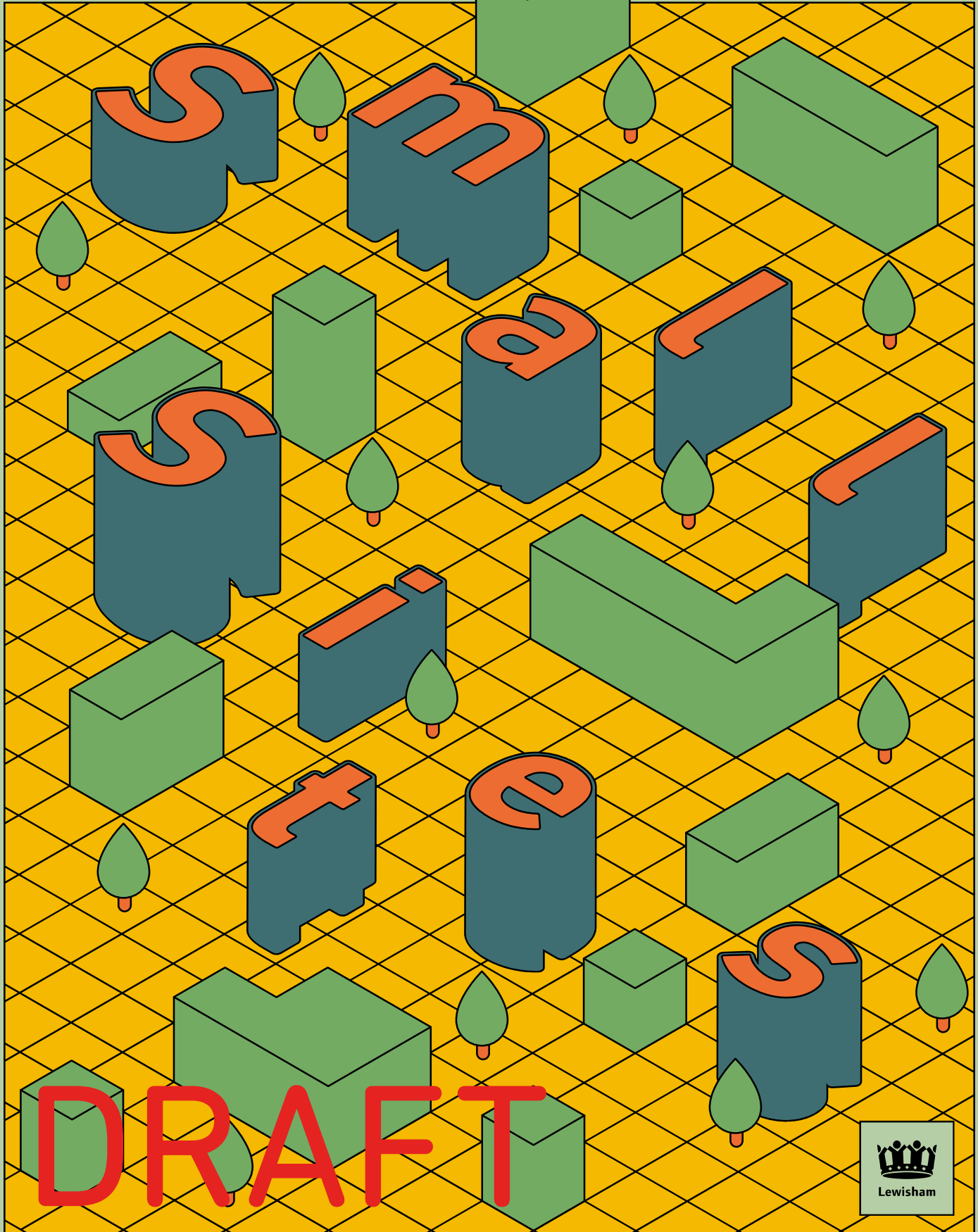


Small Sites Appendices

Additional and supporting information

Draft March 2021





**London Borough of Lewisham
Small Sites Appendices
Additional and supporting information**

This document is a development strategy for small sites developments in the London Borough of Lewisham. It is the first of three documents in this series, all of which can be found on Lewisham Council's website.



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Published TBC

This is a draft version for comment.

Some images in this document are placeholders awaiting new photography that will be incorporated ahead of issuing for consultation.

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Small Sites Vision

Small Sites Design Guide (SPD)

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1.1. Executive Summary

This document is the Lewisham Small Sites Appendix.

It is Part 3 of three documents which are:

- Part 1: This Small Sites Development Strategy document sets out a high level strategic vision for delivering more homes, including affordable homes, on Lewisham's small sites, underpinned by a series of objectives to achieve this vision.
- Part 2: The Small Sites Design Guide which forms an SPD to guide the delivery of small sites intensification in Lewisham.
- Part 3: Appendices

This Part 3 Appendix document:

- Provides supporting information to the first two parts of the documents including a glossary
- Provides further resources including some of the studies carried out as research to inform the SPD
- Further information not included in the other two documents.

