

Planning Committee

Tuesday 19 March 2019

6.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1
2QH

Tabled Items

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3.	Notification of any items of business which the chair deems urgent Addendum report for item 6.1 Members' pack for item 6.1	1 - 27

Contact

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Webpage: <http://www.southwark.gov.uk>

Date: 19 March 2019

Item No: 6.1	Classification: Open	Date: 19 March 2019	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Champion Hill	
From:		Director of Planning	

PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

Item 6.1 – Application 18/AP/3144 for: Full Planning Application – Building 10 and 11 William Booth Memorial Training College, Champion Park, London SE5 8BQ

3. An amendment to the wording of condition 3 so that it reads as follows.
 - (a) No demolition shall commence until a Demolition Method Statement has been submitted and approved by the local planning authority. The approved Statement shall be adhered to throughout demolition and site clearance works. The Statement shall provide for:
 - parking for operatives and visitors,
 - security measures and hoarding,
 - details of demolition,
 - wheel washing
 - measures to control dust and
 - a scheme of recycling and disposing of waste

and
 - (b) No construction shall take place until a Construction Method Statement has been submitted and approved by the local planning authority. The approved Statement shall be adhered to throughout demolition and site clearance works. The Statement shall provide for:
 - parking for operatives and visitors,
 - any security measures and hoarding from above,
 - loading and unloading of plant and materials,
 - storage of plant and materials
 - wheel washing
 - measures to control dust and
 - a scheme of recycling and disposing of construction waste

4. Condition 5 moved from pre-commencement condition to an above grade condition.

REASON FOR URGENCY

5. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the planning committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting

REASON FOR LATENESS

6. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee agenda was printed. They all relate to an item on the agenda and members should be aware of the objections and comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

Welcome to Southwark Planning Committee

19 March 2019

MAIN ITEMS OF BUSINESS

Item 6.1 – 18/AP/3144 – Buildings 10 and 11
William Booth Memorial Training College,
Champion Park, London SE5 8BQ



Councillor Martin Seaton (Chair)



Councillor Lorraine Lauder MBE (Vice Chair)



Councillor Cleo Soanes



Councillor Hamish McCallum



Councillor Kath Whittam



Councillor Adele Morris



Councillor James McAsh



Councillor Jason Ochere

Item 1 – Buildings 10 and 11, William Booth Memorial Training College, Champion Park, London SE5 8BQ
Full Planning Application
Application 18/AP/3144

- Demolition of two existing buildings (Use Class C2) and erection of a part four, five and six storey multi-purpose building (maximum height of 23m), including basement, for offices (Use Class B1a) (6,747.3sqm GEA) and cafe (Use Class A3) (230.9sqm GEA), together with landscaping, boundary treatment, access and other associated works.

