

PART 5: Development Presentations

Item 5.2

1 DETAILS OF THE DEVELOPMENT

Ref: 18/02575/PRE
Location: Queens Square (Land Bounded By Katharine Street, St Georges Walk, High Street and Park Street)
Ward: Fairfield
Description: Residential-led, mixed-use development proposal including up to 900 residential units (C3), up to 10,000 m2 (GIA) of new A, B and D class uses at ground floor, new town square, public realm, amenity space, pedestrianisation of Katharine Street West, basement retail, car parking, service areas and cycle parking
Applicant: R&F Properties QS (UK) co Ltd
Agent: James Sheppard, CBRE
Case Officer: Matthew Carney

- 1.1 This pre-application report aims to provide Members with sufficient information for effective engagement with the scheme and the report covers the following points:
- a. Executive summary of key issues
 - b. Site briefing
 - c. Relevant Planning history
 - d. Material Planning Considerations
 - e. Specific feedback requests

2 EXECUTIVE SUMMARY

- 2.1 The proposed scheme is a mixed use, residential led development comprising up to 900 residential units (C3), up to 10,000 m2 (GIA) of new A, B and D class uses at ground floor and a new town/civic square.
- 2.2 This is the first presentation of the scheme to the Planning Committee and a second presentation will be made prior to the applicants submitting a formal planning application later this year. This presentation is made at an early stage in the pre-application process to primarily seek Members views on the massing and layout of the proposed scheme. By the time of the second presentation the level of detail around the scheme will have been progressed and Member's views on the architectural expression and other material considerations will be sought.
- 2.3 There are a number of key issues which officers are keen to draw to Members attention and to generate debate:

Layout, Massing and Heritage Impact

The site includes and is in close proximity to a number of heritage assets, most importantly Grade I, II* and II Listed Buildings (Segas House, The Almshouses and Clock Tower and Town Hall Complex respectively) as well as Conservation Areas and a locally designated historic park and garden. Officers are concerned about the heritage impacts of the proposal and further testing and justification is necessary to

ensure that the scheme is not considered to cause an unacceptable level of harm to adjacent heritage assets.

Notwithstanding the further consideration necessary on the heritage impact, Officers are generally comfortable with the direction the ground floor use and layout of the scheme is heading in, although further testing of the heights proposed is necessary to ensure the appropriate layout for the site is achieved.

Provision of Affordable Housing

The applicant's initial affordable housing offer is 20% split 40:60 between affordable rent and shared ownership, it is proposed to provide 17% on site and 3% off site in the redevelopment of Nestle Tower which is in the same ownership as this site. This next stage of the pre-application process is for this to be robustly assessed by an appointed viability consultant, in order to ensure the scheme provides the maximum amount of affordable housing which is viably possible. An update on the findings from this assessment will be reported to Members at the second pre-application presentation to Planning Committee. In addition, discussions with the GLA need to be undertaken to understand their position on the affordable housing provision.

Highways and Parking

The applicants propose to deliver a new public square in front of the Town Hall this would necessitate pedestrianising Katharine Street (West). Mid Croydon is served by a significant number of bus routes and therefore has a high number of bus stops and bus stands. Detailed discussions in order to find an acceptable solution to address the highway network impacts in Mid Croydon are continuing with TfL and the applicants.

The site benefits from a large basement that extends under almost all of the site. This and the podium in the centre of the site will allow the majority of servicing for the ground floor commercial units to be undertaken from a central point within the site. Detailed discussions on the number of car and cycle parking spaces are still required with the applicant.

3 SITE BRIEFING

Site and Surroundings

3.1 The application site is located in the centre of Croydon to the south east of the main retail area of Croydon town centre, including the Whitgift Shopping Centre and the Centrale Shopping Centre and is approximately 1.4ha in area and comprises the following buildings;

- Park House;
- Park House Annex;
- No 1 Katharine Street;
- Nos. 1 to 27 St George's Walk shopping arcade;
- Katharine House;
- Ellis House and Segas House East and West; and
- Segas House.

3.2 The majority of buildings within the site are 1960s built office buildings of between five and six storeys, with ground floor retail units around the perimeter and along St George's Walk shopping arcade. Segas House is a five storey Grade II Listed Building and has been on the 'Heritage at Risk' Register since 1998. The demolition of all buildings on site bar Segas House, Katharine House and Park House¹ was granted prior approval on 6 September 2018. The applicants have submitted separate applications for the demolition (and partial demolition) to expedite their programme in delivering the development following the grant of any future planning permission for redevelopment.

