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**1 DETAILS OF THE DEVELOPMENT**

Ref: 19/02842/PRE  
Location: Croydon College Annexe, College Road, Croydon, CR9 1DX  
Ward: Fairfield  
Description: Mixed redevelopment of the site to provide circa 90 flats and a 'Cultural and creative industries enterprise centre'  
Applicant: Stonegate Homes  
Agent: Montagu Evans  
Case Officer: Katy Marks

**2 EXECUTIVE SUMMARY**

- 2.1 The scheme currently proposes the redevelopment of the Croydon College Annexe comprising a part 4, part 12 storey building to the northern section of the site providing a Creative and Cultural Industries Enterprise Centre (currently being designed for use as artist studios) and 90 residential units, together with a pedestrian route through the site connecting College Green (Fair Field) to Barclay Road.
- 2.2 The application site was previously included as part of the detailed consent element of the 2017 hybrid planning permission for the whole Fairfield Masterplan area. The site and the adjacent Fairfield Homes site are now coming forward independently as they are in separate ownership.
- 2.3 The scheme has evolved through a series of pre-application meetings and has been reviewed by planning officers and presented to the Place Review Panel (PRP). The current scheme has evolved since PRP to respond to specific feedback concerning the layout and massing of the proposals. Pre-application discussions have focused on appropriate height and massing, impact upon the locally designated Fairfield Halls, the provision and design of the public route through the site, type and quality of accommodation, relationship with adjacent development sites and the design and layout of the enterprise centre.
- 2.4 The views of Members are sought on the proposals, with particular regard to the following key issues:
- Route and Public Realm*
- 2.5 One of the key aims of the Fair Field Masterplan was to improve pedestrian routes within the Masterplan area and the wider context. Facilitating a new pedestrian link through this site to Barclay Road (to the south) forms part of these objectives.
- 2.6 The scheme has been developed to provide a level (step free) route from Barclay Road to College Green which will connect into the proposed levels for the Fair Field public realm scheme which is currently at an initial design stage. The

applicant has worked hard to improve the legibility, width and pedestrian experience of this space; particularly where it would pass through the building via an under-croft. Members' views are sought on the applicant's approach to this route, the public realm and amenity space layout within the site and the way in which the scheme engages with adjacent public realm.

#### *Cultural and Creative Industries Enterprise Centre*

- 2.7 The site allocation includes a cultural and creative industries enterprise centre. The applicant has sought to design space at ground and first floor to cater for artist studios and gallery/café space. The design has evolved through discussions with the Council's Cultural Team and an existing artist studio provider (Artist Studio Company). Members' views are sought on the design and layout of the proposed cultural and creative industries enterprise centre.

#### *Design, views, layout and quality of accommodation*

- 2.8 Members' views are sought on the site layout and architectural design of the scheme, including its relationship to Fairfield Halls and College Green. Members' views are also sought on the residential layouts including the access and core arrangements, flat layouts and orientations.

### **3 LOCATION DETAILS**

#### **Site and Surroundings**

- 3.1 The site comprises the former Croydon School of Art building located to the rear of Fairfield Halls. The building is of a T-shaped form, with the main bulk positioned along the northern boundary facing onto College Green. To the rear the site has an extensive north-south spine which faces onto the service road ramp which leads from Barclay Road (Barclay Road ramp). The building on the site is now derelict and has been mostly empty since the school was consolidated into the main Croydon College building back in 2012. The building was previously accessed at first floor level via steps from College Green and had a secondary access onto Barclay Road. The building was serviced via the ramp with a basement car park to the eastern part of the site accessed under an archway below the building.



View of existing northern elevation (showing College Green and Fairfield Halls to the right of the photo and the Fairfield Homes development site to the left with the Magistrates Court behind)

- 3.2 The site is bounded to the north by the edge of College Green and the Fairfield Homes development site. To the east it is bounded by the Magistrates Court and to the west, the site partially abuts the Fairfield Halls service yard and otherwise sits alongside the Barclay Road ramp. The Barclay Road ramp provides access to the public car park under College Green (the western wing of the existing building currently straddles the access point to the car park) and servicing access to the site and Fairfield Halls.



Aerial view of southern elevation (including access under the existing building to the public car park from the Barclay Road Ramp)

- 3.3 The land levels are complex, with Barclay Road sitting at a slightly higher level to the existing 'ground level' for College Green which sits on a podium above a basement car park. The Barclay Road ramp drops towards the entrance of the basement car park (from roughly 61 AOD at Barclay Road to about 55 AOD at the entrance of the car park) and the northern part of the site has a basement at roughly this level. The land level for College Green may be subject to some change as part of anticipated future landscaping to provide a world class public space.
- 3.4 The surrounding area is a mixture of community and cultural uses which form part of the Fair Field Masterplan Area. To the south, the nearby residential development is mainly 2-3 storeys and forms part of the Chatsworth Road Conservation Area.
- 3.5 The site has a number of designations in the Croydon Local Plan 2018:
- Allocated for residential use (20-56 indicative units), community use and a Creative and Cultural Industries Enterprise Centre (Site Allocation 294)
  - Located within the Croydon Opportunity Area

- Located within the Croydon Metropolitan Centre
- Located within the Fair Field Masterplan area

3.6 The Public Transport Accessibility Level (PTAL) of the site is 6b, which is the highest level of accessibility. Barclay Road is a TfL Classified Road and a Red Route.

3.7 The site is located with Flood Risk Zone 1, there is one record of sewer flooding on the site.

### **Background: Fair Field Masterplan, Hybrid Permission and Emerging Context**

3.8 The Fair Field Masterplan covers the area bounded by George Street, Park Lane, Barclay Road and the railway line and provides a framework for the redevelopment of the area as Croydon's cultural and learning quarter; focussing on a lively and sustainable mix of residential, cultural, educational and commercial uses as well as a well-connected and high quality public realm.

