

14th February 2019 Planning Committee
- Addendum -

Item 6.1 - 18/01211/FUL (5-9 Surrey Street, Croydon)

3.1 Table to be amended to the following:

	Originally submitted scheme		Revised scheme	
	Number	Percentage	Number	Percentage
1 bed	31	56%	34	56.7%
2 bed	14 (13 x 2 bed 3 person and 1 x 2 bed 4 person)	26%	25 (24 x 2 bed 3 person and 1 x 2 bed 4 person)	41.7%
3 bed	10	18%	1	1.7%
Totals	55	100%	60	100%

	Affordable units		Private units	
	Originally submitted scheme	Revised scheme	Originally submitted scheme	Revised scheme
1 bed	6	12	25	22
2 bed	2	5	12	20
3 bed	4	1	6	0
Totals	12	18	43	42

Paragraph 6.10 to be amended to the following wording:

6.10 The internal circulation of the scheme remains similar to the previous proposal and is supported. There have been revisions to the unit mix to provide a greater proportion of 2 beds at the expense of 3 bedroom units. As with the originally proposed scheme, there is one 2 bed 4 person unit, with the remainder being 2 bed 3 person units. Whilst the revised mix is less than ideal, it has been done in order to increase the proportion of affordable housing in a situation where due to the constraints of the site, viability is challenging. This has been done to ensure that the amount of affordable housing would not completely compromising the buildability of the scheme and ensures that the scheme can be brought forward.

Additional information has been provided in relation to the proposed use of the Lower Ground Floor of the building as follows:

Overview

A new community / events space is being re-provided at lower ground in the form of the new Beamhouse music and performing arts venue. The mixed use nature of the building responds to the existing Mathews Yard venue currently on the site retaining existing community uses and contribute positively to the Surrey Street market.

The new venue

With a standing capacity of 250 and seated capacity of 150, the Beamhouse will be the main mid-range venue fully equipped for music and theatre in Croydon. The Beamhouse will complement Fairfield's theatre offer of two smaller theatre studio spaces and one large theatre space and one large music space. The Beamhouse will also be suitable for comedy, poetry, spoken word and film events. The Cafe area will be equipped for acoustic type events, giving the open Mic night a twist, retaining one of the features of Mathews Yard (voted top 5 in London for Open mic events)

Operators

The Beamhouse will be operated by Hoodoos, a local company formed around 20 years ago in order to help promote young musicians. Previously based at Mathews Yard running small scale music, community and theatre events and supporting a range of organisations including Club Soda. Hoodoos have been based at The Scream Lounge since 2016. They have produced showcase nights for The Brit School and Coulsdon College and are currently supporting the development of the new Front Room music and theatre venue in St George's Walk through the loan of sound equipment and help with promotion

Developers

Regent Land have a good track record of community and cultural support. They have supported LMP's new LMP on the Move programme for the past two years and are in discussions with Croydon Pride about supporting Pridefest in 2019.

Creative Enterprise Zone and Music City

The development plays a key role in the delivery of a number of cultural ambitions for Croydon. Both Regent land and Hoodoos are consortium members in Croydon's successful Creative Enterprise Zone bid. Croydon is one of 6 new Creative Enterprise Zones to be established across London under a scheme run by the GLA. The scheme is designed to support the development and retention of creative and cultural facilities with areas of regeneration and development. One of the key initiatives being supported out of this programme is Croydon: Music City, which puts a focus on both Croydon's heritage as a place of music production and its future. One of the key findings from the initial audit done to establish the Music City initiative was the gap for small scale music venues in Croydon.

The plans for The Beamhouse include not only operating as a live performance venue but also the establishment of a record label, you-tube channel supporting new musicians and bands from Croydon plus a podcast radio station and Fanzine. They

also include the offer of a permanent home for Club Soda, a well-established group in Croydon offering arts activity to learning disabled participants and performers.

Item 6.2: 18/05154/FUL – 98 Riddlesdown Road, Purley CR8 1DD

Since the drafting of the Committee Report two additional representations has been received objecting raising issues that have been addressed in the officer's report and no new issues.

Item 6.4: 18/044742/FUL – 1-9 Foxley Lane, Purley, CR8 3EF

The application is to be determined under delegated powers.

Item 6.5: 18/02965/FUL - The Minster Junior School, Warrington Road, Croydon, CR0 4BH

An additional representation has been received via email re-iterating health concerns over the proposed materials. This matter has already been discussed within the Officer's report and as such requires no further explanation as part of this addendum.