4 [Affordable Housing] - complies by providing 30% of floor area as affordable housing secured by legal agreement.
- Policy H.1.5 [Dwelling Mix of New Housing] - acceptable and satisfies all requirements of policy.
- Policy H.1.7 [Density of New Residential Development] – does not comply; development exceeds adopted density range.
- Policy H.1.8 [Standards for New Housing] - complies with this policy through SPG5: Standards, controls & guidelines for residential development
- Policy B.1.2 [Protection Outside Employment Areas and Sites] - complies as the site is unsuitable for continued industrial use and its layout results in an unavoidable nuisance to neighbouring properties.
- T.1.3 [Design of Development] - the parking provision proposed does not fully accord with the adopted 110% standard.

The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004:

12. The site has no specific designation on the draft proposals map.
- Policy 2.5: Planning Obligations - complies, an appropriate level of planning obligation has been sought for the development to offset impacts.
- Policy 3.2: Protection of Amenity – considered to comply, the development will not result in a significant loss of amenity to neighbouring occupiers.
- Policy 3.10: Efficient Use of Land – complies, proposal represents an appropriate development of the site.
- Policy 3.11: Quality in Design - considered to comply with policy in terms of design, appearance and place within the streetscape.
- Policy 3.13: Urban Design - considered to comply, the building will have an acceptable relationship with the existing townscape and park.
- Policy 3.14: Designing Out Crime – generally complies, although development does not meet all the objectives of Secured by Design
- Policy 4.1: Housing Density - complies, the density is 602hrh which is at the upper end of the draft density guidelines of 300 to 700 hrh for this urban zone.
- Policy 4.2: Quality of Residential Accommodation – complies
- Policy 4.3: Mix of Dwellings - complies with the aims of this policy.
- Policy 4.4: Affordable Housing Provision – does not fully comply with policy
- Policy 4.5: Wheelchair Affordable Housing – two units of wheelchair housing will be provided.
- Policy 5.3: Walking and Cycling- complies, cycle storage facilities are provided.
- Policy 5.5: Density - complies, a high density form of development is proposed.
- Policy 5.6: Parking - complies, falls within parking guidelines.
- SPG 12: Planning Obligations - complies
- SPG 20: Parking - complies, parking falls within guidelines
- SPG 27: Affordable Housing – see above
- SPG 28: Residential Design Standards - complies, the internal layouts are acceptable.

Other Material Considerations:

London Plan (adopted February 2004)

13. Policy 3A.1: Increasing London's supply of housing – complies with the aims of this policy by providing a high density housing scheme
Policy 3A.4; Housing choice – generally complies, development will provide a mix of one, two and three bed units
Policy 4B.3: Maximising the potential of sites – does not comply with the residential density ranges, proposed development has density of 608hrh which exceeds that of 450hrh in the Plan

PPG3 Housing and PPG13 Transport: Complies as the development is in keeping with the spirit of these documents.

Consultations

14. Site Notice: 14/05/2004 Press Notice: 13/05/2004

15. Consultees:

Cllrs Banya, Barnard & Smeath, Members' Room, Town Hall; 159/161, 165, 167, 169, 171 (a-c), 173, 175 (a-c), 177 (a-c), 179 (a-c) and 181 (a-g) Peckham Rye; 168 (Flats 1-5), 170 (A-E), 172 (A-G), 176 (A-C), 180 (Flats 1-4), 186 (A-B), 188 (Flats 1-4), 190 (Flats 1-3), 192 (Flats 1-4), 194 (Flats 1-4), 196 (Flats 1-4) & 196A Peckham Rye; 1-38 (incl) & The Cottage, Solomon's Passage; 23-55 (odd), 45a, 47b, 49a, 53a, 53b, 55a, 55b, 51a, 50-66 (evens) Waveney Avenue; 1, 3, 5, 5a, 5b, 7, 9, 11, 13, 15, 17, 10-22 (evens), 16a, 16b, 20a, 20b, 22a, 52a, 54a & 58a Waveney Avenue.

Replies from:

16. Peckham Society – no objections

26 letters of objection received:

Peckham Rye East/Waveney Avenue Residents Association – those who have attended residents meetings have all been unanimous in their objection in terms of density, inappropriate relationship with existing landscape, lack of amenities and inadequate car parking. Non-planning matters also raised.

9a Waveney Avenue – objects; building is out of keeping, loss of light and privacy to Waveney Avenue and Solomon's Passage, increasing density with no corresponding increase in local utilities, not enough parking and increased traffic.

