

<b>Item No.</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 28 September 2016	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/2649 for: Full Planning Permission  <b>Address:</b> EAGLE WHARF, 90 - 96 PECKHAM HILL STREET, LONDON SE15 5JT  <b>Proposal:</b> Construction of part three/part four/part five storey building for to provide a School of Theatre Arts comprising teaching, rehearsal and administrative accommodation and theatre(Class D1), and cafe/restaurant/bar (Class A3/A4) with associated landscaping to Peckham Square and Peckham Hill Street. Provision of new vehicular access from Peckham Hill Street with associated servicing, disabled parking, cycle and refuse storage areas.		
<b>Ward(s) or groups affected:</b>	Peckham		
<b>From:</b>	Robin Sedgwick/Director of Planning		
<b>Application Start Date</b> 28/06/2016		<b>Application Expiry Date</b> 27/09/2016	
<b>Earliest Decision Date</b> 06/08/2016			

## RECOMMENDATIONS

1. That planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement by no later than 30 November 2016.
2. That in the event that the requirements of paragraph 1 are not met by 30 November 2016, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 99.

## BACKGROUND INFORMATION

### Site location and description

3. The subject site is a vacant L-shaped plot of land situated off Peckham Hill Street. The land was previously occupied by an industrial building which was demolished and cleared prior to 2008. The site is bounded by Peckham Hill Street and neighbouring listed buildings 98 - 108 (even) Peckham Hill Street to the east, pedestrian path and Peckham library to the south, Surrey canal path to the west and Whitten timber yard to the north.
4. The site is within the Peckham Town Centre and is within the Peckham and Nunhead area action core. Eagle Wharf is identified as a development site for a leisure/community use to be implemented within 2016 - 20.
5. The site is also in Rye Lane conservation area which is characterised by the commercial town centre on Rye Lane, Peckham High Street and Peckham Hill Street. To the east of the site are Grade II listed buildings at numbers 98 - 100, 102 - 104 and 106 - 108 Peckham Hill Street. The site is also on the edge of Peckham Village archaeological priority zone.

## Details of proposal

6. The applicants are Mountview Academy of Theatre and Arts who are one of the UK's leading drama schools and provide a range of full time degree level courses for actors, musical theatre performers, directors and theatre technicians. The courses they offer are intensive practical training with all students receiving over 30 hours of teaching a week. Their facilities are currently based in north London in buildings that are split across four sites. The current proposal provides the opportunity to consolidate the teaching provision on one site while also providing improved facilities for students.
7. The proposed academy would comprise 9720sqm of educational accommodation and would have at least 131 full and part time staff members (rising to 185) and 400 students. The proposal will also have 610sqm of commercial floor space which would be comprised of the following:
  - Café at ground floor by entrance for student and staff (but can also serve the public)
  - Canteen on ground floor for student and staff (could also serve the public)
  - Commercial unit (Use Class A1/A2/A3/A4) at ground floor fronting onto Peckham Hill Street for the public
  - Roof top café or bar (Use Class A3/A4) for the public.
8. The proposal is for an L-shaped building which addresses the south and west boundaries of the site with three storeys on the east boundary with Peckham Hill Street, stepping up to five storeys on the south west corner of the site adjacent to the Library Square, and down to four storeys adjacent to Surrey canal path towards the boundary with Whitten timber yard. The layout of the building is divided into two distinct blocks the theatre block to the south adjacent to the library and the teaching block to the north.
9. The two blocks are to be distinguished by their specific functions, roof design and external finish. The theatre block contains the more public orientated functions of the building including theatre, roof top café/bar, ground floor café and retail unit. The main entrance to the building is through the west elevation of this block adjacent to the Library Square. The building would be four storeys in height with a recessed fifth storey and would be flat roofed. The external treatment of the theatre block would include burnt umber Cor-Ten steel corrugated sheets wrapping round the main elevations above ground floor. The base of the theatre block would be finished in corrugated reinforced concrete. The upper storey at the fourth floor which is proposed to house the rooftop bar would be set it in from the main building edge and will be clad with corrugate aluminium. This will be perforated over the large glazed curtain wall areas of the café/bar. The roof of this block is flat and will include areas of green roof.
10. The teaching block contains the dance/TV/acting studios, black box studios and student common room, library and computer room. These uses are proposed to be separated from the more public uses with internal controlled access at the ground floor level. The saw tooth profile of the roof will allow for photovoltaic (PV) panels on the south facing slope and windows to the north. The central flat roofed section is shown as a green roof with a glazed section over the internal atrium below. This block is proposed to be clad in brick.
11. During the course of the application, amended plans have been submitted showing the following changes:

- Width of the service yard increased by 500mm
- Installation of buffer zone with planting along southern boundary of the second floor roof terrace
- Obscure glazed windows to north facing windows on upper floors
- Secured and covered cycle stands.

## 12. Planning history

08/AP/1773 Application type: Advertisement Consent (ADV) Erection of 2 illuminated advertisement panels (3m x 6m) Decision date 02/10/2008 Decision: Refused (REF) Appeal decision date: 25/02/2009 Appeal decision: Planning appeal dismissed (DIS)
16/EN/0148 Enforcement type: Works to tree in conservation area (TCA) Pollarding of mature trees within the Peckham Hill Street CA Sign-off date 03/05/2016 Sign-off reason: Final closure - not expedient to enforce (FCNE)
15/EQ/0394 Application type: Pre-Application Enquiry (ENQ) A new education build to house Theatre Training Facilities and a Theatre on Eagle Wharf. A vacant brownfield site on Peckham Hill Street. The new building is to provide acting and dance studios as well as a large number of associated theatre training rooms. a number of rentable/commercial units and a public bar/cafe and theatre. Decision date 18/05/2016 Decision: Pre-application enquiry closed (EQC)

### Planning history of adjoining sites

13. 16/AP/3075: 91 - 93 Peckham High Street, London SE15 5RS and Peckham Square. Redevelopment comprising the removal of the Peckham Arch and redevelopment and part conversion of the southern part of the square (including 91 - 93 Peckham High Street) to provide a mixed use scheme comprise of two buildings of 4 and 6 storeys to provide 19 residential (Class C3) units, 255sqm of gallery (Class D1) space, 201sqm of co-work (Class B1) space, and 82sqm of office (Class B1) with ancillary covered cycle storage and enclosed refuse storage. Under consideration.
14. 96/CO/1012: Peckham Library site. Construction of new building for use as library, media centre, bookshop and information point at ground floor level. Approved 06/12/1996. Completed.
15. 95/CO/0575: Peckham Pulse Leisure Centre. Erection of a health and fitness centre including 2 swimming pools, fitness gym, café, children's play space and associated services. Approved 25/10/1995. Completed.

### KEY ISSUES FOR CONSIDERATION

#### Summary of main issues

16. The main issues to be considered in respect of this application are:
  - a) Principle of the proposed development in terms of land use and conformity with strategic policies
  - b) Environmental impact assessment

- c) Design issues, including layout height and massing
- d) Neighbouring amenity
- e) Transport
- f) Trees and landscaping
- g) Ecology and biodiversity
- h) Archaeology
- i) Land contamination
- j) Energy and sustainability
- k) Planning obligations.

### **Planning policy**

#### 17. National Planning Policy Framework (NPPF - the Framework)

- 1. Building a strong, competitive economy
- 2. Ensuring the vitality of town centres
- 4. Promoting sustainable transport
- 7. Requiring good design
- 8. Promoting healthy communities
- 11. Conserving and enhancing the natural environment
- 12. Conservation and enhancing the historic environment.

#### 18. London Plan July 2016 consolidated with alterations since 2011

- 2.15 – Town Centres
- 2.18 - Green infrastructure: The multi functional network of green and open spaces
- 3.16 – Protection and enhancement of social infrastructure
- 3.18 – Education Facilities
- 4.6 – Support for and enhancement of arts, culture, sport and entertainment
- 5.2 – Minimising Carbon Dioxide Emissions
- 5.3 – Sustainable design and construction
- 5.6 – Decentralised energy in development proposals
- 5.7 – Renewable energy
- 5.9 – Overheating and cooling
- 5.10 – Urban greening
- 5.11 – Green roofs and development site environs
- 5.12 – Flood risk management
- 5.13 – Sustainable drainage
- 5.21 – Contaminated land
- 6.3 – Assessing effects of development on transport capacity
- 6.9 – Cycling
- 6.10 – Walking
- 6.13 – Parking
- 7.1 – Lifetime neighbourhoods
- 7.2 – An inclusive environment
- 7.3 – Designing out crime
- 7.4 – Local character

- 7.5 – Public realm
- 7.6 – Architecture
- 7.8 – Heritage assets and archaeology
- 7.14 – Improving air quality
- 7.19 – Biodiversity and access to nature
- 7.21 – Trees and woodlands.

19. Core Strategy 201

- Strategic Policy 1 – Sustainable development
- Strategic Policy 2 – Sustainable transport
- Strategic Policy 3 – shopping, leisure and entertainment
- Strategic Policy 4 – Places for learning, enjoyment and healthy lifestyles
- Strategic Policy 10 – Jobs and businesses
- Strategic Policy 11 – Open spaces and wildlife
- Strategic Policy 12 – Design and conservation
- Strategic Policy 13 – High environmental standards.

Southwark Plan 2007 (July) - saved policies

20. The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark planning policy with the NPPF. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- Policy 1.1 – Access to employment opportunities
- Policy 1.7 – Development within town and local centres
- Policy 1.11 – Arts, culture and tourism uses
- Policy 2.2 – Enhancement of community facilities
- Policy 2.4 – Educational deficiency – Provision of new educational establishments
- Policy 2.5 - Planning obligations
- Policy 3.1 – Environmental effects
- Policy 3.2 – Protection of amenity
- Policy 3.3 – Sustainability assessment
- Policy 3.4 – Energy efficiency
- Policy 3.6 – Air quality
- Policy 3.7 – Waste reduction
- Policy 3.9 – Water
- Policy 3.12 – Quality in design
- Policy 3.13 – Urban design
- Policy 3.14 – Designing out crime
- Policy 3.16 – Conservation Areas.
- Policy 3.19 – Archaeology
- Policy 3.28 – Biodiversity
- Policy 5.2 – Transport Impacts
- Policy 5.3 – Walking and Cycling
- Policy 5.6 – Car parking.

