

Item No.	Classification	Decision Level	Date
1	OPEN	PLANNING COMMITTEE	31st October 2006
From DEVELOPMENT & BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (06-AP-1507) Demolition of student union building and clearance of former George public house site to provide a new building comprising of basement, ground and eight upper floors with enclosed roof top plant; works of hard and soft landscaping, provision of new pedestrian access together with other associated and enabling works		Address STUDENTS UNION BUILDING & FORMER GEORGE PH, KEYWORTH STREET, LONDON, SE1 6NG Ward Cathedrals	

PURPOSE

- 1 To consider the above application which is for Planning Committee consideration due to the scale of the development, its strategic importance, and the number of objections received.

2 RECOMMENDATION

Grant planning permission subject to conditions, and subject to GLA Direction.

BACKGROUND

Site location and description

- 3 The application site is located between Keyworth Street to the west and Kell Street to the east. To the south of the site is the Keyworth Centre and to the north is the Learning Resource Centre which are both London South Bank University (LSBU) buildings. To the northwest of the site is Hugh Astor Court, a residential development, which is owned by the Peabody Trust.
- 4 The site lies within the Elephant and Castle Opportunity Area. It is not located within a conservation area but St George's Circus Conservation Area is located within close proximity. It is not directly affected by listed buildings.
- 5 The site is divided by Keyworth Place which is a small alley running from Keyworth Street to Ontario Street. The site covers an area of approximately 2,104 sqm (0.2 hectares) and comprises of the Student Union Building and the site of the former George Public house to the south.

Details of proposal

- 6 Planning permission is sought for the demolition of the existing student union and the clearance of the former George public house site and the erection of a new building comprising basement, ground and eight upper floors with enclosed roof top pant.
- 7 The main activities within the building are:
 - General teaching rooms, centrally time tabled, with associated spaces to gather and wait before and after lectures, or for conferences;
 - Health and Social Care faculty, including staff offices and skills laboratories

- including Human Performance Centre, Biomechanics lab and gym/physiotherapy labs
 - Sports and Exercise Science group, including staff offices, testing and teaching laboratories; and
 - Department of Education, including staff offices and training classrooms.
 - Associated facilities including horizontal and vertical circulation, WCs, changing rooms and showers, local area network rooms, café, cleaners' rooms, plant room, ducts, passenger and a goods lift.
- 8 An energy centre is also proposed on the roof of the building, offering the opportunity for teaching space related to renewable technologies.
- 9 The building is composed of four blocks. The heights of the proposed development have been informed by the massing of the adjoining buildings, and the highest point of the building will be 37.3 metres AOD. The North and East blocks are extensions of the Learning Resource Centre and J-Block respectively, whilst the large main accommodation sits over the other two, with an atrium in the space between. Running below the main accommodation block at street level is the main lecture theatre space.
- 10 The North block will be composed of block work construction with a profiled external terracotta rain screen tile system. It is intended that the main atrium glazing will be composed of a tensile cable glazed curtain-walling system, fixed to the primary structure .
- 11 The southwest elevation of the main block is a layered curtain wall and stainless steel mesh composition to provide solar shading to the southwest aspect. The northeast, northwest and southeast elevations of the main accommodation block will be composed of a weathered zinc rain screen system.
- 12 The east block is composed of two units separated by a clerestory glazing. The lower block forms a plinth using a profiled external terracotta rain screen tile system. The upper block will be of a similar zinc cladding to the main accommodation block. It is separated from the main accommodation by a glazed slot and from the J block by a glazed link bridge.
- 13 The main access to the site will be gained from Keyworth Street and Kell Street. Secondary points of access will be made available from Kell Street and Ontario Street. These will be predominately restricted for emergency, servicing access and staff use.
- 14 No car parking will be provided with the development. However it is proposed that one of the existing pay and display bays will be converted to disabled parking.
- 15 It is proposed to provide an additional 16 cycle racks which will accommodate 32 cycles.

Planning history

- 16 The George Public house was demolished in 2003. The site has extant planning permission for the erection of an eight storey building comprising a public house at ground and basement with offices at 1st and 2nd floors with 14 flats above (Ref: 02-AP-2064). Works to implement the permission commenced in 2004 but the site was then purchased by the University and incorporated into the application site.

Planning history of adjoining sites

- 17 A planning application has been made for the demolition of former chapel building behind retained facades on Borough Road and Rotary Street to provide new building comprising of basement, ground and three upper floors with fully enclosed roof top plant for new student centre for London South Bank University (LBSU) and Primary

Care Centre (PCC); works of hard and soft landscaping, alterations to existing vehicular and pedestrian access together with other associated and enabling works (Ref: 06AP1301). This application is for Planning Committee consideration elsewhere on this agenda.