3.9 Key aims of the Masterplan which are relevant to this scheme include:

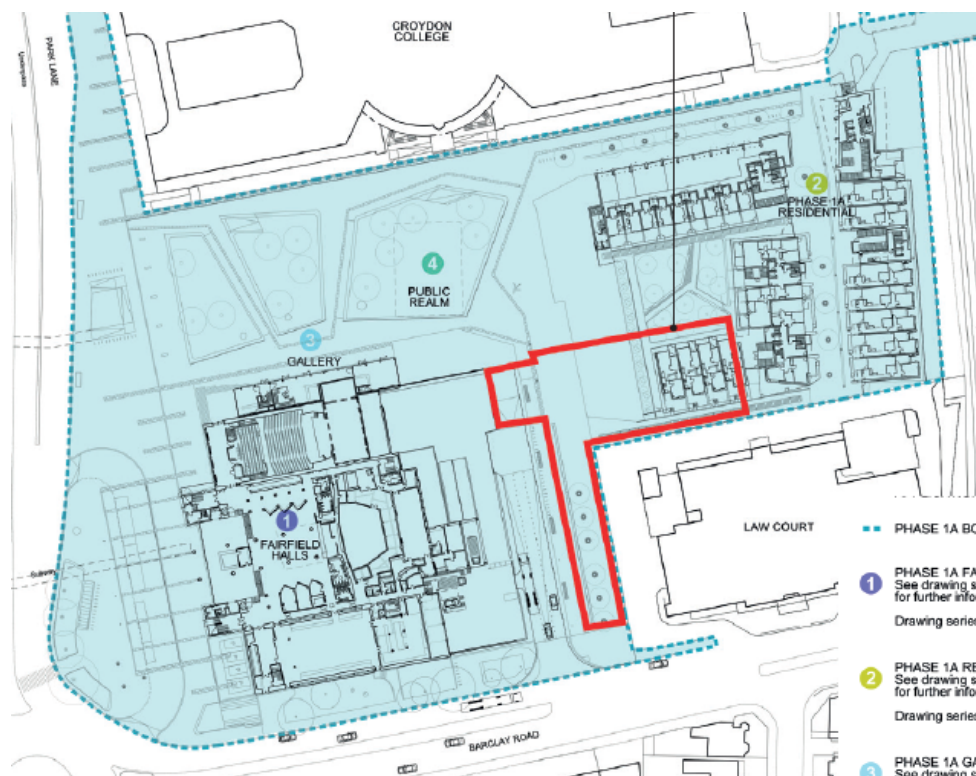
- Increased accessibility, legibility and activity to support enhanced potential for development sites
- An animated and well used public realm which complements the surrounding spaces
- Better pedestrian connections within the Masterplan area and to the surrounding area including a route from College Green to the south towards Barclay Road and Park Hill Park



Illustrative render of the Fair Field Masterplan



- 3.10 The hybrid permission for the whole Masterplan area (listed in the planning history below) included the site which was at the time owned by Croydon College. As part of the hybrid scheme, the existing building was to be demolished to make way for a generous pedestrian route between College Green and Barclay Road and the remodelling of the Barclay Road ramp. In this scheme, the eastern part of the Annexe site was expected to provide a residential building of 4 storeys (above podium level) which was intended to form the southern edge of a residential courtyard. Additionally, a new college building was expected to be built which would have straddled the pedestrian route, siting to the north and west of the current site.
- 3.11 Since the hybrid permission was consented, the Annexe has been sold by the College and this scheme is being brought forward independently to the rest of the hybrid permission. It should be also be noted that the remaining part of the previous residential scheme (sited to the north and east of the site) is now the subject of a new planning application for a mixed use scheme of five building providing 421 flats and flexible commercial space, public realm, landscaping and basement car parking. This scheme includes a residential courtyard immediately to the north of the site as was envisaged under the hybrid permission.



Plan showing location of College Annexe Site (red line) and relationship with the development associated with the Hybrid permission

## Planning History

- 3.12 An application for refurbishment and conversion of the existing building was withdrawn earlier in the year due to concerns raised by officers specifically with regards to the quality of accommodation and quality and safety of the proposed route:

- LBC Ref: 19/01025/FUL: Refurbishment including external alterations to existing building together with a change of use to mixed use residential C3 (58 units) and community use D1 (750 sqm) plus associated works including minor demolition, landscaping and parking.

3.13 The following planning decisions are relevant to the application. It relates to the whole masterplan area. The detailed elements of the planning permission has been implemented, with extensions and alterations to the Fairfield Halls undertaken together with demolition of the multi-storey car park and parts of the College Green podium.

- LBC Ref 16/00944/P: Outline planning permission for demolition and redevelopment to provide: flexible class A1 (shops) and/or class A2 (financial and professional services) and/or class A3 (food and drink); class B1 (business); class C1 (hotel); class C3 (dwelling houses); class D1 (non-residential institutions); class D2 (assembly or leisure); public realm and landscaping; and associated car and cycle parking, servicing, and access arrangements (with all matters reserved); and

Full planning permission for demolition including multi-storey car park and Barclay Road Annexe; extensions and alterations to Fairfield Halls including class A3 (food and drink); erection of buildings for flexible class A1 (shops) and/or class A2 (financial and professional services) and/or class A3 (food and drink) and/or class D1 (non-residential institutions) and/or class D2 (assembly and leisure) and class C3 (dwelling houses); change of use of basement car park (part) to class D1 (non-residential institutions); public realm and landscaping; and associated car and cycle parking, servicing, and access arrangements. Please note that this permission included comprehensive parameter plans, design guidelines and design codes to guide the development as it came forward over several phases. The site is located in close proximity to a number of recent development sites.

