

Friends of Burgess Park comments

Planning application 17/AP/3850 83 NEW CHURCH ROAD, LONDON, SE5 7JR

FOBP object to the planning application on the following grounds:

1. Metropolitan Open Land – The application does not comply with the new Southwark Plan

The building sits within the Metropolitan Open Land. The New Southwark Plan **policy SP6 objective 4** is to protect and improve open spaces, trees, ... habitats and green corridors.

Policy P56 – The planning application does not comply with this policy because:

- This building does not positively contribute to Burgess Park. The building sits within and important inner-city park which is vital to the health and wellbeing of the local area.
- The proposed building is substantially larger than the existing. The floor space goes up to 906 m2 from 684m2 - by building across the whole site which currently has the rear courtyard area. The density exceeds the current urban density for this area of the borough.
- This new development is not a suitable use for MOL.

2. Impact on recreation and amenity land

The building will massively impact on the newly revitalised Burgess Park West and the new footpath making the far end of the park link-with and become a part of the main park. It will dominate and fragment the park separating the newly greened Rust Sq and the new children's playground.

There are no studies provided for impact on sunshine and shade.

Impact of lighting from the fourth and fifth floor and impact from the increased size, number of windows and increase protuberance into the park.

The building proposed does not contribute positively to the setting.

3. Density

The building does not comply with urban density levels. The provision of nine flats on the tight footprint is not suitable for the site, the additional height needed is not suitable for the location.

4. Design and character

The design builds across the footprint of the site up to the edge of the park. The building should be set back from the edge of the site to avoid a detrimental impact on trees, plants and biodiversity, now during the building phase and in the future.

The height is inappropriate for the park setting and the nearby Addington Square conservation area.

The design does not contribute to Burgess Park and the position of the building. The existing pub is representative of the historic development of the area, the arrival of the canal and the rapid late Victorian urbanisation.

There is inadequate provision for rubbish in the current plans and this should be a requirement of any planning consent that rubbish must be kept within the site; not on the public pavement, road or footpaths in the park. There are bins at the New Church Road end (Proposed Site Layout 25/01/2018 near the end of the list) but no way of getting them onto the road for collection!