

PLANNING APPLICATION DESIGN & ACCESS STATEMENT  
VAN-0387  
53 PERRY VALE, FOREST HILL, LONDON, SE23 2NE  
SEPTEMBER 2018



# 1.0 Contents

VAN-0387 – 53 Perry Vale, Forest Hill, SE23 2NE, London Borough of Lewisham  
Design and Access Statement, July 2018

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## 2.0 Introduction

This application submission is prepared by db architects on behalf of Vanquish Iconic Developments for the site at 53 Perry Vale, Forest Hill, SE23 2NE.

Vanquish are a family-run business and have been creating urban industrial interior designed developments for many years now across South East London.

"We are a firm believer that property development should be creative, not made with basic materials to fit the standard criteria of a build. This is reflected in our interiors and exteriors of each finished development."

At Vanquish, we design eccentric, for those that want to live, feel and be different."



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## 2.0 Introduction cont.

The proposal presented here is to demolish the existing public house with bed & breakfast and construct a new mixed use development comprising a replacement public house and restaurant on the lower ground and ground floor and a 66 bedroom hotel to the rear lower ground and ground floors and the upper floors, with associated refuse stores and landscaping works. The 66 hotel rooms offer a varied mix of types including standard, family and wheelchair accessible rooms.

The following drawings accompany this Design and Access Statement to make up the planning submission:

### Proposed

- VAN-0378-H-001 P1 Site Location Plan
- VAN-0378-H-002 P1 Site Plan
- VAN-0378-H-010 P1 Lower Ground & Ground Floor Plans
- VAN-0378-H-011 P1 First & Second Floor Plans
- VAN-0378-H-012 P1 Third & Fourth Floor Plans
- VAN-0378-H-013 P1 Fifth Floor & Roof Plans
- VAN-0378-H-021 P1 North & East Elevations
- VAN-0378-H-022 P1 South & West Elevations
- VAN-0378-H-031 P1 Section AA

### Existing

- VAN-0378-121 P1 North & East Elevations
- VAN-0378-122 P1 South & West Elevations

Existing Provided by Scope Surveys

- SS18\_06\_VID01 Topographical Survey (Site Plan)
- SS18\_06\_VID02 Basement Floor Plan
- SS18\_06\_VID03 Ground Floor Plan
- SS18\_06\_VID04 First Floor Plan
- SS18\_06\_VID05 Second Floor Plan
- SS18\_06\_VID05 Elevations (Neighbouring Properties)

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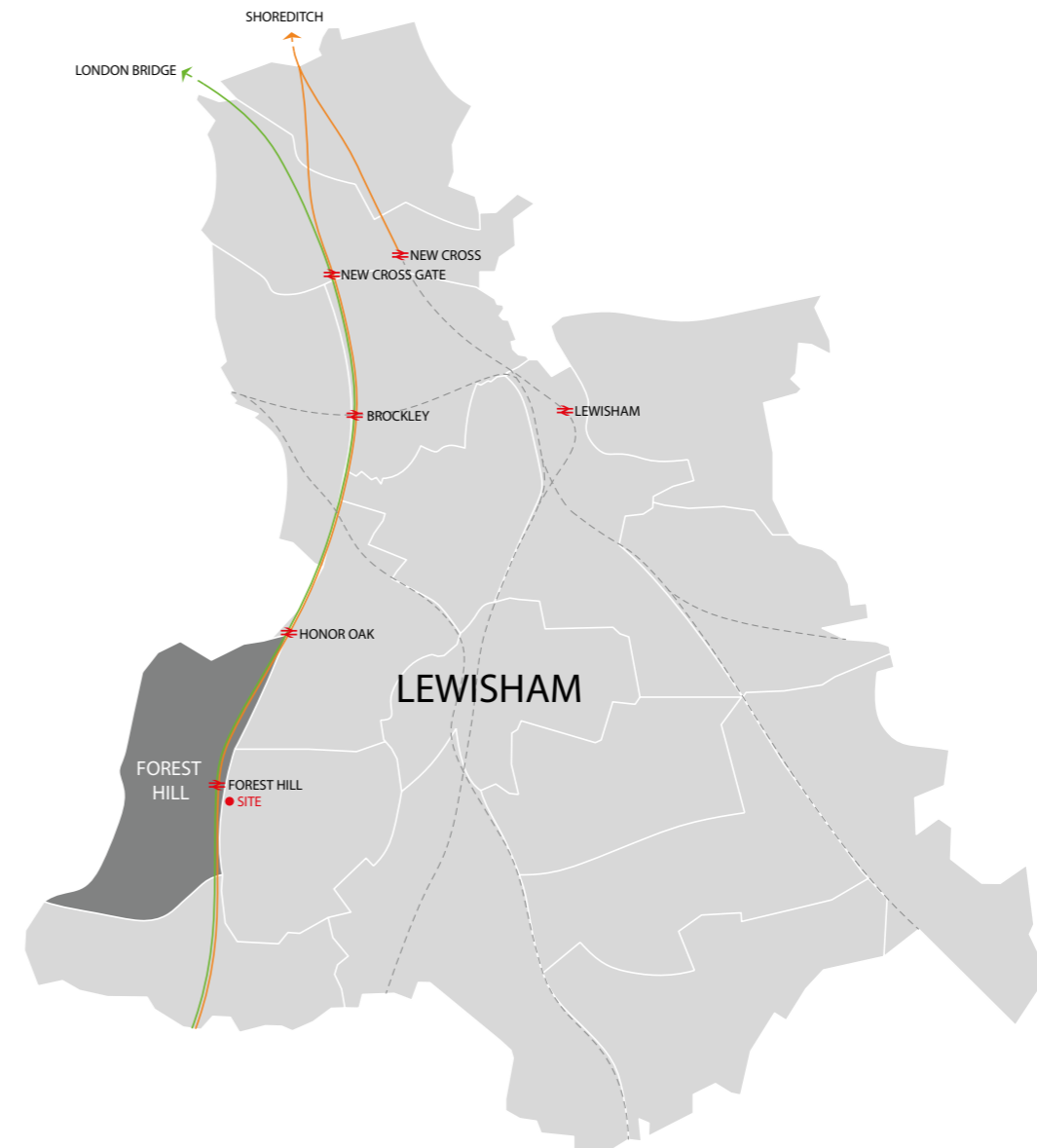


Fig. 1 – Site with context of Lewisham

## 2.0 Introduction cont.

The planning application is supported by the following reports:

- Transport Statement (prepared by SLR Consulting)
- Service Management Plan (prepared by SLR Consulting)
- Hotel Travel Plan (prepared by SLR Consulting)
- BREEAM Pre-assessment (prepared by C80 Solutions)
- BRUKL calculations (prepared by C80 Solutions)
- Preliminary Ground Contamination Report (Ashdown Site Investigation Ltd)
- Construction Management Plan (Vanquish Iconic Developments)
- Site Waste Management Plan (Systems For Safety Ltd)
- Demolition Method Statement (Vanquish Iconic Developments)
- Basement Impact Assessment (WBD Structures)
- Daylight and Sunlight Analysis (Schroeders Begg)
- Foul and surface water calculations Knapp Hicks & Partners
- Façade Noise and Groundbourne Vibration Exposure Assessment HA Acoustics

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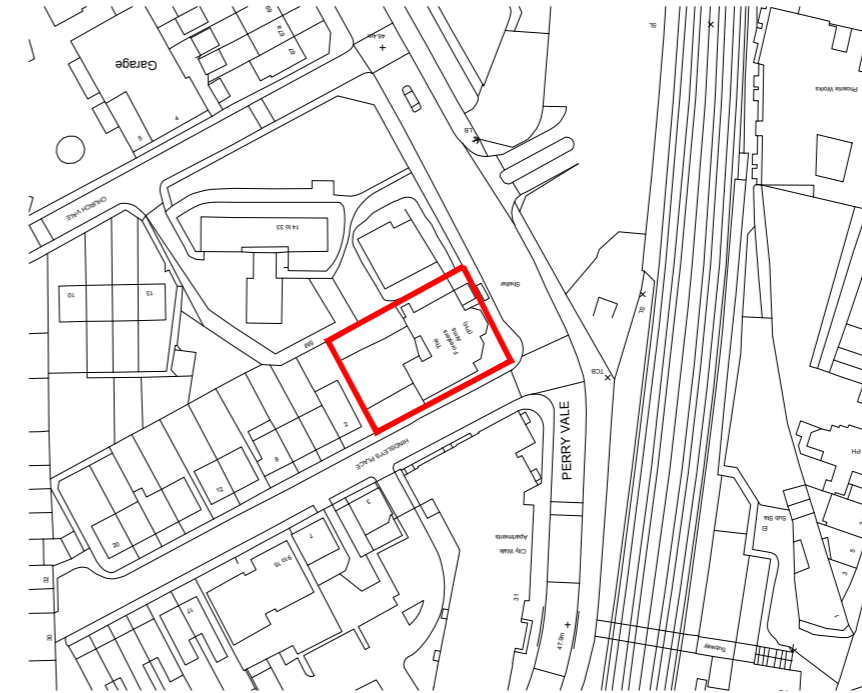


