

PROJECT: 9

PROJECT NINE DESIGN

Planning Design and Access Statement

Land at Ambleside, BR1

Application for Community Use building

October 2017

London Borough of Lewisham

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1. Introduction

1.1. This Planning, Design and Access Statement has been prepared to support this application for a new community children's creche and day centre. Within this statement it is demonstrated that the proposals have been well considered and represent a sustainable form of development, in accordance with Local and National Planning Policy.

2. Site and Surroundings

- 2.1. The application site is a vacant dilapidated piece of land which fronts Ambleside. It is an independent site with no association to neighbouring properties.
- 2.2. Ambleside is not within conservation area or the setting of a listed building setting. There are no known risks to flooding in the location.
- 2.3. The area is in a sustainable location with numerous bus routes nearby serving access to a number of local towns. Ravensbourne Train Station is a short walk away.
- 2.4. The site is in close proximity to outdoor recreational space in the form of Millwall Training Ground and Warren Avenue Playing Fields.

3. Proposal

3.1. The application is a re-submission of application ref. DC/17/102096 which proposes to construct a new single storey building for use as a community creche.

3.2. The proposal is different from the previous submission in that the opening hours requested are now as follows –

- Monday to Friday – 8am to 3.30pm.
- Not at all on Saturdays, Sundays or bank holidays.

3.3. The new building would be single storey and of a high quality contemporary design. The area would create a flexible space for a local community creche, with onsite facilities, storage and new kitchenette.

4. Planning History

4.1. Relevant planning history is as below –

- 1) DC/17/102096 – Monday to Sunday Children’s Creche - Refusal
- 2) DC/16/098248 – One new two bed house – Refused – Appeal Dismissed.
- 3) DC/15/092547 – One new two bed house – Refused.
- 4) DC/14/090379 – One new two bed house – Refused.

5. Material Planning Considerations

5.1. Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:

(a) the provisions of the development plan, so far as material to the application, (b) any local finance considerations, so far as material to the application, and (c) any other material considerations.

- 5.2. Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.3. The Development Plan for Lewisham comprises the Core Strategy, Development Plan Document (DPD) (adopted in June 2011), those saved policies in the adopted Lewisham UDP (July 2004) that have not been replaced by the Core Strategy and policies in the London Plan (July 2011). The National Planning Policy Framework does not change the legal status of the development plan.
- 5.4. The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14, a ‘presumption in favour of sustainable development’.
- 5.5. The NPPF requires Local Authorities to plan positively for the provision and use of shared space, and community facilities. (Para 70).
- 5.6. At para 72, the NPPF states that, “Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.”
- 5.7. At para 37, the NPPF states, “Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, **education** and other activities.”

5.8. London Plan Policies

Policy 3.1 Ensuring equal life chances for all

Policy 3.9 Mixed and balanced communities

Policy 3.16 Protection and Enhancement of Social Infrastructure

Policy 5.1 Climate change mitigation

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 6.9 Cycling

Policy 6.11 Smoothing traffic flow and tackling congestion

Policy 6.12 Road network capacity

Policy 6.13 Parking

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

London Plan Supplementary Planning Documents Housing (2016) and
Sustainable Design and Construction (2006)

5.9. Core Strategy (2011)

Spatial Policy 1 Lewisham Spatial Strategy

Core Strategy Policy 7 Climate change and adapting to the effects

Core Strategy Policy 8 Sustainable design and construction and energy

Core Strategy Policy 9 Improving local air quality

Core Strategy Policy 14 Sustainable movement and transport

Core Strategy Policy 15 High quality design for Lewisham

Development Management Local Plan (2014)

DM Policy 1 Presumption in favour of sustainable development

DM Policy 22 Sustainable design and construction

DM Policy 23 Air quality

DM Policy 24 Biodiversity, living roofs and artificial playing pitches

DM Policy 26 Noise and vibration

DM Policy 27 Lighting

DM Policy 29 Car parking

DM Policy 30 Urban design and local character

DM Policy 31 Alterations/extensions to existing buildings

DM Policy 33 Development on infill sites, backland sites, back gardens

DM Policy 35 Public realm

DM Policy 41 Innovative Community Facility Provision

DM Policy 42 Nurseries and Childcare

5.10. Key Issues –

- 1) Type of Development
- 2) Design
- 3) Impact on Neighbouring Amenity
- 4) Highways

5.11. Type of Development

The application site is a vacant now dilapidated piece of land in a brownfield location. The site is in close proximity to public transport and is well served by a local residential community. The proposal to provide some additional community space which can operate in a flexible manner should be supported by the Council.

