

Agenda Item: 6.7

06/00854/P

03/03/2006

Fairfield

Application for full planning permission

Agent:

Malcolm Judd & Partners

70 High Street

Chislehurst

Kent

BR7 5AQ

Applicant:

Board of Governors

Croydon College

College Road

Croydon Surrey

Location: Croydon College, College Road, Croydon

Description: Erection of 29 storey building including two basement levels and plant areas at roof level comprising a vocational college on the lower 10 floors, a fitness suite and plant area on 10 th floor and 175 flats on the upper floors; provision of associated parking in basement areas

Drawing No(s): P(0)11 E, 12 G, P(0)13 D, P(0)14 D, P(0)15 J, P(0)16 J, P(0)27 B, P(0)28, P(0)08 H, P(0)10 K, P(0)19 D, P(0) 07 J, P(0)09 E

Recommendation: Refuse Permission

Reason(s) for refusal :-

1. The application would fail to offer financial contributions towards education places, recreational open space, local health facilities, sustainable transport, public realm improvements, signage and the Croydon Skyline Project, which the Council considers are necessary to offset the implications of the development. As such the proposal would be contrary to Policies R012, CMC2, SP27, SP14, T2, CS3 and CMC 16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan), Planning Guidance Note 1 'Planning Obligations', The Fairfield Gardens & Surrounding Area Planning Development Brief, and Supplementary Planning Guidance Note 11.
2. The development would not include an element of affordable housing. As such the proposal would be contrary to Policies SP22, H13 and CMC2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan), Supplementary Planning Guidance Note No 6 on Affordable Housing and The Fairfield Gardens & Surrounding Areas Planning Development Brief.
3. The proposed parking areas would be of inadequate dimensions and provide inadequate manoeuvring/reversing space. As such the proposal would thereby conflict with Policies UD13 and T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
4. The application does not demonstrate that the proposal would incorporate adequate on-site renewable energy production equipment methods to off-set at least 10% of the carbon emissions for which the development is responsible. Furthermore the proposal has failed to demonstrate that Ecohomes 'Excellent' and BREEAM Schools 'Excellent' standards would be achieved. It would

thereby be contrary to Policies SP1, UD1, UD3 and EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan), Supplementary Planning Guidance Note No.15 on Renewable Energy, and The Fairfield Gardens & Surrounding Areas Planning Development Brief.

Ward: Fairfield

Lead Officer: Head of Planning Control

PLANNING COMMITTEE

11th January 2007

Application Number: 06/00854/P, Croydon College, College Road, Croydon

1. SUMMARY

1.1 Full application for :

- Erection of a 29 storey building with basement and basement mezzanine for use as a Vocational College and 175 residential units
- Provision of a pedestrian arcade linking College Road to College Green/ Fairfield Gardens
- Provision of 29 on-site parking spaces at basement and mezzanine basement levels
- Vehicular access from existing ramp from College Road

2. RECOMMENDATION

2.1 Refuse permission for the reasons set out in the agenda.

3. BACKGROUND

3.1 Site Description

The site:

- Is located at the eastern end of the existing part 3 and 5 storey Croydon College building.
- Is currently used as an open basement level car park for existing college staff.
- Is accessed from a vehicular ramp leading from College Road at ground floor level.

3.2 Surrounding Area

- To the south of the site is a multi storey car park. Further to the west of this, and on top of the basement parking is College Green and Fairfield Gardens, a paved pedestrianised walkway with small grassed areas between the College and the Fairfield Halls/Ashcroft Theatre (designated as Local Open Land).
- To the east, on the opposite side of the access ramp is Mondial House, a 6 storey office building with the main railway line to London beyond this.
- To the north of the site is College Road (at street level) and a vacant cleared site previously used as offices.