Fig. 2 – Site Location NTS



Fig. 3 – The site as viewed from the West

### 3.0 Site Analysis and Current Building

#### Site and Building:

53 Perry Vale, Forest Hill was a mid-Victorian Public House and bed & breakfast in Georgian style, the site has functioned as a public house from at least the early 1850s. The site is situated on the corner of Hindsley's Place and Perry Vale, Forest Hill, outside the Forest Hill Conservation Area. The site is adjacent to a 5 storey block of flats on Church Vale, on a site previously occupied by The Forest Hill Brewery which was sold in 1926 and became part of United Dairies until it was demolished in the late 1950s. To the East boundary of the site is a row of terraced houses and on the opposite side of Hindsley's Place is a modern mixed use development.

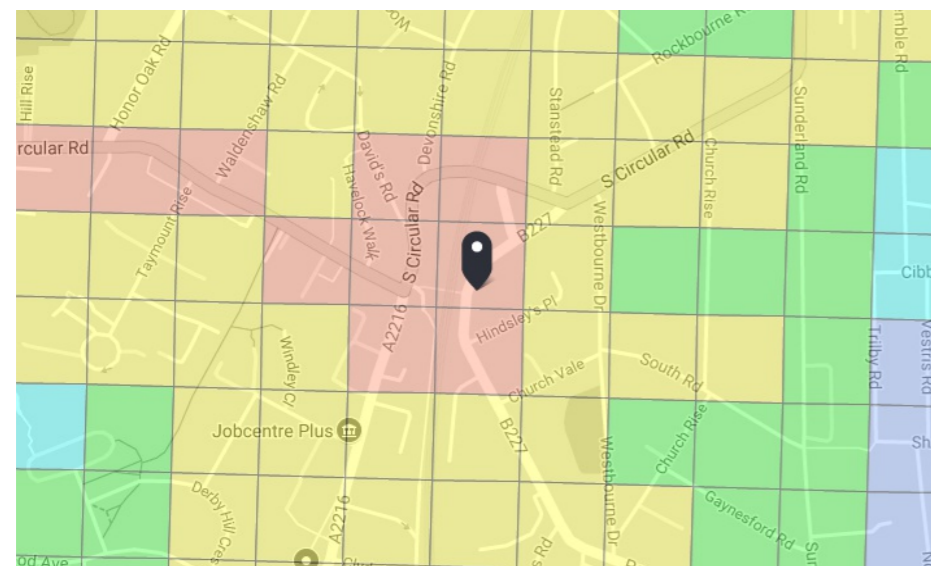
The building occupying the 750m<sup>2</sup> plot has retained approximately the same footprint but has undergone various renovations to the front facade. The building has lost most of its original features, including decorative parapet detailing, chimneys, canopy and all of the ground floor facade.

The site is located in Flood Zone 1 with a low probability flooding as stated by the Environment Agency and falls outside a Proposed Air Quality Management Areas.

#### Site Access:

Pedestrian, cycle and vehicle access to the site is provided via well connected network of streets in the local area.

The Site has a PTAL rating of 5. Forest Hill Station is a 2 minute walk (0.1 mile) from the site. A number of bus stops are located in close proximity, closest being directly in front of the site. No parking is proposed due to the PTAL level of the site. See the submitted Transport Statement for more details.



PTAL output for Base Year  
5  
53 Perry Vale  
53 Perry Vale, Forest Hill, London SE23 2NE, UK  
Easting: 535443, Northing: 172912

Fig. 4 – PTAL Rating



Fig. 5 – Photo West facade - 1922



Fig. 6 – Photo of the West facade - 2003



Fig. 7 – Photo of the West facade - 2017



5 storey buildings in the immediate vicinity of the application site

## 4.0 Description of the proposal

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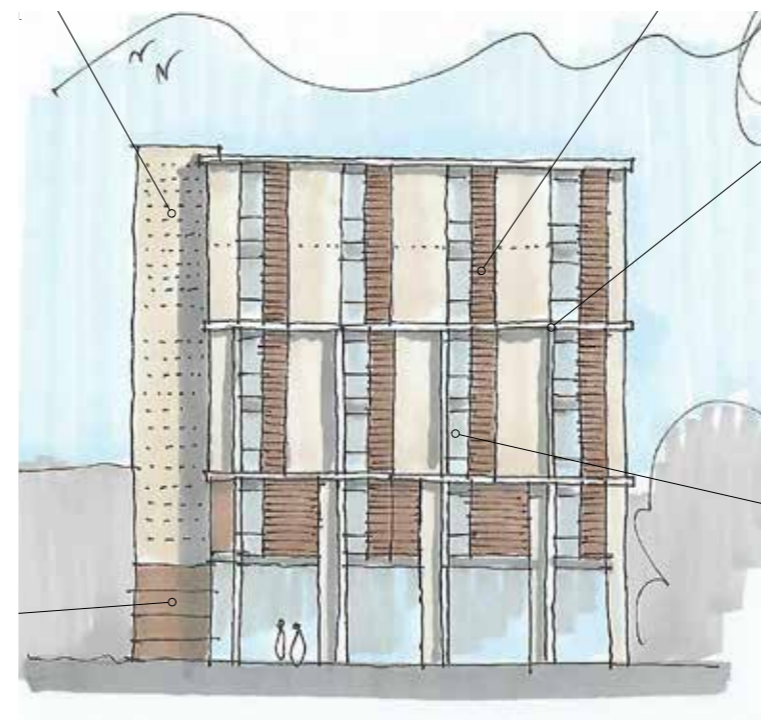
The original footprint of the 1850's Public house and bed & breakfast dictates the building line to the west boundary and the terraced row to the East of the site defines the building line along Hindsley's Place. The existing building is of little architectural merit, most of the original features have been lost and the ground floor extension is out of character with the original building. It was therefore felt a new building with a strong identity would sit well on the site.

As part of the design development different approaches to the principle elevation, were explored. Georgian influenced architecture was explored with traditional stone at the ground floor with render above, and traditional sash windows and a strong stone pediment topping the parapet. This can be seen in the elevations below. A modern approach was also explored using mix of buff brick, stone and bronze panels, sketch opposite.

A building influenced by Victorian mills was also a strong consideration with red brick elevations, feature lead work, black metalwork and crittal style windows would be more fitting for the site context and for the building's pub and restaurant class use. The bottom right elevation was then drawn up along with the 3D artistic impression on the following page. This design was then further developed to include contrasting materials to differentiate between the pub and the hotel on the upper floors, a white glazed brick is being proposed to the upper floors with a more traditional red brick for the ground and lower ground floor.

The proposal was developed in order to present a 'face in the round' that can be seen from vantage points across the road, in the neighbouring park and down Hindsley Place. The design intention is that there is no secondary elevation, but proportions of the principle block at the front of the site, including the window piers width, height and detail are consistent on all elevations. The development then drops down to the rear, responding to the lower height of the terraced houses, but glimpses can still be caught of the 'round'.

This proposal was developed further with materiality, with the white glazed brick being the dominant material over the red brick; these are the proposals submitted in this application.





