

Planning Committee

Wednesday 5 February 2020

6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No. 1

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Item No: 6	Classification: Open	Date: 5 February 2020	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Rotherhithe	
From:		Director of Planning	

PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning application 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 reaching their decision.

FACTORS FOR CONSIDERATION

Item 6.1 – Application 19/AP/1612 for: Full Planning Application – St Olaves Nursing Home, Ann Moss Way, London, SE16 2TL

Update to the summary of consultation responses

3. 3 additional comments have been received following completion of the report. All three comments are objections that continue to raise concerns about density and scale of the proposal, its impact on parking availability and traffic in the locality as well as servicing and deliveries. The credibility of the transport statement and data contained within it informing the proposal has also been questioned.
4. It is considered that, apart from introducing more detailed concerns about the transport impact study, the submitted comments do not raise new substantive issues which were not assessed in the main report.

Additional information and corrections

5. In addition to paragraph 13 that sets out heritage related spatial designations, it is also noted that Southwark Park is a Grade II listed park. The proposal would be visible from some vantage points within the park. However, it is considered that the impact on these views would be insignificant due to the relatively low-rise nature of proposed development which is seen within a setting that already contains buildings that are visible from the park.

6. Paragraph 55 of the report sets out a table of VSC and NSL daylight testing results to neighbouring properties. It is recommended that members, in considering their decision, disregard the final column of that table. The table below (without the aforementioned column) better represents the conclusions of the daylight study since the final column could be construed as suggesting that passing one of the two tests would be taken as an overall 'pass'. The two tests, VSC and NSL, should be read as separate considerations, although the NSL does represent the distribution of light across a room, and takes into account light from alternative windows.

Address	VSC windows (pass)	NSL rooms (pass)
12-34 (even) Ann Moss Way	26 of 26	26 of 26
17 Ann Moss Way	2 of 6	4 of 4
19 Ann Moss Way	6 of 9	6 of 6
48 Lower Road	6 of 8	4 of 4
50 Lower Road	1 of 1	3 of 3
52 Lower Road	8 of 13	7 of 7

7. An updated Tree Report has been submitted to amend an error in the number of trees proposed to be removed. Consequently, in addition to those trees said to be removed in paragraph 120, 5 category C trees would be removed (a total of 23 trees to be removed, 19 of which are low quality grade C trees). 26 trees are proposed, rather than 28 as set out in paragraph 121. These corrections, together with indexation, increase the tree loss contribution to £43,140.
8. The Heads of Terms list in paragraph 133 should in addition include two items which were set out within the main report but omitted in error from the list in para 133:
1. Tree loss contribution - £43,140 (this is included in the main report at para 121, though the sum has been updated);
 2. Clause to prevent future occupiers of development from applying for a parking permit. (this is included in the main report at para 107)
9. Paragraph 137 should refer to appendix 1 rather than Appendix 2.

Conclusion of the Director of Planning

10. The amendments and additional information are not so significant as to affect the recommendation which remains that planning permission should be granted, subject to completion of a legal agreement and compliance with conditions.

REASON FOR URGENCY

11. 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

12. 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

05 February 2020

MAIN ITEMS OF BUSINESS

Item 6.1: 19/AP/1612 – ST Olaves Nursing Home,
Ann Moss Way, London, SE16 2TL

Item 6.2: 19/AP/1322 - 840 Old Kent Road,
London, SE15 1NQ

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



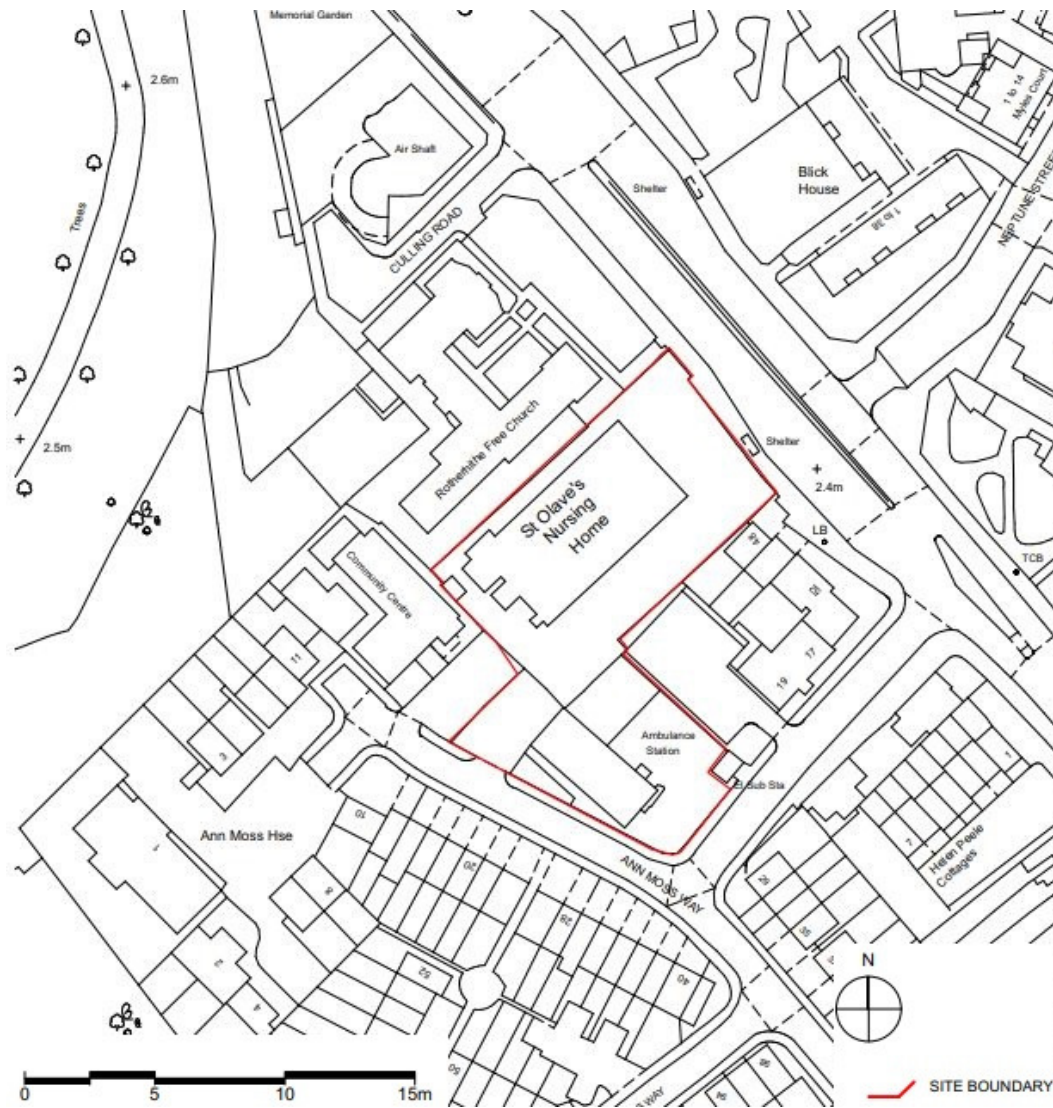
Councillor Damian O'Brien

**ST OLAVES NURSING HOME, ANN MOSS WAY, LONDON, SE16
2TL**

Demolition of the existing buildings on site (a derelict single storey nursing home and porta-cabins) and construction of two buildings (Building A - Part 4/Part 5/Part 6 storey building fronting onto Lower Road, Building B - Part 3 /Part 4 storey building fronting on to Ann Moss Way) providing 62 residential units together with 2 wheelchair parking spaces and associated landscaping

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Site location plan



Existing local context



Existing local context



∞

Proposed site layout plan



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View of proposal



View to Block A from Lower Road

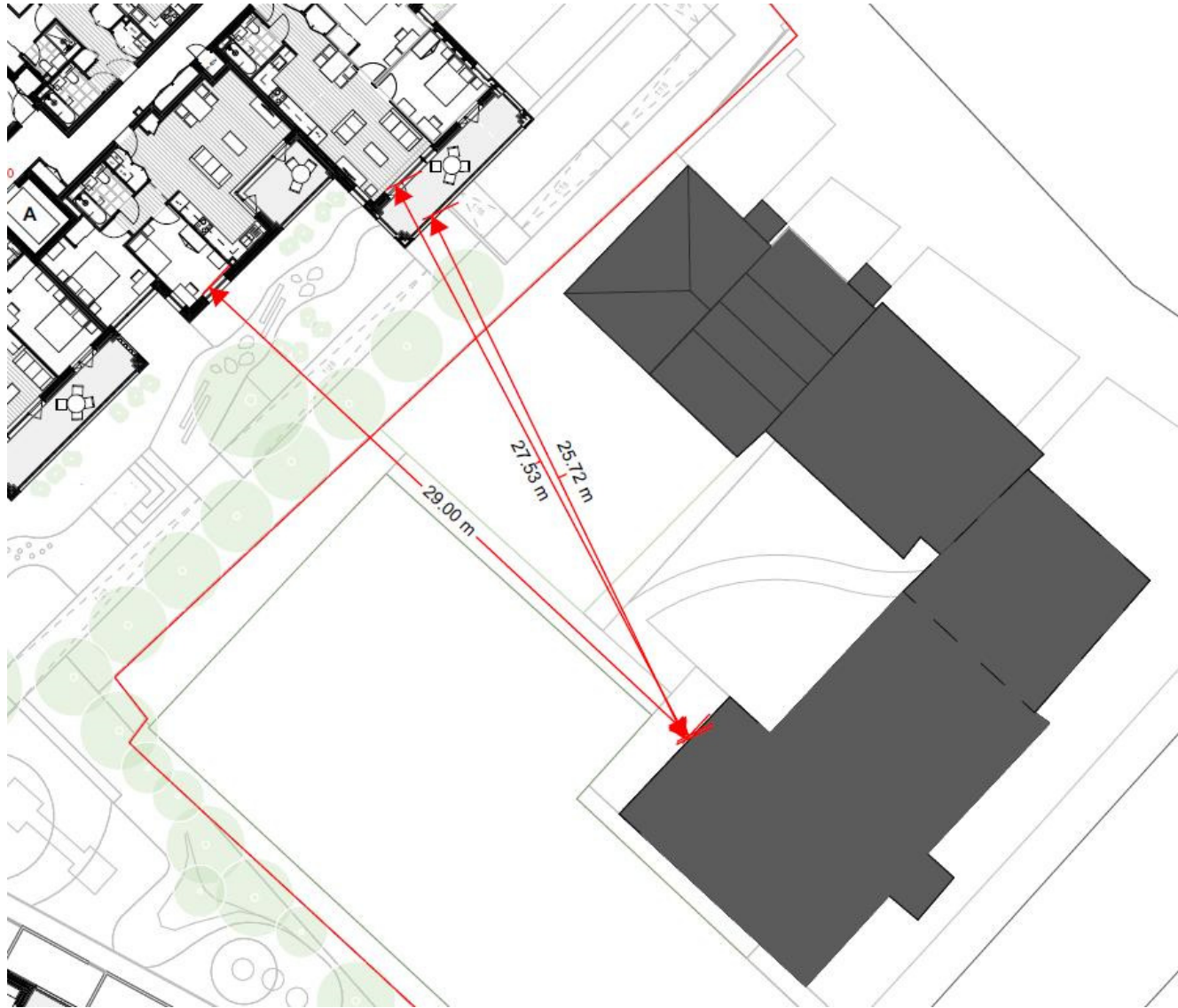


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Proposed first floor plan – Block A



Direct views from first floor level of Block A



View to Block B from Ann Moss Way (South to the site)



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Proposed ground floor plan – Block B



Proposed first floor plan – Block B



Direct views from first floor level of Block B



Proposed third floor plan – Block B



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Proposed contextual elevations – Block A