DM Policy 41 promotes the active provision of innovative community meeting space. The Local Plan policy document goes further and states, *“The aim of this policy is to promote the development of innovative solutions to the provision of community facilities. Such facilities lie at the heart of neighbourhoods and are important in promoting good social cohesion and opportunities to meet, socialise, learn and develop interests and skills. In terms of this policy, community facilities refer not only to community halls and centres, but to all other spaces where people can meet, such as rooms above shops and pubs, as well as sports and leisure space”*

It is our opinion that the proposed new community building would be a valuable asset to the area, well designed and would meet the objectives of national planning policy, the London Plan (Policy 3.16) and Local planning policy (DM 41) by improving social infrastructure in the area.

5.12. Design

The proposed building has been designed after careful consideration by the Design Team. The scale of the proposal fits in with neighbouring buildings, and the envelope of the property maintains a similar footprint to its surrounding context. The size of the building has been reduced in comparison to the recently refused scheme for a new dwelling ref. 16/098248.

The existing site performs poorly as feature to the road frontage. This creates an opportunity to design a high quality contemporary building with a strong architectural approach. We consider the proposal makes a stark improvement to the streetscene through its high-quality design and inviting appearance. Furthermore, through its use, will attract an active and positive approach to the streetscene, to the betterment of the character and appearance of the area.

5.13. Impact on Neighbouring Amenity

The proposed new building has been carefully designed to fit within the constraints of the location. The proposal is set well in from both boundaries and only single storey in height.

There are no windows on the side elevations that face onto neighbouring windows as to ensure that privacy levels are respected.

The building would be designed to latest Building Regulation standards on noise and thermal efficiencies and managed by the applicant to ensure that the building is maintained in perpetuity. Due to the size of the community creche building, numbers of children will remain low as this is a bespoke community use for the immediate local area.

The creche will only be open between Monday and Friday 8am to 3.30pm and not at all Saturdays, Sundays or bank holiday Mondays. Mindful of these restricted opening hours, it is considered that there will be negligible impact to the amenities enjoyed by neighbouring occupiers.

The size of the creche will be niche and therefore will only be able to accommodate up to 15 children at any one time. It is envisaged that in weather permitting conditions, outdoor play will be encouraged in Summerhouse Playing Fields. The onsite outdoor grass amenity space will only be used occasionally for up to 30 minute intervals.

5.14. Highways

Core Strategy Policy 14 ‘Sustainable movement and transport’ supports this policy approach and promotes more sustainable transport choices through walking, cycling and public transport. There is a restricted approach on parking to aid the promotion of sustainable transport and ensuring all new and existing developments of a certain size have Travel Plans. Furthermore, Core Strategy Policy 9 ‘Improving local air quality’ further promote sustainable transport.

The application is for a local niche community facility which would serve the local populous. With this in mind, car usage would be very low to negligible.

5.15. Other Matters

Flooding – the site is not located within an area identified as flood risk on the Environment Agency mapping system.

Sustainability – the proposal will be highly sustainable and designed using locally sourced labour and materials where reasonably possible. The new development will consist of high levels of insulation to assist with heating and energy consumption. The building will use rainwater harvesting, a new grass sedum roof and PV panels for energy consumption from renewables.

Contamination – the site mindful of its existing residential use does not contain any forms of hazardous materials.

Ecology – the site contains no known ecology and the proposal will seek to enhance this through planting of new soft landscape and the ecology grass sedum roof.

6. Summary

6.1. The application has been carefully thought through and contributes towards improving the character, appearance of the area and enhancements to the streetscene. The amenities of neighbouring residents have been respected which result in no impact to their general living conditions. There are numerous benefits to the application which include the following –

- 1) Improvements to social infrastructure of the area by introducing a valuable education creche and flexible community space, which is required in the area.
- 2) Improvements to the street frontage through creating an architecturally high-quality development which is inviting to the streetscene.
- 3) New landscaping and ecological benefits.
- 4) Job creation through construction and the lifespan of the project

6.2. We trust that this supporting statement is helpful to Officers. Should there be any queries we would be grateful if we could be contacted as early as possible and request positive dialogue as per guidance in the NPPF.