

Planning

Statement

Sceaux Gardens

Version 1.0

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# INTRODUCTION

The London Borough of Southwark has committed to building 11,000 new affordable homes by 2043.

This application is part of the New Homes Delivery Programme which together with other corporate programmes will deliver more affordable housing within the borough. This site is one of a number of council owned sites that will be brought forward for development in consultation with local residents to support the delivery of the Fairer Future Promise – Quality affordable homes.

This statement provides information in support of a full planning application submitted on behalf of Southwark Council in respect of the redevelopment of the site for 79 new homes. Redevelopment of the site would increase housing supply in accordance with strategic objectives established in the Core Strategy and The New Southwark Plan (SP1) providing a valuable contribution towards the delivery of affordable housing.

# SITE AND SURROUNDING AREA

The application is in respect of 3 separate sites located on the Sceaux Gardens Estate. Two of the development sites are proposed on existing residential blocks with the third site used as car park /garage land associated with the estate.

The estate is located behind Peckham Road, with The South London Gallery to the north and Camberwell School of Arts to the north east. The large residential block of Lakanal House is located to the east with residential development to the south and west. The surrounding area is predominately residential and dominated by post-war housing. The site is within the Urban Density Zone and the Sceaux Gardens Conservation Area.

The existing residential buildings consist two single storey blocks know as Florian and Racine. Florian consists of a single storey rectangular block comprising 18 x 1 bedroom bungalows. The bungalows are bounded by a footpath along the northern side and a high panelled concrete wall separating the estate from the homes along Dalwood Street. To the south of Florian are the small private gardens serving the units and these are located next to a communal garden which is separated which is separated from the central gardens by a tall fence.

Racine is a single storey block made up of 15 x 1 bedroom units, which are bounded on the north by the private front gardens alongside these gardens is a pedestrian path which bounds the southern edge of the central gardens. To the south of Racine Block is the South London Gallery which can be accessed via a path between the bungalows, as well as a communal garden for Racine residents which houses a historic statue.

The east of the bungalows is bounded by the estate road with Colbert, one of the 6 storey Sceaux Gardens blocks on the opposite side of the this road. To the west of the bungalows is a 10 storey student accommodation block which is part of the University of Arts, Camberwell campus.

The garage site consists of 13 garages, as well as an electrical substation in the north east corner. On the southern boundary is a green amenity space along a footpath which leads to Colbert Block. To the east of the site is a 3 storey housing block with rear gardens directly adjacent to the garages. There is also a planted green space for Oliver Goldsmith Primary School on the south eastern side of the site.

The site is located close to bus stops and is within a Public Transport Accessibility Level (PTAL) rating of 3.

# PLANNING HISTORY

15/AP/2909 – LAKANAL HOUSE UNDERCROFT – PLANNING PERMISSION GRANTED 16/09/2015

Change of use of part of Lakanal undercroft from residential to art gallery and theatre space.

16/AP/0347 – FORMER FLORIAN SHOPS 1-6 DALWOOD STREET – PLANNING PERMISSION GRANTED 13/05/2016

Demolition of existing building and construction of a 5 storey building comprising 28 self contained flats including alterations to existing vehicular access landscape and parking.

# PLANNING POLICY

The site falls within the LB of Southwark and any proposal will have to be determined in accordance with the following national, strategic and local planning policies and guidance.

**National Policy**

National Planning Policy Framework (NPPF) 2019 sets out the Government’s planning policies for England and how they will be applied in terms of securing sustainable development. The NPPF is underpinned by a presumption in favour of sustainable development.

The Sections considered relevant to the proposal are set out as follows;

Section 2 – Achieving sustainable development

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

The NPPG highlights that good design is an integral part of sustainable development. New proposals should reflect this requirement for good design, as set out national, regional and local policy. The guidance further outlines that good design seeks to create places, buildings and spaces which work well for everyone and adapt to the needs of future generations.

**The Technical Housing Standards**

The Technical Housing Standards came into effect from 1 October 2015, after which all local planning policies relating to accessibility, internal space standards, water and energy efficiency must be in conformity with the equivalent new national standards.