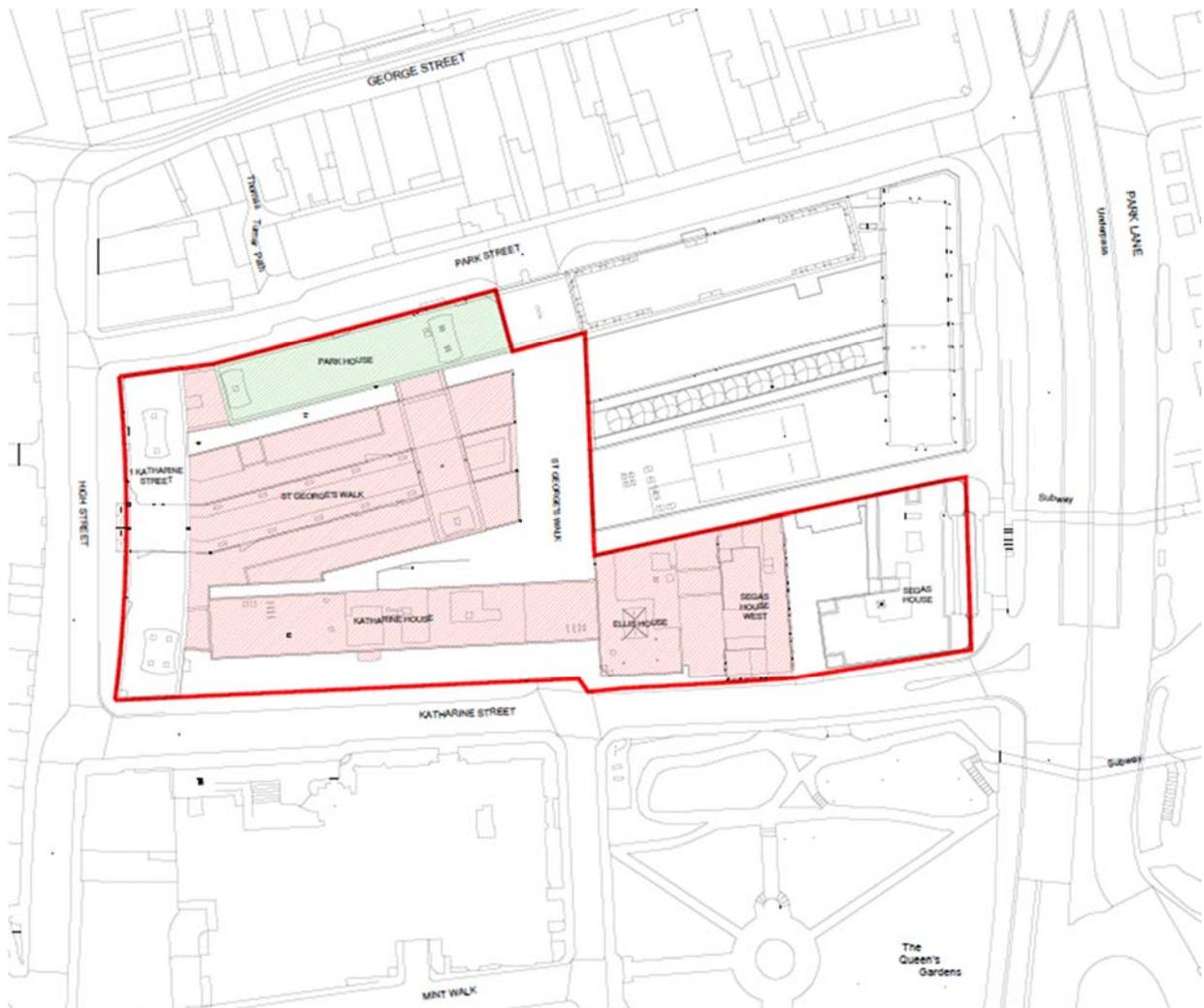


Figure 1 – Annotated Site Plan showing scale of demolition

3.3 The site is bounded by Park Street, High Street and Katharine Street and St Georges Walk, whilst High Street is currently subject to a pedestrianisation trial, the area is well served by bus services and consequently there is a high number of stops, routes and bus standing within the area.

3.4 The site is subject to a number of designations in the Croydon Local Plan 2018;

¹ Planning permission for the partial demolition (removal of existing facades and upstands) of Park House was approved on 6 September 2018.

- Croydon Opportunity Area;
- Croydon Metropolitan Centre;
- Site Allocation (no.194) - Residential with new civic space and a combination of retail, other Class A uses, leisure and office use (with an indication of 88 to 504 units on site);
- Archaeological Priority Area;
- Priority Shopping Area;
- Secondary Retail Frontage;
- Locally Designated View (From North End of the Town Hall Clock Tower);
- Segas House and No.1 Katharine Street are in the Central Croydon Conservation Area