FACTORS FOR CONSIDERATION

Main Issues

- 18 The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] the impact on amenity of neighbouring properties and future occupiers of the proposed building;
 - c] the effect on the appearance and character of both the campus and the surrounding area;
 - d] highway and pedestrian safety issues.

Planning Policy

- 19 At its meeting on 29th June 2006 the Council resolved to adopt the Southwark Plan subject to modifications. Therefore apart from a small number of exceptions, the policies in the Southwark Plan now have significant weight in the determining of planning applications. Whilst the 1995 Unitary Development Plan remains the statutory Development Plan until such time as the Southwark Plan is formally adopted it is likely that, in determining pending applications, the Council will give predominant weight to Southwark Plan policies. Upon formal adoption the policies in the Southwark Plan will be applied unless material considerations indicate otherwise.
- 20 Southwark Plan 2006 [Modifications Version]
- 1.8 Development within town and local centres (Site is within Elephant and Castle Major Town Centre)
 - 2.2 Provision of new community facilities
 - 2.4 Educational deficiency - provision of new education establishments
 - 2.5 Planning Agreements
 - 3.2 Protection of amenity
 - 3.3 Sustainability appraisal
 - 3.4 Energy efficiency
 - 3.5 Renewable energy
 - 3.6 Air Quality
 - 3.7 Waste reduction
 - 3.9 Water
 - 3.10 Efficient Use of Land
 - 3.11 Quality in Design
 - 3.13 Urban design
 - 3.18 Setting of Listed Buildings, conservation areas and world heritage sites
 - 3.20 Tall Buildings
 - 5.1 Locating developments
 - 5.2 Transport Impacts
 - 5.3 Walking and Cycling
 - 5.4 Public transport improvements
 - 5.5 Transport Development Areas

- 5.6 Car parking
 - 5.7 Parking standards for the mobility impaired
 - 5.8 Other parking
 - 6.1 Elephant and Castle Opportunity Area
- 21 Southwark Unitary Development Plan 1995 [UDP]
- E.1.1 Safety and Security in the Environment
 - E.2.1 Layout and Building Line
 - E.2.2 Heights of Buildings
 - E.2.3 Aesthetic Control
 - E.2.4 Access and Facilities for People with Disabilities
 - E.3.1 Protection of Amenity
 - E.3.2 Environmental Assessment
 - E.4.3 Proposals affecting Conservation Areas
 - C.1.1 Premises for Community Facilities
 - C.2.2 Health, Social and Educational Facilities
 - C.7.1 Accessibility
 - C.7.2 Safety and Security
 - B.3.1 Access for People with Disabilities
 - B.3.2 Employment Facilities and Conditions
 - T.1.2 Location of Development in Relation to Transport Network
 - T.1.3 Design of Development and Conformity with Council Standards and Controls
 - T.2.1 Measures for Pedestrians
 - T.4.1 Measures for Cyclists
 - T.6.1 On-Street Parking Control
 - T.6.3 Parking Space in New Developments
- 22 London Plan 2004
- 3A.14 Addressing the Needs of London's Diverse Population and annex 3
 - 3A.15 Protection and Enhancement of Social Infrastructure and Community Facilities
 - 3A.22 Higher and further education
 - 3C1 Integrating Transport and Development
 - 3C.2 Matching development to transport capacity
 - 3C.3 Sustainable Transport in London
 - 3C.20 Improving Conditions for Walking
 - 3C.21 Improving Conditions for Cycling
 - 3C.22 Parking Strategy
 - 3D.1 Supporting town centres
 - 4A.6 Improving air quality
 - 4A.7 Energy Efficiency and Renewable Energy
 - 4A.8 Energy assessment
 - 4A.9 Providing for Renewable Energy
 - 4A.14 Reducing Noise
 - 4B.3 Maximising the Potential of Sites
 - 4B.4 Enhancing the Public Realm
 - 4B.5 Creating an Inclusive Environment
 - 4B.6 Sustainable Design and Construction
 - 4B.7 Respect Local Context and Characteristics
 - 4B.8 Tall buildings
 - 4B.9 Large scale buildings - design and impact
 - 6A.4 Priorities in Planning Obligations
 - 6A.5 Planning Obligations
- 23 Adopted Supplementary Planning Guidance
- No. 1: Design and Layout of Developments
 - No. 3: Crime and Security

No. 4: Access and Facilities for People with Disabilities and People with Mobility Difficulties
Elephant and Castle Development Framework

Consultations

24 Applicant's pre-application consultation

Internal consultation

The following internal consultation have taken place since 2003:

- Regular user-group meetings with the architects, designers and other consultants;
- Use of email and the University intranet and website to facilitate staff and students' questions and feedback;
- Staff and student newsletters with up-to-date information;
- Presentations by the Vice Chancellor and the Strategic Development Office to staff and student forums;
- An Estates Newsletter distributed to all staff and students both informing and enquiring for views;
- Presentations by the consultant architects;
- A pre-planning exhibition.

