

Planning Committee

Tuesday 5 November 2019

6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1
2QH

Supplemental Agenda No.1

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Item No. 7.1	Classification: OPEN	Date: 5 November 2019	Meeting Name: Planning Committee
Report title:	Addendum report Late observations and further information		
Ward(s) or groups affected:	Old Kent Road		
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. 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 7.1 – Application 18/AP/3284 for: Full Planning Application – 596-608 OLD KENT ROAD AND LAND AT LIVESEY PLACE LONDON SE15 1JB

3. The following corrections, clarifications and amendments are proposed to the Case Officer's report:
4. For clarity, paragraph 200 should note that, that in accordance with the Mayor's SPG, the proposal is classified as a 'Fast Track' application given the policy compliant 35% Affordable Housing proposed and no net loss of industrial floorspace. The SPG specifically states that late review mechanisms are not required for 'Fast Track' applications.
5. In paragraph 263, the fourth bullet point states that the 38th floor roof terrace would be accessible to residents of the Topps building. This is an error, it should say Civic Tower.
6. There are some minor corrections to paragraph 345, which should read as follows:

“Of the 136 single aspect homes, none would face directly north, but 67 (49%) would face northeast or northwest. Of these, 37 would be in the Topps building, mostly looking directly northwest over the proposed linear park, with 3 looking northeast towards Old Kent Road. One would be in the Livesey building looking north west towards the new linear park. The remaining 29 would be in the Civic tower looking north west. There are no single aspect apartments in Civic facing NW lower than the roof of the Topps building so all of these would look out over the proposed linear park and beyond.”

7. The daylight and sunlight results presented focus on the comparison between the existing position and the cumulative position. For clarity, paragraph 420 should have noted that this means that the results include the impact of all seven cumulative schemes considered. Were the Proposed Development to come forward after the other 6 schemes have been developed, the relative reductions in daylight and sunlight would be less.
8. In paragraphs 441 and 472 the report states that where a window loses more than 4% APSH, the BRE Guidelines state that the room will feel less cheerful and appear colder. For clarity, it should be noted that the BRE Guidelines state that “sunlighting may be adversely affected if less than 25% APSH is retained and the window receives less than 0.8 times its existing sunlight level and a reduction of APSH of greater than 4% occurs.” A window must experience all three of the above criteria in order for it not to comply with BRE Guidance.
9. P572 to P577 are duplicate paragraphs.
10. In paragraph 692, there would be five bays to provide off street servicing and short stay for resident services, not six as stated. Three would be short stay parking bays at ground floor level to predominately accommodate pick up /drop off activity and two would be in the basement for longer stay parking.
11. The DSP baseline figures reported in paragraph 703 should be as per the table below. Please note, the financial contributions remain the same, but the number of trips has increased to allow for motorcycle trips.

	All phases	£
Residential	372 units	37,200
Non residential	2,693 sqm (excluding church)	538.60
	Total	37,738.60
Baseline	motorised vehicle trips per day	94 (excluding church)

12. Since completing the report, the applicant has provided details of an email from TfL confirming that, at this stage, they are satisfied with the information sent concerning the BLE tunnel provisions, subject to the inclusion of an appropriate condition relation to foundation design. Condition was included in the draft decision notice to address this, but this should be revised to reflect TfL’s preferred wording, as set out below:

“Prior to the commencement of works relating to any part of the development (excluding any works such as site preparation, laying and diversion of infrastructure and services, demolition and access works or works subject to separate agreements under s184 or s278), a detailed design and construction method statement(s) for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling and any other permanent installations relevant to the development, shall be submitted to and approved by the Local Planning Authority in consultation with Transport for London which:

- (i) Accommodate the proposed location of the Bakerloo Line Extension tunnels and other Bakerloo Line Extension structures in the vicinity of the site; and
- (ii) Accommodate ground movement arising from the construction of the proposed Bakerloo Line Extension;
- (iii) Mitigate the effects of noise and vibration arising from the operation of Bakerloo Line Extension within its tunnels and other structures; and
- (iv) Detailed design of the internal parking and servicing arrangements to take into account any changes the ground floor and basement subsequent to satisfying the above 3 points.

The development shall be carried out in all respects in accordance with the approved design and method statements. All relevant structures and works comprised within the development hereby permitted and required by this condition shall be completed prior to the occupation of the development. No alteration to these aspects of the development shall take place without the approval of the Local Planning Authority in consultation with Transport for London”

Welcome to Southwark Planning Committee

05 November 2019

MAIN ITEMS OF BUSINESS

Item 6.1: 18/AP/3284 – 596-608 Old Kent Road,
Land at Livesey Place, London SE15 1JB

Item 6.2: 18/AP/3285 – Listed Building, 596-608
Old Kent Road, Land at Livesey Place, London
SE15 1JB

Southwark Free Wi-Fi Password

Fr33Wifi!



Councillor Martin Seaton (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Margy Newens