28 Waveney Avenue – seems to be cramming a large number of people into a relatively small space, impact of extra people and cars could be overwhelming, low rise buildings would retain character of the area and not put pressure on infrastructure.

35 Waveney Avenue – building fronting Peckham Rye is still too high and overbearing, corner feature is too bulky and top heavy, should be reduced by two floors, density is too great, not enough parking especially given new development at 163, concerned about impact on development at 163. Non planning matters also raised.

58 Waveney Avenue – opposes scheme on grounds of height, density and insufficient parking. Proposal does not address fundamental reason why it was previously refused.

20 Waveney Avenue – building would look out of keeping, increase in traffic problems and noise, density and light implications. Believes developers have not modified plans.

51 Waveney Avenue – building too high and out of proportion, inadequate parking & amenity space, road safety issues, implication of density for local services

43 Waveney Avenue – objects; has not seen new plans but feels they cannot differ substantially from the original application. Objects on grounds previously raised.

49a Waveney Avenue – raises concerns relating to height, too large, building is overbearing and not in keeping. Not enough parking spaces.

33 Waveney Avenue – welcomes redevelopment of site and appreciates need for affordable housing but objects on grounds of height, scale and massing, density lack

of amenity space provision, impact on 163 Peckham Rye.

46 Waveney Avenue – understands that no alterations have been made so objects on grounds of size, height and bulk and insufficient car parking.

19 Waveney Avenue – building is too high, extra population will impact on traffic. Non planning matter also raised.

21a Waveney Avenue – concerned regarding increased demand for parking, public transport is over-used. Non-planning matters also raised.

47a Waveney Avenue – should be no higher & preferably shorter than current building for design and light reasons, noise is also a concern.

47b Waveney Avenue – notes the slight reduction in massing but dismayed at height. Any new building should not exceed the envelope of the existing factory building. UDP guidelines oppose high buildings unless served with good transport links.

60 Waveney Avenue – states there is no change to the plans so objections are the same; namely height, bulk and massing, loss of light, too few car parking spaces, neighbouring development needs to be taken into account and there are no other blocks of flats with this height around Peckham.

37 Solomon's Passage – will feel hemmed in by the mass of buildings, not in keeping, traffic during all hours

3 Somerton Road – believes that the developer has re-submitted the same plan. It is difficult to see why when it was unanimously rejected last time around and the circumstances have not changed. Objects on grounds of density, height and scale of development. Refers to reasons for refusal, UDP contraventions and the fact that 163 Peckham Rye was intended as a landmark building.

13 Somerton Road – all three blocks should be reduced in height having regard to proximity of Solomon's Passage. Design is out of character.

36 Carden Road – views have not changed and objects on grounds of height, too many flats and insufficient parking. Questions whether same plans should be considered again. Non-planning matters raised.

28 Carden Road – believes developer has submitted same plan that was refused. Six storeys will be out of character, no consideration given to residents of Solomon's Passage, the limited car parking will cause traffic congestion.

41 Carden Road – too few parking spaces, visual effect is not pleasing or in keeping

30 Carden Road – objects; little or no changes have been made. There will be increased traffic and parking problems in local area which has reached saturation level, a smaller development would be preferable.

56 Tresco Road – 5 & 6 storey buildings are too high, too many flats, roads are already congested. Existing building should be retained.

27 Tresco Road – strong objections, will over-power and un-balance view from the Rye and surrounding area, objects to increased car usage.

57 Tresco Road – still too high on Peckham Rye, density has increased and no amenity space. Wants a childrens' play area instead of the factory.

5 letters of support received:

17. 17 The Cottage, Solomon's Passage – fully supports scheme as it will be a cast improvement on the existing factory as it would stop the noise pollution and congestions caused by the lorries and be visually more acceptable. It will improve the quality of life.

George Wimpey, South London Ltd – supports; proposal would remove a non-conforming use, design, height and bulk are acceptable for a corner statement building, compliments scheme on adjoining site, will provide much needed private and social housing within the Borough.

370a Ivydale Road – will be good for the area and will help increase business for local shops, regenerating the Borough.

12 The Tyrells, Peckham Rye – new development would be beneficial to Peckham as a whole bringing new people to the area.

53b Borland Road, Nunhead – hopes this brings new people into the area helping local businesses and offering affordable properties.

