

Planning Committee

Monday 15 June 2020

10.00 am

Online/Virtual: Members of the public are welcome to attend the meeting.

Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting

Supplemental Agenda No. 1

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5.	Development Management Addendum report, members' pack	1 - 48

Item No: 5.	Classification: Open	Date: 15 June 2020	Meeting Name: Planning Committee
Report title:		Addendum report Late Amendment and further information	
Ward(s) or groups affected:		Old Kent Road	
From:		Director of Planning	

PURPOSE

1. In response to members concerns in respect to play space the applicant is proposing to convert a three bed flat at podium level of 112 sqm into a communal/play space. This results to changes to the main report as follows.

RECOMMENDATION

2. That members note and consider the late amendment and information received in reaching their decision.

FACTORS FOR CONSIDERATION

Item 5.1 – 19/AP/1773 for: FULL PLANNING PERMISSION - Address: 227-255 ILBERTON ROAD, LONDON, SE15 1NS

Revised description of development

3. Demolition of existing buildings and the erection of a part 2/3, 9 and 28 storey (up to 94.65m AOD) mixed-use development comprising of 3,581 sqm including 2,538 sqm of industrial floorspace (Use Classes B1c/B8) at ground and intermediate levels, 598 sqm of internal loading yard, 445 sqm ancillary plant and equipment; and 253 residential apartments (C3), 35.75% affordable by habitable room, and other associated infrastructure.

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.

Amendments to Officer Report

4. Revised plans which show an internalised communal play area within the base of the tower at the podium level where previously there had been a 3-bedroom flat (ref. A-02-03). The new space has been designed to integrate with the external communal and play areas on the podium, but have the capability of being closed on wet and windy days as required. Following the removal of this flat the following alterations to the scheme are listed below:



The existing (left diagram) and proposed (right diagram) above demonstrates the removal of the residential unit to provide an extra communal play area. Following the removal of this flat, other alterations to the scheme are listed below:

5. **Number of units** - The scheme now proposes 253 residential units, down from 254.
6. **Unit mix** - The revised unit mix now contains; 12 Studio flats (4.74%), 89 one bedroom flats (35.18%), 102 two bedroom flats (40.32%), 50 three bedroom units (19.76%). The provision of 2 bed+ units remains over 60% at 60.08% of the development
7. **Affordable Housing and tenure split** – To offset the loss of an intermediate affordable unit, unit A-03-05 (previously a 3-bed market unit) has been converted to an intermediate unit. This results in the scheme providing 35.75% affordable housing, split 27.97% social rent and 7.78% intermediate.
8. **Dual aspect ratio** – The number of dual aspect units drops from 177 units to 176 resulting in a decrease from 70% of the development to 69.5% overall
9. **Revised amenity space provision** – The following table demonstrates the proposed provision against the required provision

	Requirement	Proposed	Difference
Private Amenity Space	2,530 sqm	2,071 sqm	-459 sqm provided as communal space
Communal Amenity Space	50 sqm plus 459 sqm = 509sqm	509 sqm	0
Children's Play Space	1,110 sqm	913 sqm (including the full 851 sqm requirement for 0-11 years)	-197 sqm

	Requirement	Proposed	Difference
Total	3,690 sqm	3,493 sqm	197 sqm

10. Shortfall = **197** sqm (all of which is in the 12+ years category). This equates to a financial contribution of £29,747 (197 sqm x £151) to be spent at Bramcote Park or other parks within the OKRAAP area.
11. In addition to the above, the scheme now includes two internalised play rooms, including the 7th floor **communal** room (76 sqm) and the new communal room on the podium (128 sqm). Together, these provide 204 sqm of additional play space which, in practice, results in a 7sqm surplus of amenity space overall. Members should note that there is no change to the public open space figures within the report.
12. **Revised S106 Heads of Terms** – The removal of one residential units also requires updates to the obligatory contributions from the development. These are listed below:

Delivery and service plan bond = now £25,300

Public open space = now £229,805

Play space = now £29,747

TfL busses = now £683,100

TfL cycle = now £12,650

Construction management = now £10,120

Walking distances to areas of public open space from site.



Item 5.2 – 19/AP/1773 for: FULL PLANNING PERMISSION - Address: 221 NEW KENT ROAD, LONDON, SE1.