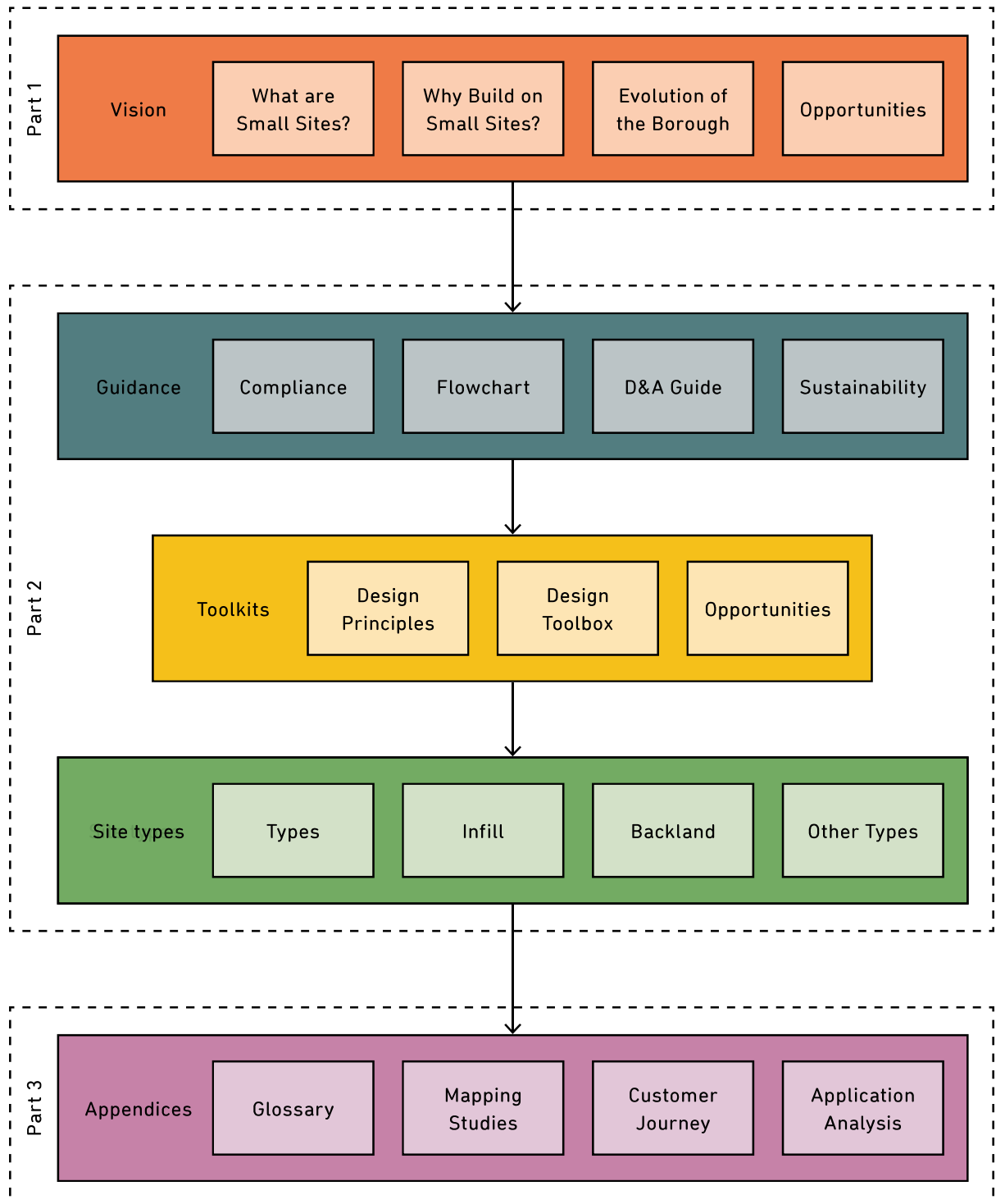


Fig. 1: Structure of the small sites documents. This document constitutes Part 3

A

Amenity

A positive element or elements that contribute to the overall character of an area, for example open land, trees, historic buildings and how they relate to each other.

Archaeology

The systematic study of past human life and culture by the recovery and examination of remaining material evidence, such as graves, buildings, tools, and pottery.

Article 4 direction

Direction removing some or all permitted development rights, for example within a conservation area or curtilage of a listed building. Article 4 directions are issued by local planning authorities.

B

Biodiversity

The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Building line

The line formed by the frontages of buildings along a street.

Building regulations

Standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings.

Bulk

The combined effect of the arrangement, volume and shape of a building group of buildings. Also called massing.

Butterfly roof

Two parallel shallow pitched roofs meeting in a valley or gutter

C

Character

The local, visual distinctiveness of a townscape, defined by patterns of development and the local culture in the form of the richness of materials, landscaping and types of architectural forms.

Sill (or cill)

A shelf or slab of stone, wood, or metal at the foot of a window opening or doorway.

Conservation area

An area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. Conservation areas are very much part of the familiar and cherished local scene. It is the area as a whole rather than the specific buildings that is of special interest. Listed buildings within conservation areas are also covered by the listed building consent process.

Curtilage

The area normally within the boundaries of a property surrounding the main building and used in connection with it.

D

Design quality

Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development.

E

Elevation

The facade or face of a building, or a plan showing the drawing of a facade.

F

Form

The shape or configuration of a building.

G

General permitted development Order (gpdo)

A government policy order outlining that certain limited or minor forms of development may proceed without the need to make an application for planning permission.

Groundwater

Water stored underground in areas of rock known as aquifers.

H

Habitable rooms

Any room used or intended to be used for sleeping, cooking, living or eating purposes. Bathrooms, toilets, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition.

Highway

A publicly maintained road, together with footways and verges.

Hipped roof

Roof which slopes up towards the ridge. Hipped roof has sloped instead of vertical end.

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.

I

Infrastructure

The physical features (for example roads, rails, and stations) that make up the transport network.

J

Juliet balcony

A shallow balcony designed to provide a barrier in front of french doors.

Jamb

The vertical face of an archway, doorway or window.

L

Lawful development certificate

A procedure by an application can be made to a local planning authority seeking certification that an existing or proposed uses, and other forms of development, can be considered as lawful for planning purposes.

Layout

The way buildings, routes and open spaces are placed or laid out on the ground.

Local planning authority

The local authority or council that is empowered by law to exercise planning functions.

Lintel

Beam over an aperture carrying the wall

Listed building

A 'listed building' is a building, object or structure that has been judged to be of national historical or architectural interest. It is included on a register called the statutory list of buildings of architectural or historic interest and part 10 of the local land charges register.

M

Mansard roof

There are different types of mansard roof. Early mansards have a double slope, the lower slope being longer and steeper than the upper. Later mansards have one long, steep slope and often have almost flat or flat roofs.

Maisonette

An apartment at more than one level.

Massing

A term in architecture which refers to the perception of the general shape and form as well as size of a building.

O

Open space

All space of public value, including rivers, canals, lakes and reservoirs, which can offer opportunities for recreation. They also provide visual amenity and a haven for wildlife.

Overbearing

A term used to describe the impact of a development or building on its surroundings, particularly a neighbouring property, in terms of its scale, massing and general dominating effect.

Over-development

An amount of development (for example the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character.

Overlooking

A term used to describe the effect when a development or building affords an outlook over adjoining land or property causing loss of privacy.

Overshadowing

The effect of a development or building on the amount of natural light presently enjoyed by a

neighbouring property, resulting in a shadow being cast over that neighbouring property.

P

Permitted development rights

Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the town and country planning (general permitted development) order.

Passive solar heating

A solar heating system using a simple solar collector, building materials, or an architectural design to capture and store the sun's heat.

Pilaster

A projection from a masonry wall

Planning permission

Formal approval sought from a council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications, or be sought in detail through full planning applications.

Planning portal

A national website provided by the government for members of the public, local planning authorities and planning consultants. The planning portal features a wide range of information and services on planning.

