

Committee	PLANNING COMMITTEE B	
Report Title	Surrey House, Lewisham Way, SE14 6PB	
Ward	Brockley	
Contributors	Karl Fetterplace	
Class	PART 1	Date: 3 March 2016

Reg. Nos. DC/15/94339

Application dated 04/11/15

Applicant Gerald Eve on behalf of Campus Living Villages

Proposal The demolition of the existing single storey link block and replacement with four storey block above to provide a new link and site entrance to create 35 new student accommodation rooms at Surrey House, Lewisham Way SE14, together with alterations to the front elevation, re-landscaping of the courtyard and provision of photovoltaic panels and cycle storage spaces.

Applicant's Plan Nos. 1617_DWG_A_BS_001_P3, 1617_DWG_A_BS_200_P2, 1617_DWG_A_BS_201_P2, 1617_DWG_A_BS_202_P2, 1617_DWG_A_BS_203_P2, 1617_DWG_A_BS_204_P2, 1617_DWG_A_BS_205_P2, 1617_DWG_A_BS_220_P2, 1617_DWG_A_BS_221_P2, 1617_DWG_A_BS_222_P2, 1617_DWG_A_00_100_P4, 1617_DWG_A_00_201_P3, 1617_DWG_A_00_202_P4, 1617_DWG_A_00_203_P4, 1617_DWG_A_00_204_P4, 1617_DWG_A_00_205_P4, 1617_DWG_A_00_206_P2, 1617_DWG_A_00_220_P3, 1617_DWG_A_00_221_P3, 1617_DWG_A_00_400_P3, 1617_DWG_A_00_401_P3, 1617_DWG_A_00_402_P3, 1617_DWG_A_00_403_P3, 1617_DWG_A_00_404_P3, 1617_DWG_A_00_405_P3, 1617_DWG_A_00_406_P3, 1617_DWG_A_21_500_P4, 1617_DWG_A_10_119_P2, 1617_DWG_A_10_121_P1, 1617_DWG_A_10_123_P2, 1617_DWG_A_10_124_P2, 1617_DWG_A_10_125_P2, BD 0133 SD 102 R00, BD 0133 SD 105 R00, BD 0133 SD 802 R01, Energy Feasibility Assessment (September 2015, Hulley & Kirkwood), Sustainability Monitoring Form, Design & Access Statement (October 2015, Hawkins\Brown), Goldsmiths, University of London GA0/JOR/J7522 (November 2015, Gerald Eve), Vision Statement received 4 November 2015; Tree Survey & Arboricultural Impact Assessment (January 2016, Greengage) received 29th January 2016.

Background Papers

- (1) Core Strategy (2011)
- (2) Development Management Local Plan (2014)
- (3) The London Plan (2015)

Designation

PTAL 6a
Not in a Conservation Area
Not a Listed Building
A Road

Screening

N/A

1.0 Property/Site Description

- 1.1 This property is known as Surrey House and is part of the Goldsmiths University campus (although it is located separately to the main campus which is on Lewisham Way near to the junction with New Cross Road). The site in question is located on the corner of Lewisham Way and Shardeloes Road and provides 158 bedrooms over three buildings.
- 1.2 The site incorporates a large five storey former house dating from the late 1800s facing onto Lewisham Way with a more modern four storey 1960s extension fronting Shardeloes Road which is linked to the original house with a garden between the two and a single storey orangery. The link block is single storey and forms the entrance to the site but otherwise has no openings to Shardeloes Road. The Annexe building was constructed in 2000 and is located to the rear of the main buildings. The buildings are in use as a halls of residence with ancillary rooms such as kitchens. The site is not in a Conservation Area.

2.0 Planning History

- 2.1 There have been various applications for the alteration, extension and change of use of the building to a student halls since 1954 but there is no recent planning history of any particular relevance to the current proposal, apart from the pre-app discussions noted below.