**The New London Plan 2021**

The London Plan policies considered relevant to the proposals are set out below;

GG1 Building strong and inclusive communities

GG2 Making the best use of land

GG3 Creating a healthy city

GG4 Delivering the homes Londoners need

GG6 Increasing efficiency and resilience

D1 London’s form, character and capacity for growth

D3 Optimising site capacity through the design led approach

D4 Delivering good design

D5 inclusive design

D6 Housing quality and standards

D7 Accessible housing

D8 Public realm

D11 Safety, security and resilience to emergency

D12 Fire safety

D14 Noise

H1 Increasing housing supply

H2 Small sites

H4 Delivering affordable housing

H5 Threshold approach to applications

H6 Affordable housing tenure

H7 Monitoring affordable housing

H 10 Housing size mix

H11 Build to rent

S4 Play and informal recreation

G1 Green infrastructure

G5 Urban greening

G7 Trees ad woodlands

SI 1 Improving air quality

SI 2 Minimising greenhouse gas emissions

SI 4 Managing heat risk

SI 7 Waste capacity and supporting the circular economy

T2 Healthy streets

T4 Assessing and mitigating transport impacts

T5 Cycling

T6 Car parking

T6 1 Residential parking

T7 Deliveries, servicing and construction

**Mayoral Supplementary Planning Guidance**

Accessible London: Achieving an inclusive environment (2014)

Affordable housing and viability SPG

Housing SPG (2016)

Sustainable design and construction (2014)

Planning for equality and diversity (2007)

The Mayors Transport Strategy (2018)

Climate change and energy strategy (2011)

Shaping neighbourhoods: Play and informal recreation (2012)

Shaping neighbourhoods: Character and context (2014)

Use of Planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (2013)

**Core Strategy 2011**

Southwark’s Core Strategy sets out the overall vision and strategic objectives for the borough.

Strategic Policy 1 Sustainable development

Strategic Policy 2 Sustainable transport

Strategic Policy 5 Providing new homes

Strategic Policy 6 Homes for people on different incomes

Strategic Policy 7 Family homes

Strategic Policy 12 Design and Conservation

Strategic Policy 13 High Environmental standards

Strategic Policy 14 Implementation and delivery

**Southwark Plan 2007**

The relevant saved policies of the Southwark Plan are.

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 3.11 Efficient use of land

Policy 3.12 Quality of accommodation

Policy 3.13 Urban design

Policy 3.14 Designing out crime

Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites

Policy 4.2 Quality of residential accommodation

Policy 4.3 Mix of dwellings

Policy 4.4 Affordable housing

Policy 4.5 Wheelchair affordable housing

Policy 5.2 Transport impacts

Policy 5.3 Walking and Cycling

Policy 5.6 Car parking

Policy 5.7 Parking standards for disabled people

**Southwark Supplementary Planning Documents**

The relevant supplementary planning guidance and documents to this proposal are:

Residential Design Standards SPD (2011)

Section 106 Planning obligations and Community infrastructure levy SPD (2015)

2015 Technical update to the residential design standards (2011)

Draft Affordable Housing SPD (2011)

Sustainable transport SPD 2010

Sustainability assessments SPD 2009

Sustainable design and construction SPD 2009

**New Southwark Plan 2020**

Strategic Policies

SP 1 Quality affordable homes

SP 2 Social regeneration to revitalise neighbourhoods

SP 6 Cleaner, greener, safer

DM Policies

SP 1 Quality affordable homes

SP2 Regeneration that works for all

SP5 Healthy, active lives

SP6 Cleaner, greener, safer

P1 Social rented and intermediate housing

P2 New family homes

P7 Wheelchair accessible and adaptable housing

P12 Design of places

P13 Design quality

P14 Residential design

P15 Designing out crime

P17 Efficient use of land

P48 Public transport

P49 Highway impacts

P50 Walking

P52 Cycling

P53 Car Parking

P54 Parking standards for disable people and mobility impaired people

P55 Protection of amenity

P59 Biodiversity

P60 Trees

P64 Improving air quality

P65 Reducing noise pollution and enhancing soundscapes

P66 Reducing water use

P68 Sustainability standards

P69 Energy

IP 3 Community infrastructure levy (CIL) and Section 106 Planning Obligations

# PLANNING PROPOSALS

The proposal is seeking to redevelop 2 existing residential blocks with a total of 33 1 bed units provide a part 2 storey, part 4 storey residential block that would provide a total of 13 affordable dwellings comprising 4 maisonettes and 9 flats. The tenure of these units would be 100% for social rent.

|  |  |  |  |
| --- | --- | --- | --- |
| **Unit Type** | **Total Number of units**  | **% of unit type** | **Habitable rooms** |
| 1 bed  | 21 |  27% | 42 |
| 2 bed \* | 38 |  48% | 114 |
| 3 bed \*\* | 13 |  16% | 54 |
| 4 bed | 7 | 9% | 35 |
| **TOTAL** | 79 | 100% | 245 |

\*Includes 2 wheelchair units

\*\*Includes 6 wheelchair units

Eight wheelchair units would be provided which would represent 10% of the total number of units this would comply with Saved policy 4.3 of the Southwark Plan 2007. In terms of habitable rooms the proposal would represent 14.5% this would exceed the minimum requirement of the New Southwark Plan which requires at least 10% of the total number of habitable rooms to be designed to wheelchair standards..