Photovoltaics /photovoltaic cells

Conversion of solar radiation (the sun's rays) to electricity by the effect of photons (tiny packets of light) on the electrons in a solar cell.

Place

The relationship between space, setting and landscape which interact to produce characteristics attributable to a location.

Planning condition

Condition attached to a planning permission.

Public realm

This is the space between and within buildings that are publicly accessible, including streets, squares, forecourts parks and open spaces.

Q

Quoin

Any external angle or corner of a structure.

One of the dressed stones used to dress and strengthen the corner of a building.

R

Residential amenity

The benefits enjoyed from within a residential property that the planning system seeks to safeguard. These include no unacceptable impact from noise, vibration, disturbance, air pollution, loss of privacy, outlook (but not particular views) and overshadowing.

Renewable energy

Energy derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant materials, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.

Reveal

Vertical return of side of an aperture in a wall between the plane of the wall and e.G. A door frame. It is generally set square with the face, but if out diagonally it is called a splay.

Roof pitch

The angle of a roof.

Roof-light

An opening in a roof that allows light to enter the building.

S

Street-scene / streetscape

The visual features within streets, which contribute to the character of the street and the wider area.

Subordinate

To serve under. Unequal.

3.1. GIS Mapping

Using data from the multiple sources including the London Development Database, RCKa has developed a method for analysing and displaying information using GIS mapping software. This allows us to visualise data, and for multiple datasets to be overlaid and their relationships considered. This continually evolving tool enables us to quickly access and understand large amounts of information and understand its impact on an area.

As part of this project we have been developing this tool to include a significant amount of Lewisham specific information. This includes information about small sites planning applications in the borough. In this section of the document we present some of the maps that we have used to inform our analysis.

3.2. Copyright

The data on which these maps are based come from a variety of sources and is subject to the following copyright notices:

Contains OS data © Crown copyright and database right 2021

Contains Royal Mail data © Royal Mail copyright and Database right 2021

Contains National Statistics data © Crown copyright and database right 2021

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The polygons (including the associated geometry, namely x, y co-ordinates) are subject to Crown copyright and database rights 2021 Ordnance Survey 100026316.

See <https://use-land-property-data.service.gov.uk/datasets/inspire#conditions>

4 Ward Maps

4.1. Ward Maps

For each of the eighteen wards of Lewisham we have produced a map allowing us to understand the distinct administrative areas. Onto these maps we have overlaid additional data sets, including planning policy constraints, flood risk, public transport accessibility levels, and so on.

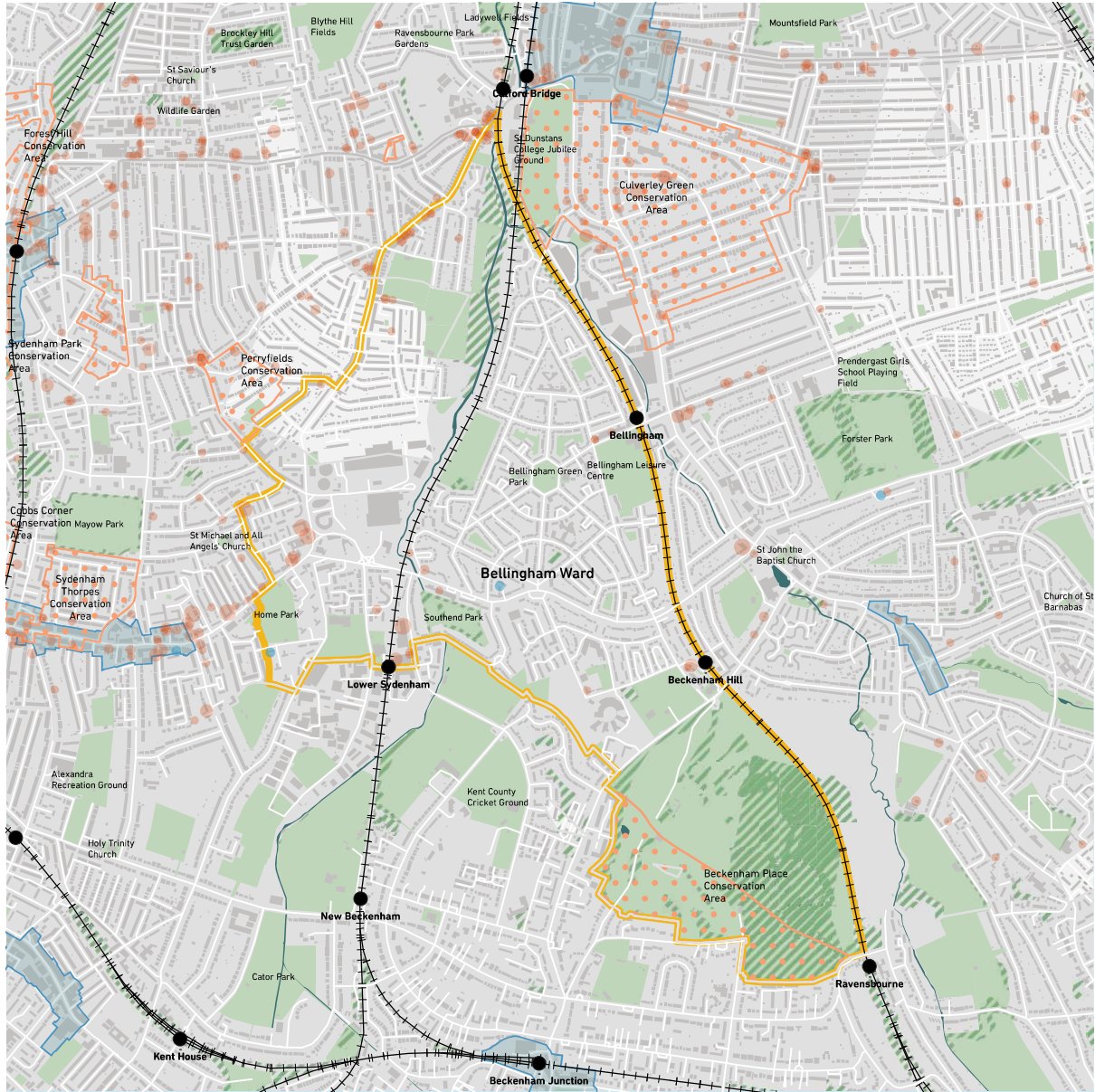
Some of these include details of small site planning approvals so that we can see where small sites developments are successfully reaching completion, and where they are not. These maps also show the patterns of development, including applications which have been approved, but not built, so that we can build up a picture of the patterns of small site development across Lewisham.