LOWER ROAD ELEVATION - BLOCK A



COURTYARD ELEVATION - BLOCK A

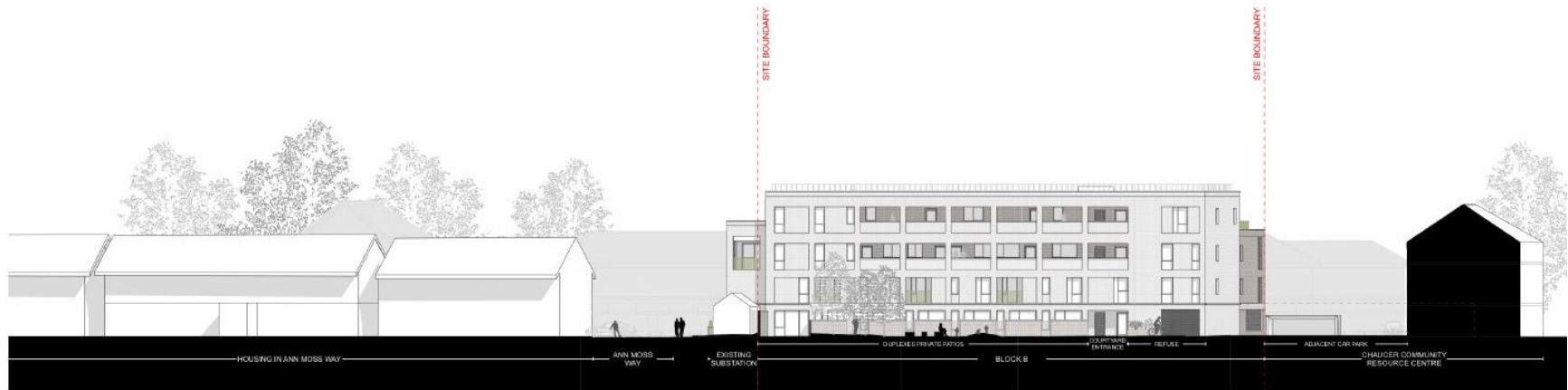
CGI view to Block A from Neptune Street



Proposed contextual elevations – Block B



ANN MOSS WAY ELEVATION - BLOCK B



COURTYARD ELEVATION - BLOCK B

CGI view to Block B from Ann Moss Way

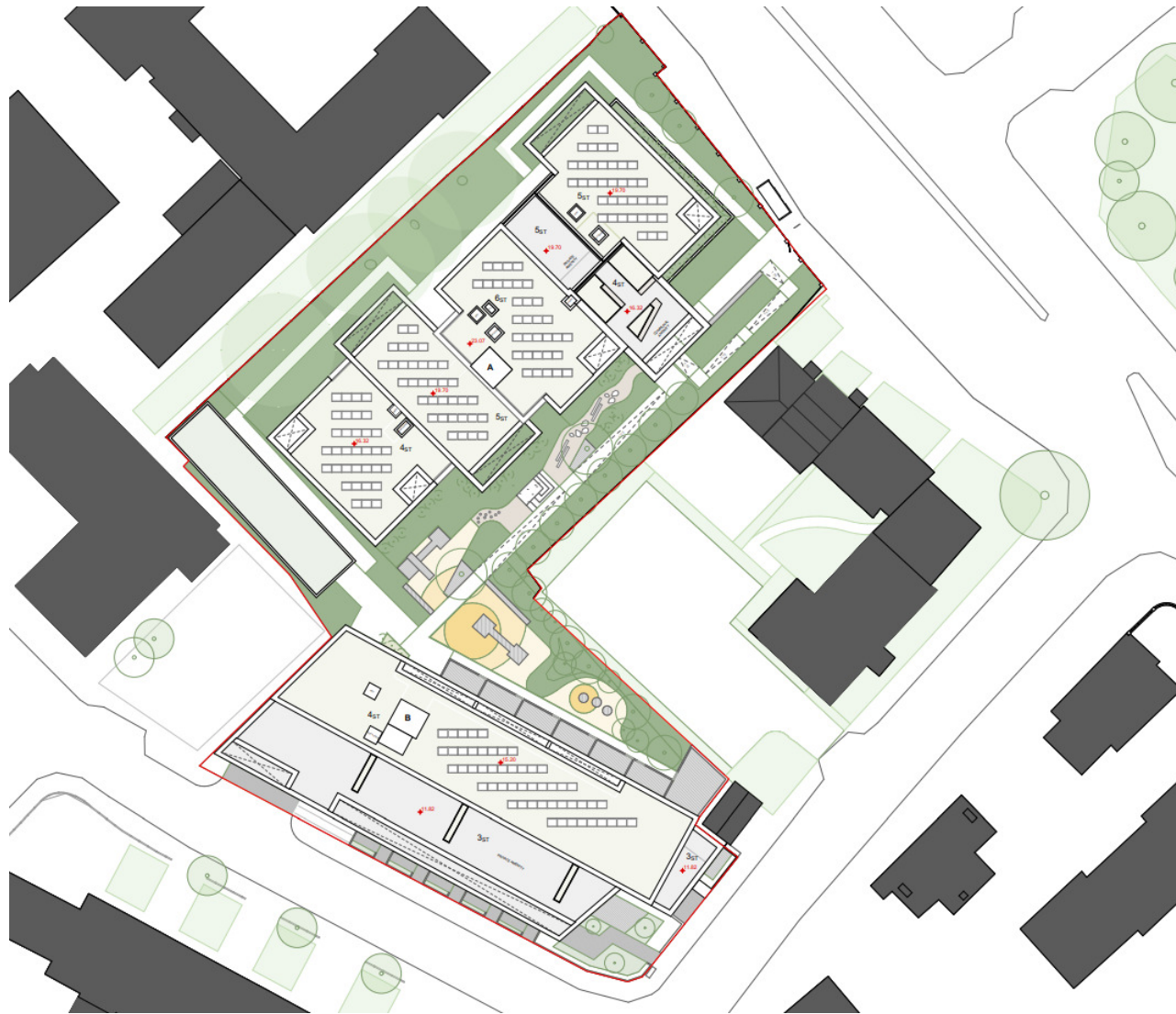


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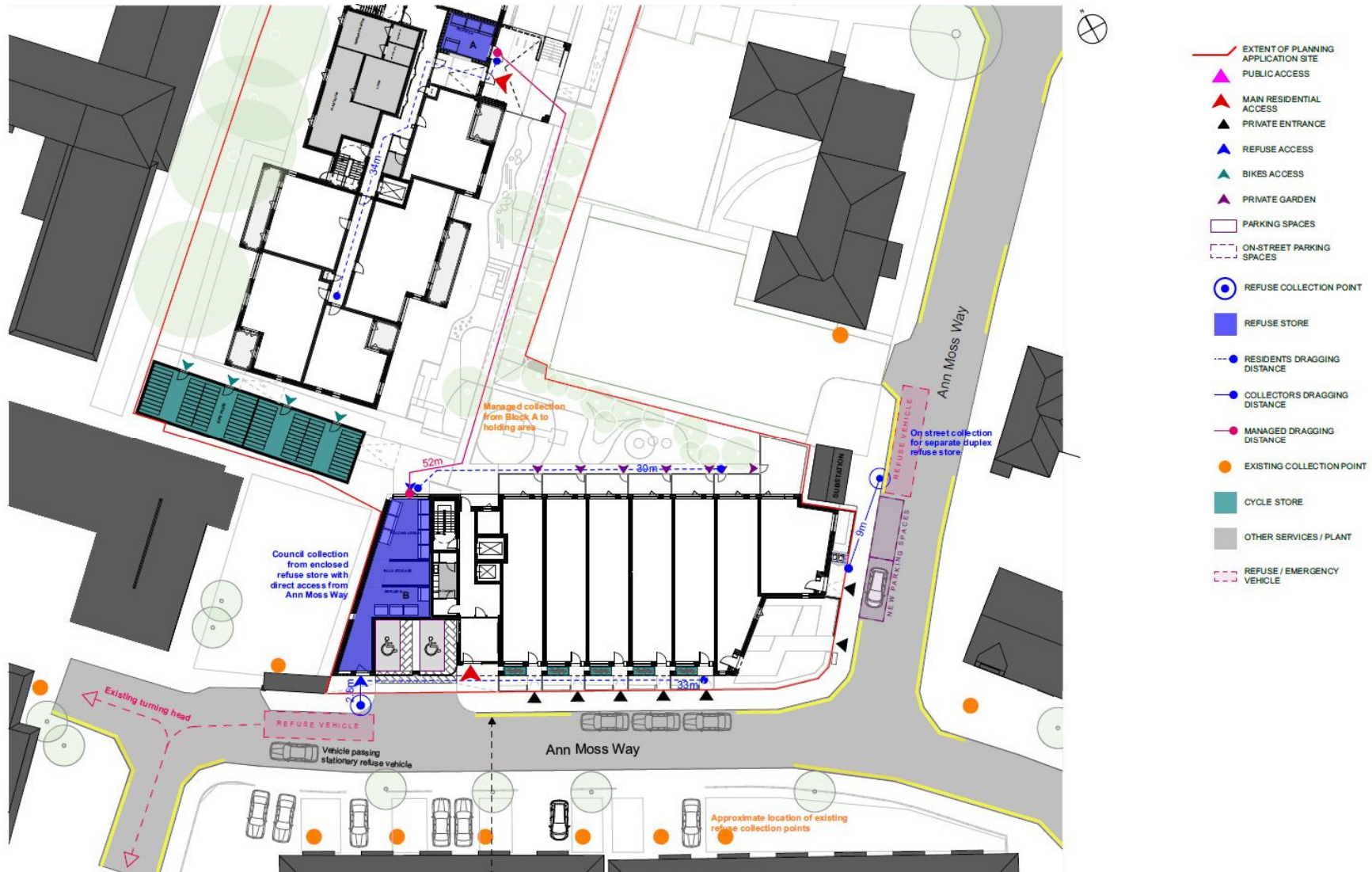
Proposed landscaping plan



Proposed roof plan



Proposed servicing plan





19/AP/1322 – 840 Old Kent Road, London, SE15 1NQ

**Demolition of existing building and redevelopment of the site to provide a new building of up to 13 and 21 storeys in height (maximum height 73.60m above ground level). Redevelopment to comprise 168 residential units (Class C3), a 1,778 sqm (GIA) retail unit (Class A1) and a 52 sqm (GIA) flexible retail unit (Class A1/A3), with associated landscaping, car parking, servicing, refuse and plant areas, and all ancillary or associated works.
(Class A1/A3), with associated landscaping, car parking, servicing, refuse and plant areas, and all ancillary or associated works.**

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Current Aldi Site



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Site Allocation OKR 17, with the application site bound in red and dotted red



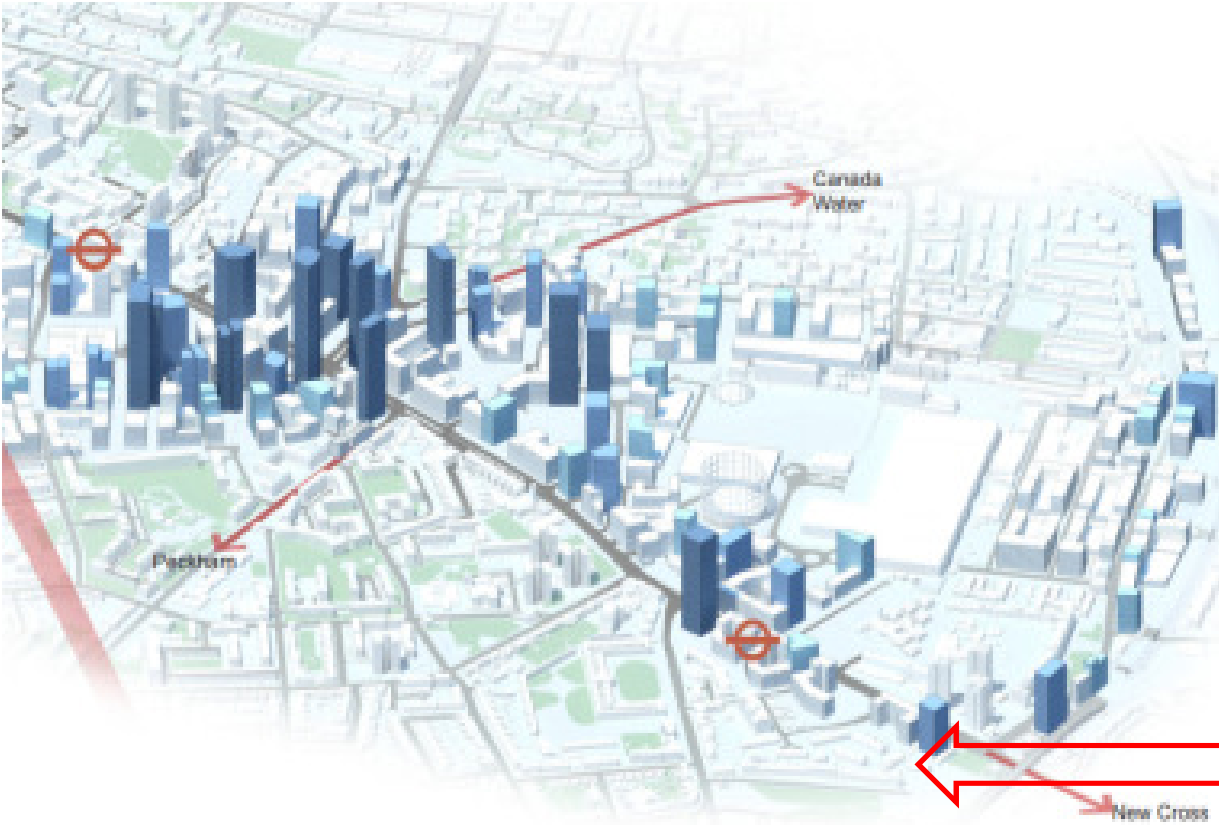
INSERT THE COLOUR MAP OF ALL THE ALLOCATIONS OF OKR HERE!