Councillor Barrie Hargrove



Councillor Adele Morris



Councillor Catherine Rose



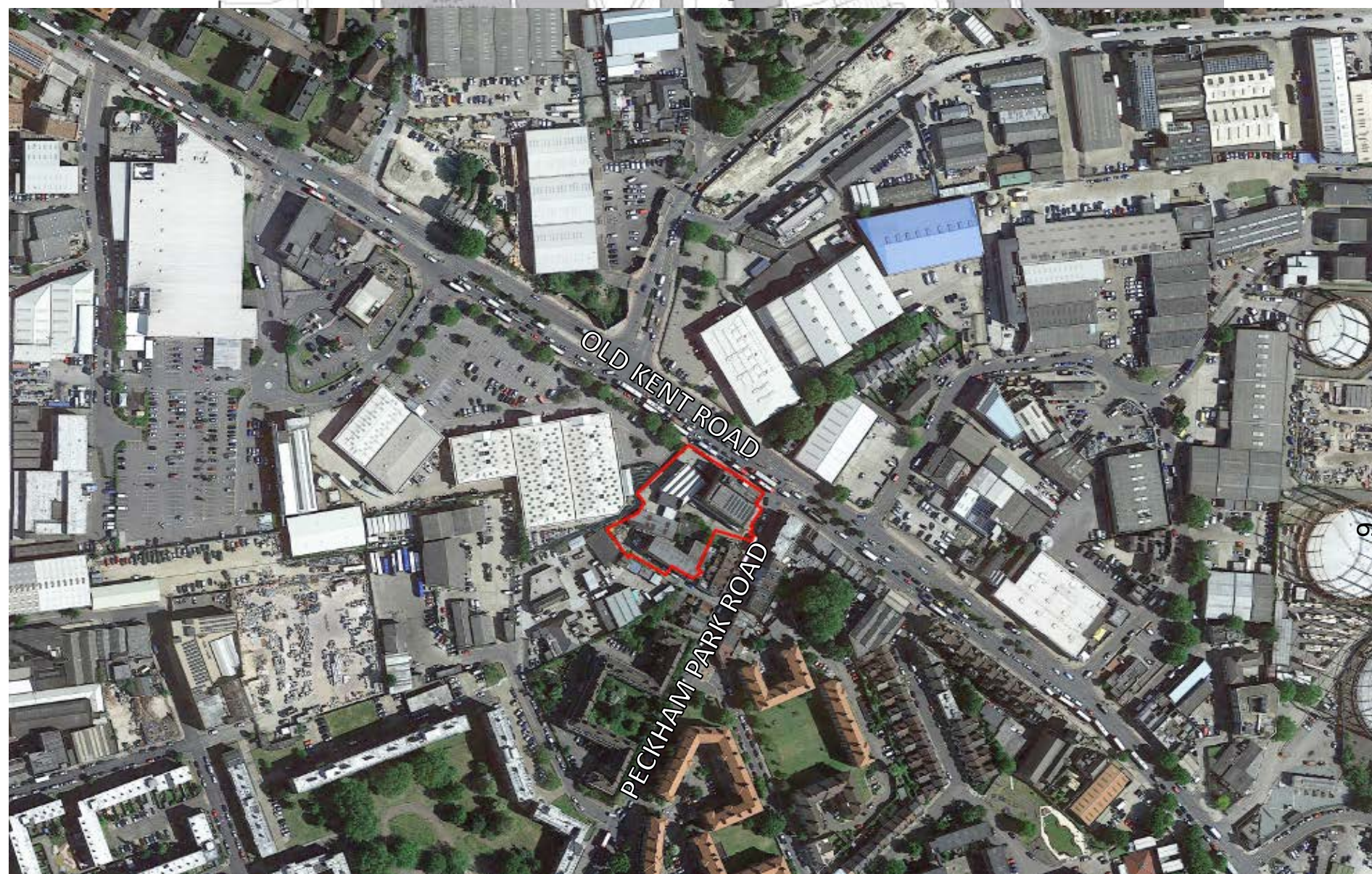
Councillor Damian O'Brien

18/AP/3284 – 596-608 OLD KENT ROAD AND LAND AT LIVESEY PLACE, LONDON, SE15 1JB

Mixed-use redevelopment comprising the demolition of all existing buildings and structures (listed mural to be removed and stored prior to demolition, and incorporated into proposed development); construction of three buildings arranged around a central plinth ranging in height from 10 to 38 storeys (maximum height +144.2m AOD) above single basement, ground and mezzanines floors, to provide a range of uses including 372 residential units (Use Class C3), place of worship (Use Class D1), retail (Use Classes A1-A4), and office / light industrial (Use Classes B1(a)/B1(c)); means of access, public realm and landscaping works, parking and cycle storage provision, energy centre / plant and servicing areas, and associated ancillary works.

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 Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location.

An associated Listed Building Consent Application has been submitted under reference 18/AP/3285





Former Civic Centre



Topps Tiles retail outlet



Livesey Place buildings



Area at centre of Livesey Place site

7

OLD KENT ROAD

∞

The masterplan



Site Allocation OKR 10, with the application site bound in red



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Masterplan Changes to Site Allocation OKR 10

Changes for Frensham Street



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Frensham Street Park



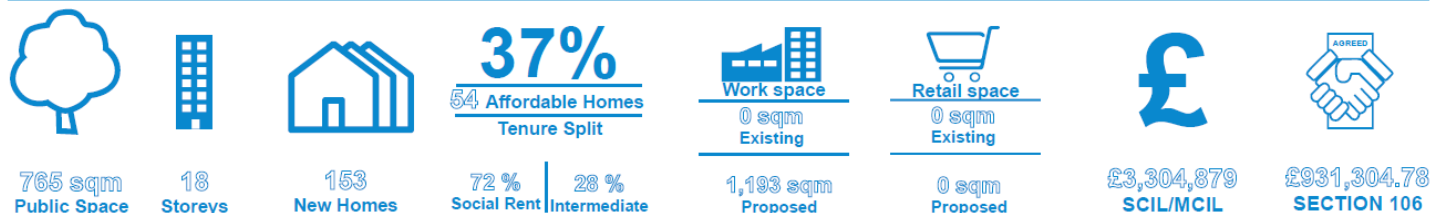
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Surrounding Schemes

NYES WHARF, FRENESHAM STREET, LONDON, SE15 6TH

NOT STARTED

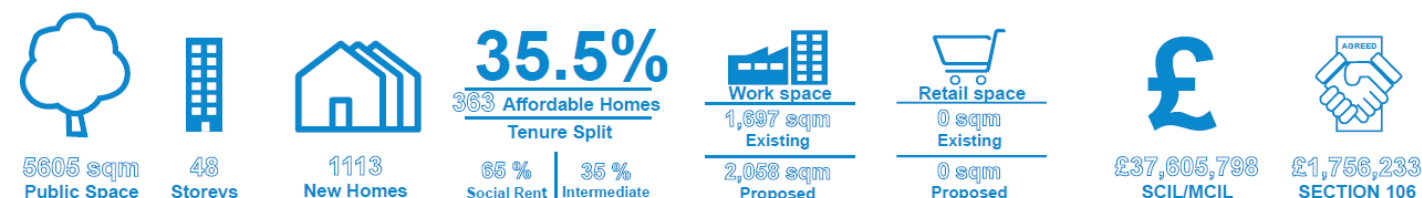
Type: Mixed - Use Application reference number: 17/AP/4596 Approved: September 2018 (subject to legal agreement)



LAND AT CANTIUM RETAIL PARK, 520 OLD KENT ROAD, LONDON SE1 5BA

NOT STARTED

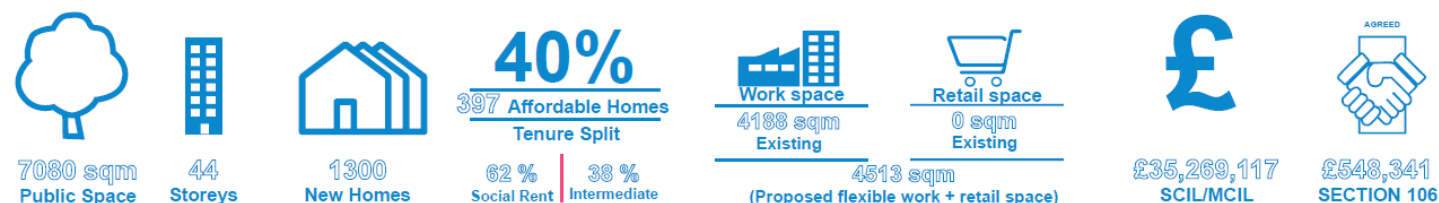
Type: Mixed - Use Application reference number: 18/AP/3246 Approved: March 2019 (subject to legal agreement) (Hybrid Application)