Also identified on these maps are:

- The New London Plan H2 Policy area showing areas that are within 800 metres of a station, town centre boundary, or with a Public Transport Accessibility Level (PTAL) of 3 or more.
- Local policy areas, including conservation areas, town centre boundaries.
- Topographic information including contours, railways, roads, green space, woodlands, waterways and buildings.



Fig. 2: Map of Lewisham's Wards



Bellingham Ward



- Rail / Underground Station
 - Ward Boundary
 - +— Railway
 - Conservation Areas
 - Buildings
 - Water Features
 - Woodland
 - Green Space
 - London Plan Small Sites (Policy H2) Zone
 - Urban Areas
 - Non-Urban Areas
- Planning Permission: Residential Dwellings (Small Sites <0.25ha)
- 1 - 2 dwellings (site < 0.25ha)
 - 3 - 5 dwellings (site < 0.25ha)
 - 6 - 10 dwellings (site < 0.25ha)
 - 11 - 50 dwellings (site < 0.25ha)
 - 3 - 5 dwellings (site > 0.25ha)
 - 6 - 10 dwellings (site > 0.25ha)

Fig. 3: Map of Bellingham Ward



Blackheath Ward

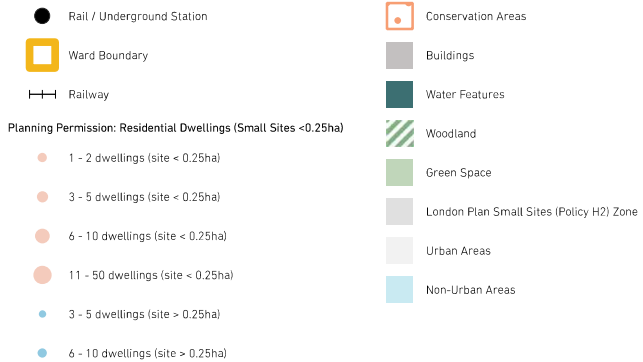


Fig. 4: Map of Blackheath Ward



Brockley Ward

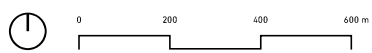


- Rail / Underground Station
- Ward Boundary
- Railway
- Conservation Areas
- Waterlines
- Buildings
- Planning Permission: Residential Dwellings (Small Sites <0.25ha)
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 - 6 - 10 dwellings (site < 0.25ha)
 - 11 - 50 dwellings (site < 0.25ha)
 - 3 - 5 dwellings (site > 0.25ha)
 - 6 - 10 dwellings (site > 0.25ha)
- Water Features
- Woodland
- Green Space
- London Plan Small Sites (Policy H2) Zone
- Urban Areas
- Non-Urban Areas

Fig. 5: Map of Brockley Ward

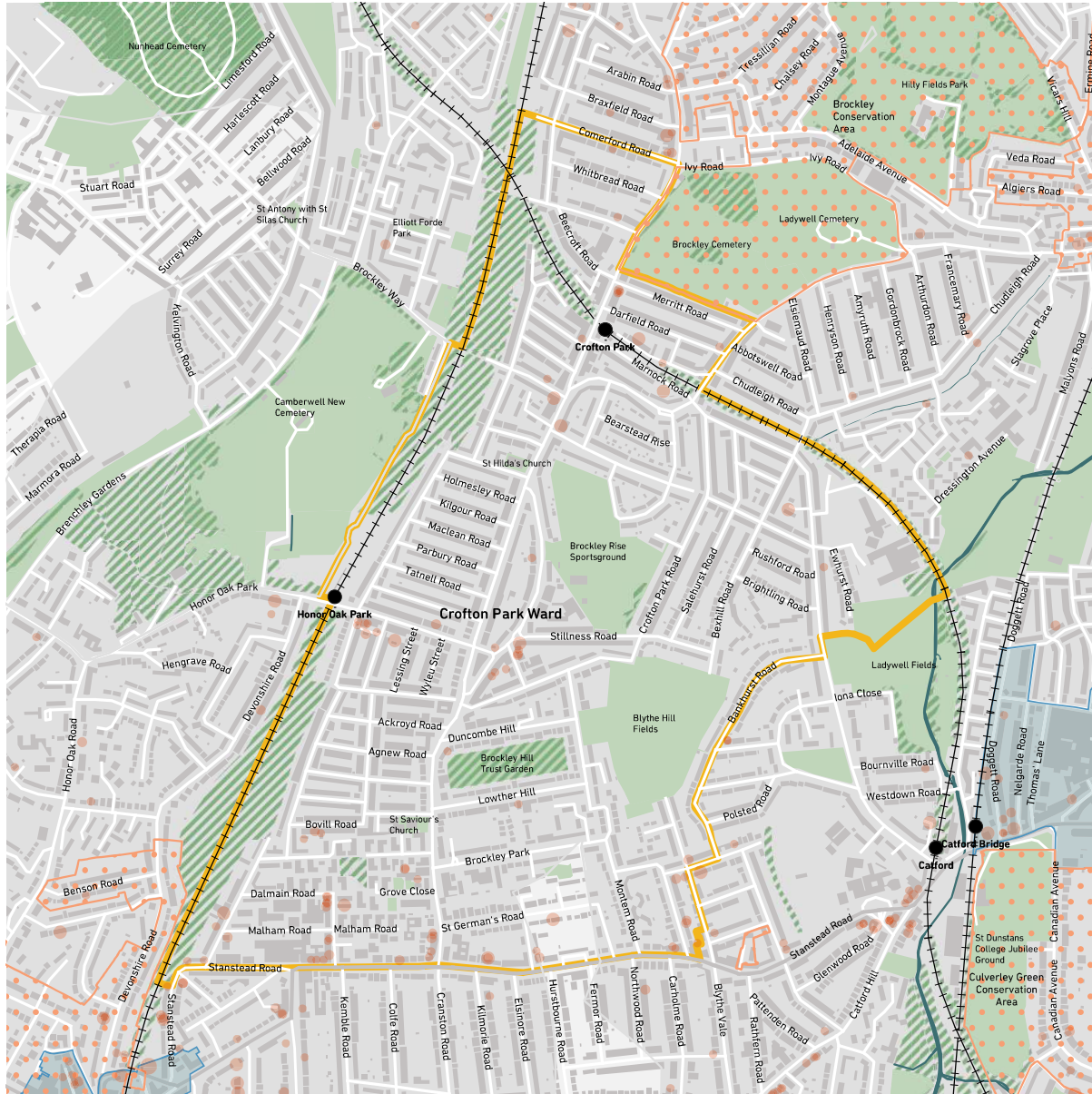


Catford South Ward



- Rail / Underground Station
 - Ward Boundary
 - Railway
 - Conservation Areas
 - Waterlines
 - Buildings
 - Water Features
 - Woodland
 - Green Space
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 - Non-Urban Areas
- Planning Permission: Residential Dwellings (Small Sites <0.25ha)
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Fig. 6: Map of Catford South Ward

