

Planning Committee

Monday 14 October 2019

6.30 pm

Ground Floor Meeting Room G01C - 160 Tooley Street, London SE1
2QH

Supplemental Agenda No.1

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Agenda Item 6

Item 6.2 Land bounded by Ruby Street, Murdock Street and 685-695 Old Kent Road

One additional objection received since the report was published.

Objection – neighbour response	Officer response
<ul style="list-style-type: none"> - Close to adjoining properties - Conflict with local plan - Development too high - General dislike of proposal - Inadequate parking provision - Increase in traffic - Increase of pollution - Loss of light - Loss of privacy - Noise nuisance - Out of keeping with character of area - Over development - Strain on existing community facilities <p>Inability for existing properties at 681 & 683 Old Kent Road to be redeveloped in the future and applicant's refusal to incorporate these properties into the redevelopment site.</p> <p>Right of access required over applicants land in the event that these properties can be developed in the future.</p> <p>This application should not be approved unless the residents on the block approve the layout and what is being proposed.</p>	<p>The objector has previously made similar representations and these have already been addressed in the main officer report and at paragraph 448.</p> <p>The applicant has provided the objector with a right of way to the side and rear of his property over the applicants land in the proposed development, and lawyers are currently drafting this right of way into a legal agreement. This would enable provision for refuse and bin storage in the event that the properties are redeveloped in the future.</p>

Clarifications and corrections to the main report

Topic and paragraph affected	Correction or clarification															
Paragraph 189 Height and massing	The building heights for the Ruby Triangle development (18/AP/0897) are 48, 40 and 17 storeys. The report incorrectly refers to 40 storeys.															
Paragraph 243 Local views	Delete duplicate paragraph.															
Paragraph 270 Flat sizes	Flat sizes table has one error and should read: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Unit Type</th> <th>SPD (sqm)</th> <th>Size Range (sqm)</th> </tr> </thead> <tbody> <tr> <td>1 Bed 2 person (flat)</td> <td>50</td> <td>51.3-75.2</td> </tr> <tr> <td>2 Bed 3 person (flat)</td> <td>61</td> <td>64.3-81.9</td> </tr> <tr> <td>2 Bed 4 person (flat)</td> <td>70</td> <td>70.1-82.3</td> </tr> <tr> <td>3 Bed 5 person (flat)</td> <td>86</td> <td>97.3-118.3</td> </tr> </tbody> </table>	Unit Type	SPD (sqm)	Size Range (sqm)	1 Bed 2 person (flat)	50	51.3-75.2	2 Bed 3 person (flat)	61	64.3-81.9	2 Bed 4 person (flat)	70	70.1-82.3	3 Bed 5 person (flat)	86	97.3-118.3
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Paragraph 292 Private amenity space	However there are 30 one-bed flats that do not provide have any form of private amenity space and also 49 50 two bed flats that do not provide the full 10sqm of amenity space.					
Paragraph 293 Private amenity space	The following table sets out the private amenity space shortfall, which totals 85.8 110sqm for the 30 one bed flats that do not provide any form of amenity space, and the 49 50 two bed flats that do not provide the full 10sqm.					
Paragraph 293 table Private amenity space	Should read:					
	Unit	Number	Flat size sqm	SPD minimum size sqm	+/- difference sqm	Balcony Size sqm Balcony shortfall, taking account of extra internal living area sqm
1 bed Type A WC	3	75.2	65	+ 10.2	0	0
1 bed Type B1	17	62.4	50	+ 12.4	0	0
1 bed Type B2	1	62.4	50	+ 12.4	20.2	0
1 bed Type C1	3	54.8	50	+ 4.8	6.7	5.7 0
1 bed Type C2	1	51.3	50	+ 1.3	21	0
1 bed Type D1	10	55	50	+ 5	0	50
1 bed Type D2	1	54.8	50	+ 4.8	11.2	0
2 bed 3 person Type A	10	61.3	61	+ 0.3	6.7	0 30
2-bed 3 person Type	3	79.8	75	+ 4.8	6	0

B1 WC							
2-bed 3 person Type B2 WC	1	81.9	75	+ 6.9	13.5	0	
2-bed 4 person Type A	10	72.6	70	+ 2.6	7	4	
2-bed 4 person Type B	1	76.2	70	+ 6.2	69	0	
2-bed 4 person Type C	17	82.3	70	+ 12.3	7.7	0	
2-bed 4 person Type D1	9	70.1	70	+ 0.1	7	26.1	
2-bed 4 person Type D2	1	78.6	70	+ 8.6	31.5	0	
3-bed 5 person Type A	7	97.3	86	+ 11.3	10.7	0	
3-bed 5 person Type B WC	4	108.7	100	+ 8.7	11.7	0	
3-bed 5 person Type C	1	100.9	86	+ 14.9	10.1	0	
3-bed 5 person Type D	10	95.1	86	+ 9.1	11.5	0	
3-bed 5 person Type E	1	123	86	+ 37	29.8	0	
Total	111 flats					85.8 110sqm	

Paragraph 294 Private amenity space	As demonstrated in the table above, 85.8 110sqm of amenity space would need to be added to the communal amenity space requirement.																								
Paragraph 295 Communal amenity space	50sqm of communal amenity space is required as per the Residential Design Standards SPD, together with the 85.8 110sqm private amenity shortfall to total 135.8 160sqm.																								
Paragraph 297 Communal amenity space	At 417.2sqm, the amount of communal amenity space exceeds the 50sqm SPD requirement as well as compensating for the 85.8 110sqm shortfall in private amenity space.																								
Paragraph 301 Amenity space proposed against policy requirement	<p>Should read as follows.</p> <table border="1"> <thead> <tr> <th></th> <th>Policy requirement</th> <th>Proposal</th> <th>Difference</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td>1,110sqm</td> <td>1,024.2 1,000sqm</td> <td>-85.8sqm -110sqm</td> </tr> <tr> <td>Communal</td> <td>50sqm (+85.8sqm = 135.8sqm) (+110sqm = 160sqm)</td> <td>417.2sqm</td> <td>+281.4sqm +257.2sqm</td> </tr> <tr> <td>Dedicated children's play space</td> <td>387.7sqm</td> <td>387.7sqm</td> <td>0sqm</td> </tr> <tr> <td>Public open space</td> <td>555sqm</td> <td>0sqm</td> <td>-555sqm S106 payment collected for (£113,775)</td> </tr> <tr> <td>Total</td> <td>2,102.7sqm</td> <td>1,829.1sqm 1,804.9 sqm</td> <td>273.6sqm 297.8sqm</td> </tr> </tbody> </table> <p>The conclusions of the main report remain valid, which is that sufficient private, communal and children's play space would be met by the proposed redevelopment. A £113,775 contribution would be collected and this would go towards the council's new Livesey Park.</p>		Policy requirement	Proposal	Difference	Private	1,110sqm	1,024.2 1,000sqm	-85.8sqm -110sqm	Communal	50sqm (+85.8sqm = 135.8sqm) (+110sqm = 160sqm)	417.2sqm	+281.4sqm +257.2sqm	Dedicated children's play space	387.7sqm	387.7sqm	0sqm	Public open space	555sqm	0sqm	-555sqm S106 payment collected for (£113,775)	Total	2,102.7sqm	1,829.1sqm 1,804.9 sqm	273.6sqm 297.8sqm
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Paragraph 325 Daylight to 681 & 683 Old Kent Road	However, it should be noted that given the proximity of these windows to the site boundary, and the scale of the existing building on site, which is only two storeys up to three storeys high, a significant reduction in the scale of the proposed development would be required to enable good daylight performance to these windows, which would be seen to fundamentally hinder development of the site.																								
Paragraph 340 Overshadowing	No. 681 Old Kent Road and 683 Old Kent Road has each have a small outdoor amenity terrace. areas belonging to the flat at first																								

	floor level.												
Paragraph 358 Access and road safety	5 7 accidents have been reported within the latest 5-year period on the local highway network within 200m of the site the immediate vicinity of the site (i.e. 1.4 accident per year). 6 of these accidents have been classified as 'slight' injuries, whilst 1 'serious' injury was reported on approach the exit to of the Iderton Road Ruby Street / Old Kent Road Junction, 200m to the south of the site, one 'slight' injury occurred at the site's northern access point, involving a <u>minor collision between a car and two motorcyclists.</u>												
Paragraph 359 Access and road safety	The removal of much of the business related traffic, <u>as well as the unlawful church use,</u> and illegal parking in the area is considered to improve road safety.												
Paragraph 366 Servicing	A servicing bay has been provided for the B1 uses accessed from Murdoch Street. tracking Tracking drawings were provided to demonstrate that the appropriate sized vehicles (<u>4.6t light vans</u>) can reverse in and exit in forward gear. The bay is large enough to ensure delivery can be made through the bi-folding doors at the rear of the bay.												
Paragraph 369 Delivery bond	<p>The proposal is for the management of the new development to monitor the daily vehicular activity of the site both commercial and residential, quarterly for a period of 2 years from 75% occupancy. If the site meets or betters its own baseline target the bond will be returned within 6 months of the end of the monitoring period. If the site fails to meet its own baseline the bonded sum will be made available for the council to utilise for sustainable transport projects in the ward of the development. The council will retain £1,600 800.00 for assessing the quarterly monitoring. The bond in this instance would be £11,600 800.00. The applicant has agreed to the contribution which can be collected via the legal agreement.</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Quantum</th> <th>Bond Amount</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>111</td> <td>£11,100.00</td> </tr> <tr> <td>Non Residential</td> <td>2500 3,411 sqm</td> <td>£500 700.00</td> </tr> <tr> <td>Daily Trips</td> <td>60</td> <td>£11,6800.00</td> </tr> </tbody> </table>	Type	Quantum	Bond Amount	Residential	111	£11,100.00	Non Residential	2500 3,411 sqm	£500 700.00	Daily Trips	60	£11,6800.00
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Paragraph 384 Cycling	The application provides for 202 long stay cycle spaces plus 22 short stay spaces which amounts to a total of 224 spaces. This level of provision is slightly less than the London Plan standards (<u>235 spaces</u>) however the applicant would <u>also</u> provide 24 Brompton style lockers for residents and 12 Sheffield stands for larger which equates to a further 20 accessible cycles a number of which will be electric bikes. This together with cycle hire membership and a contribution to a future Santander system (details to be agreed as part of S106). There would be a condition for <u>the detailed design of the proposed cycle storage.</u>												
Paragraph 388 Transport conclusion	<ul style="list-style-type: none"> contribution to Santander cycle extension (£40 50 per unit) 												
Paragraph 393	The applicants have submitted an archaeological desk based												

Archaeology	assessment (DBA), by CgMs and dated December 2017, and later submitted an archaeological evaluation (undertaken in July 2018), <u>which found no archaeological features.</u>
Paragraph 417 CIL calculation	To add the following wording: <u>This draft calculation is based on figures provided by the applicant, and the Council reserve the right to check the approved floor plans after the planning decision notice issued, hence this CIL amount is subject to updates and re-calculation.</u>

Comments from the Director of Planning

Taking into account the above, the recommendation remains that planning permission be granted with the completion of a legal agreement, and subject to referral to the Mayor of London.

Welcome to Southwark Planning Committee

14 October 2019

MAIN ITEMS OF BUSINESS

ITEM 6.1 - 19/AP/1404 - 32 LOMAN STREET –
ITEM IS TO BE DEFERRED

ITEM 6.2 - 18/AP/0196 – LAND BOUNDED BY RUBY STREET,
MURDOCK STREET AND 685-695 OLD KENT ROAD

Southwark Free Wi-Fi password

Fr33Wifi!

