

PLANNING COMMITTEE
19 October 2017

ADDENDUM

ITEM 2 – MINUTES OF PREVIOUS MEETING (Revised minute)

5.1 17/02952/PRE 17-21 Dingwall Road, Croydon CR0 2NA

Residential-led redevelopment of site to provide approx 172 units in two blocks ranging in height from 8 to 21 storeys above ground level, with commercial use at ground and first floor level fronting onto Dingwall Road

Ward: Fairfield

Jeff Brooks (Architect) and James Cook (GL Hearn) attended to give a presentation and respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

Affordable housing:

The Committee raised concern over the lack of affordable housing provision, particularly in light of the limited scale and value of existing buildings compared to the likely higher value of the proposed development and highlighted the need for the design to be informed by affordable housing requirements; the applicant should engage with and RP to ensure that the proposals were appropriate in terms of meeting housing need.

The applicant was reminded that the scale of the proposal meant it would be referable to the GLA, where affordable housing concerns will no doubt be an issue. Members considered that there may be potential to allow an increase in height, if this improved viability and allowed for an increase in affordable housing provision. The applicant advised that there was some concern over the deliverability of a taller development (in terms of demand for the additional units and costs versus value uplift). However, the applicant advised that options to improve viability were being considered, including reducing the size of the basement and potentially reducing car parking.

Land Use

The Committee requested clarity over the acceptability of the proposed non-residential uses and raised concern over loss of commercial space on site (and related jobs) and required evidence to be submitted to confirm NHS floorspace demand (or lack of).

Pedestrian Access through the Site

The Committee highlighted the importance of securing a pedestrian link from Dingwall Road and through to the Southern House site. The applicant confirmed that if this was not able to be delivered on the Carolyn House site then provision should be made on the application site, accepting that the access may need to be controlled for security reasons (say between 8am and 8pm).

Parking and Cycle Storage

The Committee felt it was critical to the success of the scheme to have a car club on or near to the site. There was concern that full compliance with the cycle storage requirement could result in excessive over provision. Space made available should be allowed to be easily converted if there is not full demand for the cycle storage.

Design

The Committee felt that the architectural expression needed more detail and greater visual interest and could be more enlivened (especially the flank elevations) and requested that the applicant provides better and additional visual representations of the scheme when next presented to Committee.

Active Frontages

The way the ground floor integrated with the adjoining context was considered to be very important. Creating active frontages was confirmed as a requirement as there was concern raised that much of the ground floor elevation did not meet this objective