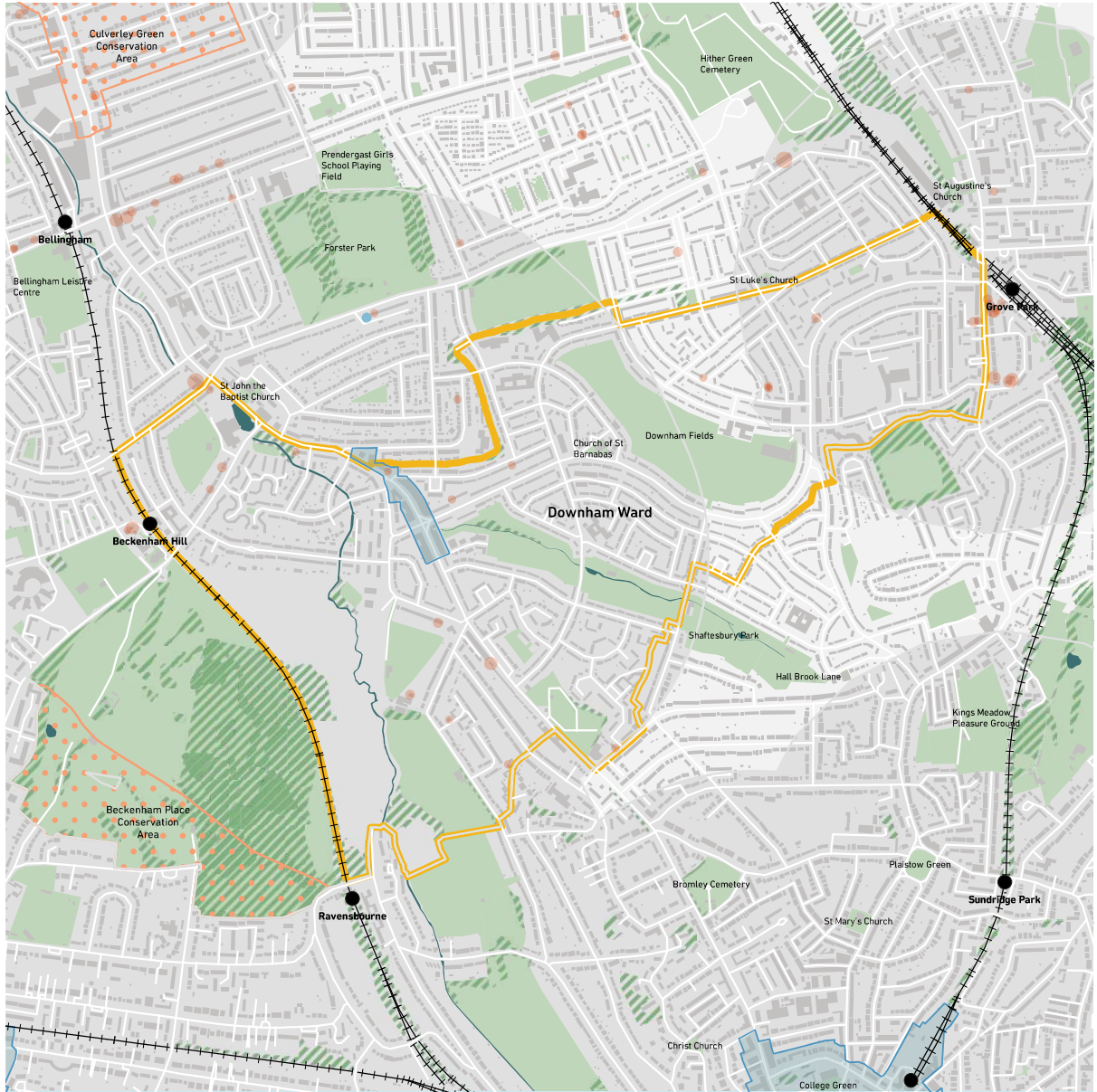


Crofton Park Ward



- Rail / Underground Station
- Ward Boundary
- +— Railway
- Waterlines
- Buildings
- Water Features
- Planning Permission: Residential Dwellings (Small Sites <0.25ha)
 - 1 - 2 dwellings (site < 0.25ha)
 - 3 - 5 dwellings (site < 0.25ha)
 - 6 - 10 dwellings (site < 0.25ha)
 - 11 - 50 dwellings (site < 0.25ha)
- ▨ Woodland
- ▨ Green Space
- ▨ London Plan Small Sites (Policy H2) Zone
- ▨ Urban Areas
- ▨ Non-Urban Areas
- ▨ Town Centre Boundary

Fig. 7: Map of Crofton Park Ward



Downham Ward



- Rail / Underground Station
 - Ward Boundary
 - +—+— Railway
 - Conservation Areas
 - Buildings
 - Water Features
 - Woodland
 - Green Space
 - London Plan Small Sites (Policy H2) Zone
 - Urban Areas
 - Non-Urban Areas
- Planning Permission: Residential Dwellings (Small Sites <math>< 0.25\text{ha}</math>)
- 1 - 2 dwellings (site <math>< 0.25\text{ha}</math>)
 - 3 - 5 dwellings (site <math>< 0.25\text{ha}</math>)
 - 6 - 10 dwellings (site <math>< 0.25\text{ha}</math>)
 - 11 - 50 dwellings (site <math>< 0.25\text{ha}</math>)
 - 3 - 5 dwellings (site > 0.25ha)
 - 6 - 10 dwellings (site > 0.25ha)