The **PLANNING**
AWARDS *2019*
Celebrating excellence in planning and placemaking

WINNER



Councillor Martin Seaton (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Barrie Hargrove



Councillor Margy Newens



Councillor Adele Morris



Councillor Damian
O'Brien



Councillor Catherine Rose

19/AP/1404 – 32-36 Loman Street, London SE1 0EH

Demolition of the existing four storey office building with basement and redevelopment of the site to provide a new seven storey office building plus basement (Use Class B1)

∞

Existing view of application site



From the junction of Risborough and Copperfield Street



From Loman Street looking east

Existing view of application site



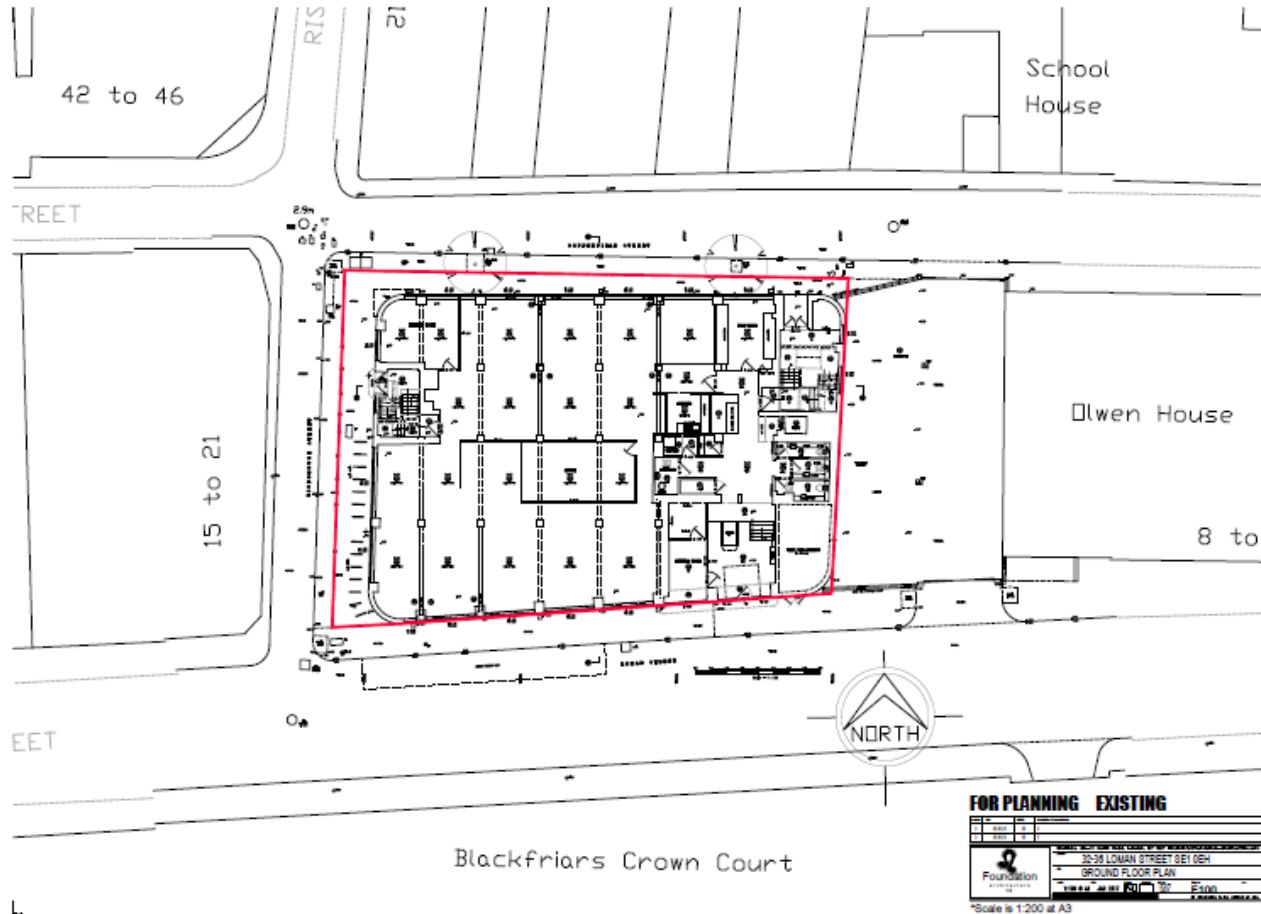
From Loman Street



From Copperfield Street

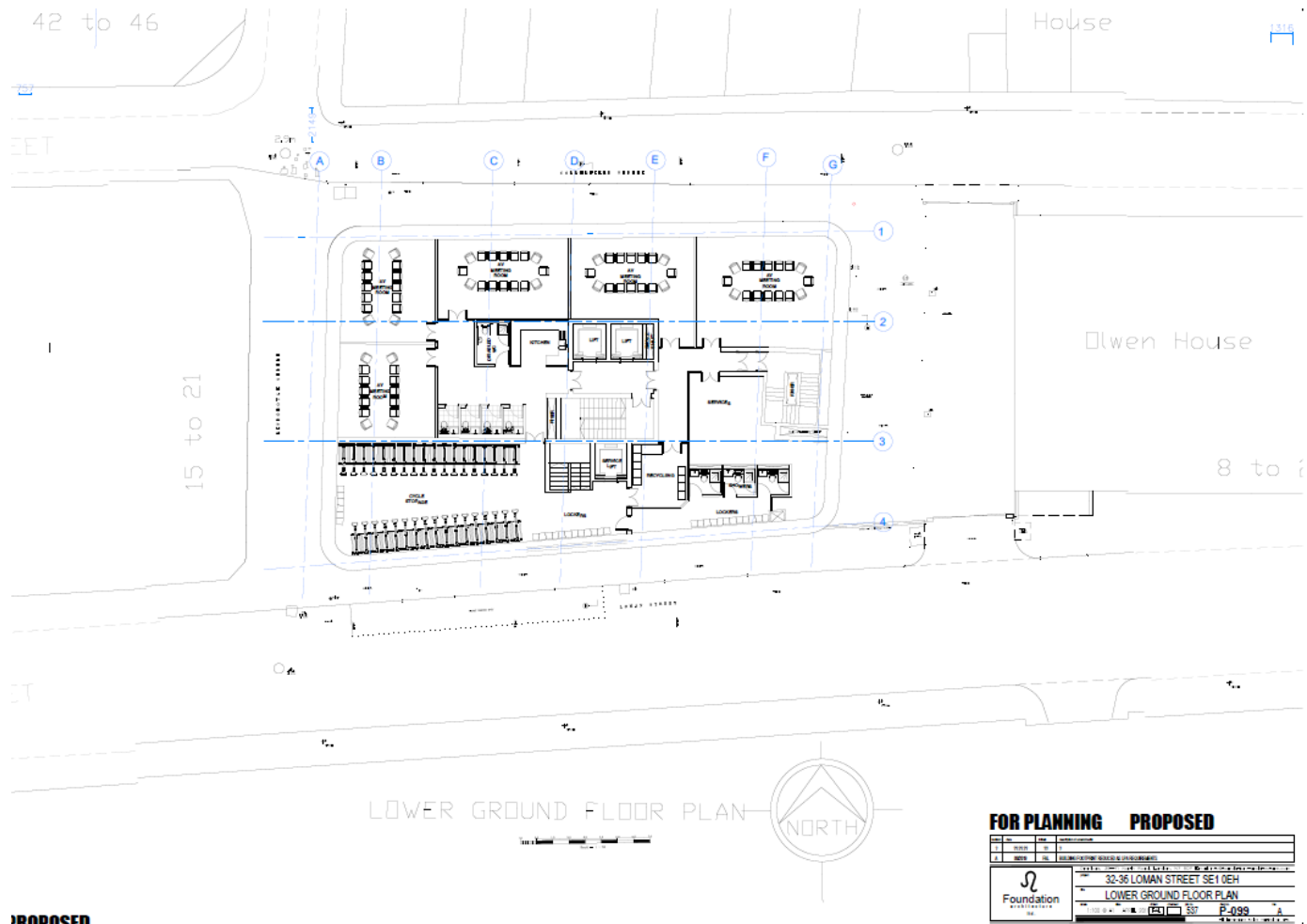
Site plan

GROUND FLOOR PLAN SHOWING SITE OWNERSHIP



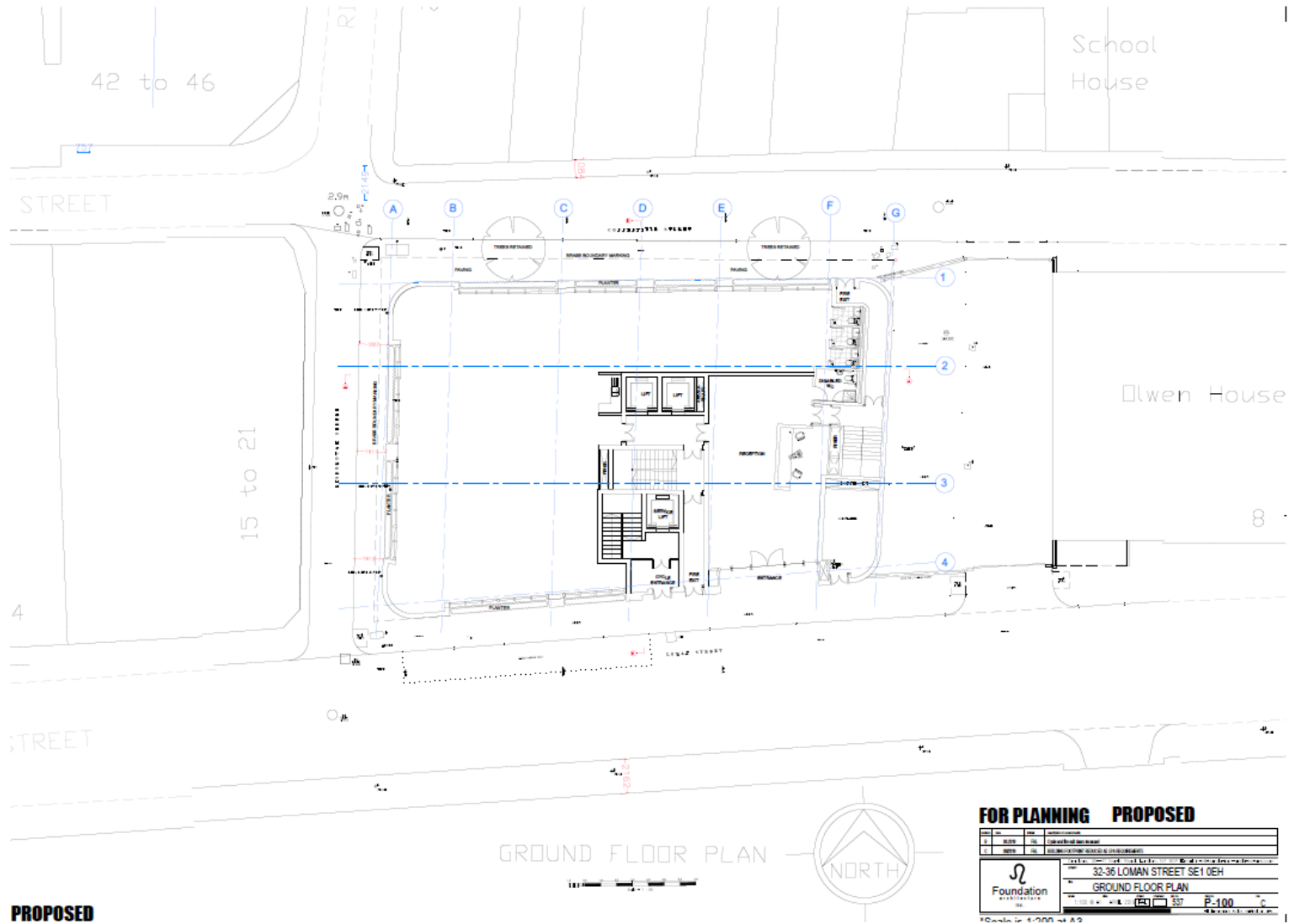
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Basement floor plan



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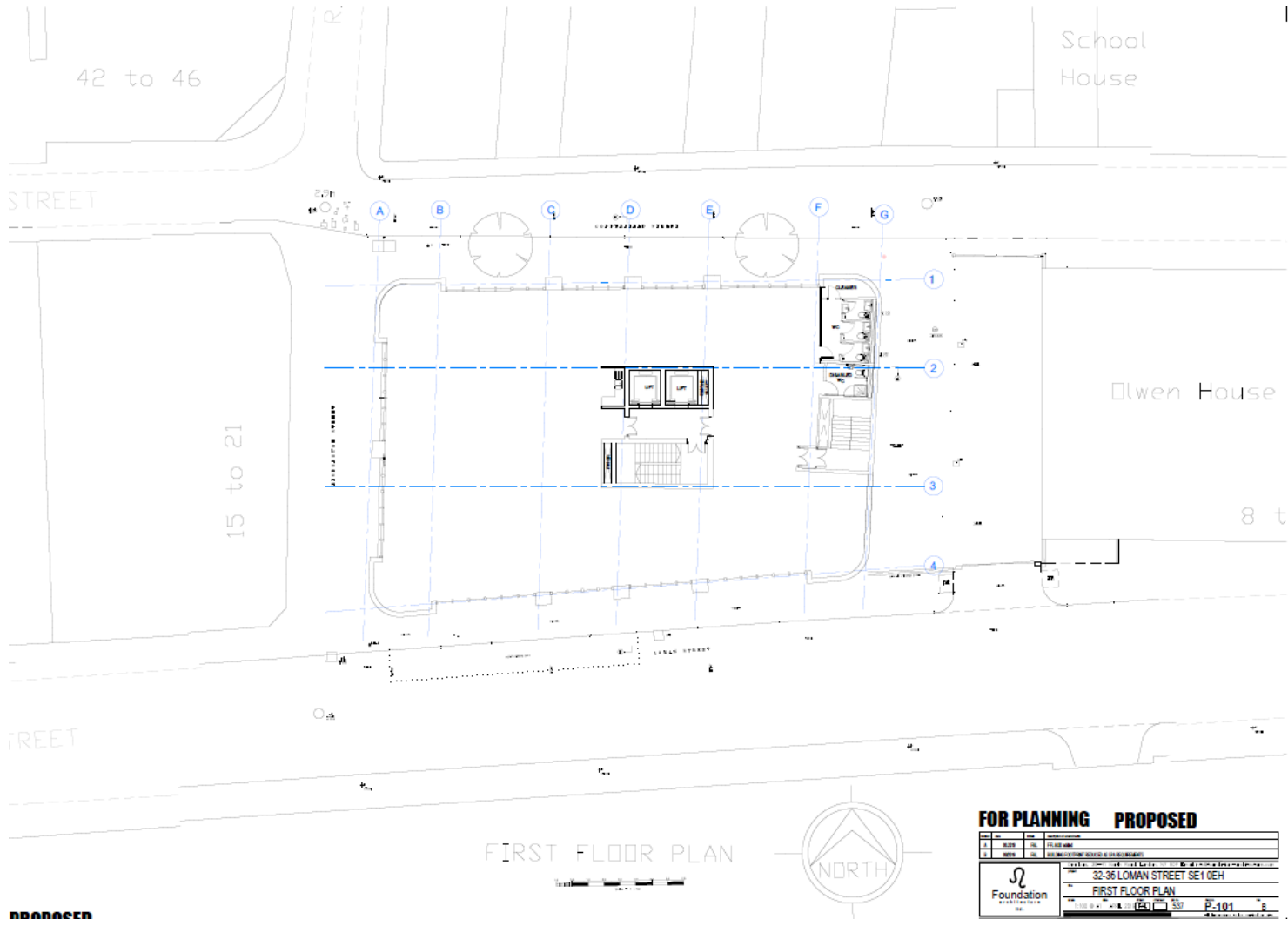
Ground floor plan