MALT STREET REGENERATION SITE, LONDON SE1

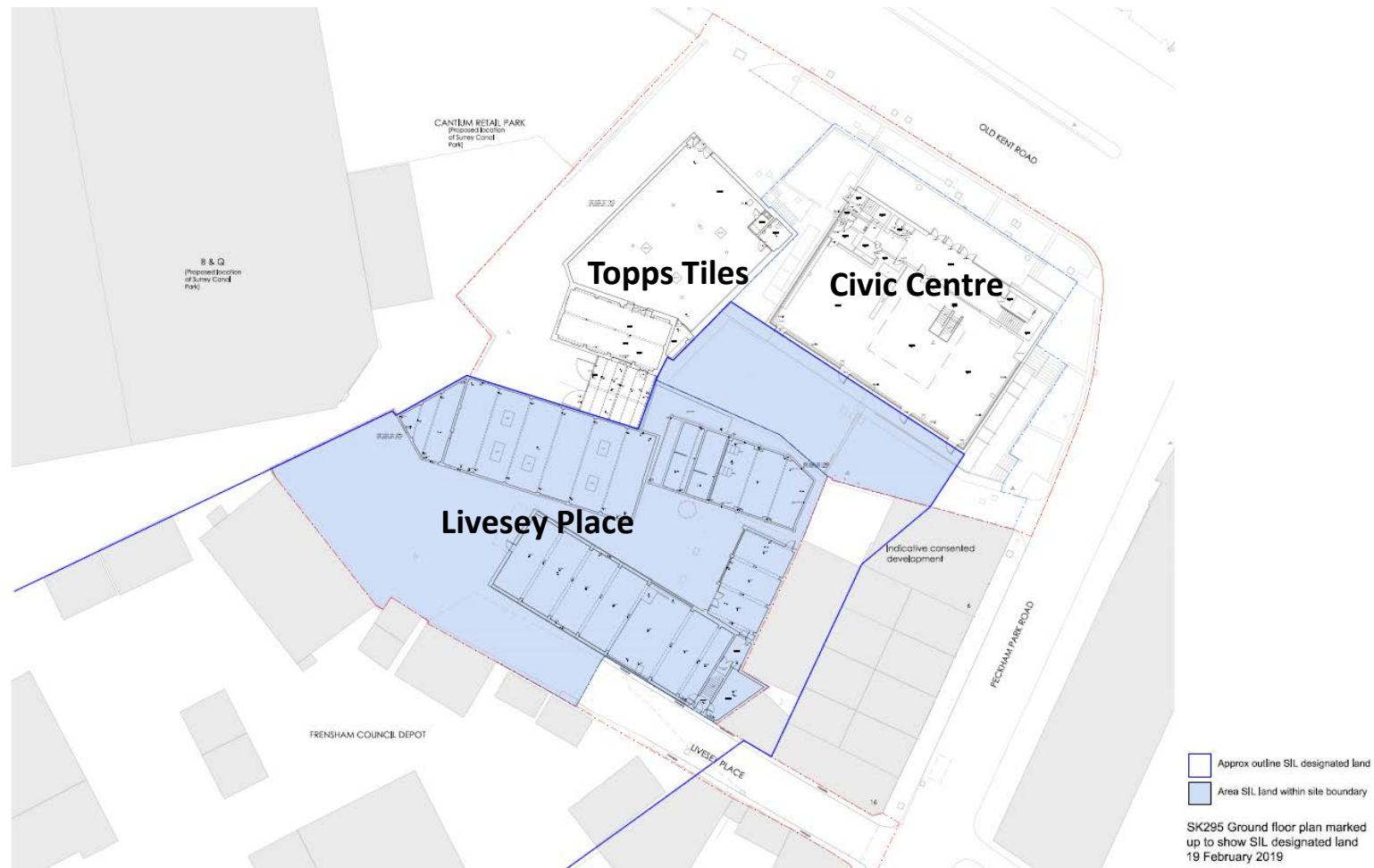
NOT STARTED

Type: Mixed - Use Application reference number: 17/AP/2773 Approved: June 2019 (subject to legal agreement) (Hybrid Application)



- 2,566 homes
- 814 affordable (37.5% average)

Existing site plan showing the extents of SIL on the application site

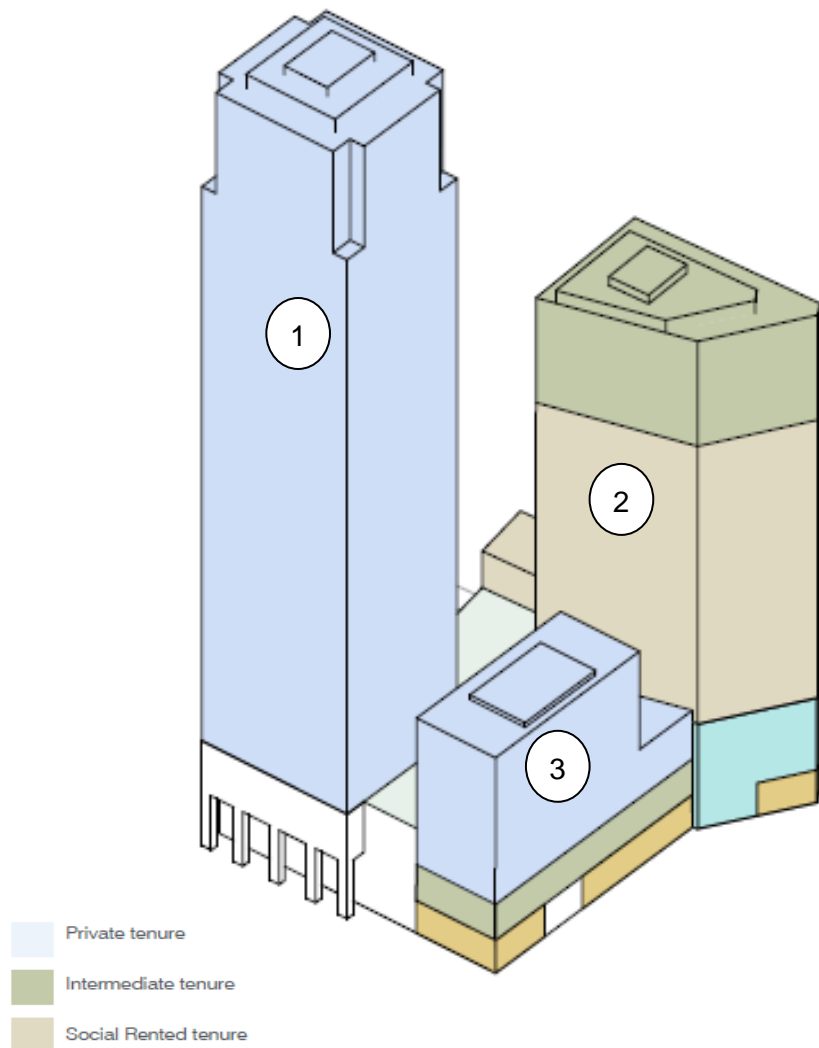


Existing site plan showing the extents of SIL on the application site



- 372 new homes
- 35% affordable (25.8% social rent, 9.2% intermediate)
- Replacement church (1,557 sqm)
- No net loss of industrial space
- 10% affordable workspace
- Uplift in retail provision (572 sqm)
- Improved public realm
- Air Source Heat Pumps