25 *External consultation*

The University has entered into dialogues with local residents, architectural heritage and business groups and local media.

The University has undertaken the following communications activities since early 2005:

- Public consultation meetings with local groups including The St George's Circus Group, The Albert Association and the London Road Traders Association, along with local residents, Councillors and businesses have been regularly held.
- A pre planning public exhibition was held between 30 March – 1st April 2006

26 Site Notice

13th August 2006

27 Press Notice

17th August 2006

28 Internal Consultees

Traffic
Archaeology
Environmental Health
Planning Policy

29 Statutory and non-statutory consultees

Thames Water
Design Review Panel
St George's Circus Group
Greater London Authority
Elephant and Castle Special Projects

30 Neighbour consultees

32 Borough Road
Elephant and Castle Underground station

Flat 8 - 13 7-13 King James Street, London SE1 0RU
Flat 1 - 3 8 London Road London SE1 6JZ
154 - 162 Southwark Bridge Road, London SE1 0DG
Railway Arch 99 - 102 Rockingham Street London SE1 6PD
21 Keyworth Street London SE1 6NG
231 - 237 Southwark Bridge Road London SE1 6NP
Keyworth hostel 10 Keyworth Street London SE1 6NG
Library 7 - 12 Borough Road London SE1 0AN
83 Borough Road London SE1 1DN
40, 57, 60, 68 Garden Court 4-6 Garden Row London SE15 5PF
72 London Road London SE1 3PA
11 Hill House 133 - 150 Blackfriars Road London SE1 8DB
2 Gladstone Street London SE1 6EY
Perronet House St Georges Road London SE1 8DB
235 Southwark Bridge Road London SE1 6NP
414 - 481 Metro Central Heights 119 Newington Causeway London SE1 6DQ
1-2 Silex Street London SE1 0RF
117 - 119 Borough Road London SE1 0AE
1 - 13 Belvedere Buildings London SE1 0DQ
33 and 35 Davidge Street London SE1 0RR
58 Lancaster Street London SE1 0PR
Flat 1 - 24 Murphy House Borough Road London SE1 0AH
1- 4 Gardiner House Southwark Bridge Road London SE1 0AQ
148 - 162 Southwark Bridge Road London SE1 0DG
1 - 5 King James Street London SE1 0RU
Flat 1 - 33 Lingfield House Lancaster Street London SE1 0RW
Flat 1 - 24 Albury Buildings Boyfield Street London SE1 0SB
Flat 1 - 15 Gibbings House King James Street London SE1 0DL
146 Southwark Bridge Road London SE1 0DG
42 Davidge Street London SE1 0DG
London Borough of Southwark Library Street London SE1 0RG
Flat A - P 31 Borough Road London SE1 0AJ
Flat A - P 33 Borough Road London SE1 0AJ
Flat A - Q 34 Borough Road London SE1 0AJ
Flat 1 - 32 Mathieson Court King James Street London SE1 0SA
Unit 1 - 4 King James Court London SE1 0DH
Flat 1 - 6 7 - 13 King James Street London SE1 0RU
44 - 46 Borough Road London SE1 0AJ
7-12 Borough Road London SE1 0AN
154 -162 Southwark Bridge Road London SE1 0DG
166 Southwark Bridge Road London SE1 0DG
86 and 87 Borough Road London SE1 1DN
Flat 1 - 10 Ley House Scovell Road London SE1 1QG
83 Borough Road London SE1 1DN
82 Newington Causeway London SE1 6DS
118 St Georges Road London SE1 6DE
1 - 46 Gladstone Street London SE1 6EY
1- 18 Colnbrook Street London SE1 6EZ
1 - 35 Gaywood Street London SE1 6HG
20 - 40 Princess Street London SE1 6HJ
1 - 18 London Road London SE1 6JX
1 - 40 St Georges Court Garden Row London SE1 6HD
Flat 1 - 63 Prospect House Gaywood Street London SE1 6HF
Flats A and B 8 - 22 Gaywood Street London SE1 6HG
Flat 1 - 17 Laurie House Gaywood Street London SE1 6HQ
Flat 1 - 90 Perronet House Princess Street London SE1 6JS
Flat 1 - 10 Flaxman House London Road London SE1 6JY