OKR17 Allocation:
This development
accommodates 168 of the
900 homes proposed for
OKR17

Application site

Stations, Crossings and heights within the Old Kent Road



- TIER 1 (Above 30 storeys)
- TIER 2 (Up to 25 storeys)
- TIER 3 (Up to 16 storeys)
- Bakerloo Line Extension (BLE) station options

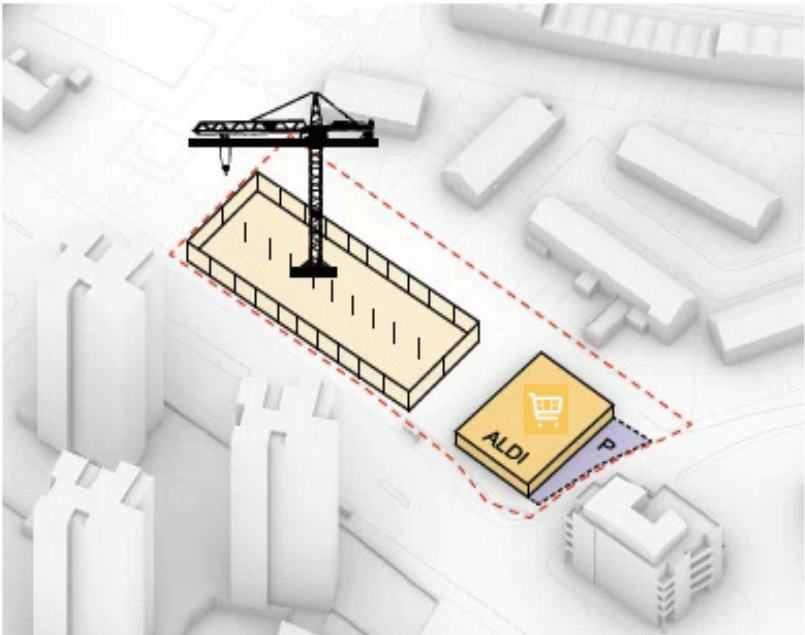
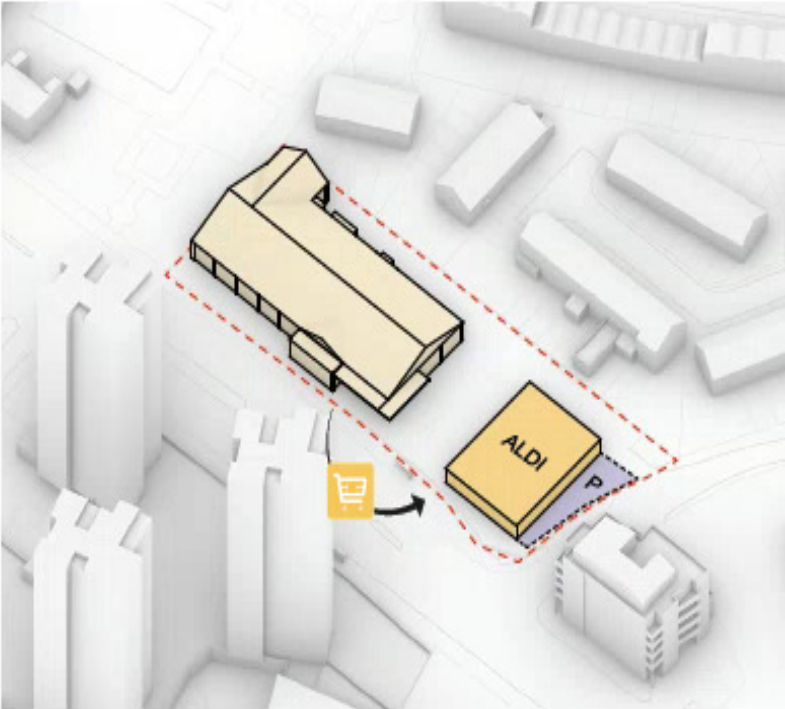
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Site Location

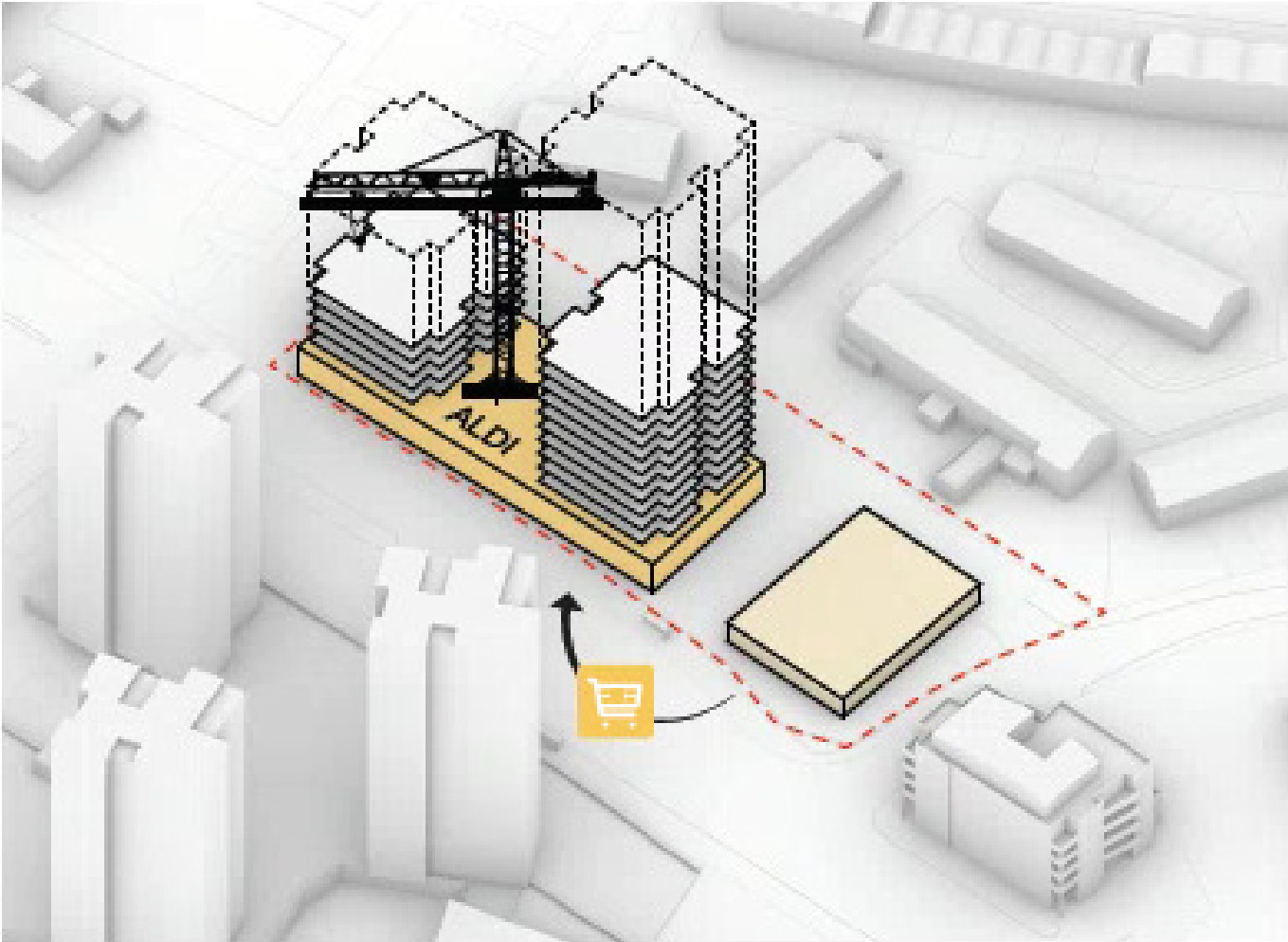
Benefits of the scheme

- 168 homes
- 1778 sqm of A1 retail floor space
- 52 sqm of A1/A3 retail/café floor space
- 36% Affordable Housing (Social 26%, Intermediate 10%)
- 390 sqm of podium space (340 sqm children's play space, 50 sqm amenity)
- 66 retail car Parking Spaces
- 284 Cycle Parking spaces (New London Plan and New Southwark Plan compliant)
- 25 Electric charging points, of which 4 are to be rapid charging
- £359,160 of the S106 agreement is secured to upgrade Brimington Park
- 126 of 168 homes are dual aspect equating to 75% of the overall units
- Buildings of 13 (+49.60m AOD) and 21 (73.40m AOD) storeys in height
- Estimated Community Infrastructure Levy of circa £3,177,067.02

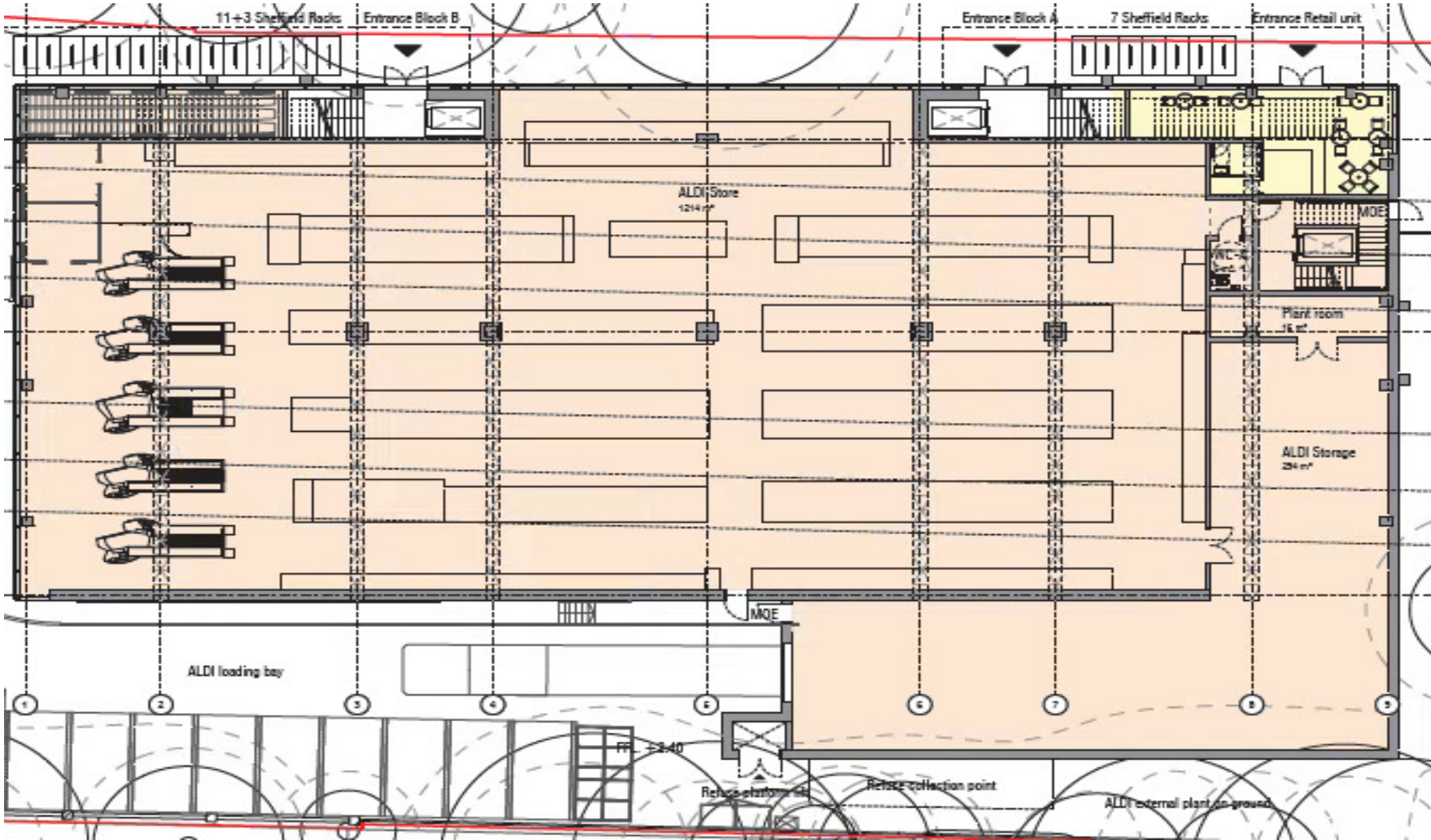
Temporary Aldi Store



Temporary Aldi Store



Ground floor layout for Aldi and flexible A1/A3 Unit



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Existing frontage between the application site and Brimmington Park