3.3 Designations

- Archaeological Priority Zone
- The site is located within the Croydon Metropolitan Centre
- Area of High Density
- Area Suitable for High Buildings
- The site forms part of a larger site (identified in the Croydon Plan as the Fairfield Halls Site and Adjacent Area – CMC2 &H68) which includes the existing College building, multi-storey car park and Fairfield Halls and Ashcroft Theatre. This site is allocated for mixed use development including a significant residential element.

3.4 Relevant history

- There are numerous planning applications relating to the college as a whole.
- (06/0855/P) – This is a duplicate application for the ‘erection of a 29 storey building including two basement levels comprising a vocational college and 175 flats; provision of associated parking in basement areas.’ The application is currently subject to an appeal against non-determination and is also on this agenda.

Proposal

3.5 This is an application for full planning permission and is accompanied by a Planning Statement, Education case, Transport Assessment, Design and Townscape Assessment, Renewable Energy Assessment, Sustainability Review, Access Statement, Daylight and Sunlight Assessment, Archaeological Desk Based Assessment, Noise Assessment, Wind Environment Report, Historical and Geotechnical Desk Study and a Financial Appraisal.

3.6 The development would comprise the erection of a 29 storey building with a basement and basement mezzanine. The footprint of the building would cover almost the entirety of the site area. The lower 10 storeys (ground – 9th floors) would be used for educational purpose (use class D1) and would provide 9,340 square metres of additional gross floorspace. More specifically this would be a new Vocational College for 14-19 year olds and would accommodate 750 additional students. The Vocational College would be a separate facility to the existing Fairfield Building providing general teaching space, a Learning Resource Centre and a reception area/snack bar at ground floor level. The buildings would be linked by access at ground floor level and a bridge at second floor level. The application includes a statement regarding the provision of additional educational accommodation for the college which summarises the educational case as follows:

- The proposed establishment of a Vocational College will provide learners with improved ladders of opportunity and bridges of learning from 14 onwards at Further and Higher education and Work Based Learning which will help address the national skills strategy.
- The refurbished Fairfield site and the development of a new Vocational College will make the college a better place to learn and work with a consequent impact on learner retention, achievement and

staff motivation

- The proposal will effectively address changes from September 2004 to the 14-19 curriculum which will make related learning a compulsory part of every young persons learning programme from Key Stage 4 onwards
- Provide a more flexible curriculum at Key Stage 4 of the national curriculum (increased flexibility programme) for borough schools and thereby enable the College to meet growing demand from local schools for vocational training
- Encourage better curriculum links between borough schools, John Ruskin and Coulsden Colleges
- Widen the College's links with special schools to expand special needs provision
- Provide state of the art training/vocational provision to meet the national, regional and local skills shortage in the area of construction, wet trades and motor vehicle, performing arts, fashion and media
- The sports facilities will modernise the curriculum delivery and help widen enrichment activities
- Widen participation within the community and encourage those who would not generally participate in education and training
- Will address issues raised in the Area Wide inspection report regarding the low completion rates of 16-19 year olds and the subsequent impact on post 16 participation rates
- Increased employer engagement due to modern facilities located in the town centre
- Address the needs of a growing number of learners who will require a "mixed level" programme of learning combining levels 1, 2 and 3.

3.7 It goes onto state that the following issues which were raised from an Area Wide inspection will be addressed with the provision of the Vocational 14-19 College:

- Improved participation in education and training through collaboration with Connexions, the LSC, schools and colleges via the "September Guarantee" project. This initiative aims to increase participation and progression from Pre Entry to Level 4 working with Connexions to primarily reduce the Not in Employment, Education or Training (NEET) cohort by guaranteeing all 16 year olds a place on a full time programme of study or work based training programme.
- Reduced numbers of students that travel to study out of the Borough, pre and post 16 by offering education and training in central Croydon thus reducing the travelling time for students in the north of the borough.
- Modernisations of the vocational portfolio to meet identified local labour shortages in retailing and distribution and expand provision in Care, Business Administration and Construction.
- Stronger collaboration and a co-ordination of curriculum offering between schools and colleges, with clear pathways building on the Increase Flexibility Partnership (IFP) initiative which is heavily over subscribed to by local schools by over 40%. This initiative will also see an increase in the numbers of young people staying in education post 16 as progression rates from IFP are currently 75%.

