

07 A Compliant Proposal

Reasons for Refusal

Reasons

Response

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| 1. The density and design of the proposed development and its effect on the character of the area; | <ul style="list-style-type: none">• Lowered height (circa 50% of the appeal scheme) reduces the impact on local character.• Buildings designed to respond to their contextual design. |
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| 2. The effect of the proposed development on the settings of heritage assets; | <ul style="list-style-type: none">• Lowered height reduces the impact on the wider heritage assets.• Maintain suitable proximity and height relationships to the adjacent heritage assets. |
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| 3. Whether the proposed development would have an appropriate mix of housing units; | <ul style="list-style-type: none">• Proposals include 1beds in Low Cost Rent Housing tenure and 3 beds in the Market Housing tenure. |
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| 4. The effect of the proposed development on the amenities of residents of neighbouring properties; | <ul style="list-style-type: none">• Lowered height reduces impact on shading and daylight impacts, and buildings close to the site boundary have no living rooms or balconies which overlook the neighbours. |
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| 5. Whether the residents of the proposed housing units would have acceptable living conditions; | <ul style="list-style-type: none">• The DL/SL of the proposed dwellings are improved by decreasing the height of the proposals. |
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| 6. Whether the proposed development would provide acceptable amenity space and outdoor play space. | <ul style="list-style-type: none">• A reduction in the quantum of flats has lessened the amount of amenity space that needs to be provided.• Limiting vehicle movements has improved the quality of this space. |
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Brief

Response

Residential

- 170 homes proposed (in the lower half of the range in the brief).
- 30% of hab rooms are affordable supported through viability (25.3% units).
- 75:25 split of low cost rented to intermediate by HR exceeds the brief.

Relationship with Neighbours

- No living rooms/balconies near the boundary face adjacent neighbours.
- Minimum 18m distance between proposed buildings and neighbours.
- Lowered height of the tallest building reduces impact.

Public Access

- Retained access through the site as a pedestrian route.
- No public vehicle through route.

Townscape and Heritage

- Reduced height and better relationships cause less harm to heritage assets in both local and wider areas.
- Retained clear view of the water tower silhouette.

Architecture

- Architecture based on some of the details of surrounding buildings, using similar materials - which links the proposals with the history of the site.

Dwelling Mix

- Dwelling mix aligns much closer with local planning policy

Housing Quality

- More than 50% dual aspect accommodation, with no north facing single aspect units.
- All layouts meet or exceed national space standards

Trees and Green
Infrastructure

- Proposals include open space (in addition to amenity space)
- Development includes significant 'urban greening'.

Sustainability

- Proposals exceed minimum policy requirements for sustainability to address climate emergency

Appendix : Full Site Brief

Design Brief

The brief sets out the design and planning principles for the project. The brief does not set definitive targets which the project must meet, as the proposals should be design led, and its character will emerge from the design as it is developed. However, the design is expected to be able to accommodate in the region of 150 – 200 homes, if the following principles can be appropriately met:

- Affordable housing at the maximum level that can be supported through viability with a preference for a 70:30 split of low cost rented: intermediate (by habitable room).

Masters House

- No changes required to the appeal scheme proposals other than to enhance the building setting.

Relationship with neighbours

- As far as possible, the development should seek to ensure that neighbouring external amenity spaces meet BRE guidelines by having at least half of their area experience at least two hours of sunlight on 21st March and if there is a reduction below 50 per cent, that reduction not more than 20 per cent less than the former value.
- As far as possible, the development should seek to ensure that neighbouring properties meet BRE guidelines in respect of VSC and NSL. Where reductions are unavoidable and can be justified, retained values must not be less than 16% VSC in bedrooms and 18% in living rooms.
- There should be minimal impact on neighbours' privacy, particularly from the buildings placed closest to the boundaries, with no living rooms (on upper floors), no balconies or roof terraces exclusively facing the boundary.
- There should be minimal impact on neighbours' outlook, by limiting façade to façade distances to no less than 18m. Where facades are not parallel there may be flexibility to be closer than 18m.

Public Access

- The provision of a public route through the site should be carefully considered and should only be provided if the public benefit i.e. providing better and/or safer connectivity/permeability outweighs any negative effects. This could be the dilution of the footfall on existing routes, or an increased impact on the privacy and amenity of proposed homes within the development.

Townscape and Heritage

- The height of the development should be limited, and the massing tested so that the proposals respond to the surrounding character and not cause unacceptable harm to heritage assets in the local and wider area. There is not a definitive height where this will be the case, but due regard will be given to the listed Water Tower and Masters House. This should be subject to townscape testing.
- This relationship requires the assessment in 3d initially of the height and placement of buildings, and later the form and architecture of the proposed buildings.

Architecture

- The building design should be in sympathy with the local context, and it is envisaged that this is likely to mean predominantly brick architecture.

Dwelling Mix

- The proposals should be tested against the expectation to provide a range of dwelling sizes in accordance with Lambeth's housing mix targets.
- For low cost rented housing:
 - 1-beds, no more than 25%
 - 2-beds, 25-60%
 - 3-beds, up to 30%
- For intermediate and market housing a balanced mix of unit sizes including family-sized accommodation should be provided

Housing Quality

The proposed dwellings should be designed to meet Lambeth's and the GLA's policies on housing design quality and should be justified in detail for any areas where these cannot be achieved. This will include:

- An expectation for dual aspect accommodation (where single aspect is unavoidable, it must not be north facing)
- Locating buildings and designing facades to maximise privacy between dwellings within the site.
- Achieving Daylight / Sunlight results within apartments which are appropriate for a high density development within a dense urban location (PTAL 6a/6b) and that any deficiencies do not fall disproportionately on the low cost rented units.
- Meeting the BRE standards relating to the shading of neighbouring amenity spaces.
- Sufficient amenity space (both private and communal) and play space to meet the policy standards, both of which should be of a high quality. Play space should be tested against the ability to meet the aspirations of Policy S4 of the London Plan (2021)

Trees and Green Infrastructure

- Trees of significant amenity value, historic or ecological/habitat conservation value should be retained and new development should not threaten their immediate or long term wellbeing
- The site is in an area of open space and access to nature deficiency so the proposed development should include open space (in addition to amenity space) or access to nature improvements unless it can be demonstrated that on-site provision is not feasible
- The development should include 'urban greening' to achieve the relevant Urban Greening Factor

Sustainability

- The scheme should aspire to exceed minimum policy requirements for sustainability

Air Quality

- Air quality should be considered from the outset and the development should aim to improve local air quality and minimise exposure to poor air quality

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