4



5

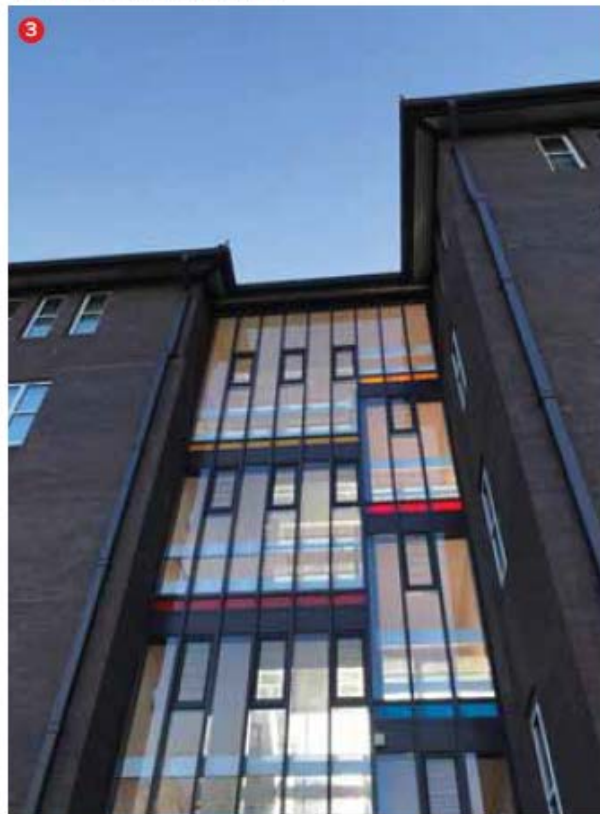




View of the entrance forecourt to Building 10



View of Building 10 from the north



View of Building 11's entrance and glazed stair core



View of Buildings 10 & 11 from the north east



View of the greenery between Buildings 09 & 10



View of the entrance forecourt to Building 10



View of Building 11 from the north west



View of Building 11 from the west



View of the southern landscaped bank



View of the landscaped zone to the south of Building 11



View of the southern entrance to Building 10



View of Building 10 and southern landscaped zone from the south east



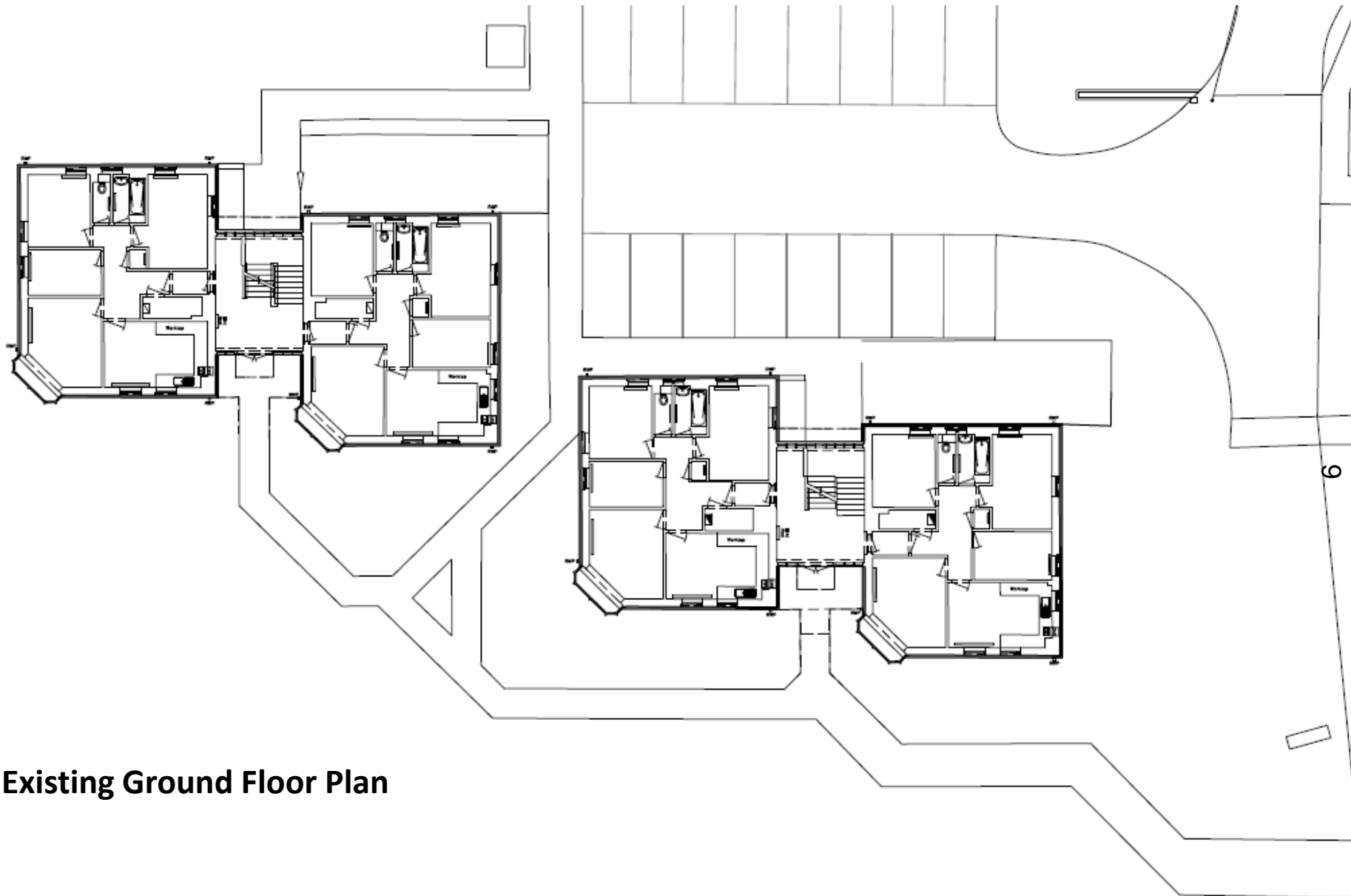
Panoramic view from the tower looking west towards Ruskin Park (Buildings 10 & 11 in the foreground)



View of Building 11 from the north west



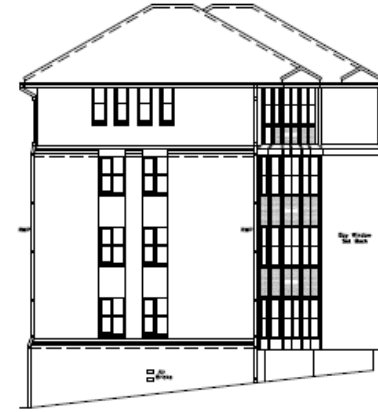
View of Building 11 and the listed tower from Denmark Hill / the north west