New active frontage to the southeast of the site adjoining Brimmington Park



Vision of flexible A1/A3 unit fronting onto the public space and Brimmington Park



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Southwark Council aspirations for Brimington Park following first public consultation

**Brimington Park
November Consultation 2019**

Southwark Council
southwark.gov.uk
www.southwark.gov.uk/brimingtonconsultation

Previously Committed Design

1 New Entrance from the Old Kent Road

- Improved and enhanced entrance from the Old Kent Road.
- Planting either side of the entrance, providing a green buffer between the road and the park.
- Bunkering existing trees, retaining the park's feeling of maturity and ensuring biodiversity is maintained.
- Introduction of a bollard to deter vehicles and cars from entering the park.

2 Relocated Outdoor Gym Equipment

- Relocating the existing outdoor gym equipment but relocating it and reorienting it where necessary to allow for improved circulation through the park.

3 New Interactive 'Toro' Pitch

- A new free to use 10m x 10m Toro pitch. Controlled by an App, the Toro pitch has interactive goals and provides a range of different games to play.

4 New Asphalt Pathways

- Increasing connectivity for users passing through the park as well as improving circulation within the park.

5 Refurbished 3G Pitches

- Refurbished, flexible 3G artificial grass pitches.
- To be configured as five, 3-a-side pitches, or 1.7-a-side pitch and three, 2-a-side pitches.
- The pitches will have a directional receptor with controlled access through the northern end of the pitches.
- Pitches will be floodable.

6 Enhanced Entrance Space

- Entrance to the park and pitches to be re-landscaped.
- To include a 'Welcome Plaza' with conceptual herbaceous planting, while retaining the existing mature trees.

Location Plan

LDAD DESIGN

Existing frontage onto the Old Kent Road

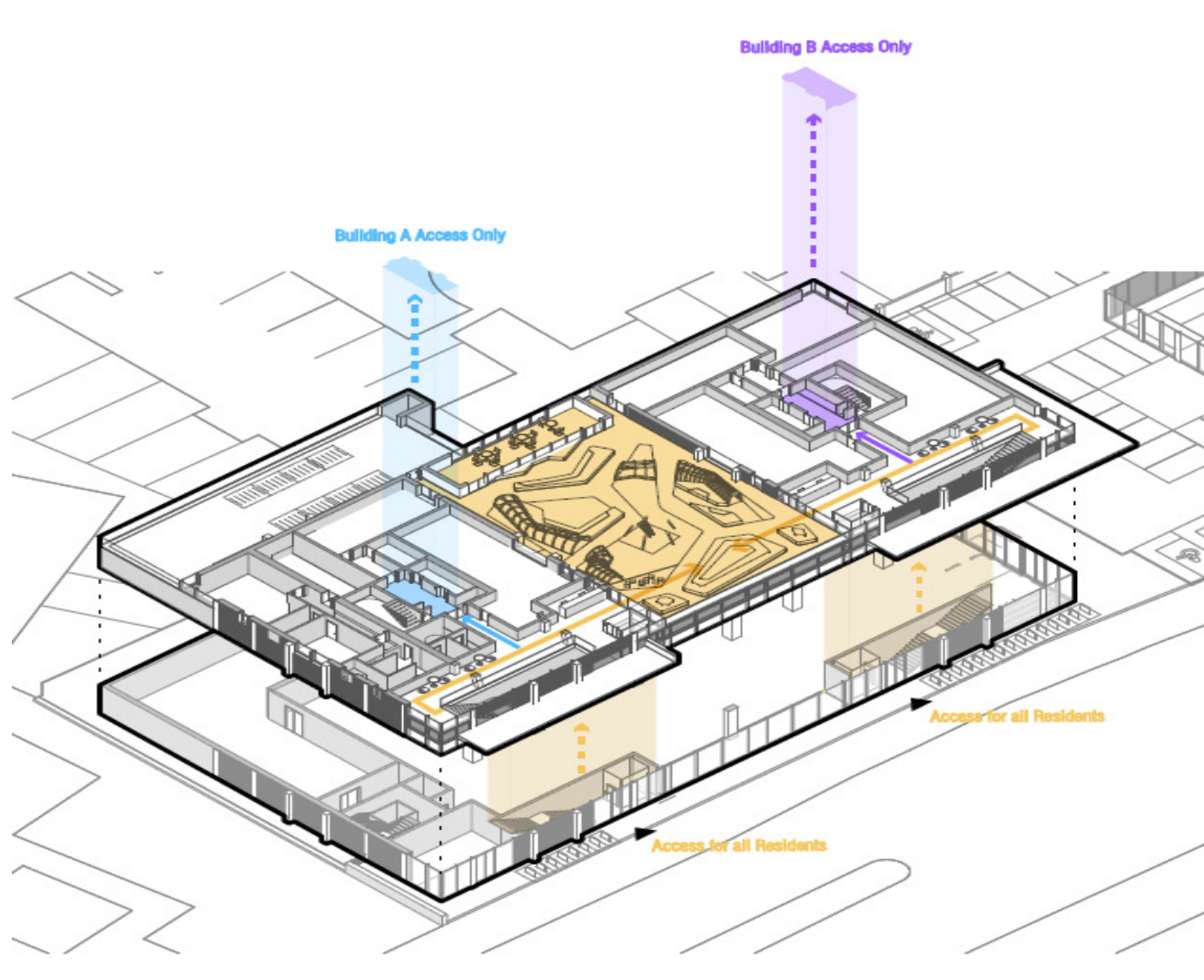


Proposed Old Kent Road active frontage and entrances to residential units above

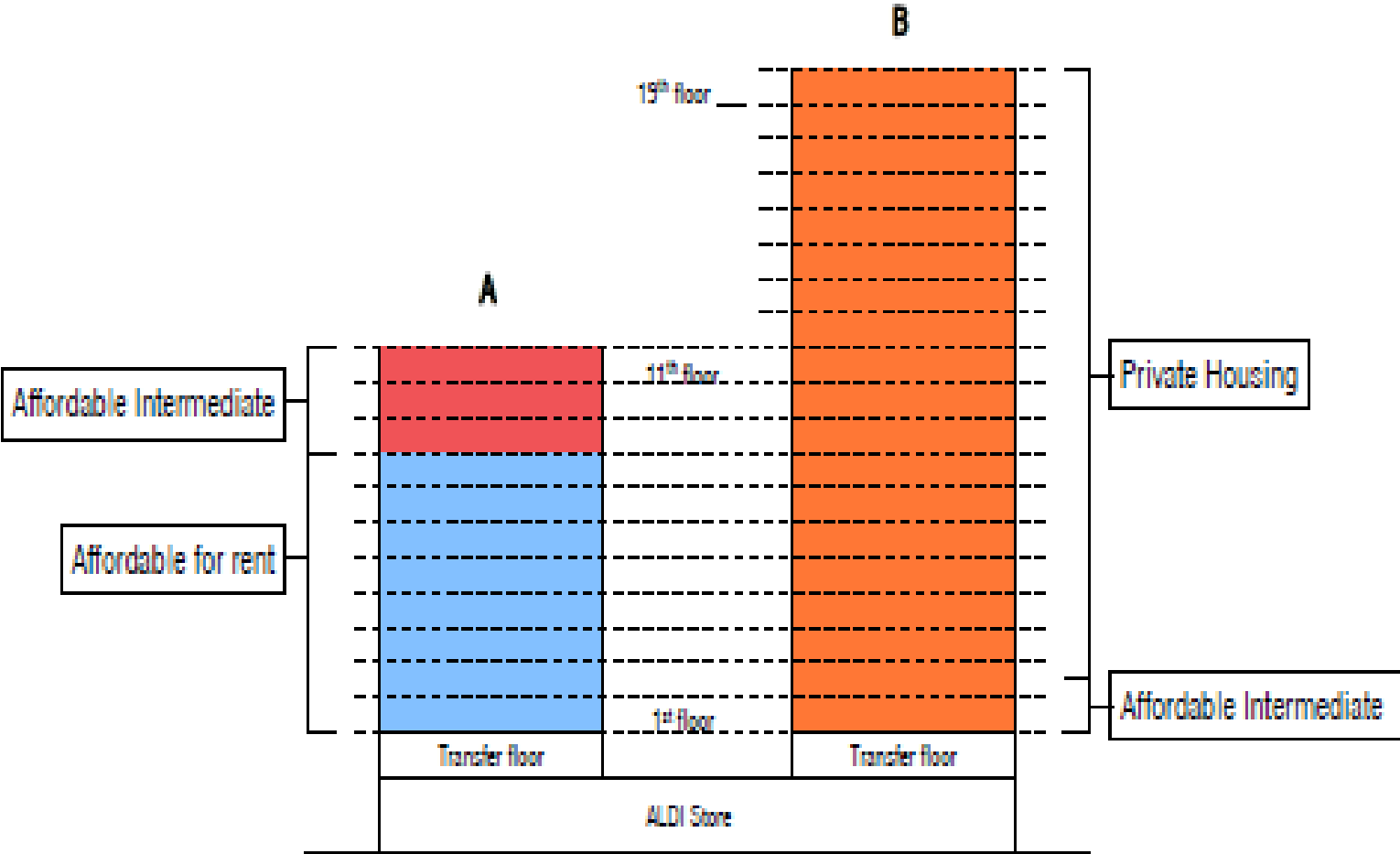


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Accessibility of Transfer Floors in both buildings