3.0 Current Planning Application

The Proposal

- 3.1 This application seeks the demolition of the existing single storey link block and its replacement with a four storey block above to provide a new link and site entrance to create 35 new student accommodation rooms at Surrey House, Lewisham Way SE14, together with alterations to the front elevation, re-landscaping of the courtyard and provision of photovoltaic panels and 20 additional cycle storage spaces.
- 3.2 For clarification, the proposed development would provide 36 additional units. Thirty-five new rooms would be provided in the new Surrey Building, a net total of 33 new rooms due to the replacement of 2 existing rooms. Seven new units would be added to the Surrey Old House Building and the number of units in the main building would be reduced by 4, resulting a net gain of 36 units. This would take the total no. of beds at this facility from 158 to 194. Five rooms on the lower ground floor and ground floor of the old Surrey House building would be wheelchair accessible. The new units would comply with the Building Regulations in terms of accessibility.
- 3.3 This proposal would add a Gross Internal Area (GIA) of 824sqm of student accommodation to the existing 4,198sqm, to achieve a total of 5,022sqm. The new site entrance would include a new reception area.
- 3.4 The new block would have a glazed entrance on Shardeloes Road, with the three storey block cantilevered over the ground floor link block by 1m. Planting would be provided in front of the ground floor windows within this 1m setback. Level access would be provided via a new ramp. The existing refuse arrangement is proposed

to be retained - refuse vehicles would park on Shardeloes Road and access the existing refuse store towards the rear of the site. No car parking spaces are proposed.

3.5 The depth of new building would be approximately 10.7m an increase over the existing 6m depth. The height of the new link building would be 13.05.

3.6 The ground floor brick would be a dark silver, to respond to the main building, whereas the three storeys above are designed to respond to the bricks in the old Surrey House building, through the use of a light silver brick.

3.7 The windows are proposed to be an inset timber frame/anodised aluminium composite system with perforated mesh ventilated panels.

3.8 Two trees located in the courtyard are proposed to be removed, one in the northern corner of the courtyard and one in the western corner.

3.9 The following supporting documents have been submitted with this application:

- Landscape Drawings
- Design and Access Statement
- Planning Statement
- Arboricultural Report
- Energy Feasibility Assessment

4.0 Consultation

4.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.

4.2 The applicant attended a number of pre-application meetings with planning and urban design officers in June and July prior to the submission of the application.

4.3 Site notices were displayed and neighbouring properties including the Brockley Ward Councillors were consulted. Five objections and one set of comments were received from local residents. The addresses of the objectors are:

- 5 Brindley Street
- 10 Brindley Street
- 13 Brindley Street
- 74A Lewisham Way
- 86B Lewisham Way

4.4 The address of the commenter is 11 Shardeloes Road.

4.5 The Councils Environmental Sustainability, Surveying, Environmental Health, Policy, Highways, Tree, Legal, Section 106/CIL and Urban Design teams were consulted.

4.6 Thames Water and Transport for London were also consulted and their responses are outlined below.

Written responses (comments) received from residents

4.7 The issues raised in the comments are summarised below:

- There would be construction impacts
- Trees might be removed on Shardeloes Road and in the courtyard and if so, can replacement trees be planted.

Written responses (objections) received from residents

4.8 The issues raised in the objections are summarised below:

- There would be construction impacts, particularly on Brindley Street.
- Additional noise would be created.
- Additional waste (including sewerage) would be created & therefore more frequent collection would occur, causing disruption.
- There would be additional impacts on the road network due to more cars.
- The amount of light would be reduced to rear gardens and units fronting Lewisham Way.
- The amount of light would be reduced to Brindley Street.
- The design, massing and height of the proposed extension is excessive and should reflect the main building rather than the period building (old Surrey House).
- The materials should be in keeping with the current brick block on Shardeloes Road.
- No notification was received from the developer prior to receiving the letter from Council regarding the planning application.

Note: Regarding this, it is optional for developers to notify the public of a proposal prior to submitting a planning application. For a scheme of this size, this is not considered essential. The applicant has stated that it was not possible to carry out wider public consultation in advance of submission of this application, however Council has been provided with a copy of the letter the applicant sent to nearby occupiers shortly after the applications were submitted to Council. The applicant has also stated that residents were provided with a pamphlet that summarises this and another current Goldsmiths development at Raymont Hall, Brockley and invited to attend a Q&A session. No discussions were had regarding this proposal.

Transport for London

- 4.9 TfL does not consider that the proposal will generate any adverse impacts on the strategic transport network. It is noted that the site is located on the A20 which forms part of the Transport for London Road Network (TLRN) for which TfL are the highway authority. However, as the works will predominantly be located on the sites frontage along Shardeloes Road, no adverse impacts on the TLRN are anticipated. The proposed cycle parking is considered to be in accordance with London Plan (2015) Policy and should be secured by condition.

Thames Water

- 4.10 Thames Water has not objected to the proposal on the basis of sewerage or water infrastructure capacity. Additional comments provided by Thames Water are proposed to be included as an informative and the comment regarding the need for a piling operations plan is proposed to be included as a condition.

