

Proposals Worth Discussing

The architects working on the next application to develop the Campion House site showed their initial proposals to residents at a Report Back meeting held on 31st October. A high level of interest was shown (90+ residents attended). The meeting, organised by **John Thomson & Partners (JTP)**, was in St Mary's Church Hall.

The Report Back meeting followed a Planning Day held on Saturday 20th October. At that event residents had discussed their ideas for the site and the architects (JTP) explained that they had tried to incorporate as many of these ideas as they could into their proposals.

Taking the Area Seriously

After an initial introduction to the evening we were taken through two detailed presentations of the historical development of the Spring Grove Conservation Area. This was a welcome difference from the last application for which no serious effort had been made to understand the context of Thornbury Road or of the Conservation Area.

The presentations showed how the area had changed over the last two hundred years. In particular they had studied the impact of the **Davies Plan** on the area and the importance of what had been achieved in the unfinished process of implementing that plan.

Throughout there was a clear acknowledgement that the area, while of a mixed character, nevertheless has strong characteristics which it is important that the new development respects.

JTP Campion Forum
St Mary's Church Hall
Tues, Nov 27th, 7.45 pm
***High attendance means
more influence***

Open Space and Views

For the last application Linden Homes claimed an open space encroachment of 10% (the Appeal Inspector said it was 20 - 25%). It did not change the location of the remaining open space.

The architects said the scheme provides a total open space of approximately 1.75 ha (to be made publicly accessible). Currently there is 2.06 ha of open space so this would be a reduction of 15-17%. This space would be relocated to some extent but the main open space area would be that behind Campion House.



Illustrative masterplan shown at the Report Back

Space has been opened at the front of the site by setting back the proposed buildings from Thornbury Road. It was said that this would also allow for a view onto the main open space.

Much emphasis was given to the importance of a line of sight from Church Road onto the site which the proposed design sets out to provide.

Houses and Flats

Indicative figures were given for the housing units to be provided. Total units = 165. This comprised 99 private units (including 37 houses)

and 66 affordable (including 16 family maisonettes).

Community Facilities

One of the many new features in this development is the proposed inclusion of community facilities. One would be Tigar Hall on the south side of the site. This could have a variety of possible community uses.

The second suggestion is that the proposed building to the North of Campion House could be a new doctors' surgery. Initial inquiries have been made with the Primary Care Trust which has apparently shown interest.

A Basis For Discussion

Everyone we spoke to at the Report Back meeting recognised the proposals as an immense improvement over the previous application. This does not mean blanket approval of course and what we have seen so far is a set of initial ideas, not a fully worked out design.

This is the right way to do things. The master plan for the site comes first and then the details come later.

What we were presented with was a design into which a lot of effort had been put and which went much of the way to meeting many points raised by residents in their objections to the last application. In other words we have something worth discussing.

John Thompson and Partners say that they are keen to have continued input from residents right throughout the process. They would be happy to receive ideas from residents and to meet residents' groups. A meeting is being arranged with Campion Concerns.

Some Issues

A great deal can happen between initial sketches and a detailed plan. We will therefore try to keep

abreast of all the details as they are filled in. We will also keep residents informed via this Newsletter and through our website.

Many key residents' views have been taken on board by the architects, but some have not. The first among these is that residents have said from the beginning, and again at the Planning Day (20th October) that they do not want open space to be lost (see Open Space box on this page).

The indicative density for this site is 50 to 80 units per hectare. The density of the housing opposite the site is 27 units per hectare. That of the entire catchment area for consultation is 44 units per hectare (including some higher density developments which are outside the conservation area).

In these circumstances we believe that the density of the development should be nearer to the lower end of the indicative range.

Open Space and Planning

London Plan Objective N°1

"To accommodate London's growth within its boundaries without encroaching on open spaces."

The London Plan also says "This plan ... rigorously protects open spaces and environmental assets."

*London has lost too much open space already. It should be reduced no further. **Building on open space is unsustainable.***

The blocks of flats rise to four storeys. Whether this will make too much of a contrast with other buildings in the street is not easy to tell from the sketches we have so far.

There may be issues concerning the distinction between private and public space. The security aspects of these spaces is another point requiring attention.

These issues, and many others, will need to be discussed over the coming weeks.

Filling in the Details

All we have so far are outline sketches of the proposals. The devil is often in the details and it is these that we need information on to ensure that the buildings finally erected encourage a good standard of living and respect the need for long-term sustainability. This includes preservation of open space, energy questions, water management, internal space and storage standards and many other things.

Contacting Campion Concerns

Our address, email, phone number and website details are on the front page. Our website includes a feedback form for your comments.

Contacting John Thompson & Partners

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