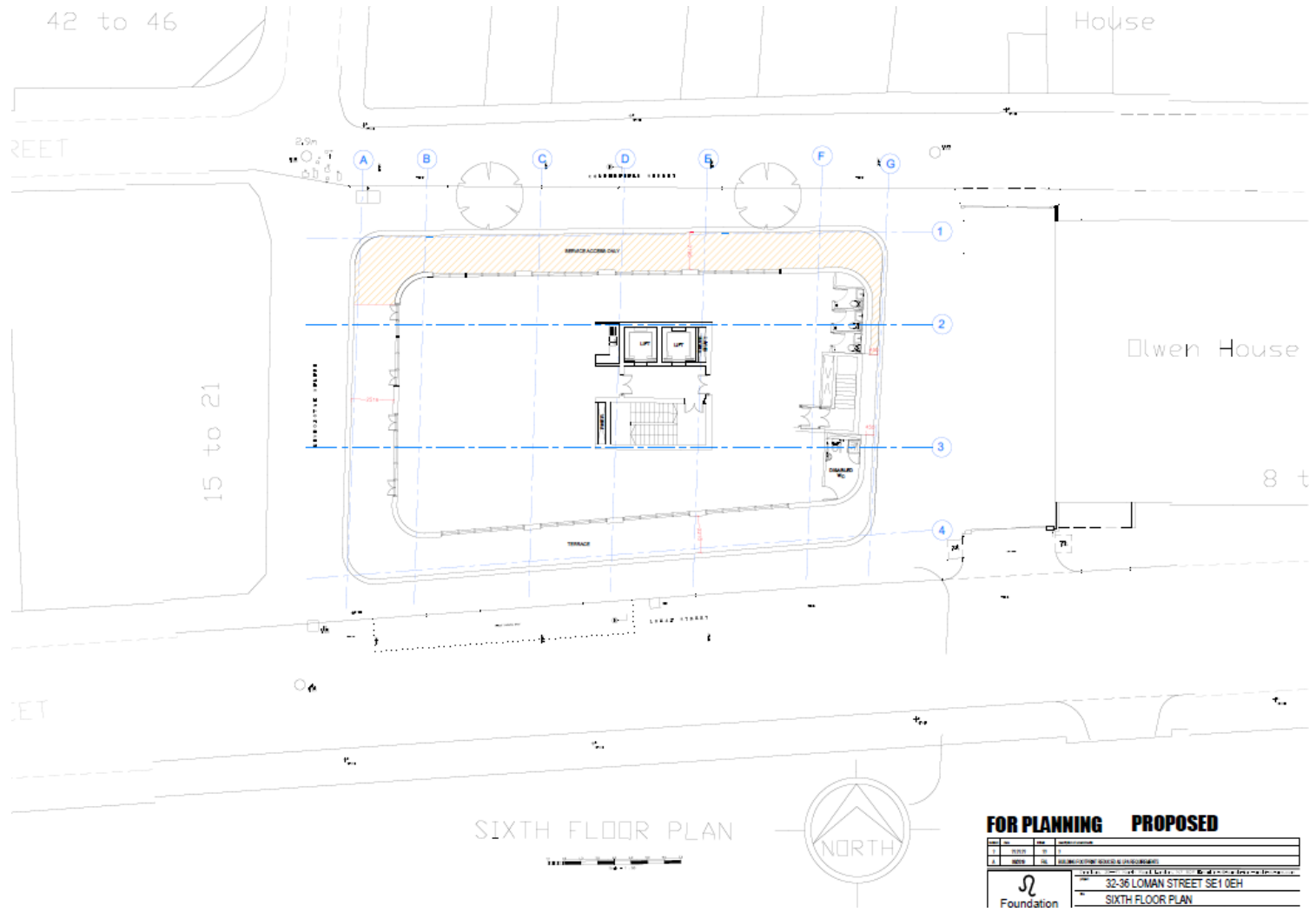
13

PROPOSED

First floor plan

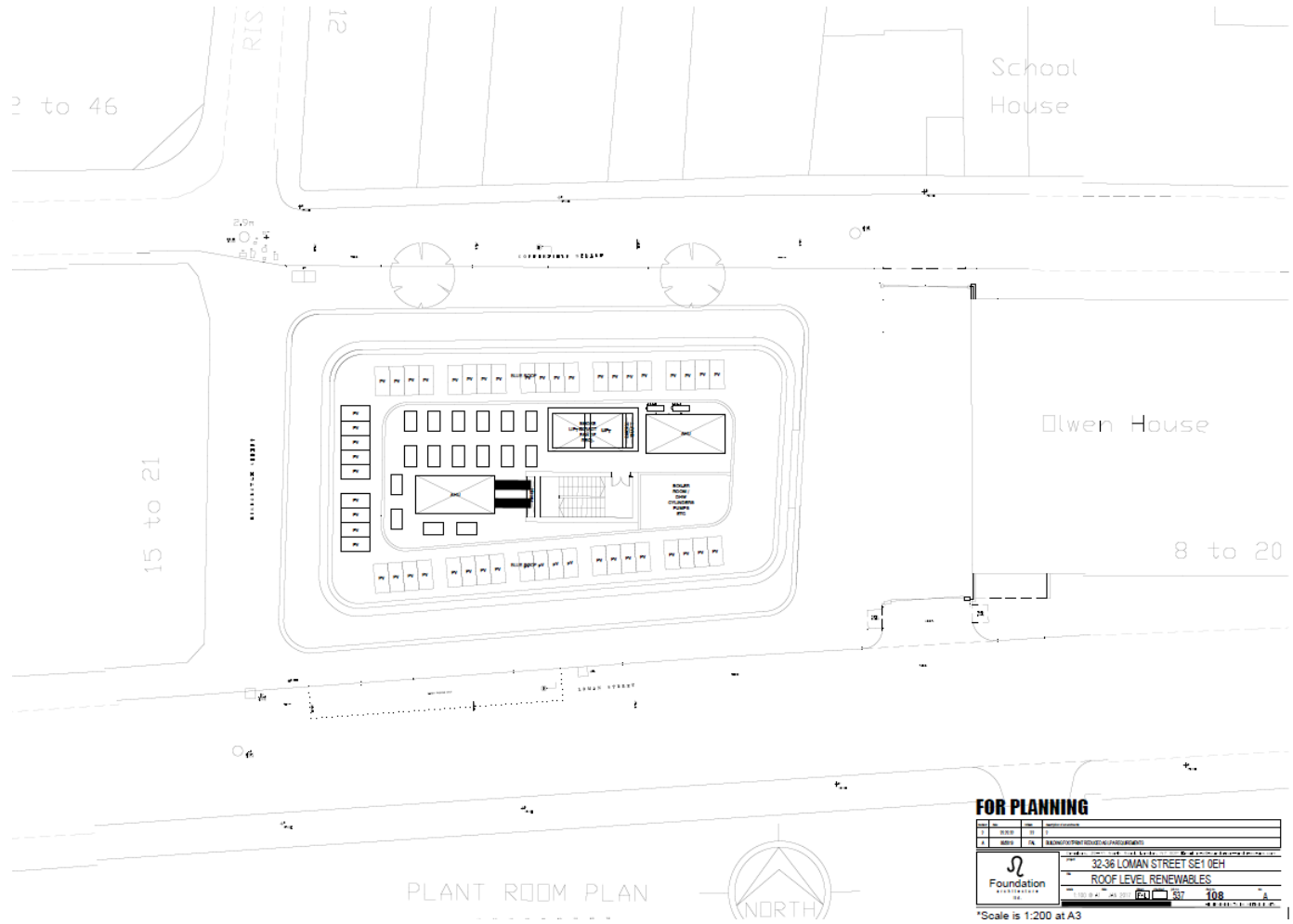


Sixth floor plan



15

Roof level plan



16

Building scale



Loman Street Building heights - No floors based on 3.8 F/F
Approx measured from model.



17

The Proposal



The Proposal



View looking west on Copperfield Street



View looking west on Loman Street

The Proposal



View looking east on Loman Street

The Proposals



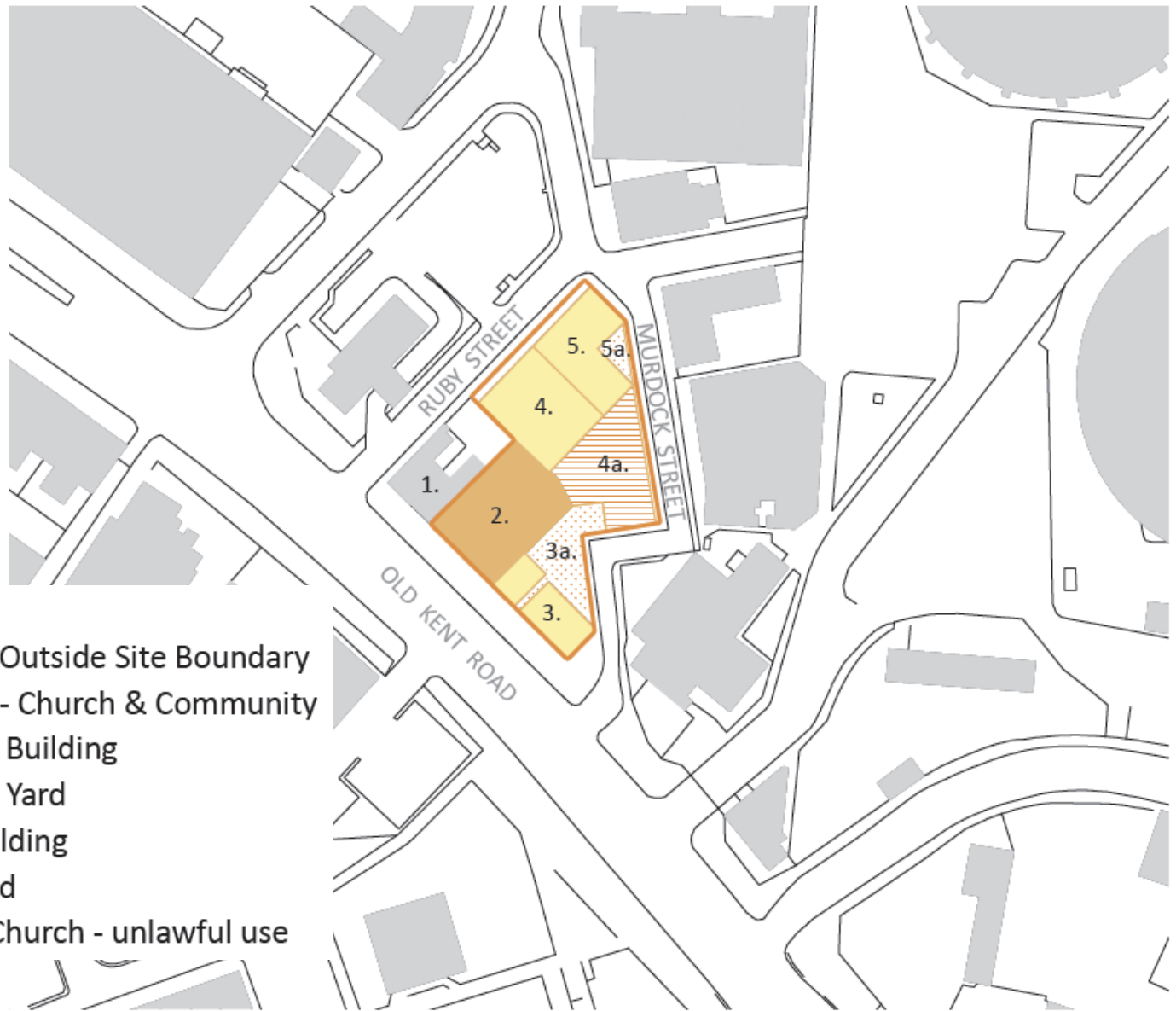
View looking east on Loman Street

Item 6.1 – Land bounded by Ruby Street, Murdoch Street and 685-695 Old Kent Road SE15

Demolition of existing buildings and erection of and construction of a part 3, part 7, part 22 storey building (76.6m) from ground level with roof top level amenity space, comprising 111 dwellings, 1,151 sqm (GIA) of D1 floorspace for a church with ancillary communal facilities, 2,173 sqm (GIA) of workspace (B1 (a/b/c) Use Class) and 87 sqm (GIA) of A1/A2/B1 floorspace, with associated landscaping, car and cycle parking, servicing and refuse and recycling facilities.