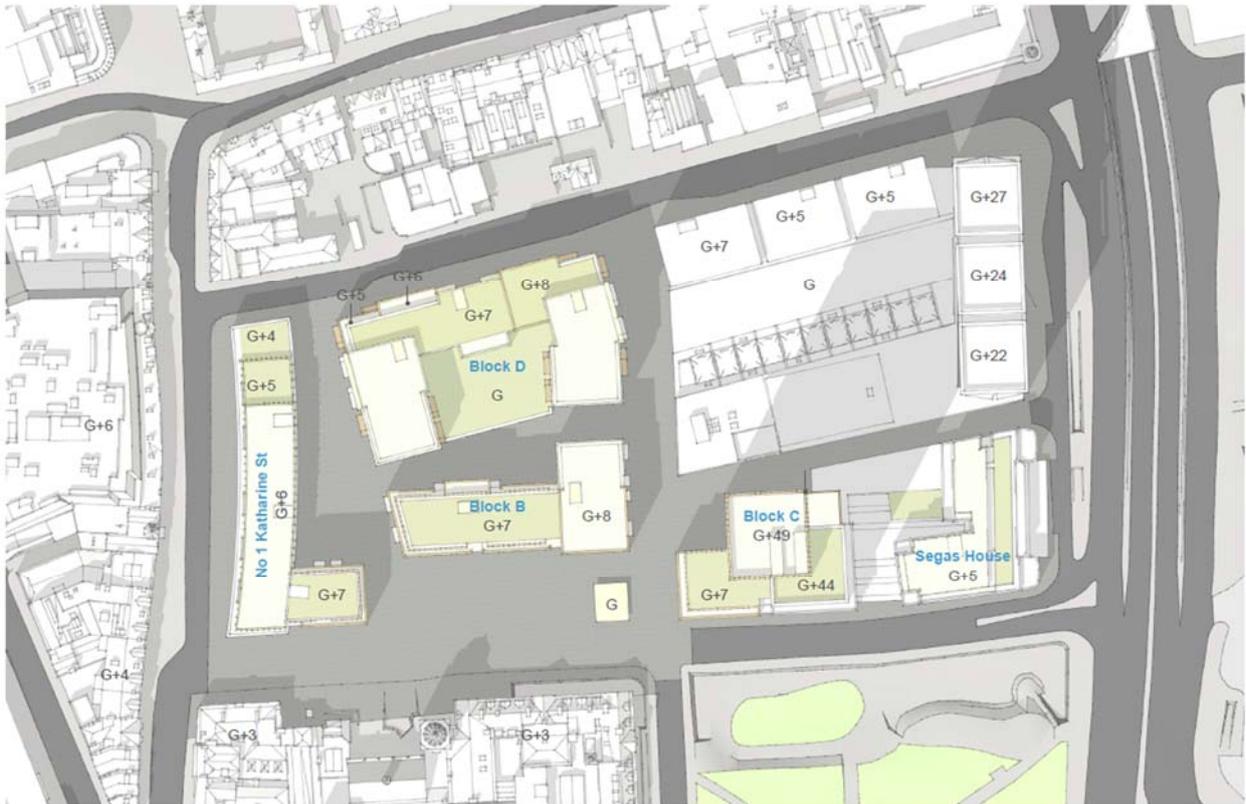
3.5 The site is also within the boundary of the Mid Croydon Masterplan adopted by the Council in 2012, it sets out an ambition for the area to become a new neighbourhood in Croydon's Metropolitan Centre by offering new homes, new and distinctive shopping and restaurants and new high quality public space. Central to this is the objective of creating a new town square creating a new setting for the Town Hall and becoming a place for holding a wide variety of outdoor activities and events as well as providing informal public space within the town centre.

3.6 The site is surrounded by a number of heritage assets including the Town Hall complex (comprising the Town Hall Clock Tower, Public Library, War Memorial and Corn Exchange – all of which are at least grade II listed) and the northern, western and southern boundaries are adjacent to the Central Croydon Conservation Area. In addition, the Queen's Garden's lies across from the Site, and is an area of green space that is included in the Council's Local List of Historic Parks and Gardens.

Proposal

3.7 The proposal is for the construction of a residential-led development comprising:

- No.1 Katharine Street (existing building retained with part one/part two storey roof extension) and a new 8 storey extension to the rear fronting Katharine Street;
- Block B a part 7/part 8 storey building with commercial floorspace on the ground floor with residential above;
- Block D comprising part 7/part 8 and part 10 storey building with commercial floorspace on the ground floor with residential above (including an outdoor residential amenity space on the podium above the service yard);
- Block C a part 50/part 45 storey tower with a 8 storey podium;
- Refurbished Segas House with the potential for commercial/gallery and community floorspace at ground floor and residential above (a roof extension is proposed to facilitate plant equipment and a rooftop amenity space).
- New Public Square with pavilion building in front of the Town Hall and extended Thomas Turner Path linking George Street through to the new square and Town Hall.



Heights to Block D still under review, for current purposes the two wing elements are shown as Ground + 8 storeys (facing Thomas Turner Place) and Ground + 10 storeys (facing St George's Walk) respectively.