Tenure Mix and distribution



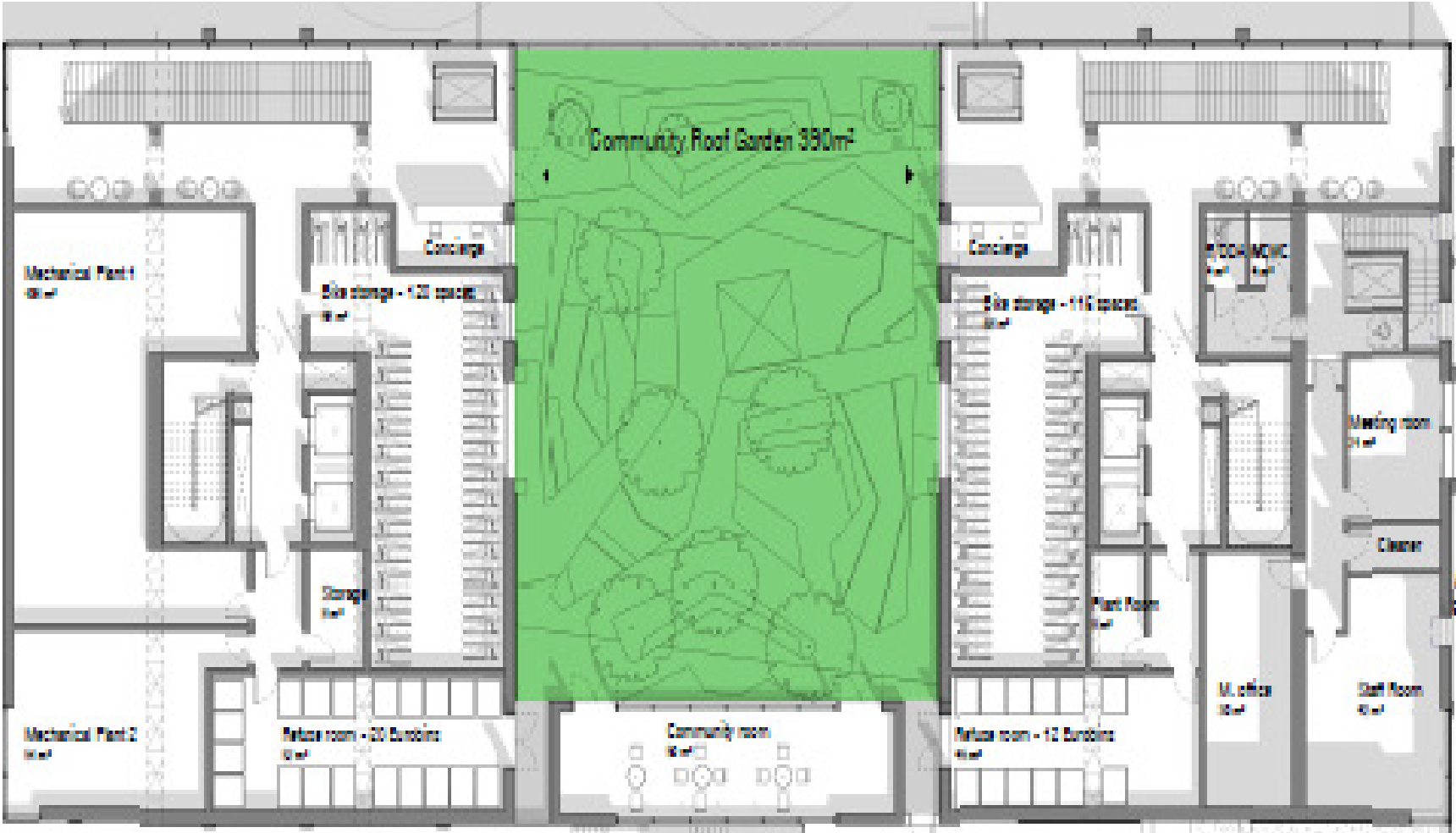
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Material detail



- 01) Light grey GRC cladding
- 02) Warm grey profiled GRC cladding
- 03) Graphite GRC louvres
- 04) Neutral high performance glazing in dark grey metal frame
- 05) Neutral glass balustrade
- 06) Metal louvre plant screen
- 07) Tinted glass
- 08) Perforated metal panel

Transfer Floor layout and Podium layout containing play space and community room

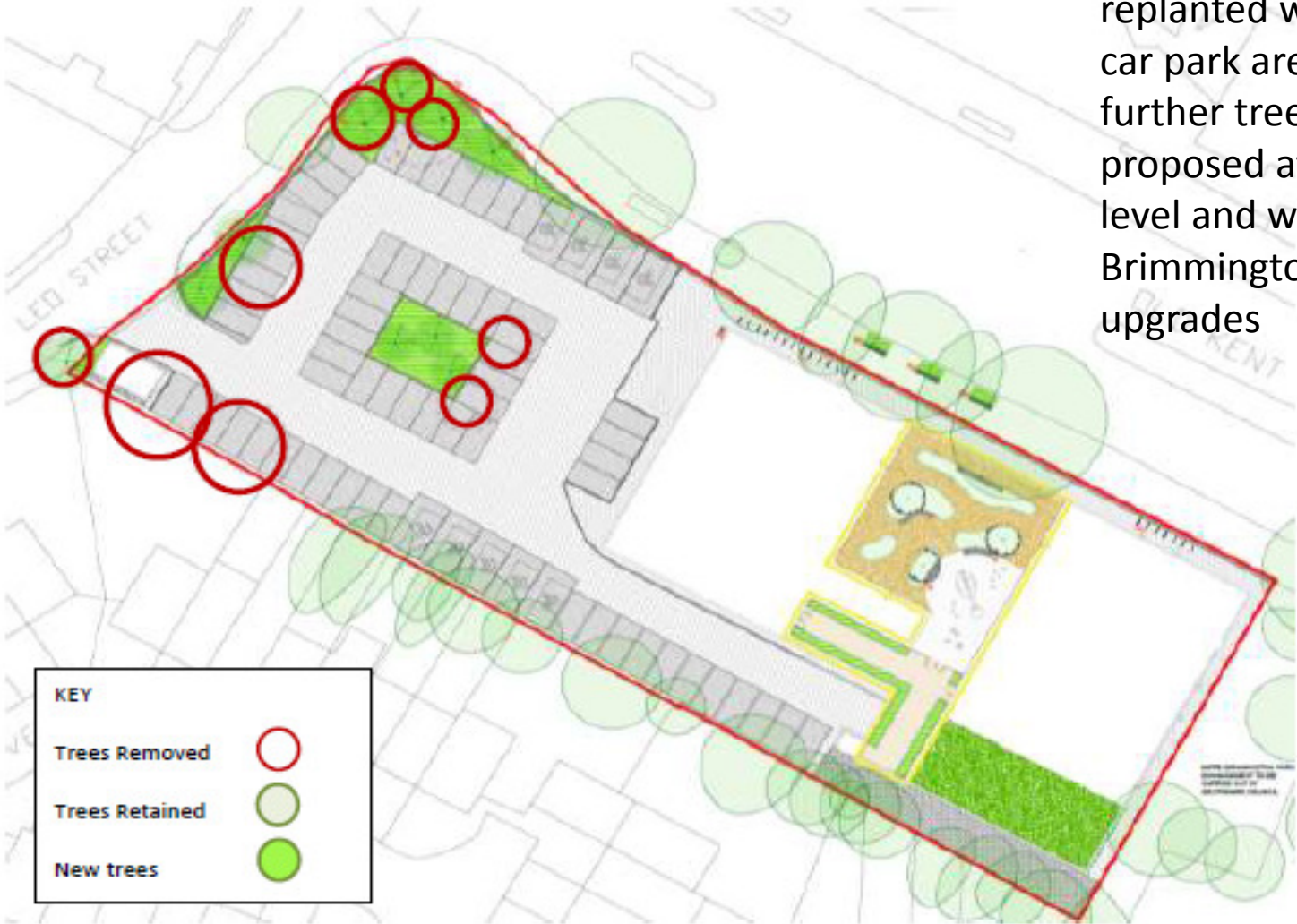


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Vision of how the podium and playspace will function

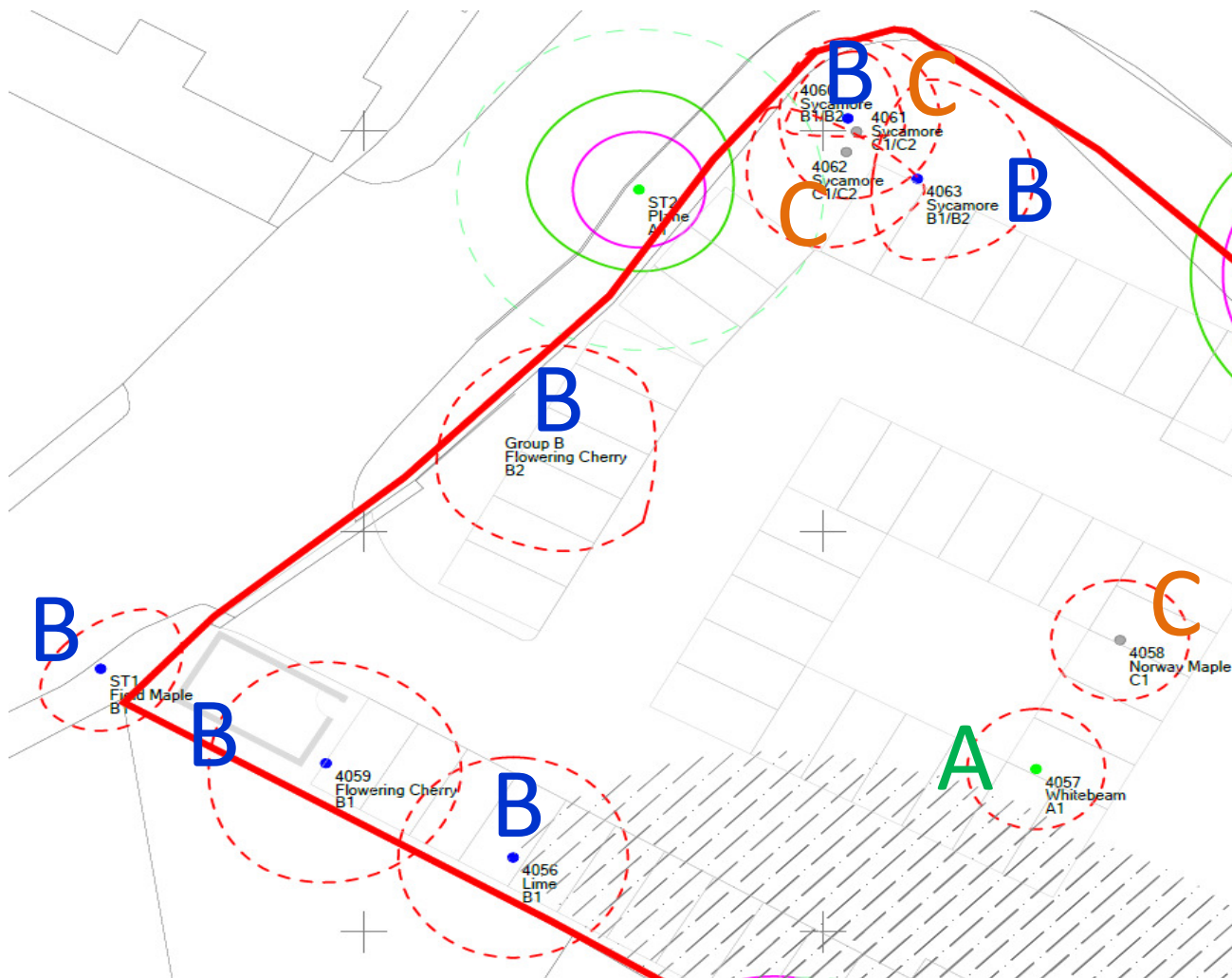


Existing and proposed trees



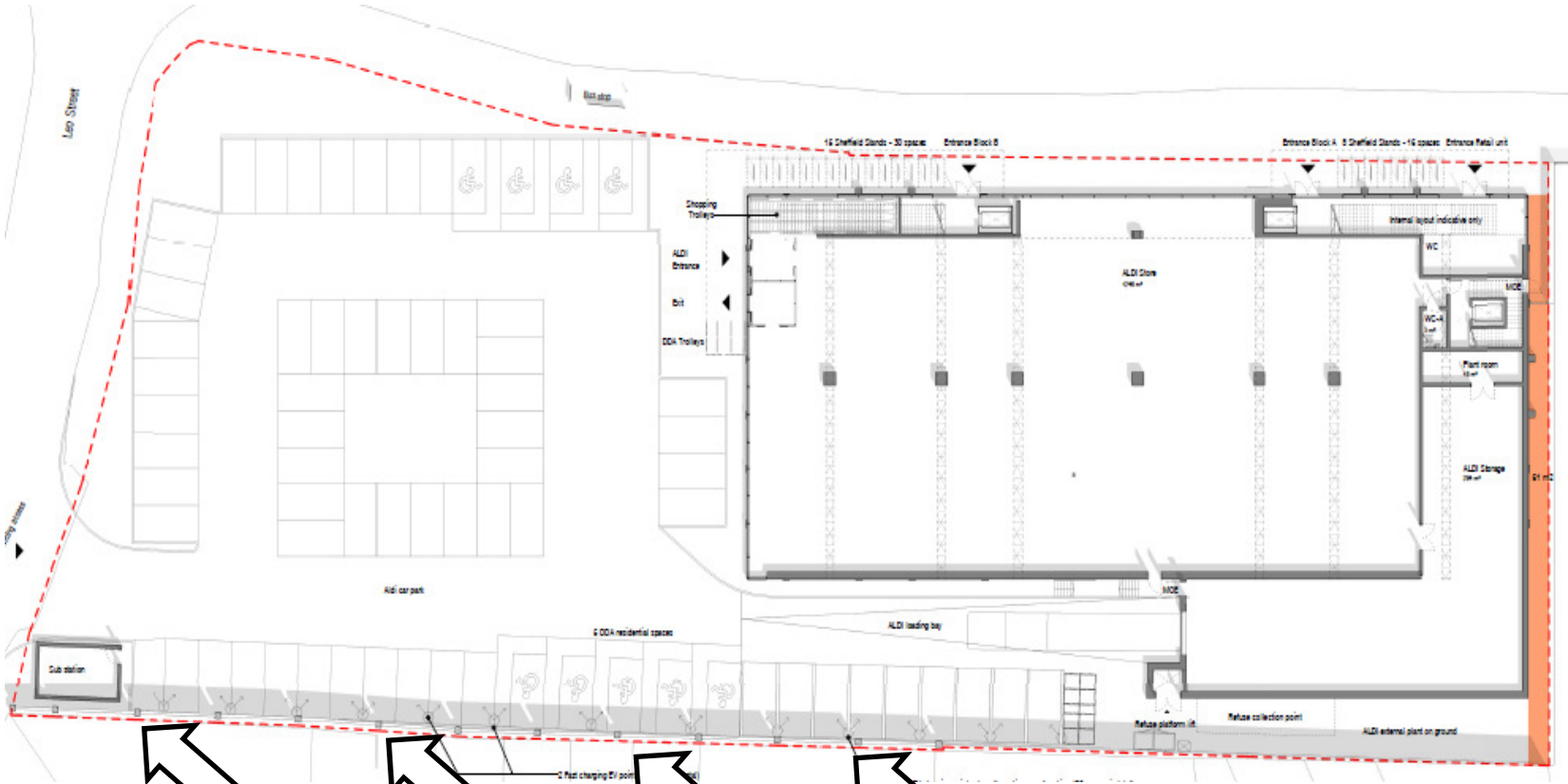
10 trees are to be replanted within the car park area with further trees proposed at podium level and within the Brimington Park upgrades