Decision notice

13. That members note the amended and updated plan numbers:

Drawing	Original Ref.	Revised Ref.
Area Schedule	1069 – A1001 –PL	1069 – A1001 –PL_01
Proposed Site Elevations West	1069 – A302 –PL	1069 – A302 –PL_01
Proposed Ground Floor plan	1069 – A101 –PL	1069 – A101 –PL_01
Proposed Building section 6		1069 –A205-PL
Area Plan - Mezzanine Level		1069 – A1004 PL_01

Late objections

14. Since the officer report was written one further representation has been received, objecting to the proposal. In summary, the comment received objected to the land use principle in lieu of conventional housing, the height of the building and impacts on public transport. These, have been set out in the main body of the officer report and officers consider that these have been sufficiently addressed. The site forms part of a new town centre designation in the draft AAP and the hotel use is considered a suitable use. The use of the site as a hotel would not undermine the plans housing delivery targets, including for affordable homes, which are well on the way to being delivered.

Amendments to officer report

15. For absolute clarity, it should be noted that the bus contribution sought, as stated in paragraph 113, is a maximum figure of £180,000 as the agreement with TFL is in fact that the per unit figure is capped at £2,700.
16. Further clarity has also been provided to the Trip Generation paragraph of the officer report (paragraph 103). The paragraph should read and supersede the one contained within the officer report:

*A trip generation assessment has been undertaken to the existing and proposed developments to understand the potential impacts on the highway and public transport. **Once built and fully occupied the estimated vehicular trip generation would be 42 trips per day, 22 more than the existing, of which 6-8 vehicles throughout the day for operations deliveries which are broken down as follows:***

- *For the commercial element and given the specific nature of the use proposed the development is likely to generate 1-2 vehicle movements associated with deliveries*
 - *For the hotel element; 5-6 vehicles associated with deliveries and 4 taxi/private hire vehicles in the AM and 5 in the PM **peak periods.***
 - *Given the extent of the retail element and offer it is unlikely to generate a significant amount of deliveries per day. The deliveries resulting for the A class uses have been accounted for within the commercial element of the scheme.*
17. Accordingly the DSP bond table be as per the table below but it should be noted that the contribution remains the same.

Use	SQM	£
Hotel	5642 (200 bedrooms)	6,666.67
Commercial	1354	270.8
Cafe	162	32.4
Total	115 (+200 bedrooms	6,969.9
Baseline	Motorised vehicle trips per day	42

18. **Revised S106 Heads of Terms** – That the greenfield runoff contributions have been agreed and the table would require updating.

HOUSING AND AMENITY
SPACE TRACKER

OLD KENT ROAD DRAFT
AAP, SITE ALLOCATION
OKR16

This tracker records the cumulative delivery of housing and communal open space, play space and public opens space against the 2017 masterplan targets, and the latest proposed revised plan targets for the OKR16 site allocation .

The 2017 Old Kent Road AAP master-plan for OKR16 is set out in pages 124 to 141 of the draft plan.

The tables set out how much housing has been granted planning permission as a percentage of the overall site allocation which aims to deliver 1,460 homes, and how much communal and public open space has been delivered when compared to that indicated on the masterplan for the area.

Since the 2017 AAP was consulted on the amount of public open space proposed across the entire plan area has increased, the degree to which that happens across sub areas does vary, but as indicated in this analysis there is a proposed increase in public open space within this allocation. The amount of housing over the wider plan area, and within this site allocation is not proposed to be increased.



18/AP/2497
79-161 Ilderton Road

16/AP/1092
16/AP/2463

Pat Hickson Garden

17/AP/3757
60-62A Hatcham Road

17/AP/4546
180 Ilderton Road

19/AP/1773
227-255 Ilderton Road

18/AP/1049
78-84 Ormside street

17/AP/4649
2 Hatcham Road

18/AP/2761
301 - 313 Ilderton Road

17/AP/4819
313-349 Ilderton Road

OKR16 Headline figures			
	Totals to date	Percentage achieved	Plan target
Homes approved or minded to be approved	1002	71%	1,460
Homes in pre app pipeline	263		
Proposed Communal Open Space	3016.3	79%	7011.29
Public Open Space approved or minded to be approved	1728	43%	2184
Payment in lieu secured or minded to be approved	£837,435	81%	£1,025,000

