



Chief executive's department

Planning division
Development management (5th floor - hub 2)
PO Box 64529
LONDON SE1P 5LX

Mr Thomas Price
DP9
100 Pall Mall
London
SW1Y 5NQ

Your Ref: peh/hs/dp3166
Our Ref: 15/EQ/0375
Contact: Lewis Goodley
Telephone: 0207 525 5976
E-Mail: planning.applications@southwark.gov.uk
Web Site: <http://www.southwark.gov.uk>

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Dear Mr Price

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)
PRE-APPLICATION ENQUIRY**

At: 1 HAVEN WAY, LONDON, SE13

Proposal: Extension to 1 Haven Way to accommodate x4 residential units

Detailed below is an assessment of the proposal, including an indication of the main issues that should be taken into consideration in any future application submission to the Council. The depth of analysis provided reflects the scope of information made available to council officers.

Summary

Pre-application advice is sought for the erection of a one storey roof extension to an existing building at the sixth floor level to create four residential units.

The proposed massing and overall design approach is considered to be acceptable, being sympathetic to the host building and surrounding development. The proposal would offer a good standard of accommodation for future occupiers meeting the stipulations of the 2015 Technical Update to the Residential Design Standards SPD 2011.

The creation of four additional units would attract a contribution towards affordable housing provision. A contribution would be required when viewed alongside the recently implemented scheme LBS reference 12/AP/3987. Together the two schemes would be phased development as defined by the adopted Affordable Housing SPD (2008) and the draft Affordable Housing SPD (2011); they would result in the creation of 11 additional residential units and thus trigger a requirement for two affordable dwellings.

Site and surroundings

The site is situated to the south side of Grange Walk. It was formerly known as 'Larnaca Works' which, following permission in 2007 (06-AP-2272), has been redeveloped into a residential led (90 units) scheme known as 'Grange Gardens'. The Grange Gardens development originally accommodated 90 residential units and 1100sqm of commercial space (flexible Use Class A1, A2, A3, B1 & D1 floorspace) to the ground floor in 3 blocks between 5 and 7 storeys in height.

This pre-application enquiry relates to 'Block C' of the Grange Gardens development. A change of use granted under planning permission reference 12/AP/3987 saw 454sqm of commercial floor space on the ground floor of block C converted into 7 residential units.

The immediate context surrounding the site is predominantly residential, however there are a number of commercial uses to the south and west of the site. The built form surrounding the site is varied at between 2 and 7 storeys in height.

Affordable housing contribution

The scheme proposed, alongside the conversion of the ground floor (LBS reference 12/AP/3987) would be phased development.

Section 5.6 of the adopted Affordable Housing SPD (2008) and section 7.3 of the draft Affordable Housing SPD (2011) clearly state that the artificial sub-division of housing sites or phased development will not be acceptable where the effect is to circumvent the council's affordable housing contributions policy. This policy approach is being taken forward in the emerging New Southwark Plan (Policy DM1.1 "The subdivision of sites or phasing of development which has the effect of circumventing this policy requirement will not be permitted").

The Affordable Housing SPD (2008) states:

To make sure that our affordable housing policy is applied consistently and fairly on all proposed housing developments, the requirement for affordable housing will apply to:

1. Sites that are artificially sub-divided or partially developed.

In these circumstances we will consider if the proposed development makes the best use of land. We will do this by:

- assessing the application against policy 3.11 (Efficient use of land);*
- looking at whether appropriate density levels have been applied to the site, taking into account the context and character of the surrounding development and public transport accessibility levels;*
- assessing the application against the design and access statement to see if the proposed development is the best design solution.*

2. Phased developments.

If a housing development is part of the first phase of a much larger development which is over 10 housing units, the affordable housing will required as part of the overall scheme in line with policy 4.4 of the Southwark Plan.

3. Additional units added through amended planning applications.

If a phased housing development with planning permission is amended and the total number of housing units increase, the amount of affordable required will be calculated by the new total number of units. If a development with planning permission for less than 10 housing units is amended to have over 10 housing units, affordable housing will be required in line with policy 4.4 of the Southwark Plan.

4. Later applications on sites with existing planning permission.

If there is an existing planning permission for a development of over 10 units and at the time that application was approved with no requirement to provide affordable housing and a fresh planning application is submitted for a revised scheme, if the site is suitable for affordable housing the Council will seek to secure an element of affordable housing in accordance with policy 4.4.