A communal bicycle store is provided by the entrance cores for each block within the new buildings as well as individual storage for some of the ground floor units. Cycle storage is in line with the London Plan standards

All new dwellings will be provided with private amenity spaces, with gardens on the ground floor and balconies for the flats above. The central gardens within Sceaux Gardens Estate will be increased by around 1,150 sq. metres with the addition of the communal amenity space associated with Florian, this will serve as the communal space for the existing and proposed dwellings within the estate.

Within the central communal amenity space play space will be provided for the under fives and the 5-11 age range. Play space for the 12+ age group would be catered for in the nearby Central Venture Park.

# AFFORDABLE HOUSING STATEMENT

Strategic Policy 6 of the Core Strategy sets out that developments of 10 or more units should provide a minimum of 35% affordable housing units. This proposal forms part of the Council’s New Homes programme where the objective to ensure as many new affordable homes are provided for the residents of the borough. This is line with the new Southwark Plan, (currently at examination stage), as demonstrated within the objectives SP 1 Affordable Housing;

“We identify in the site allocations enough land to build 23,550 net additional homes between 2019/20 and 2028/29 to meet our target, this equates to 2,355 homes per year”

The proposal is for 100% social rented units. The emphasis of the New Homes Programme is to provide as many homes for social rent as would be viable to meet the needs of Borough. This proposal is in line with the current objectives of the Council and the direction set out within the New Southwark Plan and to meet the council’s overall objective to provide more affordable housing.

# JUSTIFICATION FOR THE PROPOSALS

The principle planning issues considered of relevance to this proposal are set out below.

**Land Use**

The provision of new affordable homes is a key priority of the Council and the site, the proposal would make better use of the land and buildings currently on the site providing a range of different house types. The site is located within an existing housing estate and the principle of residential use is established. Therefore there are no land use conflicts with this proposal.

**Affordable Housing**

All of the dwellings are proposed as social rented which would support the objectives of the Southwark Plan, Core Strategy and New Southwark Plan. See affordable housing statement.

**Dwelling Mix**

The proposal would provide 21 x 1 bed units (27%) , 38 x 2 bed units (48 %) 13 x 3 bed units (16%) and 7 x 4 bed units (9%). This dwelling mix would be in accordance with strategic policy 7 which requires at least 60 % of units to have 2 or more bedrooms and at least 20% of units to have 3 bedrooms or more in the urban zone. The proposal would include 25% of the units with 3+ bedrooms, which is in compliance with Policy P2 of the Emerging Southwark Plan.

**Wheelchair dwellings**

The proposal includes 8 wheelchair units, which would equate to 14.5 % of the total number of habitable rooms. This would be in excess of the 10% of habitable rooms required as set out in the Emerging Southwark Plan 2020 Policy P7. The total number of units would be 10% in compliance with Saved Southwark Plan Policy 4.3.

**Design**

The general arrangement of the new buildings has been altered in response to consultation with local residents. A detailed account of how the design of the proposal has evolved and responded to consultation is provided within the Design and Access and Heritage Statements, these demonstrate how the scheme will be in accordance with the policy objectives of the Development Plan and Supplementary Planning Documents.

In summary all proposed dwellings would either meet or exceed the minimum space and room standards,

**Density**

The application lies within the urban density zone and has a PTAL level of 3, reflecting the sites good accessibility by public transport. At 205 habitable rooms per hectare (hrph), the scheme is within the urban density range of 200 – 700 hrph.

**Communal Amenity Space**

The central gardens of Sceaux Gardens estate are an extremely valuable and historic amenity, the proposals for the new development at Florian will increase the size of the gardens by removing the communal amenity space associated with Florian. We have estimated that this will add around 1,100sqm of publicly accessible open space at the centre of the estate. This should provide for the communal space required for the development and also any shortfall in private amenity space.