3.14 An application has been granted for alterations to the Fairfield Halls servicing yard:

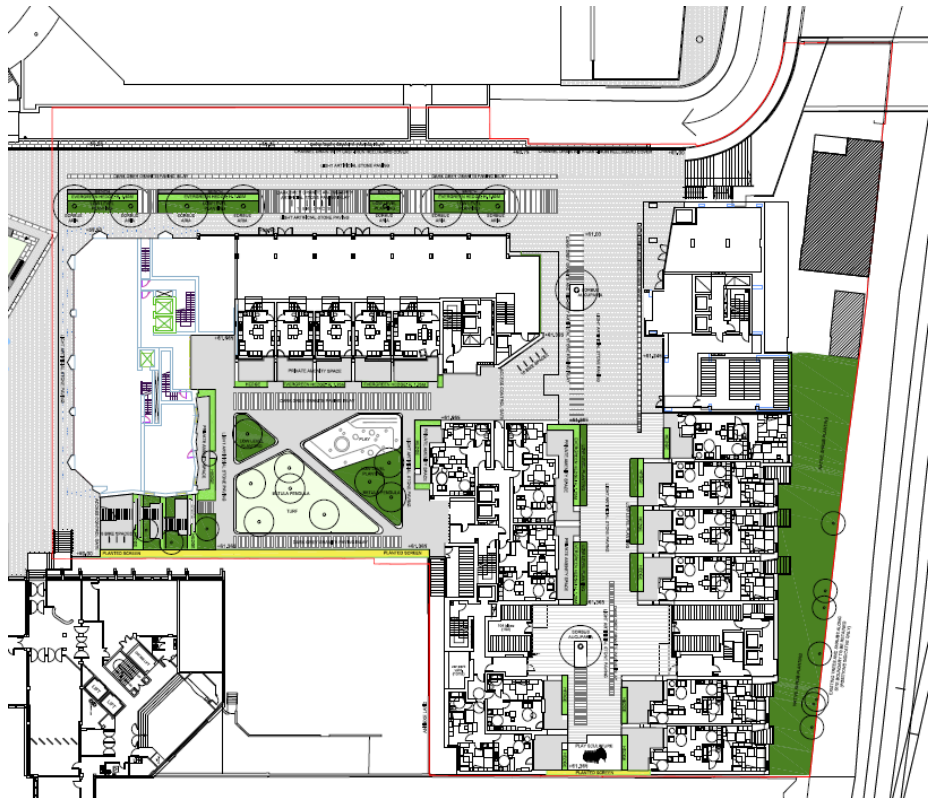
- LBC Ref 19/01249/FUL: Erection of a new loading dock to rear of building and re-configured lower ground level service yard and installation of new plant to the roof of Fairfield Halls

3.15 An application is currently pending consideration for the land to the north and east of the site:

- LBC Ref 19/04516/FUL: Erection of five buildings ranging in height from 7 to 29 storeys to provide 421 residential flats (Use Class C3), flexible commercial space at ground floor of Building A (Use Class A1/A2/A3) and Buildings C and E (A1/A2/A3 and/or B1/D1 or D2) together with associated cycle parking, public realm and landscaping, basement car parking, refuse storage, servicing and access arrangements.



Illustrative render of the proposed scheme (19/04516/FUL)



Site plan for the (19/04516/FUL) proposed scheme (showing relationship with the College Annexe Site to the west and south)

## 4 PROPOSAL

- 4.1 The proposals seek demolition of the existing building and the erection of a part 4 storey, part 12 storey building providing 90 flats, a public route linking College

Green with Barclay Road and 'commercial space' within part of the ground and first floor for use as a gallery and art studios (in association with the sites allocation for a cultural and creative industries enterprise centre). Amenity space would be provided at ground floor level (the south eastern part of the site). Vehicle access is currently proposed from the Barclay Road ramp.



Proposed ground floor site layout



View from College Green (Fair Field)





View of the ground floor and public route (north elevations)

## 5 PRP RESPONSE

- 5.1 An earlier iteration of the scheme was presented to the Council's Place Review Panel in September 2019. The scheme presented was for a 10 storey linear block along the northern site boundary. This scheme proposed an enterprise centre across to the entire footprint of the ground floor, with residential above accessed from the north of the site.



Image of the earlier PRP scheme from College Green

- 5.2 The Panel supported some aspects of the proposal but had concerns with the massing, site layout, resolution of the architectural design and public realm. The panel recommended some fundamental design. The Panel's main comments are expanded below:

- 30% single aspect north facing dwellings highlights a fundamental flaw in the organisation
- One panel member suggested that the building could go higher to allow for a more compact footprint in order to mitigate some of the design issues (the Panel had various opinions about the impact of increasing the height and impact upon Fairfield Halls, but suggested that a few options should be considered).
- Further consideration is encouraged to address the articulation of back and front elevations, way finding and access cores.
- The form was considered confusing with ground floor and flank walls not following the same approach as the upper floors. The flank elevations are unresolved. The treatment is critical and should undergo further development.
- The Panel recommended a clear singular sculptural form to the design given the history of the site, using a more confident smaller material palette. With consideration to the pure and applied arts within the architectural surface and working with the sculptural qualities of the proposed materials.
- Involvement from artists in the creation of the surface treatments is encouraged, and this should support the production of public art that is ambitious and contextual.
- The Panel questioned the usability of the balcony spaces
- The panel commended early discussions with an artist workshop provider, but highlighted that the site allocation denotes a more expansive and different type of space potentially including a more collective space where cultural training and different types of cultural production can be supported.
- The Panel felt that artist studios would require more privacy than currently proposed (full length glazing was unlikely to be suitable for studios or gallery space).
- The Panel stressed the importance of the design and business plan, consideration of flexibility for alternative providers in the future and adequate servicing options.
- The yard space to the south of the studios could be used as an interesting space for artistic production, but the shape and layout and any segregation from the public realm needs to be explored.
- The Panel recommended that the space to the south of the site should support bio-diversity/green space as opposed to a high programmed meanwhile use (like Boxpark) and they recommended that a landscape architect be involved as soon as possible to explore the public realm more clearly and understand how it will work including experience of a pedestrian journey along the ramp and boundary between it and the vehicular ramp and the magistrates court.
- The Panel recommended that they explore how ideas from the College Green public realm scheme could be incorporated into this development.
- The play and family living provision is not clear from the current designs and should be more explicit.
- The relationship between the site and adjoining sites is critical to the success of the wider masterplan and the Panel recommended workshops with all stakeholders to address complexities presented by the levels, adjacencies and overlooking issues and how they can work together with the public realm.

