

Item No. 3	Classification OPEN	Decision Level Planning Committee	Date 27 th July 2004
From Interim Development and Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (04-AP-0157) Demolition of existing buildings and erection of 117 dwellings (26 houses & 91 flats) in a mixture of 1, 2 & 3 bedroom units at 3 and 4 storeys in height with 113 parking spaces, plus associated access roads, footpaths and electricity substation		Address Peckham Area 8A, Chandler Way SE15 Ward Peckham	

1. PURPOSE

To consider the above application at Planning Committee due to the size of the proposed scheme.

2. RECOMMENDATION

Grant Planning Permission

3. BACKGROUND

This application site known as 8A forms part of Peckham Partnership's Regeneration scheme. It is 3.88 acres and occupied by a number of residential blocks that include Grately Way, Avington Way, Mattingly Way, Farnborough Way, Hoardle Promenade North, and Clanfied. These blocks would be demolished and replaced with a mixed tenure scheme of private and shared ownership dwellings.

This application is accompanied by a further planning application for the provision of a new London Square, which would join the new housing on Calypso Crescent with the existing housing on the opposite side of the street.

The proposal would provide a total of 117 residential units comprising flats, and houses. The mix of units is as follows;

26 x 3-bedroom houses
63 x 2-bedroom flats
28 x 1-bedroom flats

The units would be laid out in a series of blocks around a newly created road. Block A would comprise an apartment development of 3 and 4 storeys high fronting onto Chandler Way.

Block B would comprise a terrace of 13, 3-storey houses, which would front

onto Calypso Crescent and the proposed new square.

Block C would be 'u' shaped block of flats of 3 and 4 storeys in height.

Block D would comprise of a terrace of 13, 3-storey houses which would back onto the gardens of block B.

Block E is a mainly 4-storey block with a 3-storey element of flats.

There would be 113 parking spaces including, (14 spaces for people with disabilities) comprising an area of 45 parking bays behind block A and 28 bays behind block C. Each house would have an off-street parking space and 14 on street parking spaces are provided in recessed bays on the proposed square. Four cycle storage areas are provided within the development.

A small electrical sub-station is proposed in the north eastern corner of the square.

4. FACTORS FOR CONSIDERATION

Main Issues

The main issues in this case are the quality of accommodation to be provided and its impact on the adjoining residential properties.

5. Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

E.1.1 Safety and Security in the Environment- Subject to materials used could obtain secure by design status.

E.2.1 Layout and Building Line - Complies, the development would provide a new comprehensive layout for the site.

E.2.3 Aesthetic Control - Complies the development would be in keeping with the developments in the area.

E.2.5 External Space - Generally complies, the houses have generous sized gardens. The communal amenity space would be undersized however, the scheme would provide a public green open space, which would compensate for the lack of amenity space within the proposed development.

E.3.1 Protection of Amenity - Complies, the proposal would be built on land previously developed and would not compromise the amenity of existing residential units within the area.

H.1.3 New Housing - Complies, the proposal forms part of the wider Master Plan for the Peckham area which aims to provide a mixture of new housing in the area.

H.1.4 Affordable Housing -Does not comply. No affordable housing is included in this application as this part of the development represents the private sector part of the overall project. Hyde Housing Association have acquired another part of the site and it is intended that this would developed in the future to provide affordable homes.

H.1.5 Dwelling Mix of New Housing - The proposed mix of 1, 2 and 3 bedroom units is satisfactory.

H.1.7 Density of New Residential Homes - Does not comply with the Adopted

UDP (175 - 210), however it would comply with the objectives of the Master Plan for the area. The proposed density of 375 habitable rooms per hectare, (hrph) is not considered excessive and is generally representative of the character of the area.

T.6.2 Off-Street Parking - The Adopted Plan would require 1 space per dwelling with 1 additional visitor space per 10 dwellings. This would equate to a total of 129 spaces. 127 spaces were initially provided but this number was reduced on the advice of officers as it was considered this excessive and that some of this space would be better used to improve pedestrian safety.

Supplementary Planning Guidance

Design and Layout of New Developments - Complies, as above.

Standards, Controls and Guidelines for Residential Development - Complies

Affordable Housing - Does not comply, as above.

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

3.2 Protection of Amenity - Complies, as above.

3.10 Efficient Use of Land - Complies, the scheme provides a range of unit types without compromising the quality of the environment for the future occupants.