#### 4.0 Description of the proposal cont.



Fig. 8 – 3D Sketch to explore the design



Fig. 9 – Design option with redbrick on the upper floors and white glazed brick to the ground floor

## 5.0 Use And Layout

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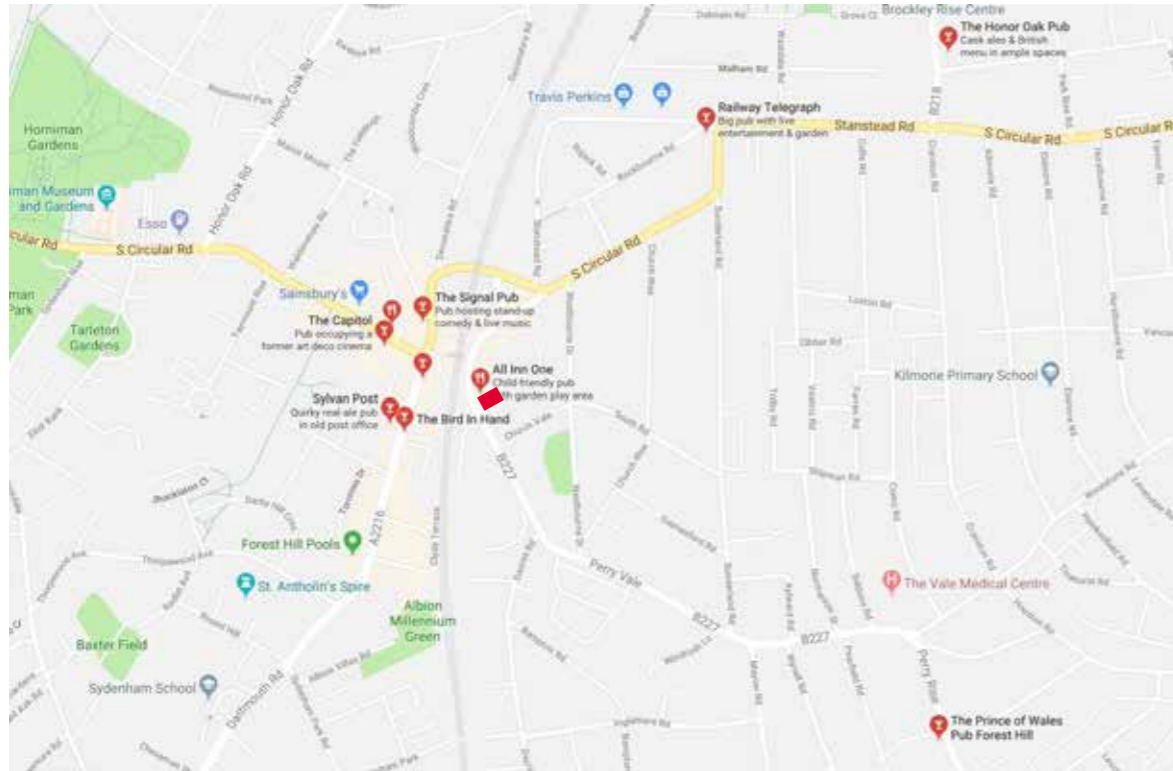


Fig. 10 – Local public houses and bars

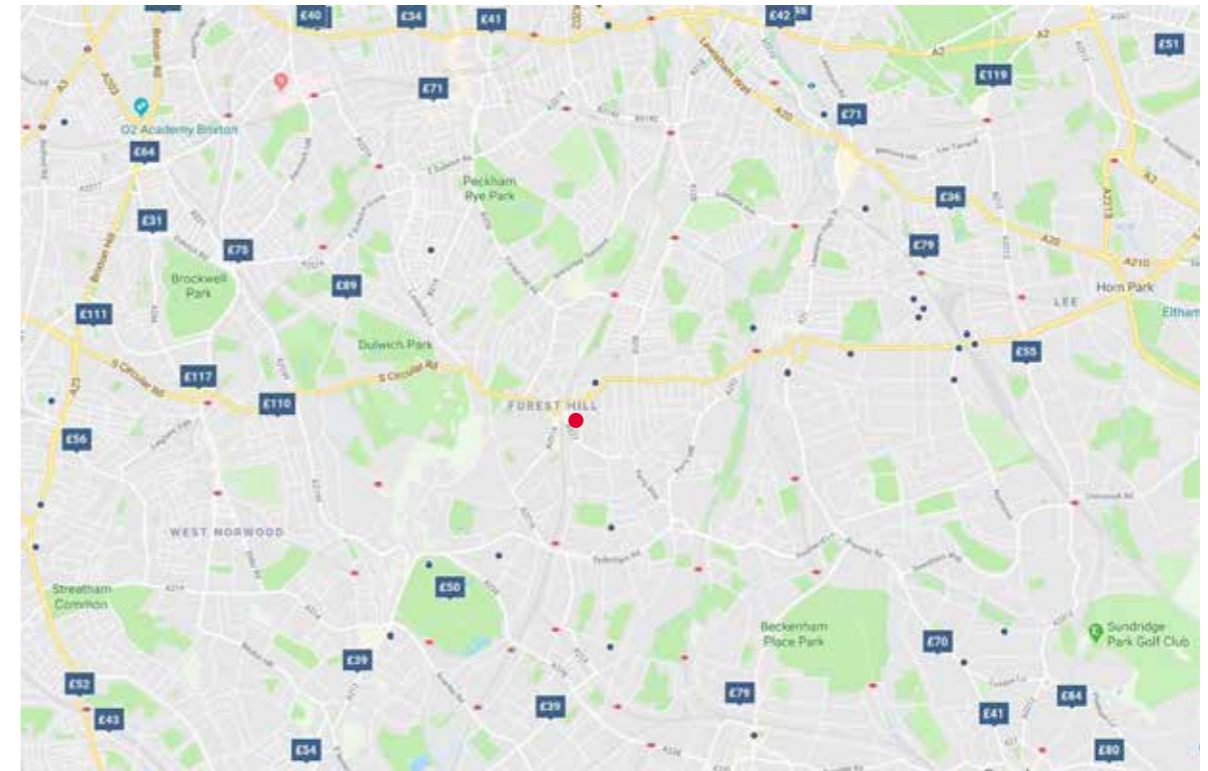


Fig. 11 – Hotels, guest houses and bed & breakfasts in the area

The map above shows a number of public houses and bars in the area around the train station including the site which this application relates to. However the adjacent maps shows a distinct lack of hotel accommodation in the area, with a few smaller bed & breakfast and guest house establishments shown as blue dots in the area. The proposal will see an increase from a small bed & breakfast to a 66 bedroom hotel in a prime location close to the train station.

## 5.0 Use And Layout cont.

### Hotel

All the hotel rooms will benefit from good levels of outlook and natural light. A Daylighting Study is submitted with the application in support of this.

This design is for a 6 storey building plus basement level, this fits in with the numerous 4 & 5 storey residential buildings in the wider Forest Hill area. The strong vertical form follows the urban architectural rhythms of this part of South London. It is confident and self assured in forming an individual presence within the townscape whilst still blending into the historical fabric.

The basement and ground floor on the corner of the site, where Perry Vale meets Hindsley's Place, form a Public House which retains the existing use class. With the hotel predominately on the upper floors.

The development will make the fullest contribution to minimising CO2 emissions in accordance with the London Plan's energy hierarchy:

- 1 Be lean: use less energy
- 2 Be clean: supply energy efficiently
- 3 Be green: use renewable energy

First and foremost the building will adopt a 'fabric first' approach with improved U-values over and above AD Part L. Energy will be supplied efficiently by use of energy-efficient lighting, efficient water appliances, and an improved heating system. Further reduction in CO2 emissions will be provided through renewable energy in the form of PV panels.

Further details can be found in the submitted BRUKL Calculations and BREEAM Pre-assessment.

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Fig. 12 – Proposed West Elevation

SCHEDULE OF ACCOMMODATION

**Lower Ground Floor**

The lower ground floor includes a 179m<sup>2</sup> area for the lower part of the public house, including space for refuse storage and plant.

In addition to this there are 4 hotel rooms, plant space and cycle storage space as well as a means of escape for the hotel.

Ground Floor

The ground floor includes 182m<sup>2</sup> for the upper part of the public house including the entrance from street level.

In addition there are 3 hotel rooms, refuse store, linen intake, plant and the entrance to the hotel.

First Floor

This floor includes the hotel reception, general stores, linen store and 11 hotel bedrooms.

Upper Floors

The rest of the hotel rooms are housed on the second, third, fourth and fifth floors, 10 of which have private balconies with a linen store at each level all access via a communal lift.

Existing Public House and Bed & Breakfast	
Floor	Area
Basement	129.6m <sup>2</sup>
Ground	230.3m <sup>2</sup>
First	95.2m <sup>2</sup>
Second	81.6m <sup>2</sup>
Total	536.7m <sup>2</sup>

Schedule of Accommodation Hotel	
Standard	29
Family	15
Family Stretch	15
Wheelchair User	7
Total	66
Schedule of Accommodation A4	
Floor Level	Area
Lower Ground	170m <sup>2</sup>
Ground	182m <sup>2</sup>
Total	352m <sup>2</sup>

## 6.0 Heritage Statement

53 Perry Vale faces, but sits outside of, Forest Hill Conservation Area which is located on the other side of the train line. The existing building is not a locally listed building and there are no listed buildings in close proximity. It is also not within an Archaeological Priority Area.