5.0 Policy Context

Introduction

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-
- (a) the provisions of the development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

A local finance consideration means:

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
 - (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL)
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Lewisham comprises the Core Strategy, the Development Management Local Plan, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, and the London Plan. The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

- 5.3 The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14, a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary, this states in

paragraph 211, that policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that ‘...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)’.

- 5.4 Officers have reviewed the Core Strategy for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

London Plan (March 2015)

- 5.5 On 10 March 2015 the London Plan (consolidated with alterations since 2011) was adopted. The policies relevant to this application are:

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.8 Housing choice
Policy 3.18 Education facilities
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.13 Sustainable drainage
Policy 5.18 Construction, excavation and demolition waste
Policy 6.3 Assessing effects of development on transport capacity
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

- 5.6 The London Plan SPG's relevant to this application are:

Sustainable Design and Construction (2006)

Core Strategy

- 5.7 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Development Management Local Plan and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Spatial Policy 1 Lewisham Spatial Strategy
Spatial Policy 2 Regeneration and Growth Areas
Core Strategy Policy 7 Climate change and adapting to the effects

Core Strategy Policy 8 Sustainable design and construction and energy efficiency
Core Strategy Policy 14 Sustainable movement and transport
Core Strategy Policy 15 High quality design for Lewisham

Development Management Local Plan

5.8 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The Development Management Local Plan, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Core Strategy and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Development Management Local Plan as they relate to this application:

5.9 The following policies are considered to be relevant to this application:

DM Policy 1	Presumption in favour of sustainable development
DM Policy 8	Student housing
DM Policy 22	Sustainable design and construction
DM Policy 25	Landscaping and trees
DM Policy 26	Noise and vibration
DM Policy 29	Car parking
DM Policy 30	Urban design and local character
DM Policy 31	Alterations and extensions to existing buildings including residential extensions

6.0 Planning Considerations

6.1 The main issues to be considered in respect of this application are:

- a) Principle of development
- b) Design, scale and impact on the existing buildings
- c) Quality of accommodation
- d) Transport and servicing
- e) Impact on adjoining properties
- f) Sustainability and energy
- g) Landscaping
- h) Impact on trees

Principle of Development

6.2 The NPPF sets out in paragraph 14 a presumption in favour of sustainable development. In terms of decision-making, the document states that where a development accords with a local plan, applications should be approved without delay.

6.3 Paragraph 3.52 of the London Plan states that London's universities make a significant contribution to its economy and labour market and that it is important that their attractiveness and potential growth are not compromised by inadequate provision for new student accommodation. The paragraph recognises that there is uncertainty over future growth in the London student population and its

accommodation needs, but estimates that there could be a requirement for some 20,000 – 31,000 places over the 10 years to 2025. The paragraph goes on to recognise the value of purpose built student housing which may also tend to reduce pressure on other elements of the housing stock currently occupied by students, especially in the private rented sector. Policy 3.8 'Housing Choice' therefore encourages boroughs to work with higher and further education establishments to meet a demonstrable need for student housing without compromising capacity for conventional homes.

- 6.4 DM Policy 1 states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 6.5 DM Policy 8 Student Housing of the Development Management Local Plan (DMLP) states that the Council will support proposals for student housing provided that the development:
- a) will not involve the loss of permanent self-contained homes;
 - b) will not involve the loss of designated employment land
 - c) will not involve the loss of leisure or community space
 - d) will not prejudice the Council's ability to meet its annual London Plan housing target for additional self-contained homes
 - e) has an identified end user affiliated with an educational institution or student housing management company
 - f) is well served by public transport and is accessible to a range of town centre, leisure and community services
 - g) provides a high quality living environment and includes a range of unit sizes and layouts, with and without shared facilities, to meet the requirements of the educational institutions it will serve;
 - h) demonstrates that it is suitable for year round occupation and that it has long term adaptability and sustainability, including adequate and suitable cycle parking
 - i) contributes to creating a mixed and inclusive community
 - j) does not cause unreasonable harm to residential amenity or the surrounding area and
 - k) provides 10% wheelchair accessible rooms fully fitted from occupation.
- 6.6 The existing link building does not make a positive contribution to the complex or surrounding area and therefore its demolition is not objected to, particularly since it is proposed to be replaced with a new building that better reflects the design of the Surrey House complex and surrounding area.
- 6.7 The proposal is being developed by a student housing provider. The proposals would not result in the loss of self-contained homes or of leisure or community facilities and would not prejudice the Council's ability to meet its housing targets

as the Council is not currently relying on windfall sites to achieve its targets (and the site is not allocated to housing). A range of unit types and sizes would be developed. The site is well connected in terms of public transport, being in close proximity to New Cross and New Cross Gate Stations and a number of bus routes.

