

2 Heaton Road, London SE15 3NL

PLANNING, DESIGN and ACCESS STATEMENT

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1. INTRODUCTION

- 1.1. Planning permission ref: 19/AP/1939 was granted on 3rd October 2019 for “Demolition of existing single storey building and construction of 7 storey block containing 9 residential units with B1 use at basement and ground floor levels”
- 1.2. The project was completed in November 2020.
- 1.3. The commercial unit was first marketed during the construction period in March 2020 and is still vacant after more than three years despite a significant drop in rent.
- 1.4. This application seeks to gain approval for a change of use of ground and basement floor office unit (Use Class E) into a 2 bed, 3 person residential unit (Use Class C3), including enclosing part of the site at the front to form a private terrace and minor alterations to front fenestration.

2. RELEVANT PLANNING HISTORY

- 2.1. 19/AP/1939 - Demolition of existing single storey building and construction of 7 storey block containing 9 residential units with B1 use at basement and ground floor levels.
- 2.2. 20/AP/0062 - Details of Condition 8 (Cycle Storage) as required by planning permission LBS reg no 19/AP/1939 for the demolition of existing single storey building and construction of 7 storey block containing 9 residential units with B1 use at basement and ground floor levels.

3. RELEVANT PLANNING POLICY

- 3.1. The site is not within the setting of any listed buildings, however it does fall just inside the Rye Lane Peckham Conservation Area.
- 3.2. Peckham and Nunhead Area Action Plan (2014)**
- 3.3. The site falls within the Peckham and Nunhead Area Action Plan (AAP) boundaries. The regeneration of Peckham and Nunhead is a key priority for LB Southwark.
- 3.4. The AAP confirms that a minimum of 2,000 new dwellings will be provided in the AAP area between 2011 – 2026 and encourages residential development within the Peckham core action area to be car free.
- 3.5. Policy 24 states that development should respond to the individual and distinctive character and significance of heritage assets and their settings, such as conservation areas.
- 3.6. Policy 25 concerns the built form and advises that high quality design and architecture should make a positive contribution to local character and distinctiveness.
- 3.7. Policy 29 states that new development within the Peckham core action area should increase the vitality, accessibility and activity of the area and should sustain, enhance or better reveal the significance of local heritage assets.

3.8. Core Strategy (2011)

- 3.9. In regards to Peckham, the Core Strategy confirms that most development will be in and around the town centre, making the most of good public transport links. The vision for the area includes new housing to help accommodate Southwark's growing population and specifically more private housing.
- 3.10. Strategic Policy 5 advises that the council will seek to provide 24,450 net additional dwellings between 2011 – 2026 and that development will meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive environments.
- 3.11. Strategic Policy 10 advises that within Peckham, existing business floorspace will be protected and the provision of around 25,000 sq.m – 30,000 sq.m of additional business floorspace will be supported.

3.12. Saved Southwark Plan Policies (2007)

- 3.13. Policy 1.5 specifies that any proposals involving the redevelopment of employment sites with small business units should make equivalent provision for small units within the replacement floorspace for B Class Uses, unless the units have been vacant for 12 months or there is comparable alternative provision provided by the applicant.
- 3.14. Policy 3.11 concerns the efficient use of land and confirms that development should ensure the efficient use of land by, amongst other things, protecting the amenity of neighbouring occupiers; ensuring a satisfactory of accommodation and amenity for future occupiers; and positively responding to the local context.
- 3.15. Policy 3.12 confirms that development should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit.
- 3.16. Policy 3.16 is in regards to conservation areas and advises that development within these areas should respect the context of the conservation area, having regard to the content of the conservation area appraisals. Development should use high quality materials that complement and enhance the conservation area, do not involve the loss of existing traditional features of interest which make a positive contribution to the area; and do not introduce design details or features that are out of character with the area.
- 3.17. 4.20 Policy 4.2 states that planning permission will be granted for residential development, including dwellings within mixed-use schemes that achieve good quality living conditions.
- 3.18. 4.21 Policy 5.6 confirms that all development should minimise the number of car parking spaces and requires developments to justify the level of car parking based on PTAL levels.