Housing



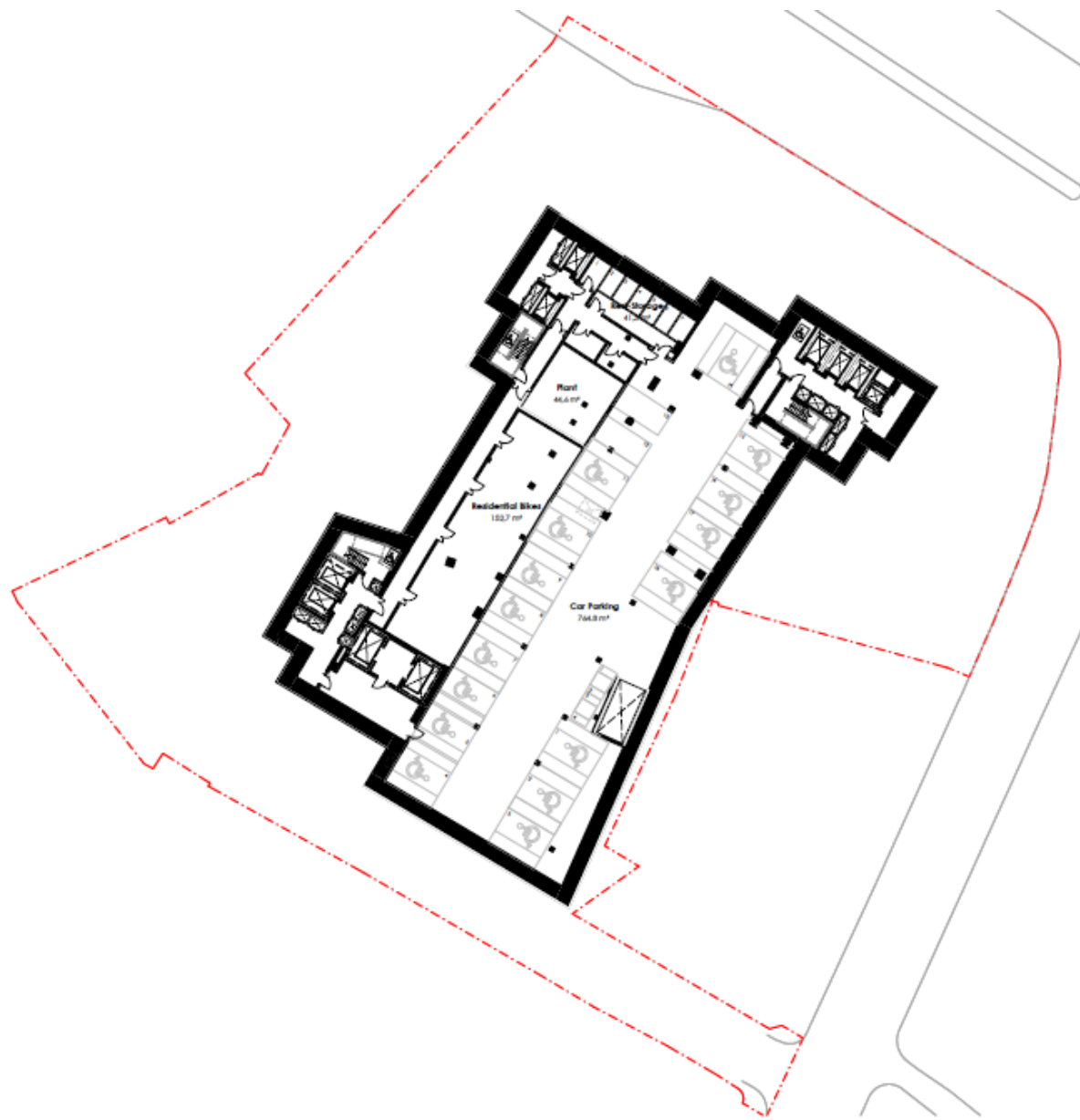
1. **Civic Tower:** 212 Private homes

2. **Livesey Building:** 83 Social Rented homes and 25 Intermediate

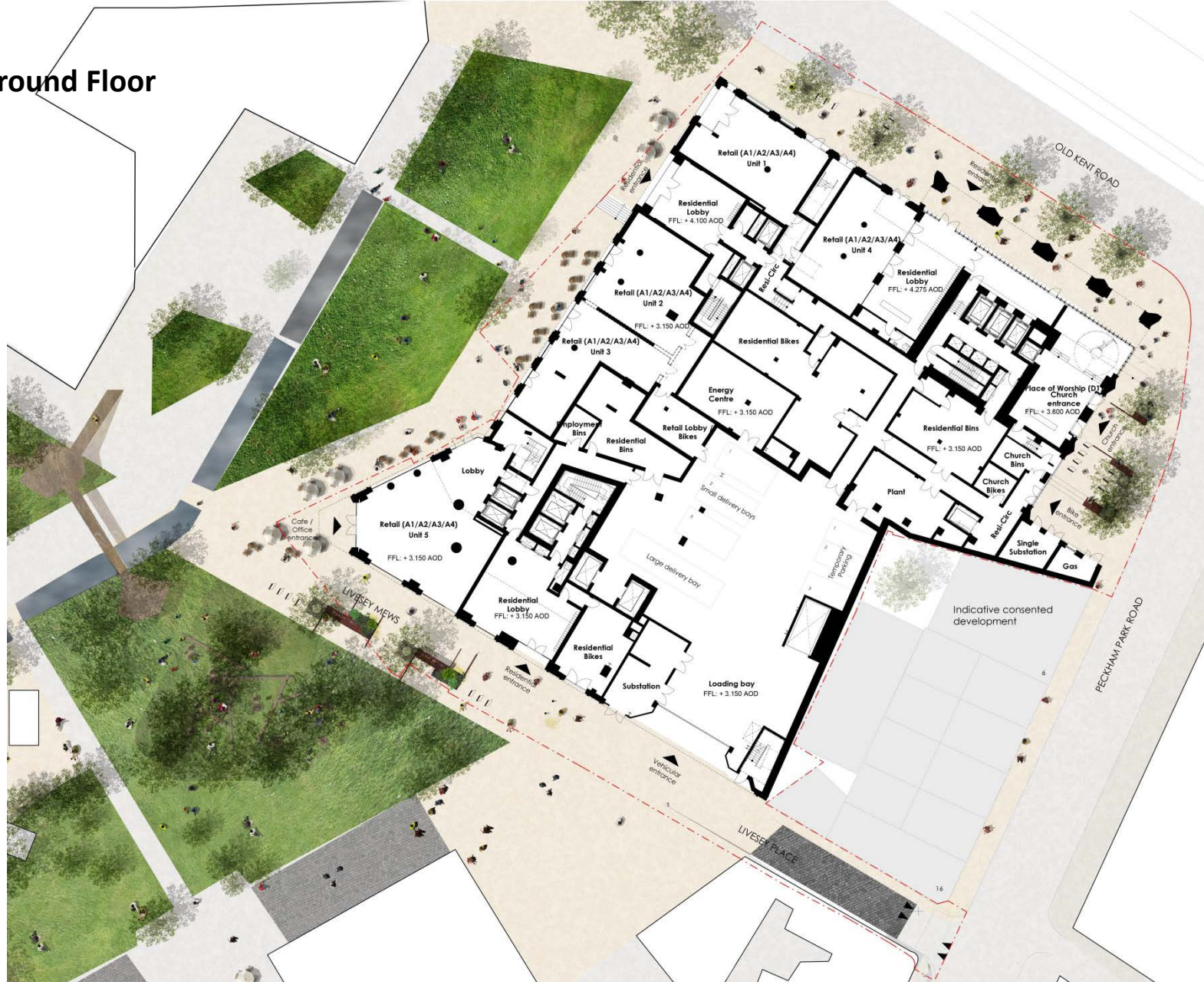
3. **Topps Building:** 45 Private homes and 7 Intermediate

Unit size	No. of homes	% of homes
Studio	12	3.2%
1 bed	148	39.8%
2 bed	170	45.7%
3 bed	42	11.3%
Total	372	

Basement



Ground Floor



First Floor



Second Floor

B1(c)