(This application represents a departure from strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'strategic and local preferred industrial locations' of the Soutwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location).

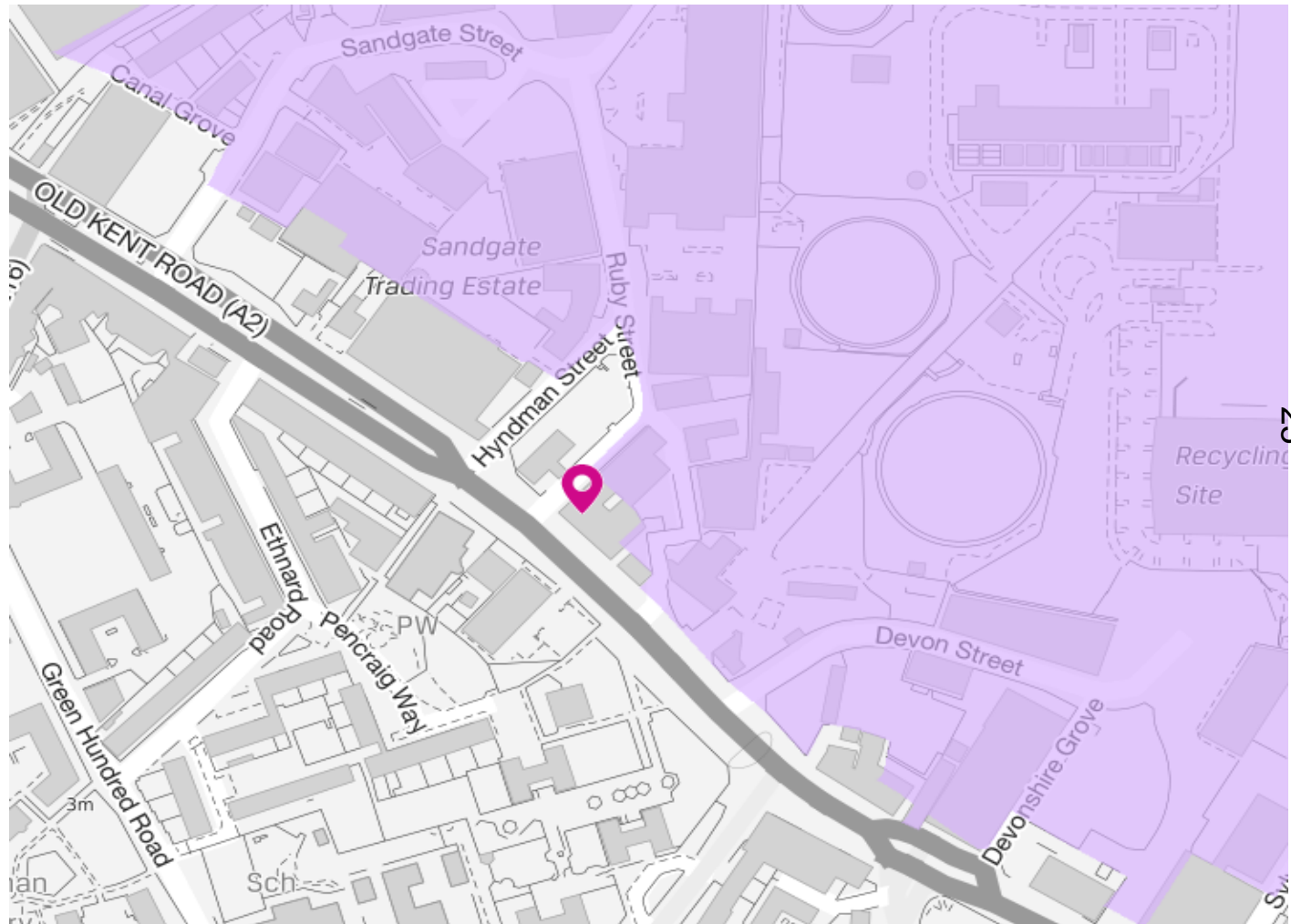
Site plan



Key

- 1 681 & 683 OKR - Outside Site Boundary
- 2 Holy Ghost Zone - Church & Community
- 3 Van Hire Centre : Building
- 3a Van Hire Centre : Yard
- 4 MOT Centre : Building
- 4a MOT Centre : Yard
- 5 Christ Apostolic Church - unlawful use

Adopted Strategic Protected Industrial Location Map



25

Site photos: 681&683 Old Kent Road



26

Site photos: Van Hire Centre



27

Scheme benefits

111 new homes

36.2% affordable housing (39 dwellings)

25.4% social rented & 10.8% intermediate

2,260sqm of workspace, 83% increase

1,151sqm church and community use

New retail frontage

11% affordable workspace



28

Church and community use

Holy Ghost Zone – current occupier

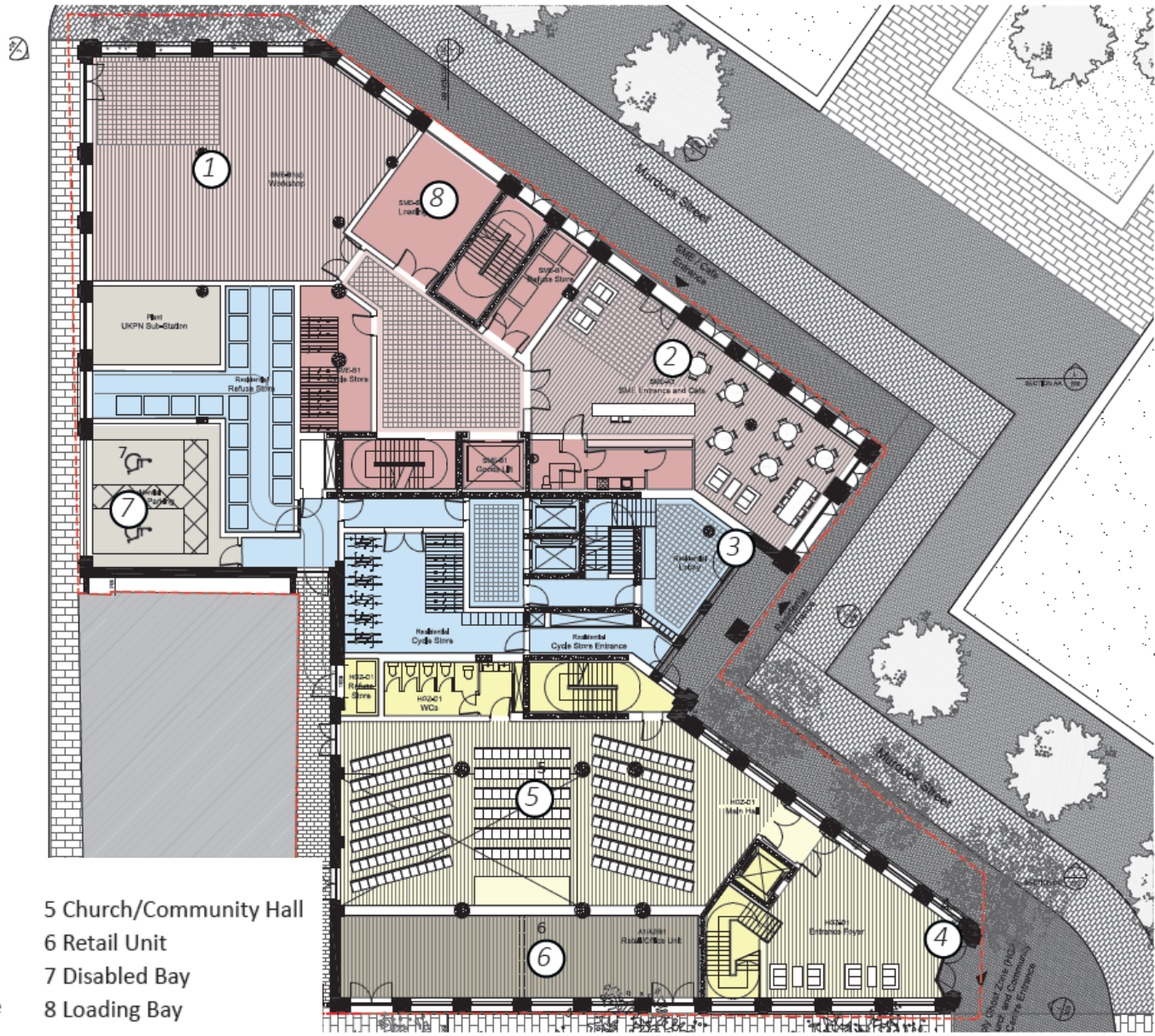
Christ Apostolic Church – moved in 2018 to Camberwell

New facility in scheme for Holy Ghost Zone

1,151sqm in size and 75% larger than existing premises



Ground floor plan

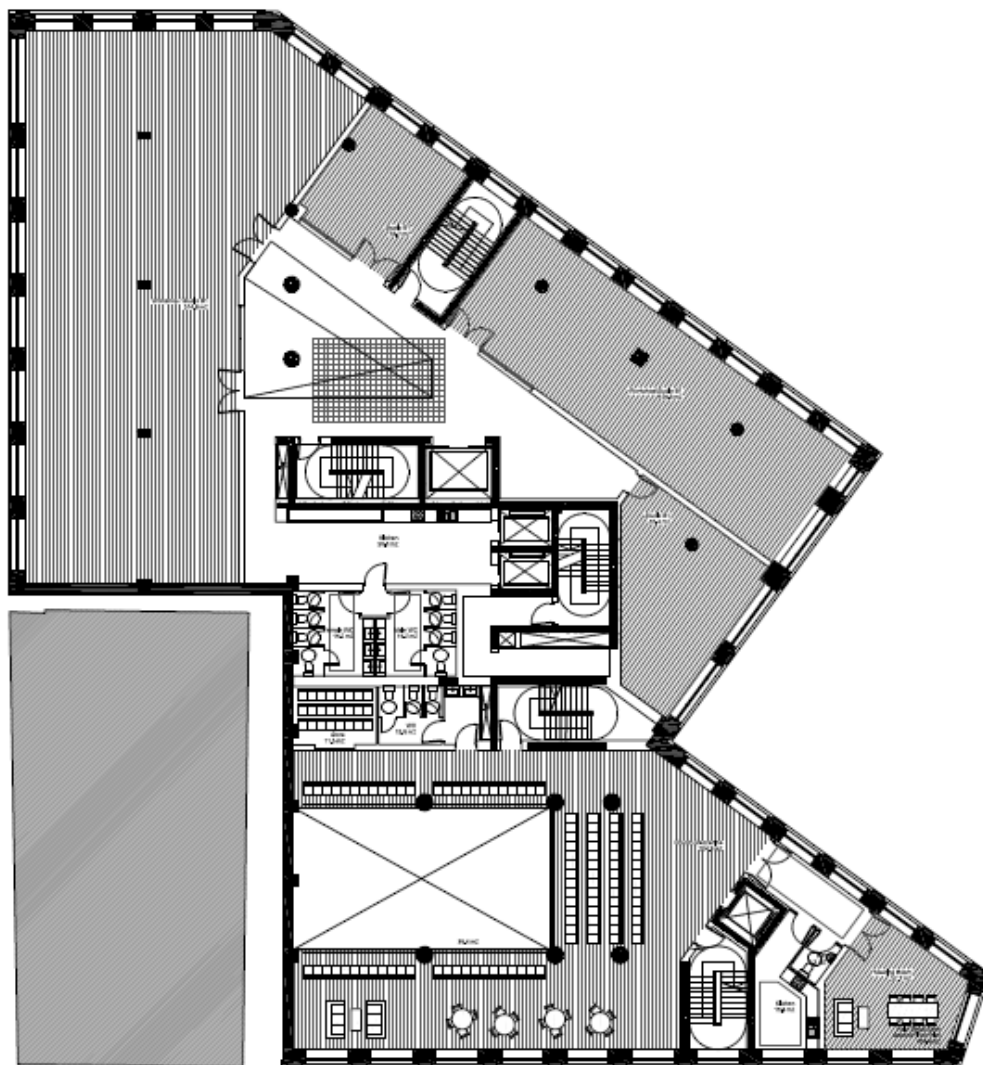


Ground floor plan key




- 1 Workspace Light Industrial Unit
- 2 Workspace Entrance/Cafe
- 3 Residential Entrance Lobby
- 4 Church/Community Centre Entrance