21. Supplementary Planning Documents

- Sustainable design and construction SPD (2009)
- Sustainability assessments SPD (2009)
- Sustainable Transport SPD (2010)

Residential Design Standards SPD (2011)  
Rye Lane Peckham Conservation Area Appraisal (2011)  
Section 106 planning obligations and community infrastructure levy (CIL) SPD  
(2015).

Peckham and Nunhead Area Action Plan (2014)

22. The Peckham and Nunhead area action plan (PNAAP) was adopted on 26 November 2014 and sets out the planning framework that will help to deliver long lasting improvements to Peckham and Nunhead over the next 15 years. Part of the PNAAP vision is that Peckham will be a place with attractive and pleasant neighbourhoods, surrounding a lively town centre that meets the needs of a very diverse community.
23. This site is within the action area core and is designated proposal site 10. The site designation includes leisure/community use as the main use with residential also specified as a required use. Other uses that would be accepted include retail (Classes A1/A2/A3/A4) and business use (Class B1). The site was designated as it occupies an important site to the north of the town centre adjacent to the Library Square. Development of this site provides a great opportunity to increase Peckham Library Square's focus as a cultural centre by extending the square to the north and improving the link with Surrey canal walk.

**Principle of development**

24. The proposed development would deliver the following planning policy requirements and benefits for the wider Peckham area:
  - Provision of a prominent community use which increases the profile of Peckham town centre as a cultural centre
  - Provision of a landmark building to complement existing civic buildings around the Library Square
  - A use with 131 full time and part time jobs (rising to 185) and 400 students
  - A community outreach programme which will include training, apprenticeships and facilities being made available for the local community at reduced rates
  - Redevelopment of a prominent gap site within Peckham town centre
  - Active frontages onto Peckham Hill Street and Library Square
  - Improved public realm around the site.
25. The NPPF (2012) states that development that is sustainable should go ahead, without delay; a presumption in favour of sustainable development that is the basis for every plan and every decision. The NPPF states that to deliver the social, recreational and cultural facilities and services the community needs, planning decisions should, among other criteria, plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments and ensure an integrated approach to considering the location of housing, economic uses and community and facilities
26. Policy 2.15 of the London Plan sets out the strategic approach to town centres, including the need to sustain and enhance the vitality and viability of town centres and to contribute towards an enhanced environment, urban greening, public realm and links to green infrastructure. Policy 3.16 supports development proposals which

provide high quality social infrastructure. These facilities should be accessible to all sections of the community and be located within easy reach by walking, cycling and public transport. In addition to this London Plan policy 3.18 supports development proposals which enhance education and skills provisions.

27. The core strategy vision for Peckham town centre recognises that it will continue to play a major role in Southwark, providing a mix of activities through the day for both local residents and visitors. Saved planning policy 2.2 states that planning permission will be granted for new community facilities provided that it will be accessible to all of the community, will not have detrimental impact on existing or future residents and will not have an unacceptable transport impact.

#### Cultural use

28. The proposed drama school would be in accordance with the requirements of the above policies. The location within a town centre and an area with excellent public transport accessibility is appropriate for a facility which has the potential to be a key attraction in the area. Mountview Academy is one of the top 5 drama schools within the UK and provides high quality, degree level, vocational training for students. It provides training for actors, musical theatre performers, directors and theatre technicians. The proposed academy would provide facilities for up to 400 full time students and up to 185 members of staff
29. The facilities within the building include:
  - 200 seat theatre with dressing rooms, fly tower and backstage area with construction workshop
  - 3 “black box” studios including one with capacity for 80 people
  - 19 studios (dance/acting/TV)
  - 14 singing practice rooms
  - 4 meeting rooms/hubs within the theatre block available to let
  - Rehearsal spaces/storage space/offices/classrooms/common rooms and library.
30. The range of facilities and spaces proposed would provide a high quality cultural space which would benefit the local area and generate a significant increase in footfall.
31. As part of the submission the applicants have proposed community access and benefits for the local community. The scheme will deliver an outreach programme for weekend/ after school/holiday training for 450 local young people in dance and musical theatre each year. Other benefits include discounted and free tickets to local residents for certain concerts, availability of rehearsal rooms and studios for rent with reduced rate for charities, not for profit organisations and community groups. Further to the community access and outreach programmes, Mountview Drama School also proposes scholarships and apprenticeships for Southwark residents.
32. The PNAAP designation states that the site would also be appropriate for residential development above active ground floor uses due to proximity to bus, train and overground links. Residential is listed as a required use. There is no residential accommodation in the proposed development. The provision of residential units in conjunction with the floor space requirements of Mountview Academy would have significant implications for the size and scale of the building and its relationship with Peckham Library and neighbouring residential properties. Furthermore the provision of

residential use and the cultural use in the same building would have presented significant challenges for the layout of the academy and quality of residential accommodation that would not make the most efficient use of the site. The key requirement of the site designation is the provision of a cultural/leisure use on the site. The proposals put forward by Mountview represent an opportunity to increase Peckham Library Square's focus as a cultural centre.

33. The proposed academy would complement existing cultural uses in the Peckham area as well as providing an accessible facility for the local community. Furthermore it would raise the profile of Peckham as an artistic and cultural centre. This is emphasised by letters of support from the Theatres Trust and representatives of organisations such as University of Arts London and South London Gallery.

#### Retail uses

34. Retail uses (Use Classes A1/A2/A3/A4) are identified as other acceptable uses in the PNAAP designation for the site. Those provided within the development include a café and canteen either side of the entrance to the academy, a roof top bar/café within the theatre block and a retail unit fronting onto Peckham Hill Street. This would provide a 620sqm of retail space and would be less than 10% of the total floor space provided. This would accord with the site designation and would provide complementary facilities which could support the operation of the cultural use while also providing further activity to improve the vitality of Peckham town centre.

#### Conclusion

35. The proposed drama school with ancillary facilities is considered to be a welcome addition to Peckham town centre and offers the potential to be a valued community resource which will complement existing town centre uses while also increasing visitor numbers. The proposed development would conform to London Plan policy 2.15, which states that development proposals should support and enhance arts and cultural uses in the town centre and would result in the reuse of a long term vacant site in a prominent location. The principle of the proposed use is in accordance with the relevant planning policies.

#### **Environmental impact assessment**

36. A request for a screening opinion was not submitted with the application. However, in this context it is considered that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size or location based upon a review of the schedule 3 selection criteria for screening schedule 2 development. The site is a brownfield site in an urban location, and is located outside a sensitive area as per regulation 2(1); the development is unlikely to generate any significant environmental effects of a magnitude which would require assessment through an environmental impact assessment (EIA).

#### **Design, conservation area and setting of adjacent listed buildings**

37. The key design and conservation policies that apply include sections 7 'Requiring good design' and 12 'Conserving and enhancing the historic environment' of the NPPF (2012), strategic policy SP12 'Design and conservation' of the Core Strategy (2011) and saved policies 3.16 'Conservation areas' and 3.18 'Setting of conservation areas, listed buildings and world heritage sites', of the Southwark Plan (2007). All these policies require that development avoids causing harm to heritage assets and their settings, reflects local distinctiveness in design and conserves or enhances the character and appearance of conservation areas, listed buildings and heritage assets and their settings.

38. The site specific guidance in the PNAAP requires the development of Eagle Wharf to include a permeable design to allow movement from Peckham Hill Street, to provide active frontages along Surrey canal walk and Peckham Hill Street and that building heights do not exceed 4 storeys. Representations have been received both in support of and objecting to the design of the proposal and its impact on the neighbouring library and heritage assets.

#### Access and site layout

39. The proposal is located in the civic heart of Peckham close to the junction of Peckham High Street and Peckham Hill Street immediately adjacent to the distinctive Peckham library. The layout is logical and will give the building a calm and considered presence and an industrial warehouse character evocative of the area's industrial heritage. This blend of function and geometry complements the scheme appropriately and gives the scheme a confident presence which is appropriate in this civic setting. At the same time, the school has to function for its students and offer a safe learning environment. The design achieves this by presenting a simple a façade on the outside and a logical ordered arrangement internally, which is centred round an internal atrium.
40. The main pedestrian entrance is at the south west edge of the site, and would provide a prominent and fully accessible entrance close to good pedestrian and cycle routes towards the rest of Peckham town centre and the public transport interchanges to the south. The set back of the building from Peckham Hill Street and the provision of a retail unit on the ground floor fronting in this location will create additional circulation space for pedestrians around the bus stop.
41. All of the entrances will provide level thresholds and will be in compliance with part M of the building regulations. The main lift is at the southern end of the building adjacent to the main entrance and will provide access to all floors. There is a second lift in the northern end of the building adjacent to the stair 4 core, which will provide access from the ground up to the third floor. The proposed performance space will accommodate a minimum of six wheelchair accessible spaces.