Comparison Homes				
Existing within OKR16	Proposed 2017 Masterplan	Proposed 2020 Masterplan	Homes approved or delivered Q3 2020	% of plan target
10	1,460	1,460	1003	71%

Comparison Public Open Space (sqm)				
Existing within OKR16	Proposed 2017 Masterplan	Proposed 2020 Masterplan	Open Space approved or delivered Q3 2020	% of Plan target
0	1,806	2,184	1,728	79%

KEY

Pre Applications

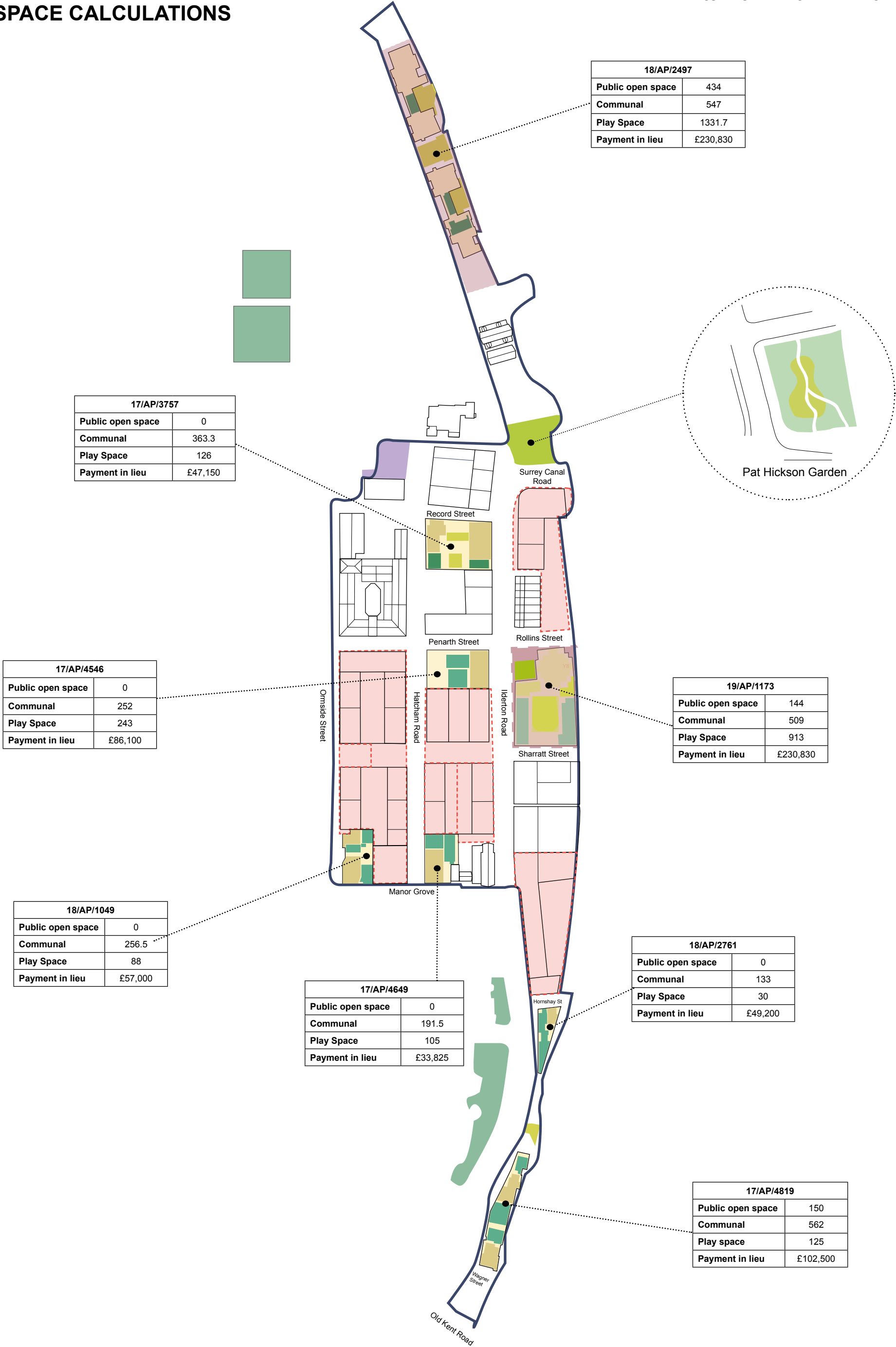
Apps with consent

Live applications

Proposed public open space

Existing open space within 500m of Site Allocation

OPEN SPACE CALCULATIONS
OKR16



Comparison Communal amenity space				
Existing	Proposed 2017 AAP Masterplan	Proposed 2020 AAP Masterplan	Communal amenity space approved or delivered Q3 2020	% of plan target
0	7011.29	7011.29	3016.3	43%

KEY

Site Allocation boundary

Block boundary

Green/Brown roof under PV panels

Existing public open space

Proposed communal amenity (inc play)

Proposed Public open space

Sites with pre app received

Live applications

School Playground Expansion

OPEN SPACE CALCULATIONS
BREAKDOWN OKR16

Full applications, live, granted or with resolution to grant															
		Housing figures		Communal Amenity Space			Playspace					Public Open Space			
Reference	Address	Homes	Afford- able housing	Indica- tive on site pro- vision draft AAP*	Policy Re- quire- ment	Proposed (sqm)	Requirement broken down by age		Total Policy Require- ment	Proposed (sqm)	In Lieu	Indic- ative on site provi- sion draft AAP*	Policy Re- quire- ment	Pro- posal	In lieu payment
18/AP/1049	78-94 Ormside Street	56	35%	113.59	256.5	256.5	U5s 6-11 12+	91.3 69 42.6	202.9	88	£16,850	0	280	0	£57,000
17/AP/4649	Iberia House, 2 Hat- cham Road	33	35.4%	0	191.5	191.5	U5s 6-11 12+	44.7 34.2 25	103.9	105	n.a	0	165	0	£33,825
17/AP/4819	313- 349 Ilderton Road	130	36%	500	562	562	U5s 6-11 12+	429	429	125	£45,904	0	555	150	£102,500