- 6.8 This new accommodation would be suitable for 'year round occupation'. The new purpose built accommodation would therefore also help to free up the private rented housing sector and family sized housing typically rented by students. The proposals are linked to a specific institution and involve the refurbishment and expansion of existing student accommodation sites and would therefore not prejudice housing and affordable housing delivery in accordance with Policy 3.8 and supporting paragraphs of the London Plan.
- 6.9 Therefore provided that the proposal meets the requirements of the DM Policy 8 in relation to design, quality of accommodation, residential amenity and wheelchair accessibility (which are dealt with in the sections below), the site is considered to be well located for a development of this type and the principle of student housing is considered to be acceptable.
- 6.10 The other aspects considered in relation to the principle of development are listed above this section and include design, quality of accommodation and impacts on neighbouring occupiers, among other things, which are discussed under the relevant headings in this report.

Design, scale and impact on the existing buildings

- 6.11 The NPPF states that good design is indivisible from good planning and that design is a key aspect of sustainable development. Paragraph 63 of the NPPF states that 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area'. Paragraph 131 states that 'in determining applications, local planning authorities should take account of the desirability of new development making positive contribution to local character and distinctiveness.
- 6.12 London Plan Policy 7.4 states that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. High quality design requires that the development, amongst other things, is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings and allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area.
- 6.13 Policy 15 'High quality design for Lewisham' of the Core Strategy states that the Council will apply policy guidance to ensure highest quality design and the protection or enhancement of the natural environment. This is echoed in DM Policy 30 Urban design and local character.
- 6.14 There are no objections to the demolition of the existing link below which is considered to make little positive contribution to the street scene.

Height and Massing

- 6.15 The area surrounding the subject site is a predominantly residential area that contains 2-3 storey dwellings, although larger buildings are present on Lewisham Way. Regarding the objection from neighbouring occupiers that the design, massing and height of the proposed extension is excessive and should reflect the main building rather than the period building (old Surrey House), it is noted that the proposed link block would be just less than one storey higher than the existing main building, and in turn is set half a storey lower than old Surrey House. It is considered that this height, the proposed building would retain the existing hierarchy across the site, where the old Surrey House stands prominent on the corner. It is noted that the form of the link block was modified during pre-application negotiations to reduce the impacts on the courtyard and streetscene and is now considered acceptable.. This has been achieved by the setting in of the ground floor to create a more generous pavement for pedestrians, the upper floors would cantilever over the ground floor creating a canopy and is considered to be an acceptable response to the street. The link building would retain acceptable separation (at upper floors) between Old Surrey House and the Main Building and is not considered to appear cramped or an overdevelopment of the site.
- 6.16 The proposed new link block and entrance is considered a positive improvement and would activate the street frontage. The rooms facing the street, of which there are only two, have been setback to allow for privacy. Landscaping is also proposed to enhance the streetscape. This is discussed further in the landscaping section of this report.

Detailed Design

- 6.17 In terms of materiality, as described above, the elevations are formed from two main brick types a dark silver grey brick base with a lighter silver grey cladding the upper floors, punctuated with large areas of glazing. The windows are recessed into the elevation by a full brick and the cantilever soffit is to be clad in aluminium. The elevations are considered to be well ordered and simple in arrangement. It is through the use of materials and subtle detailing that interest is articulated.
- 6.18 The Design and Access Statement provides typical images of brick types and windows which is supported, however, it is recommended that a condition is secured which requires details and samples to be approved. Although it is noted that an objection has been received stating the bricks should match the existing building, this is not considered to be an appropriate design response given the scale and architecture of the link block proposed.
- 6.19 It is considered that through design discussions with Officers that have taken place during the pre application process a high level of architectural quality has been achieved for the proposal. The detailed plans that have been submitted demonstrate that a quality design is achievable and are therefore considered to be sufficient to justify the scale and height of the proposal. Officers consider that the proposed development has maximised the potential of the site and the scale of building achievable in this location and subject to the quality of the detailing and design being adequately secured through conditions, it is considered that the Development would be a high quality addition to the borough.