The site is thought to have already been developed at the time of the earliest historical maps referenced in 1850. The site is shown as developed by 1870, the pub building in the south west of the site is shown on its current footprint by the 1952 mapping revision. The area to the east of the site was formerly occupied by a large brewery and a depot.

The pub was first registered as the Foresters Railway Tavern in 1858 run by Richard Potts then changed to the Foresters Arms in the 1901 census.

The area was heavily bombed during the war with a bomb falling just around the corner of the site, as seen in fig. 11

A preliminary contamination risk assessment has been carried out and is submitted with the application to identify any potential pollutants occurring as a result of the site history.

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Fig. 13 – OS Map dated 1870



Fig. 14 – OS Map dated 1895 -

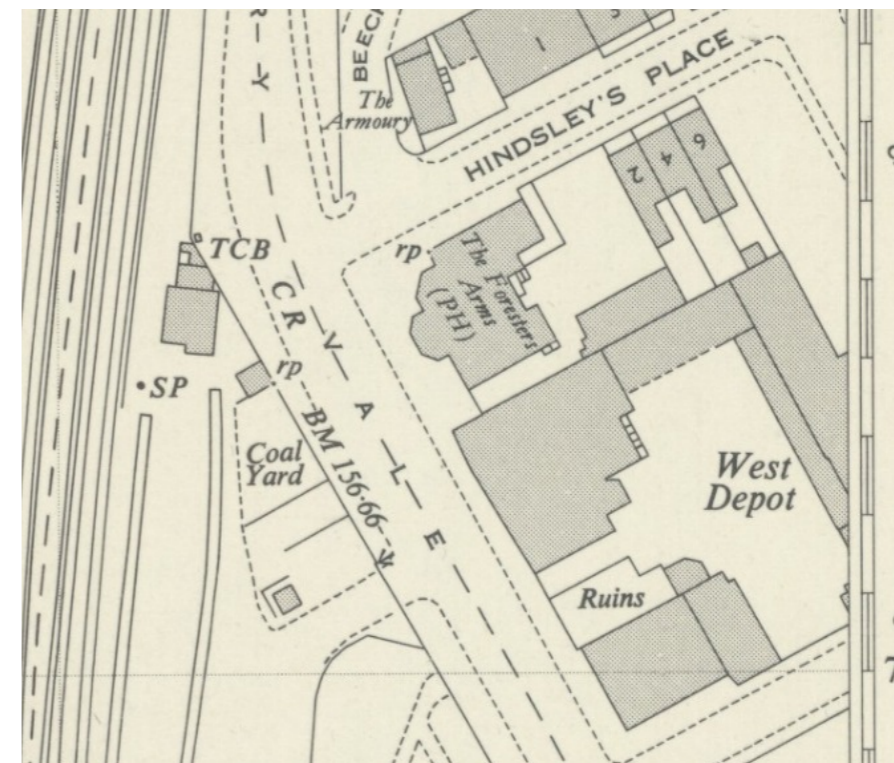


Fig. 15 – OS Map dated 1952

### Forest Hill Conservation Area

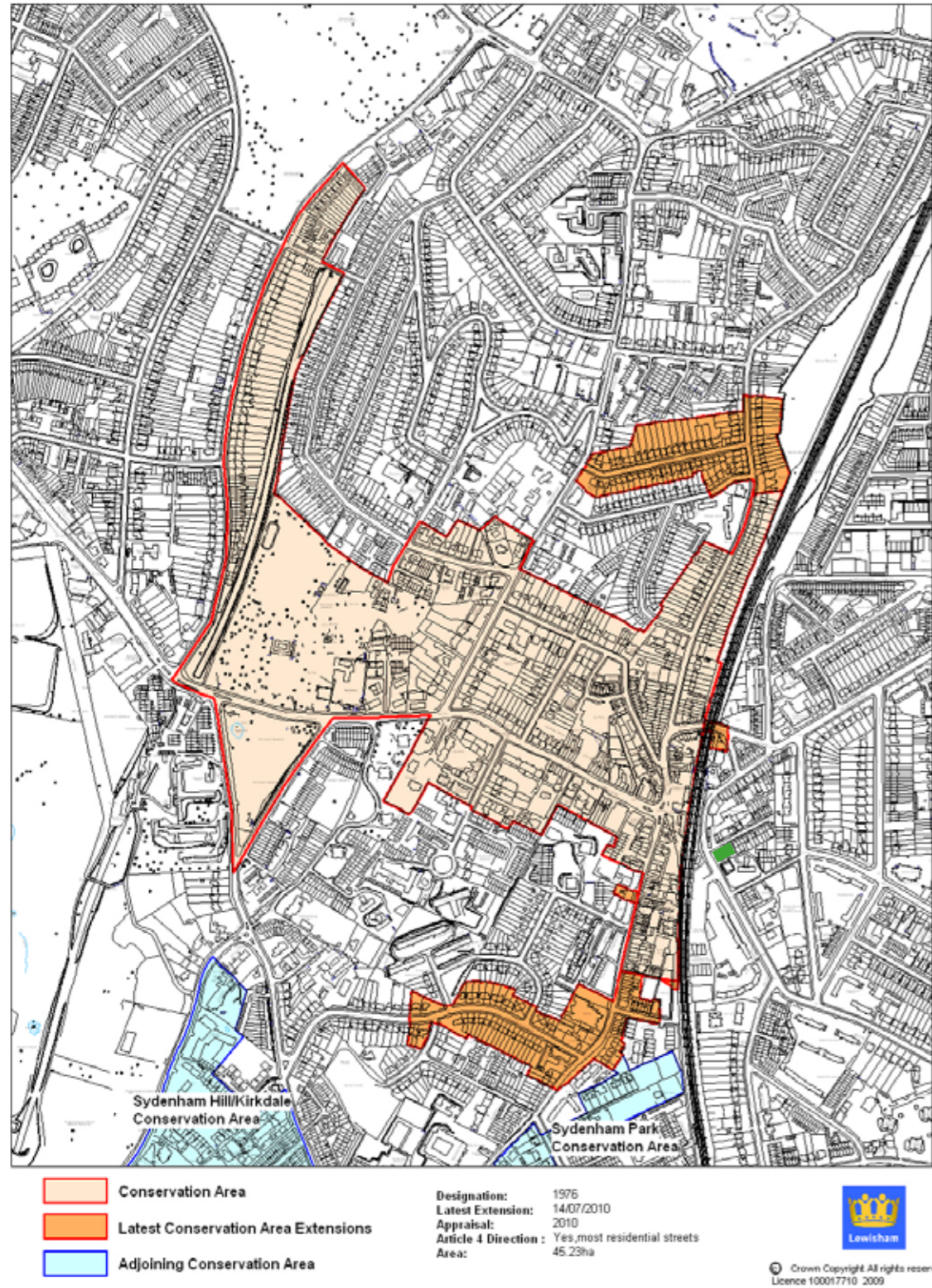


Fig. 18 – Forest Hill conservation area with the application site shown in green (outside the conservation area)



Fig. 16 – Bombs dropped in close proximity to the site between Oct. 1940 and June 1941



Fig. 17 – Original buildings of the same period still existing - located on the corner of Westbourne Drive and Church Vale

## 7.0 Planning History and Policies

The only available planning application history for the site is for;

The installation of a satellite dish on the roof of The Foresters Arms

In the development of this application we have consulted the following Planning Policies:

### National Planning Policy Framework 2018

- NPPF 7.56 – 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'
- NPPF Section 10 - Meeting the challenge of climate change, flooding and coastal change - Through the use of Green Roof the proposal reduces run off and enhances the environment,. New aspect of the development shall be built to achieve low U-Values.
- NPPF Section 12 - Conserving and enhancing the historic environment - The proposed design looks to work with the local context, the style of the construction compliments both the existing building and the wider context of the conservation area, the proposal also reinstates many aspects of lost heritage value to 86 Gordon Road, further contributing to the conservation area feel. Maintaining the original block with set back garden area both conserves and enhances the existing street scene.