5.3 Officers generally agreed with and welcome the comments raised by the Panel. Since the PRP, officers have been working with the applicant, reviewing the footprint of the building and overall design to respond to these comments and the current scheme has been developed as such. The main changes are:

- Height: The massing, scale and layout of the proposed development has been updated to pull in from the boundaries, to increase the height to the western end and reduce the height to the eastern side (to respond to the emerging scheme on the adjacent site which is subject of a current planning application)
- Orientation: The massing of the taller element of the scheme has been re-aligned to improve the orientation of the proposed flats. This has reduced the number of north facing single aspect units.
- Design: The overall design has been rationalised and simplified, including a simple material palette and articulation of the facades. Some initial consideration has been given to potential use of applied arts within the architectural surfaces. Further consideration has been given to the flank elevations (particularly the western elevation which would be visible from College Green and in the context of Fairfield Halls). Further consideration has been afforded to the design of ground floor elevations.
- Layout: The changes to the layout designs improves legibility of the cores, flat arrangements and balconies as well as the articulation of the front and rear elevations. The public realm has been given more consideration (including use of the space to the south of the eastern part of the site for play-space and amenity space). Officers feel that further design development is required for the public route (particularly the open part of the route to the southern spine) but the applicant has started to consider how the public realm design could incorporate the emerging designs from the Fair Field (College Green) public realm proposals.
- Enterprise Centre: The design and layout of this space has been updated to provide a better relationship with the surrounding public realm and the current proposed courtyard (proposed as part of the current scheme to the north and east of the Annexe site) and to consider the usability of the space. Officers have requested the applicant considers an adaptable design for this space should the specific end user not be able to take up the space or should the space be needed by other cultural uses in the future.

5.4 The Panel felt that the relationships between the site and adjoining sites was critical to the success of the wider masterplan. The applicant has considered the adjoining development sites as part of their emerging scheme and has had discussions with adjoining stakeholders to consider how their site could interact with the current proposals for the adjoining site and the emerging public realm scheme. Officers are encouraging and seeking to facilitate further conversations between the various parties.

## **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning considerations are:

1. Principle of development (land use, affordable housing and open space)
2. Townscape and visual impact

3. Housing Quality for future occupiers
4. Impact upon Neighbours
5. Transport
6. Environmental Impact, Sustainability and Flooding
7. S106 obligations

### **Principle of Development**

- 6.2 The proposed development is a residential led mixed use development with a 'Cultural and Creative Industries Enterprise Centre' and public route through the site connecting College Green (Fair Field) to Barclay Road.

#### Residential

- 6.3 Residential use of the site is included within the site allocation. The development would contribute to the Borough's strategic housing targets and the overall town centre growth agenda, OAPF and Fair Field Masterplan objectives.
- 6.4 The Council seeks to secure the provision of family sized housing and has an aspiration for 20% of all homes within the Fair Field area to have 3 or more bedrooms. The Local Plan accepts that for the first 3 years of the plan an element of family housing provision may be provided as 2b-4p flats. Overall, 32% of units currently would be family sized units including nine 3 bed flats.
- 6.5 The applicant has confirmed that the current affordable housing offer would be 30% with a 60:40 tenure split (affordable/social rent to intermediate units). This would be subject to viability review; officers are yet to review any viability information as discussions have mostly focused on design and layout.

#### Community use and Cultural and Creative Industries Enterprise Centre

- 6.6 The uses set out in the site allocation include community use and a cultural and creative industries enterprise centre. Whilst no replacement community space is provided, the proposals do currently include about 750sqm of 'commercial space'. This space is intended by the applicant to provide a Cultural and Creative Industries Enterprise Centre (enterprise centre) in line with the site allocation.
- 6.7 The inclusion of community use reflects the existing use of the site. The existing building is a community facility which is protected Policy SP5 of the Local Plan. The proposals do not include re-provision of the existing community use, which was most recently the Croydon Art School. The Art School has been consolidated within the main Croydon College building since 2012 and the building has been vacant since this date. The building itself is in a poor state of repair. Given the relocation of the existing use and state of the building, it is anticipated that the applicant will seek to justify the loss of the existing use without re-provision. This will allow the applicant to provide a more meaningful space for the proposed enterprise centre.
- 6.8 The Local Plan sets out the Council's aims to support and promote cultural and enterprise growth and expansion in the borough. The site has been specifically allocated as one of 6 sites in the borough to create a network of hubs and



specifically to provide a hub for creative and cultural industries in the CMC. The site allocation states that the site is well suited to provide a home to the enterprise centre for the CMC. The policy notes that the enterprise centre in CMC should act as a flagship for the sector; developing a central location as a hub providing a clear signal that Croydon is 'open for creative businesses'. These spaces are defined in the Local Plan as facilities which promote the start-up and development of small and medium sized businesses in the area through the provision of business information and support services with a focus on creative and cultural industries.

