

**Agenda Item: 6.6**

**This is a Major Application for which the 13 week period expires on 13/07/2007.**

07/01442/P                      13/04/2007                      Fairfield

Application for full planning permission

Agent:  
Tribal MJP  
87-91 Newman Street  
London  
W1T 3EY

Applicant:  
Croydon College  
C/O AGENT

Location: Croydon College, College Road, Croydon

Description: Alterations; erection of extension to all floors to south of the building, third floor extensions to the eastern wings of the building

Drawing No(s): PL01 - 08, 09, 10, 11, 12A, 13A, 14B, 15D, 16D, 17,18,19, 20, 21, 22B, 23A

**Recommendation: Grant Permission**

Subject to the following condition(s) and reason(s):-

1. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-  
Section A

- (1) security lighting under recessed area
- (2) details of the proposed glazing system
- (3) ground surfacing details of the recessed area at ground floor level and access ramp including samples of materials
- (4) railings along access ramp
- (5) barriers under recess
- (6) landscaping under recess
- (7) public art

Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 1 shall be provided/implemented before any part of the development is occupied and shall be retained for so long as the development remains in existence.

Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

3. Any new planting and/or other landscaping treatment approved in compliance

with Condition 1 shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided  
Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.  
Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. If such requirements are to be provided by means of a biomass boiler in full or part, details shall also be provided to demonstrate that the boiler will be used, which shall include a commitment to maintain the boiler and details of how a long term fuel supply can be secured and delivered. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.  
Reason: To comply with Policy EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified BREEAM report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.  
Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
7. No pedestrian access shall be provided to the ground floor recessed areas outside of college opening hours.  
Reason: To protect and safety and security of the building in accordance with Policies UD6 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
8. A scheme for the night time illumination of the building in accordance with the Council's Skyline Project shall be submitted to and approved in writing by the

Local Planning Authority prior to the commencement of use of the extension.  
Reason: To provide an acceptable appearance within Croydon Metropolitan Centre in accordance with Policy CMC16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

9. The development shall be begun within three years of the date of the permission.  
Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

In granting permission the local planning authority had regard to the following policies:-

- . The relevant policies of the Croydon Replacement Unitary Development Plan(the Croydon Plan) are SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD14, UD15, UD16, SP4, UC11, SP9, SP13, EP2, EP3, EP16, SP14, T2, CS1, SP28, CMC2, CMC12, CMC16

The development is considered to be satisfactory in relation to the following:-

- . (a) the appearance of the development in the street scene
  - (b) the relationship of the development to adjacent property
  - (c) the character of the development in the surrounding area
  - (d) the impact on the amenities of the occupiers of adjacent and nearby properties
  - (e) the light and outlook of occupiers of adjacent and nearby properties
  - (f) the privacy of occupiers of adjacent and nearby properties
  - (g) the safety and security of buildings and the spaces around them
  - (h) accessibility to buildings
  - (i) the archaeology policies of the development plan
  - (j) sustainability issues
  - (k) the urban design policies of the development plan
  - (l) the transport policies of the development plan
  - (m) the community services policies of the development plan
- and having regard to all other matters raised.

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**Ward: Fairfield**  
**Lead Officer: Head of Planning Control**

**PLANNING COMMITTEE**  
**5<sup>th</sup> July 2007**

**Application Number: 07/01442/P, Croydon College, College Road, Croydon**

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## **1. SUMMARY**

### **1.1 Full application for :**

- Erection of a five storey extension to the southern side of the existing building at the College Green entrance
- Erection of third floor extensions on the eastern wing of the building

## **2. RECOMMENDATION**

- 2.1 Grant permission subject to the conditions and reasons set out in the agenda.
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## **3. BACKGROUND**

### **3.1 Site Description**

The site:

- Is located between College Road to the north and College Green to the south.
- Comprises a part three and five storey 1950's brick building originally constructed for the purpose of a college and still utilised as such. The building has pedestrian access from both College Road and College Green at ground floor level. The main entrance for all visitors is from the northern side of the building from College Road.
- Has a car park at basement level to the north, west and east of the building

### **3.2 Surrounding Area**

- To the south of the site is a public car park at basement level with steps leading to the ground floor level in front of the southern entrance to the college. At ground floor level, above the basement car park, is College Green/Fairfield Gardens a paved pedestrianised walkway with grassed areas between the College and the Fairfield Halls/Ashcroft Theatre (designated as Local Open Land).
- To the east, is the access ramp to the college basement car park and beyond this the main London to Brighton railway line.
- To the north of the site is College Road (at street level) and a three storey office/residential building fronting George Street.
- To the West is Park Lane and directly facing the western end of the college, is St George's House, an 18 storey office building occupied by Nestle.