Quality of accommodation

- 6.20 There are no specific standards for student accommodation. DM Policy 8 'Student Housing' requires accommodation to provide a high quality living environment and include a range of unit sizes and layouts, with and without shared facilities, to meet the requirements of the educational institutions it will serve.
- 6.21 The studio units range in size from 17sqm to 37sqm (for the wheelchair compliant units) and comprise an en-suite bathroom and an open plan bedroom/kitchenette that contains a single bed, a desk, storage space and a kitchen area.
- 6.22 The remaining new units would average 12sqm and have an ensuite shower room, bed, desk and storage space. While the proposed student rooms are small, it is considered that they would meet the needs of the students and that the size of the units would be mitigated by access to good quality communal facilities, as two social space areas are to be provided on each floor and further social space is provided in the Orangery. There would also be landscaped external amenity space in the courtyard. The bedrooms are considered to have adequate access to sunlight and daylight and are considered to be acceptable.

Wheelchair housing/accessibility

- 6.23 The application proposes 5 rooms that are adaptable to wheelchair standards, which, as a ratio based on the additional units meets the 10% requirement of DM Policy 8. The wheelchair accessible units would be located at the basement level and ground floor level of the old Surrey House building. A new ramp is proposed between the new link block and the Surrey Old House, therefore making these rooms on the lower ground floor and ground floor of the old Surrey House building wheelchair accessible. A lift would be provided in the new link building. Level access is already provided to the orangery, which houses social space. It is considered that this proposal has sought to improve accessibility as far as possible given the constraints of the existing buildings. The applicant has stated that the new building would comply with the Building Regulations in terms of accessibility.
- 6.24 No disabled parking spaces are proposed, however this is not possible within the constraints of the existing site. However, some parking is available directly adjacent to the site on Shardeloes Road and it is therefore considered that wheelchair users would be able to park on the street with a permit if required. The proposal is therefore considered adequate from a disabled parking perspective acceptable.

Transport and servicing

- 6.25 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Plans and decisions should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, if safe and suitable access to the site can be achieved for all people and if improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. The NPPF clearly states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Car Parking

- 6.26 This site has a PTAL rating of 6A and therefore the residents of the proposed rooms would have excellent public transport access and the non-provision of car parking with this application is considered appropriate and in accordance with Core Strategy Policy 14, DM Policy 29 Car parking and Policy 6.13 Parking of the London Plan. The site is also in close proximity to the main Goldsmiths University campus. Regarding the objections received from residents that there would be additional impacts on the road network due to more cars, it is noted that no car parking spaces are proposed and 20 additional cycle spaces are proposed. Additionally, Goldsmiths does not permit students to bring cars with them to their accommodation. Therefore, Council has done its utmost to ensure that there would be minimal additional impacts on the road network.

Cycle Parking

- 6.27 The London Plan does not contain strict guidance on cycle parking spaces, however, with other student accommodation schemes, the Council has sought a minimum of 1 space per 2 new units as a minimum. Storage is proposed for 20 bicycles at ground level, just inside one of the entrances to the new ground floor of the link building. Given that a net increase of 36 units is proposed, this is considered adequate and is otherwise consistent with London Plan Policy 6.3 and Core Strategy Policy 14 Sustainable movement and transport. Further, this would improve the existing ratio of cycle parking spaces to rooms. At present, storage is provided through an informal arrangement on the elevated area next to the Orangery, which is proposed to be retained. A condition is proposed to be included to ensure that this is provided, if the scheme is approved.

Refuse Storage & Servicing

- 6.28 The existing arrangement is that refuse vehicles can park on Shardeloes Road and access the existing refuse store towards the rear of the site. This is proposed to remain and is considered acceptable in principle. Regarding the resident comment that additional waste (including sewerage) would be created & therefore more frequent collection would occur, causing disruption, Thames Water has stated that it does not have any objection to the proposal from a wastewater infrastructure perspective. As abovementioned, it is proposed to use the existing refuse storage area for the additional rooms. It has not been clarified whether more frequent refuse collection would occur, however if it were to be the case, this would not be expected to have an unreasonably adverse impact on residents.

Construction Traffic

- 6.29 The proposed condition that requires a Construction Management Plan would include a section on construction traffic and therefore this would be adequately considered prior to construction commencing.

Impact on Adjoining Properties

- 6.30 DM Policy 8 Student Housing states that the Council will support proposals for student housing provided that the development does not cause unreasonable harm to residential amenity or the surrounding area.

Construction Impacts

- 6.31 With regard to resident objections about construction impacts, there would be impacts on the surrounding area, which could include Brindley Street. Therefore, a condition is proposed to ensure that a Construction Management Plan (CMP) is provided to and approved by Council prior to works commencing. The specifics of this would need to be considered at this time and therefore it cannot be assured that there would be no access to construction work taking place from Brindley Street. However, a CMP would ensure, amongst other things, that there are no unreasonably adverse impacts on neighbouring properties with regard to noise and vibration, dust and traffic. Further to this, a condition would be included to regulate the hours of delivery trucks during construction so that any impacts are kept to a minimum.