### The London Plan 2016 as modified by Supplementary planning guidance

- Policy 3.5 - quality and design of houses
- Policy 5.13 - Sustainable drainage
- Policy 6.9 - Cycling
- Policy 7.4 - Local Character
- Policy 7.6 - Architecture

### Lewisham Local Development Framework

- Core Strategy

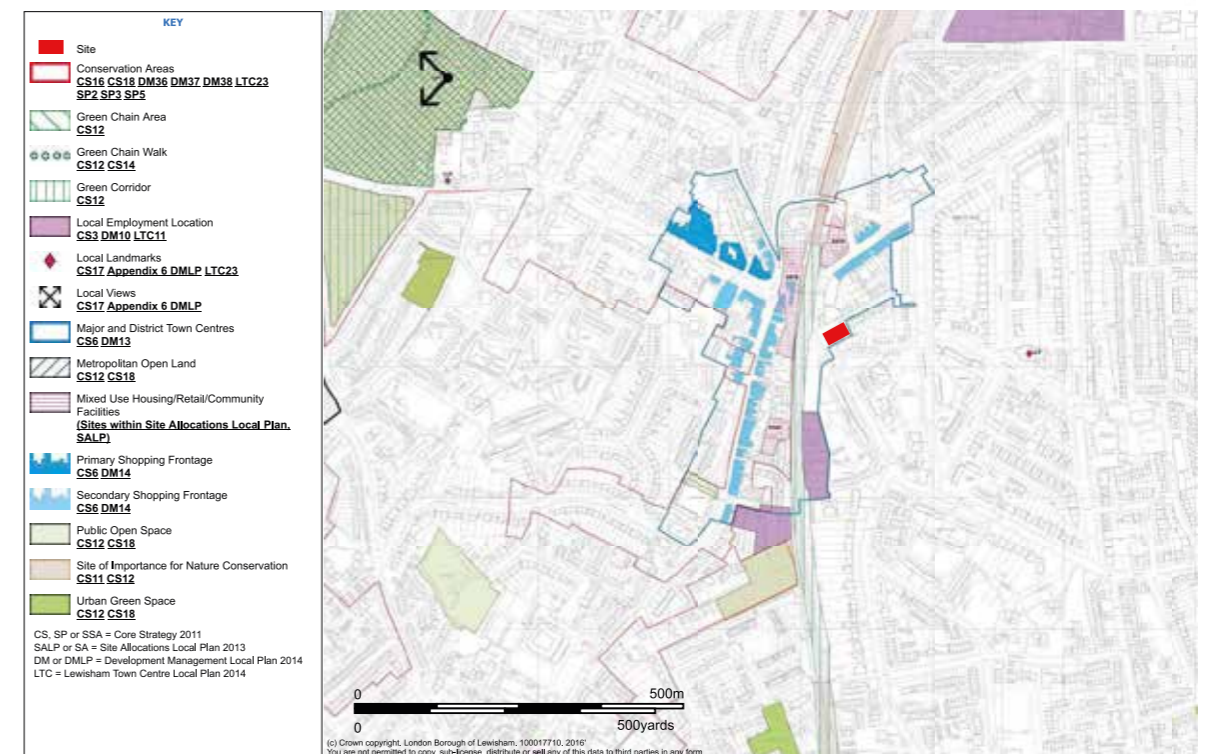
### Lewisham Development Management Local Plan

- 2.12 Hotels
- 2.20 Public Houses
- 2.24 Biodiversity, living roofs and artificial playing pitches
- 2.25 Landscaping and trees
- 2.27 Lighting
- 2.30 Urban design and local character

Development management Policy DM12 states that hotels will be encouraged, with a preference to highly accessible town centre locations, near train stations or other locations where there is good public transport access.

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- Is of the highest design quality, is sympathetic to its surroundings and heritage and enhances the image of the area
- Contains ground floor uses that will ensure active frontages and where appropriate add to the vitality of the area throughout the day and evening
- Seeks to improve the range and quality of accommodation available within the borough
- Meets the highest standards of accessibility and inclusion, and demonstrates that at least 10% of the hotel bedrooms will be wheelchair accessible
- Provides a level of car parking appropriate for the site's level of public transport accessibility. Parking provision for developments in areas of good public transport accessibility (PTAL 4 and above) should be limited to disabled parking, coach parking, taxi parking and other parking required for operational need including deliveries and servicing, provided this does not result in an adverse impact on the local highway network
- Is able to facilitate coach and/or taxi drop off and collection, either on or off site, in a manner that respects the surrounding character and is without detriment to the safety of other vehicle users, pedestrians and cyclists
- Maximises pedestrian linkages and demonstrates opportunities for walking, cycling and sustainable travel
- Demonstrates that it plans for long term adaptability and sustainability.



## 8.0 Architectural Character and Materials

### Materials

We believe that the selection of well considered, high quality, contextual materials is essential to the success of the design and therefore we undertook an in depth study of the materials and colours of the buildings in the surrounding area to establish a palette of contextual materials for the development.

### Brickwork

The bricks have been selected to reflect the surrounding context and give an appropriate sense of solidity and maturity to the building. To achieve the quality of detailing needed for the design, we looked at good examples of brickwork detailing in the local area and London in general. We have used this to inform our design and the attached images are examples of quality we are aiming to achieve.

### Windows

We would propose a 'Crittal' style window with a black painted finish this would give a crisp clean feel to the windows. The windows would be set in 225mm deep reveals with curved red corner brick to give depth and character to the opening.

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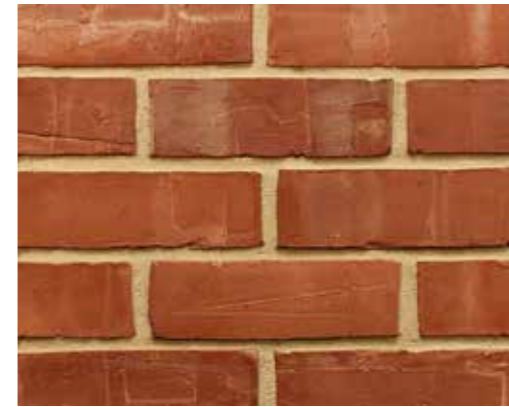