Fig. 8: Map of Downham Ward

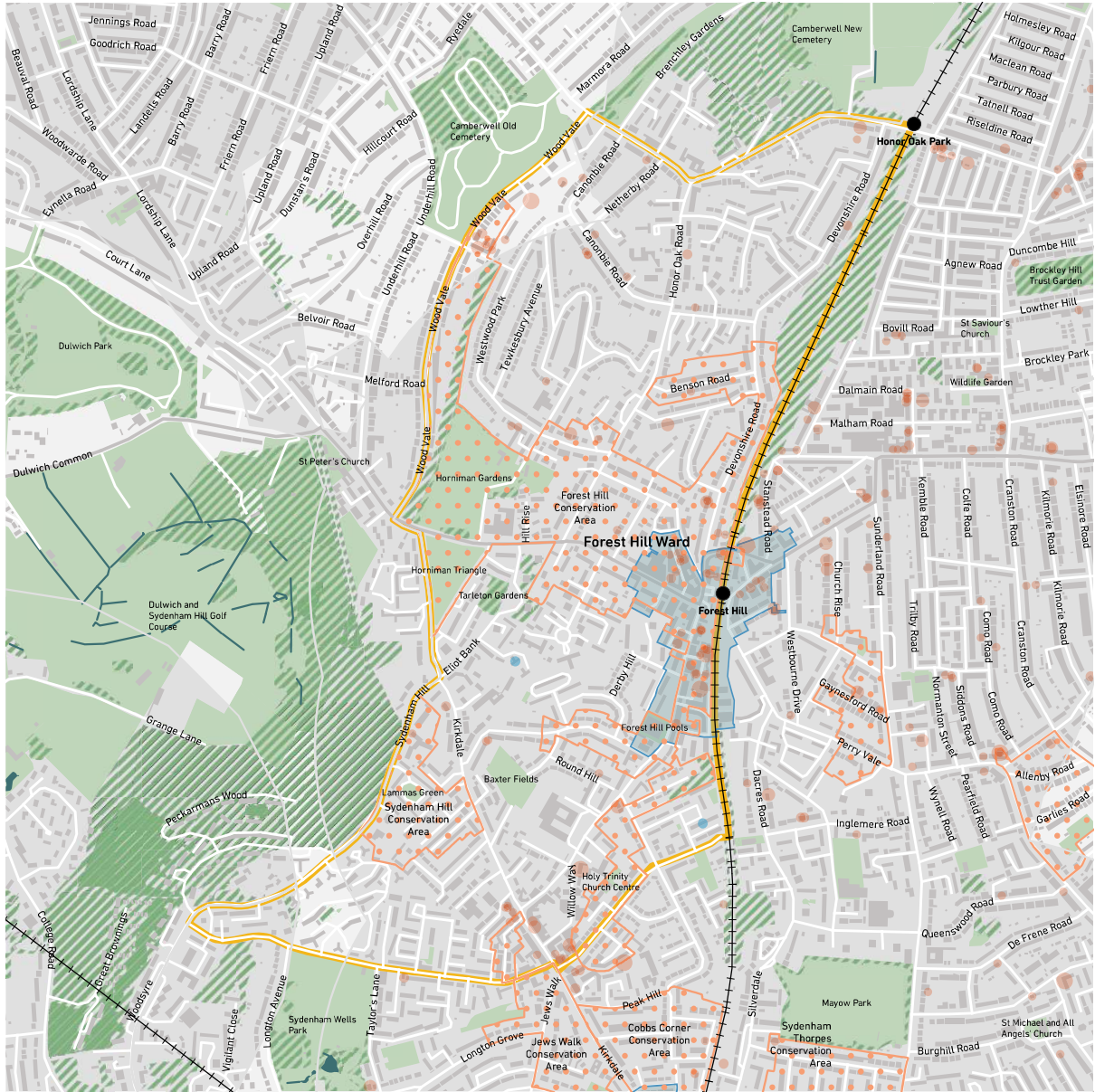


Evelyn Ward



- Rail / Underground Station
 - Ward Boundary
 - Railway
 - Conservation Areas
 - Waterlines
 - Buildings
 - Water Features
 - Woodland
 - Green Space
 - London Plan Small Sites (Policy H2) Zone
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 - Non-Urban Areas
- Planning Permission: Residential Dwellings (Small Sites <0.25ha)
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Fig. 9: Map of Evelyn Ward



Forest Hill Ward



- Rail / Underground Station
 - Ward Boundary
 - Railway
 - Conservation Areas
 - Waterlines
 - Buildings
 - Water Features
 - Woodland
 - Green Space
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 - Non-Urban Areas
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 - 6 - 10 dwellings (site > 0.25ha)

Fig. 10: Map of Forest Hill Ward



Grove Park Ward

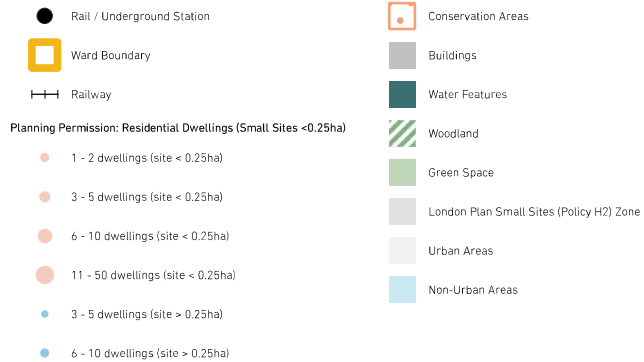
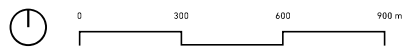


Fig. 11: Map of Grove Park Ward



Ladywell Ward



- Rail / Underground Station
 - Ward Boundary
 - Railway
 - Conservation Areas
 - Waterlines
 - Buildings
 - Water Features
 - Woodland
 - Green Space
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 - Non-Urban Areas
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Fig. 12: Map of Ladywell Ward



Lee Green Ward

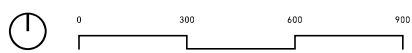


- Rail / Underground Station
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Fig. 13: Map of Lee Green Ward



Lewisham Central Ward

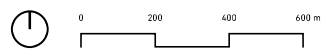


- Rail / Underground Station
 - Ward Boundary
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 - 6 - 10 dwellings (site > 0.25ha)

Fig. 14: Map of Lewisham Central Ward



New Cross Ward

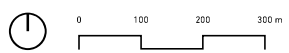


- Rail / Underground Station
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Fig. 15: Map of New Cross Ward



Perry Vale Ward



- Rail / Underground Station
 - Ward Boundary
 - Railway
 - Conservation Areas
 - Waterlines
 - Buildings
 - Water Features
 - Woodland
 - Green Space
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Fig. 16: Map of Perry Vale Ward