Existing Ground Floor Plan



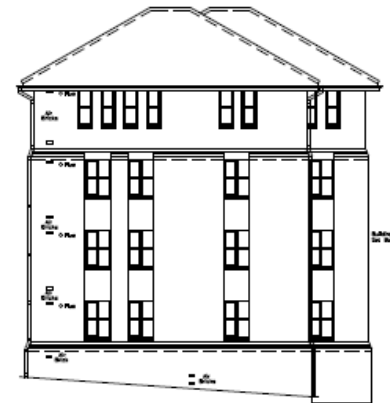
01 Existing Building 10 Elevation A



02 Existing Building 10 Elevation B



03 Existing Building 10 Elevation C



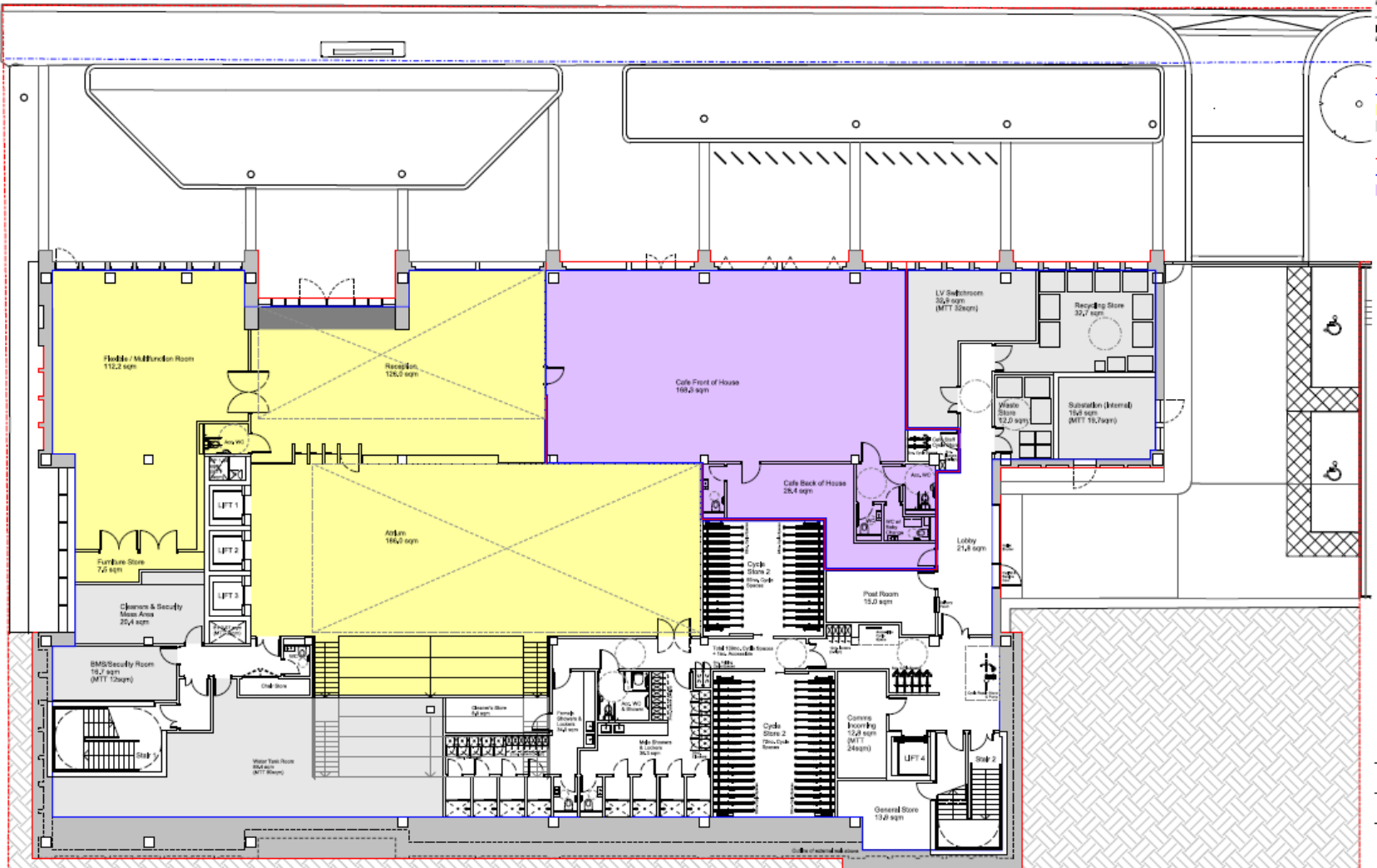