Flat 1 - 42 Telford House Tiverton Street London SE1 6NY
 42A Tarn Street London SE1 6PE
 104 - 110 St George's Road London SSE1 6EU
 Flat 1 - 62 Newman House Gaywood Estate St George's Road London SE1 6HE
 77 - 85 Newington Causeway London SE1 6BD
 1 - 74 Metro Central Heights 119 Newington Causeway London SE1 6BA
 75 - 136 Metro Central Heights 119 Newington Causeway London SE1 6BB
 137 - 188 Metro Central Heights 119 Newington Causeway London SE1 6BT
 189 - 226 Metro Central Heights 119 Newington Causeway London SE1 6BW
 227 - 283 Metro Central Heights 119 Newington Causeway London SE1 6BX
 285 - 326 Metro Central Heights 119 Newington Causeway London SE1 6DB
 327 - 364 Metro Central heights 119 Newington Causeway London SE1 6DQ
 365 - 413 Metro Central Heights 119 Newington Causeway London SE1 6DX
 Flat 1 - 16 6 Lambeth Road London Se1 6HT
 23 - 43 London Road London Se1 6JW
 Flat 1 - 12 22 London Road London SE1 6JW
 Flat 1- 8 44 London Road London SE1 6JW
 Unit 1 8 Newington Court Business Centre 64A Newington Causeway London SE1 6DD
 Unit 1 9 Newington Court Business Centre 64A Newington Causeway London SE1 6DD
 Flat 1 - 16 Westminster Bridge Road London SE1 7XP
 58 - 62 Newington Causeway London SE1 8DR
 Flat 1 - 4 3 London Road London SE1 6JZ
 Flat A - R 67 Lancaster Street London SE1 0RZ
 Flat 1 - 27 Hunter House Borough Road London Se1 0AG
 Flat 1 - 45 St Georges Court Garden Row London SE1 6HD
 109 - 111 Borough Road London SE15EH
 113 - 117 Borough London AE1 0AE
 Railway Arches 55 - 66 King James Street London SE1 0DH
 253 Southwark Bridge Road London SE1 6NP
 1-3 Westminster Bridge Road London
 Flat 1 - 5 5 London Road London SE1 6JZ
 Flat A and B 9 - 17 Princess Street London Se1 6HH
 146 - 158 Southwark Bridge Road London Se1 0DG
 146 - 150 Southwark Bridge Road London SE1 0DG
 Flat A - D 58 and 60 St George's Road London SE1 6ET
 Flat 1 - 19 Hugh Astor Court Keyworth Street London SE1 0BP
 Flat 20 - 32 Hugh Astor Court Thomas Doyle Street London SE1 0DD
 23 Keyworth Street London SE1 6NG

Consultation replies

31 Internal Consultees

Traffic

Access is acceptable. An existing pedestrian access via public highway (Keyworth Place) is proposed to be stopped up. No car parking is proposed. 37 cycle spaces are proposed and although there are no UDP standards for this type of use the nature of the development and the surrounding buildings is of the type that facilitates cycling. An increase in the proposed provision would be welcomed.

There is a proposal to provide disabled parking on street by converting existing car parking bays. This needs to be discussed with the parking section but a site survey undertaken on 08/09/06 showed that there appeared to be plenty of capacity on street to accommodate this proposal.

Servicing is proposed via Ontario Street which is acceptable.

To facilitate the new building Keyworth Place, which is public highway, is proposed to be stopped up. At present Keyworth Place is a pedestrian through route but appears to be little used. There are no objections from this group to the proposed stopping up

and we have asked the Highways Group to liaise with the developer.

Archaeology

- 32 The archaeological desk based assessment identifies that the site has low potential for Saxon archeology, moderate potential for prehistoric, roman and medieval remains and high potential for post medieval archeology. The proposal is therefore likely to have an impact on significant archeological deposits, artifacts or structures. The appropriate response to this proposal in terms of its impact upon the historic environment, should include the archeological monitoring of all ground works associated with the development and the recording of any archeology thereby revealed. An appropriate condition should also be attached to secure the level of investigation and mitigation of impact that the proposal warrants.

Statutory and non-statutory consultees

33 *Thames Water*

Waste: There are public sewers crossing the site, therefore no buildings will be permitted within 3 metres of the sewers without Thames Water's approval.

Water: Thames Water recommend an informative be attached to any decision.

Basement: Thames Water requests that the applicant should incorporate within their proposal protection to the property by, for example, non return valve or other suitable device to avoid the risk of back flow at a later date, on the assumption that the sewerage network may surcharge ground level during storm conditions.

Design Review Panel (DRP)

- 34 A pre-application proposal was taken to the DRP in May 2006
The Panel did not support the application for the following reasons:

- It was felt that more work needed to be done to ensure a contextually appropriate response to the site.
- The scheme lacked the objective of the kind of frontage needed to energies Keyworth Street and there were concerns about the main entrance. It was felt that the proportions of the stepped form were uncomfortable and the relationship between the upper body and the structures below also appeared unresolved. They felt that the resulting building would be domineering in the Keyworth streetscape.