- 5 Church/Community Hall
- 6 Retail Unit
- 7 Disabled Bay
- 8 Loading Bay

First floor plan



Typical upper floor plan

Key	
	1B 2P Social Rent Flat
	2B 4P Social Rent Flat
	3B 5P Social Rent Flat



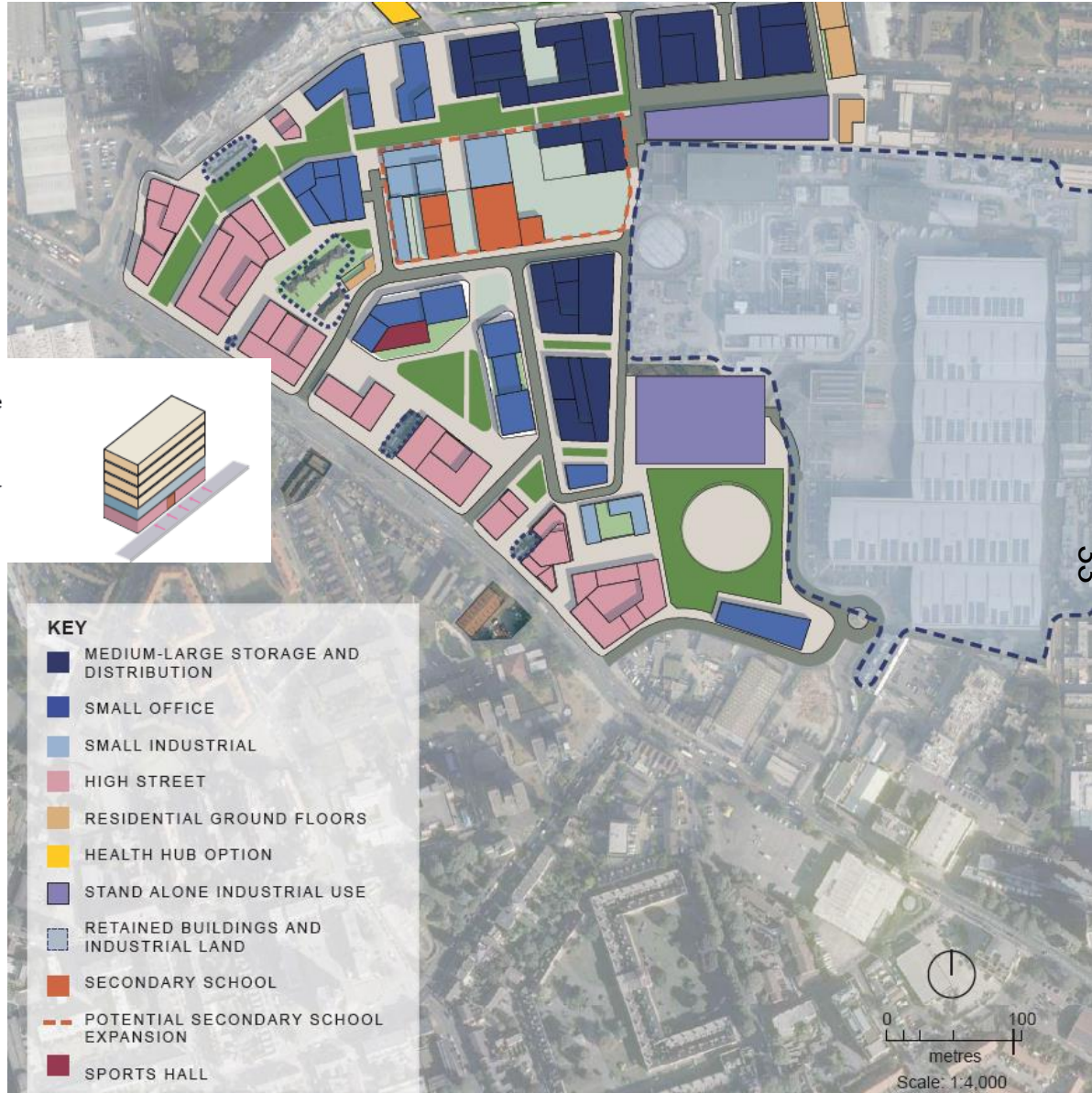
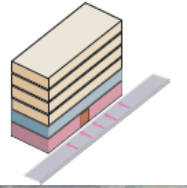
Fourth-Sixth Floor Plan - Social Rent



Extract from Draft OKR AAP

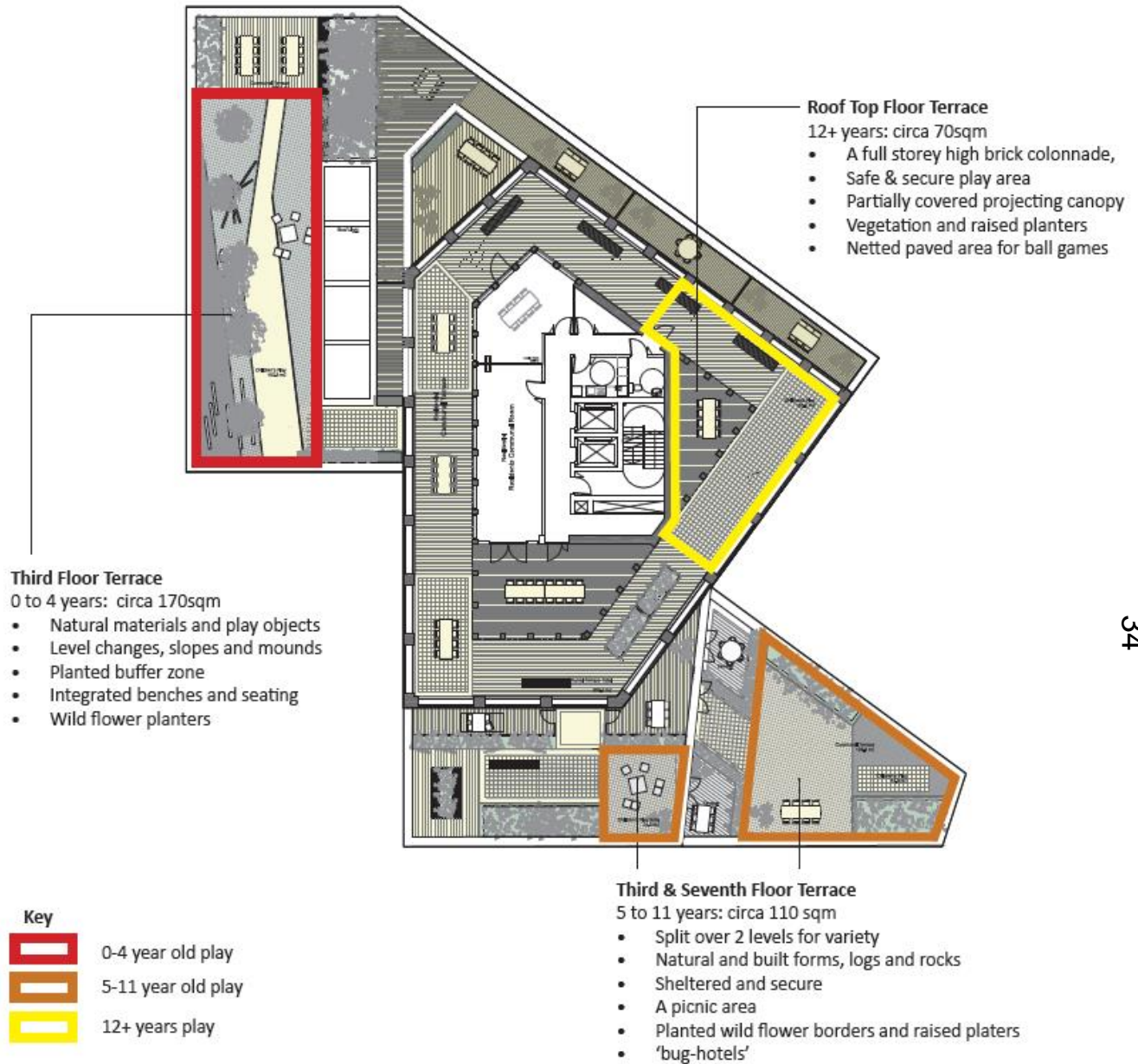
VERTICAL MIX: High Street
 New retail use to be provided below residential flats or office uses. Where there are large retail units at ground floor, these will be double height and served by generous footways.

Suitable uses: Larger retail units on Old Kent Road suitable for supermarkets or larger stores.