Internal Consultees:

18. Traffic Group – no objection to parking provision, refuse should be subject to a planning condition.
Conservation & Design – the reduction in the height and bulk is welcome. The overall design concept and materials remain unaltered and as such remain supportable.
Public Protection – no objections subject to soil contamination condition.
Crime Prevention Design Officer – gate required on basement, too many homes on single common entrance.

PLANNING CONSIDERATIONS

19. The redevelopment of this site for residential purposes will result in the loss of employment premises occupied by Roberts Metal Packaging. When the previously submitted planning application for 79 flats was refused by the Council in January 2004 it was on the grounds of design and amenity. The loss of the factory and the principle of the residential use was therefore accepted by the Council. It is recommended that as there has not been any material change in circumstances since January 2004, the principle of the residential use should again be accepted for the reasons outlined below.
20. Information provided by the applicant states that the company has taken a decision to relocate the factory to modern business premises after 70 years at Peckham Rye. The existing premises are outdated, with poor servicing facilities, and generally inappropriate for modern day industrial needs which according to Roberts Metal Packaging is seriously constraining the company economically.
21. The building is located in proximity to residential properties along Solomon's Passage, and to the approved residential development at 163 Peckham Rye. In terms of residential amenity, the Council's Environmental Health Department's Noise Team has a record of complaints received over the years regarding noise and disturbance from the factory premises. In one incident in August 2000, the machine noise from the premises was deemed to constitute a statutory nuisance.
22. In terms of emerging policy, as this site is outside a Preferred Office location and Preferred Industrial location, and the location based criteria which require mixed use developments does not apply, the proposal complies with the aims and objectives of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004
23. In the adopted UDP Policy B.1.2 [Protection outside Employment Areas and Sites] allows changes of use away from Class B (Business) uses where it can be demonstrated that the existing use *creates an unavoidable nuisance to adjoining properties by reason of noise, vibration or traffic generation*. In this instance the design of the building, with a large number of window openings, lack of any restriction on operating hours and poor servicing arrangements means that potential noise nuisance is unavoidable. This could be made worse by further intensification of the site, in terms of staff employed, machinery and deliveries, which would not require planning permission. Attempts to market the site have been made and evidence provided in accordance with part (ii) of Policy B12. Notwithstanding this, it is considered that as the proposal satisfies part (i) of policy B.1.2, the principle of the loss of the employment site is acceptable. On the basis of the unsuccessful marketing exercise it appears that the aged premises would soon become functionally obsolete for contemporary industrial use. In this connection, national planning guidance, PPG 3 *Housing*, encourages local planning authorities to approve the re-development of obsolete industrial premises to provide new housing.

Height, Bulk and Massing

24. The previously submitted residential development was refused by Members firstly on the grounds of the height, bulk and massing of the building, particularly on the Solomon's Passage elevation and secondly on the impact to residents opposite from an increased sense of enclosure. In order to overcome these reasons for refusal the application has been amended in the following ways:

Revised Building Height

25. The height of block B, the central building along Solomon's Passage, has been reduced by one storey from the previous part five and part six storey form to part four and part five storeys. The fifth floor is to be set back by 3.5 m to reduce the bulk and impact on Solomon's Passage. The provision of a part four and part five storey building along Solomon's Passage is considered acceptable in streetscape terms and provides an enhanced street relationship from the previously refused application.

Revised Building Mass

26. The footprint of block B facing Solomon's Passage has been reduced to lessen the impact on nos. 16 to 29 Solomon's Passage and to enhance the streetscape. For the refused scheme, block B has a frontage length along Solomon's Passage of 31m, which has now been reduced to 13m. To mitigate against some of this loss of bulk the frontage length of block A along Solomon's Passage has been increased from 10m to 23.5m; an increase of 13.5m. The revised footprint and building mass now proposed will provide a gap between block A and block B of 10m which is an increase of 4m from the previously refused scheme. This means that the proposed overall bulk and massing has been significantly reduced and the remaining bulk has been moved to the front of the site where it will have less of an impact on the residents of Solomon's Passage
27. In reducing the proposed buildings' height, bulk and mass along Solomon's Passage, an acceptable relationship with the existing building would result. The new form of development introduces a meaningful gap between block A and block B which neither existed with the refused application, nor which exists with the current factory building which extends the full length of Solomon's Passage. In addition, the reduced height and bulk has led to an overall decrease in the numbers of residential units from 79 to 71 thus reducing the number of habitable rooms overlooking Solomon's Passage
28. Overall it is considered that the revisions have overcome the previous reasons for refusal and the height, bulk and massing of the building is now considered to be appropriate in terms of streetscape and amenity issues.
29. Revisions have not been made to the height of the six storey building facing Peckham Rye (block A) and objections have been received from local residents to the height proposed. It is, however, considered that block A will sit comfortably in the future street context which will be shaped by the approved development at the adjacent 163 Peckham Rye. The adjacent building at 163 Peckham Rye will be higher than that here proposed as it will rise up to 8 storeys (including the pod on the roof) facing Peckham Rye. The current proposal will compliment rather than compete with the approved development at 163 Peckham Rye and as a result of its architectural quality, will contribute positively to the appearance of the streetscape rather than detract from it.
30. Similarly revisions have not been made to the height of block C sited at the north east end of Solomon's Passage. This building will again comprise of a four storey building along Solomon's Passage with a fifth floor with a set back of 12.5m. It is considered