04 Existing Building 10 Elevation D



01 Existing Champion Park Street Elevation
1:500 @ A1

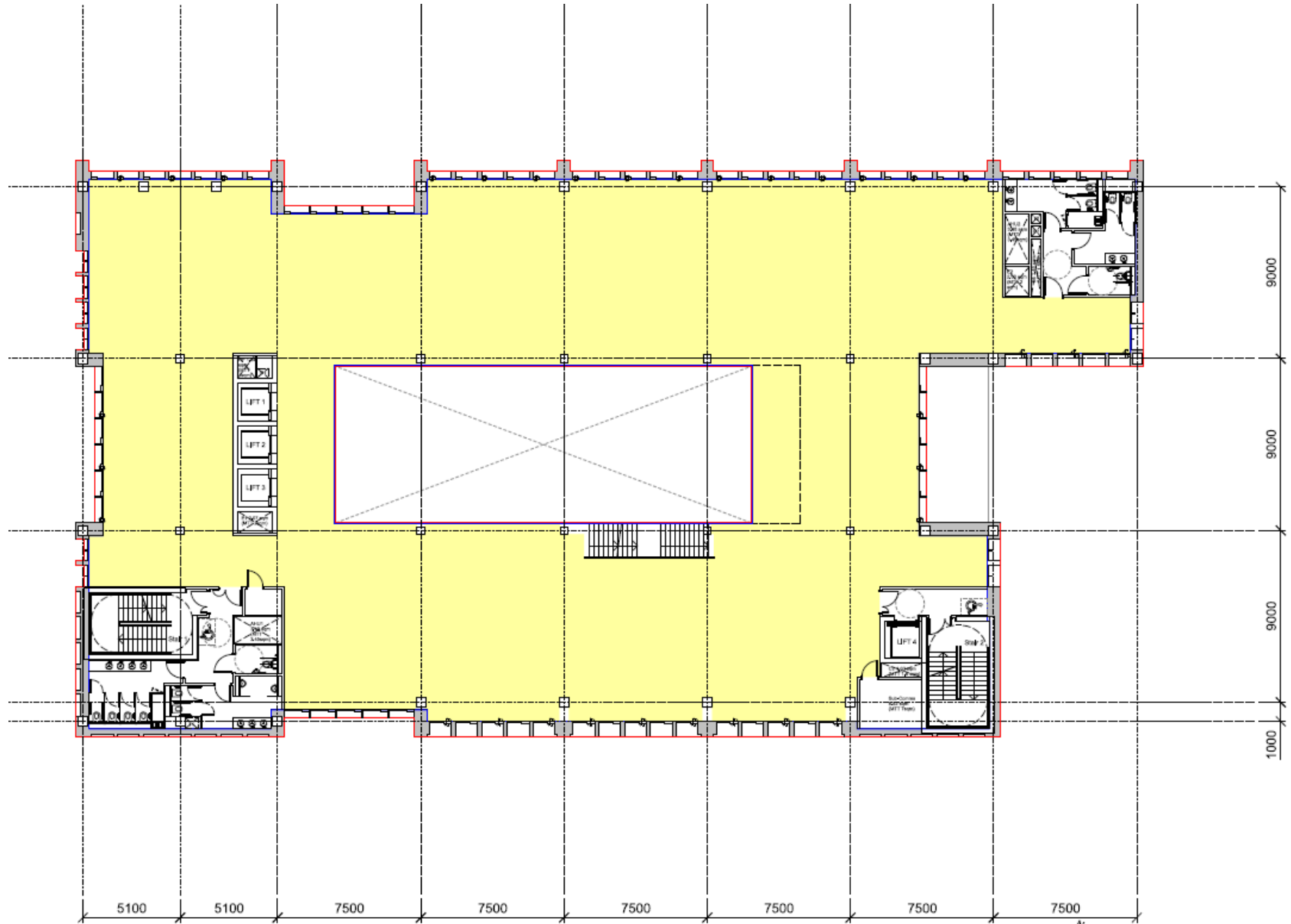


02 Existing Site Elevation
1:200 @ A1



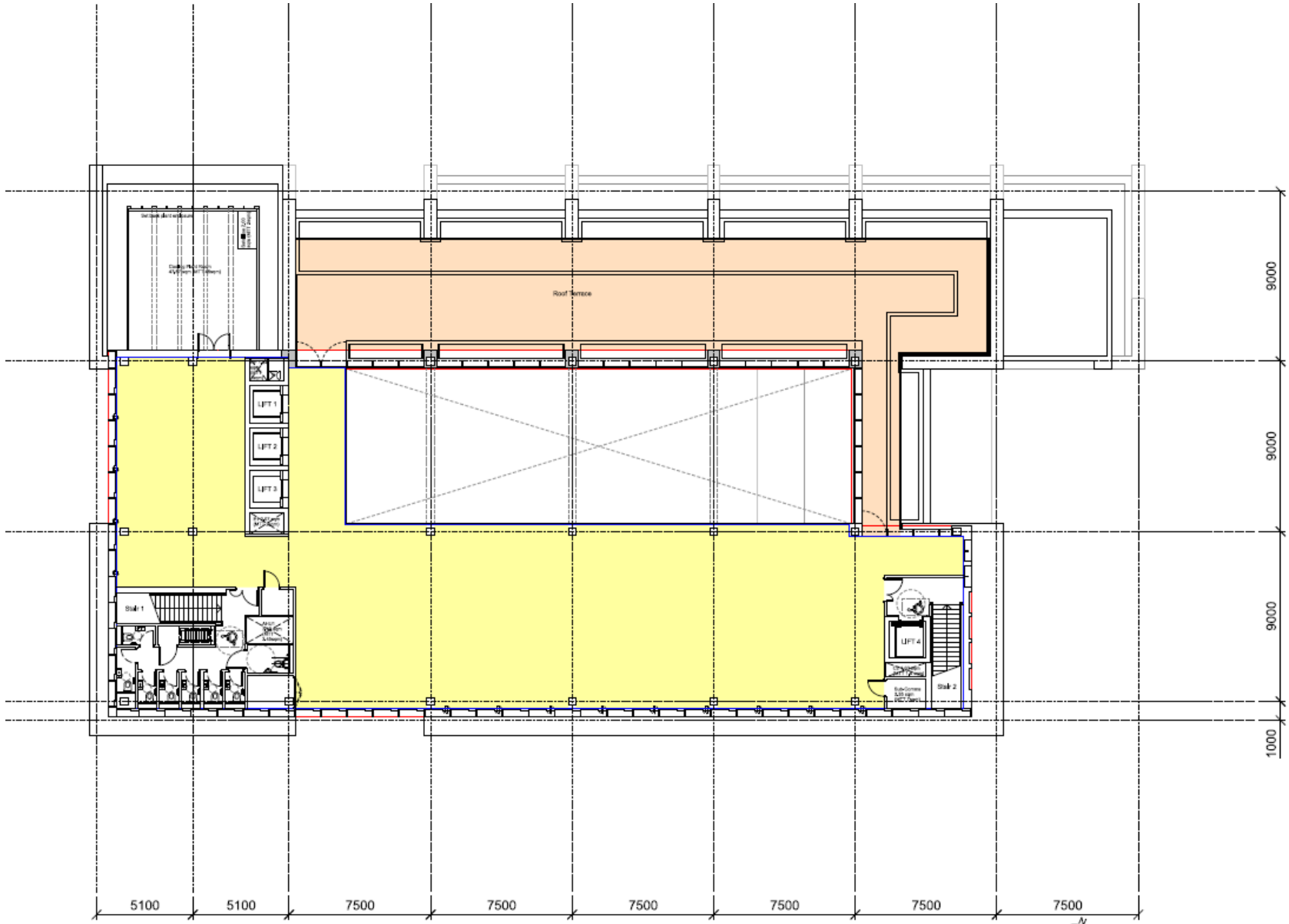
Proposed Lower Ground Floor (Cycling)