- 3.8 A fitness suite would be provided on the 10th floor for use by students and residents.
- 3.9 The upper storeys (floors 11 -28) would be used for residential purposes and would comprise 175 units (88 x 1 bedroom, 78 x 2 bedroom and 9 penthouses). These would measure between 50 and 153 square metres internal floorspace. 37 of the units would have access to a private balcony or glazed winter garden.
- 3.10 The College and residential units would have separate accesses at ground floor level. The residential would be accessed from the northern side of the building and the college from the eastern side.
- 3.11 The proposal would provide 29 on site parking spaces at basement and basement mezzanine levels for use solely by the residential occupiers, 14 of these would be for disabled users. 83 of the existing spaces would be retained for use by the college. There would be a net loss of 129 parking spaces.
- 3.12 Access to the basement would be from the existing access ramp from College Road. This would provide access to both the college parking spaces and 15 of the residential spaces. The new basement area would have a separate ingress and egress onto the access ramp with a one-way system operating within the parking area. The college and residential use would each have a loading/servicing area adjacent to the access road and a waste management area would provide refuse/recycling storage areas.
- 3.13 The basement mezzanine level would be accessed from the existing access ramp with a single ingress/egress point. This level would accommodate 14 of the residential parking spaces.
- 3.14 5 cycle storage areas would provide a total of 304 cycle stands. It is proposed that 175 would be available for the residential occupiers and the remainder for the college.
- 3.15 The building would measure between 120 metres and graduate down to 99 metres at its southern end. The materials would consist of a unitised cladding system of glazed panels and a stainless steel frame. The external materials at 11th floor would be stainless steel ventilation louvres. The tower would be joined to the existing college building by a four storey frameless glazed atrium.
- 3.16 A pedestrian arcade would be created at ground floor level providing a public route through from College Road to the existing raised platform and public footpath which leads to College Green to the south of the existing college building. The upper storeys of the building would overhang the arcade area making it completely covered with the floor to ceiling height of the arcade being 7 metres. The route would measure between 8 and 12 metres in width and at ground floor level running along the western edge of the arcade the building would be completely glazed and would provide college display boards, the entrance to the college foyer and reception area, and the residential concierge desk. Running along the eastern edge of the arcade, adjacent to the access ramp, would be a 50% porous windscreen consisting of stainless steel columns with some glazing between. A glazed canopy would run around the building 7 metres above ground floor level. The pedestrian arcade would be constructed in smooth granite paving.

- 3.17 It is proposed that an element of public art undertaken by students of the college be incorporated into the development.
- 3.18 The proposal has been amended through the application process, providing revisions to the number of parking spaces and layout, and the design of the pedestrian arcade.

4. PLANNING POLICIES

- Unitary Development Plan (the Croydon Plan)

SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD10, UD12, UD13, UD14, UD15, UD16, SP4, UC11, SP7, R012, SP9, SP10, SP13, EP2, EP3, EP15, EP16, SP14, T2, T3, T4, T8, T11, SP17, SP18, SP19, SP20, SP22, H2, H3, H4, H10, H13, H14, CS1, SP28, CMC2, CMC11, CMC12, CMC13, CMC14, CMC15, CMC16

- Supplementary Planning Guidance

PGN 1 – Planning Obligations
 SPG10 – Designing for Accessibility
 SPG 6 - Affordable Housing
 SPG 11 – Vision 2020
 SPG15 – Renewable energy
 SPG19 – Public Art

- The Fairfield Gardens & Surrounding Areas – Planning Development Brief (Adopted January 2005)

