

Burgess Business Park Planning Application 17/AP/4797

Friends of Burgess Park objections and comments

1. Heritage and visual impact on Burgess Park

FOBP object to the impact of 14 storey development on the skyline across the park and the impact on of the large nine story massed blocks on the Grade II listed St George's church.

The proposed development will have a detrimental effect on the character of the local area.

The 14 storey is to the left of the St George's church tower when walking across Burgess Park and there will be a large mass of buildings behind and just above the treeline from the nine storey blocks. This has been assessed in detail with consultant's report showing the impact from a number of viewpoints. The bulk of the buildings will have a bigger detrimental impact than indicated on the drawings and consultant assessment.

The new draft Southwark Plan shows all of the potential sites along the Burgess Park boundary in the site allocation. The cumulative impact of large blocks of flats along the boundary has not been adequately considered.

FOBP object to the impact of the nine storey blocks of flats which have a large bulk and massing which is dominant along the line of the park boundary along most of the Camberwell Parkhouse Street section of the park.

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. We consider that the impact will be "medium" inline with the impact of the tower block. The blocks designs are over-bearing in terms of appearance and the relationship with Burgess Park.

The overall effect of the scheme is over-development and overcrowding of the site and the proposal is out of character for the area. The overall cumulative impact of development from the site allocation in the new Southwark Plan has not been considered.

2. Burgess Park boundary (north side of Parkhouse St)

The buffer zone between the park fence and the houses is 4.8m, it is an access footpath. **We support the buffer zone** and keeping the new development back from the boundary. The applicant will also need to install the hedge along this boundary and keep the current fence or replace.

We support the proposed boundary of 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.

Condition of planning should include a fence of suitable height as existing to maintain the boundary prior to hedge growth and external lights which minimise light pollution to the park. The area immediately beside being a nature area.

3. Design and layout site alongside Burgess Park

We support low rise housing and block on the land beside Burgess Park. We do not support the level of provision or design. The three storey housing (Block A) is poorly designed and blocks the light for the houses behind and presents them with a view of a brick wall. The two blocks (B1 and B2) are crammed onto a relatively small space.

We support redevelopment and provision of new housing and/or industry that is low level height and supports the location next to Burgess Park.

4. Playspace provision is not complied with

We object to the lack of play space for under 5s and general play provision within the current designs. The cumulative impact on Burgess Park from all the new developments along the park boundary has not been adequately considered.

The remainder of the play provision, plus play space for over 5's provision should not be accommodated with Burgess Park. Even though the applicant is proposing to make a S106 contribution.

We are concerned that if this is repeated across all up-coming developments this will place a considerable additional demand on Burgess Park and other local spaces such as Brunswick Gardens and Benhill Road nature garden. There are a number of other schemes already in development for the area and further development expected to come forward for the rest of the land adjacent to Burgess Park.

We note that no additional green open space is provided as part of the scheme. The proposed play space is private amenity space. **This further indicates that the proposed scheme is over-development and overcrowding of the site and the proposal is out of character for the area.**