Proposed First (Typical) Floor



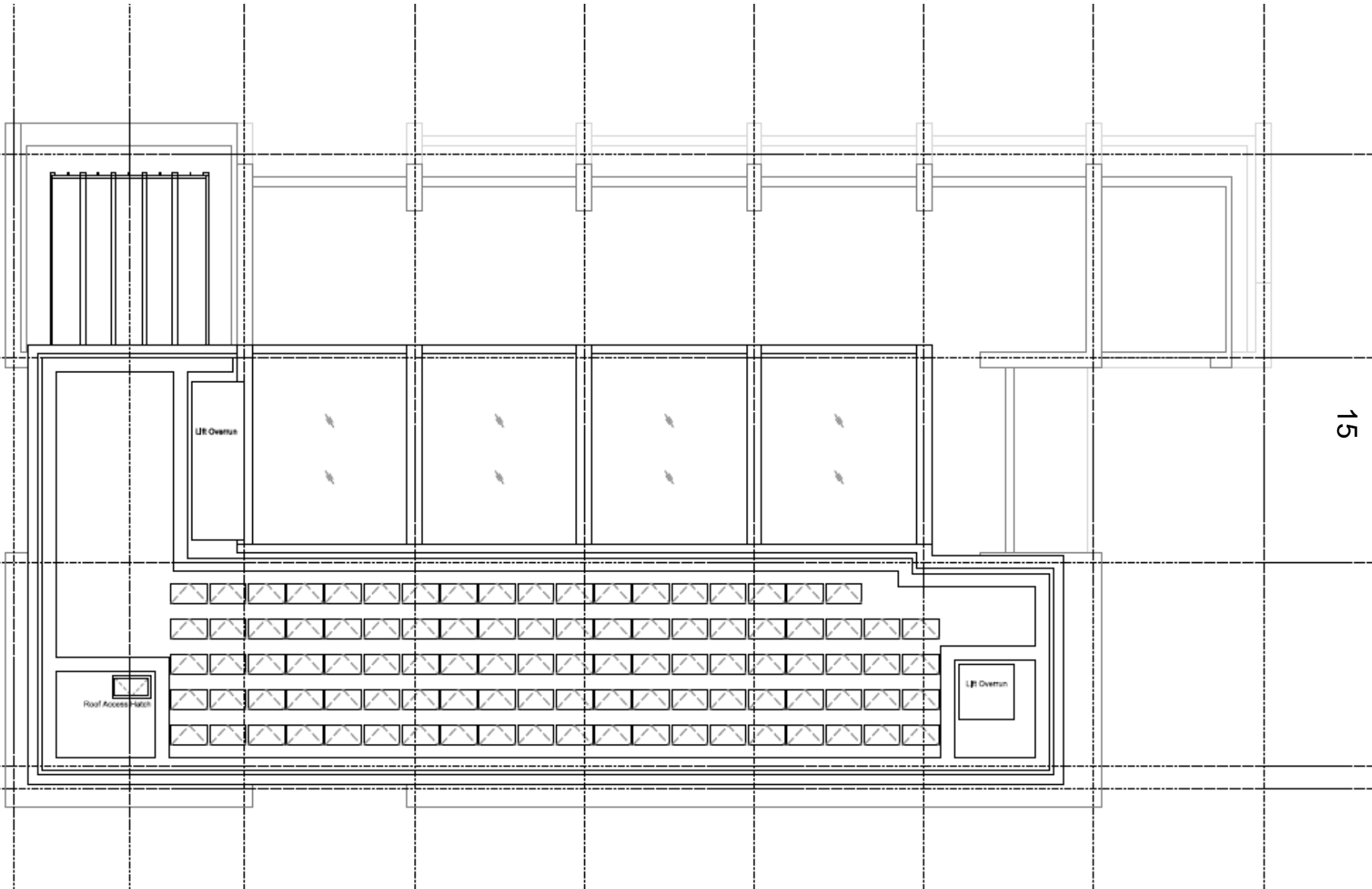
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Proposed Fourth Floor