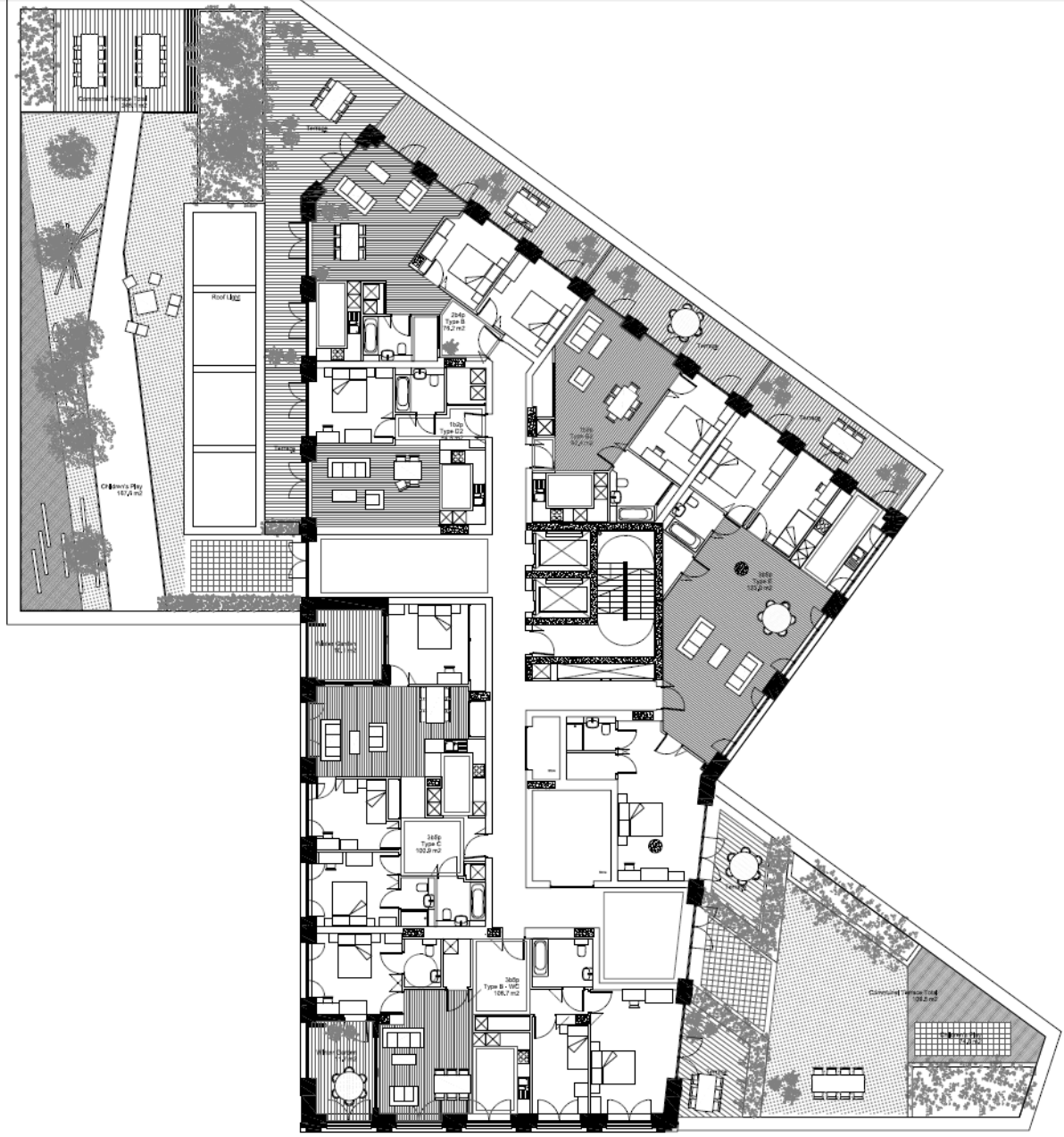


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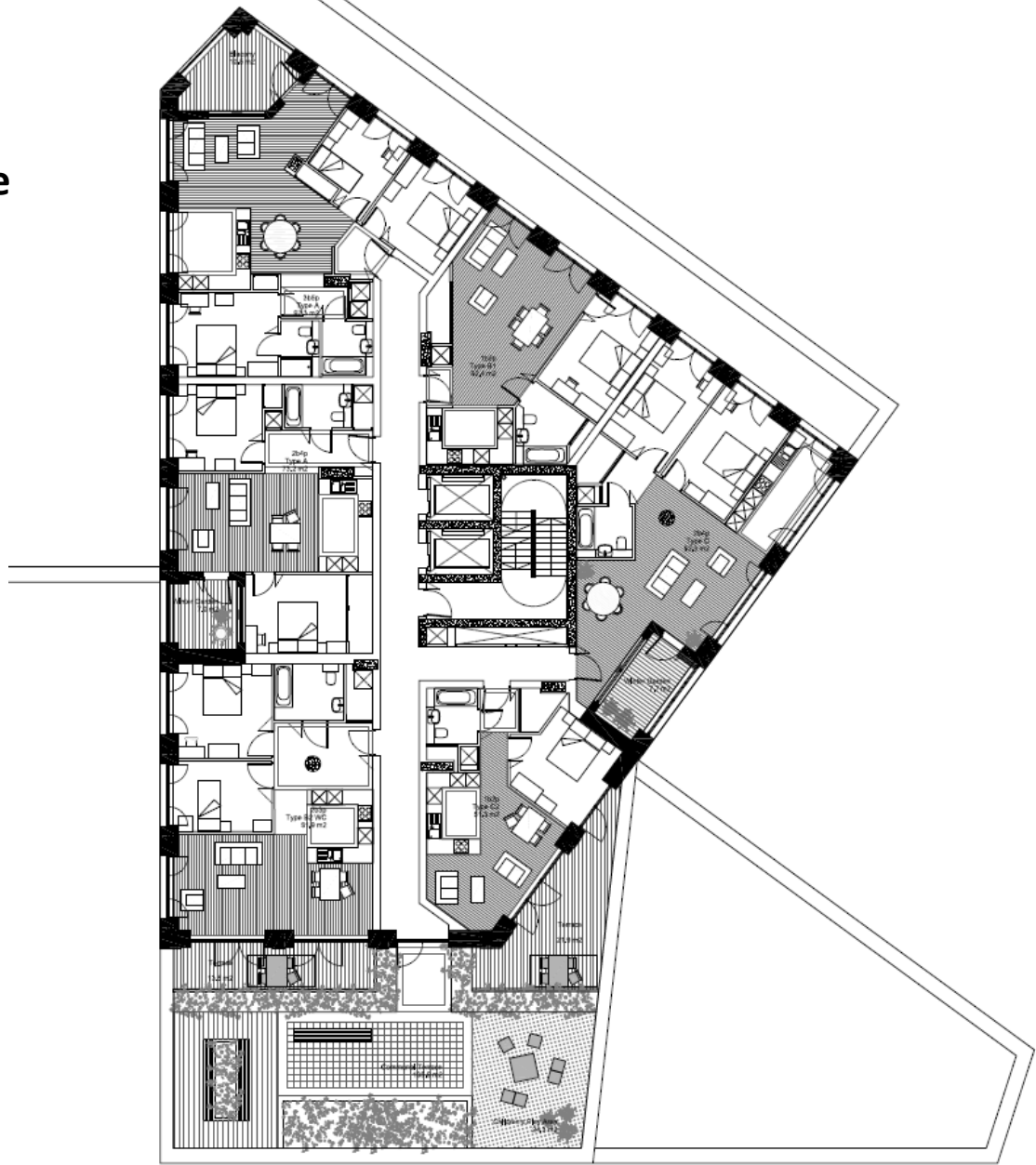
Playspace



Third floor plan-terrace



Seventh floor plan - terrace



Playspace:0-5 years



Material Store, Hayes, Newground Architects

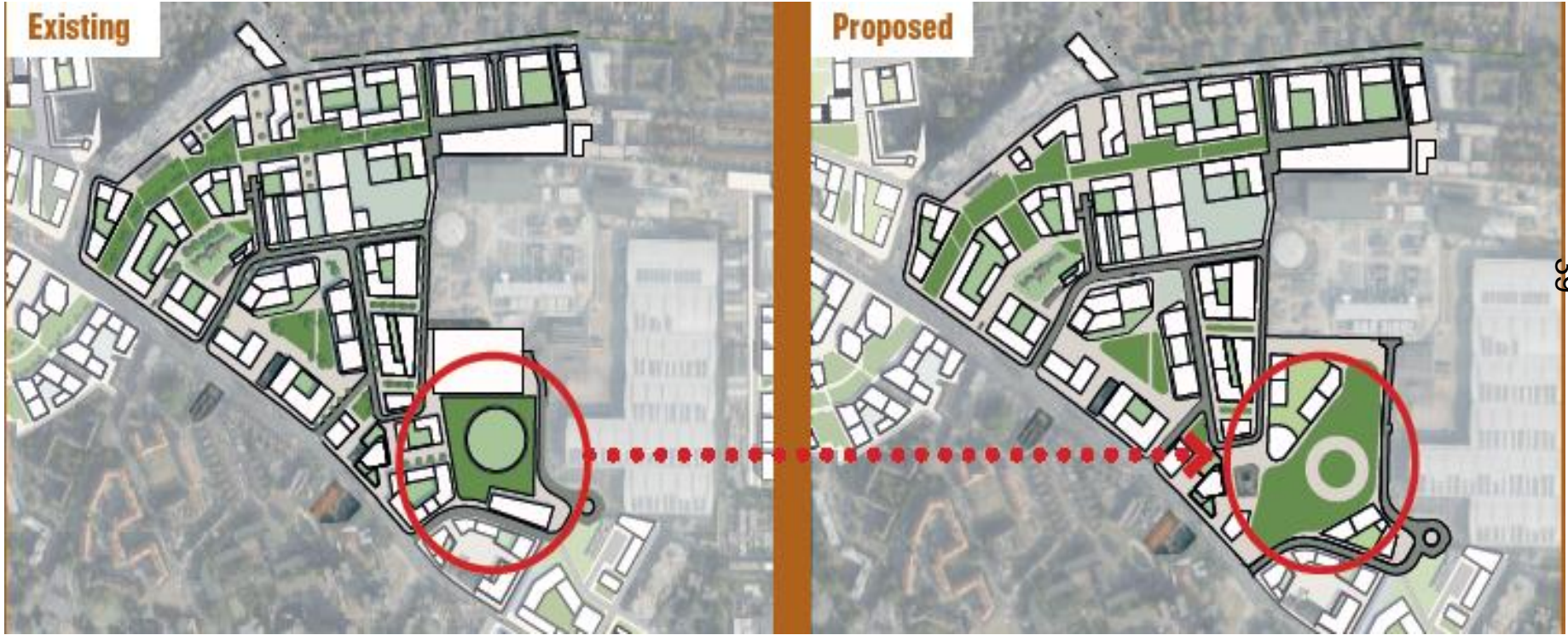
Playspace images



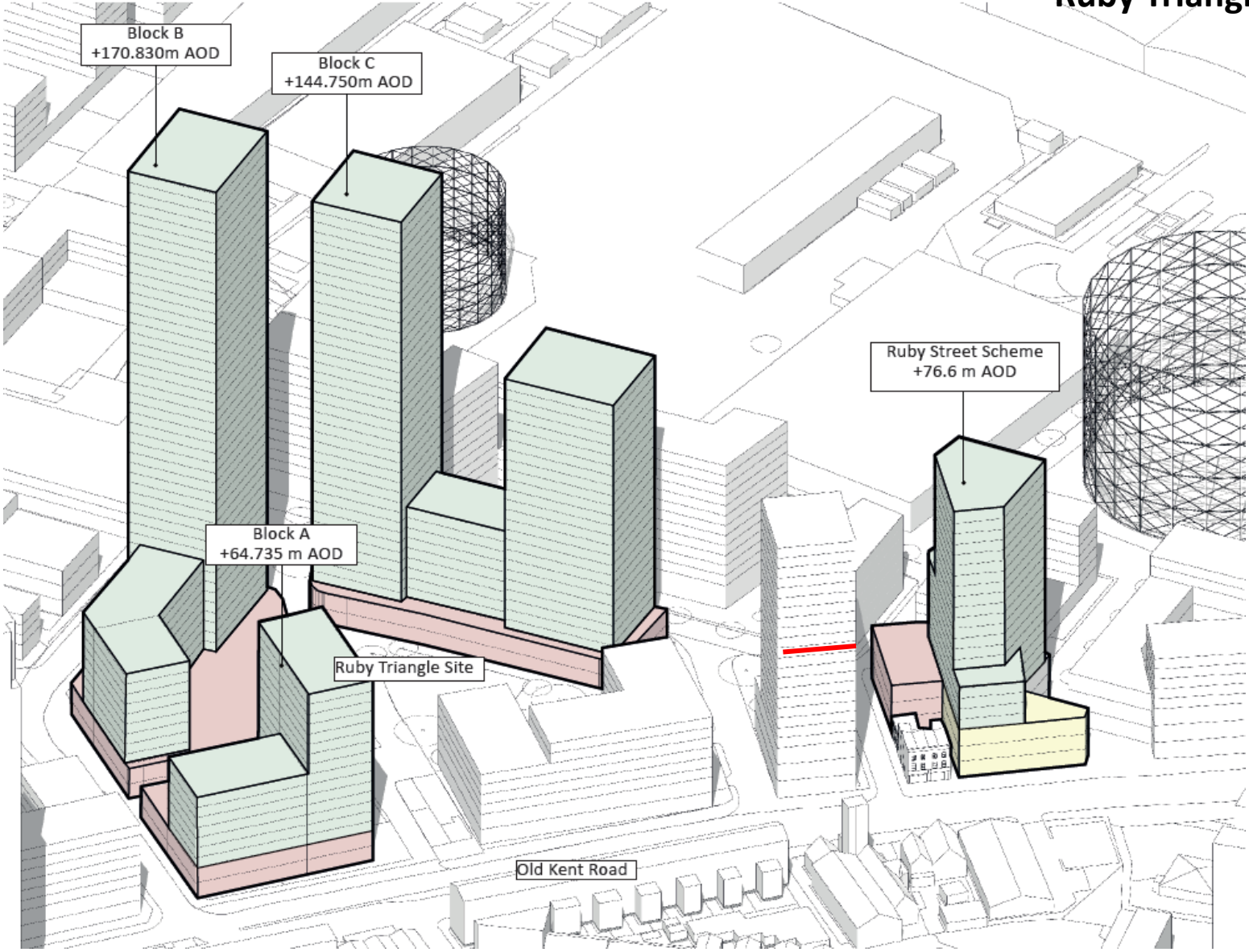
Burdett Road, Canary Wharf. Carey Jones Chapman Tolcher