5. CONSULTATIONS

- The application was advertised in the local press and by a site notice as a major application.
- 127 adjacent occupiers notified. 3 letters of objection received. Objections on the grounds of:
 - i. Loss of light and privacy
 - ii. Excessive noise, pollution and disruption during building work
 - iii. Building is not necessary and will not enhance the town centre
 - iv. Building would be out of place next to existing low rise college building
 - v. Increase in road injuries
- The Park Hill Residents Association have objected on the following grounds:
 - i. Disproportionate height - building would be wholly out of scale with surrounding area
 - ii. Excessive density of residential component
 - iii. Inadequate parking which will result on excessive on-street parking in surrounding streets
- The Croydon Society have objected to the application on the following grounds:

- i. Excessive height in townscape terms and relation to the existing building
 - ii. Overdevelopment of the site
 - iii. Flats would have insufficient amenity space
 - iv. Application is premature before a masterplan is developed for the area
 - v. Fire safety issues
 - vi. Development would be unsustainable
 - vii. Enabling development should be on a separate site
- English Heritage do not consider that the proposal would affect archaeology and no objections have been raised.
 - The Mayor for London was consulted and responded on the 5th July 2006 in the form of a stage 1 report. The principle comments were:
 - Principle of high-density mixed use development comprising education and housing is acceptable
 - Highly suitable site for a high quality tower
 - Private amenity space could be more generous and better designed
 - Considerable room for improvement in design of the tower particularly in respect of the pedestrian arcade
 - Mix of units needs to be reconsidered
 - Lack of children's play space
 - Sustainability and energy issues have not been properly considered
 - Lack of affordable housing regrettable but on balance is justifiable as an exemption to affordable housing policy, as the sole reason is to fund the college expansion.
 - Transport for London (TFL) were consulted and following amendments to the proposal now raise no objections subject to a contribution towards infrastructure improvements, particularly the upgrading of bus stops and tram stops located along Park Lane, George Street and Dingwall Road and facilities at East Croydon Station and provision of comprehensive signage.
 - The Croydon Primary Care Trust have been consulted and have raised an objection to the proposal. They have advised that planning obligations are required for health services and facilities to meet the increased need generated by the proposal. The capacity of the local health service is inadequate to meet the projected needs of the development at the time the services will be needed. If such contributions are not forthcoming, the health services provided to existing residents are likely to be adversely affected and the additional health needs would incur costs to the National Health Service in Croydon. They anticipate that a contribution of £234,709 should be required.
 - The Crime Prevention Officer has made the following comments:
 - Access should be controlled to the entire site, to prevent casual or unauthorized access to the college, residential and parking areas
 - Cycle storage throughout the development should be robust, well protected and allow the user to lock the cycle frame chassis at two

points.

- The access gate in to the parking area on the lower ground floor should be monitored and controlled to ensure that the area is secure all the time.
- The covered parking area and motor and cycle storage areas should be well lit and treated with light coloured surfaces
- An accessible help point should be fitted at each level.
- The exterior of the building comprises large amounts of glass. Damage by graffiti, etching or terrorist incidents should be considered and necessary precautions taken following a risk assessment
- Effective management, lighting and surveillance of the ground floor entrances should be provided to prevent large numbers of students loitering.