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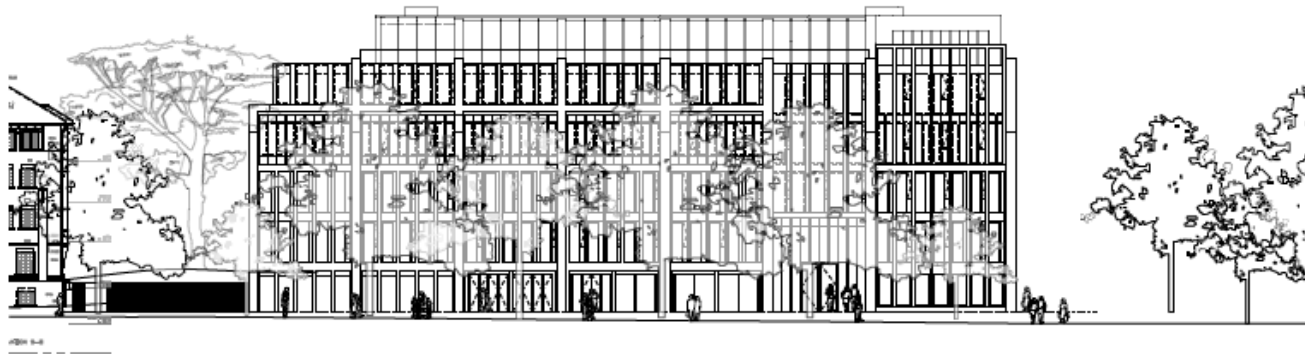
Proposed Roof



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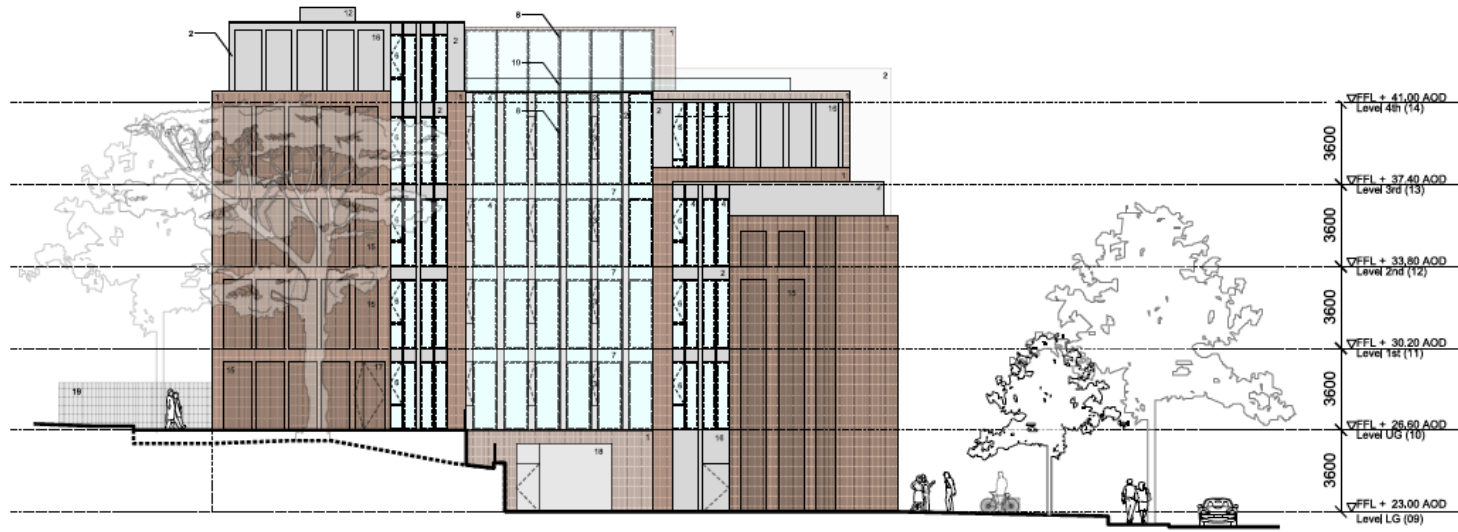