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New Livesey Park

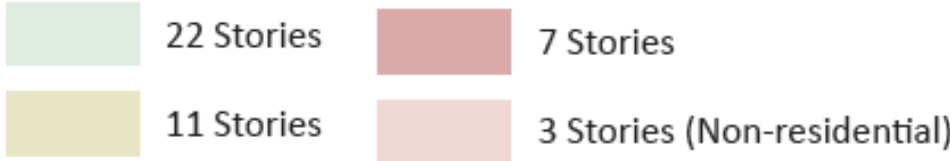
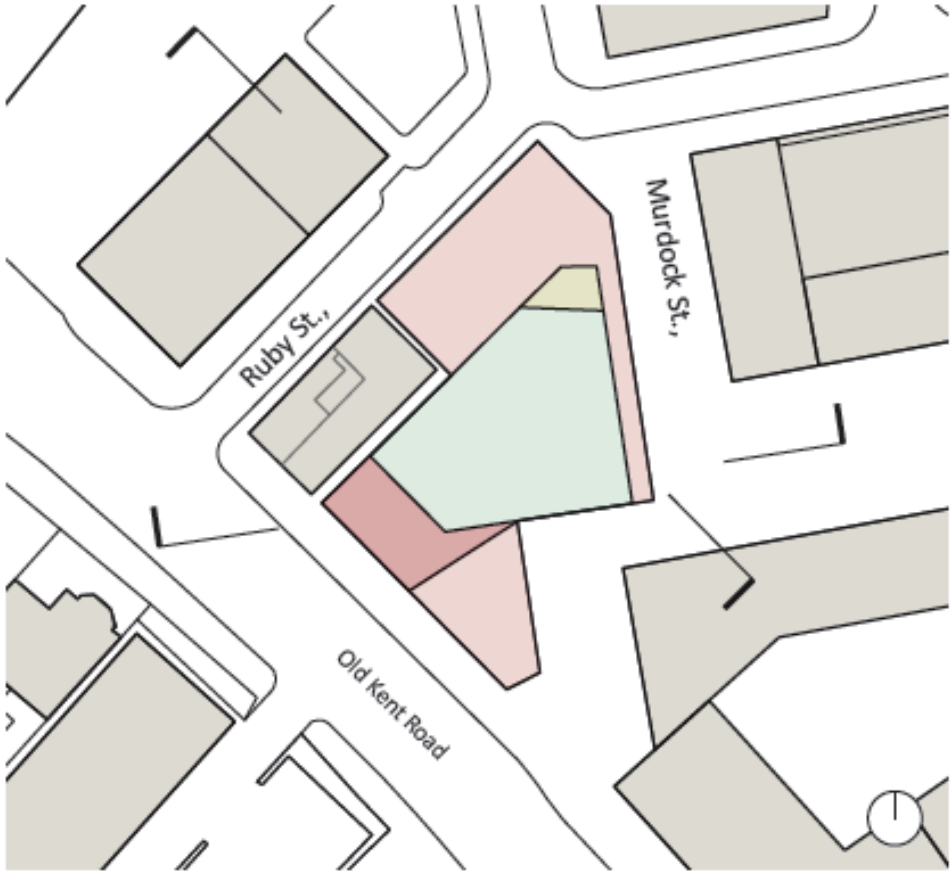


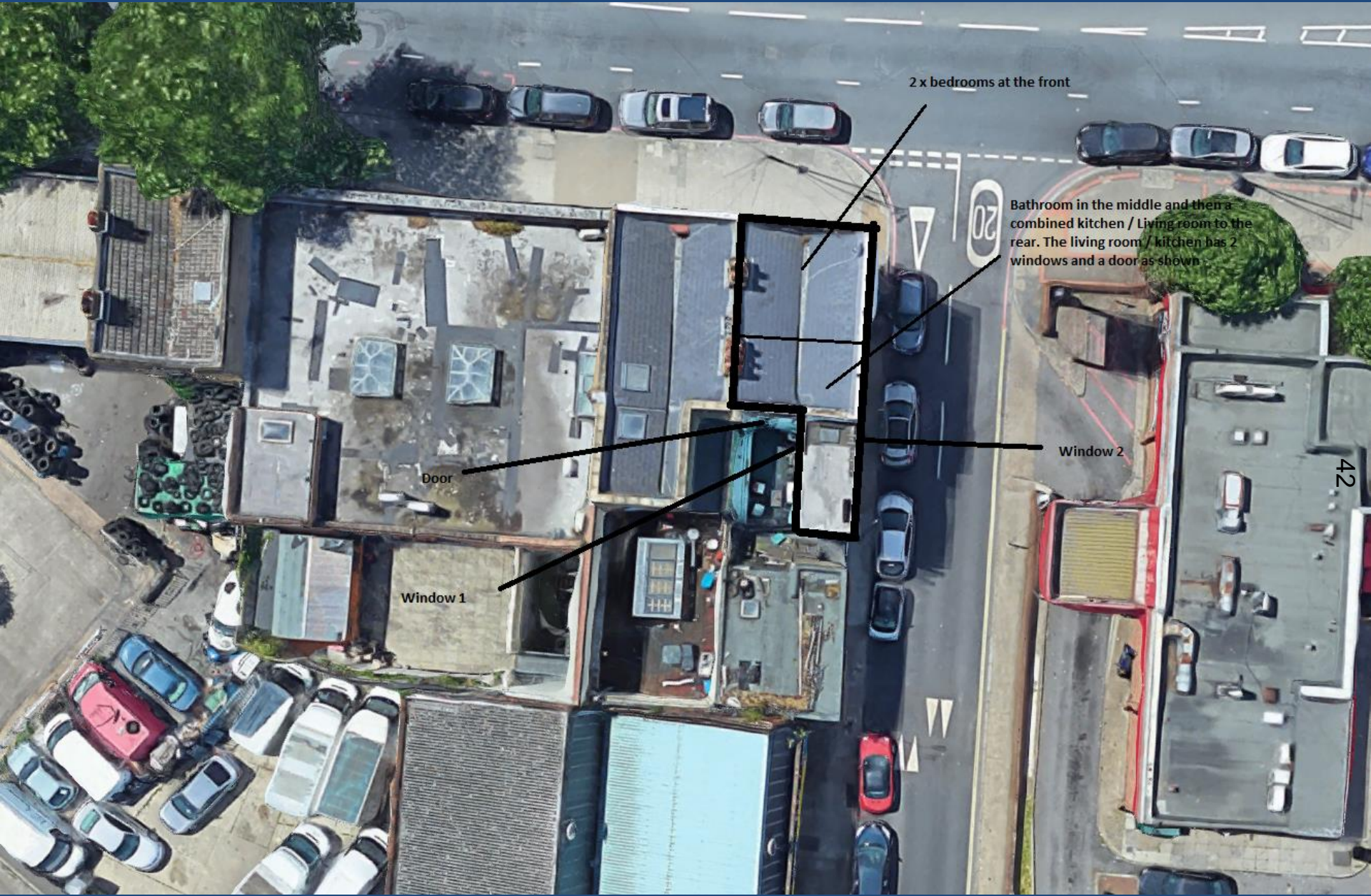
Ruby Triangle massing



40

Building height





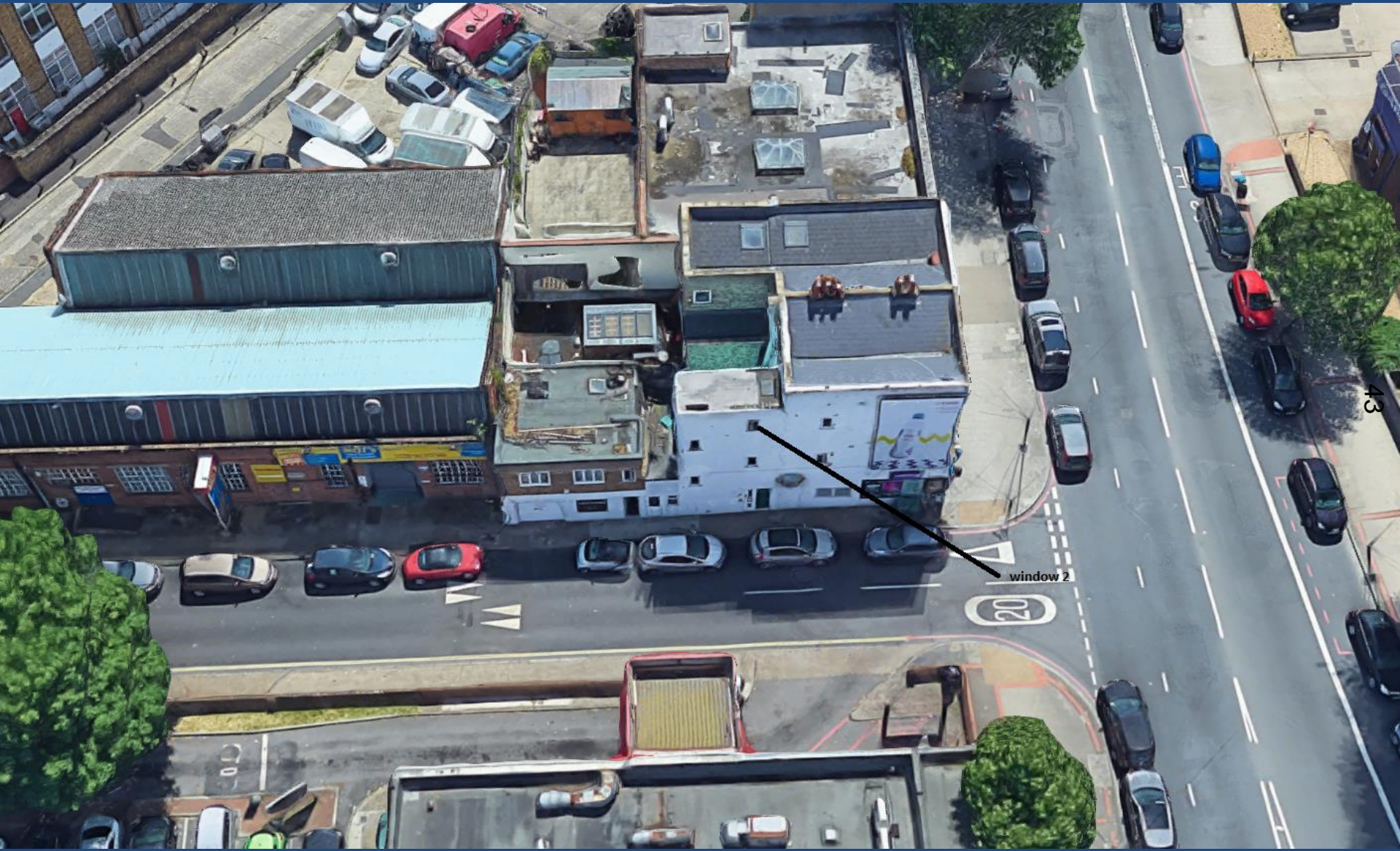
2 x bedrooms at the front

Bathroom in the middle and then a combined kitchen / Living room to the rear. The living room / kitchen has 2 windows and a door as shown

Door

Window 2

Window 1



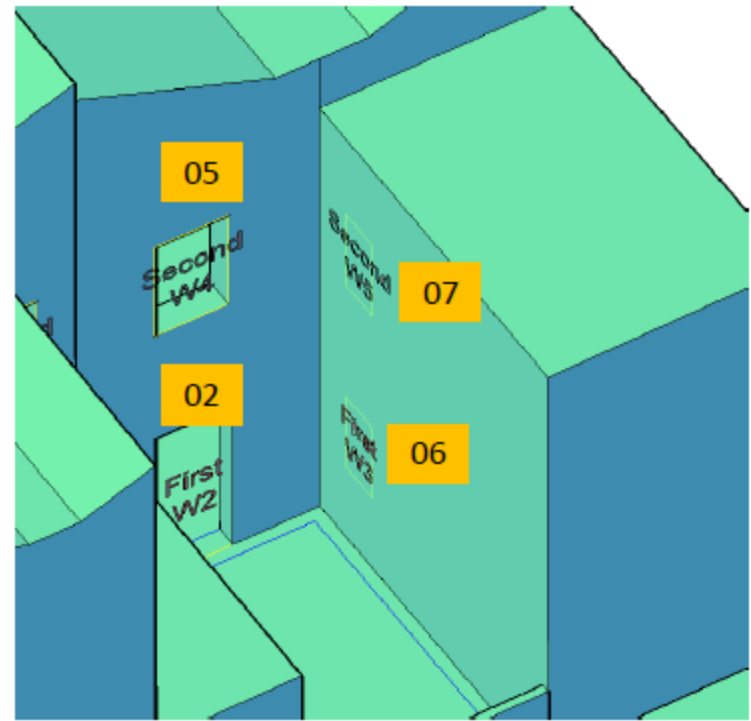
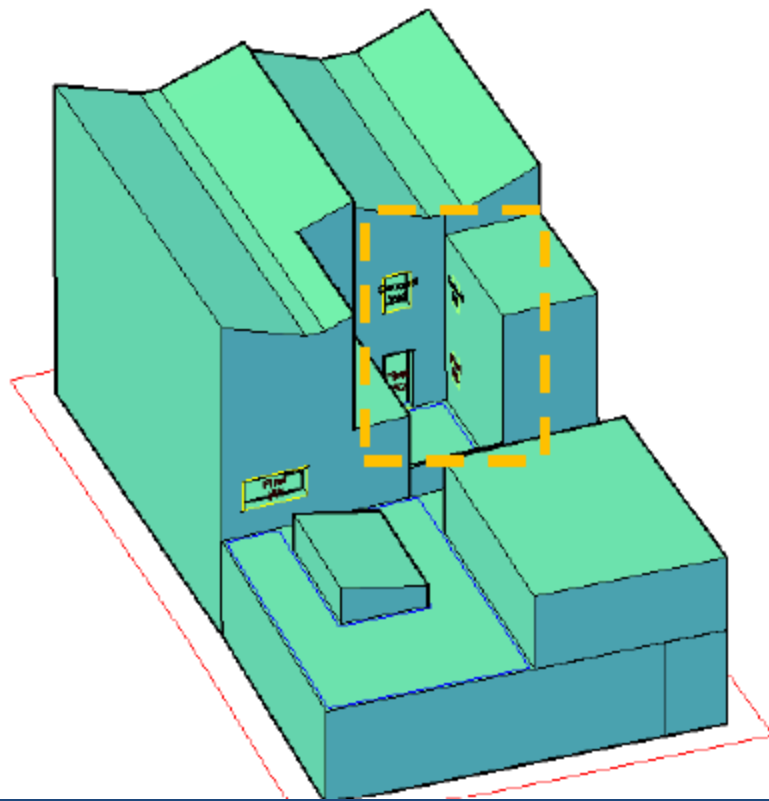
window 2

