

## **FOBP – Comments on the Wickway development proposals. October 2020**

**FOBP does not support planned new housing on the site of the Wickway Community Centre our concerns are the size and scale of the development and the impact on the park.**

Burgess Park as a Site of Importance for Nature Conservation, (SINC) and will diminish the quality of accommodation and life in the neighbouring section of the Gloucester Grove Estate. The proposals are too tall this close to the park and will cause shadowing and the location of street level play area and overshadowing of amenity areas is a concern.

All the current Gloucester Grove buildings are set well back. Green space should flank the park, thus extending green space in a more meaningful way and blending into built areas. The existing 6-storey Cam Court building has a very limited impact on Burgess Park. It is set about 32 metres from the Park boundary, and for 8 months of the year from April to October, there is no overshadowing at all of Burgess Park at noon.

By contrast, the proposed 9-storey Wickway buildings will have a significant impact on Burgess Park, because the proposed buildings are set only about 15 metres from the Park boundary. It is clear from this that the Wickway as presented, will have an extremely negative impact on the park.

The Wickway development is going to be 50% private, information which is not featured on the Great Estates web page which mentions identifying suitable infill sites and appropriate sites for new council homes.

Given the situation which has been developing with COVID-19, this is the wrong time to be shoehorning more homes into the Gloucester Grove estate and thereby increasing density.

The new buildings will mask the award-winning glass entrance atria thereby obscuring one of the aesthetically attractive and idiosyncratic features of the entire Gloucester Grove estate.

Residents in neighbouring blocks will lose daylight and some simply won't get any direct light due to encroachment from the development. Have residents been shown shadow patterns that will result from the new buildings? At least one of the comments suggests not.

Mature trees will be lost in this design thereby already diminishing the green credentials of this design.

Currently the grounds around the community centre are open and provide a sunny (depending on the weather) sheltered spot to sit and relax. The issue of direct connection is a red herring and suggesting that green space with trees and planting is inactive indicates that the designers do not recognise the value of the existing green assets.

These proposed new Wickway buildings do not step up in height from the park. The design is not responding adequately to the existing trees and biodiversity.

The local Camberwell Union/Parkhouse St planning decision has significant implications for the Wickway proposed redevelopment. The Secretary of State for Homes, Communities and Local Government agreed with Planning Inspector that the Camberwell Union development should not get planning approval and dismissed the appeal by the developers. The decision found the development would not meet space and amenity standards and did not relate to the character of the area, or the park.

Following this decision FOBP believe new developments such as Wickway should:

- Respond to the park edge and existing trees/biodiversity
- Buildings must step up in height away from the park
- Existing buildings line up to park edge but new ones must be set back by around 10m.
- Relate to the character of the area and integrate into the townscape not exceeding the heights of existing buildings.
- Respect the relationship to the park as Metropolitan Open Land and the openness which this provides, the park fringe and the edge of the park.
- Provide adequate play and amenity space for the residents within the development which is good quality and provides for the needs of children to play close to home, not expecting the park to provide the shortfall.
- Provide landscaping which contributes to the delivery of the Southwark Nature Action Plan
- Achieve the Urban Greening Factor as set out in the new London Plan.