### **3.2 Designations**

- Archaeological Priority Zone
- Croydon Metropolitan Centre
- Area of High Density
- Area Suitable for High Buildings

- The college building is included within a larger site (designated in the Croydon Plan as the Fairfield Halls Site and Adjacent Area – CMC2 &H68) which includes the multi-storey car park, Fairfield Halls and Ashcroft Theatre. This site is allocated for mixed use development including a significant residential element.

### 3.3 Relevant history

- There are numerous planning applications relating to the College as a whole. Of most relevance are:
  - (05/05296/P) – Permission was granted in February 2006 for ‘alterations to Park Lane entrance; erection of single storey extension to form refectory.’
  - (05/05297/P) – Permission was granted in February 2005 for ‘alterations; erection of extension at lower ground floor level.’
  - (06/0854/P & 06/0855/P) – These were duplicate applications 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.’ These applications related to the car park area at the eastern end of the existing building. An appeal was lodged against non-determination of one application and this was subsequently withdrawn. The other application was approved at Planning Committee on 15<sup>th</sup> February 2007. The GLA subsequently directed refusal of this application and the applicant is currently discussing the submission of amended plans with both the GLA and the Council.

### 3.4 Proposal

Full application for:

- Erection of extensions to increase the floorspace of the college by 3,452 square metres comprising:
  - five storey extension (plus alterations to basement) to the south side of the building totalling 2,384 square metres of floorspace adjoining the central part of the building in between the two wings. The extension would provide a larger and improved lobby/entrance area at ground floor level on the southern side of the building, a learning resource centre on the upper floors and a new teaching theatre at basement level. The extension

would have a curved footprint and be constructed predominantly of clear glazed panels with brise soleil, and some metal panels. The upper floors would overhang the ground floor providing a recessed covered area adjacent to the entrance to the building. This area would be semi-public with access controlled outside of college opening hours. Landscaping would be provided along the edge of this area. A ramp and steps would be provided at ground floor level linking the new lobby with College Green. Stairs would also be provided from ground floor level into the basement car park.

- Erection of two identical single storey extensions at third floor level to both the southern and northern elevations on the eastern wing comprising 1,068 square metres of floorspace. The extension would provide additional teaching rooms and would comprise a shallow hipped roof in copper and would be constructed in matching brickwork with stone banding.
- The application has been accompanied by a document entitled 'Education Case for the New Extension'. This indicates that the increased floorspace as a result of the extensions would not facilitate an increase in student numbers, but would assist in providing a high-quality learning environment and a well-thought curriculum delivery on each floor. The document highlights the problems with the current 1950's building and the restrictions that this places on the teaching and learning environment. These include:
  - Spaces that are teacher, rather than student centred
  - An environment which locks away its learning resources for the majority of time
  - Restricted access to IT and other media resources
  - A high proportion of outdated classrooms
  - Insufficient centres for practical, real-work and workshop experiences
  - Poor social facilities for students
  - Inefficient deployment of teaching and support staff.
- The extensions are part of a wider refurbishment programme which will meet the future needs of the curriculum. In support of the application, the applicant has stated that:

'Imperative to this is the requirement to provide a high quality learning environment to be delivered in areas on

a floor by floor basis. The college building is currently not an inclusive environment and the rooms are not fit for purpose in terms of effectively providing the education requirements that are for now and the future as opposed to the 1950's/60's. The concepts from which the proposals have evolved are:-

- A greater feeling of light and space with less narrow and invisible wasted corridors
  - Spaces where human and physical resources can be concentrated and maximised
  - Spaces that help to moderate and direct learner behaviour
  - Dispersing and radically increasing access to learning resources in a way that locates students into managed open-access workshops and seminar rooms
  - More access for students to social spaces and areas that encourage self and group study areas that are designed to take account of the different needs of major cohorts
  - Learning areas that encourage the creation of learning communities, emphasise social learning activities and discourage teacher-centred activities.
- In addition to the proposed extensions the college building will undergo a number of internal alterations to remove any unnecessary walls and to increase circulation space. The new learning resource centre would link together all the refurbished spaces and provide local centralised and dedicated learning facilities. It is considered that the central extension would improve the circulation of the building and create an internal vista providing views within the college throughout the buildings.