- 35 Following discussions and amendments to the scheme , the proposal was taken back to the DRP on 6th July 2006, again in pre-application form. The panel had the following comments:

- The panel were satisfied that the concerns previously raised were adequately addressed. Through a focused improvement to the buildings main entrance/atrium space, the panel felt that the design team had managed to resolve key conflicts associated with the building's proportions and relationship to the street. The scheme also involved the relocation of the student café and the redesign of the main access stair to form a more visible link between floors.
- As indicated in the Panel's May 2006 report, campus permeability is a serious problem for the University and the surrounding community. This issue was the source of considerable debate for the Panel. Ideally, the access from Keyworth Street through to Kell Street should be *public* with a view to regenerating the currently poor quality street scape to the rear of the proposed building. However, the Panel believed it is also possible to achieve a meaningful level of permeability through an LSBU managed access arrangement. The panel supports this pragmatic approach with consideration given to the current poor state of Kell Street and the long-term nature of creating a more permeable and

safe campus environment. For the foreseeable future the building's through route will require open public access primarily during day and evening hours. The Panel, therefore, recommends that the access arrangement be secured through a section 106 Agreement.

- As real and perceived permeability is critical to the success of the building, the Panel recommended the design team further justify the functionality of the atrium's access points with respect to all users groups including cyclists. These are important considerations that should be resolved with the LPA as part of any planning consent.

Conclusion:

The Panel acknowledged the considerable work done by the design team and LSBU in response to our previous concerns. The revised proposal was significantly improved and the Panel expresses a desire to ensure the few remaining challenges were resolved. As is noted in the Panel's report of May 2006, much work needs to be done to address LSBU's history of piecemeal development. This will require a sustained commitment over the coming years and should be based on a clear public realm framework to guide this process. The Panel has offered assistance with any significant new proposals for the campus.

36

TFL: Raised concerns about the borough roads in terms of lighting, CCTV, cycle parking.

37

Elephant and Castle Special Projects: Supports

The development will consolidate the University's teaching capacity and faculties at the Elephant and Castle and provide the basis for future expansion of its activities. The combined value for this scheme and the redevelopment of the former chapel on Borough Road is approximately £50 million and together they will provide essential investment in new buildings and facilities that are essential if the University is to attract students to its campus and compete in what is increasingly a global student market. The new building will provide improved facilities for the key curriculum areas identified in the campus strategy and allow faculties to move from substandard facilities and consolidate onto one site.

The Elephant and Castle Team feel that the building will make a contribution to improving the town scape and public realm of the Campus. The Keyworth II frontage which includes a glazed foyer and cafe will bring more life to key campus routes and will increase the visibility of the University from London Road.

The Elephant and Castle development Team, welcomes the public realm strategy for the campus and will continue to work with the University. A programme of work is in the process of being agreed for the North East quarter of the opportunity area.

38

Neighbour consultees

11 Lingfield House, Lancaster Street: Objects

Eight upper floors is too tall. The new building should not exceed the surrounding buildings too drastically. This area needs more gardens and open spaces than tall buildings. Where will these people park their cars and what will these buildings contain? Little attention is paid to residents of this area. There are no services in place. Do not agree with the policy of destroying old buildings to build massive (usually extremely ugly and absolutely oversized) constructions.

Flat 32 High Astor Court: Objects

I do not think or support any building being demolished connecting to the Student Union. There is the need for the student union building. There has to be useful access to both the adult college and the university building which is within Keyworth Street.

Flat 1 Hugh Astor Court: Objects

Noise level - it is impossible to keep windows open at night due to noise from the

student union club. Mice and rats coming from the land . No privacy and no peace as we will have more students hanging around sitting on the wall. Using the car park facility. The student building should be built away from residential building.

156 Southwark Bridge Road: Objects

8 floors is too high. Lives next door and proposal will block a lot of sun

36 Prospect House: Objects

South Bank Uni seems to be taking over the whole area with bigger buildings. I am feeling claustrophobic. How much bigger must it become?

36 Prospect House: Objects

My main concern is about the height of the building. This seems to be South bank University as a bench mark for creating curtains of structure throughout their campus.

Princess Street Group Practice, 2 Princess Street: Supports.

Will regenerate this area and integrate the site with local community. Make university site more cohesive and pleasant

10 Laurie House: Supports

I look forward to seeing the new development. It will make a great change to the neighbourhood.

14b Graywood Street: Supports

I will very much like modern buildings. I will like to see houses with gardens and more playgrounds for children.

St George's Cathedral: Supports

These buildings promise to lift significantly the quality of buildings in the locality and make a very positive contribution to the local community. The area has been for more than 10 years an eye sore and I am sorry it has taken so long to realize these plans. I am especially encouraged by the efforts of the university to work in partnership with the local community.