that this building would again have an acceptable relationship with Solomon's Passage, Waveney Avenue and with the adjacent site at 163 Peckham Rye which is under construction.

Density

31. The reasons for refusal on the previous application referred not only to the height, bulk and massing of the building but also to the fact that the proposal was considered to be an *overdevelopment of the site*. The reduction in the number of units now proposed has reduced the overall residential density of the development from the refused 680 habitable rooms per hectare (hrh) to 602hrh. In assessing whether the density now proposed for this site is appropriate, consideration needs to be given to a number of material considerations; namely the adopted UDP, the emerging UDP, the adopted London Plan and the approved development at 163 Peckham Rye
32. The proposed development exceeds the Council's adopted policy which sets a density range of 175-210hrh for sites within the borough. However, as this adopted policy does not reflect other regional and national planning guidance, this policy has been revised in the draft Southwark Plan which has set a density range of 300-700hrh for this area defined as urban. At 608hrh, the proposal under consideration falls within these guidelines. In terms of regional planning guidance, the adopted London Plan has set a density range of 200-450hrh for this development based on the fact that predominant housing type is flats and terrace houses and that the area has good public transport with a Public Transport Accessibility Level (PTAL) of 4.
33. It is accepted that the proposed development does not fully comply with the density guidelines in the London Plan, however, and important material consideration for the Council is that planning permission has been granted at 163 Peckham Rye for a larger scale development with a higher density at approximately 660hrh. In addition, Government guidance in the form of PPG3 [Housing] requires a more efficient use of land to meet housing targets and notes that there is nothing in principle against the development of higher density housing *providing other objectives such as aesthetics and amenity considerations are satisfied*. In this instance it is considered that the revised application satisfies the Council's policies on aesthetic control, amenity space and car parking and as such is an acceptable form of development
34. A number of letters have been received from local residents concerned about the combined impact of this application together with the development of 163 Peckham Rye in terms of impact on local bus services and the inadequacy of local shops and local health services to support the increased population. Whilst the development will increase the residential population of the area, it is considered that there is insufficient evidence to demonstrate that this part of Peckham Rye has reached saturation point

Density and External Appearance

35. The reasons for refusal on the previous application did not refer to the external appearance of the building, however a number of objections have again been received relating to the contemporary design and materials proposed.
36. In assessing the design approach taken with the application, consideration needs to be given to the Council's recent decision to approve a contemporary designed building on the adjacent site at 163 Peckham Rye. With the approved planning application at 163 Peckham Rye, a decision was taken by the Council not to replicate a traditional terrace and garden layout pattern that exists in Somerton Road and Waveney Avenue. In design terms it is considered that the application site should be treated in the same way and that the contemporary approach taken for the design of the building is appropriate. The proposed building does not try to compete with the bold and

dramatic architectural style of 163 Peckham Rye; instead it will provide a more simplified version. This design approach is supported by the Council's Conservation and Design Officer. Although materials are shown on the plans, samples of all cladding materials, including the render colour, will be required to ensure that they are high quality and appropriate.