Noise

- 6.32 Regarding residents objections about noise impacts, it is acknowledged that additional noise would be created as a result of this development, however given that the campus currently has 158 rooms, as a proportion of this, 36 new rooms would not result in an unreasonable increase in noise over and above that which might already occur. To a degree, this is considered an expected outcome of inner city living, particularly given that there is an existing student residence in operation. Having said this, the applicant has stated that each resident receives and signs a document as part of their rental agreement entitled "Rules of The Village" which sets out expected standards of behaviour. This document covers topics such as compliance with a site-specific noise policy and strict rules on visitors and guests. Failure to comply with the rules may lead to disciplinary action which can escalate up to being asked to leave. Therefore it is considered that adequate measures are in place to address these potential impacts. Additionally, no new external plant equipment is proposed. The applicant has stated that all new mechanical plant would be suitably positioned, enclosed and attenuated to ensure there is no additional acoustic impact on the site boundary.
- 6.33 24/7 on site support and security is proposed, through a staff managed reception during the day and provision of a security guard overnight. The management suite would be located adjacent to the ground floor reception.

Daylight & Sunlight

- 6.34 Regarding the resident objection that the amount of light would be reduced to rear gardens and units fronting Lewisham Way, it is acknowledged that there would be some impacts on these rear gardens from the proposed four storey building, however, given that it would be limited only to part of the afternoon, it is not considered to be unreasonably adverse. For the majority of the day, these properties would not be impacted from overshadowing or loss of daylight or sunlight.
- 6.35 Neighbouring occupiers also stated that the amount of light would be reduced to Brindley Street. However, given that the proposed extension would not come between the sun and Brindley Street, it is not considered that it would have unreasonably adverse impacts on daylight and sunlight). Further, the distance to the closest neighbouring properties to the north and south would be approximately

16m and 20m respectively and for a building of the proposed height and scale, daylight and sunlight impacts on these properties are not expected to be an issue.

Privacy

- 6.36 There is the potential for overlooking to occur from the windows in the upper floors of the proposed building, however, this would predominantly be into the existing courtyard, which would assist with passive surveillance. The distance to the rear gardens of properties on Lewisham Way is approximately 20m, which is considered acceptable. It is noted that no nearby occupiers have objected to this aspect of this development.
- 6.37 Overall, this proposal is therefore considered to have an acceptable impact on neighbouring amenity.

Sustainability and Energy

- 6.38 The NPPF requires Local Planning Authorities to adopt proactive strategies to mitigate and adapt to climate change. The NPPF requires planning policies to be consistent with the Government's zero carbon buildings policy and adopt nationally described standards.
- 6.39 London Plan and Core Strategy Policies advocate the need for sustainable development, All new development should address climate change and reduce carbon emissions. For major development proposals there are a number of London Plan requirements in respect of energy assessments, reduction of carbon emissions, sustainable design and construction, decentralised and renewable energy. Major developments are expected to prepare an energy strategy based upon the Mayor's energy hierarchy, adopting lean, clean, green en principles. Major development proposals are expected to achieve a minimum carbon reduction saving of 19% above 2013 Part L Building Regulations, which equates to a Code for Sustainable Homes Level 4 rating.
- 6.40 The focus of the renovation of the existing areas from a sustainability perspective is to improve elements of the building fabric and improve the efficiency of building services, through the modification of windows and roofs to upgrade the existing U-Values. Other measures proposed include energy efficient lighting, including sensor lighting; the installation of high efficiency ventilation plant with variable speed drives; and the replacement of the existing heating system with a zoned system. The proposed energy efficiency measures would exceed those required by the Building Regulations. This would be expected to provide a reduction in CO2 of 10% of the total emissions.
- 6.41 Several energy saving measures are proposed, including a gas fired CHP sized to meet the majority of the building domestic hot water demand and 50sqm of roof mounted Photo-Voltaic (PV) panels.
- 6.42 Through the use of the above measures, the report confirms that the proposal would achieve the London Plan and LB Lewisham policy requirement of a carbon dioxide emissions saving >19% relative to the 2013 Building Regulations. The estimated carbon dioxide emissions saving is set out in the report as 45.88% with the actual carbon dioxide emissions after the energy strategy has been applied given as 16.06 tonnes/annum, which exceeds the requirement of 12.25 tonnes/annum.