Sport England: Supports

Sport England have worked very closely with London South Bank University for many years. They have been host to the London Active Partnership and more recently host of the Central London Sport and Physical Activity Partnership and the London wide partnership service team. The plans submitted will significantly enhance the provisions for students, local people as well as that of many Londoners.

City Site: Supports

As a local company dedicated to providing skilled trades and labour other construction industry, we applaud the efforts of LSBU to provide facilities for training Construction workers and other professions. In particular we think that the Energy Centre planned for KII would be an excellent practical focus for professionals in the Building Services Engineering sector to help find solutions to issues of sustainability facing London and the wider world. The proposal will help regenerate the area with new buildings and a wider scheme of renewal for older structures. There will be significant benefits locally.

PLANNING CONSIDERATIONS

39 Principle of development

The Local Planning Authority seeks to ensure that all developments should, where appropriate, enable growth and development of education services in line with the community's needs. Due to the pressure on land for development, it is important that Southwark Council takes opportunities to protect and provide educational facilities.

The Southwark Plan (policy 2.4) states that planning permission will be granted for new educational establishments, provided that opportunities are taken to ensure that provision is made to enable the facility to be used by all members of the community. requires that all educational establishments are protected and where possible enhanced.

- 40 The provision of the new educational and training facilities as part of the continued growth of the University is therefore fully supported by local and strategic planning policy. The building sits within the core campus area, and would reinforce the educational provision within the campus.
- 41 The site is within the Elephant and Castle Opportunity Area as defined in the emerging Southwark Plan and the London Plan, within which growth and regeneration are encouraged. South Bank University plays a key role in the identity and economy of the Elephant and Castle area, and its future growth and success would reinforce the development of the regeneration area.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 42 The building is in the heart of the campus area, and as such is largely surrounded by other university buildings, in educational or supporting uses. The only building in the immediate area in residential use is Hugh Astor Court, a Peabody Trust-owned block of 32 flats located to the west of the site. The remainder of the surrounding properties are part of the London South Bank University estate and do not provide residential accommodation.

43 *Daylight*

The main habitable rooms served by the windows in question are either living rooms or bedrooms and in all except one instance they achieve the minimum Average Daylight Factor (ADF) and therefore meet the BRE Guidelines.

- 44 For the one ground floor window which serves a living room which does not achieve the 1.5% ADF, it should be noted that it does achieve the minimum in the existing situation.

45 *Sunlight*

In all instances except for three windows on the ground floor the guidelines will be met. The three windows on the ground floor that do not achieve the guidelines, serve circulation space such as hallways and therefore are not regarded as habitable rooms, and therefore no specific requirement is made in the Guidelines.

- 46 In summary, it is believed that the proposals will not materially affect the daylight and sunlight enjoyed by the Hugh Astor House. The impact is not sufficient to warrant refusal of planning permission, particularly given the nature of the surrounding area.

Noise

- 47 One of the objectors has raised the issue of increased noise. The site currently occupies the student union building which closes at 0030 during the week and 0130 at the weekend, and students exit close to the Peabody estate. The proposed replacement building will principally contain lecture theatres and teaching units and will close at 10pm. This will in fact move the students away from the residents in Hugh Astor Court late at night, thereby lessening the impact in terms of noise. The new student centre/union building is proposed to be located at 109-112 Borough Road, a planning application ref 06-AP-1301 which is also on this agenda.

Overlooking and loss of privacy

48 The proposal is not considered to cause any overlooking or loss of privacy to the residents in Hugh Astor Court. The proposed roof terrace on level 5 is located adjacent to the Keyworth Centre and will therefore be set well within the University campus, and is unlikely to have and impact in terms of overlooking onto these residents.

49 **Siting and public realm**

The current campus is a collection of buildings which do not relate well to the public realm. The location of the existing student union building prevents any potential east-west access between Thomas Doyle Street and Kell Street and beyond.

50 It is therefore the University's intention to improve the permeability and the public realm across the campus which includes the following proposals:

- An initial menu of costed projects of various sizes and time scales to be carried out by the university on its own or with other partners as appropriate;
- Funding for the first £1.5m of projects has been pledged by the University. This is intended to be used to attract further matched funding from the local authority, Section 106 agreements and other sources;
- A comprehensive study of the external environment to be commenced in autumn 2006 to review and make proposals for all aspects of the public realm including pedestrian movement, landscaping, traffic calming, cycle provision and parking, lighting, signage and access;
- Improvements to the northern part of Keyworth Street connecting two proposed projects providing new facilities – known as Keyworth II and St George's II. Keyworth Street is a key spine route through the university campus.

51 The University has developed a public realm framework document for their campus entitled 'A context for the development of the Southwark Campus' dated June 2006, which is now in the public arena. The document establishes principles of public realm improvements and enhancing the general pedestrian environment. A key part of the strategy is to create a central square which is attractive, accessible and safe through the day and evening which links to the rest of the campus.