Category of removed trees



- 1 A category
Whitebeam tree
- 5 B category trees
(Maple, Lime and
Sycamore Trees)
- 3 C category
(Maple and
Sycamore trees)
- 1 B category off-
site Maple tree

Electric vehicle provision



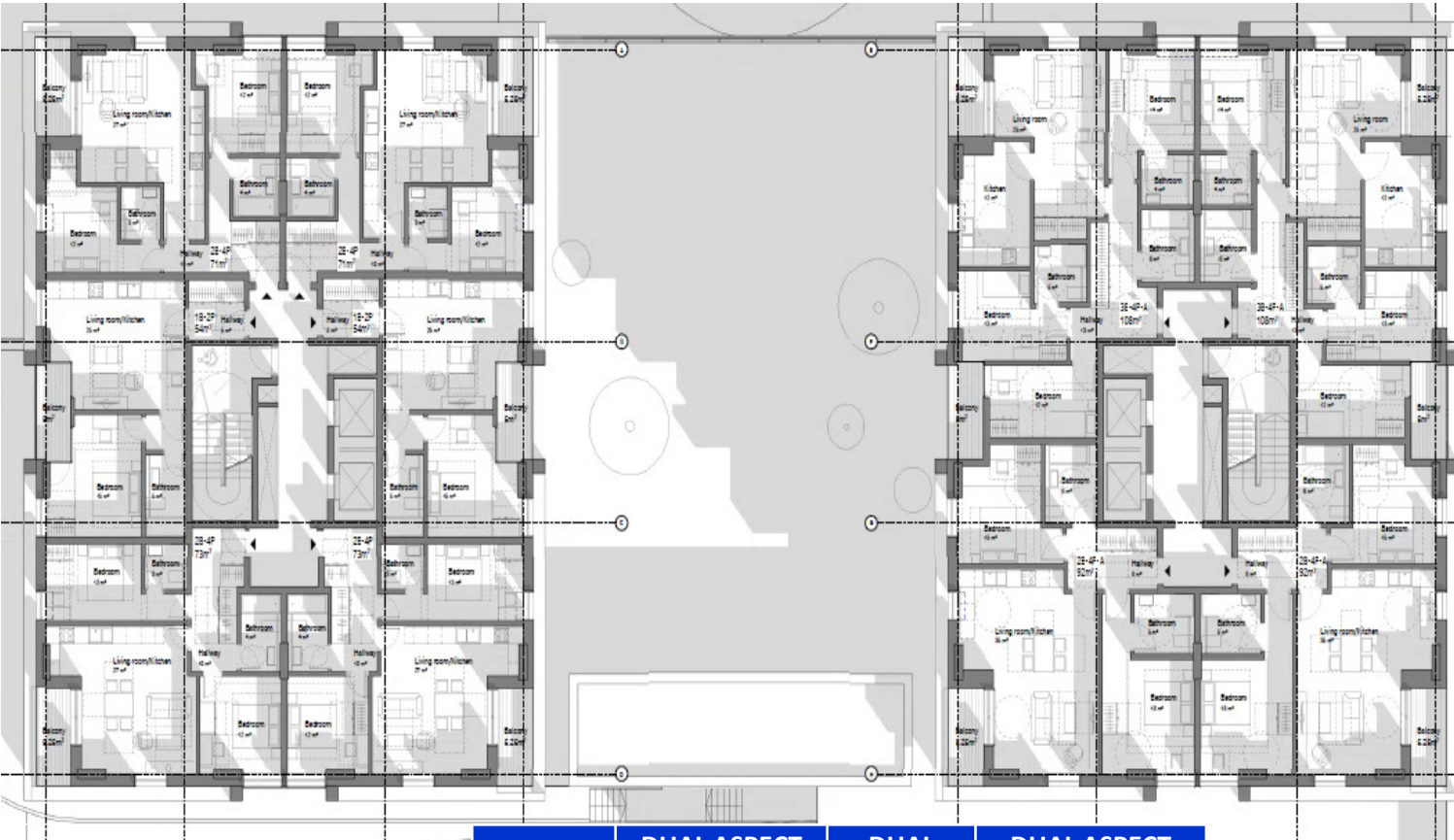
25 charging points along southern boundary

1st to 3rd floor typical layout



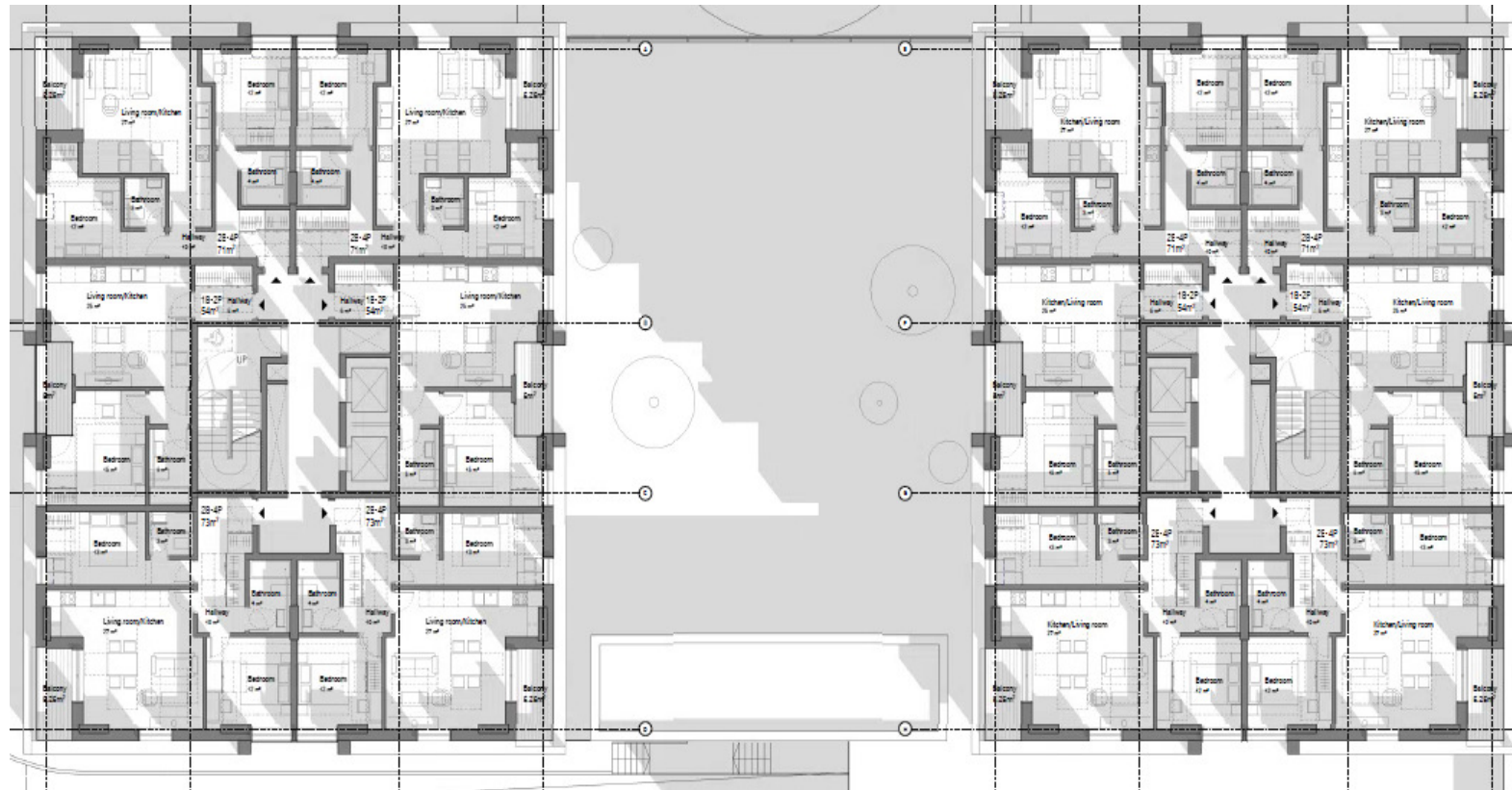
	DUAL ASPECT AFFORDABLE HOMES	DUAL ASPECT PRIVATE HOMES	DUAL ASPECT TOTAL HOMES
TOTAL	46 of 55 (83%)	80 of 113 (71%)	126 of 168 (75%)

4th to 6th floor typical layout



	DUAL ASPECT AFFORDABLE HOMES	DUAL ASPECT PRIVATE HOMES	DUAL ASPECT TOTAL HOMES
TOTAL	46 of 55 (83%)	80 of 113 (71%)	126 of 168 (75%)

8th to 11th floor plan



	DUAL ASPECT AFFORDABLE HOMES	DUAL ASPECT PRIVATE HOMES	DUAL ASPECT TOTAL HOMES
TOTAL	46 of 55 (83%)	80 of 113 (71%)	126 of 168 (75%)

Townscape View – Junction between Old Kent Road and Hillbeck Road



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Townscape View – Southern end of Brimington Park