- 6.9 The design of the space currently sets out space for art studios and an art gallery and café space. The design has been influenced by conversations between the applicant, the Council's Cultural Team and Artist Studio Company. Artist Studio Company currently provide low cost art studios across London including locally at the Grafton Quarter (near West Croydon Station). The current design of this space for artist studios would reference the historic use of the site whilst meeting a need for artist studios in the borough and complementing the cultural offer at Fairfield Halls. The general approach is supported by officers. However, officers have also asked the applicant to ensure that flexibility is built into the design of the space and to consider how the space could be used in the future should the demand for cultural space change.

### **Townscape and Visual Impact**

- 6.10 The proposed development requires a high quality architectural approach and public realm to ensure it positively contributes and enhances its significant civic location. The current design is a significant improvement to previous iterations of the scheme, but officers are seeking further design changes to ensure the scheme successfully delivers a high quality scheme.

### **Massing**

- 6.11 Much of the pre-application discussion with the applicant has centred around appropriate heights. The Fair Field Masterplan seeks to ensure that tall buildings are clustered to the north of the Masterplan area, with building heights stepping down in height moving south from East Croydon station towards the heritage assets of Fairfield Halls and Chatsworth Road Conservation Area. In addition, given the location to the south of College Green, a tall building on this site has potential to cause significant overshadowing and micro-climate impacts to College Green which would harm the quality and usability of this important public realm. A previous iteration for a tall building (30 storeys) was not supported by officers for this reason.
- 6.12 The applicant has therefore taken the existing building height as a starting point and sought to respond to the approved height for the eastern part of the site (which has extant permission for a 4 storey block as part of the hybrid permission).
- 6.13 Officers are generally satisfied that the 12 storey element would be suitable, given the surrounding heights approved (and proposed); but further view studies and detailed information as regards materials is required to ensure that the

building would present an acceptable relationship with Fairfield Halls (which is locally listed) when viewed from Park Lane and across College Green. The changes to the west elevation since PRP, with balconies introducing a strong façade design may help the scheme appear distinct should it become visible above Fairfield Halls in some views which may also help minimise any heritage impacts and views of the locally listed building.

- 6.14 Some initial overshadowing analysis has been undertaken by the applicant which suggests that the proposed heights would not result in significant impacts upon College Green. The applicant has modelled the impact of the proposal upon the residential courtyard proposed within the current application for the Fairfield Homes site to the north (which is pending consideration but will be a material consideration when an application is submitted). In the hybrid permission, a similar courtyard was proposed which was intended to be bound by development on all four sides with the lowest heights to the southern side, as would be expected, to gain most sunlight to this space. The initial overshadowing tests suggest that despite the increased heights to the western portion of the site and within the current scheme for the adjoining site, the courtyard should achieve similar sunlight levels as were expected under the hybrid planning permission. Further daylight/sunlight analysis and micro-climate (wind) analysis will be required going forward to ensure that the development will have an acceptable impact.
- 6.15 Whilst the main driver for the heights on this scheme has been the relationship with the proposals to the north and the heritage/townscape implications of height on the site, the move from a singular height across the whole site to a staggered height has allowed the taller element to be angled, providing not only interest to the architectural form, but also improvements to the internal layouts and outlooks for the proposed flats. Officers consider that the move is generally successful, subject to further consideration of the detailed design.
- 6.16 Officers do have some concerns about the potential roof top canopies. The applicant has included these to minimise the design impact of lift overruns providing residents access to the rooftop amenity spaces. These could provide an interesting architectural feature to the building by referencing local mid-century precedents such as Corinthian House. However, the design needs to be further resolved to allay officers concerns that they may result in increased overshadowing.

#### *Elevational Treatment, Fenestration & Materials*

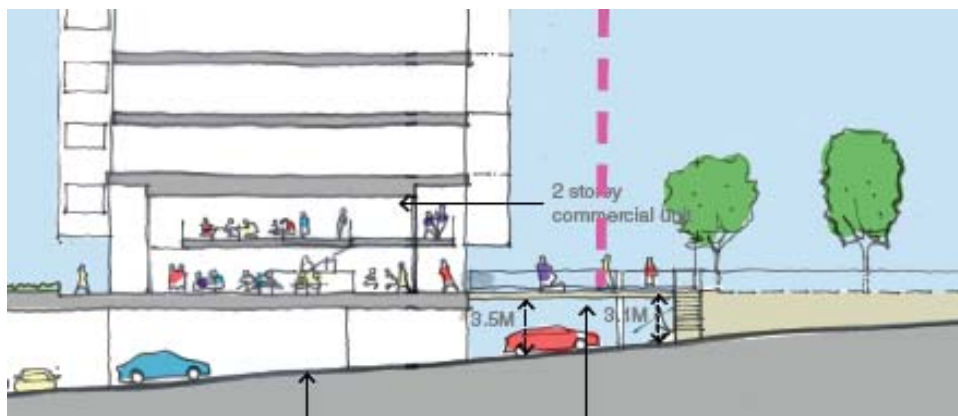
- 6.17 Officers previously requested that the applicant undertakes a comprehensive character appraisal of the area to guide further design development. Initial design development was based upon the angular saw tooth design of the existing building and acoustic panels within Fairfield Halls. Wider consideration of buildings within the CMC has focused upon strong examples of mid-20<sup>th</sup> Century architecture which is considered appropriate given the relationship with Fairfield Halls and the existing building.
- 6.18 The elevational treatment and materials have been simplified since the PRP feedback. The taller element is proposed to make use of pre-cast concrete

panels with texture to reference the ribbed concrete panels of the existing building. The lower element would make use of a light coloured brick which would provide some differentiation to this element and give it a softer appearance which is generally supported given its more modest scale.