Fig. 19 – Red facing brick



Fig. 20 – Crittal style windows



Fig. 22 – White glazed facing brick



Fig. 21 – Examples of brick corbelling and cornices



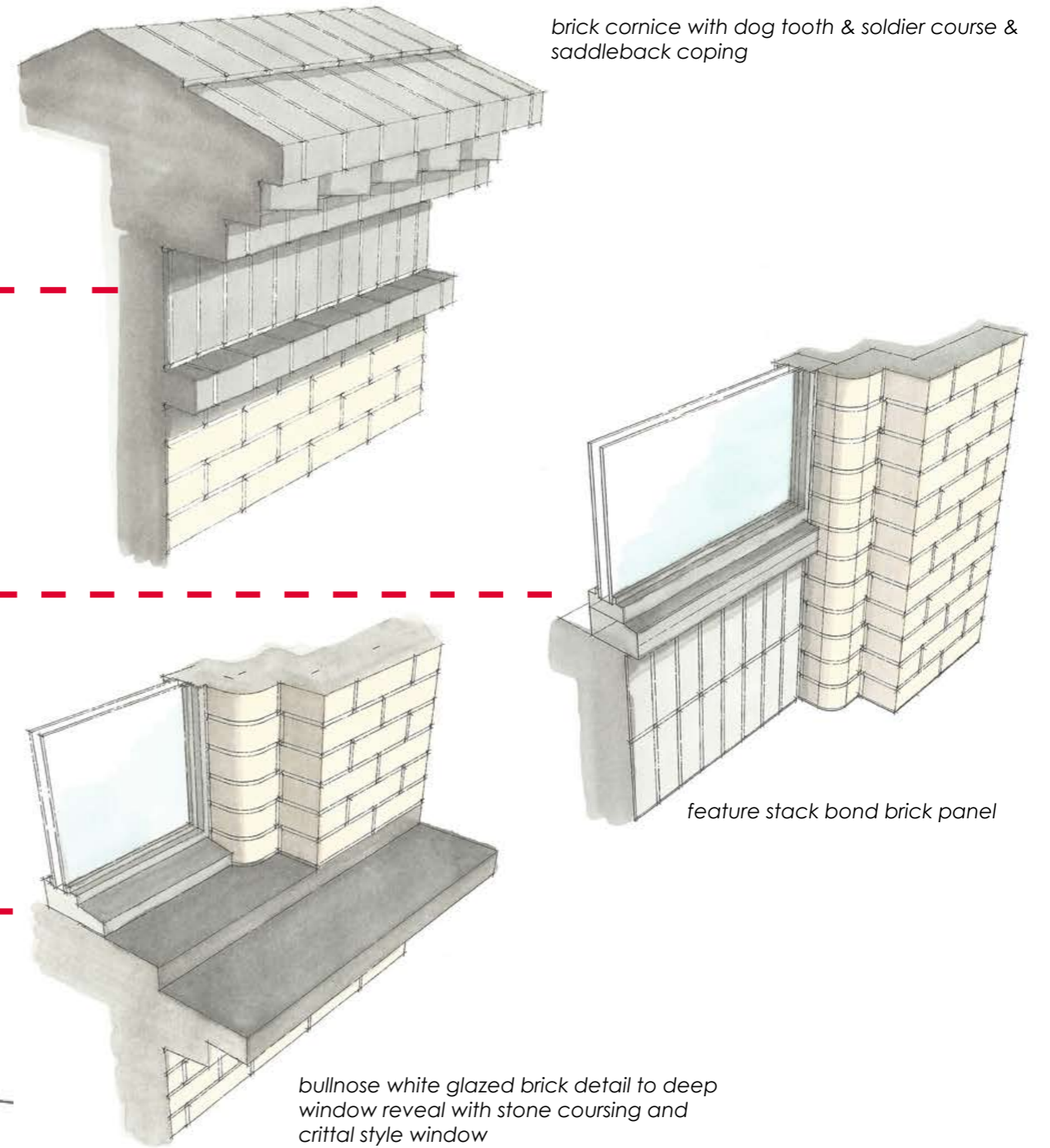
Fig. 23 – Grey glazed facing brick







Fig. 24 – West Elevation



## 9.0 Landscaping and Trees

There are no trees on the existing site. The rear communal area will be planted and will have adequate external lighting. Further details of which can be provided as part of the conditions of approval.

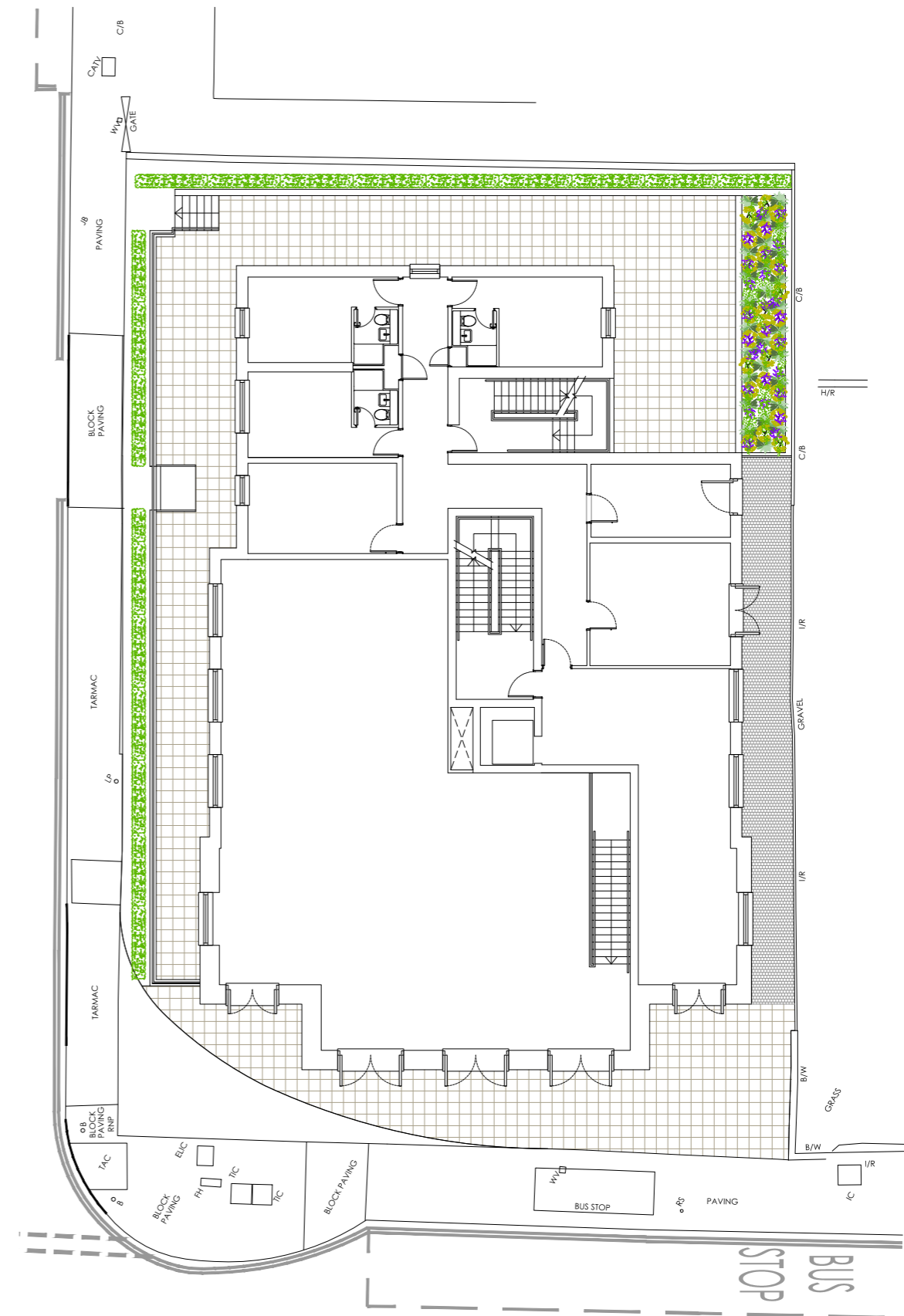
## 10.0 Ecology

There are no trees in the existing plot, the rear communal area will be planted and details can be provided as part of the conditions of approval.

We do not consider that an Ecological Impact Assessment is required for this application as the site is not identified in Lewisham's Local Plan Policies Map as within a Site of Importance for Nature Conservation (SINC) or Local Nature Reserves (LNR) or Green Corridors.

We also do not consider that a bat survey is required as we do not consider the existing building is one that bats would be nesting in. This has been concluded following Lewisham's guidance 'Checklist for Planning' for Ecology which refers to 'Lewisham's Biodiversity Planning Guidance'. Table 1 of the latter report informs when a survey is required and the existing building does not fall under any category to trigger a bat survey.

Although it is unlikely there are any habitats or protected species within the existing site, due to the building being demolished the applicant hereby confirms that:  
 (i) there will be no significant effect on any wildlife/habitat features and/or protected species present and  
 (ii) the applicant is aware that it is a criminal offence to disturb or harm protected species should they subsequently be found or disturbed.



## 11.0 Extract, ventilation and services

### Extract Flue

This proposal includes a kitchen extract flue whereby access panels to the flue are provided at each floor level for maintenance and cleaning in accordance with Section 7 of TR/19 Second Edition (Specific Considerations for Kitchen Extract Systems). The location of the access panels are within the communal lobbies (shown in orange on the adjacent plans), an accessible location outside of a hotel room.

The extract flue terminates up through the roof, away from opening windows and to the rear of the roof so that it cannot be seen from street level. The position of the extract flue has been reached in order to ensure the kitchen flue is fully integrated into the building in an accessible location and terminated through the roof in an unobtrusive location avoiding the front elevation. The flue is located so as not to be overlooked by neighbouring habitable windows or have a detrimental effect on the amenity of adjoining residents and it does not have a detrimental effect on the appearance of the building. It will be constructed of a robust material and terminate above the roof line to the required height.

### Roof top Plant

This proposal includes space on the roof to the rear of the development (shown in blue on the plan extracts adjacent) for the external heat exchangers, providing air cooling for the Public House and restaurant (A4 use). This area provides an enclosure to conceal the units to prevent a detrimental effect on the appearance of the building and includes louvre doors and louvres to the roof of the enclosure to provide sufficient fresh air.

### Linen

The proposal includes a linen store on each floor and a intake room on the ground floor shown in green on the adjacent plans.

## 12.0 Cycle Storage and Refuse

### Cycle Storage

The transport statement which accompanies this application highlights the requirement for 6 long stay cycle spaces, these are located in the lower ground floor show in aqua on the adjacent plans.