#### Scale, height and massing

42. The theatre is proposed at four storeys with a set-back fifth floor (26.67m AOD in height). The school is proposed at four storeys in height (max 25.89m AOD) with a serrated gabled roofline which extends along the canal footpath to the north. The parapet wall of the main block at four storeys in height will be approximately 1.1m lower than the neighbouring library while the recessed upper floor will finish 1m higher than the library. The PNAAP designation states that buildings heights should not exceed four storeys. While the proposal does not strictly comply with this the additional storey to the roof is recessed and would be treated in lighter materials to contrast with that of the main block.
43. The proposed building is part of the civic setting of the distinctive Peckham library building and also has key frontages onto Peckham Hill Street and the canal footway. The main body of the building, the school itself is proposed to be clad in brick and responds sensitively to its open historic setting. The theatre is more civic in its design and is proposed to be clad in metal (Cor-Ten) which will give it a more distinctive public face which is appropriate for its function, both as the theatre for the school and a public venue for events in the school's calendar.
44. On Peckham Square the theatre has been designed to form the northern edge of the square and the backdrop to the library. The eastern façade of the theatre has been set back to align with the flank of the library while on Peckham Hill Street it is set back from

the street so as to not impede views of the library from that northern approach and also so as not to affect the setting of the listed villas on this street. In this way, the theatre has been arranged sensitively to respond to its urban setting and to reinforce the setting of the library and the setting of the listed buildings on Peckham Hill Street. The school itself extends as a long building to the north along the eastern edge of the former canal. This is designed as a screen which will form a simple backdrop to the open setting of the neighbouring Surrey canal walk. This form also makes reference to the large brick warehouse building which previously occupied the site building formerly on the site and had a long unbroken flank along the canal. This arrangement offers windows to the classrooms and rehearsal rooms onto the canal creating a high quality active edge to the canal walk.

45. The proposed design responds to the site specific guidance set out in PNAAP 10 designation by extending the square to the north and creating active frontages on Peckham Hill Street and Surrey canal walk.

#### Impact on setting of neighbouring listed buildings and conservation areas

46. The site is not listed but is located in the Rye Lane Peckham conservation area adjacent to the canal footpath which extends north towards Burgess Park. It is also immediately adjacent to the Peckham Hill Street conservation area to the east. This proposal is seen in the context of a number of listed buildings on Peckham Hill Street.
47. The height and massing of the school is appropriate to the open setting of the canal walk and the Rye Lane Peckham conservation area. It complies with the guidance in the conservation area appraisal and does not appear overly dominant in this sensitive historic context. In addition the information submitted with the application demonstrates that it will not harm the setting of the listed buildings to the west.
48. NPPF highlights the importance of heritage assets and requires that developments conserve or enhance heritage assets and their settings, and where there may be unjustified harm to a heritage asset or its setting this should be given considerable weight. In this case the proposal is not considered to cause any harm to heritage assets. Furthermore, the substantial public benefits of this development, the provision of a modern school providing high quality educational and community benefits can be taken into consideration in the when considering the impact of a development on its historic setting and officers are satisfied that this proposal complies with the requirements of the NPPF.

#### Detailed design

49. The saved policies of the Southwark Plan and PNAAP reinforce the principles of the NPPF which highlights the importance of good design. Good design is intended to reinforce the character of the context, responding to its urban setting, creating an attractive place. The proposed architectural design is assessed on its fabric, function and geometry.
50. The proposed materials reflect the main principles of the design and its two distinctive parts. The profiled 'Cor-Ten' metal cladding in a deep-red/ochre tone will contrast with the school and library but also reflect its more civic character. Some windows and all ventilation panels would be screened by corrugated panels. Further, the base, middle and top of the buildings are distinguished. The school has a darker brick base while its top is defined a serrated gabled roofs of the studios and rehearsal rooms with their north roof lights. The architects have selected a varied light grey and red coloured brick with light coloured mortar for the main body of the school. For the base they have selected a high quality dark grey engineering brick which is appropriate. The theatre has a predominantly glazed public base creating active frontages onto the Library

Square and Peckham Hill Street. This block is to be naturally ventilated and is shown to have 'hit and miss' brickwork to conceal the ventilation panels. The top is a simple set-back glazed box; the roof-top café, which gives the theatre an appropriate roofline. The proposed detailed design is considered to be of a high quality that would help create a distinctive building which would make a strong contribution to the civic cluster of buildings around the Library Square.

#### Public realm

51. The public realm around the proposed development includes the Peckham Hill frontage, a new pedestrian path between the library and the proposed building and an area around the entrance which will create a northern edge to the square. Additional planting is proposed along Peckham Hill Street and space is allocated to provide for outdoor seating associated with the proposed retail and café uses on Peckham Hill Street and adjacent to the entrance. The space between the library and the theatre block requires careful consideration to ensure that it is an open space with activity. The applicants have also demonstrated how this could fit in with the wider proposals for the square associated with the submission of an indicative landscaping master plan that extends to the southern part of the square. The proposals for the square will be subject to further consultation and a planning application for these is likely to be submitted by the council, before the end of 2016. These proposals could help give this place a consistent treatment and address the varied requirements of resident, visitors and students including pedestrians and cyclists.
52. A small part of the area outside of the main entrance forms part of Surrey canal walk Metropolitan Open Land. This is considered acceptable as the openness of the Surrey canal walk will be retained while the space still serves as public open space. The section 106 agreement would also secure additional planting outside the development that could be situated within Surrey canal walk to complement existing planting and mitigate the removal of trees.

#### Comments of the Design Review Panel (DRP)

53. The proposal was reviewed by the DRP in April 2016. The conclusions of the panel highlighted the relationship between the proposed building and the library. They were especially concerned about the narrow route between the new building and the library. They also questioned the public realm around the site and asked for a joined-up approach to the public realm and not just the space in front of this proposal but the sequence of spaces from the canal path to Peckham Square and beyond to Peckham High Street.
54. The proposal has been amended to address these concerns. The relationship between the new building and the library has been adjusted to ensure that the route widens as one goes from Peckham Hill Street to the main entrance near the library. Further, the entrance glazing to the theatre and shops has been extended round into the route to ensure that this route feel generous and active. In addition, the proposal is accompanied by a landscape master plan proposal that extends from the canal tow-path and includes Peckham Square as well as the route through to Peckham High Street. The wider square reconfiguration will be brought forward to planning towards the end of 2016 to allow further time for consultation.

#### Conclusion on design

55. The comments of the DRP prompted the designers to make further refinements to the proposals and particularly to improve the relationship of the proposed new theatre to the library. The scheme was amended to widen the gap between the two buildings and especially to ensure that the library remains the focus of views from both the Canal tow

path and Peckham Hill Street from the north. In this way, the theatre reconciles the urban spaces around the library, into a sequence of spaces focussing on the exuberant and iconic library. The support of Will Alsop (the original designer of the library) for this important new civic building demonstrates how this proposal has responded to this sensitive context and resolved the urban spaces around the library successfully.

### **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

56. Policy 3.2 'Impact on amenity' of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Furthermore, there is a requirement in policy 3.1 'Environmental effects' to ensure that development proposals will not cause material adverse effects on the environment and quality of life. Strategic policy 13 'High environmental standards' of the Core Strategy requires developments to avoid amenity and environmental problems that affect how we enjoy the environment in which we live and work. The residential properties neighbouring the site are those situated at numbers 98 - 108 (even) Peckham Hill Street.

#### Daylight and sunlight

57. The Building Research Establishment (BRE) 2011 guidelines 'Site layout planning for daylight and sunlight: a guide to good practice' covers amenity requirements for sunlight and daylight to buildings around any development site. The introduction to the guidelines states:

*"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."*

58. The amount of light available to any window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating the Vertical Sky Component (VSC) at the centre of the window.
59. If the VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. The guidance states that if the vertical sky component with the new development in place is both less than 27% and less than 0.8 times its former value (more than a 20% reduction), then occupants of the existing building will notice the reduction in the amount of skylight. The VSC calculation only measures light reaching the outside plane of the window under consideration, so this is potential light rather than actual. Depending upon the room and window size, the room may still be adequately lit with a lesser VSC value than the target values referred to above. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines also suggest that where layouts of existing neighbours are known that the distribution of daylight within rooms is reviewed although bedrooms are considered to be less important.
60. Paragraph F6 of the BRE guidelines (page 62) states that when assessing loss of daylight to an existing building the VSC methodology is generally recommended
61. A daylight and sunlight report has been prepared by Malcom Hollis, consultants for the application site, and assesses the proposed development against the BRE guidelines.

The adequacy of daylight received by existing neighbouring dwellings was measured using the VSC method of measurement. The VSC analysis has been undertaken in relation to the residential properties on Peckham Hill Street that directly neighbour the site. Other adjacent residential properties such as Primrose House on the opposite side of Peckham Hill Street and those on Jocelyn Street to the west have not been tested in relation to VSC as these windows are at a height and set distance away from the proposed buildings to comply with the 'three times height' and '25 degree' tests.

62. The 'three times height' test states that if the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing window then loss of light to the existing windows need not be analysed. The 25 degree test sets out that where the new development subtends to an angle of less than 25 degrees to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building.
63. The results of the VSC analysis is set out in the table below:

<b>Property Reference</b>	<b>No. of windows tested</b>	<b>No. of windows retaining at least 80% of baseline value</b>	<b>No. of windows with &gt;20% reduction</b>
98 Peckham Hill Street	6	6	0
100 Peckham Hill Street	8	8	0
102 Peckham Hill Street	9	8	1
104 Peckham Hill Street	9	8	1
106 Peckham Hill Street	9	7	2
108 Peckham Hill Street	9	6	3
110 Peckham Hill Street	5	4	1
112 Peckham Hill Street	6	2	4
114 Peckham Hill Street	8	0	8
<b>Total</b>	<b>69</b>	<b>49</b>	<b>20</b>

64. As set out in the table above, the majority of windows tested would receive reductions in VSC of fewer than 20%. Number 114 Peckham Hill Street is a two storey semi-detached dwelling with 6 windows facing directly south on the flank wall and 2 windows facing east. All 8 windows have existing VSC levels of between 31.6 and 37.43 and would receive reductions of between 25 to 45%. However, these reductions appear high as a result of the high base VSC levels, and are due to the situation of the windows facing towards an existing cleared site at Eagle Wharf. The proposed windows would still have VSC levels of over 20 which are considered appropriate within urban town centre locations such as this. It should also be noted that the layout of these units are not known and therefore some of the windows tested will be for non-habitable rooms such as hallways and bathrooms, which are less sensitive to loss of daylight.
65. Number 112 Peckham Hill Street would have 4 out of 8 windows experiencing reductions of VSC of between 20 and 40%. Again, all of these windows would still retain VSC values of over 20 and benefit from existing high base values due to the vacant neighbouring site. Number 108 Peckham Hill Street would have 3 windows of out of 9 experiencing a reduction in VSC of between 20 and 43%. One of the windows affected is situated at lower ground floor levels while the other windows are at ground floor level. The impact of the windows at ground floor level is minor while the impact on the basement window would be more significant with a reduction in VSC from 28.66 to 16.38.