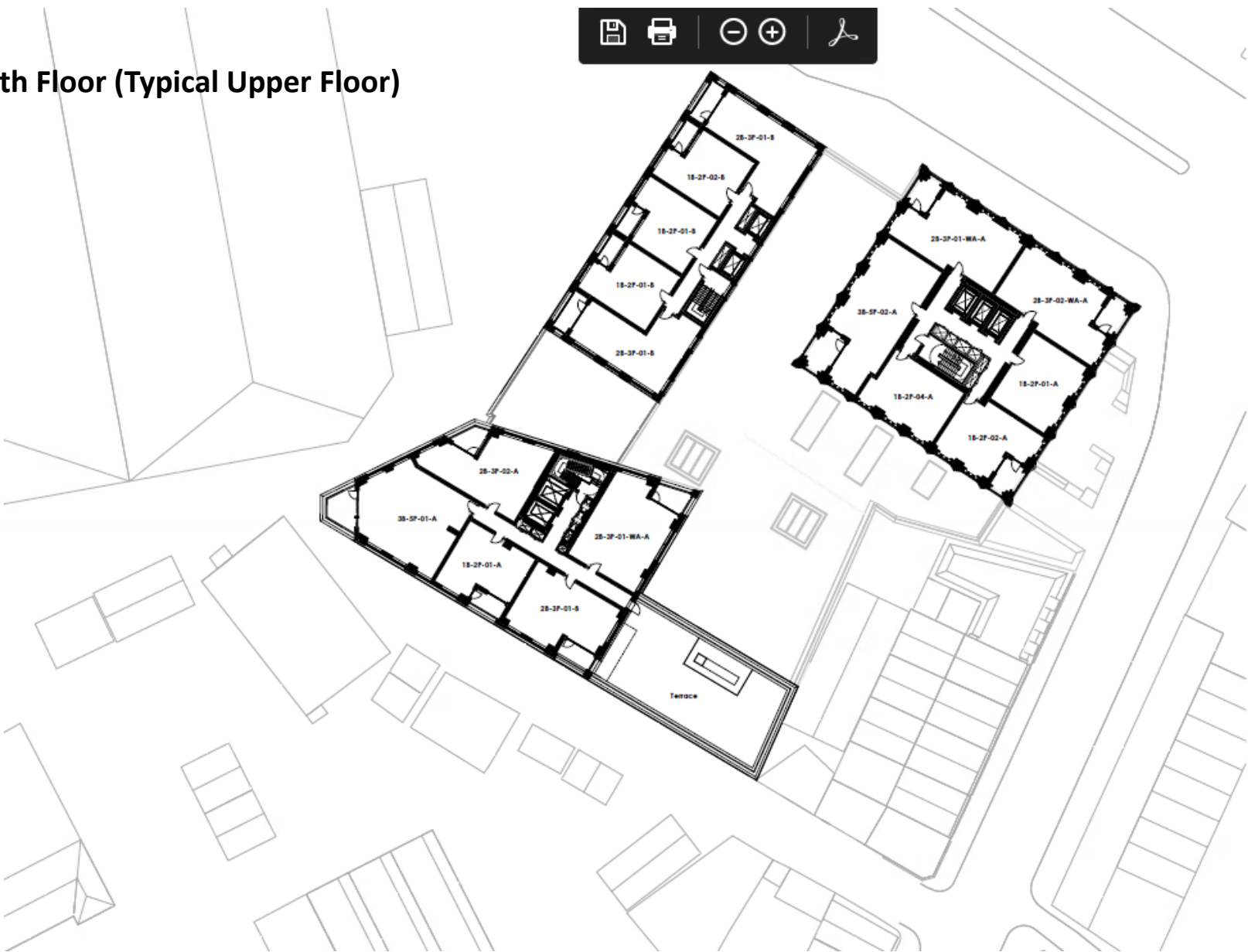


- 1,271 sqm B1(c) floor space
- 1,326 sqm 4m headroom
- 341 sqm 8m headroom
- 2 goods lifts
- Generous lobby area
- Wider doorways
- Ground floor loading bay
- Uninterrupted by columns as far as possible
- 87 – 109 gross new jobs (uplift 45-62)

Church



Fifth Floor (Typical Upper Floor)



Residential Design Quality



- Over 63% (236 homes) dual aspect.
- Of the single aspect (136 homes), 23.5% (32 homes) would be affordable and 76.5% (104 homes) would be private.

Landscape Masterplan

- **Private and communal outdoor amenity space: 301.7 sqm shortfall (£61,848.50)**



Landscape Masterplan

- **Private and communal outdoor amenity space:** 301.7 sqm shortfall (£61,848.50)
- **Children's play space:** 609 sqm shortfall (£ 91,943.90)

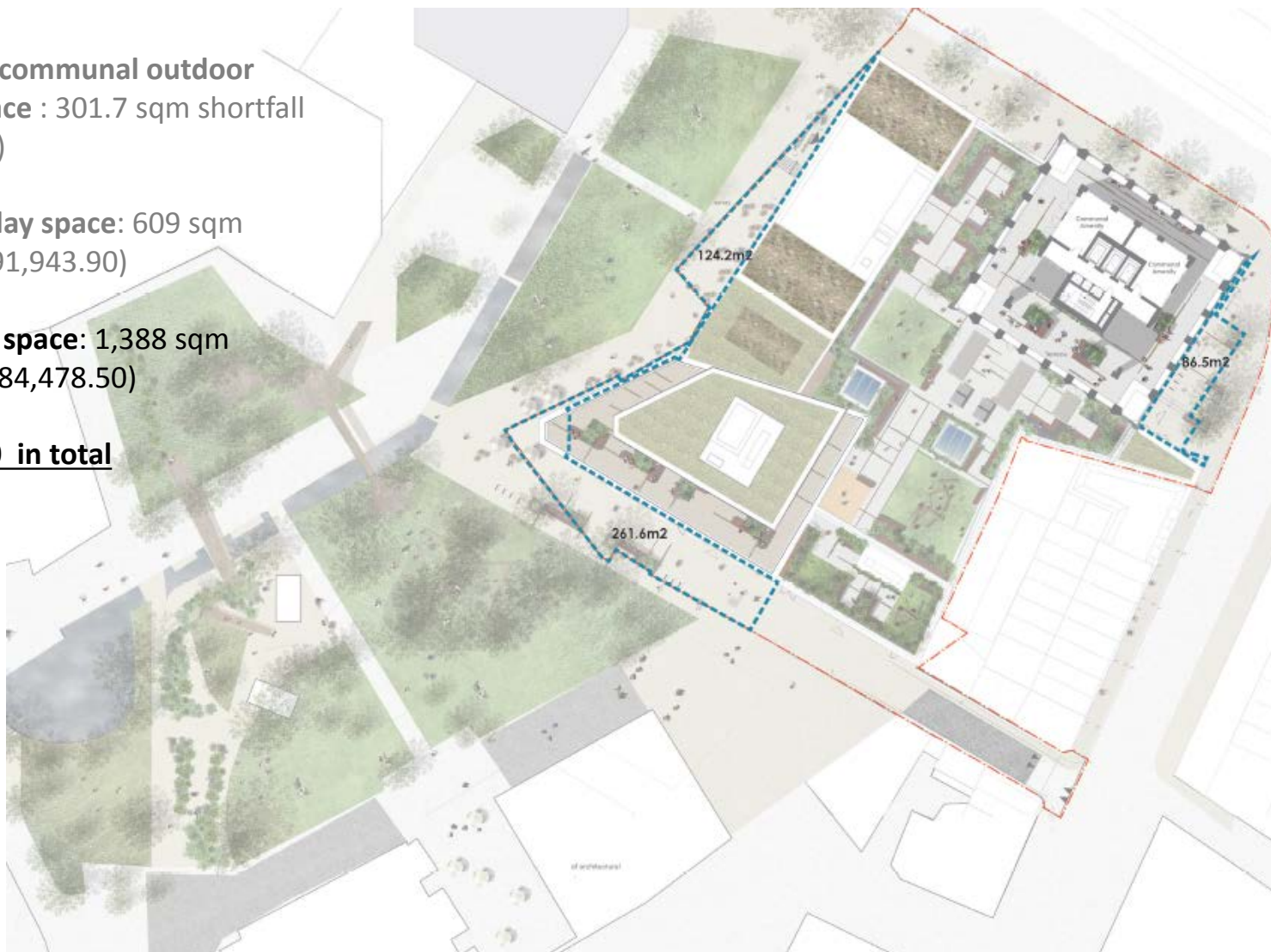


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Public Realm

- **Private and communal outdoor amenity space** : 301.7 sqm shortfall (£61,848.50)
- **Children's play space**: 609 sqm shortfall (£ 91,943.90)
- **Public open space**: 1,388 sqm shortfall (£284,478.50)