Townscape View – Junction of New Cross Road and Casella Road

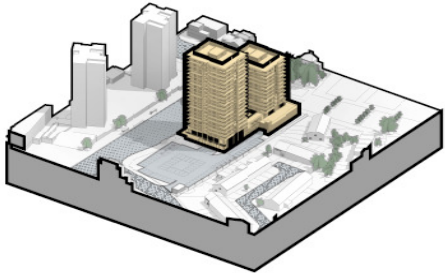
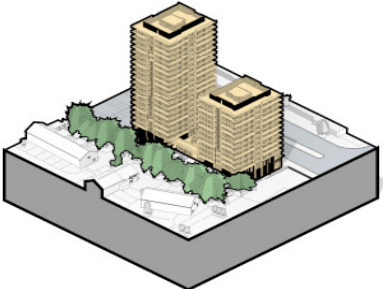
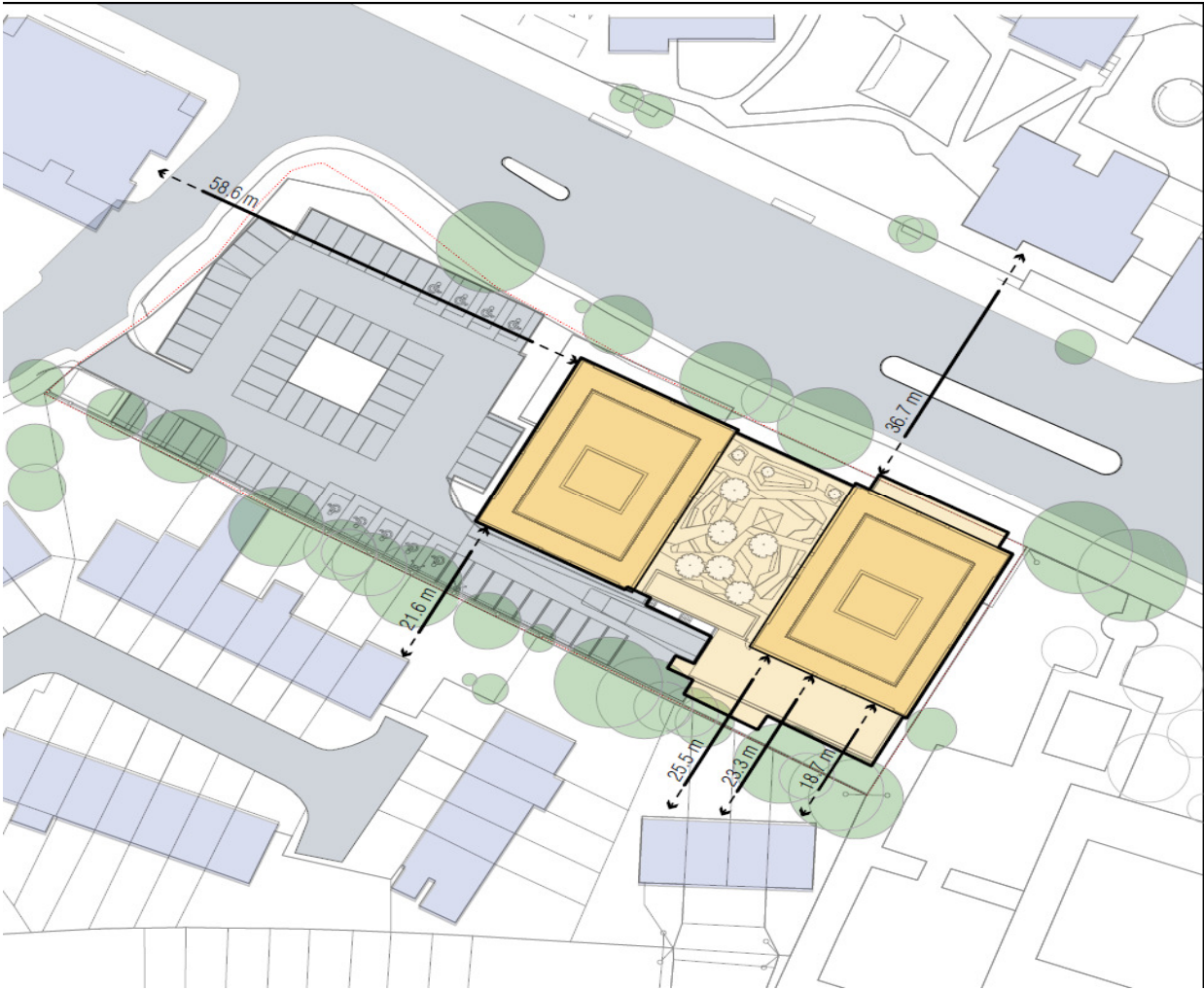


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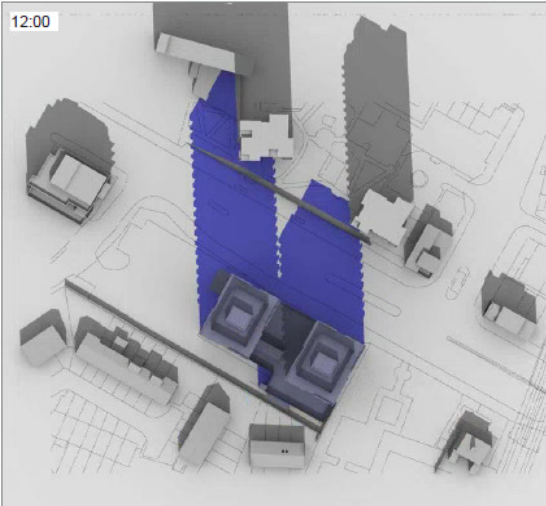
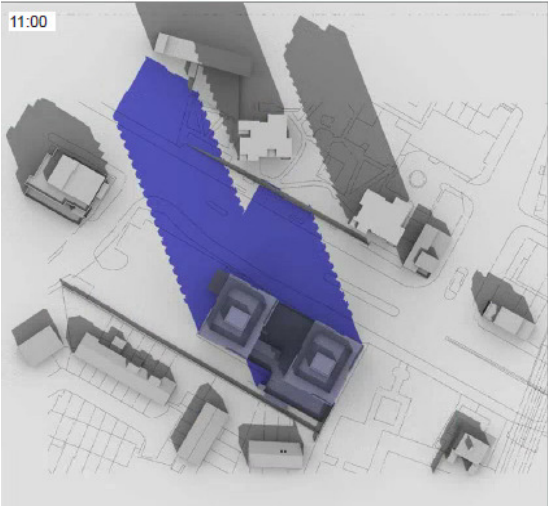
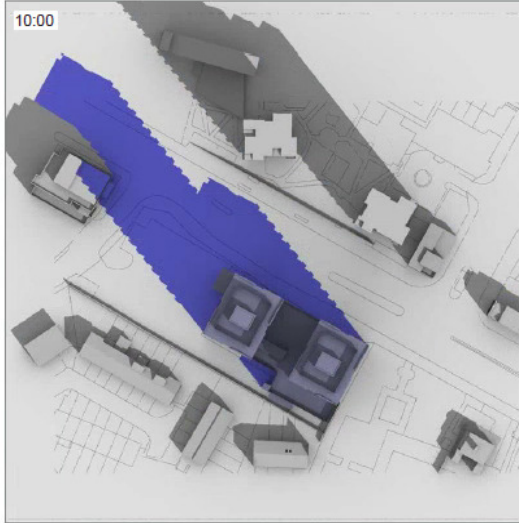
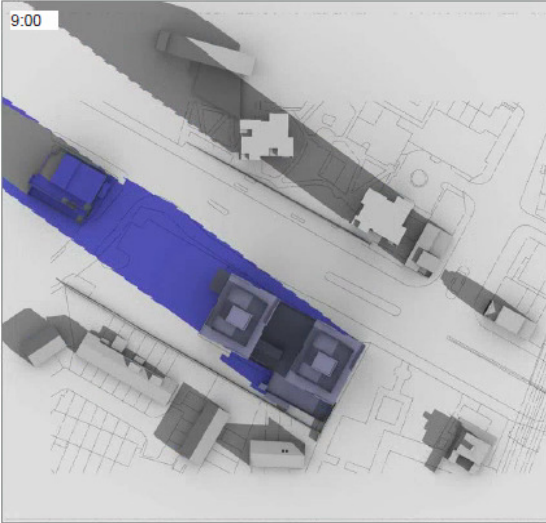
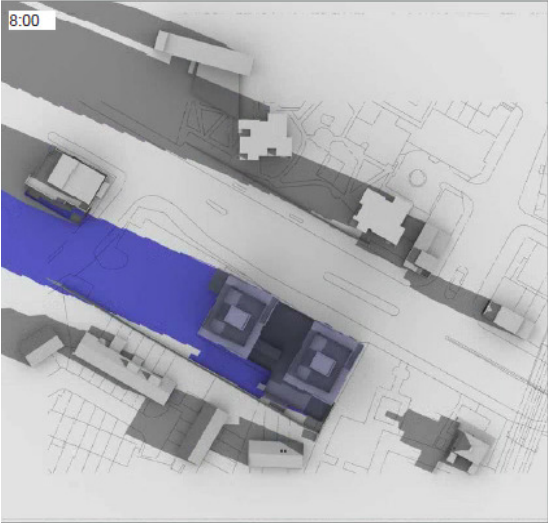
Townscape View – Junction of Ilderton Road and Hornshay Street



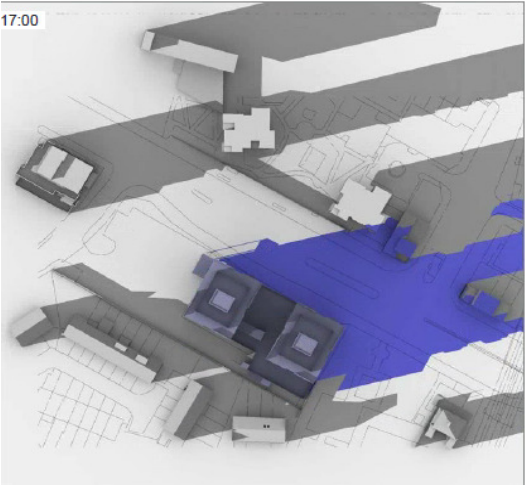
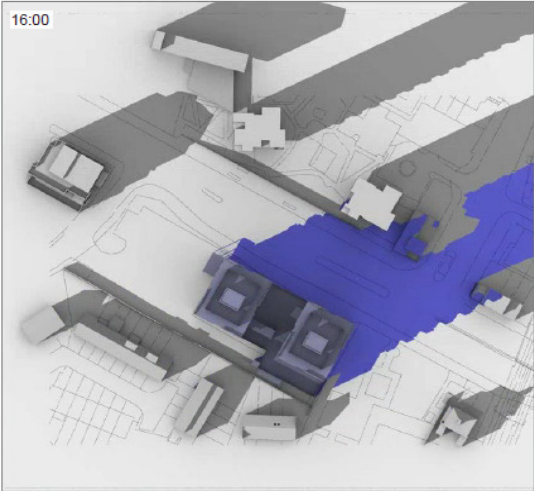
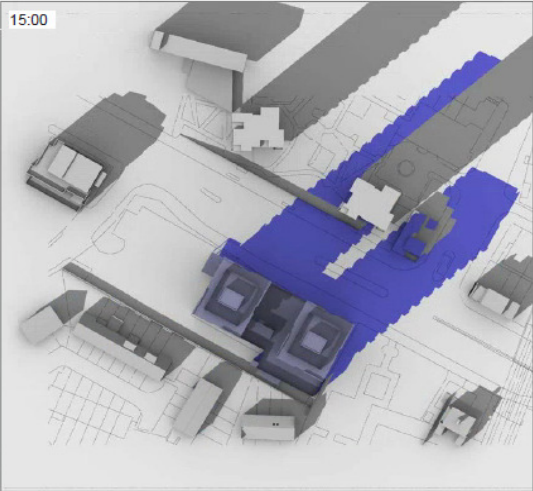
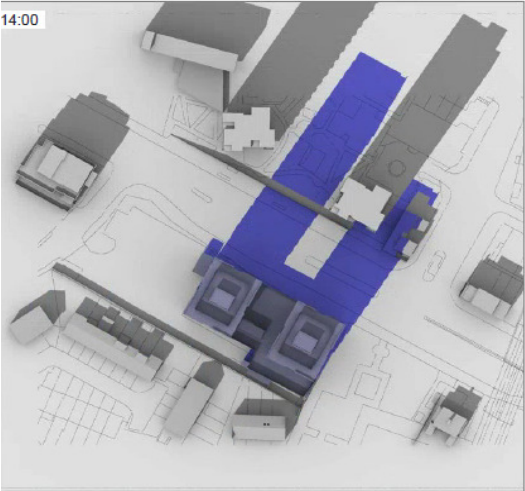
Distances of the development from nearby residential properties