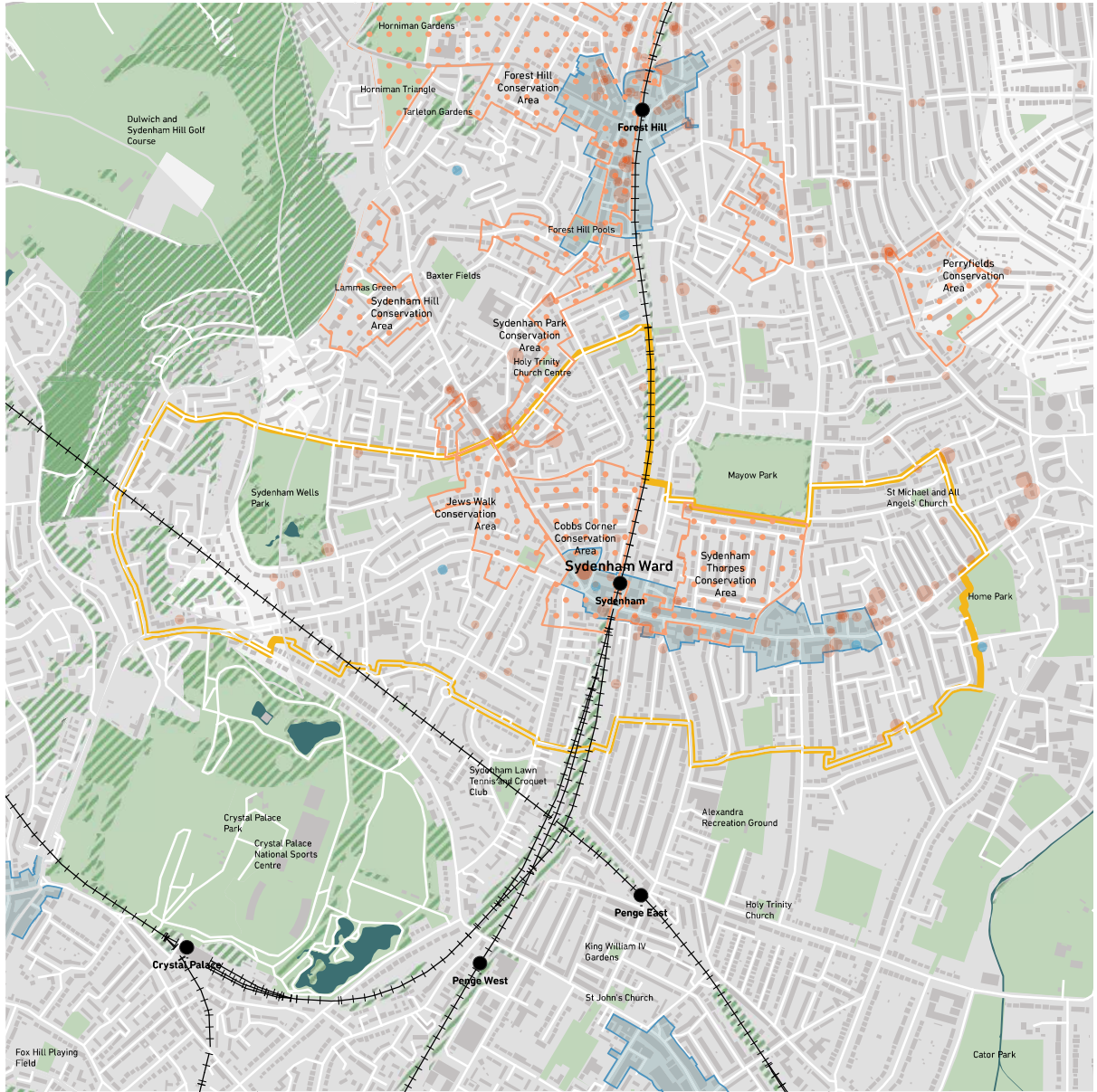


Rushey Green Ward



- Rail / Underground Station
 - Ward Boundary
 - Railway
 - Conservation Areas
 - Waterlines
 - Buildings
 - Water Features
 - Woodland
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 - 6 - 10 dwellings (site > 0.25ha)

Fig. 17: Map of Rushey Green Ward



Sydenham Ward

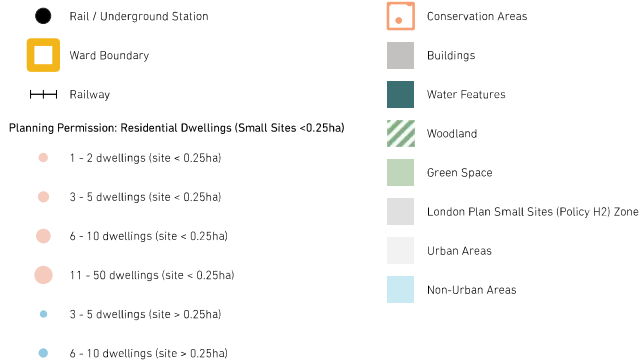
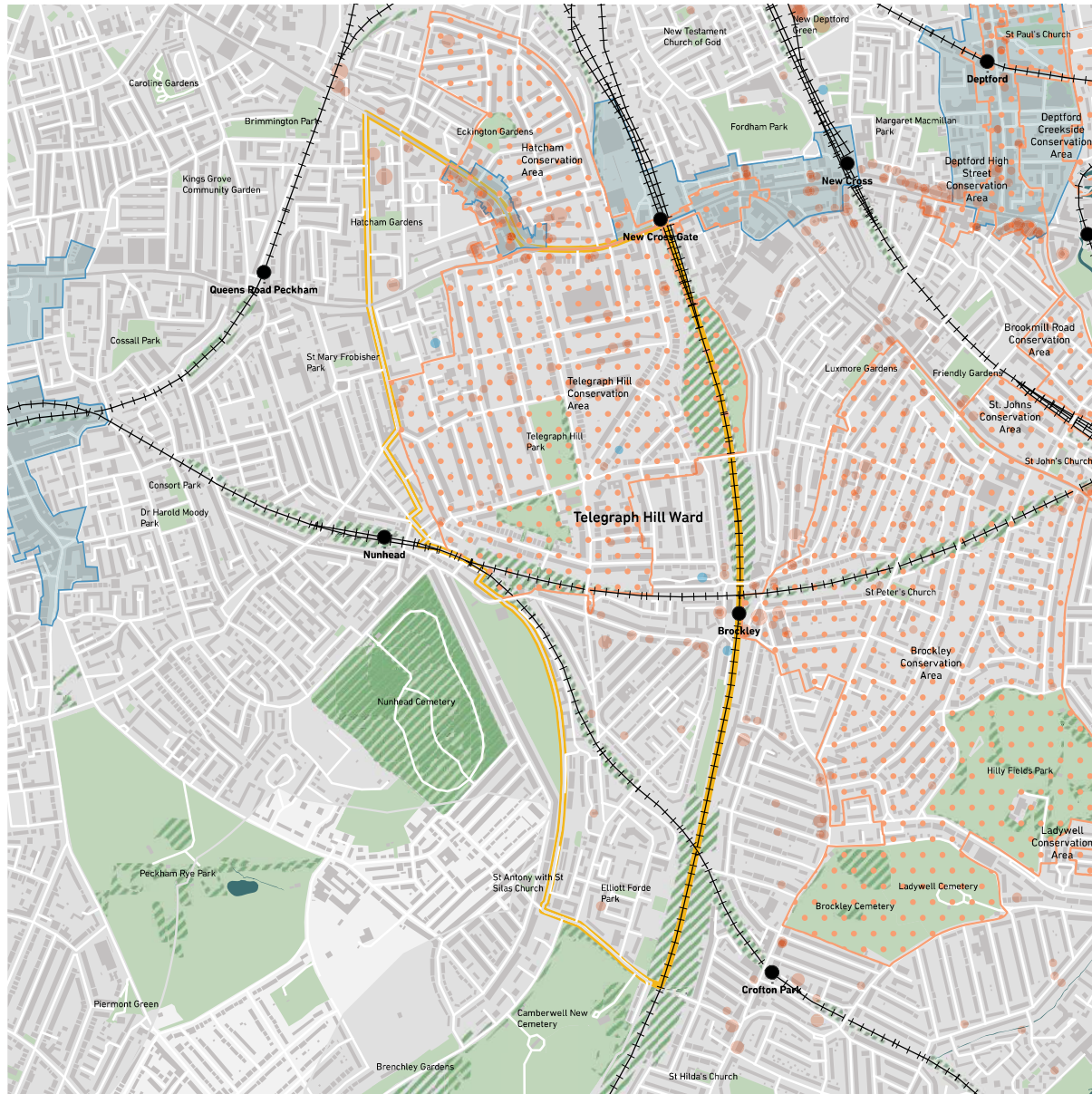