- 6.19 PRP suggested that consideration should be given to use of pure and applied arts within the architectural surface, working with the sculptural qualities of the proposed materials and use of public art. This is particularly relevant given the historic use of the site. The applicant has begun to consider how this could be incorporated into the design of the building. Officers feel that there is opportunity to introduce public art into the architectural surface of the concrete and within the public route through the site particularly within the soffit of the under-croft.
- 6.20 The applicant has sought to give the enterprise centre at ground and first floor a different character to the rest of the building, with the idea that it would sit nestled under the main frame of the building. The form and façade design of this space is under review but the applicant has, in the most recent iteration, simplified the design of this space to provide more of a relationship between it and the rest of the building which also improves the quantum of internal space for the enterprise centre.

### Public Realm and Amenity Spaces

- 6.21 Officers consider the site to have significant civic importance and potential which should be embraced in the proposed public realm. The public route through the site to join College Green and Barclay Road is of significant importance to improve the connectivity of the Masterplan Area and beyond, providing a key link from the area to Park Hill Park.



Sketch section showing the level pedestrian route (which would straddle the vehicle access and cut through the building at the same level as College Green)

- 6.22 Officers have been working with the applicant throughout the pre-application process to ensure that this scheme provides a high quality public link - with step free access from College Green through the site and towards Barclay Road. The land level changes make this challenging as does the constrained shape and size. The hybrid permission accepted the principle of a partial under-croft to the

pedestrian route (albeit of shorter length and over a wider route). The width of the pedestrian route is constrained by the need to retain the full width of the Barclay Road ramp for servicing requirements for Fairfield Halls. The intended narrowing of the ramp and reconfiguration of the Fairfield Halls service yard envisaged under the hybrid permission was based upon the wider opportunities presented by the potential for a new college building in this location which would have straddled a wide open pedestrian route.

- 6.23 The Applicant has worked hard to deliver a level route of sufficient width to ensure that it would provide a legible and safe pedestrian route. Further to the PRP comments, the applicant has reviewed the positioning of the route, the use of the southern spine and the edge conditions (against the Magistrates Court boundary and Barclay Road ramp). Since details of the Fair Field public realm design were published in September, the applicant has also begun to consider how their scheme could connect into the wider aims and design parameters of these wider public realm improvements. This is to be encouraged. Officers are seeking to set up workshops to enable engagement and co-ordination between the applicant and public realm design team and to enable discussions with other stakeholders and developers in the Fair Field masterplan area so that this can be explored further as the public realm designs emerge.
- 6.24 An important connection which needs to be resolved is the junction between the northern boundary of the site and College Green. The original building had a gap between the northern elevation and the podium ground level of College Green (of about 1.5m) which was bridged via a set of stairs (due to level differences). Officers feel that the connection between the site and College Green should be seamless, particularly for the pedestrian route, but wider seamless levels and public realm between the western part of the building and College Green would help to activate the ground floor gallery/café and art studio space allowing it to open directly onto College Green (as shown on the plans). This may require some public realm work outside of the Applicant's current redline boundary, but officers feel that this has significant benefits and should be pursued.
- 6.25 Officers feel that the under-croft walkway requires some further design resolution, particularly between the built form and structural columns. The positions for these structural columns are constrained, as this part of the building straddles the public car park access and they will need to line up with the existing vehicle lanes to result in minimum disruption to this existing use. Officers have encouraged a chamfered building line at ground floor to provide more legibility of the route from views across College Green, but further consideration is required of the structural columns to ensure that the chamfer design achieves this legibility.
- 6.26 The applicant has considered some alternatives for the public realm to the southern spine of the site, including potential for pop up uses (such as use of containers for pop up music studios). In officer's view, which to a certain extent aligns with the views expressed by PRP, it would be most appropriate to landscape this space to provide a linear pocket part or similar as a way of connecting College Green to the softer landscape of Park Hill Park. There are some concerns that pop up uses in this location would not provide suitable activation of this space and could result in concerns with regards to legibility and



safety of this route, particularly if structures reduce sight lines along the route. The applicant is currently open to suggestions for this portion of the site and further detailed design development is required. It is worth noting that whilst the applicant is committed to providing a public route through the site, they may seek to develop a further residential block (with pedestrian route within an under-croft arrangement or similar) in the future. Any new application would have to be considered on its merits.

- 6.27 To the south of the proposed building, the podium level has been continued to cover the basement level car park and provide additional amenity space. This would have the added benefit of improving the residential entrance to the second core and providing an area of child play-space for the whole building (although it is noted that additional space may be required at roof level to meet the Local Plan standards). Earlier iterations considered a partial deck in this area (to allow some ventilation to the basement) but the recent iterations show the entire area decked which has the benefit to reducing the visibility of the car parking below and providing amenity space and potential for landscaping. The ground floor flats would also have private amenity spaces in this area. The relationship between public and private circulation space needs further consideration but the recent designs are encouraging.
- 6.28 This is also true of the circulation space to the north of the building. The applicant is seeking to ensure that the levels within the development relate to the proposed College Green/Fairfield Homes podium level and has given some consideration as to how the scheme might connect to the proposed courtyard within the adjacent site to the north which is currently proposed at a slightly raised level (to provide required floor to ceiling heights within the basement for servicing vehicles). Officers have been keen for the applicant to explore how the scheme could connect into these proposed land levels to secure the potential for occupiers from both schemes to make use of the amenity value of the courtyard and access routes (for legibility and quality of accommodation purposes) should an agreement be reached between the two parties (or management companies in the future should both schemes be consented and built-out). The applicant is currently considering the use of steps and a ramp to allow access between the two sites. Officers are supportive of this principle and the use of the College Green land levels (as the more important of the two levels for the site) should ensure that the scheme works should the adjacent site not come forward for any reason.