Figure 2 – Layout of the proposed scheme (showing proposed building heights in storeys)

3.8 The pre-application scheme was presented to Croydon's Place Review Panel (PRP) in September 2017. The main points are summarised as follows;

- The scale of the proposed 45 storey tower would have harmful heritage impacts and requires substantial justification.
- The perimeter block is too large.
- The layout of the development should be better informed by pedestrian desire lines and not the retention of Park House.
- The ground floors of each building require activation.
- The microclimate and overshadowing impacts any tall building on new or existing public spaces must be considered at the early stages as there are likely to be significant detrimental impacts.
- The civic square should be well-contained/defined and animated.
- Evidence should be provided to demonstrate that the proposed heights and mass of the development would enhance the setting and experience of the surrounding heritage assets and conservation area, it is considered that they are likely to cause harm.
- Good quality residential communal amenity spaces should be provided and a detailed and robust meanwhile use strategy is required.
- Servicing requirements need to be carefully considered so as not to unduly impact the ground floor pedestrian experiences nor located within a central podium level of the perimeter block.
- Meaningful community engagement should demonstrably inform the design process.

Planning History

3.9 The site has been the subject of previous planning proposals including;

18/03756/PAD Demolition of 1-27 St Georges Walk Retail Parade, Katharine House, Ellis House, Park House Annex and Segas House West, including demolition of the ground and basement slabs.

18/03757/FUL Partial demolition of Park House to remove the existing facades and upstands

Both applications were approved on 6 September 2019

15/03790/PRE Comprehensive redevelopment of the site to deliver c. 820 residential units (in a mix of studio, 1, 2 and 3 bed units) and c. 3,800 sq. m. of Class A1 – A5 floorspace in 3 new urban blocks (Blocks A, B and C) and a refurbished and extended Segas House. Development heights will range between 6 to 35 storeys (approximately), and the development will incorporate significant public realm enhancements, including the creation of new pedestrian routes through the site and a major new civic square.

This pre-application proposal was presented to planning committee for member's consideration on 3 March 2016. No formal planning application was submitted for this proposal.

99/2350/P Park Place – Allders, North End and Land Bounded by George Street, High Street, Park Lane, Katharine Street and Park Street; Demolition and partial demolition of existing buildings; erection of a four level department store fronting Katharine Street and High Street (on the site of 15-37 (odd) High Street and 1-14 Katharine House); erection of a three level shopping mall with internal mezzanine levels comprising approx 110 units (located between the proposed department store and the Whitgift shopping centre) comprising 75,069m² of retail floorspace; 7567m² of A3 (Food and Drink) and 4176m² of ancillary office floorspace to include part closure of Park Street and St Georges Walk; part demolition, refurbishment and facade retention of nos 2-38 and 3, 3a and 9a George Street; rebuilding of facade at 5-5a George Street on site of 7-7a George Street and retention of existing Allders facade on North End; construction of a glazed pedestrian bridge across George Street and section of mall below George Street; Erection of 5 level extension for office use to St George's House and extension of existing podium frontage on Park Lane; internal and external alterations to Segas House for use as offices with ancillary facilities to include installation of glazed pedestrian link to St George's House and formation of courtyard square at rear; highway alterations including remodelling of existing roundabout at junction of Barclay Road and Park Lane, the pedestrianisation of High Street between George Street and Katharine Street to include the formation of a landscaped civic square, the closing off to traffic of part of Katharine Street with consequent landscaping; construction of a covered bus interchange between Katharine Street and Park Street; construction of a 10 level car park with basement level ingress from Smiths Yard and egress via a tunnel link onto Fell Road; provision of servicing areas in High Street and Dingwall Avenue.

Planning permission was granted in 2004 but the scheme was not implemented and has subsequently lapsed.

Neighbouring Sites

Nestle Tower/St Georges House

12/03491/P St George's House, Park Lane, Croydon CR9 1NR Conversion, extension, recladding of exterior and partial demolition of the existing building to provide 288 flats, 95sqm (GIA) A3 floorspace at ground floor level along Park Lane (building A) up to 404 sqm (GIA) of non-residential floorspace at ground floor level along Park Street (building B) to be provided as either A1/D1 (excluding place of worship) /D2 (excluding cinema) use or a combination of these uses, together with other works associated with the development including public realm, private residential amenity space, access arrangements, reconfiguration of the basement to retain car parking (with provision of accessible car parking and car club spaces) and to provide cycle parking, servicing arrangements and utilities infrastructure; the extension includes up to an additional 5 storeys on building A, including roof gardens at levels 23,25 & 28 and an additional 3 storeys, including roof gardens at levels 6 and 8 on building B; the demolition is for removal of the existing bridge link of building B over St George's Walk and for the removal of links between buildings A & B from first floor level upwards.

This planning permission has been implemented with construction work commencing in August 2018. This site is also owned by R&F Properties.

Taberner House

17/01046/FUL Erection of four buildings ranging in height from 13 to 35 storeys comprising 514 residential units (use class C3), flexible A1/A2/A3/A4/B1/D1 space at ground floor level of the buildings, new basement areas (including demolition of parts of existing basement), landscaping (including re-landscaping of Queens Gardens), new pavilion café in Queens Gardens (use class A3), access, servicing and associated works.