17/AP/4546	180 Ilderton Road	84	100%	386.48	252	252	U5s 6-11 12+	243	243	243	n.a	0	420	0	£86,100
17/AP/3757	60-62A Hatcham Road	86	100%	0	363.3	363.3	U5s 6-11 12+	329	329	126	£30,758	0	430	0	£47,150
19/AP/1173	227-255 Ilderton Road	253	35%	393.06	509	509	U5s 6-11 12+	1110	1110	913	£29,747	0	1270	144	£230,830
18/AP/2497	79-161 Ilderton Road	312	35%	0	547	547	U5s 6-11 12+	1331.7	1331.7	1377	na	0	1560	434	£230,830
18/AP/2761	301-303 Ilderton Road	48	36%	0	133	133	U5s 6-11 12+	163	163	30	£20,143	0	240	0	£49,200
Total		1002	-	-	-	3016.3	-	-	-	2388	£143,402	-	-	728	£837,435

*Open space figures are exclusive of public realm which are not accounted for in the open space methodology.
*Indicative on site provision draft AAP are approximate apportionment
*Figures at pre-application are subject to change

Other Open Space improvements:

Open space calculations		
Address	Hectare	Delivery
Pat Hickson Garden	0.1	2020
Ilderton Primary School playground expansion	tbc	tbc
Total	-	-

Note on Open Space:

In order to deliver on the Open Space as proposed in the AAP, AAP policy 10 ‘Parks, Streets and Open Spaces - The Greeber Belt’ requires all development to provide 5sqm of open space per dwelling or a payment in lieu. This is in recognition that not all sites will be capable of or required to deliver open space on site and where this is not feasible a financial requirement will be needed to fund the delivery of other open space within a given catchment area. The payment in lieu is based on the cost of delivering 1 sqm of public open space. In OKR16 5sqm per home would equate to 7,300 sqm of new public open space. Cash in lieu will be secured for circa 5000 sqm of public space which is equivalent to a cost of £1,025,000 needed for funding. £837,435 has been secured so far, equating to 81% of this target.