01 Proposed Champlon Park Street Elevation
1:500 @ A1



02 Proposed Site Elevation
1:200 @ A1

Proposed East Elevation



Proposed West Elevation

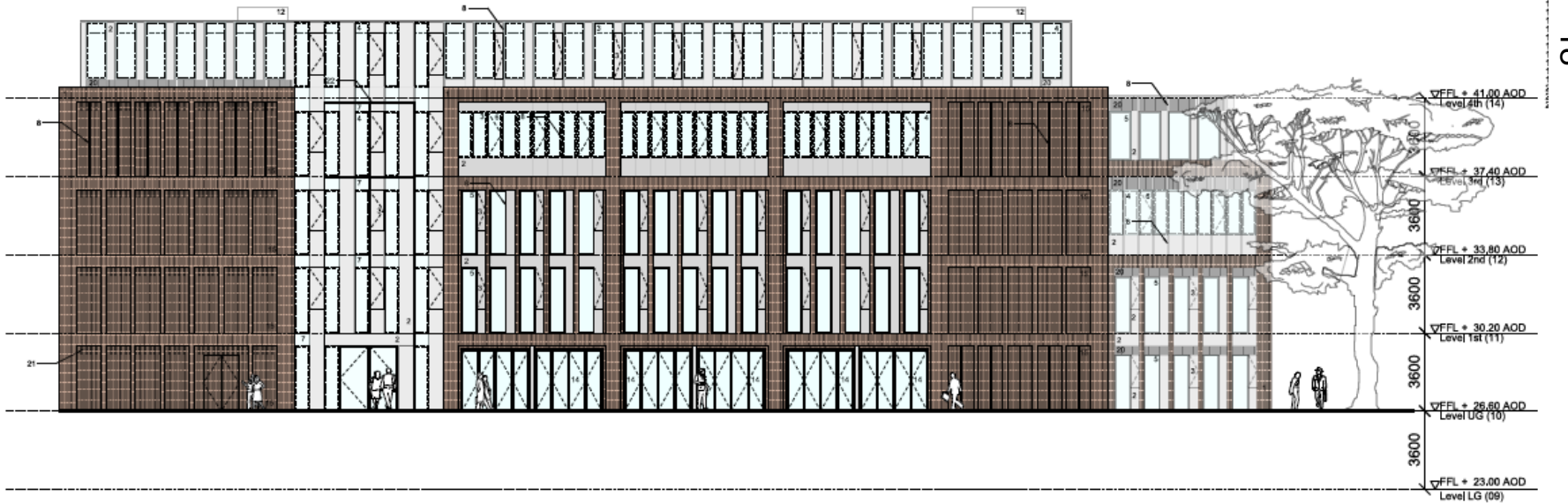


Proposed North Elevation



- 9 • stone feature frame
- 10 • glazed balustrade
- 11 • lift room clad in stone
- 12 • lift overcan
- 13 • projecting brick piers
- 14 • 30-kg glazed doors
- 15 • sick recess
- 16 • stone recess
- 17 • door in recess clad in brick slips
- 18 • roller shutter
- 19 • fence as per landscape architect's sp
- 20 • stoned stone panels
- 21 • all and mix brick
- 22 • projecting metal fins

Proposed South Elevation



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Proposed aerial view from the north west.



Proposed eye-level view from the junction of Denmark Hill and Champion Park.



Proposed eye-level view looking towards Champion Park



Proposed eye-level view of the main entrance on the North Elevation



Proposed eye-level view of the North / East Elevation, from Denmark Hill Rail Station



Proposed eye-level view from Denmark Hill Rail Station



Proposed eye-level view from Denmark Hill looking north



Proposed eye-level view of the South / West Elevation



Proposed eye-level view of the South / West Elevation



Proposed eye-level view of the South / West Elevation

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Ground Floor plan

KEY

- 1 High quality natural stone
- 2 High quality natural stone paving bands
- 3 Proposed trees
- 4 Existing trees
- 5 TPO tree
- 6 High quality roadway sets
- 7 Proposed lawn
- 8 Proposed planting
- 9 Movable cafe spill-out seating and tables
- 10 Cycle stands
- 11 Raised planter with incorporated seating
- 12 Movable planting pots
- 13 Potential sculpture / art piece location
- 14 Boundary hedge