#### Conclusion on daylight

66. The daylight analysis submitted within the daylight and sunlight report demonstrates that the proposed development will have a noticeable impact on the daylight levels to some rooms of neighbouring properties, predominantly within numbers 108, 112 and 114 Peckham Hill Street. However, the impact on most rooms will be minor and appears more pronounced as a result of the very high base levels of daylight currently experienced by these rooms as a result of their open aspect adjacent to a cleared site. Therefore, while the percentage reductions may appear high, the actual levels of light remaining are considered to be adequate and not untypical for an urban town centre location.

Impact on sunlight received by neighbours.

67. The requirements for protecting sunlight to existing residential buildings are set out in section 3.2 of the BRE guidelines. A good level of sunlight will be achieved where a window achieves more than 25% Annual Probable Sunlight Hours (APSH) of which 5% should be in the winter months. When sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable. The BRE guidelines also limit the extent of testing for sunlight to where a window faces within 90 degrees of due south.
68. The impact of the scheme on sunlight to neighbouring properties has been assessed using the APSH test. The test follows the same methodology that is outlined above for VSC, with guidance advising that if a reduction in sunlight is 20% or less of its original value then the retained sunlight received is adequate. Only rooms with windows facing within 90 degrees of due south are assessed. 57 neighbouring rooms are served by windows which have been identified as rooms that have a southern orientation and qualify for sunlight analysis. The results are summarised below:

<b>Property Reference</b>	<b>No. of Windows tested</b>	<b>No. of windows in compliance with APSH test</b>	<b>No. of windows with reductions in excess of BRE guidelines</b>
98 Peckham Hill Street	6	5	1
100 Peckham Hill Street	8	8	0
102 Peckham Hill Street	4	4	0
104 Peckham Hill Street	9	7	2
106 Peckham Hill Street	3	2	1
108 Peckham Hill Street	9	7	2
110 Peckham Hill Street	4	4	0
112 Peckham Hill Street	6	4	2
114 Peckham Hill Street	8	6	2
<b>Total</b>	<b>57</b>	<b>47</b>	<b>10</b>

69. 10 windows will receive reductions in excess of the BRE guidelines. The windows are predominantly on the lower levels of the properties on Peckham Hill Street. Two of these would fail APSH while the remaining eight are reductions in winter sunlight hours only.
70. The majority of the neighbouring windows would retain good levels of sunlight and those that fall below the criteria would mostly retain acceptable APSH but fall below on WPSH. Therefore while two windows will experience a decline in APSH and a further eight will receive reductions in winter sunlight hours; the proposed development should be considered in the context of the urban town centre location and the wider benefits

that the development would bring.

#### Outlook and privacy of neighbouring properties

71. Paragraph 2.8 of the residential design standards SPD states that a minimum separation distance of 21m should be secured at the rear of the building to ensure that there will be no detrimental impact from loss of privacy and outlook. The SPD states that where the minimum distances cannot be met, the applicants must provide justification through the design and access statement.
72. The proposed rear elevation of the teaching block would be over 21m from the rear elevations of the residential properties on Peckham Hill Street and would therefore comply with the minimum distance set out in the Council's residential design standards.
73. Roof terraces are proposed at the second floor fronting onto Peckham Hill Street for staff using the offices and at fourth floor in the south west corner of the building for the publically accessible café bar. The applicants have proposed a 1.5m deep planter for the north edge of the second floor terrace to ensure that there is no direct overlooking of the neighbouring windows at number 114 Peckham Hill Street, or over the rear gardens of neighbouring properties. The proposed fourth floor terrace is set in from the edge of the building so that any overlooking of neighbouring residential properties will be limited.

#### Noise and vibration (construction/operational impacts)

74. There are likely to be noise and vibration impacts from construction works including excavation and piling works. Traffic noise from construction would increase noise levels, particularly on Peckham Hill Street. A construction management plan would be prepared to reduce excessive noise as far as is possible. The noise impacts from construction would be temporary in nature and it is not envisaged that any long term disturbance would be caused. A condition will be required to limit the hours of operation for the roof terraces so as to ensure that there is no detrimental impact on neighbouring residents from noise of people using these facilities. This will prohibit use of the terraces between the hours of 21.00 and 08.00.
75. There would be an increase in the number of visitors and workers as a result of the operation of the new academy. However, it is unlikely that there would be any demonstrable harm caused to residential amenities from their comings and goings. The site is located within a major town centre environment and adjacent to a busy transport hub where some noise should be expected.

#### **Impact of adjoining and nearby uses on occupiers and users of proposed development**

76. There is no detrimental impact anticipated from neighbouring occupiers.

#### **Transport issues**

77. The NPPF states that planning decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised (paragraph 34).
78. Core Strategy strategic policy 2 encourages walking, cycling and the use of public transport rather than travel by car. Saved policy 5.1 of the Southwark Plan states that major developments generating a significant number of trips should be located near transport nodes. Saved policy 5.2 advises that planning permission will be granted for

development unless there is an adverse impact on transport networks, and/or adequate provision has not been made for servicing, circulation and access, and/or consideration has not been given to impacts of the development on the bus priority network and the Transport for London (TfL) road network.

79. An assessment of the impacts of the development on transport is included within the submission information in the transport statement prepared by Motion. A framework travel plan and service management plan have also been submitted.

#### Existing context

80. The site is in an area with excellent accessibility to public transport (PTAL 6A). The site is approximately 600m north of Peckham Rye station and under 1km east of Queens Road railway station. The site is also well served by buses with bus stops serving multiple routes on Peckham Hill Street and Peckham High Street. Peckham Hill Street is a local distributor road while Peckham High Street forms part of the TfL road network. There is also a bus stop to the south of the proposed access point on Peckham Hill Street. The site is well served by pedestrian routes and cycling routes with Surrey Canal Way providing a link to Library Square and Peckham town centre to the north and Burgess Park to the south.

#### Trip generation

81. The proposed development is car free, with the exception of the disabled parking spaces, and therefore the majority of trips to the site are predicted to be undertaken by foot, cycle or public transport. The applicants have provided details of modal split for the method of travel for staff and students at the existing Mountview Academy. This suggests that there will be a maximum number of 61 members of staff and 400 students on site at any one time. The analysis demonstrates that the majority of students and staff will access the site between 08.30 and 09.30 and will exit during 17.30 and 18.30. Students will predominantly access the site on foot or bus while staff predominantly use underground and trains or by car. A potential location for taxi drop off point has been identified to the south of the site adjacent to the library. There is no strict requirement for this given the excellent PTAL rating and this would need to be secured via section 278. The site is in a controlled parking zone (CPZ) and a condition will be attached to ensure that occupants do not have access to parking permits. In addition to this the travel plan includes a framework travel plan with targets to increase the proportion of staff members travelling to the site by more sustainable modes of transport.

#### Access

82. A new vehicular access will be provided from Peckham Hill Street adjacent to the boundary with number 114 Peckham Hill Street. This is recognised as the least problematic location for an access point to the site as all other boundaries of the site are to pedestrianized areas. It is placed as far from the bus stop on Peckham Hill Street as possible and will allow for the appropriate servicing to enter and leave the site in forward gear. The access will be gated to control entry to the loading bay, disabled parking and cycle storage.
83. TfL and the council's highways officers have requested that a delivery and servicing management plan is secured as part of the planning obligations to ensure that it is appropriately managed and will not lead to disruption to vehicle and pedestrian movements on Peckham Hill Street.

#### Parking

84. The proposed development will be car-free except for the provision of four accessible parking bays. Three of these will be provided within the gated parking and servicing area while a further accessible space is proposed outside the gate on the Peckham Hill Street frontage. This level of provision is considered to be appropriate and spaces will only be available for blue badge holders.

#### Cycle parking

85. The plans show that there would be 36 long stay and 64 short stay cycle parking spaces to serve the development, which would comply with the London Plan standards. The long stay spaces are in the servicing and parking space to the rear of the proposed building and will be secure and covered in line with policy requirements. Twenty short stay spaces are proposed on the Peckham Hill Street frontage and a further 44 would be provided on the path between the proposed building and the existing library. The applicants have also confirmed that staff and students arriving by bike will have access to lockers, shower and changing facilities. These are all situated within the development site.

#### Refuse and servicing

86. As noted above the servicing will take place off-street. This is considered to be appropriate given the proximity of the site to the bus stop directly adjacent to the site on Peckham Hill Street and the busy road of Peckham High Street which forms part of the TfL road network. The applicants have provided an updated version of the swept path analysis following concerns that the original servicing yard was laid out in a way that would make forward entry and egress particularly challenging. The revised proposals have increased the width of the service yard and provided some shared surfaces which provides more space for larger servicing and refuse collection vehicles to turn within the site.
87. A draft delivery and servicing management plan has been submitted with the application. This states that the proposed development would attract around 10 servicing trips per day which would be predominantly undertaken by van. It is considered that the proposed servicing arrangements will be able to accommodate off-street servicing.
88. The waste and recycling storage area for the proposed development will also be provided within the rear service yard. The applicants have demonstrated that a standard refuse collection vehicle would be able to enter and egress the site in forward gear. A delivery and servicing management plan will be secured by condition to ensure that there is no disruption to local highway conditions.

#### Travel plan

89. The transport statement includes a travel plan framework which sets out measures to encourage sustainable travel. This would be overseen by a travel plan co-ordinator and would include travel information packs and initiatives to encourage walking and cycling. A condition to secure the implementation of the travel plan has been included in the draft recommendation.