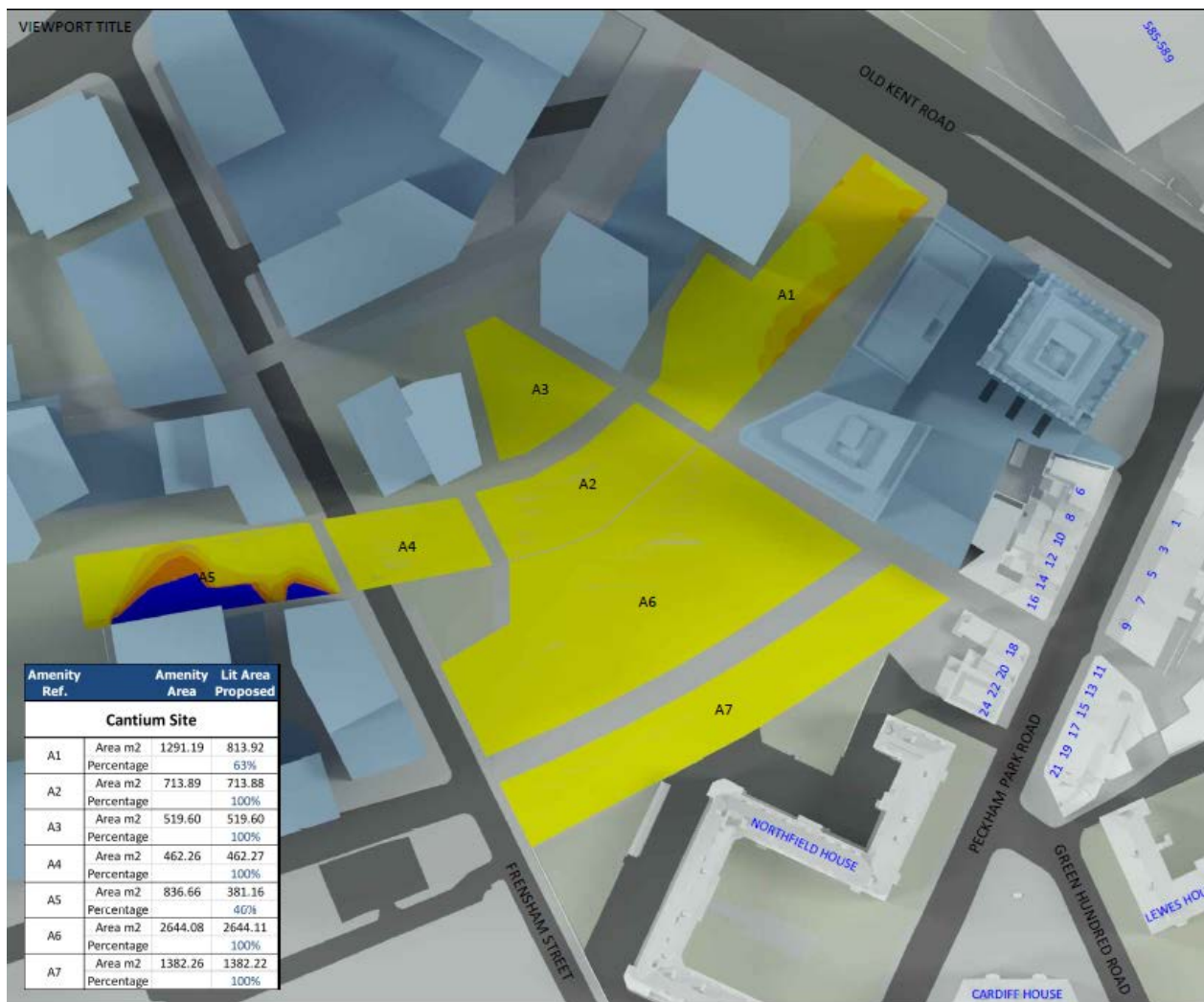
£438,270.90 in total



25



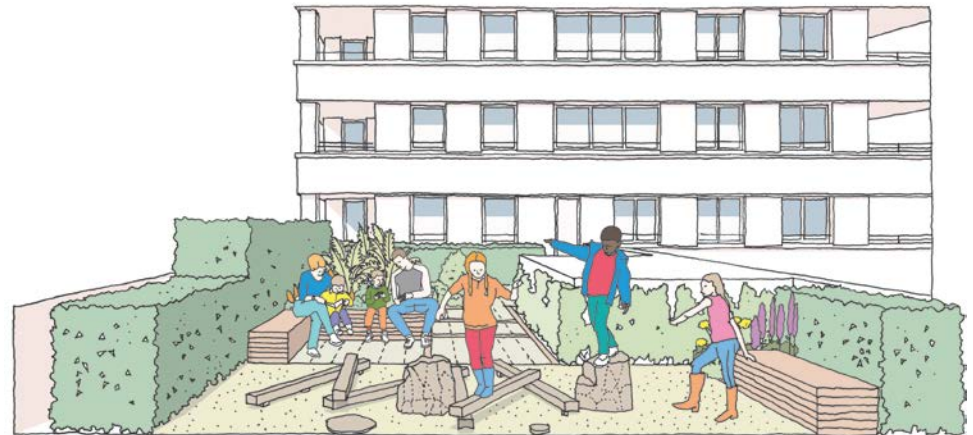
Public Realm Sunlight Amenity Analysis



KEY:

- MORE THAN TWO HOURS OF SUN
- FROM 1.50 TO 2.00 HOURS OF SUN
- FROM 1.00 TO 1.50 HOURS OF SUN
- FROM 0.50 TO 1 HOURS OF SUN
- LESS THAN 0.5 HOURS OF SUN

Landscape Sketches



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The 'Prow' of the Livesey Building