### Access

- 6.29 The proposed land levels and provision of additional public realm/amenity space to the south of the site has opened up the opportunities for residential access points both to the north and south of the building. Although the residential entrances would be accessed through under-crofts from the building above, the general layout is supported.
- 6.30 The positioning of one of the residential entrances on the corner of the public under-croft would help activate this space and provide natural surveillance. The enterprise centre would also have active frontages onto the under-croft space

including to the eastern side, a reception space accessed from the northern corner, and to the western side, a gallery and café.

- 6.31 The articulation of the different uses and entrances within the site have been significantly improved since PRP. Further definition is required between the public and private spaces and how these boundaries would be defined, both in legibility terms and security. The layout of the entrances is considered more rational and whilst the initial sketches and layouts suggest that these will be more legible, officers expect further refinement of the design as the detailed design comes forward.

### **Housing Quality for Future Occupiers**

- 6.32 The flats would all be designed to meet National Technical Space Standards and are all being designed with outdoor amenity space in the form of private balconies or terraces. 10% of the units would need to be designed as wheelchair accessible and the remaining 90% wheelchair adaptable in line with the London Plan.
- 6.33 In addition, the scheme would provide a private area to the south of the site. If this is not sufficient to meet play-space requirements, additional amenity space is proposed to the two roofs of the building which could provide additional child play-space.
- 6.34 Officers and PRP raised some concerns about the number of single aspect north facing units. This has been revised in the latest iterations of the scheme which results in roughly 15% of single aspect north facing units (14 of 90 flats). Of these, the majority have been designed to maximise outlook, making use of angled elevations, providing some outlook to the north-east and north-west. It is acknowledged that the layout of the development site is extremely constrained by its awkward shape and the surrounding context and officers are satisfied that the applicant is working hard to optimise the outlook and layout. The percentage of single aspect north facing units is considered generally acceptable, subject to the receipt of suitable daylight and sunlight to be assessed as part of any application.

### **Impact upon Neighbours**

- 6.35 The adjoining neighbours are currently all commercial buildings, but there is a hybrid planning permission in place and a planning application has been received for a mixed use scheme to the north of the site (Fairfield Homes site). Assuming that this pre application process leads to a planning application submission, both schemes would need to consider and assess reciprocal effects.

#### **Fairfield Halls, servicing and public car park**

- 6.36 Fairfield Halls (and service yard), the Magistrates Court and the public car park below College Green (which is open 24/7) are all located in extremely close proximity to the site and none have existing time and noise restrictions. Fairfield Halls in particular is of strategic importance as a cultural venue for the borough. In line with NPPF (and emerging London Plan policies) which seeks to protect existing businesses and facilities from unreasonable restrictions due to new

development, suitable mitigation will be required against noise and other potential nuisances from the existing land uses.

- 6.37 In addition, officers have some concerns that the proposed servicing plans could give rise to conflict between the development and existing uses. These are detailed in the transport section below.
- 6.38 It should be noted that the Magistrates Court formed part of the outline consent for the hybrid permission and it is considered to have some redevelopment potential. It also currently has windows in the rear elevation. The proposed development is considered to be located sufficiently away from the southern boundary of the site to ensure that it would be unlikely to prejudice a future redevelopment of this site nor result in privacy issues for the proposed flats (or result in a poor relationship with the existing windows). The current layout allows the scheme to maximise the landscaping potential and access arrangements to the south of the building.

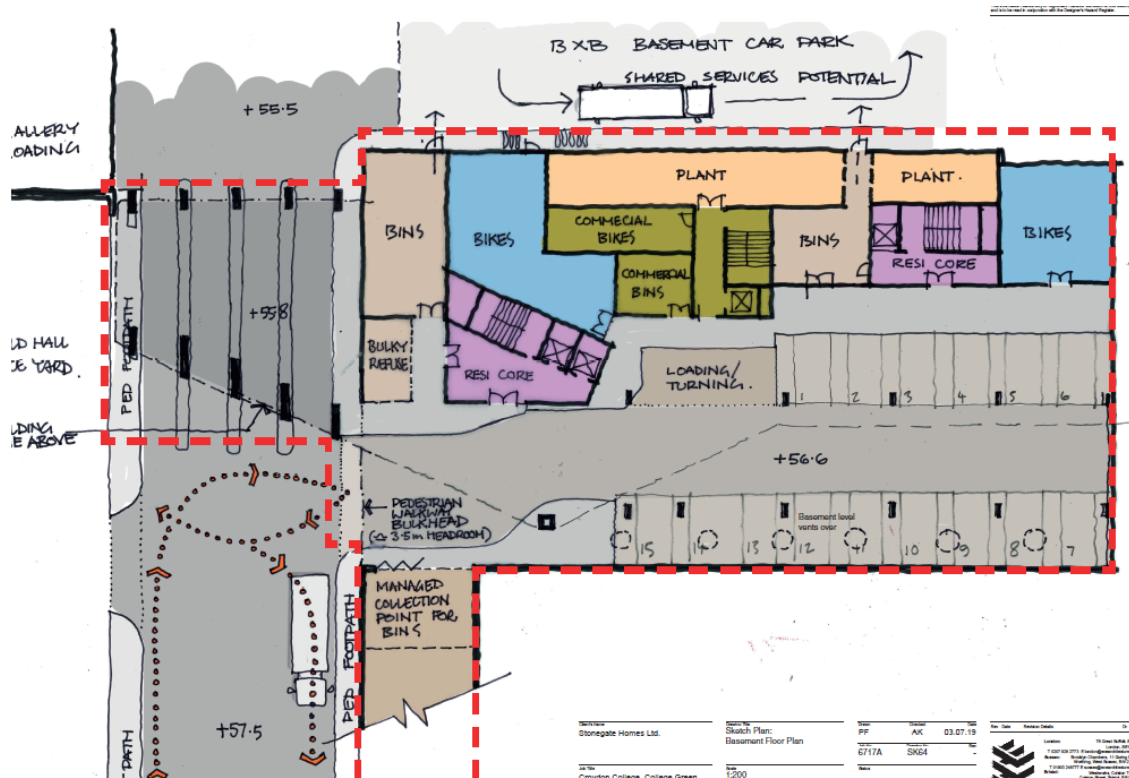
#### Fairfield Homes site and Fair Field Public Realm scheme