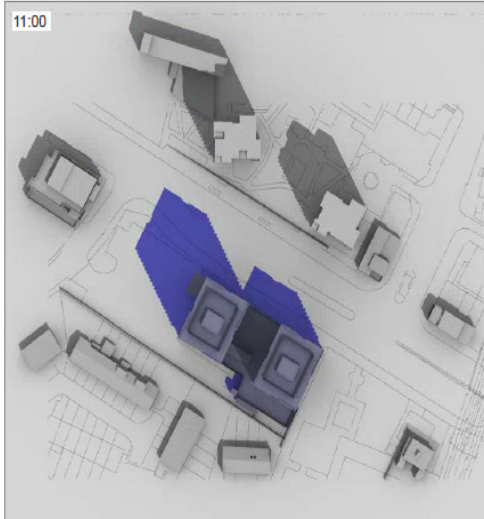
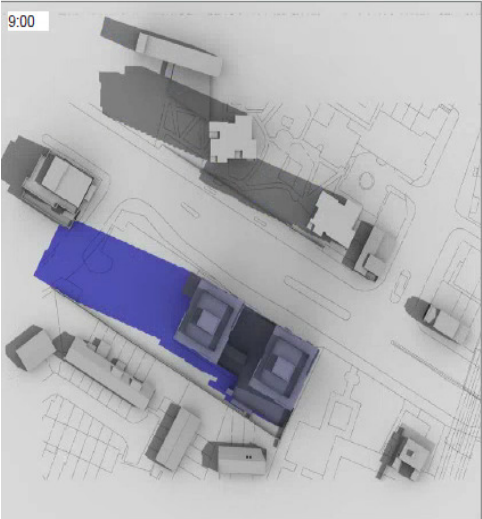
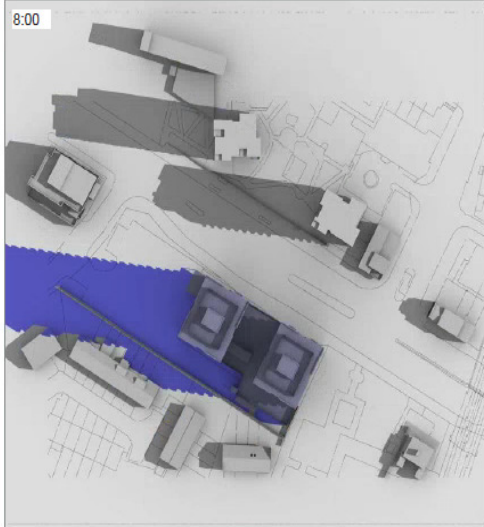
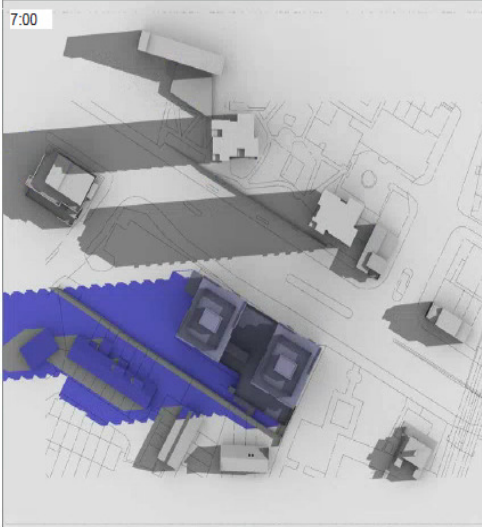
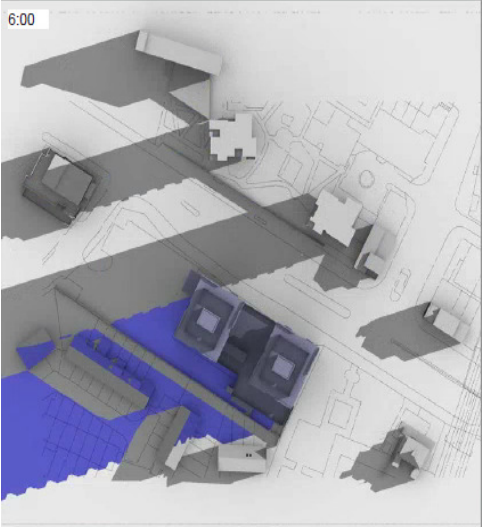
Overshadowing from the development March 21st Spring Equinox



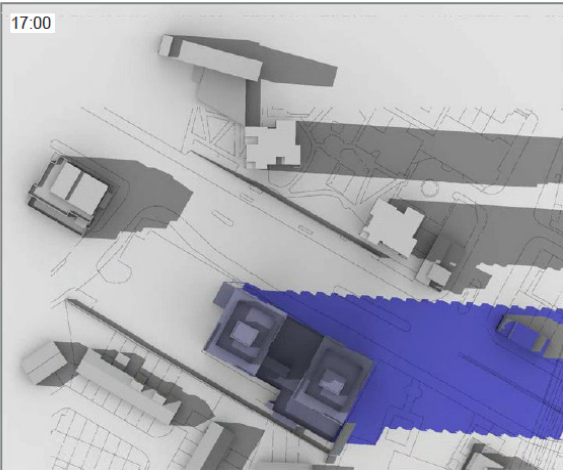
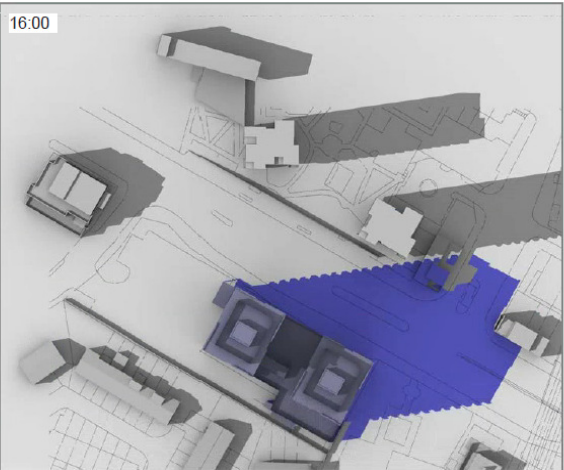
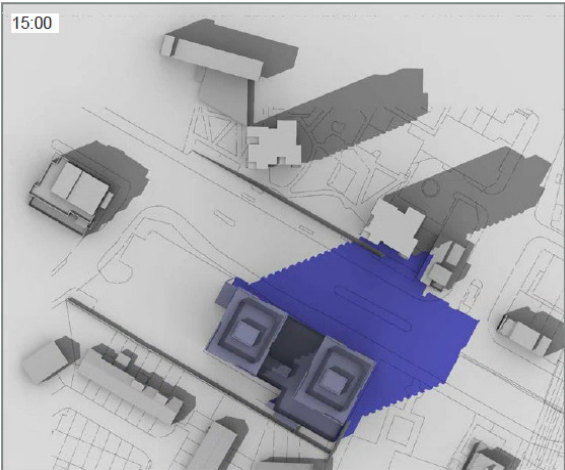
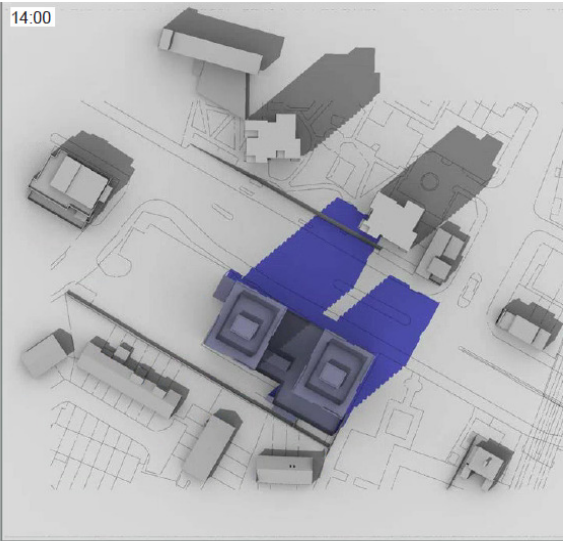
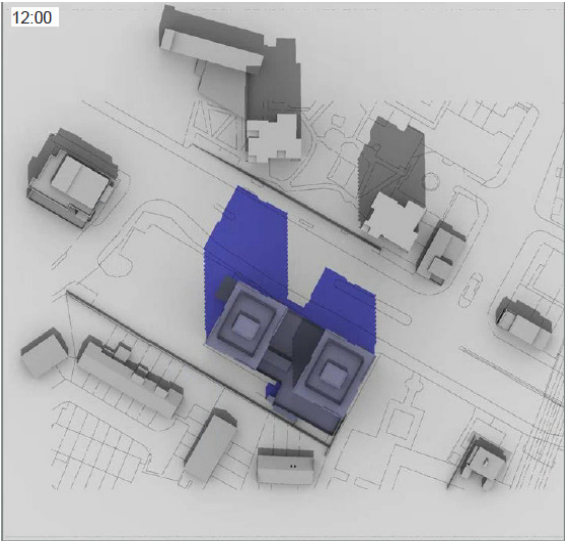
Overshadowing from the development March 21st Spring Equinox continued



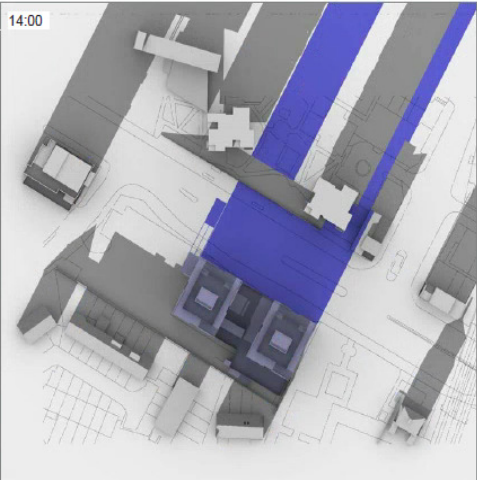
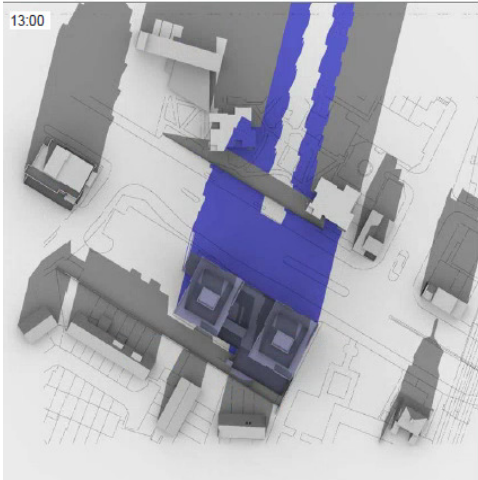
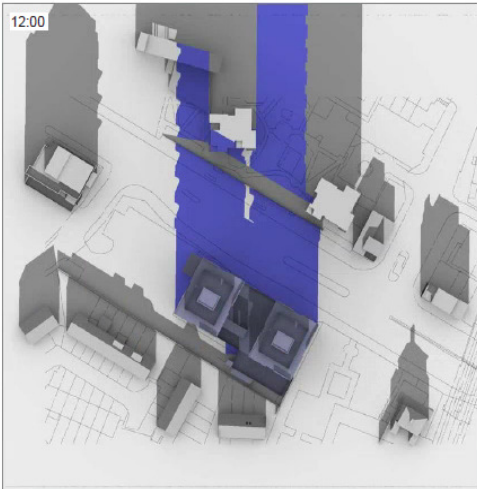
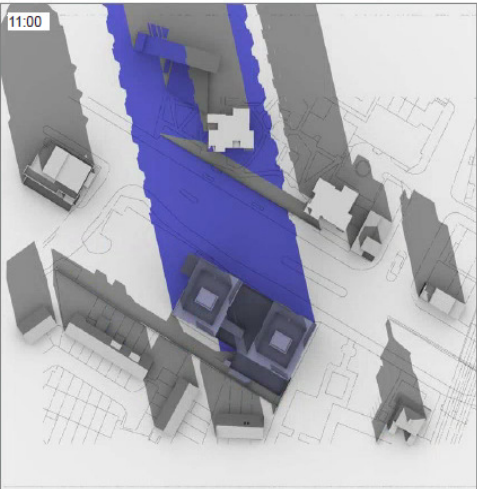
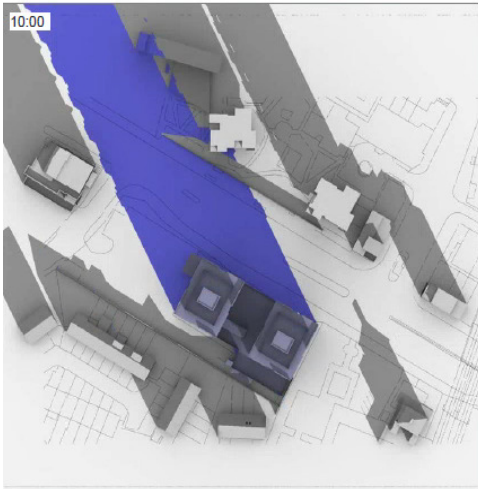
Overshadowing from the development June 21st Summer Solstice



Overshadowing from the development June 21st Summer Solstice continued



Overshadowing from the development December 21st Winter Solstice



View of proposal





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