The Stations and the Crossings



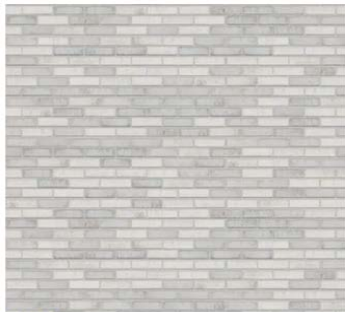
32



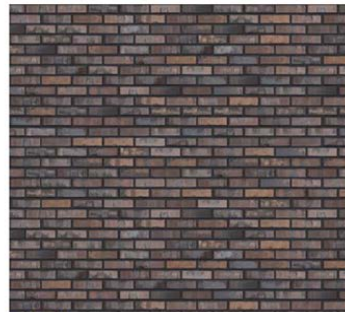
Architectural Details



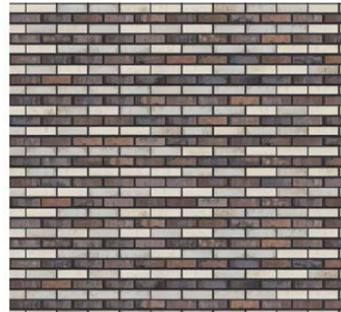
34



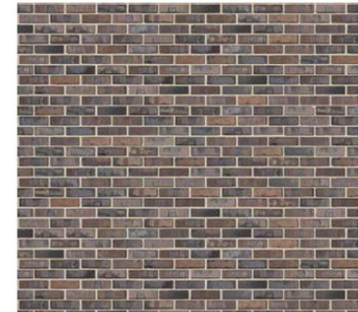
Brick Type 1



Brick Type 2



Brick Type 3



Brick Type 4

Architecture



Architecture



Townscape and Heritage



Burgess Park, looking over lake

Townscape and Heritage



Glengall Terrace

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Townscape and Heritage



Bird in Bush Road/Friary Road

Townscape and Heritage



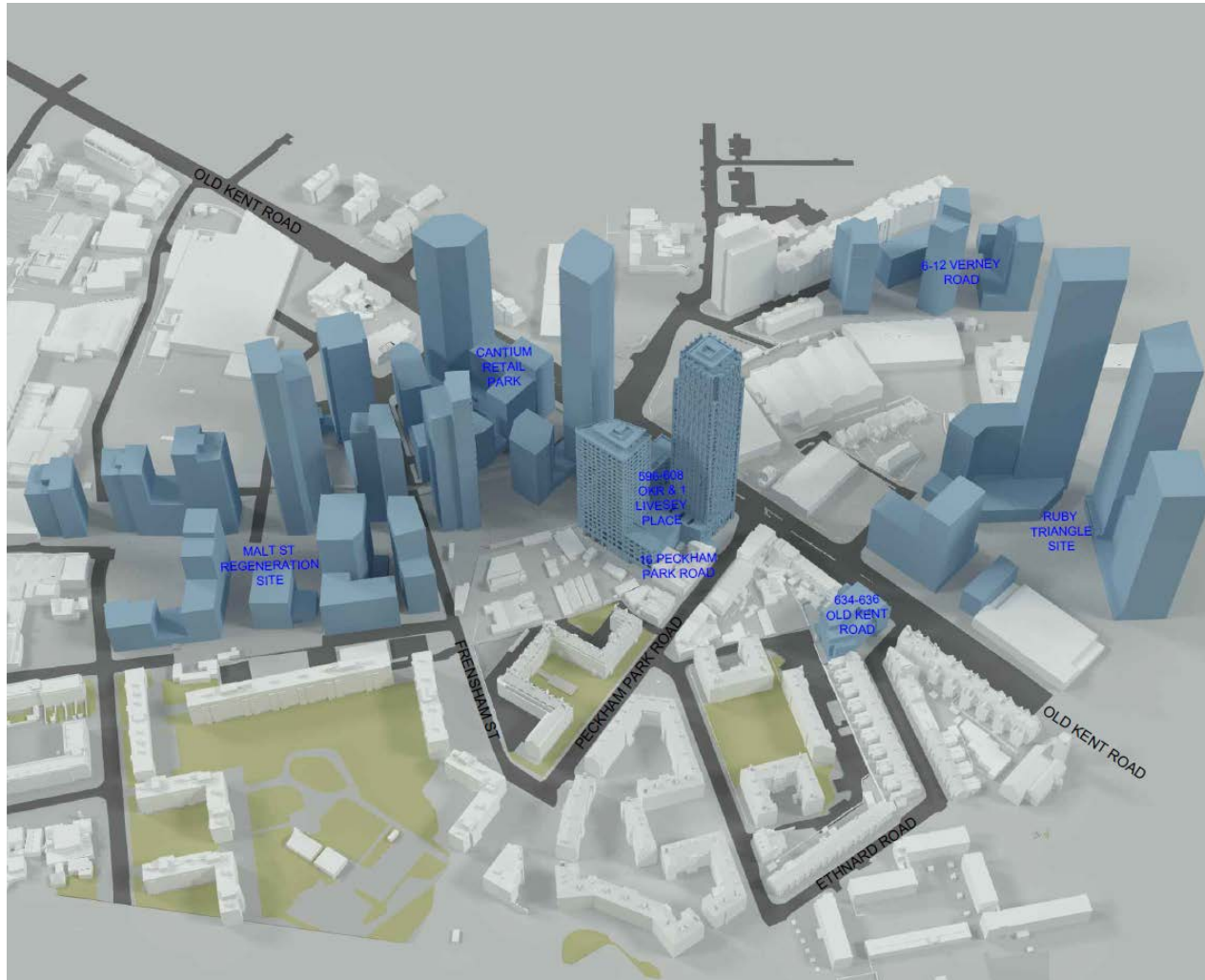
Caroline Gardens

Townscape and Heritage



Camilla Road

Daylight and Sunlight and Overshadowing



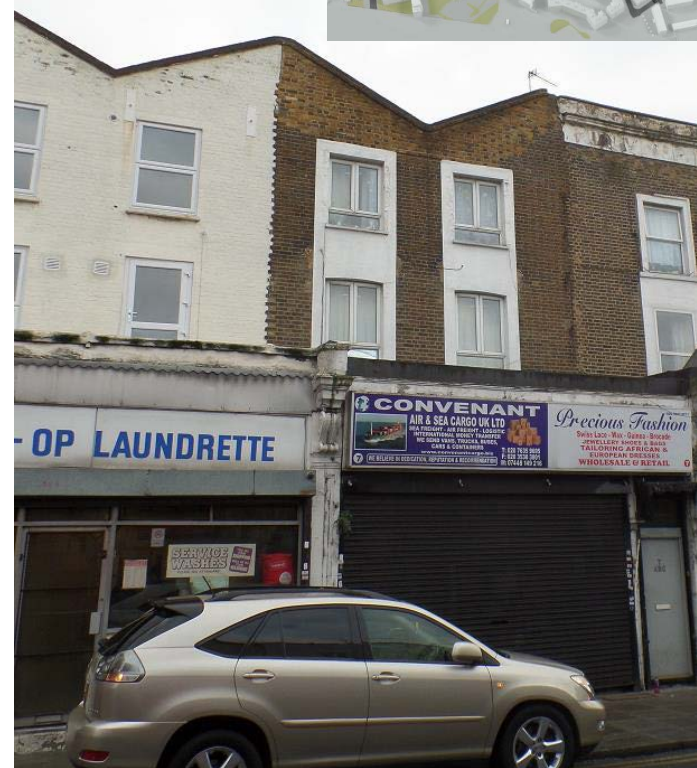
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1-21 (Odd) Peckham Park Road

Commercial ground floor with residential above



1-5 Peckham Park Road



5-7 Peckham Park Road

1-21 (Odd) Peckham Park Road

Commercial ground floor with residential above



9-21 Peckham Park Road



610 Old Kent Road

Commercial ground floor with residential above



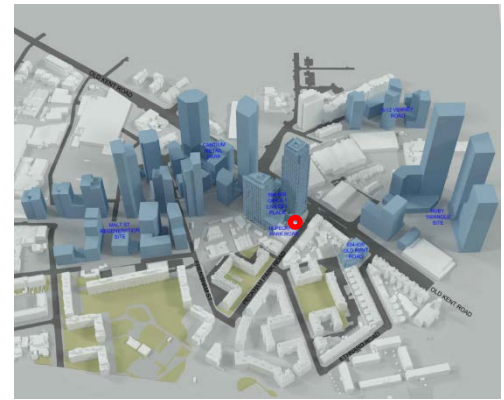
610 Old Kent Road

6 Peckham Park Road

Retail on ground floor (facing away from development) and 4 (inc. 1 studio) on upper floors



6 Peckham Park Road (Rear Elevation)



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8-14 (Even) Peckham Park Road

All four properties contain some residential use.