- 6.43 It is considered that the proposal would perform acceptably from a sustainability point of view.
- 6.44 Regarding sustainable urban drainage systems, an element of permeability is proposed through the retention of some soft landscaping area. This is considered adequate, given that there is some existing hardstand surfaces in the rear courtyard.

Landscaping

- 6.45 To ensure high quality landscaping, Development Management Policy 25 requires major developments to submit a Landscape Scheme which should describe the site features that are to be retained and a method for ensuring their provision, management and maintenance.
- 6.46 Seating is proposed to be provided in the existing courtyard, along with a mix of hard and soft landscaping surfaces, which is welcomed. The main paving material would be of high quality in situ concrete, which falls to the soft landscaped areas, in order to achieve sustainable urban drainage. Landscaping is also proposed to the new front entrance, in order to improve the streetscape. The grounds would be maintained by Village Management. The species proposed for the soft landscaping are considered to be acceptable.

Impact on trees

- 6.47 There are no TPOs at, or in the vicinity of, this property. Two trees located in the courtyard are proposed to be removed, one in the northern corner of the courtyard and one in the western corner. The former has been identified as having a physiological defect that could be fatal if unmanaged. To compensate for the loss of these two trees it is proposed to plant two semi-mature '*Grayswood Ghost*' trees, which would be of a similar quality. It is considered that this is appropriate as it would not harm the arboricultural value of the site.
- 6.48 The trees that are proposed for retention, including the three trees on the pavement adjacent to Shardeloes Road, would need protection to ensure this occurs. A condition is therefore proposed to address this through the submission of a Tree Protection Plan.

7.0 Local Finance Considerations

- 7.1 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), a local finance consideration means:
- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or
 - (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).
- 7.2 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 7.3 The Mayor of London's CIL is therefore a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

8.0 Community Infrastructure Levy

8.1 The above development is CIL liable and the applicant has completed the relevant form.

9.0 Equalities Considerations

9.1 Section 149 of the Equality Act 2010 (“the Act”) imposes a duty that the Council must, in the exercise of its functions, have due regard to:-

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and those who do not;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 The protected characteristics under the Act are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

9.3 The duty is a “have regard duty” and the weight to attach to it is a matter for the decision maker bearing in mind the issues of relevance and proportionality.

9.4 In this matter there is no impact on equality.

10.0 Conclusion

10.1 The Local Planning Authority has considered the particular circumstances of the application against relevant planning policy set out in the Development Management Local Plan (2014), the Core Strategy (2011) The London Plan (2015, as amended) and the National Planning Policy Framework (2012).

10.2 The proposal would make a positive contribution to the Borough by providing additional student accommodation for Goldsmiths College. It is acceptable from a design and massing perspective that is appropriate in the context the character of the existing Surrey House complex and the surrounding area. The standard of accommodation is considered adequate and it is not expected that there would be any unreasonably adverse impacts on neighbouring occupiers. The imposition of a number of conditions would ensure that other necessary matters are adequately addressed.

11.0 RECOMMENDATION

GRANT PERMISSION subject to the following conditions:-

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- (2) The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

1617_DWG_A_BS_001_P3, 1617_DWG_A_BS_200_P2,
1617_DWG_A_BS_201_P2, 1617_DWG_A_BS_202_P2,
1617_DWG_A_BS_203_P2, 1617_DWG_A_BS_204_P2,
1617_DWG_A_BS_205_P2, 1617_DWG_A_BS_220_P2,
1617_DWG_A_BS_221_P2, 1617_DWG_A_BS_222_P2,
1617_DWG_A_00_100_P4, 1617_DWG_A_00_201_P3,
1617_DWG_A_00_202_P4, 1617_DWG_A_00_203_P4,
1617_DWG_A_00_204_P4, 1617_DWG_A_00_205_P4,
1617_DWG_A_00_206_P2, 1617_DWG_A_00_220_P3,
1617_DWG_A_00_221_P3, 1617_DWG_A_00_400_P3,
1617_DWG_A_00_401_P3, 1617_DWG_A_00_402_P3,
1617_DWG_A_00_403_P3, 1617_DWG_A_00_404_P3,
1617_DWG_A_00_405_P3, 1617_DWG_A_00_406_P3,
1617_DWG_A_21_500_P4, 1617_DWG_A_10_119_P2,
1617_DWG_A_10_121_P1, 1617_DWG_A_10_123_P2,
1617_DWG_A_10_124_P2, 1617_DWG_A_10_125_P2, BD 0133 SD 102
R00, BD 0133 SD 105 R00, BD 0133 SD 802 R01, Energy Feasibility
Assessment (September 2015, Hulley & Kirkwood), Sustainability
Monitoring Form, Design & Access Statement (October 2015,
Hawkins\Brown), Goldsmiths, University of London GA0/JOR/J7522
(November 2015, Gerald Eve), Vision Statement received 4 November
2015; Tree Survey & Arboricultural Impact Assessment (January 2016,
Greengage) received 29th January 2016.