3.11 Quality in Design - Complies, as above.

3.13 Urban Design - Complies, as above.

3.15 Designing Out Crime - Could comply subject to materials used.

4.1 Density of Residential Development - Complies, the density for the urban zone is between 300 - 700 hrph with development between 3 - 6 storeys. The proposed density at 375 is well within the recommended level.

4.2 Quality of Residential Accommodation - Complies, the proposed development would provided a high standard of living accommodation.

4.3 Mix of Dwellings - Complies, as above.

4.4 Affordable Housing - Does not comply, as above.

4.5 Wheelchair Affordable Housing - Does not comply, as above

5.6 Car Parking - Complies, as above.

Supplementary Planning Guidance

Affordable Housing - Does not comply

Residential Design Standards - complies

Design - complies.

6. Consultations

Site Notice:

11 May 2004

Press Notice:

4 March 2004

Consultees:

70 -78 (even) Chandler Way

Flats 1-9 (incl) 80 Chandler Way

82 Chandler Way

91 - 105 (odd) Chandler Way

Flats 1- 9 107 (incl) Chandler Way

109 Chandler Way

Flats 1 - 4 (incl) 12 Innis Street

Flats 1-4 (incl) 4 Calypso Crescent

Flats 1-4 (incl) 6 Calypso Crescent

Flats 1-4 (incl) 8 Calypso Crescent
Flats 1-9 (incl) 10 Calypso Crescent
12 - 46 (even) Calypso Crescent
1 - 12 (even) Samuel Street
43,44,46 Samuel Street
Flats 1- 9 (incl) 45 Samuel Street
1 - 4 (incl) Shannon Court Garnies Close
25 - 36 Garnies Close
37 - 42 Garnies Close
43 - 54 Garnies Close

Conservation and Design
Tree Officer
Traffic
Secure by Design Officer
Public Health and Pollution

Replies from:

Willowbrook Centre (on behalf of the East Peckham Planning Group) - Objects to the level of parking; feels that there are too many spaces given the location has relatively good public transport links. Feels that the parking area should be used to increase the amount of amenity space available.

Conservation and Design - The proposal appears to be a repetition of that of the surrounding area, in terms of height and form and would accordingly fit the context. The removal of the proliferation of integral garages to the houses has resulted in an improved external appearance and no objections are raised.

Secure by Design - Concern about lack of interaction at street level between the proposed new houses. The development as a whole has been free from Secure by Design approval and this is reflected in the crime figures. The development could achieve secure by design status if they used the correct materials.

Traffic - Disabled parking needs to be provided, parking restrictions need to be introduced within the square. The pedestrian walk way needs to be increased around some of the blocks. Level of visitor parking needs to be reduced.

Public Health and Pollution - No objections subject to conditions.

7. PLANNING CONSIDERATIONS

Design - The proposed dwellings would be of a similar height and design to the existing buildings, built as part of the other phases of this project. The alterations, including the removal of some of the integral garages to the houses, have resulted in an improved external visual appearance as well as improving the level of visibility from the ground floor of the houses on the road and the proposed Square across the road. The details of the electrical sub-station have not been provided; it is therefore suggested that this is made a condition of any planning permission.

Quality of Accommodation - The proposed flats and houses would all comply with the room size standards for new developments, with adequate levels of privacy and amenity being maintained for both existing and future occupants. It is considered that whilst there is a shortfall of communal amenity space for the flats, the provision of a new public open space would provide a new amenity space, which would benefit all of the residents in the area. In addition,

the proposal would provide direct access to amenity areas for most of the ground floor flats and all of the houses.

Parking - The level of parking 113 for 117 units more than adequately meets the criteria of The revised Southwark Plan, by not exceeding the maximum of 1 space per unit. Designated cycle parking areas have also been provided within the development.

Affordable Housing - The affordable housing is not included within this part of the development. Land adjoining area 8A will be subject to future redevelopment from Hyde HA and will comprise a totally affordable housing scheme. It is therefore considered that, whilst not strictly in the context of the policy, there is affordable housing to be provided as part of the overall masterplan for the area.

8. EQUAL OPPORTUNITY IMPLICATIONS

The ground floor flats would be accessible for people with limited mobility, although the upper floor flats could only be accessed by stairs.

9. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

The proposed development would replace the previous housing and make efficient use of the site whilst providing a range of unit types.

LEAD OFFICER	James F Sherry	Interim Development and Building Control Manager
REPORT AUTHOR	Sonia Watson	[tel. 020 7525 0502]
CASE FILE	TP/748-A	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES	
	[tel. 020 7525 5402]	