#### Construction impact

90. The applicants have submitted a draft construction management plan (CMP) with the application. This specifies an indicative construction programmed of 51 weeks with works commencing before the end of 2016 and completion before the end of 2017. Submission of a final version of this will be secured by condition at the request of TfL.

## Conclusion on transport matters

91. The proposed level of development would generate a significant increase in pedestrian movements. Therefore the proposed location within a major town centre with excellent access to public transport is considered to be appropriate and will help minimise the need to travel while encouraging cycling and walking. The applicants have addressed concerns with regard to the turning of delivery and servicing vehicles on site and, to ensure that this does not negatively impact on local highway conditions, a comprehensive and robust delivery and servicing plan will be secured as part of section 106 with built in review. The cycle parking facilities meet the current London Plan standards although further details that these are secure and covered are required and will be secured by condition. It is considered that the proposed development will have an acceptable transport impact.

## **Impact on trees**

92. Saved policy 3.13 of the Southwark Plan requires a high quality streetscape and landscaping to be delivered. Policy 7.21 of London Plan states that existing trees of value should be retained and any loss as the result of the development should be replaced following the principle of the 'right place, right tree'. Wherever appropriate the planting of additional trees should be included in new developments particularly large canopied species.
93. An arboricultural survey has been submitted with the planning application. This identifies 9 trees on or in the vicinity of the site that would need to be removed to accommodate the proposed development (trees T1, T2 and T7 to T13). A further 6 around the site will be retained and will need to be protected during construction.
94. Trees T1 and T2 are situated along the west boundary of the site and would need to be removed to accommodate the teaching block. T1 is a Sycamore and is considered to be of low quality while T2 is a Norway Maple of moderate quality. The removal of both trees is considered acceptable subject to replacement planting being secured.
95. Trees T7 to T13 are situated on the southern edge of the site and are required to be removed to allow for the construction of the theatre block. This would involve the loss of one high quality grade A, London Plane (T8) which is situated in the south west corner of the site. This tree is situated directly next to the proposed entrance to the building close to the proposed flank wall. Consideration was given to the retention of this tree but its retention would have implications on the legibility and accessibility of the proposed building. A further two moderate quality Tree of Heaven specimens (T10 and T11) and four low quality trees (T7, T9, T12, T13) would also be removed. These trees are identified as having direct conflict with the design proposals. The loss of high quality trees is only acceptable where sufficient quality replacements can be secured.
96. The applicants have proposed replacement tree planting along Peckham Hill Street frontage which will help mitigate the loss but there is insufficient space to fully mitigate the loss within the development site. In order to adhere to London Plan policy requiring no net loss of canopy cover, the shortfall should be provided for planting within the vicinity of the development and secured through the section 106 agreement. In this situation additional planting will be required within the Library Square and along Surrey canal walk. In addition to this, root protection measures will be secured by condition to ensure that there is no detrimental impact on trees to be retained on the development and neighbouring sites.

## **Planning obligations (section 106 undertaking or agreement)**

97. Section 143 of the Localism Act states that any financial contribution received as

community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail. While Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance a Mayoral CIL payment of £34,098 and a Southwark CIL payment of £104,447 are due.

<b>Planning Obligation</b>	<b>Amount of planning gain calculated by toolkit (£)</b>	<b>Amount of planning gain agreed by applicant (£)</b>
Employment in the Development	8,600, or provision in kind	8,600, or provision in kind
Employment During Construction	100, 950, or provision in kind	100, 950 , or provision in kind
Archaeology	11,171	11,171
Admin Fee	2414	2414
<b>Total</b>	<b>194,148</b>	<b>194,148</b>

98. In addition, the legal agreement will secure the following:

- A community use agreement to secure the following benefits:
  - Outreach programme to provide weekend, after-school and holiday drama, dance and musical theatre training to 450 local young people each year
  - Four annual apprenticeships: wardrobe and costume making (one-year), box office, events and theatre management (one-year) and stage carpentry (two-years) for Southwark residents
  - Three annual scholarships to local young people for foundation courses: two in acting, one in musical theatre
  - Discounted and free tickets for local residents for school work, Christmas and summer concerts
  - An adult community programme to allow Southwark residents to use the academy's studios and benefit from its highly-skilled teachers, with discounted places on 10 courses each night, four times a week
  - Community and Education MA while training students to be community drama practitioners and will be a resource for the borough; six students each year will work with multiple groups in four schools to provide communication and drama skills training
  - At-cost room hire to Southwark council, STEP and other cross-borough organisations.
- Section 278 works
- Travel plan
- Construction management plan
- Connection to district CHP.

99. In accordance with the recommendation, if the section 106 agreement is not signed by 30 November 2016, the Director of Planning is authorised to refuse planning permission, if appropriate, for the reason below:

'In the absence of a signed section 106 agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on public realm, public open space, education, the transport network, community facilities and employment, and the proposal would therefore be contrary to saved policy 2.5 'Planning obligations' of the Southwark Plan and strategic policy 14 – 'Implementation and delivery' of the Southwark Core Strategy, the Southwark Supplementary Planning Document 'Section 106 planning obligations' 2007, and policy 8.2 'Planning obligations of the London Plan 2011'.

### **Sustainable development implications**

100. Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible. Of note is that developments must reduce their carbon dioxide emissions by 40% when compared to the 2010 building regulations requirement. The applicant has submitted an energy statement in support of the application and in relation to the Mayor's energy hierarchy, and the following is proposed:
101. An energy strategy has been submitted with the application. This notes that the development will achieve a 35% reduction in CO<sub>2</sub> emissions over building regulations part L 2013 baseline. The measures proposed include the use of photovoltaic panels on the roof which will secure 17% regulated CO<sub>2</sub> saving and savings from energy demand reduction which will secure a 19% regulated CO<sub>2</sub> saving. In addition to this further modelling has been conducted to demonstrate that the measures taken to limit solar heat gains, use passive cooling and passive ventilation ensure that the building will not overheat. The proposal would comply with policy 5.2 'Minimising carbon dioxide emissions' of the London Plan 2016.
102. Southwark's strategic policy 13 of the Core Strategy 'High environmental standards' sets out standards relevant to the proposed development as follows:
- Community facilities must achieve at least BREEAM 'very good' and all other non-residential uses must achieve at least BREEAM 'excellent'
  - A BREEAM pre-assessment report has been submitted which advises that the development could achieve BREEAM 'very good'. As the retail unit within the development forms only a small part of the overall development it would be very difficult for it to meet BREEAM 'excellent'. Therefore a 'very good' rating for the entire development is considered acceptable.

### **Air quality**

103. The site is located within an air quality management area. An air quality assessment has been submitted. The mitigation measures as outlined in this plan should be ensured by way of condition. The construction management plan would also seek to ensure that mitigation is in place to ensure that any construction impacts are minimised.

### **Archaeology**

104. The site is on the edge of the Peckham Village archaeological priority zone. The

applicants have submitted a desk-based archaeological assessment that adequately summarises the archaeological potential of the site. This has been reviewed and provides a detailed account of the archaeological significance of the site in accordance with relevant standards and guidance.

105. The assessment shows that the application site contains potential for the survival of archaeological remains of all dates, but particularly those pertaining to the manor house and estate gardens of the former Peckham (or Breynghurst) manor, and later 19<sup>th</sup> century residential development. There is also potential for archaeological remains of the Eagle Wharf and earlier 19<sup>th</sup> century wharf-side structures (Sunderland Wharf and Walton's Wharf). At the west side of the site there is potential for disturbing elements of the former Surrey Canal.
106. The assessment recommends a programme of archaeological evaluation to establish the presence or absence of any archaeological features and inform on the character, dating, and degree of preservation of such deposits. The results of the evaluation could then be used to determine an appropriate mitigation strategy for the site should significant archaeological deposits be present. These will be secured by condition.

#### **Land contamination/groundwater assessment**

107. A desk study was submitted which indicated the presence of contamination at this site. The overall risk of ground contamination presented by this site is low to moderate and locally moderate in the area of proposed soft landscaping. The full extent of contamination has not been established and so it is recommended that conditions be applied which would ensure that the risks from land contamination to the future users are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers and neighbours.

#### **Ecology**

108. Saved policy 3.28 of the Southwark Plan states that the local planning authority will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant. This is reinforced through policy 19 of the PNAAP which requires new development to improve the overall greenness of the area, through the planting of street trees, creating living roofs and walls, and providing habitats for wildlife which increase biodiversity; major new developments should provide opportunities for food growing and how the proposal would meet these requirements should be demonstrated at application stage.
109. The applicants have submitted a revised ecological assessment during the course of the application. This has satisfied previously raised concerns from the council's biodiversity officer. The existing site is cleared of all buildings and most vegetation and is considered to have low ecological value. A stand of Japanese knotweed has also been identified within 7m of the site. The ecological assessment provides recommendation for enhancements to ecology of the site through bird and bat boxes and incorporation of native planting. These along with the measures to control the spread of Japanese knotweed, will be secured through appropriately worded conditions.

#### **Conclusion on planning issues**

110. The application proposes a large scale cultural use on a prominent gap site in Peckham town centre. The proposed building has been designed as a fully accessible community facility and would provide opportunities for the local community, to be secured through section 106 legal agreement in accordance with the requirements of

the PNAAP designation. The building is of a high quality design and a scale that would reflect its civic function while also defining the northern edge of the library square and responding appropriately to the neighbouring library, residential properties and heritage assets. These accord with the objectives of the PNAAP of creating an accessible, distinct and vibrant town centre at Peckham that meets the needs of local residents and is a destination for visitors.

111. Taking account of the above, it is considered that, in line with the NPPF, there is no substantive reason to withhold planning permission. Therefore it is recommended that planning permission be granted, subject to completion of a legal agreement.

### **Community impact statement**

112. In line with the council's community impact statement, the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Widespread consultation with the local community was undertaken as part of the pre-application process with Mountview and the architects holding consultation events in which local people and other key stakeholders were informed of the proposals and given the opportunity to comment.