**Play space**

Based on the requirements set out by the GLA, 988m2 of play space is required for this development. 419m2 should be for the under 5’s age group, 333m2 should be for the 5-11 age group, and 236m2 should be for the 12+ age group. The proposed play space within the central gardens meet the requirements for the under 5’s and 5-11 age group and meet required standards that they are overlooked by nearby housing to ensure the safety of children playing there. It is proposed that the play space for the 12+ age group would be catered for in the nearby Central Venture Park

**Daylight and Sunlight (New dwellings)**

A Daylight & Sunlight Assessment has been carried out in accordance with the Building Research Establishments guidance ‘Site layout planning for daylight and sunlight: a guide to good practice’ (BRE, 2011) and the British Standard 8206-2:2008 Lighting for buildings – Part 2: Code of practice for daylighting.

The BRE Guidelines are not mandatory but in practice are heavily relied upon as a good guide to approach, methodology and evaluation of daylight and sunlight provision within new developments.

The daylight and sunlight tests were undertaken in respect of the proposed dwellings the majority of the habitable rooms within the proposed development, (84%) will meet the BRE guidance levels for Average Daylight Factor (ADF) and No Sky Line test, (NSL). The majority of those with windows facing within 90 degrees of due south will meet the guidance for Annual Probable Sunlight Hours (APSH).

**Amenity impacts on neighbours (Daylight and sunlight)**

A Daylight & Sunlight Assessment was carried out to assess the impact of the proposal on nearby properties. The windows closest to the proposed development in respect of the following properties have consequently been assessed.

1) Colbert House

2) Marie Curie House

3) 296 and 298 Southampton Way

4) Lakanal new build

5) Lakanal House

6) Camberwell College of Arts student accommodation

7) Camberwell College of Arts studio

The main criteria used in this analysis to show compliance with the Vertical Sky Component and

No Sky Line for daylight and Annual Probable Sunlight Hours (APSH) tests for sunlight.

The effect on Vertical Sky Component (VSC) is within the 80% guidance value in the majority of cases. When these windows are analysed further using the No Sky Line test, (NSL) the impact is shown to be improved for an large number of the windows surveyed. The majority of windows in the existing surrounding properties will meet the BRE guidance, be unaffected or negligibly affected in terms of VSC and NSL. There will generally be no significantly adverse impact on neighbouring residents in terms of daylight. However, there are impacts to a few windows, such impacts where they occur are limited and the retained daylight levels are good for an urban location and should be considered acceptable.

In terms of the assessment of sunlight the APSH the vast majority of the surrounding rooms will be largely unaffected by the proposal in terms of sunlight.

**Direct Sunlighting to Amenity Spaces**

The majority of the neighbouring gardens and amenity spaces retain good sunlight levels and will experience minimal overshadowing from the proposed development.

Whilst there are impacts to a few windows, such impacts where they occur are limited and the retained daylight levels are god for an urban location and should be considered acceptable.

**Overlooking**

The internal layouts would be designed to avoid overlooking the distance of separation between the units are broadly compliant with adopted Residential Design Guidance and sufficient to ensure a good standard of privacy for existing and future residents.

**Air Quality**

The site is within an Air Quality Management Area, a report has been prepared to assess the impact of development and the quality of the units in respect of air quality. The air quality assessment has determined the following:

• Baseline air quality conditions at the proposed development are likely to meet the NO2 annual mean, NO2 one-hour mean, PM10 annual mean and PM10 24-hour mean air quality objectives in both the construction and operational years.

• The screening of traffic during the construction phase in relation to air quality has determined that construction traffic impacts will be negligible and not significant.

• The dust risk assessment has identified that construction activities may have occasional dust soiling and health impacts on local receptors and that these can be minimised or removed with appropriate mitigation measures.

• The screening of traffic resulting from the development during the operational phase in relation to air quality has determined that operational traffic impacts will be negligible and not significant.

• The assessment of air quality in relation to existing traffic sources during the operational phase has determined that pollutant levels are predicted to meet the air quality objectives in the year of construction and operation.

• The air-quality-neutral assessment has identified that:

 - the proposed development meets the BEB, therefore the emissions from traffic associated with the proposed development fully meet the Mayor of London’s requirements for air quality neutrality;

- the proposed development meets the TEB, therefore the emissions from traffic associated with the proposed development fully meet the Mayor of London’s requirements for air quality neutrality; and

- the proposed individual domestic boilers to be installed will need to meet the rating required by the GLA SD&C SPG.

• Appropriate mitigation for construction dust has been identified, which should be included in the construction method statement.

