

Item No. 4	Classification OPEN	Decision Level PLANNING COMMITTEE	Date 27 th July 04
From DEVELOPMENT & BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (04-AP-0159) Laying out and use of land as open space to provide a 'London Square' including provision of hard and soft landscaping paths, boundary railings and a focal feature.		Address Peckham Area 8A, Chandler Way & Calypso Crescent SE15 Ward Peckham	

PURPOSE

1. To consider the above application, which is part of a wider proposal for the development of adjoining land to provide 117 residential units (04-AP-0157).

RECOMMENDATION

2. Grant Planning Permission.

BACKGROUND

3. This application site known as 8A forms part of Peckham Partnership's Regeneration scheme. This application is accompanied by a further planning application for the 117 residential units comprising flats, and houses. The proposed new London Square, would join the new housing on Calypso Crescent with the existing housing on the opposite side of the street.
4. The proposed square would be designed around a traditional London Square with boundary railings, planting mature trees and a central grassed area. Seating and litter bins have been included in the square and there would be 5 points of access, which would be permanently open for public use. The proposal would also include a piece of public art which will form the focal point of the square.
5. A small electrical sub-station is proposed in the north eastern corner of the square, but is included in the application of the larger scheme.

FACTORS FOR CONSIDERATION

Main Issues

6. The main issues in this case are
The principle of an open square and the suitability of the landscaping.

Planning Policy

7. Southwark Unitary Development Plan 1995 [UDP]:
E.2.4 - Access and Facilities for People with Disabilities - Complies, the entrances originally had pedestrian barriers which would have reduced the width of the entrances to 600mm and made it difficult to manoeuvre a double buggy or a wheelchair. These have been removed leaving a gap of 1.2m which would be sufficient to allow unhindered access for everyone to and from the square. Inside the Square the footpaths are sufficiently wide and level and the benches are located in recessed bays allowing the width of the footpath to remain the same.
E.2.5 External Space - Complies, the proposal will use planting material from the approved list of species including semi mature trees. The height of the planting would be restricted to 1.2 metres to allow for natural surveillance over the Square. The proposed street furniture and hard landscaping would be of a high quality.

The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004
3.10 Efficient Use of Land - Complies, whilst the proposal would not develop the site for more housing, it would provide an improved environment by offering some relief within a heavily populated area.

Consultations

Site Notice:

11/5/2004

Press Notice:

N/A

Consultees:

Flats 1-4 (incl) 4 Calypso Crescent SE 15
Flats 1-4 (incl) 6 Calypso Crescent SE 15
Flats 1-4 (incl) 8 Calypso Crescent SE 15
Flats 1-9 (incl) 10 Calypso Crescent SE 15
12 - 46 (even) Calypso Crescent SE 15

1 - 12 (even) Samuel Street SE 15
43,44,46 Samuel Street SE 15
Flats 1- 9 (incl) 45 Samuel Street SE 15

1 - 4 (incl) Shannon Court Garnies Close SE 15
25 - 36 Garnies Close SE 15
37 - 42 Garnies Close SE 15
43 - 54 Garnies Close SE 15

Parks and Sports

Arboriculturalist

Replies from:

Parks - Need to gain vehicular access to maintain the Square.

Arboriculturalist - The proposed landscaping is of high quality and would meet the objectives of the Adopted UDP

PLANNING CONSIDERATIONS

8. The proposed Square would be a welcome addition to the overall development of the area. The original barriers shown on the entrances have been removed and access for maintenance is provided on the western side of the building. The landscaping would be semi mature when planted which would contribute to an instant visual improvement of the proposed square.

No external lighting has been shown on the plans and it is suggested that this is made a condition of any planning permission, particularly as the site would be accessible at all times. No details of the focal point are provided it is therefore suggested that details for this are made a condition of any planning permission.

EQUAL OPPORTUNITY IMPLICATIONS

9. The proposed square would be accessible to everyone in the area.

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

10. The planting of trees and shrubs within a green setting would offer relief from dense urban living and provide a more sustainable environment.

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