### Refuse

We have referred to the guidance in Building Regulations Approved Document H, and BS5906 Waste Management in Buildings.

For the hotel an allowance of 50l x number of bedrooms = 3300l

For the A4 unit 360m<sup>2</sup> 60% restaurant with 40% for service areas

217m<sup>2</sup> restaurant area

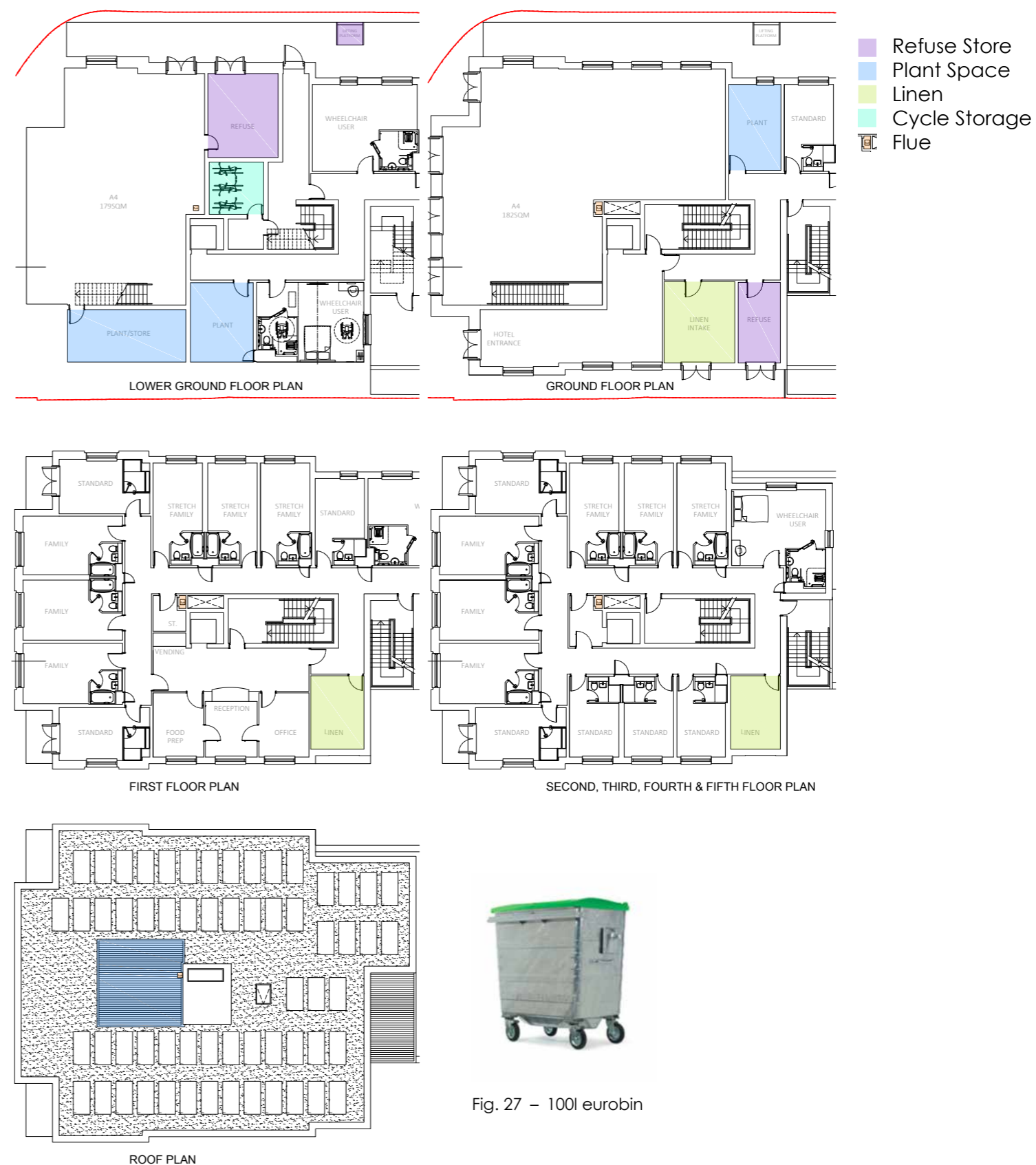
2m<sup>2</sup> per cover

108 number of covers

75l per cover = 8100l

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## 13.0 Sustainability and Renewable Energy Technology

The development seeks to achieve BREEAM Excellent. BRUKL calculations and BREEAM Pre-assessment has been submitted to show evidence of how this will be achieved.

The ten measures of sustainable design will be incorporated:

- Management
- Health and Well-being
- Energy/CO2
- Transport
- Water
- Materials
- Waste
- Biodiversity
- Pollution
- Surface Water Runoff (Flood Prevention)

Water efficiency - The building has been design to reduce water consumption and will incorporate water efficient devices and equipment.

Measures include:

- Low U-values for walls, roofs and floors
- Robust details for air tightness and thermal bridging
- Using high quality, sustainably sourced materials with good "Green Guide" ratings where possible
- South orientated photovoltaic panels located on the roof
- Energy-efficient internal lighting and combination boilers
- Water and energy efficient appliances will be fitted
- Low flush toilets/taps
- Secure cycle storage facilities for a site with excellent public transport accessibility
- CHP (Combined Heat and Power)
- Green/blue Roof
- Improve air tightness

## 14.0 Access & Mobility Statement

The proposal will be fully compliant with AD Part M, will have a level threshold to the main entrance, with accessible bedrooms located in close proximity to the lifts, which will be compliant with Part M, EN81-70 & BS6440.

In accordance with The London Plan 2016 Policy 4.5, the proposal includes 7 wheelchair accessible bedrooms with a total of 66 bedrooms, this is above the requirement of 10%.

All wheelchair accessible bedrooms have;

1. 850mm minimum effective clear width entry doors
2. Spy holes at wheelchair user height and standing height
3. 300mm leading edge to all doors
4. 825mm minimum clear width bathroom doors
5. 1200mm minimum circulation route
6. 1500mm diameter turning space in bedroom and bathroom
7. AD Part M compliant bathrooms
8. Emergency assistance alarms
9. Additional features available on request for sight and hearing impaired guests