Buildings 10 & 11



Existing aerial view 7 - from south west

New THQ



Proposed massing aerial view 7 - from south west

Buildings 10 & 11



Existing aerial view 8 - from south west

New THQ

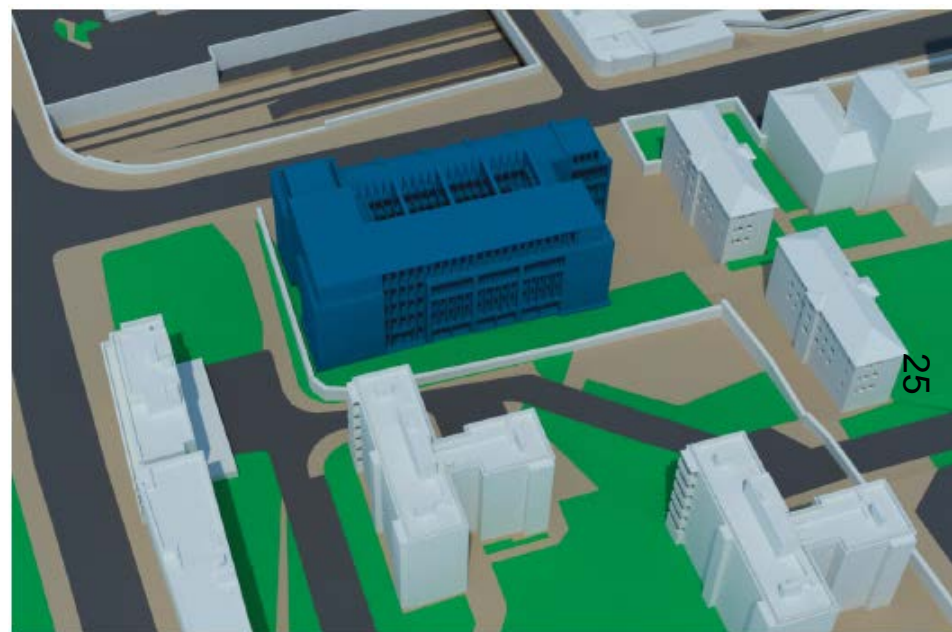


Proposed massing aerial view 8 - from south west

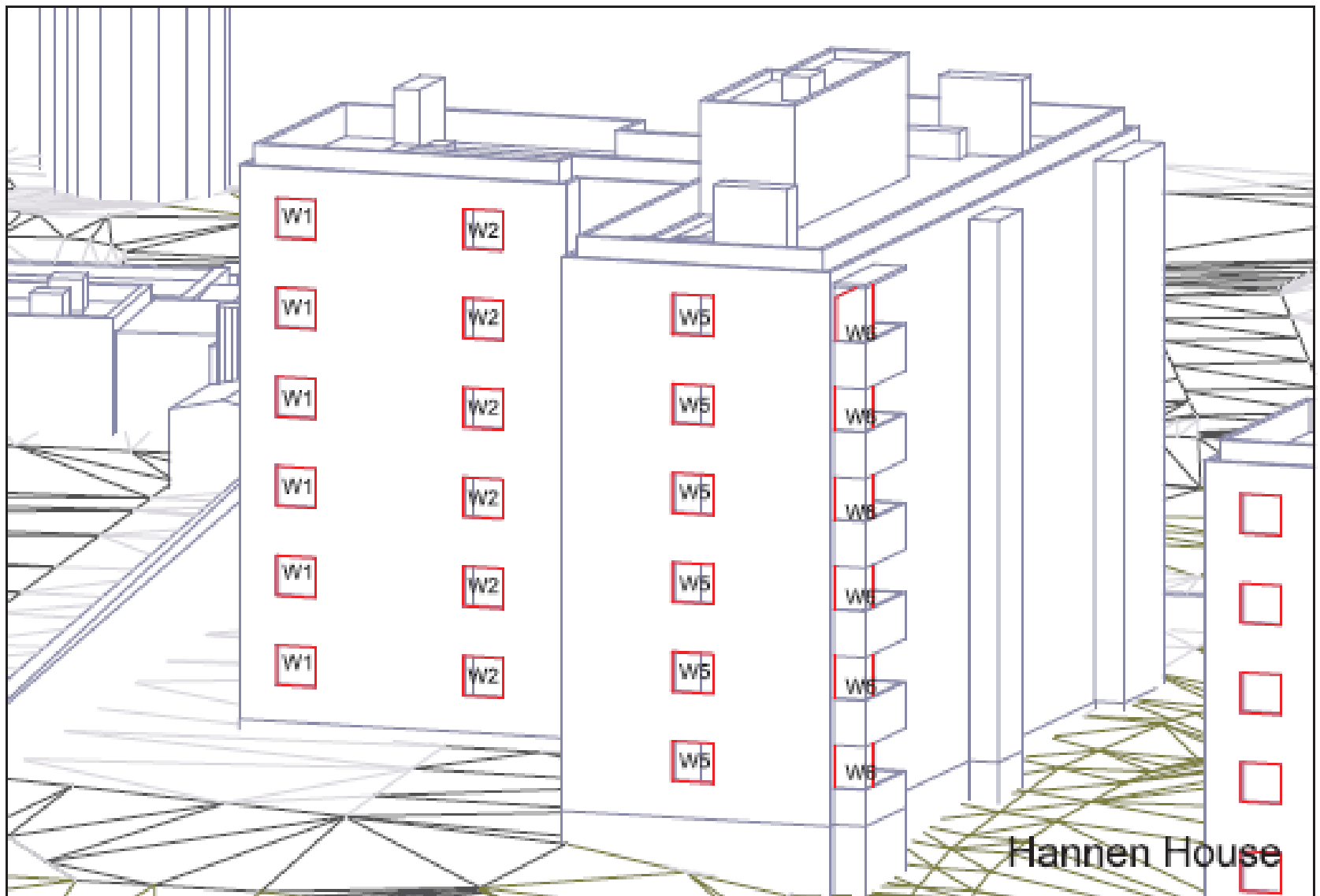
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Model as Existing



Model as Proposed



Neighbouring Windows Assessed