Planning Permission was granted in July 2017 – construction work is underway.

4 MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning issues for consideration in a future submission are:

Principle of the Proposed Development

Allocation in Croydon Local Plan 2018 – Croydon Opportunity Area (194)

4.2 The site is allocated in the Croydon Local Plan 2018 for a "Residential use with new civic space and a combination of retail, other Class A uses, leisure and office use" (with an indication of 88 to 504 units on site). Whilst further details on the specific mix of

units and floorspace for each use is required, the broad principle of the proposed scheme is in compliance with the allocation. Within the Croydon Opportunity Area a series of masterplans were developed to direct positive change in this area. This area is covered by the Mid Croydon Masterplan.

Mid Croydon Masterplan

- 4.3 Therefore the proposal should be considered in the context of the Mid Croydon Masterplan and identified that this area sits at the intersection of central Croydon's civic, office retail and cultural roles. For this area a key part of the masterplan was the creation of a vibrant new town square opposite the town hall which would be the centrepiece for the town as whole. Alongside this the masterplan advocated a new mixed use residential led neighbourhood to replace the St George's Walk area, creating new connections to Queen's Gardens and improvements to the character and quality of Park Street. This objective is achieved in principle by the proposed layout, however, the success of the scheme will be defined by the uses that are proposed as well as the quality of the built form and spaces being created and further discussions as part of the pre-application process are necessary.

Housing Unit Mix

- 4.4 Croydon Local Plan 2018 policy SP2.7 as it applies to this site (applying Table 4.1 - urban setting with a PTAL of 4, 5, 6a or 6b) shows a requirement of 20% 3+ bedrooms units except where there is an agreement with an associated registered provider that the number of 3+ bedroom units are neither viable nor needed or where a viability appraisal demonstrates that the larger homes would not be viable an element may be substituted for 2 bedroom 4 person units. The unit mix has yet to be confirmed by the applicants but will be shared with Members at the second pre-application presentation.

Affordable Housing

- 4.5 The Council will require a minimum provision of affordable housing to be provided either:
- a. Preferably as a minimum level of 30% affordable housing on the same site as the proposed development or, if 30% on site provision is not viable;
 - b. As the site is in the Croydon Opportunity Area, as a minimum level of 15% affordable housing on the same site as the proposed development plus the simultaneous delivery of the equivalent of 15% affordable housing on a donor site with a prior planning permission in addition to that site's own requirement. As the site is in the Croydon Opportunity Area, the donor site must be located within either the Croydon Opportunity Area or one of the neighbouring Places of Addiscombe, Broad Green & Selhurst, South Croydon or Waddon. or
 - c. As a minimum level of 15% affordable housing on the same site as the proposed development, plus a Review Mechanism entered into for the remaining affordable housing (up to the equivalent of 50% overall provision through a commuted sum based on a review of actual sales values and build costs of completed units) provided 30% on-site provision is not viable, construction costs are not in the upper quartile and, in the case of developments in the Croydon Opportunity Area, there is no suitable donor site.

- 4.6 The applicant has indicated an affordable housing offer of 20% split 40:60 between affordable rent and shared ownership with 17% delivered on site and 3% delivered off site in the St Georges House (Nestle Tower) redevelopment which is also owned by the applicant and is currently under construction.
- 4.7 The applicant will need to submit a detailed viability appraisal and this will be independently assessed. Further discussions will be required with officers from the Council as part of the pre application process. An update on this assessment and the affordable housing provision will be reported to Members at the second pre application presentation to Planning Committee. In addition, the applicant has submitted a request for pre-application advice from the GLA and the affordable housing provision will be a key component of their assessment of the proposal.
- 4.8 Alongside the affordable housing provision the applicant intends to provide a number of other planning benefits including affordable workspace and the delivery of a new town hall square. It is necessary to understand the impact these elements may have on the overall viability of the scheme to ensure that the maximum amount of benefit is delivered.

Commercial Uses

- 4.9 The site is within the Croydon Metropolitan Area – primary shopping area which has identified Main and Secondary Retail Frontages. Within the site No.1 Katharine Street is a Main Retail Frontage and the existing St Georges Walk shopping parade are designated as Secondary Retail Frontage in the Croydon Local Plan 2018. The applicants have provided a convincing future vision for the site that proposes a mix of retail, affordable workspace (including make and sell space), food and beverage, gallery and community space across the ground floor units. In general conformity with planning policies and the masterplan, it is proposed that a traditional retail offer is located within the High Street Frontage, with a mixture of ‘artisan’ retail which includes make and sell space and affordable workspace within the new pedestrian areas within the centre of the site and a food and beverage ‘café culture’ offer around the new town hall square. It is also proposed to use the ground floor of Segas House as gallery/community space with a café/restaurant use.
- 4.10 The proposed range of uses are also in accordance with the uses included in the allocation (194) for the site in the Croydon Local Plan 2018 and are considered to be complementary to the range of uses emerging in neighbouring sites in the town centre (Whitgift and Fairfield Halls). A key consideration in ensuring the successful activation of the ‘artisan’ retail is delivering sufficient floorspace at rent levels that are affordable for prospective tenants. The applicants have offered 300sqm of floorspace to be provided at affordable rent levels, further consideration of this is necessary and an update will be provided at the second committee presentation.