Rear of 8-10 Peckham Park Road
(Windows and potential windows marked in red)



8-14 (Even) Peckham Park Road

All four properties contain some residential use.

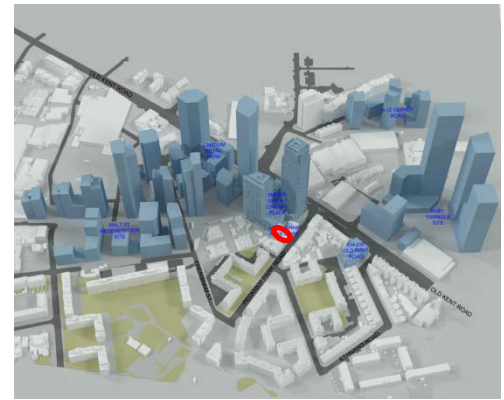


Rear of 12-14 Peckham Park Road
(Windows and potential windows marked in red)



6 Peckham Park Road and 1 Livesey Place

Commercial on the ground floors and residential above



16 Peckham Park Road / 1 Livesey Place
(Existing and Approved)

18-22 Peckham Park Road

Commercial on the ground floors and residential above



18 Peckham Park Road
(Obscured windows marked in red)



18-22 Peckham Park Road

Commercial on the ground floors and residential above



18 – 24 Peckham Park Road



52

Lewes House

Entirely of residential use



Lewes House



Northfield House

Entirely of residential use



Northfield House



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Energy

The Mayor's Energy Strategy:

1. **Be Lean:** use less energy
2. **Be Clean:** supply energy efficiently
3. **Be Green:** use renewable energy

Air Source Heat Pumps (ASHPs)

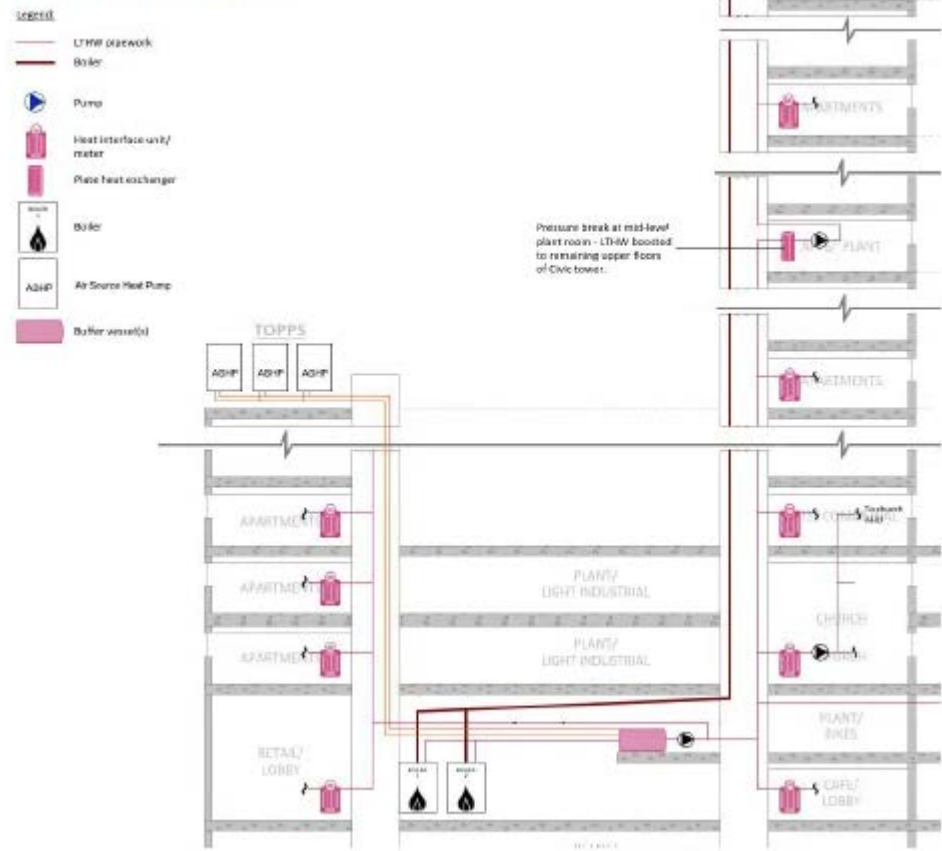


Figure 15 - Proposed ASHP/boiler system arrangement



18/AP/3285 – 596-608 OLD KENT ROAD AND LAND AT LIVESEY PLACE, LONDON, SE15 1JB

Listed Building: Careful removal and storage of Grade II listed mural prior to demolition of the existing non listed building, and subsequent incorporation of the mural into mixed-use redevelopment of the site to be considered under planning application reference 18/AP/3284.





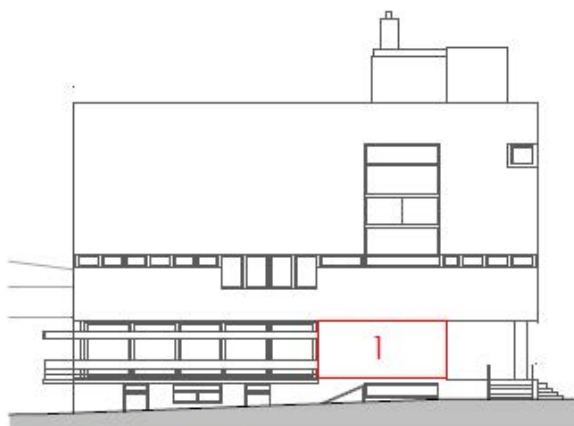
Panel 1; Peckham Park Road elevation



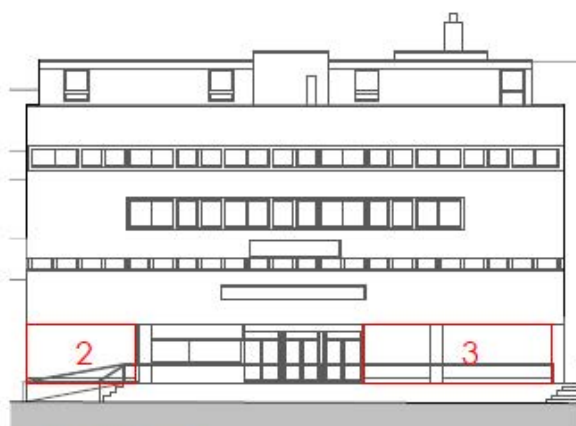
Panel 2; Old Kent Road elevation



Panel 3; Old Kent Road elevation



Peckham Park Road elevation

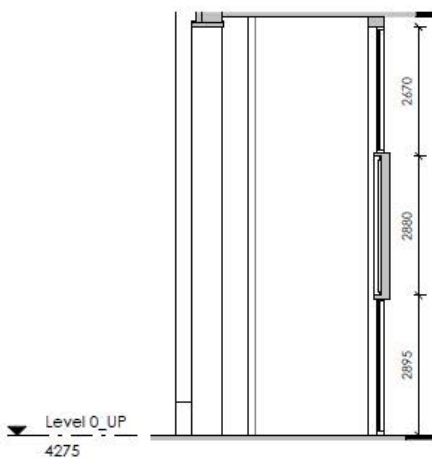


Old Kent Road elevation



Elevation view of existing mural re-installed within new Civic building colonnade





Mural 1st panel
Approx. 6.675 x 2.73 m

Mural 2nd panel
Approx. 5.675 x 2.73 m

Mural 3rd panel
Approx. 9.675 x 2.73 m

