

## **Burgess Business Park Planning Application 17/AP/4797**

### **Friends of Burgess Park issues to consider in responding to the planning application**

#### **Key documents:**

- **Design and Access Statement Part 4 of 14** – contains a summary of the key points and includes photographs showing the impact for a series of photographs with the new development outline superimposed. Page 86 shows a plan with the position of all the Blocks A to M.
- **Planning Statement** – contains an overview of the scheme, breakdown of housing by tenure and size, public realm, playspace, transport, sustainability etc.

#### **The main issues:**

##### **Heritage and visual impact on Burgess Park**

Fourteen storey tower visual impact on the park. This has been assessed in detail with consultant's report showing the impact from a number of viewpoints.

- Walking across the park towards St Georges Church – see documents No. 24 to 31 each shows a photograph of the park and then the new building impact drawn in on the skyline.
- The view straight across the park from Albany Road.

The 14 storey is to the left of the St George's church tower and there will be a large mass of building behind and just above the treeline from the eight story blocks, including the proposed nine storey 21-23 Parkhouse St.

The view from immediately opposite from Albany Road shows the size and scale of the new building alongside the park.

The views expressed in the consultant's report are a subjective assessment of the impact based on their own judgement.

The heritage report does not consider there would be an impact on any of the other listed buildings in the area.

##### **Park boundary (north side of Parkhouse St)**

The land immediately alongside the park, buildings proposed here are a small row of houses with three storeys (Block A).

Beside and along the park boundary are two further blocks four and five story in height (Block B1 and B2).

The detailed drawings showing the external design are titled Plan DUN\_BUR HTA\_A Block Elevations (and the block letter). In the top right hand corner of the elevation plans is a diagram showing the block locations.

The buffer zone between the park fence and the houses is 4.8m, it is an access footpath.

The proposed boundary is a tall hedge and trees. This will support bats wayfinding and movement along the line of trees and into the park. The specialist bat report also indicates the need for blinds on windows and suitable external lighting.

No bats found on the Burgess Business Park although bats seen crossing the site. Specialist bat survey report with the planning application documents.

### **Nine story blocks**

Three blocks of flats are 8 storeys plus commercial/shops on the ground floor (F, G, H) they are on the corner of the site opposite Coleman Road and on each side (so one facing onto Parkhouse St and one onto Wells Way). The tops of these would be dominate into the park. Not just on the views from OKR to St George's but in the Camberwell end of the park.

The modelling also includes the impact of the 21-23 Parkhouse development which is nine storeys and significantly closer to the park boundary.

### **Playspace**

Some provision for playspace for under 5's is provided on the first floor courtyards for the flats. Planning Statement notes:

#### *Child playspace*

*3.19 Using the play space calculator contained within the Mayor's Play and Informal Recreation SPG the scheme is likely to result in a child yield of 147 children. This includes 72 children under 5 years old, 47 children between 5 – 11 years old and 28 children aged 12 years or more. The total playspace required is therefore 1,470sqm, with 720sqm suitable for children younger than 5 years old. The proposed scheme provides approximately 680sqm of 'door step play' (suitable for under 5 years) which is integrated into the private amenity space. There are also several play areas within the vicinity of the site, including a large playground within Burgess Park in addition to the Benhill Road Nature Garden.*

The lack of provision of playspace on this scheme and potentially on other schemes in the area has potential impact on local park usage.

### **Sunlight and shadowing impact on Burgess Park**

The Environment survey (Environment Statement Volume 1 Ch 10) identifies minimal impact to Burgess Park overshadowing on the basis of the BRE guidance of two hours of sunlight during the appointed standard assessment day in March.

The taller blocks are set back from the park on the other side of Parkhouse St and maximum height of five storey on the site next to the park.