- 6.39 The Fairfield Homes site forms both part of the existing hybrid planning permission and is subject to a new planning application which is currently being assessed. Whilst the extant permission cannot be built, it did set parameters including a residential courtyard to the north of the site which are material considerations. The hybrid expected the courtyard to be bounded on all four sides, with the lowest heights (at 4 storeys) to the southern side of the courtyard. A daylight and sunlight analysis will be required and will need to take into consideration the relationship of both the approved and proposed development on the Fairfield Homes site.
- 6.40 The applicant has sought to design the scheme to meet the proposed 'ground' levels for College Green (Fair Field) as were approved under the hybrid permission but are also considering how the levels could tie into the elevated levels within the Fairfield Homes courtyard. Officers are facilitating discussions with design team for the Fair Field public realm scheme to ensure a coordinated approach with close integration with the wider public realm approach as well as encouraging discussions between adjoining developers to improve the wider coordination with the adjacent site.

#### **Transport**

- 6.41 The proposal seeks to provide a car free development with disabled parking provided at basement level accessed from the Barclay Road ramp. The basement access would be limited in height due to the pedestrian route which would straddle the access at a height of about 3.5m (see sketch section at paragraph 6.21 above).
- 6.42 Currently 15 parking spaces are proposed within the basement car park, together with a loading bay / turning head. Each residential core would have lift and stair access to basement level where secure cycle parking and bin storage is proposed. The enterprise centre would have a separate core access to the basement and separate bin and cycle storage. Large servicing vehicles and

waste and recycling vehicles would have to service the site from Barclay Road ramp (turning on the ramp and waiting in the eastern-most lane).



Proposed basement level

- 6.43 The basement layout requires further consideration in terms of vehicle access and movement. As the site is located within an area with high public transport accessibility (PTAL rating 6b), disabled-only parking is acceptable and it would be expected that car parking permits would be restricted for future residents. The number of parking spaces may need to be reduced to ensure that the numbers do not exceed London Plan standards and this would allow for an improved circulation for the space. The site would provide secure cycle storage at basement level accessed via the main residential cores. This will need to be design to meet London Plan standards.
- 6.44 The proposals for servicing vehicles to turn and wait on Barclay Road ramp raises concern in terms of the potential for vehicular conflict. The ramp provides access to the public car park below College Green (Fair Field) and the Fairfield Halls service yard. The car park when it reopens, will be open 24/7 and the Fairfield Halls service yard is anticipated to cater for large articulated lorries. There is no dedicated servicing bay along the ramp, so using the ramp for turning of large vehicles and servicing within the eastern-most lane may result in conflict with these other uses. This, in turn, could result in highway safety issues and cause congestion back onto Barclay Road. Officers have raised this point with the applicant who advised that the existing site was serviced from the ramp. Officers require further transport evidence before this could be supported. Given the concerns raised, the applicant is exploring options for servicing from the adjacent basement car park (the layout of which is under review as part of the



current planning application for this neighbouring site) which would provide a possible solution to overcoming these concerns.

### **Environmental Impact, Sustainability & Flooding**

- 6.45 The applicant has been made aware of the requirements for passive design, zero carbon development and connection to a communal heating network. Discussions are forthcoming in relation to these and air quality, noise, overheating, surface water drainage, micro climate and lighting impacts. The site is within Flood Zone 1 (Low Risk) and partially within an area where there is potential for surface water flooding, and has one known instance of sewer flooding. The applicant has been advised that a flood risk assessment and drainage strategy would be required to support a planning application.

### **S106 Obligations**

- 6.46 At this stage it is envisaged that planning obligations will be required to mitigate the impacts. Discussions are forthcoming in relation to the heads of terms, but it is anticipated that these would include the following:

- Affordable housing (on site and including early and late stage reviews)
- Delivery of the public realm
- Employment and Construction training (contributions and obligations)
- Air Quality
- Zero carbon off-set (if required)
- Car club provision and membership
- Travel Plan
- Car parking permit restrictions
- Transport for London contributions
- Wind mitigation (if required)
- TV signal mitigation

## **7 SPECIFIC FEEDBACK REQUESTED**

- 7.1 In view of the above, it is suggested that members focus on the following issues:

- The proposed design in terms of both townscape and heritage impacts
- The design and legibility of the proposed public pedestrian route from Barclay Road to College Green
- The design and layout of the proposed cultural and creative industries enterprise centre for use as a space for art studios, art gallery and café space
- The quality of accommodation, including orientation and layout of flats and amenity space
- The current affordable housing offer of 30% with a 60:40 tenure split (affordable/social rent to intermediate units)

## **8 PROCEDURAL NOTE**

- 8.1 This is the first presentation of the scheme to the Planning Committee. 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.

- 8.2 A planning application for the proposed development would need to be referred to the Mayor of London under the Mayor of London Order 2008. The Mayor's views have not yet been formally sought.