6 CONSIDERATIONS

Use policies

- 6.1 The site is located within the Croydon Metropolitan Centre. Policy SP28 of the Croydon Plan seeks to encourage its regeneration as South London's main Opportunity Area capable of accommodating a substantial number of new jobs, homes and new facilities. Development of the site for mixed use purposes (educational and residential) would be consistent with this direction and with Policy H3 which allocates the site for a mixed use development including a significant residential element. Policy CMC2 of the Croydon Plan refers to the Fairfield Proposal Site which includes the College and requires that planning permission be granted for a mixed use development which amongst others, includes housing and makes provision for enhanced or replacement public arts, entertainment and cultural facilities, enhanced or replacement educational facilities, and enhanced or replacement public open space. The proposed use of the site is therefore appropriate in respect of the above and also complies with the vision of the adopted development brief 'The Fairfield Gardens and Surrounding Areas' which identifies the application site for the provision of a new vocational facility. The GLA consider the mixed-use of the site complies with the policies of the London Plan which identify Croydon Town Centre as an Opportunity Area.
- 6.2 The proposed development would result in a density of 900 HRH. Whilst this would be significantly above the maximum range recommended of 450 -700 HRH, the site is located within an Area of High Density as identified within the Croydon Plan. These areas are considered suitable for higher density development given their high accessibility to services and public transport. The GLA also consider the density acceptable given that the site is very central, has a PTAL of 6 and is within an Opportunity Area where maximum densities are encouraged. It is considered appropriate given its high accessibility to public transport and services, its location within the Metropolitan centre and its contribution towards sustainable patterns of development.

6.3 The proposal would provide a mix of one and two bedroom units with 51% being non-family units (1 bedroom) and 49% being family units (2 bedrooms and penthouses). Although the number of family units is marginally below 55% that is required by Policy H4, given the nature of the development in a tower with limited amenity space it is not considered that this would be unacceptable. The GLA have indicated that a better mix of units closer to the GLA's Supplementary Planning Guidance targets would be preferred.

6.4 Planning Guidance Note 1 (PGN 1) sets out what Planning Obligations the Council considers necessary to mitigate the impact of development. In relation to the subject scheme the following would be necessary:

- **Affordable Housing:** 50 Percent of all units to be affordable.
- **Education:** The Council's Education Department advise that there is a shortage of places in near by Primary Schools and Council Nurseries. A contribution of £39,190 towards enhancements to local Council Nurseries and Primary schools would be required.
- **Sustainable Transport:** A contribution of £213,652 would be sought towards enhancements to sustainable transport, including the upgrading of bus stops and tram stops located along Park Lane, George Street and Dingwall Street and facilities at East Croydon Station.
- **Open Space:** The Council's Parks Department indicates that the cost of works that would need to be undertaken in Parks near the site to cope with additional future residents from the proposal would be £61,000.
- **Health:** The Primary Care Trust advised that the cost of capacity enhancements to health facilities to cope with additional future residents from the proposal would be £234,709.
- **Public Realm:** £282,000 would be required as a contribution towards public realm improvements (Vision 2020), and some £20,000 towards improved signage for the college, and a further £1,000 towards management of the Skyline Project.

Affordable Housing	50% of units
Education	£39,190
Sustainable Transport	£213,652
Open Space	£61,000
Health	£234,709
Public Realm	£282,000
Signage	£20,000
Skyline Project	£1,000
Total	£851,551

- 6.5 The contributions would total £851,551. The application does not provide for any of the above Obligations on the basis that to do so would make the scheme financially unviable the scheme. To support this claim, the applicant submitted a Financial Appraisal and contends that the considerable build costs, exceptional site costs and requirement for cross subsidy to the educational facility would not allow for any Planning Obligations to meet the wider impacts of the development.
- 6.6 The GLA have accepted the figures in the Appraisal and consider that the College expansion is justifiable as an exemption to the Affordable Housing policies. Policy H13 of the Croydon plan requires the Council to negotiate to achieve 50% of habitable rooms as affordable having regard to (amongst others) the economics of providing affordable housing and the extent to which the provision of affordable housing would prejudice other planning objectives of the developing the site.
- 6.7 To confirm that the financial position of the development was not being understated, the Council engaged an independent financial consultant and the applicant was required to go 'open book'.
- 6.8 The findings of the independent consultant did not confirm the applicant's contention that none of the Planning Obligations could be accommodated on the site. After allowing for all expenses (including a 15% developer profit (equating to £8.3 million), there would still be a residual amount of £2 million left over, this amount could for example, be used to meet Planning Obligations without rendering the scheme unviable.
- 6.9 The applicant advised that in addition to the 15% or £8.3 million developer profit, the £2 million residual amount would be required by the College to make a positive contribution to the costs of the College in order to make the additional time, work and risks worthwhile.
- 6.10 Advice from the independent financial consultant indicates that a 15% developer profit is typical in London. This level of profit is required by developers to make the risks of development worthwhile. Higher levels of developer profit might be required

by developers where levels of risk are higher (e.g. where contamination may be an issue). The applicant provided no evidence of such elevated levels of risk to justify why the £2 million residual amount could not be used to meet Planning Obligations.