#### **4. PLANNING POLICIES**

- Unitary Development Plan ( the Croydon Plan)  
  
SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD14, UD15, UD16, SP4, UC11, SP9, SP13, EP2, EP3, EP16, SP14, T2, CS1, SP28, CMC2, CMC12, CMC16
- Supplementary Planning Guidance

PGN 1 – Planning Obligations  
SPG10 – Designing for Accessibility  
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 as a major application. 130 adjacent occupiers notified. No letters of objection received.
- English Heritage do not consider that the proposal would affect archaeology and no objections have been raised.
- Transport for London (TFL) were consulted and have indicated that the development would unlikely result in a significant vehicle trip generation or associated impact on the road network and they have no objections to the proposal.

## **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. Policy CS1 of the Croydon Plan indicates that Croydon Metropolitan Centre is the most appropriate location for major community facilities such as colleges of further education where they are easily accessible to the communities they serve. The improvement of the facilities at the existing college and maximising the potential of the existing site through increasing the floorspace is therefore supported. Policy CMC2 of the Croydon Plan refers to the Fairfield Proposal Site which includes the existing College building. This 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 extensions to the College would assist in meeting the aspirations for this larger site by providing improved educational facilities. The site is also included within the area covered by 'The Fairfield Gardens & Surrounding Areas' Development Brief. This envisages the retention of the College building (including a new

Vocational building on the northern site next to the college) as well as mixed uses within the wider development area.

#### Townscape issues

- 6.2 Policy CMC2 requires re-development of the Fairfield Site to include landmark buildings of high quality and originality, as well as a high quality in the design and provision of public spaces throughout the site. A key aim of the Fairfield Gardens Planning Brief is to improve the public realm within the area to facilitate the delivery of high quality, safe and legible environments.
- 6.3 It is considered that the proposed glazed five storey extension would result in a high quality contemporary addition that would stand out as a distinctive landmark in Croydon Town Centre. The extension would appear as a modern lightweight structure that would provide an appropriate contrast to the existing brick building. Its curved appearance would also provide a contrast to the angular proportions of the exiting building.
- 6.4 The proposal would improve and emphasise the entrance to the college on the southern side of the building, providing an active frontage onto college Green/Fairfield Gardens and increased pedestrian activity within this area.
- 6.5 The two additional floors on the eastern wings would be acceptable in their scale and proportions. They would reflect the materials of the existing building and still appear as subordinate to the building.
- 6.6 The applicant has agreed to provide an element of public art within the development and to participate in the Skyline Project as well as a contribution towards £1,000 towards management of the project.

#### Amenities of adjoining and nearby occupiers

- 6.7 The nearest residential occupiers would be in St. Matthew's House to the north of the college. The amenity of the occupiers of this building would not be adversely affected by the proposed extensions in respect of outlook, levels of daylight/sunlight received and privacy. The nearest non residential buildings to the extensions would be Mondial House, a 6 storey office building to the north east and Fairfield Halls to the South. Given the distance between the location of the proposed extensions and the existing buildings it is not considered that there would be any detrimental impact on these existing occupiers.
- 6.8 The extensions would not prejudice the development of the site at the northern end of the building that is planned for a new vocational college and residential units within a 29 storey tower.

## Highways and parking

- 6.9 The site is located in an area with a PTAL level of 6b and is therefore highly accessible to public transport. The existing access arrangements from College Road would not be altered.
- 6.10 The site is an established educational facility well served by public transport. The proposal itself would not seek to change the number of existing parking spaces on site or the number of students over the existing projected growth of the college. The proposal is therefore unlikely to result in significant vehicle trip generation or associated impact on the road network.

## **7.0 ENVIRONMENTAL CONSIDERATIONS**

- 7.1 Any permission granted would be subject to conditions requiring that BREEAM Schools 'Excellent' standard be achieved and at least 10% of predicated carbon emissions be off-set by renewable energy technology.

## **8.0 EQUALITIES CONSIDERATIONS**

- 8.1 Level access would be provided from College Green into the new southern entrance. A separate door alongside the revolving door would provide a suitable access for wheelchair users. Inside the building, two new central lifts would provide access to each floor (which is step free) and these are suitable for any type of wheelchair.

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| Case Officer:         | Samantha Natt  |
| Background Documents: | 1 letter from Transport for London<br>1 letter from English Heritage |
| Contact Officer:      | Mr. P. Mills 020 8760 5419   |