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

- (3) No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-
- (a) Dust mitigation measures.
 - (b) The location and operation of plant and wheel washing facilities
 - (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
 - (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - (i) Rationalise travel and traffic routes to and from the site.
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
 - (iii) Measures to deal with safe pedestrian movement.

(e) Security Management (to minimise risks to unauthorised personnel).

(f) Details of the training of site operatives to follow the Construction Management Plan requirements.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2015).

(4) (a) No piling or any other foundation designs using penetrative methods shall take place, other than with the prior written approval of the local planning authority in consultation with Thames Water.

(b) Details of any such operations must be submitted to and approved in writing by the local planning authority (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) prior to commencement of development on site and shall be accompanied by details of the relevant penetrative methods.

(c) Any such work shall be carried out only in accordance with the details approved under part (b).

Reason: To prevent pollution of controlled waters and to comply with Core Strategy (2011) Policy 11 River and waterways network and Development Management Local Plan (November 2014) DM Policy 28 Contaminated land.

(5) No development shall commence on site until a detailed schedule and specifications & samples of all external materials to be used on the building, including the underside of the front projection, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

(6) (a) A minimum of 20 secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.

(b) Prior to above ground works, full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.

(c) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).

- (7) No development shall commence on site until a Tree Protection Plan (TPP) has been submitted to and approved by the Council. The TPP should follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded.

Reason: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

- (8) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no satellite dishes shall be installed on any elevations or the roof of the building.

Reason: In order that the local planning authority may be satisfied with the details of the proposal and to accord with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

- (9) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes, including rainwater goods, shall be fixed on any elevation of the building.

Reason: In order that the local planning authority may be satisfied with the details of the proposal and to accord with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

- (10) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roof on the building hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality

design for Lewisham of the Core Strategy (June 2011), and DM Policy 31 Alterations and extensions to existing buildings including residential extensions of the Development Management Local Plan (November 2014).

- (11) No deliveries in connection with construction works shall be taken at or despatched from the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

No work shall take place on the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

- (12) None of the trees shown as being retained on the permitted plans shall be lopped or felled without the prior written consent of the local planning authority.

Reason: To comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011) and policies DM 25 Landscaping and trees and 30 Urban design and local character of the Development Management Local Plan (November 2014).

INFORMATIVES

- A. **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. Only minor changes were required in order for the application to accord with the Development Plan. These were made by the applicant following positive discussions.
- B. The applicant is advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) will constitute commencement of development. Further, all pre commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the Planning Authority, before any such works of demolition take place.
- C. As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which will be payable on commencement of the development. An '**assumption of liability form**' must be completed and before development commences you must submit a '**CIL Commencement Notice form**' to the council. You should note that

any claims for relief, where they apply, must be submitted and determined prior to commencement of the development. Failure to follow the CIL payment process may result in penalties. More information on CIL is available at: - <http://www.lewisham.gov.uk/myserVICES/planning/apply-for-planning-permission/application-process/Pages/Community-Infrastructure-Levy.aspx>

- D. You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham web page.
- E. In preparing the scheme of dust minimisation, reference shall be made to the London Councils Best Practice Guide: The Control of Dust and Emissions from Construction and Demolition. All mitigation measures listed in the Guide appropriate to the size, scale and nature of the development will need to be included in the dust minimisation scheme.
- F. The applicant be advised that the details to be submitted pursuant to this permission should have regard to the principles of energy and natural resource efficiency through their design, orientation, density and location, in compliance with Policy 8 Sustainable design and construction and energy efficiency of the adopted Core Strategy (June 2011).

G. **Pre-commencement conditions:**

The pre-commencement conditions imposed are to protect the amenity of neighbouring properties, the function of the surrounding highway network, prevent pollution of controlled waters, deliver high quality design, ensure adequate provision for cycle parking and safeguard the health and safety of trees.

H. **Thames Water Comments:**

Waste - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water.

Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

Water - Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.