- 6.11 Planning Obligations are required in order to make what would be otherwise unacceptable development acceptable in planning terms. If the obligations are not met, the application would remain unacceptable. The aspirations of Croydon College are to be supported and encouraged, and there is no dispute regarding the need for the higher educational facility as stated within the supporting statement. However, the scheme is not acceptable due to its failure to provide any of the Planning Obligations that would normally be required for a scheme of this scale and which would clearly impact significantly on local infrastructure.
- 6.12 On balance, it is considered that the benefits to higher education provision within the Borough would fail to outweigh the detrimental impact on local infrastructure that would result from the proposal.

Townscape issues

- 6.13 The site is located in an area designated as suitable for high buildings. Policy UD10 requires that high buildings should be seen as an opportunity to create high quality, distinctive landmark structures that enhance Croydon's skyline. Policy CMC2 requires re-development of the Fairfield Site to include landmark buildings of high quality and originality. SPG 11 states that the location of the site at the southern edge of Central Croydon offers the opportunity to create a landmark building and the envisaged massing for the site in the Planning Development Brief indicates a tall structure. In this respect there is no objection in principle to the provision of a 29 storey building. Whilst it would be significantly higher than the immediately surrounding buildings (including the existing 5 storey college building and 6 storey Mondial House) there are a number of higher tower blocks further north and to the west and it is not considered to be out of character with development in Metropolitan Croydon as a whole, including the proposed developments of Altitude 25 and the Croydon Gateway Site.
- 6.14 Given the height of the building it would be clearly visible in the Croydon skyline from some distance. The building would appear as a curved tower and would incorporate a sloping roof. It would be constructed utilising a cladding system of fully glazed panels and a stainless steel frame. The lower half of the building (the educational floors) would have smaller panels than the upper half and the 10th floor and upper floors would consist of stainless steel ventilation louvres. There would also be some recesses created from the winter gardens and balconies. These elements would result in an acceptable appearance with adequate articulation and interest. The result would be a landmark building.
- 6.15 The creation of a pedestrian link from College Road to Fairfield Gardens is supported. Currently there are no routes from East Croydon Station and George Street to the Fairfield Halls and town centre beyond.
- 6.16 The applicant has made amendments to the proposal to improve the public entrance to the building. It is now considered that the fully glazed elevation at ground floor level with college exhibitions displayed along the frontage and the main college entrance and foyer/reception area facing into the arcade would provide a suitably active frontage to provide a welcoming and safe environment to

pedestrians. The applicant has also submitted a wind environment report that indicates that the use of screens along the eastern edge of the arcade and a canopy on the north side of the building would achieve acceptable conditions throughout. The submission of a lighting scheme and floor materials could be subject to a condition.

Amenities of adjoining and nearby occupiers

- 6.17 There are no nearby residential occupiers. The nearest building would be Mondial House, a 6 storey office building to the north east and a vacant site immediately to the north formerly occupied by Essex House. The Sunlight and Daylight Assessment shows that the proposed building would not have an adverse impact on the daylight to neighbouring properties, although sunlight to the front of Mondial House would be reduced. Given that this is a commercial building it is not considered that this would substantiate a reason for refusal. A planning application is also under consideration relating to commercial development of the Essex house site. Again given that the proposed use would be for offices, the impact on daylight/sunlight would not be a material consideration.