113. The impact on local people is set out above.

### **Consultations**

114. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

115. Details of consultation responses received are set out in Appendix 2.

### Summary of consultation responses

116. Representations from have been received both in support and objection to the proposals. Many objections cite support for the principle of redeveloping the site, but raise concerns regarding the specific nature of the proposals.

### Letters of Support

117. 9 letters of support have been received from residents of the local area. They support the proposals on the following grounds:

- The proposal will be a positive addition to the creative and educational communities of South London
- In addition the community programme will provide opportunities for local communities
- Social value of facilities to Peckham will be tremendous.

118. A letter of support has also been received from Will Alsop, the architect for the library. He has also confirmed that he is prepared to meet with architects for the scheme to explore the possibility of reinforcing links with the library.

### Objections:

119. 7 objections have been received in relation to the following matters:

- Impact on visual impact of the neighbouring library
- Loss of light to residents of Primrose House
- The site would be more suitably used for the provision of social housing
- The proposed development is over-bearing on its neighbours and not appropriate within a conservation area
- Scale and proximity to neighbouring library building is inappropriate and has a detrimental impact on character of area
- Lack of architectural representation of the building's purpose
- Loss of trees within Conservation Area without suitably mature replacement
- Paving of land within metropolitan open land (MOL)
- Site is not shown within New Southwark Plan town centre boundary and would release Mountview from having to provide public toilets
- Obstruction of light into library
- No details how public will enter the building
- Unsafe pedestrian route between proposed building and library
- Taxi drop off point would be unsafe
- There should be no disturbance for neighbouring residents from outdoor seating on the Surrey canal path.

**The following comments have been received from statutory consultees**

Archaeology

120. The application site lies adjacent to the Peckham Village archaeological priority zone (APZ) and there are listed buildings adjacent to the application site at 98 to 108 Peckham Hill Street.
121. The applicants have submitted an archaeological desk based assessment in support of this application entitled "*Mountview Performing Arts Academy, Peckham Hill Street, London Borough of Southwark. Historic Environment Desk-Based Assessment*" by Archaeology South-East (ASE) and dated June 2016. Having considered the submitted document, this is a very good report which clearly informs on the archaeological significance of this large site, using salient and clear illustrations and photographs. It is confirmed that the report accords with relevant standards and guidance
122. The assessment shows that the application site contains potential for the survival of archaeological remains of all dates, but particularly those pertaining to the manor house and estate gardens of the former Peckham (or Bretynghurst) manor, and later 19<sup>th</sup> century residential development. There is also potential for archaeological remains of the Eagle Wharf/Mill and earlier 19<sup>th</sup> century wharf-side structures (Sunderland Wharf and Walton's Wharf). At the west side of the site there is potential

for disturbing elements of the former Surrey canal.

123. The assessment recommends a programme of archaeological evaluation to establish the presence or absence of any archaeological features, and inform on the character, dating, and degree of preservation of such deposits. The results of the evaluation could then be used to determine an appropriate mitigation strategy for the site should significant archaeological deposits be present. The recommendations of the desk based assessment are agreed.

#### CAAG

124. CAAG questioned was a building of this scale appropriate in this location:

- Loss of northern view of Peckham Library a concern
- Too many materials
- No relationship with Georgian buildings would have a harmful impact on both conservation areas
- Should make better use of the topography in order to step the building down.

#### Ecology officer

125. The revised ecology report meets best practice and the recommendations of this should be adopted to enhance the ecology value of the site. Conditions are recommended in relation to green roofs, Japanese Knotweed, bat boxes, nest bricks.

#### Environment Agency

126. No comment to make on this proposal as it falls outside remit as statutory planning consultee.

#### Environmental Protection

127. No objections subject to appropriately worded conditions in relation to noise and vibration, odour, construction management and hours of use.

#### Flood and drainage team

128. We note that evidence is not provided on third party agreement of discharge to the sewer system.
129. No information is provided on actual infiltration rates and test results for any ground contamination. We request that suitable testing is undertaken and the FRA and Drainage Strategy are updated with this information. This could be dealt with by condition.
130. Regarding management of surface water on the site, no details of the development runoff rates have been provided, we recommend the condition below is implemented:

*'Condition: No above grade works shall commence until details of a surface water drainage scheme, that achieves a reduction in surface water run-off to greenfield run-off rates for storm events up to a 1% Annual Exceedance Probability (AEP), has been submitted to (2 copies) and approved in writing by Local Planning Authority. The surface water drainage scheme should incorporate Sustainable Drainage Systems (SuDS), in accordance with the recommendations of the Southwark Strategic Flood*

*Risk Assessment (SFRA), the London Plan (2011). The SuDS hierarchy within the London Plan should be followed in the development of the surface water drainage scheme, with a preference for SuDS measures that control surface water at source.*

*Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9 Water of the Southwark Plan, strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).'*

131. We also request the FRA and Drainage Strategy are updated with details of who will be responsible for management and maintenance of the SuDS system.

#### Friends of Burgess Park

132. Concern is expressed at the proposed site plan for the Mountview Academy which shows encroachment on open space and Metropolitan Open Land (possibly; to be confirmed).
133. From the drawings it seems that some of the additional space will be used as the cafe outside seating space by Mountview Academy. As this is currently part of public open space we hope it will be a planning requirement that this is public seating. Not restricted to users of the cafe and linked to consumption of items purchased at the cafe.
134. Concern is expressed about the impact of the Mountview Academy on the Library Square and public realm. We recognise this may be unintentional and that there may be mitigation which can be put in place. The Mountview cafe facing onto the square/SCW will increase public facing activity; we welcome a vibrant atmosphere for the square. At the moment there is a small amount of seating in the square. There is no play equipment and children frequently use the large round ceramic balls as play equipment.
135. It would be welcomed if consideration could be given to the linkage and connectivity between SCW and the square; consideration of play features (not necessarily play equipment).
136. Impact of height of buildings on shadow and sunshine in the Peckham Square and so suitability as a pleasant open area. The report accompanying the planning documents only reviews the impact on nearby buildings. Loss of light to green open spaces is just as detrimental changing the character of the space and the habitat. In order for the square to be a pleasant space consideration is needed of sunshine/shade and wind due to large buildings.
137. The opportunity discussed at the informal consultation for public theatre access and potential for performances to take place within the square, is welcomed. This is not mentioned in the CIL agreement.
138. The alleyway between the library and the academy will need to be of suitable width and design that people feel safe using it.
139. Additional public seating of a high quality in Peckham Square is also required.
140. Currently there are some benches at the corner of the library. If these are removed replacement seating will be needed.

#### *New accommodation*

141. Tidying up the backs of the houses and shops around the square is a good idea. The proposals for the square as a vibrant space and the likely expansion of late evening activity means that the housing is likely to be exposed to noise front and rear. Adequate measures must be taken in the design of the property to ensure residents' quiet enjoyment of their homes is not compromised.

### Highways

#### *General comments*

142. Although it is acknowledged that the proposed location of the vehicular access is the only appropriate access point, there are potential conflicts between buses and vehicles accessing the site. A servicing management plan should be provided to address concerns of the use of the vehicular access.
143. It is proposed that servicing and delivery will take place on site. While this is considered acceptable, the vehicle tracking movements provided indicates turning movements are very tight and will result in vehicles exceeding the carriageway extents and with the risk of the vehicle being trapped. It should be ensured that there is adequate space for vehicles to turn exit the site in forward gear.

Officer comment: Revised tracking drawings have been submitted which show alterations to the servicing yard to increase turning space for servicing vehicles. Highways have reviewed these and are satisfied that there is adequate turning space to allow for entry and egress in forward gear.

144. A comprehensive tree survey and assessment in accordance with BS 5837 2012 including demolition and construction in close proximity to the existing trees should be submitted to the Tree Services Manager for approval (Gary Meadowcroft: [gary.meadowcroft@southwark.gov.uk](mailto:gary.meadowcroft@southwark.gov.uk)).

#### *Parking and servicing*

145. It is proposed that servicing/delivery and waste collection will take place on site. This is considered acceptable. However, it should be ensured that there is adequate space for vehicles to turn around within the site.

#### *Landscaping*

146. Since the application site falls within 'general' designation the footway must be paved with concrete paving slabs with 150mm wide granite kerbs.

#### *Drainage*

147. The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the section 278 application confirming this requirement.

#### *Pre-commencement condition survey*

148. Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange.

### Local Employment Team (LET)

149. The site currently lies behind hoarding and is vacant. The applicants state that the hoarding also creates a particular issue with the space to the rear of the library, an area that sees antisocial behaviour due to lack of lighting and adequate natural supervision of the space.
150. LET support this application, which should be highly accessible owing to the PTAL rating of 6B. LET agrees with the developers that the proposed new academy will bring an active use to the site. The Eagle Wharf site is currently a vacant brownfield site.
151. The transport assessment, and design and access assessment show no particular concerns around access, visibility, or disturbance.

### *Section 106 and CIL requirements*

#### *Employment floorspace*

152. There is an increase of approximately 832sqm (GEA) A3 space. D1 space will be approximately 9884sqm (GEA) and will form the main construction.

#### *Construction phase jobs/skills and employment requirements*

153. This development would be expected to deliver 21 sustained jobs to unemployed Southwark residents, 21 short courses, and take on 5 construction industry apprentices during the construction phase, or meet the employment and training contribution.
154. The maximum employment and training contribution is £100,950 (£90,300 against sustained jobs, £3,150 against short courses, and £7,500 against construction industry apprenticeships).
155. An employment, skills and business support plan should be included in the section 106 obligations. LET would expect this plan to include:

1. Methodology for delivering the following:

- Identified 'construction workplace coordinator' role(s) responsible for on-site job brokerage through the supply chain and coordination with local skills and employment agencies
- Pre-employment information advice and guidance
- Skills development, pre and post employment
- Flexible financial support for training, personal protective equipment, travel costs etc.
- On-going support in the workplace
- Facilitation of wider benefits, including schools engagement, work experience etc.