With a total of 11 units across the two schemes, a requirement for affordable housing would be triggered. In accordance with saved policy 4.4 'Affordable housing' of the Southwark Plan (2007), two affordable dwellings should be provided on the site. In addition to affordable housing, the development would also trigger the requirement for at least one dwelling to be wheelchair accessible, in compliance with the South East London Housing Partnership guidance. These obligations, along with any other contributions triggered would need be secured by a legal agreement. At the time of submitting a planning application you are advised to include a draft heads of terms for such an agreement.

A financial payment in-lieu of on-site affordable provision would be accepted if a full viability assessment can

satisfactorily demonstrate that on-site provision is not financially viable. This payment would be calculated in accordance with the number of proposed habitable rooms across the two schemes as specified by section 3.9 of the Affordable Housing SPD 2008 and Section 6 of the Affordable Housing SPD. The viability assessment would need to comply with the requirements in the council's Development Viability SPD.

Design, appearance and quality of proposed accommodation

The additional floor proposed would be set back on all sides and finished in materials to match the host building. Details such as glazed green brick and aluminium framed windows are proposed.

Overall it is considered that the design of the proposal is suitable. The proposed set back would help strike an appropriate visual balance with the host building. The use of materials which match those on the floors below, in particular the glazed green tiles, would help to secure a good level of visual continuity with the host building and the wider Grange Gardens development.

The proposed set back would largely prevent full views of the additional floor from street level, though careful consideration of the proposed fenestration is advised. The proposed openings, for some elevations, would not fully relate or compliment the floors below. The width and height of the proposed openings, in particular, should better relate to the floors below.

The standard of internal accommodation would meet or slightly exceed the minimum gross internal areas and room sizes specified by the 2015 Technical update to the Residential Design Standards SPD 2011. Access to private outdoor amenity space would be available for all proposed units. All units would have dual aspect and is welcomed. As such a good internal standard of residential accommodation is proposed.

Impact upon the amenity of the occupiers of nearby and adjoining properties

Given the scale of the proposed development, there would likely be no harmful impact on the amenity of neighbours. The proposed set back from all elevations would help to prevent the proposal from shadowing the floors below or unacceptably increasing shadowing beyond the established pattern between the site and adjacent or nearby buildings. Consideration should however be made in regards to any direct loss of sunlight or indirect loss of daylight. You are advised to submit a daylight and sunlight assessment as part of any subsequent planning application.

The proposed openings and outlook from the roof terraces would replicate the views already available from the floors below and as such would not result in a material increase in overlooking. Any noise transfer to the floors below should be considered and measures such as appropriate stacking of room types is recommended.

Access, servicing and transport

Car Parking

The proposal could cause increased stress on local on-street parking. As the site is located within a Controlled Parking Zone (CPZ) the impact for on-street parking can be limited by prohibiting new residents from applying for parking permits by a planning condition.

Cycle Storage

The plans show an area for internal cycle storage but do not fully detail overall provision or means of storage. These details would be required if a subsequent application is submitted. Sheffield stands should be used for storage. Please refer to the Southwark Sustainable Transport SPD for more information. The internal position of the store is considered appropriate.

Refuse Storage

Before finalising the refuse and recycling stores you are referred to the Council document 'Waste Management guidance notes for residential developments' which is aimed at providing developers with the requirements for waste storage at new sites. You are also referred to the Sustainable Design and Construction SPD which contains further information and the calculation for determining the amount of refuse storage required should

be included in your submission.

Mayoral and Southwark CIL

The proposal would be both Southwark and Mayoral CIL liable. Exemptions may apply. You are advised to submit a CIL form with any potential planning application to ensure that an accurate CIL charge is calculated.

Conclusion

It is considered that subject to the provision of two affordable housing units secured via section 106 agreement if an application for planning permission for a similar scheme were submitted it would be received favourably by the Council and would likely be granted.

Should you proceed to make a planning application you should supply the following information:

- Completed planning application form
- The correct planning application fee
- Site location plan
- Existing and proposed floor plans, roof plans, elevations and sections to a stated metric scale; each drawing must include a scale bar and datum levels, (where appropriate)
- Design and Access Statement
- Completed CIL form
- Refuse and cycle storage details
- Daylight and sunlight assessment
- Heads of terms for s106 contributions (including affordable housing)

This advice is given to assist you but is not a decision of the Council. Further issues may arise following a formal planning application, where a site visit and public consultation and consultation with statutory consultees would be undertaken. If you have any questions about this advice, please contact Lewis Goodley in the first instance.

Yours sincerely

Dipesh Patel
Team Leader- Major Applications.