WALKING DISTANCE FROM SITE



Welcome to Southwark Planning Committee

15 June 2020 (am)

MAIN ITEMS OF BUSINESS

Item 6.1: 19/AP/1773 - 227-255 Ilderton Road,
London SE1 1NS

Item 6.2: 19/AP/5389 - 221 New Kent Road,
London SE1

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

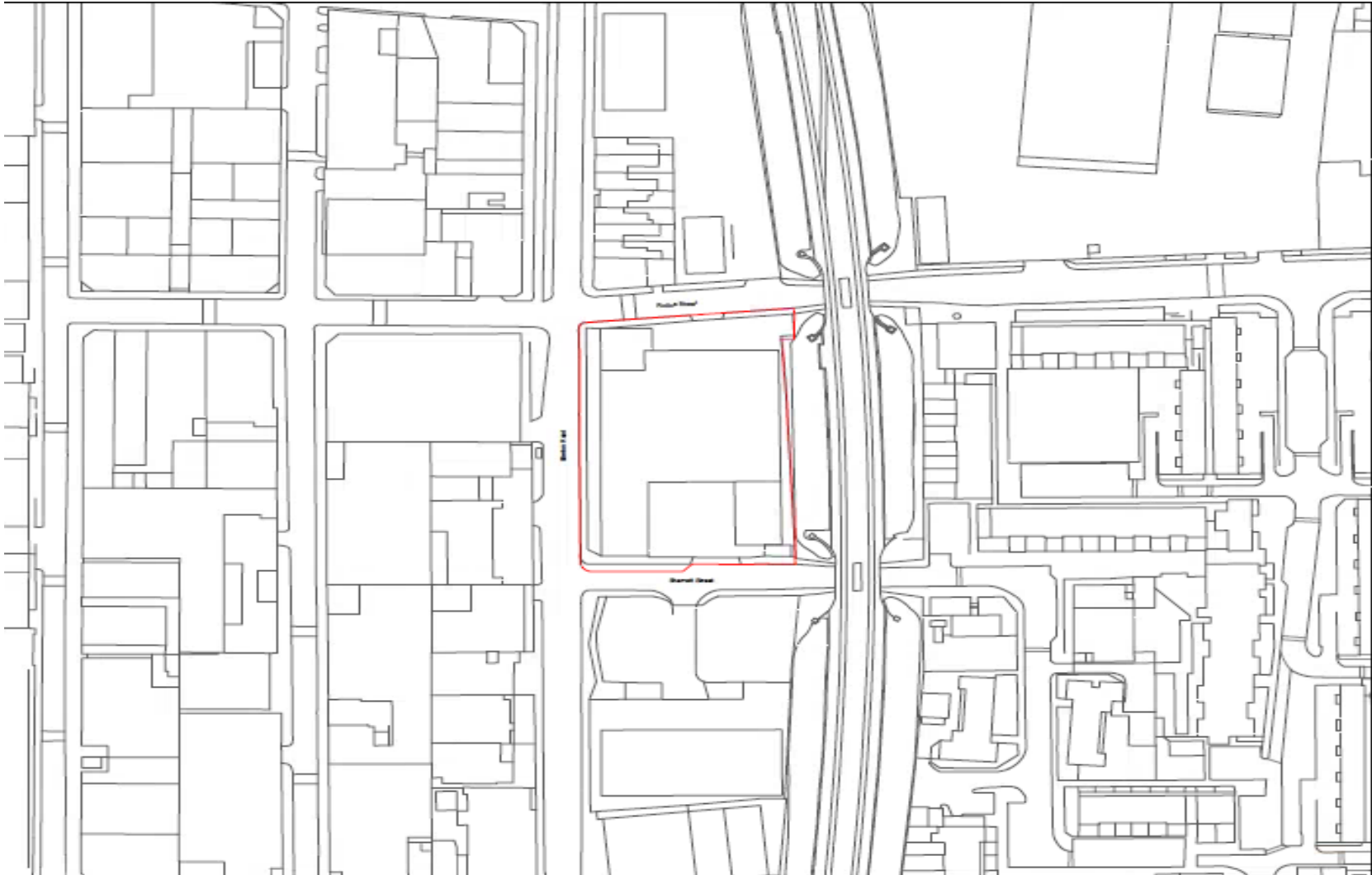
227-255 ILBERTON ROAD, LONDON, SE15 1NS

Demolition of existing buildings and the erection of a part 2/3, 9 and 28 storey (up to 94.65m AOD) mixed-use development comprising of 3,581 sqm of industrial floorspace (Use Classes B1c/B8) at ground and intermediate levels, 598 sqm of internal loading yard, 445 sqm ancillary plant and equipment; and 253 residential apartments (C3), 35.75% affordable by habitable room, and other associated infrastructure.