2. Targets for construction skills and employment outputs, including apprenticeships, that meet the expected obligations.

3. A mechanism for delivery of apprenticeships to be offered in the construction of the development.
4. Local supply chain activity - we would expect methodologies with KPIs agreed to:
  - provide support to local SMEs to be fit to compete for supply chain opportunities
  - develop links between lead contractors, sub-contractors and local SMEs
  - work with lead contractors and sub-contractors to open up their supply chains exploration as to where contract packages can be broken up and promote suitable opportunities locally.

*End use of the development jobs/requirements*

156. A development of this size and with the proposed employment densities would be expected to deliver 2 sustained jobs for unemployed Southwark residents at the end phase, or meet the employment and training contribution.
157. The maximum employment and training contribution is £8600.
158. No later than six months prior to first occupation of the development, we would expect the developer to provide a skills and employment plan to the council. This plan should identify suitable sustainable employment opportunities and apprenticeships for unemployed borough residents in the end use of the development.
159. LET would expect this plan to include:
  1. A detailed mechanism through which the sustainable employment opportunities and apprenticeships will be filled, including, but not limited to, the name of the lead organisation, details of its qualifications and experience in providing employment support and job brokerage for unemployed people, and the name of the point of contact who will co-ordinate implementation of the skills and employment plan and liaise with the council.
  2. key milestones to be achieved and profiles for filling the sustainable employment opportunities and apprenticeships.
  3. Identified skills and training gaps required to gain sustained employment in the completed development, including the need for pre-employment training;
  4. Methods to encourage applications from suitable unemployed borough residents by liaising with the local Jobcentre Plus and employment service providers.

Metropolitan Police

160. Because the development is suitable to achieve 'Secured by Design' accreditation, I would seek to have a 'Secured by Design' condition attached to any permission that may be granted in connection with this application and that the wording is such that the development will follow the principles and physical security requirements of 'Secured by Design'.

Peckham Society

161. The Peckham Society objects to the Mountview Academy application for the following reasons.

162. While we welcome the Mountview Academy coming to Peckham, we feel that the scheme that has been put forward is too big, overbearing and the significant north elevation of the Peckham library will be hidden by the proposed new auditorium.
163. This use of coloured glass/glazing was the first in modern times in Britain, and has inspired the translucent facade of the Laban Centre and more obviously the Ideas Store in Hackney, amongst others.
164. The Peckham library is perhaps our neighborhood's most loved and iconic building. Its bold modern architecture has an exciting relationship with the Victorian and Georgian townscape of central Peckham. The Peckham library is a building of national, perhaps international significance, and won the coveted Stirling Prize in the year 2000.
165. The Peckham Society is mystified and saddened that Mountview and their designers have placed a five story mass of a proposed auditorium, (higher than the library itself) very close to the Peckham library's celebrated and colourful glass north elevation, and from Peckham Hill Street, obscuring the roof top lettering of the library. This proposal robs our community of one of the most important views of the library, and perhaps more importantly, users of the library will no longer have the broad panoramic views of London from the 4th and 5th floor reading rooms and circulation areas. There will be a marked reduction of the daylight to the library which it receives through the north elevation glazing.
166. Peckham was celebrated for its views of the City and Westminster from the 17<sup>th</sup> century and onwards. Also Architects understood and made the best of this by situating the reading rooms at a high level with wonderful views out to the north and the south. We oppose the loss of these views and wonder why the Mountview Academy would put forward such an un-neighbourly and intrusive proposal for their debut in Peckham.
167. Objection is raised in relation to this proposal as it is too big and will overwhelm the Rye Lane and Peckham Hill Street conservation areas which we fought hard to obtain in 2011, as is clear from the street elevations.
168. We hope this application is either withdrawn, or rejected, and an alternate design be put forward which shows some regard to the Stirling Prize winning Peckham library and Peckham's unique historic townscape which surrounds the application site so closely.

#### Theatres Trust

169. The Trust supports this application as it will deliver new education facilities and publically accessible theatre and cultural space, establishing a new community and cultural hub in the heart of Peckham. The design and materials proposed in the new building reflect the past use of the site, while complementing the adjacent library and promoting regeneration and cultural opportunities in the area.
170. The proposed facilities contain two auditoria, including a 200 seat proscenium arch theatre with full fly tower, and a black box studio theatre with the flexibility for a range of stage and seating layouts for varying performance needs. A range of TV, radio, education, dance, music and theatre studios of varying sizes area also provided, as well as a workshop, student facilities and retail space.
171. The Trust particularly welcomes the inclusion of hireable rehearsal space, for which there is a significant demand within London, and the addition of office and creative space to provide opportunities for small and medium sized enterprises involved in the local cultural sector.

172. We also welcome the community focus within this development and the operational plan for the school which will ensure the cultural and educational facilities are available to the wider public to help meet local need, outside school times.

#### Transport for London

173. TfL can confirm there will be no adverse impacts upon buses. However as advised below, please secure a CLP with TfL as a consultee. This should cover the construction works, including access, to ensure the bus stop is not impacted. TfL would like to reiterate that it does not approve any changes to the bus cage however our understanding is that changes are not proposed.
174. TfL has reviewed the application and notes that the application site is car free (except for blue badge spaces). Four off street blue badge spaces are proposed and TfL requests that these spaces are equipped with electric vehicle charge points to accord with London Plan standards. Off street servicing is also proposed from a singular access.
175. On the matter of cycle parking, TfL requests that cycle parking is secured in accordance with London Plan (2015) standards by planning condition. Changing facilities (such as showers) should also be provided for cyclists and secured by planning condition.
176. TfL also expects that the council secure a travel plan, delivery and service plan, and Construction and Logistics Plan (CLP). The CLP should ensure there are no adverse impacts upon the existing bus stop on Peckham Hill Street. To this effect, TfL seeks that is consulted prior to any discharge of planning conditions relating to construction.

#### Urban forester

177. The proposed development would result in the loss of trees within the park, to the rear of the library and on the street for which the outline landscape plans provide inadequate mitigation. Although new planting is proposed this is not shown with in the submitted Mountview master plan of the new public square and park boundary.
178. Conditions will need to be attached requiring suitable replacement should approval be recommended.

#### **Human rights implications**

179. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
180. This application has the legitimate aim of providing a drama academy with associated commercial space. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2748-K Application file: 16/AP/2649 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 3920 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Computer generated images
Appendix 4	Recommendation

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Robin Sedgwick, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	19 September 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		19 September 2016

# APPENDIX 1

## Consultation undertaken

**Site notice date:** 14/07/2016

**Press notice date:** 14/07/2016

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 08/07/2016

### Internal services consulted:

Ecology Officer  
Economic Development Team  
Environmental Protection Team Formal Consultation [Noise/Air Quality/Land Contamination/Ventilation]  
Flood and Drainage Team  
Highway Licensing  
Highway Development Management  
Public Realm comments on developments where trees are affected  
Waste Management

### Statutory and non-statutory organisations consulted:

Cllr Barrie Hargrove  
Cllr Cleo Soanes  
Cllr Johnson Situ  
EDF Energy  
Environment Agency  
London Fire and Emergency Planning Authority  
Metropolitan Police Service (Designing Out Crime)  
Thames Water - Development Planning  
The Theatres Trust  
Transport for London (referable and non-referable app notifications and pre-apps)

### Neighbour and local groups consulted:

Flat 5 35 Jocelyn Street SE15 5QJ  
Flat 4 35 Jocelyn Street SE15 5QJ  
Flat 6 35 Jocelyn Street SE15 5QJ  
Flat 8 35 Jocelyn Street SE15 5QJ  
Flat 7 35 Jocelyn Street SE15 5QJ  
Flat 3 35 Jocelyn Street SE15 5QJ  
155 Peckham Hill Street London SE15 5JZ  
107 Peckham High Street London SE15 5RS  
10 Melon Road London SE15 5QN  
Flat 2 35 Jocelyn Street SE15 5QJ  
Flat 1 35 Jocelyn Street SE15 5QJ  
Flat 9 35 Jocelyn Street SE15 5QJ  
20 Jocelyn Street London SE15 5QJ  
19 Jocelyn Street London SE15 5QJ  
21 Jocelyn Street London SE15 5QJ  
23 Jocelyn Street London SE15 5QJ  
22 Jocelyn Street London SE15 5QJ  
18 Jocelyn Street London SE15 5QJ  
Flat 11 35 Jocelyn Street SE15 5QJ

Room 3 109 Peckham High Street SE15 5SE  
Room 2 109 Peckham High Street SE15 5SE  
Room 10 109 Peckham High Street SE15 5SE  
Peckham Library 122 Peckham Hill Street SE15 5JR  
Farmers Market Peckham Square SE15 5QW  
1 Neville Close London SE15 5UE  
5 Neville Close London SE15 5UE  
3 Neville Close London SE15 5UE  
Flat 4 119 Peckham High Street SE15 5SE  
Unit E 117 Peckham High Street SE15 5SE  
Unit D 117 Peckham High Street SE15 5SE  
Flat 3 119 Peckham High Street SE15 5SE  
80a Peckham Hill Street London SE15 5JT  
10a Goldsmith Road London SE15 5UB  
Flat A 128 Peckham Hill Street SE15 5JT  
107b Peckham High Street London SE15 5RS  
Flat 2 126 Peckham Hill Street SE15 5JT  
145 Peckham Hill Street London SE15 5JZ  
Flat C 128 Peckham Hill Street SE15 5JT

