

## **Besson Street Virtual Local Meeting 10<sup>th</sup> July 2020**

Lewisham Planning attendees –	David Robinson (Principal Planning Officer) Michael Forrester (Major and Strategic Projects Team Leader)
Applicant's attendees –	Rebecca Crow, Grainger (JV Client) Sarah Gulliford, Grainger (JV Client) Catherine Mollett, LB Lewisham (JV Client) Gavin Finnan, Maccreanor Lavington Architects Joshua Williams, Maccreanor Lavington Architects Martha Clijd, Aecom Alex Keene, Aecom Andy Emery, Cole Jarman Vincent Lutz, GIA Simon Marks, Montagu Evans David Taylor, Montagu Evans Tom Cole, Montagu Evans
Public Attendance –	Approximately 10 residents

### **Questions and Answers**

The following questions were asked by participants (bold). The responses from the Applicant are provided following each question.

#### **Will the development result in overshadowing of 108-110 New Cross Road and The Music Room?**

Overshadowing effects are expected for 108-110 New Cross Road, given the undeveloped nature of the existing site, but the additional overshadowing effect has been tested against BRE guidance and is considered acceptable and in line with expectations for amenity areas for urban sites. This is also a consequence of the current vacant condition of the site.

The Music Room's ground floor amenity area is compliant with BRE guidance. The first floor amenity area is higher up and has unobstructed access to the sun from the south east and south. Therefore it is very likely that the property will be compliant against the BRE guidelines.

#### **Will the proposed building on New Cross Road obstruct the mural on the side of The Music Room?**

The building line of the proposed 3 storey building fronting New Cross Road aligns with the adjoining Music Room studio railings. Its two upper floors are set back from this plane and so the mural of the Music Room would remain visible from views along New Cross Road as they are currently experienced.

#### **How many entrances are there into the site and will this result in noise pollution from people walking through the site?**

There are four points of access creating pedestrian public routes through the site. From New Cross Road a lane joins the high street to the garden at the centre of the scheme. Along Briant Street there are two further points of entrance and along Besson Street another one. These

routes will not be accessible to vehicles (other than in emergencies) and only a relatively low pedestrian footfall is expected.

**How does the scale of the development reflect the Conservation Areas in the vicinity of the site?**

The impact of the development has been robustly assessed within the submitted Townscape and Visual Impact Assessment (TVIA), which considers the impact proposed development within its urban context, including from the Hatcham and Telegraph Hill Conservation Areas. The assessment is informed by 11 accurate visual representations from locations agreed with by Lewisham. The TVIA identified that the scale, form and mass of the Proposed Development sits comfortably within a townscape context.

**Who would the community facility be available for? Would this be for residents only?**

The scheme would deliver a community facility on the corner of Besson Street and Briant Street. This space is to be managed by the New Cross Gate Trust and would be accessible for both residents and the wider community. It is envisaged that the space could be used for community events and yoga classes for example, although the programme of events would be organised and managed by the Trust once constructed.

**How will the disabled parking be lit?**

Whilst these details are not yet established and would be subject of planning condition, it is envisaged that the disabled parking area will be lit by low level lighting to minimise light pollution. High level flood lighting is not being considered, acknowledging that this would be impactful on residents of Pankhurst Close.

**What mitigation is proposed to deal with the noise impacts of The Music Room?**

The planning application is supported by a Noise Assessment that was prepared by Cole Jarman. It recommends a range of acoustic measures to deal with existing noise receptors, including high specification glazing and mechanical ventilation. In addition, the Applicant will provide additional mitigation through solid balustrades for the 10 units in Block A1 that are closest to The Music Room. The scheme has also located non-residential and shared amenity spaces in proximity to existing noise generating uses to avoid conflict with existing businesses.

**How has the development considered the interface with 110 New Cross Road and the potential for conflicts with the retail/commercial ground floor use?**

The New Cross Road fronting building has been designed sensitively with neighbouring residential uses by ensuring it is single storey in scale where in proximity to adjoining residences and with no openings onto or facing it. As a result of this, there are unlikely to be any conflicts between this use and 110 New Cross Road.

**How has the design of the scheme considered the privacy of the first floor units of The Music Room?**

The layout of the development has been conceived to respect the amenity of adjoining properties, which includes the privacy currently enjoyed. In respect of The Music Room, the blocks have been sited to minimise overlooking of the property, which has resulted in no residential units in its close proximity. Resident amenity space above the New Cross Road building will be set behind a balustrade that is inset, to ensure that there will be no overlooking issues as result of the development.

**What are the impacts of the disabled parking area, noise from cars and services on ground floor for homes in Pankhurst Close?**

The disabled parking area will also be used for servicing and deliveries for the concierge on-site. It is envisaged that only a small number of deliveries to be made each day and only disabled residents will be able to use the parking bays so this area is not expected to be used intensively or result in noise or disturbance to residents on Pankhurst Close. Vehicle loading/unloading will take place from Besson Street and Briant Street.

**How many new jobs will be created by the development?**

We have applied the Homes and Communities Agency guidance which considers the number of jobs that are created by uses on a floorspace basis. This equates to 17 jobs. In addition to this, the NXGT has identified that the GP surgery will provide employment for 18 staff and 6 new jobs for the operation of the community centre. This equates to a total employment of 41 staff.

**Why does the elevation from New Cross Road not show the other proposed buildings in the background?**

The image referred to was a CGI of the New Cross Road building, intended specifically to explain the relationship of it to adjacent buildings fronting the high street as part of the presentation given. All buildings proposed are shown within the submitted elevations and sections in the application material, which includes an equivalent elevation showing all visible buildings beyond.

**Can you explain why the scheme exceeds planning guidance on density?**

Lewisham's minimum housing requirements are set to increase significantly under the emerging London Plan, and the site is in an Opportunity Area and constitutes previously developed land, where high density development is encouraged to optimise the use of land. It is also noted that the planning policy context has moved on significantly since the allocation of the site in the Local Plan. The density proposed under this application is therefore considered justified.

**What impact will the Bakerloo Line extension have on the development?**

The applicant welcomes and supports the aspiration of the Bakerloo Line extension to Lewisham, albeit it is understood that neither funding, nor the necessary consents, are in place to deliver this scheme.

**Why do you rely on the policies of the draft London Plan to justify the density of the scheme given it is not adopted?**

The Intend to Publish London Plan has been subject to Examination in Public and is a material consideration of this application. Given its stage of preparation, its policies are afforded some weight in the consideration of this planning application. The applicant does not rely on the draft London Plan to justify the density of the scheme, which is explained above.