52 Key to the permeability of the campus is the provision of an east-west route through the building linking Thomas Doyle Street and Kell Street. Additionally, ground floor activities including the café and large outdoor seating will enliven Keyworth Street which currently suffers from a lack of interaction and activity.

53 As these works are proposed for the whole campus rather than just in relation to this application, a Grampian condition is proposed if planning permission is to be granted to ensure that these works will be carried out in the future.

54 **Transport issues**

The site is located within a Transport Development Area. Developments are required to seek to maximise the efficient use of land around major transport sites; strengthen and enhance links to existing public transport nodes; strengthen and enhance walking and cycling infrastructure; improve the legibility of the public transport network; and be of exemplary design quality. Keyworth Street is also a designated cycle route.

55 The site is well served by public transport and therefore it is not proposed to provide any car parking within or associated with the new building. It is however proposed that one existing pay and display spaces at the northern end of Keyworth Street will be converted to a disabled bay.

56 It is proposed that 16 cycle racks will be provided (sufficient parking for 32 cycles) on

Kell Street as part of the landscaping proposals. A further 21 racks are proposed on Keyworth Street, opposite the new entrance to the building. The PTAL rating for the Elephant and Castle is a PTAL 6B rating.

57 *Servicing and refuse*

The building will be serviced from Ontario Place which is amongst the Keyworth Centre. Service vehicles will gain access and reverse into a new loading bay in Ontario Place. Entry to and exit from the development will therefore be in forward direction from and to the public highway. All deliveries and refuse collection will be gained via the rear entrance of the East block. This is located in close proximity to the goods lift.

58 General waste will be accommodated by 4NO. 1,100 litre Eurobins. The University also proposes to initiate a number of recycling initiatives within the building.

Design issues

59 The building, at between 23 and 37 metres high, will be one of the higher buildings in the area, although it is broadly the same height as the adjacent "Keyworth I" building, also fronting Keyworth Street. Given the nature of the area, and the designation of the Elephant and Castle as an Opportunity Area, this height is considered to be appropriate, and will not have any adverse impact on the local streetscene or on longer range views.

60 *Massing*

Considerable regard has been given to the proposed massing and 'stepped form' of the building. Despite initial reservations, as further details have been explored and aspects amended, such as the use of materials, the overall form of the building, whilst not changing significantly from the original, has become more comfortable, and is now considered appropriate.

Elevational Design

61 The building is particularly striking, with a distinctive form and a simple palette of materials. Around one third of the length of the Keyworth Street elevation is made up of a fully glazed atrium and circulation space, allowing open views into the building and through towards Kell Street. The interest and activity provided by this space is in contrast to the rather closed lower level elevation on other parts of this facade, which contain lecture theatre space. Overall, the building is considered to provide sufficient interest at pedestrian level.

62 The most distinctive element of the facade is the bold stepped feature at 3rd to 8th floor levels, which is fronted with a metal mesh. The proportions of this element have been amended following comments from officers and the DRP, and it is now considered to be acceptable, subject to details of the woven metal mesh.

Cladding

63 The Mesh cladding will have an interesting effect on the development and may prove to be an exciting feature of the building. However, it is essential that the detail of this feature be considered with care. The nature of the material is such that the no drawings and photomontage impressions created of the building satisfactorily illustrate the effect of this material. There are many forms of stainless steel mesh which meet the description given by the applicant and though the applicant provides a document exploring the use of the mesh on this building they should also include in-situ samples and comparative studies done of the effect of different mesh gauges and weaves before the detailed specifications are settled upon.

64 The proposed terracotta is a sensitive material to be used at pedestrian level and it is necessary to ensure that it is a sufficiently durability material for this use, which is resistant to damage and vandalism. Further exploration of the suitability of this

material is required and it is proposed to attach a condition to the planning permission should members be minded to grant approval.

65 *Access*

Entry to the Keyworth II building is from Keyworth Street on the axis of Thomas Doyle Street, through the main atrium. Secondary points of access will be made from Kell Street and Ontario Street.

66 The atrium is the main focus of the building with adjacent gallery spaces on all levels, providing views into the atrium. The café and all centrally accessible lecture theatres are located around the atrium.

67 *Route through building from Keyworth Street to Kell Street*

Keyworth Place is a public route through from Keyworth Street to Kell Street. The intention is to seek a stopping up order to close this route, and to create a new route through the centre of the building directly in line with Kell Street and Thomas Doyle Street. This is potentially an improvement as it sets up a logical cross route through the campus with its centre in front of the entrance to the new building and this is what is proposed in the applicants Context for Development of Southwark Campus.