Townscape and Design

Heritage

- 4.11 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on local planning authorities to have special regard to the desirability of preserving listed buildings and their settings. Section 72 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. These statutory provisions are considered to

amount to a strong presumption against granting permission for any development which would cause harm to the setting of a listed building or the character or appearance of a conservation area, even if the harm is limited or less than substantial. That statutory presumption may, however, be outweighed by material planning considerations, provided they are strong enough to do so.

- 4.12 Paragraph 196 of the NPPF advises that where a proposed development will result in less than substantial harm, this harm should be weighed against the public benefits of the proposal. Paragraph 195 of the NPPF advises that where there is substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 4.13 Policy DM18 of CLP2018 states that development affecting heritage assets will only be permitted if their significance is preserved or enhanced and lists, at DM18.2, a number of issues which schemes affecting heritage assets must consider (including scale, height, massing, pattern of development, detailing, materials, and integrity and significance of historic fabric).
- 4.14 The site interacts with a complex series of designated and non-designated heritage assets and includes a Grade II Listed Building (Segas House) as well as being partially sited within the Central Croydon Conservation Area. The site is also adjacent to a number of important heritage assets including listed buildings, the Central Croydon Conservation Area and a locally designated historic park and garden.
- 4.15 Officers consider that significant harm is caused to the significance of a number of the adjacent heritage assets, by reason of the scheme's impact upon their setting. This is particularly the case for;
- the Grade I Listed Almshouses as a result of the visual prominence of the tower in views looking south east from North End, the conservation area and from within the Almshouses courtyard, The tower would be closer and taller than existing and consented schemes, resulting in greater dominance and;
 - the Grade II Listed Clock Tower and Town Hall Complex when viewed from the east and west ends of Katharine Street due to the podium and tower in Block C 'cramping' the Clock Tower and Town Hall. The Clock Tower is designated as a landmark in Croydon Local Plan 2018; the tower would need to respond to its landmark status.
- 4.16 It should be stated that improvements to the design approach have already been made during the pre-application process and the applicant intends to continue the positive engagement with officers as further design work is progressed prior to submission and more detailed justification on the level of harm caused is submitted. As this is an evolving process at this stage it is difficult to conclude the level of harm that will result from the development. However bearing in mind the scale of development proposed and the proximity to a number of heritage assets it is likely that harm will occur. Therefore, it is important that the applicant recognises the need to minimise and where possible avoid any harm and improve the relationship with heritage assets through the evolution of the scheme. Alongside this, the applicant will need to demonstrate that a scheme that causes no harm would not achieve the necessary planning policy requirements and/or not be viable to be brought forward.

- 4.17 As set out in paragraph 4.11, where less than substantial harm is caused, this can be balanced against public benefits of the proposal. It is recognised that the scheme does propose the provision of a number of important public benefits including the provision of a significant quantum of housing, potential delivery of affordable housing and a new civic square. It is also acknowledged that whilst elements of the scheme may cause harm to heritage assets, other elements represent opportunities to improve heritage assets and/or their settings including the opening up of the square in front of the Town Hall and returning Segas House into an active use.
- 4.18 Further engagement with the applicants will be progressed and pre-application discussions with Historic England will be undertaken in advance of the second pre-application presentations but Members initial views on the heritage impacts of the scheme will be welcomed.

Layout

- 4.19 Given the planning history, current building coverage and size of the plot it is clearly a site capable of accommodating a significant development. The level of demolition proposed provides an opportunity for the scheme to create a new urban block within Mid-Croydon. The layout of the proposal has evolved during pre-application discussions and officers consider it is now considerably improved from the scheme proposed at the time of the PRP session predominately as the large perimeter block has been split into separate Blocks B and D reducing the footprint of built form and providing an east-west pedestrian route through the site. This will importantly improve the quality of accommodation and residential amenity provided in this part of the site.
- 4.20 The layout does seek to address the locally designated view of the Clock Tower from North End by using Thomas Turner Place to provide relief between the built form proposed and the important view. Whilst further work is necessary on the detail of treatment of the elevations (including how to address balconies) this is successful in maintaining this key view.
- 4.21 The layout of the scheme also results in the provision of a number of new public spaces including a new public square in front of the Town Hall, Thomas Turner Place and the new east-west pedestrian route. The provision of these spaces is supported in principle as they meet the Masterplan objective of delivering a new square and improving permeability but Officers are concerned about the hierarchy of these spaces and how they can complement and not compete with each other. It is accepted by the applicants that much greater level of detail of how the spaces will look and operate needs to be progressed during pre-application discussions and this will include microclimate evidence to ensure that the spaces are not detrimentally affected by the proposed built form.