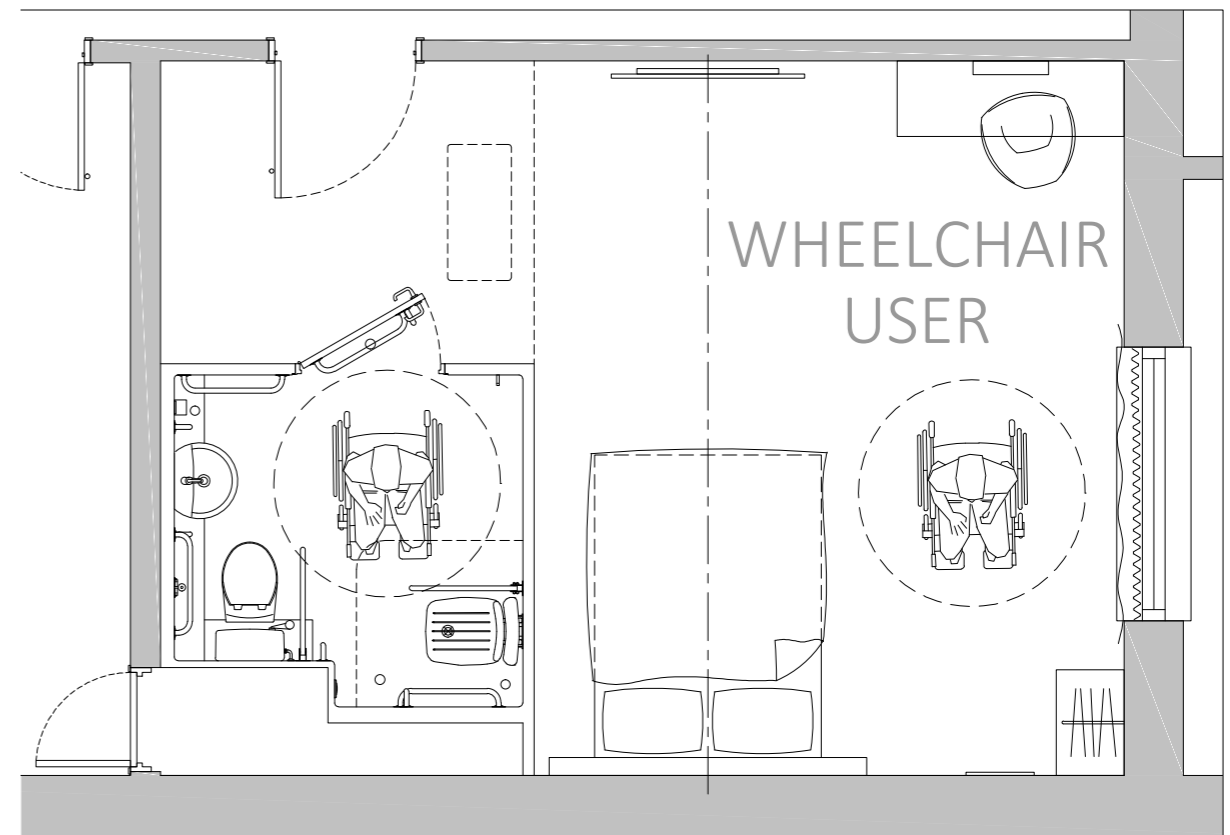


Fig. 28 – Typical accessible double bedroom

## 15.0 Transport, Traffic and Parking Statement

No parking spaces are proposed as there are excellent public transport facilities with bus stops adjacent to the site. Forest Hill station is short walk from the site. The site is also close to various shops and local amenities. The PTAL level for this site is good (level 5). 6 long stay bike spaces have been allocated for the staff of the A4 unit and the C4 hotel, 12 short stay spaces are located across the road, see report for full details.

The bus station directly outside the site serves route 356 between Upper Sydenham and Shirley. Nearby stops also include routes 122 between Plumstead and Crystal Palace, 176 between Tottenham Court Road and Penge, 185 between Victoria and Lewisham and 197 between Peckham and Croydon.

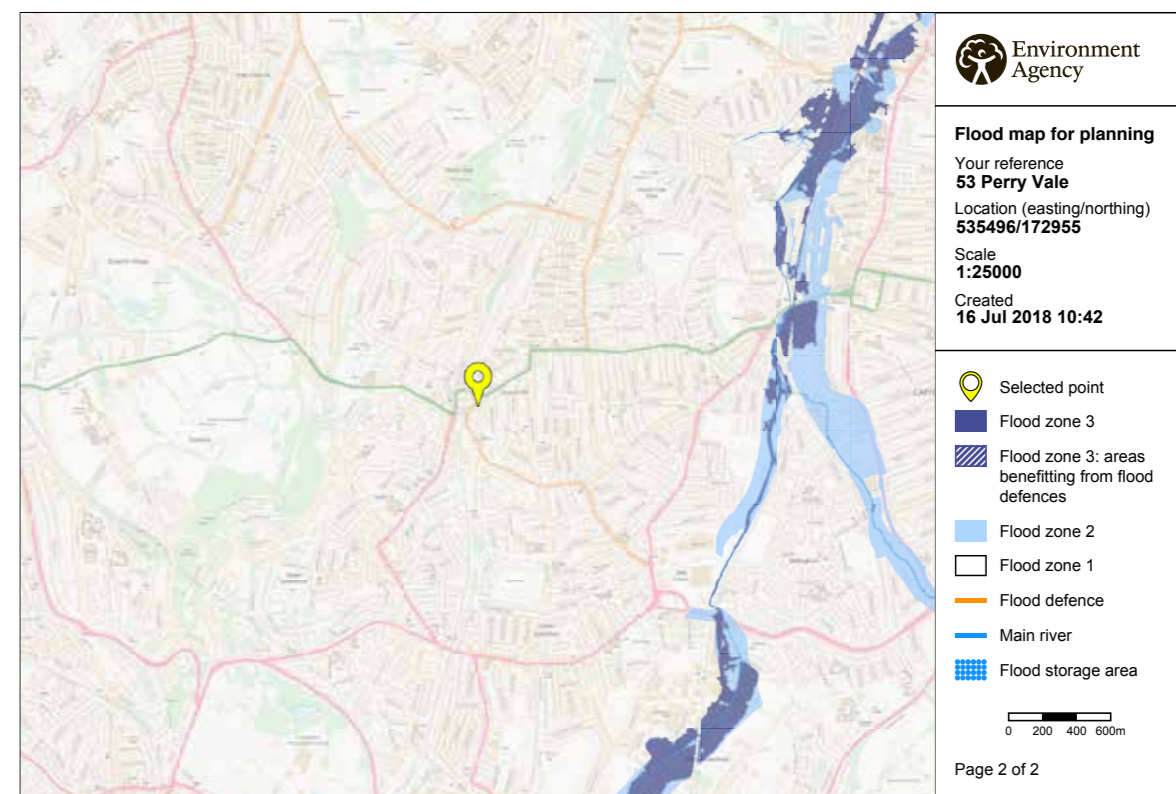
Trains and overground services provide routes to London bridge, London Victoria, and Sutton, as well as routes to Highbury and Islington, Crystal Palace and West Croydon.

## 16.0 Acoustics

The building will be designed to have indoor noise levels in line with table 8.1 and 8.2 of the acoustic report submitted with this application. These targets will be achieved through the fabric of the building and the use of high quality windows. For further information see the acoustic report submitted with this application.

## 17.0 Flood Risk

The site is located in a flood risk zone 1. There is low risk of flooding from sea and rivers, surface water flooding and reservoirs.



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Fig. 29 – Flood Risk Map

## 19.0 Statement of Community Engagement

As part of the design development process, Vanquish have liaised with the Forest Hill Society, a local association established in May 2006 with an ethos:

- a. to stimulate public interest and to promote civic pride in and around Forest Hill
- b. to promote high standards of planning, architecture, sustainability and services
- c. to secure the conservation and enhancement of amenities and features of public interest, and
- d. has a policy of inclusion and equality of opportunity within the Society

Further details can be found at <http://www.foresthillsociety.com/>

Sketch proposals and CGIs were issued to Michael Abrahams, Chairperson of the society to gauge opinion and collate comments from the society.

Vanquish explained the ground floor is proposed to be built using reclaimed red Edwardian style brick with the upper floors of white glazed brick – a nod to the traditional London underground glazed brick. The ground floor pub will be increased in size from the existing 'All Inn One'. "With planting, signs and fittings it will come much to bigger better life." Vanquish also stated that consideration is being given to re-leasing the ground floor pub back to the previous publican of 'All Inn One' in order to retain local employment.

Comments were requested from the society on the submitted proposals and CGIs and on the preference of white glazed brick and red Victorian reclaimed brick.

Forest Hill Society responded with feedback from members. Michael Abrahams stated that following the damage caused to the pub by a bomb during WW2 the front and the left-hand side of the building were rebuilt in 1950. The small back room on the left-hand side still retains the wood panelling and fixtures (mirror, bar counter, brick fireplace) which were installed in 1950 - largely unchanged after 68 years. He stated that he would think it unlikely there would be any real desire from local residents to keep buildings that have been unchanged since the 1950s.

Preference was given to the white glazed brick due to fitting in with the neighbouring buildings. General comments were also given on the design of the proposal and size of the windows to the ground floor which have been taken on board to reach the proposals submitted here.

Once the final CGI was produced Vanquish again emailed it to the Forest Hill Society to confirm the comments had been taken on board with the hope that "you and your society can see a great deal of time and design has gone into the scheme; a wonderful, warm character building." The pub has been given the new name 'The Foresters' as a tribute to the original public house that stood on the site in 1858, the Foresters Railway Tavern.



## 19.0 Conclusion

### **Opportunity**

The development proposals have been thoughtfully considered to respond and enhance the existing surroundings. We have proposed a well balanced traditional approach to create an attractive development that blends in with the area and completes a significant gap in the urban fabric.

The new hotel building has been carefully designed in accordance with the London Borough of Lewisham's policies.

The proposal provides key opportunities:

**Opportunity** to regenerate a site, creating a much needed hotel, contribute towards London's hotel provision target and infilling a prominent gap in the urban fabric

**Opportunity** to create a high quality, innovative design solution on a constraint and neglected site.

**Opportunity** to enhance the quality, safety and character of the surrounding area.

The proposed development provides a good quality hotel for the Borough, including accessible units. Through careful attention to the design and detailing of the building, we believe the development will be an exciting and beneficial new addition to the dynamically changing area. The final design is the effect of extensive consultation sought through the process and a series of amendments made to improve it. The scheme forms a comprehensive proposal that is accompanied by a range of detailed specialist reports into all aspects of the proposed development.