Flat 10 35 Jocelyn Street SE15 5QJ  
 Flat 12 35 Jocelyn Street SE15 5QJ  
 17 Jocelyn Street London SE15 5QJ  
 107a Peckham High Street London SE15 5RS  
 111 Peckham High Street London SE15 5SE  
 Flat 21 Primrose House SE15 5SS  
 Flat 20 Primrose House SE15 5SS  
 Flat 22 Primrose House SE15 5SS  
 Flat 4 Primrose House SE15 5SS  
 Flat 3 Primrose House SE15 5SS  
 Flat 2 Primrose House SE15 5SS  
 Flat 16 Primrose House SE15 5SS  
 Flat 15 Primrose House SE15 5SS  
 Flat 17 Primrose House SE15 5SS  
 Flat 19 Primrose House SE15 5SS  
 Flat 18 Primrose House SE15 5SS  
 Flat 5 Primrose House SE15 5SS  
 Flat 1 106 Peckham Hill Street SE15 5JT  
 4 Neville Close London SE15 5UE  
 Flat 1 108 Peckham Hill Street SE15 5JT  
 163 Peckham Hill Street London SE15 5JZ  
 Flat 2 108 Peckham Hill Street SE15 5JT  
 2 Neville Close London SE15 5UE  
 Flat 7 Primrose House SE15 5SS  
 Flat 6 Primrose House SE15 5SS  
 Flat 8 Primrose House SE15 5SS  
 147-149 Peckham Hill Street London SE15 5JZ  
 Flat 9 Primrose House SE15 5SS  
 24 Jocelyn Street London SE15 5QJ  
 104b Peckham Hill Street London SE15 5JT  
  
 Flat B 128 Peckham Hill Street SE15 5JT  
 Ground Floor Flat 126 Peckham Hill Street SE15 5JT  
 104d Peckham Hill Street London SE15 5JT  
 104a Peckham Hill Street London SE15 5JT  
 Flat 4 126 Peckham Hill Street SE15 5JT  
 Flat 4 113 Peckham High Street SE15 5SE  
 Flat 5 113 Peckham High Street SE15 5SE  
 Flat 2 106a Peckham Hill Street SE15 5JT  
 Flat 6 113 Peckham High Street SE15 5SE  
 86b Peckham Hill Street London SE15 5JT  
 Ground Floor 128 Peckham Hill Street SE15 5JT  
 86a Peckham Hill Street London SE15 5JT  
 Flat 3 126 Peckham Hill Street SE15 5JT  
 82a Peckham Hill Street London SE15 5JT  
 80b Peckham Hill Street London SE15 5JT  
 82b Peckham Hill Street London SE15 5JT  
 102b Peckham Hill Street London SE15 5JT  
 102a Peckham Hill Street London SE15 5JT  
 130a Peckham Hill Street London SE15 5JT  
 Flat B 88 Peckham Hill Street SE15 5JT  
 25 Jocelyn Street London SE15 5QJ  
 167 Peckham Hill Street London SE15 5JZ  
 130 Peckham Hill Street London SE15 5JT  
 Second Floor 122 Peckham Hill Street SE15 5JR  
 102d Peckham Hill Street London SE15 5JT  
 Flat 2 100 Peckham Hill Street SE15 5JT  
 Flat 1 113 Peckham High Street SE15 5SE  
 Flat 2 113 Peckham High Street SE15 5SE  
 Flat 3 100 Peckham Hill Street SE15 5JT  
 Flat 3 113 Peckham High Street SE15 5SE  
 Flat 1 126 Peckham Hill Street SE15 5JT  
 112b Peckham Hill Street London SE15 5JT  
 112a Peckham Hill Street London SE15 5JT  
 102c Peckham Hill Street London SE15 5JT  
 Flat 1 100 Peckham Hill Street SE15 5JT  
 104c Peckham Hill Street London SE15 5JT  
 Flat 14 Primrose House SE15 5SS  
 Room 6 109 Peckham High Street SE15 5SE  
 Room 5 109 Peckham High Street SE15 5SE  
 Room 7 109 Peckham High Street SE15 5SE  
 Room 9 109 Peckham High Street SE15 5SE  
 Room 8 109 Peckham High Street SE15 5SE  
 Room 4 109 Peckham High Street SE15 5SE  
 Living Accommodation 109 Peckham High Street SE15 5SE  
 Room 1 109 Peckham High Street SE15 5SE  
  
 4 Mission Place London SE15 5SH  
 2 Mission Place London SE15 5SH  
 6 Mission Place London SE15 5SH  
 Flat 2 119 Peckham High Street SE15 5SE  
 Flat 1 119 Peckham High Street SE15 5SE  
 One Stop Shop Peckham Library SE15 5JR  
 Flat C 117 Peckham High Street SE15 5SE  
 Flat B 117 Peckham High Street SE15 5SE  
 Flat A 117 Peckham High Street SE15 5SE  
 The Learning Centre Peckham Library SE15 5JR  
 Eagle Wharf 90-96 Peckham Hill Street SE15 5JT  
 Flat 9 16 Jocelyn Street SE15 5QJ  
 Flat 8 16 Jocelyn Street SE15 5QJ  
 Flat 10 16 Jocelyn Street SE15 5QJ  
 Flat 12 16 Jocelyn Street SE15 5QJ  
 Flat 11 16 Jocelyn Street SE15 5QJ  
 Flat 7 16 Jocelyn Street SE15 5QJ  
 Flat 3 16 Jocelyn Street SE15 5QJ  
 Flat 2 16 Jocelyn Street SE15 5QJ  
 Flat 4 16 Jocelyn Street SE15 5QJ  
 Flat 6 16 Jocelyn Street SE15 5QJ  
 Flat 5 16 Jocelyn Street SE15 5QJ  
 119 Peckham High Street London SE15 5SE  
 Flat 10 Primrose House SE15 5SS  
 Flat 1 Primrose House SE15 5SS  
 Flat 11 Primrose House SE15 5SS  
 Flat 13 Primrose House SE15 5SS  
 Flat 12 Primrose House SE15 5SS  
 117 Peckham High Street London SE15 5SE  
 The Peckham Hill Street Surgery 143-145 Peckham Hill Street SE15 5JZ  
 Greyhound 109 Peckham High Street SE15 5SE  
 115 Peckham High Street London SE15 5SE  
 113 Peckham High Street London SE15 5SE  
 Flat 1 16 Jocelyn Street SE15 5QJ  
 Flat A 88 Peckham Hill Street SE15 5JT  
 84 Peckham Hill Street London SE15 5JT  
 98 Peckham Hill Street London SE15 5JT  
 157 Peckham Hill Street London SE15 5JZ  
 151-153 Peckham Hill Street London SE15 5JZ  
 78 Peckham Hill Street London SE15 5JT  
 110 Peckham Hill Street London SE15 5JT  
 126 Peckham Hill Street London SE15 5JT  
 114 Peckham Hill Street London SE15 5JT  
 159 Peckham Hill Street London SE15 5JZ  
 31 Jocelyn Street London SE15 5QJ  
 30 Jocelyn Street London SE15 5QJ  
 32 Jocelyn Street London SE15 5QJ  
 34 Jocelyn Street London SE15 5QJ  
 33 Jocelyn Street London SE15 5QJ  
 29 Jocelyn Street London SE15 5QJ  
 165 Peckham Hill Street London SE15 5JZ  
 161 Peckham Hill Street London SE15 5JZ  
 26 Jocelyn Street London SE15 5QJ  
 28 Jocelyn Street London SE15 5QJ  
 27 Jocelyn Street London SE15 5QJ  
 Primrose House Peckham Hill Street SE15 5SS  
 209 Friern Road London SE220BD  
 Unit 3, 133 Copeland Road London SE153SN  
 Bosse & Baum 133 Copeland Road SE15 3SN  
 178 Peckham Rye Peckham SE229QA  
 140 Peckham Rye London SE22 9QH  
 Arts Council England 21 Bloomsbury Street WC1B 3HF  
 15 Chadwick Road Peckham SE15 4RA  
 26 Pioneer Street London SE15 5QH  
 Friends Of Burgess Park 69 Coleman Road SE5 7TF  
 36a Marmont Road SE15 5TE  
 60 Nutbrook St London SE15 4LE  
 95 Friary Road Peckham SE15 1PY  
 7 Forester Road Peckham Rye SE15 3PU  
 73 Rye Hill Park London se15 3js  
 45 Aynhoe Road London W14 0QA  
 South London Gallery 65 Peckham Road SE5 8UH  
 59 Randall Place Greenwich SE10 9LA  
 33 Kendrick Court 27 Woods Road SE15 2SS  
  
 University Of The Arts London 272 High Holborn WC1V 7EY

**Re-consultation:** n/a

## **APPENDIX 2**

### **Consultation responses received**

#### **Internal services**

Economic Development Team  
Flood and Drainage Team

#### **Statutory and non-statutory organisations**

Environment Agency  
Metropolitan Police Service (Designing out Crime)  
Thames Water - Development Planning  
The Theatres Trust

#### **Neighbours and local groups**

Arts Council England 21 Bloomsbury Street WC1B 3HF  
Bosse & Baum 133 Copeland Road SE15 3SN  
Flat 8 16 Jocelyn Street SE15 5QJ  
Flat 8 16 Jocelyn Street SE15 5QJ  
Friends Of Burgess Park 69 Coleman Road SE5 7TF  
Friends Of Burgess Park 69 Coleman Road SE5 7TF  
Primrose House Peckham Hill Street SE15 5SS  
South London Gallery 65 Peckham Road SE5 8UH  
Unit 3, 133 Copeland Road London SE15 3SN  
University Of The Arts London 272 High Holborn WC1V 7EY  
140 Peckham Rye London SE22 9QH  
15 Chadwick Road Peckham SE15 4RA  
178 Peckham Rye Peckham SE22 9QA  
209 Friern Road London SE22 0BD  
26 Pioneer Street London SE15 5QH  
33 Kendrick Court 27 Woods Road SE15 2SS  
36a Marmont Road SE15 5TE  
36a Marmont Road SE15 5TE  
45 Aynhoe Road London W14 0QA  
59 Randall Place Greenwich SE10 9LA  
60 Nutbrook St London SE15 4LE  
7 Forester Road Peckham Rye SE15 3PU  
73 Rye Hill Park London SE15 3JS  
95 Friary Road Peckham SE15 1PY