Amenities of future occupiers

- 6.18 The size and layout of flats would provide an acceptable standard of accommodation all having natural ventilation to habitable rooms.
- 6.19 Although no communal amenity space would be provided, and only 21% of the units would have access to a private balcony of glazed winter garden/conservatory, given the nature of the development as a high rise building that would be unlikely to attract families with children, it is not considered that this would substantiate a reason for refusal. Whilst the GLA recognise that the site is constrained with the whole of the ground floor footprint used for development, they recommend that the applicant explore the possibility of providing children's playspace on the roof or internally. They also comment that the winter gardens could benefit from more generous and useable space.
- 6.20 The Council's Noise and Pollution Officer has confirmed that the proposal would provide satisfactory internal noise levels subject to suitable mitigation measures which would be required by conditions.

Security

- 6.21 The Council's Crime Prevention Officer has no objection to the proposal but has recommended that certain safeguards be taken in terms of lighting, access and management. All of these issues could be dealt with by conditions.

Highways and parking

- 6.22 The site is located in an area with a PTAL level of 6b and is therefore highly accessible to public transport. A total of 29 parking spaces would be provided for the residential occupiers which equates to 17 % of the maximum parking standards. The college parking provision would be reduced from 244 spaces to 83 spaces. Given the high accessibility of the site it is considered that the overall level of

parking provision for the College and the residential use would be acceptable subject to the implementation of a Travel Plan including both the residential and educational uses.

- 6.23 The access arrangements are satisfactory, although the size of some of the parking spaces would be below that recommended with inadequate reversing/manoeuvring space.
- 6.24 In terms of trip generation, it is considered that due to the decrease in the number of on-site parking spaces, the overall effect of car trips to and from the site compared with the existing situation would be minimal and as a result there would be little impact from cars on the surrounding road network.
- 6.25 The development would increase the number of students by 6% as well as staff by 3.5% and would generate large numbers of public transport users and pedestrian trips to transport nodes. It is considered that there is spare capacity on the bus, rail and tram network and TFL are satisfied with the information submitted by the applicant. However they have indicated that a contribution for upgrading the tram and bus stops along Park Lane, Dingwall Road and George Street, and improvements towards signage in the vicinity would be required.
- 6.26 The proposal would provide a total of 304 cycle parking spaces. This is in excess of the requisite amount of spaces of 175 for the residential element and 99 for the educational facility.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The applicant has failed to submit an EcoHomes Pre-Assessment or report identifying that BREEAM Schools 'Excellent' standard would be achieved.
- 7.2 The applicant has failed to provide adequate information in respect of incorporating renewable energy technology to off-set at least 10% of predicated carbon emissions. The proposal provides a biomass boiler for use by the educational element of the scheme and only limited details have been provided. It is not proposed to provide any renewable technology for the residential use and it is expected that Combined Heat and Power (CHP) be utilised. The GLA have commented that the scheme is not consistent with the London Plan energy policies and in particular there is no justification for rejecting CHP or communal heating systems and a feasibility study should be undertaken.
- 7.3 Should permission be granted an intrusive site investigation (secured by way of a condition) would need to be carried out to assess the presence of any contamination.

8.0 EQUALITIES CONSIDERATION

- 8.1 14 disabled parking spaces are shown on the plan which is acceptable and in excess of the requisite amount.
- 8.2 All units would be constructed to 'lifetime home' standards with 10% (18 units) suitable for wheelchair access.

8.3 It is considered that the proposed revolving doors to the educational facility would not allow adequate access for disabled persons and an additional door would need to be provided. It is also recommended that the wheelchair route to College Green be extended over the 'void' area and that granite setts would be an inappropriate material for wheelchair users.

Case Officer: Samantha Natt
Background Documents: 3 letters of objection
1 letter from Croydon Society
1 letter from Park Hill Resident's Association
1 letter from Crime Prevention Officer
1 letter from English Heritage
1 letter from GLA
3 letters from TFL
1 letter from Croydon Primary Care Trust
Contact Officer: Mr. P. Mills 020 8760 5419