• The site is considered suitable for the development type proposed and no mitigation of exposure for new receptors introduced by the proposed development is required

**Car Parking Strategy**

A transport assessment and parking survey has been submitted in support of the proposals. The site lies within a PTAL level 3 and is within a controlled parking zone. The estate roads are very congested with permitted and illegally parked vehicles, which has caused issues for refuse and emergency vehicles accessing the estate. There is also concern from residents that the road will become more congested as a result of removing the garages, and a significant amount of new residents moving to the estate. It has also been noted that deliveries currently use the garage forecourt for unloading, which will not be possible with the redevelopment of this site. In response to the issue of deliveries, a designated bay at the entrance of the estate is proposed, which sits centrally to all three blocks of the proposal and will not obstruct traffic needing to travel up or down the estate road. The scheme has been designed as car free, however 6 parking spaces will be allocated to the wheelchair adapted units.

A new parking area is provided to the south of the eastern part of Racine. This proposed parking area would provide 10 parking spaces. The parking along Lakanal House, Sedgmoor Place has been reconfigured to provide 2 additional parking bays along this street which could be converted into motorcycle parking and a car club membership space. The re configuration of the parking space along the estate road for the wheelchair parking and the removal of parking along the east side of the estate road will ease congestion issues whilst retaining the overall parking numbers.

Based on this and the moderate PTAL of 3, it is not predicted that the proposed development will have an adverse effect on parking stress.

**Cycle Parking**

A centralised cycle store is provided at ground floor by each building core. Ground floor units of the garden blocks will have their own secure cycle lockers within their front gardens as well as the ground floor unit accessed externally in the garage block. Visitor’s cycle parking is provided in the new landscaped square to the north of the garage block along the estate road and along the eastern Racine block in front of the plant room. Cycle storage is provided to the London Plan Standards.

**Energy and Sustainable Design and Construction**

An energy statement has been provided with the application and this sets out the measures taken to ensure that the proposed development to ensure that the building is as energy efficient as possible, following the London Plan Energy Hierarchy: Be Lean, Be Clean, Be Green. The overriding objective in the formulation of the strategy is to maximise the reductions in CO2 emissions through the application of this hierarchy with a cost-effective, viable and technically appropriate approach and to minimise the emission of other pollutants,

In addition to making the buildings as efficient as possible, the proposal would connect to SELCHP which is due to extend to the site this year, (individual boilers will only be used if the proposed extension does not take place). Additionally PV’s will be installed on the proposed Racine and Florian Blocks.

The expected reduction in CO2 emissions that the proposed development has been designed to achieve over Building Regulations (2013) will result in a 78% reduction against Part L 2013. The Cash in-lieu contribution required based on connection to SELCHP and after Photovoltaics are

taken into consideration is calculated at £48,890.

**Flood risk**

The site lies within Flood Zone 1, as such the actual flood risk to the site is considered to be low. Other forms of flooding risk such as surface water, groundwater, infrastructure, and water bodies were also considered. Surface water will be attenuated on-site and discharged at a restricted rate providing betterment on the current regime and thus reducing flood risk off-site. Various mechanisms are suggested to mitigate against potential flood risk to reduce the risk of flooding. The FRA demonstrates that the proposals are consistent with the aims of the NPPF and as such the site will not be at significant risk of flooding, or increase flood risk to others.

**Trees and Landscaping**

There are no tree protection orders on the trees that lie within or near to the boundary, however the whole of Sceaux Gardens is in a conservation area which places great value on the historic landscape of the estate. The proposed Florian block will affect 4 trees and a small tree group. It is proposed that where possible new trees are planted, any shortfall will be subject to a CAVAT calculation to be paid as part of a legal agreement.

The key concept driving the design of the landscaping has been to increase permeability for pedestrians and improve accessibility through the estate and to the central gardens. As part of this concept, a number of new public spaces are proposed within the estate, these spaces will be a mix of hard and soft landscaping.

The proposal would provide an urban greening factor of 0.52 which would comply with London Plan Policy G5 which requires new developments are 0.4 or above.

**Planning obligations**

As the scheme is submitted on behalf of the Council there will be no Section 106 agreement. Obligations required for matters not covered by CIL, including affordable housing provision, trees, and energy will be secured by a planning obligation.

# SUMMARY AND CONCLUSION

This statement provides information in support of a proposal to provide 79 residential units with redevelopment and infilling within the existing estate. It has reviewed the compliance of the proposal against the relevant planning policies and has concluded that;

* The principle of development is acceptable in planning terms;
* The proposal would provide new affordable homes;
* The proposal generally complies with the relevant standards in connection with residential space, private amenity space and play space provision; and
* Environmental considerations associated with the proposal have been considered and supporting reports indicate that in relation to sunlight and daylight, air quality, energy and transport, the proposal is compliant with the relevant policies.

In conclusion, the proposal is a sustainable form of development that would provide good quality affordable homes in accordance with development plan.