

DULWICH SOCIETY PLANNING & ARCHITECTURE SUBCOMMITTEE

Minutes of the meeting held on May 10th 2023 to discuss application ref 23/AP/1156 for proposals to develop Dulwich Picture Gallery

Present :

P Stern, O Probyn, M Coupe, J Greer, J Thompson (Chair – Dulwich Society).

Apologies – C Vernon

1.0 Minutes of the previous meeting

Minutes of the meeting of March 1st were agreed

2.0 Dulwich Picture Gallery

There had been a pre-application consultation at the Gallery which had been attended by several committee members and by JT. The application had now been formally submitted and more drawings and statements relating to the proposals were now available. The Gallery is Grade 1 listed and sits on Metropolitan Open Land. Any scheme should respond appropriately to the Gallery, cottage and wider landscape. Ordinarily we would object to development on Metropolitan Open Land, but it was agreed that the public benefit from the overall scheme would outweigh the minimal loss in this case. It was noted that the scheme should have been considered by Southwark's Design Review Panel.

2.1 Children's Picture Gallery

To be housed in a new building to the south of Gallery Cottage. The alignment of the building, design and layout were discussed. Concerns were raised about the prominence of the canopies, their inclusion on all sides and how the proposed materials would relate to the Gallery and Gallery Cottage. No information is provided as to how the canopies relate to hard and soft landscaping.

2.2 Gallery Cottage

The scale of the proposed single storey extension and canopy was discussed in relation to the existing building. It was agreed that the existing building is small, which has resulted in problems finding a suitable use, and that its extension to accommodate school groups would be justified.

2.3 New pedestrian access from Gallery Road

It was agreed that this was satisfactory.

2.4 Refuse storage

It was noted that the existing practice for the Gallery bins to be kept out on the Gallery Road pavement must stop, with suitable storage provision and servicing to take place within the site. The proposal for storage within the service court would address this, but needs to be conditioned.

2.5 Bicycle storage

Staff provision off service court and additional public provision inside the new public pedestrian entrance should be satisfactory.

2.6 Ground Source Heat Pump

It was agreed that this would be supported.

2.7 Landscaping

Proposals to landscape the 'Meadow' and repurpose as a sculpture garden were discussed and generally supported. However, more detail is required of hard and soft landscaping details across the remainder of the site, including retention of the screening to the access ramp at the southern end of the Gallery building, planting around the Children's Gallery and Gallery Cottage and preservation / retention / strengthening of the existing hedge between the Meadow and Gallery Road footpath to retain the green character of the area.

2.8 Construction Management Plan

It was agreed that we should object to the Construction Management Plan, which was too generic and did not reflect the specific circumstances of the site, not least whether it was proposed that the Gallery would remain open during the works. Planning for site deliveries and defining an active site area were not defined.

It was agreed that PS and JG would co-ordinate a submission to the Southwark Planning Portal to object to the proposals, whilst noting support for some items. JT would continue dialogue with DPG

Post meeting notes:

An objection to the scheme was submitted on 14th May

JT, JG and PS met with the architects Carmody Groake and Chantelle Culshaw from DPG on 24th May to discuss the proposals and our earlier objections in detail. A full explanation of the design and discussions led to a revised submission from the DS to Southwark, noting the importance of the site in planning terms and supporting the scheme, subject to:

- full details of boundary treatments, soft and hard landscaping, street furniture, refuse stores, signage and lighting.
- more information on the Construction Management Plan to ensure the detailed management of the site is appropriate.
- full sight of all materials for the Children's Picture Gallery and extension to Gallery Cottage prior to approval.

Southwark's Conservation Area Advisory Group reviewed the scheme and submitted an objection to the planning portal on 9th June

The scheme went to Southwark's Planning Committee (Major Applications) on 18th July with a recommendation for refusal on the grounds of inappropriate development on Metropolitan Open Land.

Permission was granted on 16th August subject to the following pre-commencement conditions - Arboricultural Method Statement and updated Construction Management Plan

Other Conditions:

- Hard and soft landscaping, Staff cycle storage, refuse storage, materials, details of new pedestrian entrance, Management Plan for school / community groups and monitoring of arboricultural supervision.

A meeting for the DS to review the materials is scheduled for 4th December at DPG