Daylight and Sunlight

37. The previously refused application was assessed in terms of its impact on daylight and sunlight to neighbouring properties with a detailed daylight and sunlight report, principally to assess the impact of the development on 16-29 Solomon's Passage. The report concluded that the development as originally submitted did not have any material impact upon the existing daylight and sunlight levels and the amenity enjoyed by the occupiers of 16-29 Solomon's Passage. Where there are reductions in excess of the British Research Establishment's (BRE) guideline of 20% (referred to in the BRE Daylight and Sunlight: A guide for good practice) this is to rooms which have low daylight and sunlight levels under the existing situation which is wholly as a result of the design of 16-29 Solomon's Passage (which has projecting walkways above the ground and first floor windows). The proposed scheme, now revised to reduce the overall height along Solomon's Passage and introduce a break in the building mass, is similarly acceptable in terms of daylight and sunlight entry to surrounding properties. These amendments will lessen any impairment to natural daylight to these properties and accordingly it is considered that the proposed building will, in reality, make little difference to the daylight and sunlight quality of those units at ground and first floor.
38. The report did not assess the impact to properties facing Waveney Avenue because the proposal does not alter the profile of the existing workshop building which stands to the rear of nos. 51-55 Waveney Avenue and also because the proposed block at the rear of the site (the affordable housing block) is in excess of 30m from these properties. The report concludes that there would not be any impact to these properties in terms of daylight and sunlight. This conclusion is supported as the development exceeds the BRE 25 degree test, which is the most basis indication as to whether new development might have an adverse impact on neighbouring occupiers.

Privacy and Overlooking

39. There will be a front-to-front separation distance of at least 12m between the proposed flats and neighbouring occupiers facing Solomon's Passage. This complies with the Council's adopted front-to-front standard of 12m and is considered satisfactory. At the rear of the site the back to back distance between the flats within the affordable housing block and rear windows serving properties in Waveney Avenue is at least 30m which exceeds the Council's adopted standard of 21m. In privacy terms, the relationship between the approved building at 163 Peckham Rye and the current proposal is also considered satisfactory. In addition the development has been designed to take into account the likely future development of the workshops that face onto the houses in Waveney Avenue.

Location of vehicular access and Parking Provision

40. Although not forming part of the reason for refusal from the previous application, the location of the basement car park has been moved from the central part of Solomon's Passage to the front of the site near the junction with Peckham Rye. This is in response to the concerns of the Traffic Group and local residents regarding traffic movements along Solomon's Passage.
41. In terms of parking, a total of 55 car parking spaces will be provided, of which 52 will be at basement level and 3 at surface level. This represents a 77% parking provision

which is considered acceptable to the Traffic Group and complies with government guidance in PPG13. This contrasts with the 63% parking provision achieved at 163 Peckham Rye. Two regular bus services operate from outside the application site serving Camberwell and Lewisham and New Cross and London Bridge. Five other bus routes and two other night bus services operate in the vicinity. These bus routes allow easy access to Peckham Rye station with regular connections to London Bridge, Victoria and Croydon. It is therefore considered that the application site is adequately accessible to public transport services such that 100% parking provision is not considered necessary.

42. Conditions will be imposed on the decision notice to ensure that the basement car park remains secure and that non-residents cannot gain access to the inside of the building via the car park.

43. Mix of Units

The majority of the units within the development are two bedroom, both for private sale and for affordable housing. Three of the units are suitable for families with three bedrooms which represents 4.2% of the total housing provision. Whilst it would have been desirable to provide more family type units, the layout of the development means it is difficult to provide 3 bedroom units with private gardens. On balance, it is considered that the proposed dwelling mix is satisfactory.

44. The internal room sizes of the development comply with or exceed the Council's adopted minimum floorspace requirements.

45. Affordable Housing

The development will provide 18 flats (15 two bed and 3 three bedroom flats including two wheelchair units) for use as affordable housing. This will result in an affordable housing provision of 25% when measured in terms of number of units. However when measured in terms of habitable rooms, the development will provide 30% which exceeds the requirements of adopted policy H.1.4: 'Affordable Housing' and goes part way to meeting the Council's provision based on habitable rooms. Whilst the proposal does not fully comply with the Council's emerging policy on affordable housing, this is only in draft form and does not carry full weight. On balance the provision of 30% affordable housing is considered acceptable.

46. Other S106 Obligations

In addition to the above, the applicant will contribute £50,000 towards environmental improvements to Peckham Rye Park and new tree planting on Solomon's Passage. These contributions are required to offset the additional use of the park by future occupiers of the development and to improve the physical appearance along Solomon's Passage which will serve the pedestrian entrances to blocks B and C.

EQUAL OPPORTUNITY IMPLICATIONS

47. The development includes provision for affordable housing units, which contributes towards the needs of those who cannot afford a property at market rates.

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

48. The proposal will intensify the use of the site and contribute to the government's housing targets.

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