Scale, Height, Massing

- 4.22 The OAPF sets different height character areas with different approaches to massing. This area is defined as an “edge” area where *“Building heights in this area will vary. There will be scope for some new tall buildings where justified. There will be more mid-rise and smaller scale infill buildings”*. The site is in close proximity to some tall buildings including St Georges House (currently being extended to vary between 25-28 storeys) and the Taberner House development (13-35 storeys). However, as noted the Central Croydon Conservation Area adjoins the site to the northern, western and southern boundaries and the adjacent built form within the conservation area varies in

height between 2-7 storeys. This development will therefore need to mediate between the surrounding characteristics.

4.23 The proposed scheme attempts to respond to this context by stepping up the height of the built form away from the northern and western boundaries and in the case of the southern boundary the elevation of block B is set back further away from the Town Hall than the existing location of Katharine House. Subject to the further testing of the heritage impacts of the development, Officers are generally comfortable with the heights proposed with the exception of;

- Block C – Officers are concerned that the height of the tower at part 50/part 45 storeys (which is significantly taller than other buildings in the immediate area) would be visually prominent in many views of the site from both short and long distance. Officers are satisfied that a tall building can be accommodated as long as the impact on the heritage assets, townscape and other receptors is found to be acceptable. The applicants need to undertake further work to address these factors and if the heritage impact is found to be acceptable demonstrate that the design is of exceptional quality to justify its prominence.
- No.1 Katharine Street – a part one/part two storey extension is proposed. Whilst it is accepted that the approach deals effectively with retaining the local designated view of the Clocktower from North End it results in an unbalanced extension that is unsympathetic to the existing building. Officers are more convinced that a single storey roof extension would be appropriate and further testing of options for this building are necessary;
- The wing elements of Block D – positive changes during the pre-application process have resulted in the splitting of the perimeter block and the creation of separate Blocks B and D with a pedestrian route through the site. However, it is proposed to accommodate residential amenity space within the podium in the centre of Block D, and details of the applicants assessment of the daylight and sunlight received in this space and in any flats with an outlook onto this space on the lower levels of proposed building needs to be submitted to ensure that the heights of the wing elements are appropriate;
- Segas House – Officers have been concerned about previous proposals that included an additional storey to provide residential accommodation. Whilst this is no longer proposed, a roof extension is still included as part of the scheme to provide plant equipment and facilitate rooftop amenity space. A detailed assessment needs to be undertaken to ensure the additional massing on the roof of Segas House is kept to the minimum level required and is located sensitively to minimise impact. This has not yet been demonstrated to Officers.

Appearance

4.24 As stated, pre-application discussions with the applicants have focused on finding an acceptable approach to layout and massing, therefore the applicants have not presented information on the façade treatment/architectural expression/materiality for any of the new built form. This will form the next stage of the pre-application process and Members at the second presentation will receive further detail to inform their comments on the façade treatment/architectural expression.

Highways and Parking

- 4.25 The site is located in an area with a PTAL of 6b, which is excellent, being in close proximity to East Croydon transport interchange and all the services and facilities offered by Croydon Town Centre. In particular, a significant number of bus services are routed through Mid Croydon.
- 4.26 The Mid Croydon Masterplan set out a scenario to deal with bus movements in Mid-Croydon which involves north bound buses routed up St Georges Walk and south bound buses via High Street. The Masterplan also seeks to deliver improved public realm across the area which includes a new public square on Katharine Street. Whilst the Masterplan recommended buses travel via the High Street, since October 2017 the High Street has been the subject of an experimental pedestrianisation scheme and this remains in place until March 2019.
- 4.27 The applicants propose to deliver a new public square in front of the Town Hall by pedestrianising Katharine Street (West). This would achieve the Masterplan objective and is supported by Officers. The applicants would also prefer St Georges Walk to be pedestrianised (with the exception of service vehicles) therefore re-opening High Street for south-bound bus travel. Subject to the results of the consultation associated with the experimental traffic order closing the High Street and the results of the assessment of the effects of the experimental closure, this is not considered to be the most appropriate way of addressing the highway network in the area and Officers are minded to insist that St Georges Walk remains open for vehicular traffic.
- 4.28 Discussions on how best to deal with the remaining highway network to the satisfaction of the Council, TfL and the applicant are continuing and an update will be tabled at the second pre-application presentation.
- 4.29 The site benefits from a large basement that extends under almost all of the site, it is proposed that the majority of servicing of the site will be undertaken from the basement however trip generation from the commercial activities and deliveries to residents are still to be assessed. The basement will also provide the location for any car parking that might be accepted and (non-visitor) cycle parking provision. Detailed discussions on the amount of each provision are needed with the applicants with the Council seeking a nil provision of car parking with the exception of disabled spaces and car club provision due to the high PTAL location and the requirements of the Draft London Plan and TfL. Any approved parking spaces will be required to have electric vehicle charging provision. Further assessment of the highway impact of the proposed development is necessary and this will be undertaken when the required evidence is provided.