68 There will be full public access to the entrance lobby area of the atrium during the hours and days when the University is operational. Pedestrian access between Keyworth and Kell Streets will be possible between 0800 and 2200 hrs, whenever the University is open and these opening hours will be attached as a condition should planning permission be granted.

69 The Keyworth II design 'future-proofs' the route from Keyworth through to Kell Streets, in the hope that at a point in the future the area to the east, beyond Kell Street, will at some point become fully accessible.

70 *Landscaping Proposals and Campus Framework or Master plan*

When the Design Review Panel considered this proposal they called for a comprehensive masterplan or framework to be drawn up for the future development of the campus. This work is being carried forward by the University through their public realm strategy, and work with the Council on a planned SPG (see below). This work is important in taking forward a comprehensive series of townscape and movement improvements appropriate to the scale and importance on the University area.

Impact on character and setting of a listed building and/or conservation area

71 The site does not lie within a conservation area and is not directly affected by listed buildings. However the St George's Conservation Area is located to the north west of the site and in line with policy 3.18, the development does not affect the setting or views into or out of this conservation area.

Planning obligations [S.106 undertaking or agreement]

72 The Council is working with the University towards the preparation of a supplementary planning document that will include detail of how the Universities funds, and potentially funds from other sources, will be allocated to ensure the implementation of works to improve the public realm throughout the campus area. In these circumstances, it is not considered to be appropriate to require a specific S106 agreement relating to this University building.

Other matters

Security

73 Having regard to section 17 of the Crime and Disorder Act. The proposal has been

designed to 'secure by design standards.

74 The new building will incorporate an alarm system on all external doors and ground floor windows. CCTV coverage will be provided at key internal and external areas.

75 The building access will be via turnstiles operated with a cardex system for staff and students.

Soil contamination

76 A geotechnical report was carried out by WSP to assess the ground conditions on site. As part of this report a bore hole analysis was carried out to establish the risk of contamination to the building from ground gas. The result of the analysis showed that there is less than 0.1% vol. of methane and carbon dioxide in the ground below the proposed building, which equates to a minimal risk of contamination.

Conclusion

77 It is considered the proposal will regenerate the University site, providing a high quality new teaching facility. It is considered that the proposal will not adversely affect the surrounding area in terms of its scale and will enhance the campus and the local environment. The opening up of the campus to local residents and members of the public is particularly welcomed. The proposal is not considered to significantly affect the surrounding area in terms of its appearance and the amenities of the local residents. It will enhance the University campus and the local environment.

78 The proposed public realm improvements will also create an attractive and more permeable link to the rest of the campus.

COMMUNITY IMPACT STATEMENT

79 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] There are no relevant communities/groups likely to be affected by the proposal.

c] There are no likely adverse or less good implications for any particular communities/groups.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

80 A sustainability appraisal was submitted with the application, which has been a consideration in the assessment of the proposed development. The appraisal addressed in more detail, impacts that the development will have on economic, social and environmental issues. These include:

- 1) Land Use: The proposed scheme will transform a previously developed site into a useful amenity for the students at South Bank University.
- 2) Climate Change: The site is located within the existing University campus and therefore the students will not have to travel far to access the facilities. Efficient gas boilers and heat recovery systems and daylight control mechanisms will ensure energy efficiency and reduce potential CO2 emissions from the building.

- 3) Community: The building is designed for disabled access and the site will be pedestrian friendly. The new facilities will benefit the community.
- 4) Materials: Environmental issues will be considered in the selection of construction materials for the building cladding. This will be achieved by using BRE's green guide to specification when selecting materials. Re-use of building materials reduce the need for virgin materials.
- 5) Waste: Waste minimisation and recycling have been taken into account in planning for demolition and construction works. Ongoing waste management has also been considered for when the development will be in use
- 6) Water and drainage: The design of the building will incorporate efficient features including sensor activated taps, urinal flush controls, sanitary water supply shut off and mains water leak detection.
- 7) Pollution: The site has good pedestrian access to amenities and public transport and will therefore minimize additional transport emissions. Specification of energy efficient, low NOx boilers will reduce emissions from this source.

81

The building has been designed to a very high standard of sustainability and energy efficiency. Its built form means that it benefits from good day lighting, reducing the need for lighting whilst over heating is reversed by treatment of the South West façade with an external solar shading system, which will reduce demands for cooling in the summer. The concrete structure will also be largely exposed and can be utilized along with the ventilation system as part of a night cooling strategy aimed at reducing the cooling system energy requirement.

82

In addition, it is proposed to include a combination of ground source heating and cooling with water heating to meet the GLA's 10% CO2 reduction target.

83

The University has also proposed an 'Energy Centre' on the roof of the building which will provide teaching/lecture space in relation to the environmental technologies and renewable energy sources.

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