43



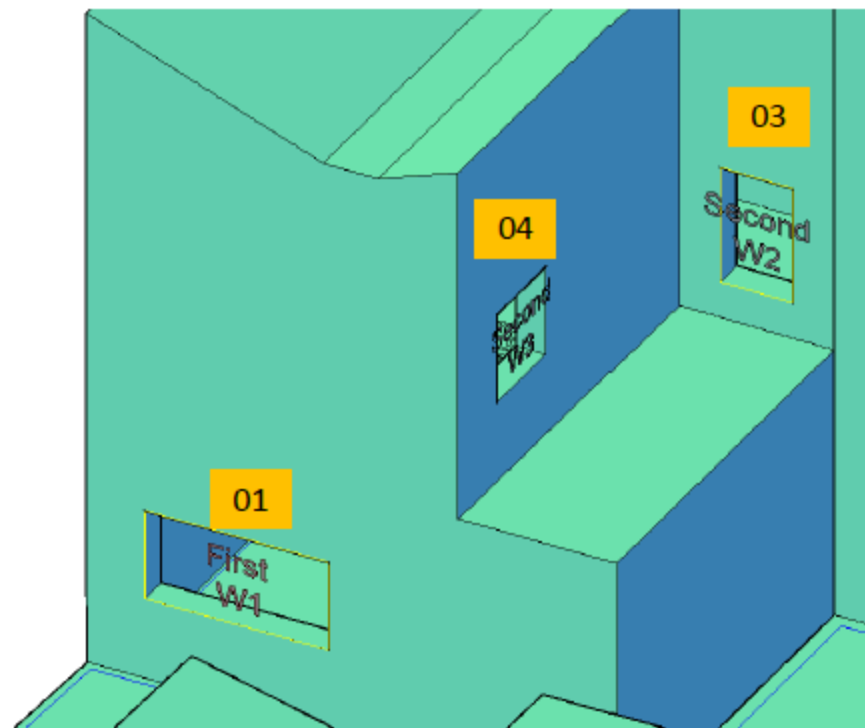
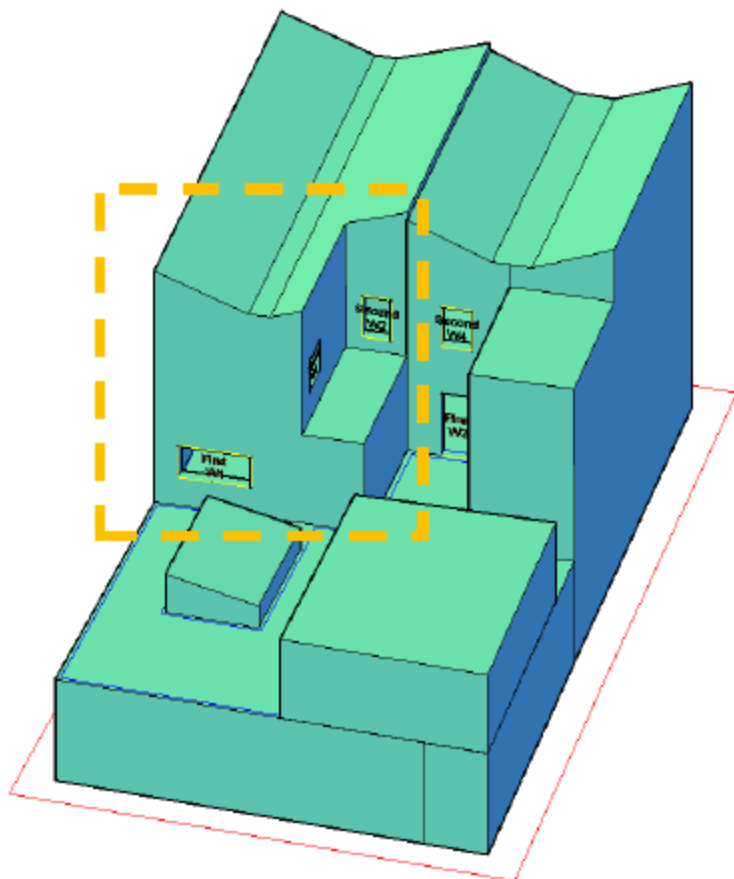
681 Old Kent Road Assessed Windows

Windows order corresponding to the table



683 Old Kent Road Assessed Windows

Windows order corresponding to the table



Corner of Ruby Street and Old Kent Road



Corner of Ruby Street and Old Kent Road
Existing properties renovated



48

From Sandgate Street on corner of Ruby Street



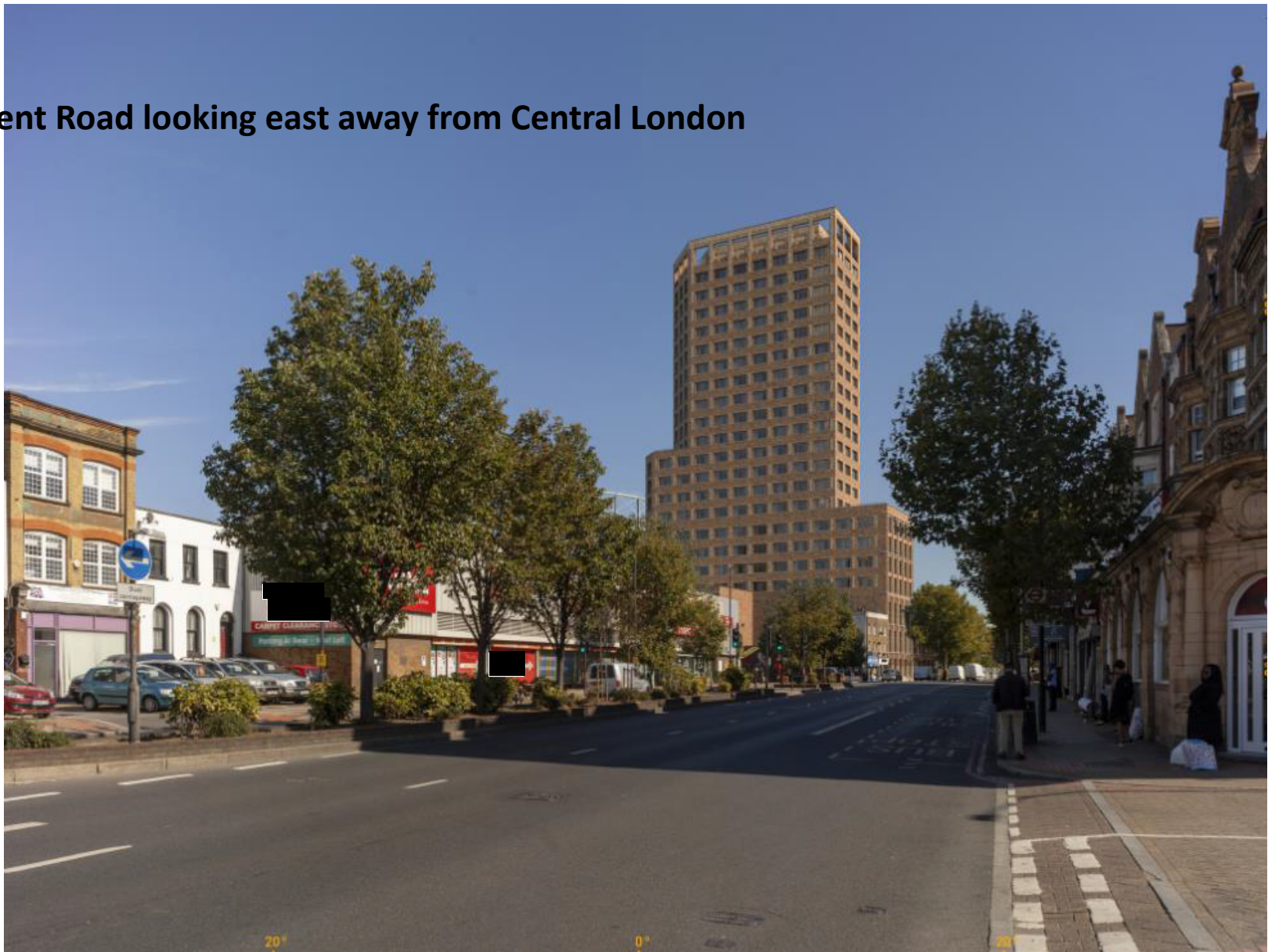
49

Old Kent Road looking towards Central London



50

Old Kent Road looking east away from Central London



51

From Sandgate Street in future context



52

North –east in future context



53

Old Kent Road East-West towards central London



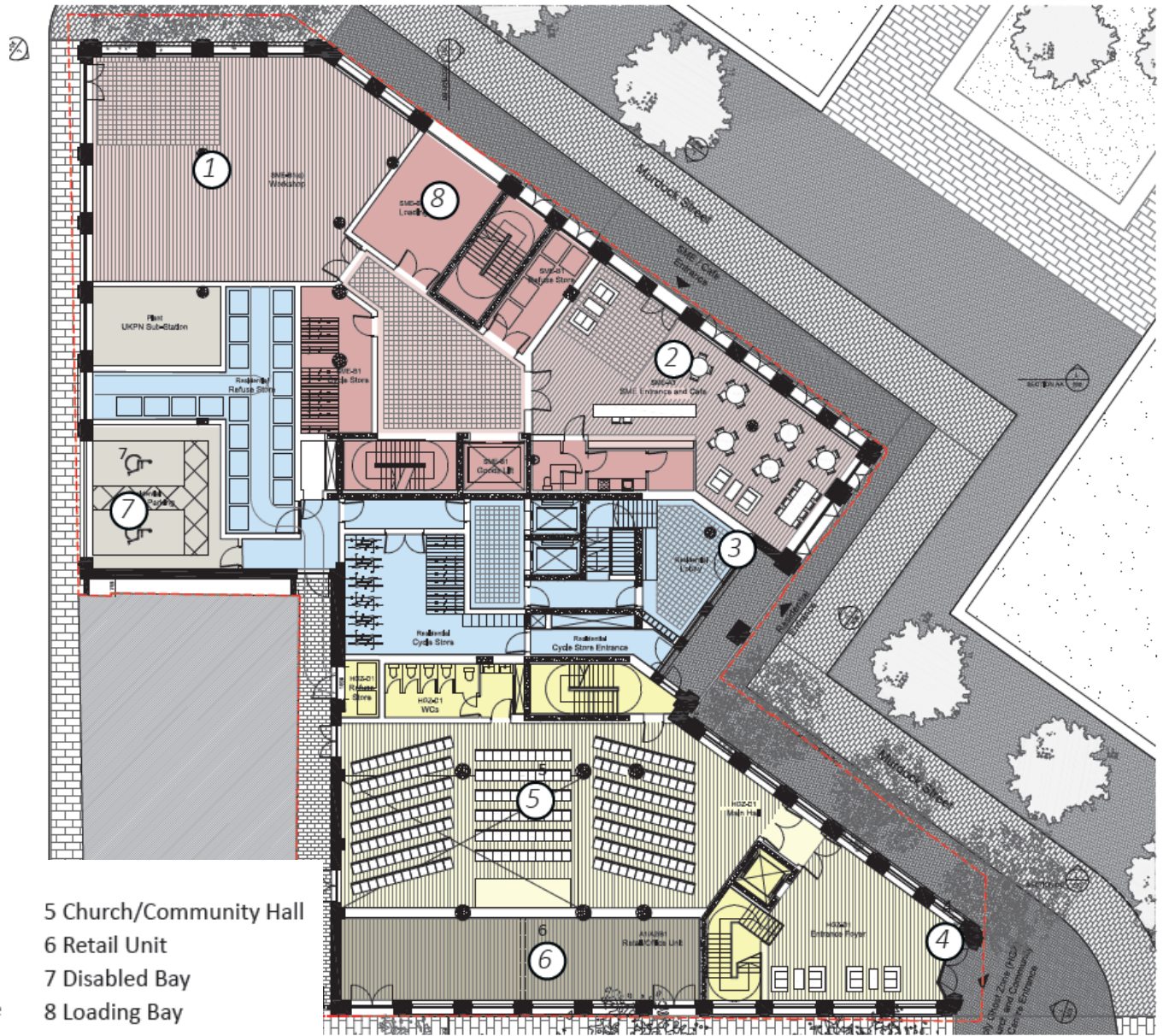
54

Ground floor window detailing



55

Servicing



Two disabled bays
One loading bay

Ground floor plan key

- 1 Workspace Light Industrial Unit
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