Residential Amenity

Future Occupiers

- 4.30 The quality of accommodation for future residents needs to be carefully considered. The key areas are:
- Individual Units: all units will need to meet the Nationally Described Space Standards and sizes set out in the London Plan. The London Housing SPG seeks to minimise the number of single-aspect units in schemes and indicates that north-

facing single aspect units would not be acceptable. Evidence on the levels of daylight and sunlight received by each unit needs to be submitted;

- Private Amenity Space: each flat needs to be provided with private amenity space that meet or exceed the space standards set out in the London Plan. Given the constraints of the site it is important that consideration is given to how this is achieved whilst respecting design and provides usable high quality space for residents;
- Communal Amenity Space: Local and London Plan policy requires schemes to deliver high quality communal amenity space for residents which should include spaces designed for children to play. Discussions have been undertaken on the amount of space required and the applicant has demonstrated that the possibility of accommodating amenity space on rooftops does exist and this will be progressed with the applicant;
- Overheating: With a significant number of south and south-east facing units, units would need to be designed not to overheat;
- Noise: Given the site location and the range of uses proposed, noise will be a key issue. Residential units should internally achieve noise levels in accordance with World Health Organisation guidelines;
- Air Quality: consideration will need to be given to if there is any air quality issues and how they can be effectively resolved.

As yet detailed upper floor plans have not been provided. These will need to be the subject of detailed discussions with officers going forward.

Neighbouring Residents

- 4.31 Due to the site's location in the centre of Croydon there are a limited number of residential properties in close proximity, however the impact on residential amenity of neighbouring properties that do exist still needs to be carefully considered. As proposals for the internal layout of the built form are developed they need to consider outlook and privacy, daylight and sunlight and noise to ensure the amenity of neighbours is maintained.

Environmental Impact and Sustainability

- 4.32 The applicant is aware of the requirements for passive design, zero carbon development, and connection to the forthcoming Croydon Decentralised Energy Network. Discussions are forthcoming in relation to air quality, overheating, micro climate and lighting impacts.
- 4.33 The site is within Flood Zone 1 (Low Risk) and in an area at risk of surface water flooding. This will be considered with input from the Local Lead Flood Authority. Any future planning application will need to be accompanied by a Flood Risk Assessment.
- 4.34 An Environmental Statement will be submitted as part of the submission of a formal planning application as the applicants recognise that the scheme constitutes Environmental Impact Assessment (EIA) development. Officers are currently considering an EIA Screening opinion request for the development.

Other Planning Matters

4.35 Consideration will need to be given as to the requirement for any planning obligations required to mitigate the impact of the development. At this early stage it is not possible to provide an exhaustive list of all of the matters which will need to be secured by a planning obligation. But in accordance with the Council published guidance on Legal Agreements it is expected that obligations relating to the following will be required as a minimum:

- Affordable Housing
- Employment and Training
- Air Quality
- Zero Carbon
- Car Club
- Travel Plan
- Restriction of Parking Permits
- Transport for London contributions (if required)
- Highway works (including junction works to ensure highway safety)
- Public Access to public square
- District Energy Scheme
- Any TV/Radio signal mitigation
- Timing of works to the listed building

5 SPECIFIC FEEDBACK REQUESTS

5.1 Member expectations in dealing with:

1. The general scale and massing of the proposed scheme and in particular
 - The impact upon the heritage assets in the surrounding area
 - The height of Block C (the tower)
 - The height of Blocks B and D
 - The extension to No.1 Katharine Street
2. The approach taken to the layout of the site and the provision of the new public routes, open space and civic square
3. The approach taken to the range of ground floor uses within the scheme
4. The proposed quantum of affordable housing proposed of affordable housing

6 PROCEDURAL MATTERS

- 6.1 The proposal is reported to Planning Committee to enable Members to view and comment on it prior to submission of a formal application. The proposal is not a planning application. Any comments are provisional and subject to full consideration, including public consultation and notification as part of any subsequent application.
- 6.2 The principles of redeveloping the site have been discussed at a series of pre-application meetings and initial drawings of the proposed scheme have been

reviewed by the Council's planning officers and Place Review Panel. Discussion has predominately been focused on appropriate heights and massing, heritage impacts and the layout of the proposed scheme.

- 6.3 A planning application for the proposed development would be referable to the Mayor of London under the Mayor of London Order 2008. The Mayor's views have not yet been formally sought, but the applicant has taken initial steps to meet with the Greater London Authority's officers through their pre-application advice service (including consideration by Transport for London), prior to the submission of a formal planning application.