4. PROPOSALS

- 4.1. This mixed use development was completed during late 2020. However the commercial premises on ground and basement level remain vacant. The proposal is to change the ground and basement into a single residential unit. A Marketing Report is submitted with this application to provide evidence of the marketing history and analysis of the site for commercial use.
- 4.2. Due to the lack of daylight in the basement, this space will be used as a cinema room, utility /laundry space and a gym with shower room. The ground floor which occupies 77 sq.m contains a spacious living / kitchen / dining area plus a double and single bedroom.
- 4.3. The apartment has been designed with guidance from Schroeders Begg with regard to meeting the BRE requirements for provision of daylight. The Daylight Report submitted with this application concludes that *“dayllght within the open-plan living / kitchen room and bedrooms (habitable rooms) is readily meeting target values for the given room use applicable and should be considered acceptable.”*
- 4.4. The front of the unit is situated towards the pavement on Heaton Road. However the site boundary includes a front forecourt area between the pavement and the front building line of approximately 2.5 metres. The building line of 2 Heaton Road is also set back from the adjacent building at 251-257 Rye Lane by approximately 1.3 metres.
- 4.5. This provides the opportunity to enclose part of the front forecourt to create some external amenity space and also create privacy from the road. As the building is on Heaton Road at the periphery of commercial properties, there is a much lower footfall than on Rye Lane.
- 4.6. This provision of front amenity space is in line with the residential properties starting at 8 Heaton Road which back onto Wivenhoe Close and have small enclosed terrace areas at the front.
- 4.7. 2 Heaton Road has been constructed in red brick with dark bricks forming soldiers courses above windows and doors. The proposal will create a private area between the pavement and front of the building built in red brick with dark brick soldier course to match the existing. The brick wall will be on average 1200mm high with 800mm screen above. The screen will be polyester powder coated metal panels to match the colour of the windows and doors and be in keeping with the general appearance of the building.



- 4.8. Saved Southwark Plan Policies (2007) 1.5 specifies that any proposals involving the redevelopment of employment sites with small business units should make equivalent provision for small units within the replacement floorspace for B Class Uses, unless the units have been vacant for 12 months or there is comparable alternative provision provided by the applicant.
- 4.9. This site is situated at the end of the shops and businesses on Rye Lane and therefore at the periphery of the commercial street scene. It is at the beginning of Heaton Road which is a largely residential street. The frontage lacks any prominence within the commercial zone.
- 4.10. It is therefore suggested that this ground floor unit would be more appropriate with residential use, sited at the end of the residential properties on Heaton Road and due to its distance from the established retail shopping area which has proved to be unattractive to business occupiers.

- 4.11. The building owner commenced marketing during construction of the building and this has continued. Lack of interest led to the rent of the unit being significant reduced on three occasions. The rent was dropped in the first year to £60,000 per annum, £55,000 per annum and now £50,000 per annum for the past six months.
- 4.12. The very low level of retail activity in the immediate locality over a significant period has made this site unattractive to businesses who prefer to be closer to the heart of the high street scene.

5. DESIGN AND ACCESS PRINCIPLES

Use:

- 5.1. The proposal is for a new two bedroom, three person residential unit. The habitable living accommodation is sited on the ground floor with ancillary uses in the basement.

Amount:

- 5.2. The new unit would comprise 77 sq.m on the ground floor and 119 sq.m in the basement.

Appearance / Scale:

- 5.3. The front of the building remains largely unchanged with minor changes to the building at ground floor level facing onto Heaton Road, with the addition of private amenity space.

Access:

- 5.4. The access to the residential unit is via the old commercial entrance off Heaton Road and provides step free access.

6. CONCLUSION

- 6.1. This application seeks to provide an additional residential unit which makes a very small contribution to planning policies supporting additional residential properties in areas with good transport links and ready access to local services.
- 6.2. The building has been built in high quality materials and has had a positive impact on the quality of the built environment. The building at ground floor level is more affiliated to the residential Heaton Road than the main commercial area on Rye Lane.
- 6.3. The unit provides high quality residential space on the ground floor with useful ancillary space at basement level.
- 6.4. The Marketing Report submitted with this application demonstrates that this site is more appropriate for residential use at ground floor than commercial use.