**Friends of Burgess Park - Comments on 19/AP/2011**

**35-39 Parkhouse Street London SE5 7TQ (Dolphin Living)**

**FOBP supports this application.**

The proposed development responds to the planning policy site brief for taller buildings under 30m in height. The height as shown on the illustrations does not impinge on the views of St George’s Church tower from across the park, which are an essential element of the local heritage and character. The building appears to sit below the tree line so that it will not dominate the park edge or intrude visually into the park. The height below the treeline will also minimise the impact of shadowing across the park from this north facing site.

The development maintains the boundary with Burgess Park, respects the 5m set back and has developed a sympathetic bio-diverse roof space along the wall responding to the location beside the park.

The TPO tree on the corner of the site with Parkhouse St has been given an appropriate space and setting with additional planting. Although of the three new trees along the frontage – one seems rather to close to it.

The industrial space is replaced with a small increase in the size.

**We would like to see:**

* The Urban Greening Factor of 4 achieved in this park side location (currently 3 reaching the standard for commercial space).
* Provision for play (leisure/amenity provision) for over 12’s developed within Burgess Park responding to developers around the park not meeting this need on site – specifically free and open access.
* Developers across the Parkhouse St properties being encouraged to develop a co-ordinated plan on the play offer – to reduce repetition and increase variety of the offer particularly in shared/communal areas.
* Developers collaborating on a cohesive public realm across Parkhouse Street as a whole.
* The design for balconies, lighting and noise impact on the park to be minimised
* Swift boxes and bat boxes incorporated into the building. Swifts and house martins have both recently been added to the UK red list of threatened birds, having suffered serious declines. Swift boxes are best placed **facing north/north-east** to help regulate the internal temperature – all of the sites along Parkhouse St facing the park would be suitable.

**Cumulative impact of Parkhouse St development - mitigation**

The FOBP report by London Wildlife Trust and the councils report on cumulative impact (Greengage Ecological Impact) agree that there will be substantial impact on Burgess Park and that mitigation is required. The major impacts will be increased density of shadows which impact on the woodlands to a slight degree and onto the meadow lands to a greater degree. Both will require management input and new species planted to better respond to the changed growing conditions. This will retain and further enhance the value of this established wildlife area of the park for present and future residents to enjoy.