Fig. 18: Map of Sydenham Ward

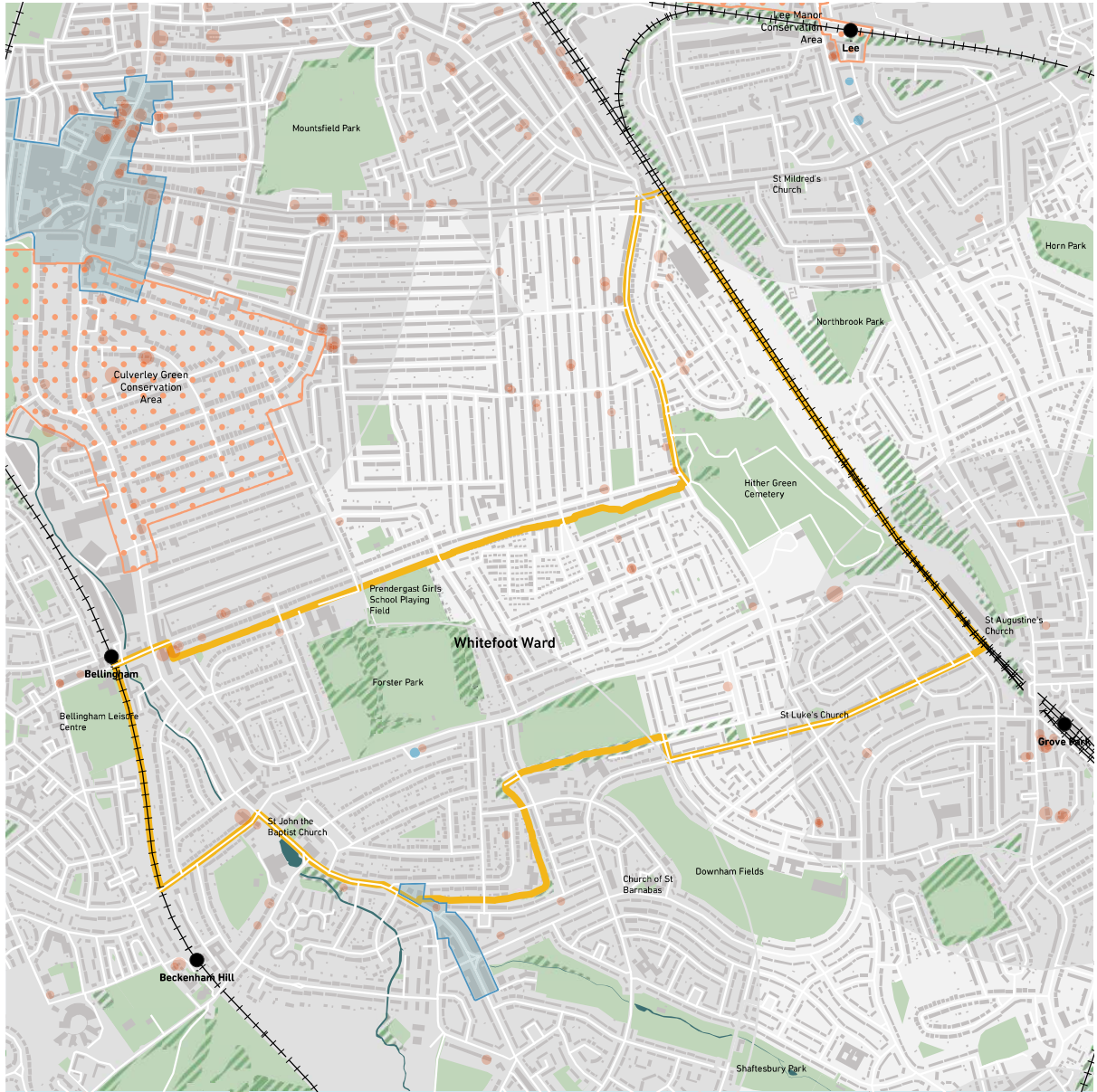


Telegraph Hill Ward

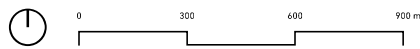


- Rail / Underground Station
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 - 6 - 10 dwellings (site > 0.25ha)

Fig. 19: Map of Telegraph Hill Ward



Whitefoot Ward



- Rail / Underground Station
 - Ward Boundary
 - +— Railway
 - Conservation Areas
 - Buildings
 - Water Features
 - Woodland
 - Green Space
 - London Plan Small Sites (Policy H2) Zone
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 - Non-Urban Areas
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 - 6 - 10 dwellings (site > 0.25ha)

Fig. 20: Map of Whitefoot Ward