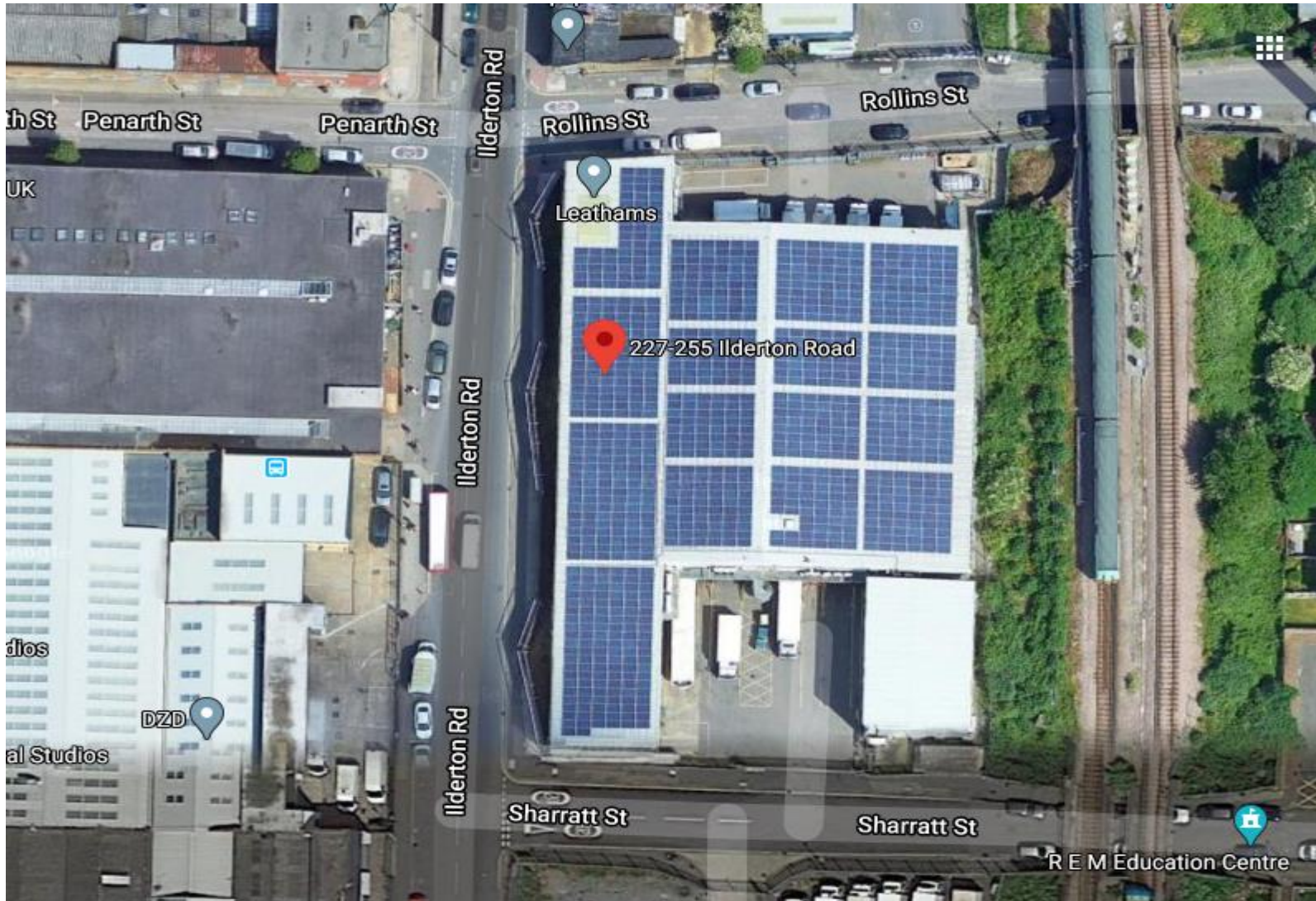
This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location.

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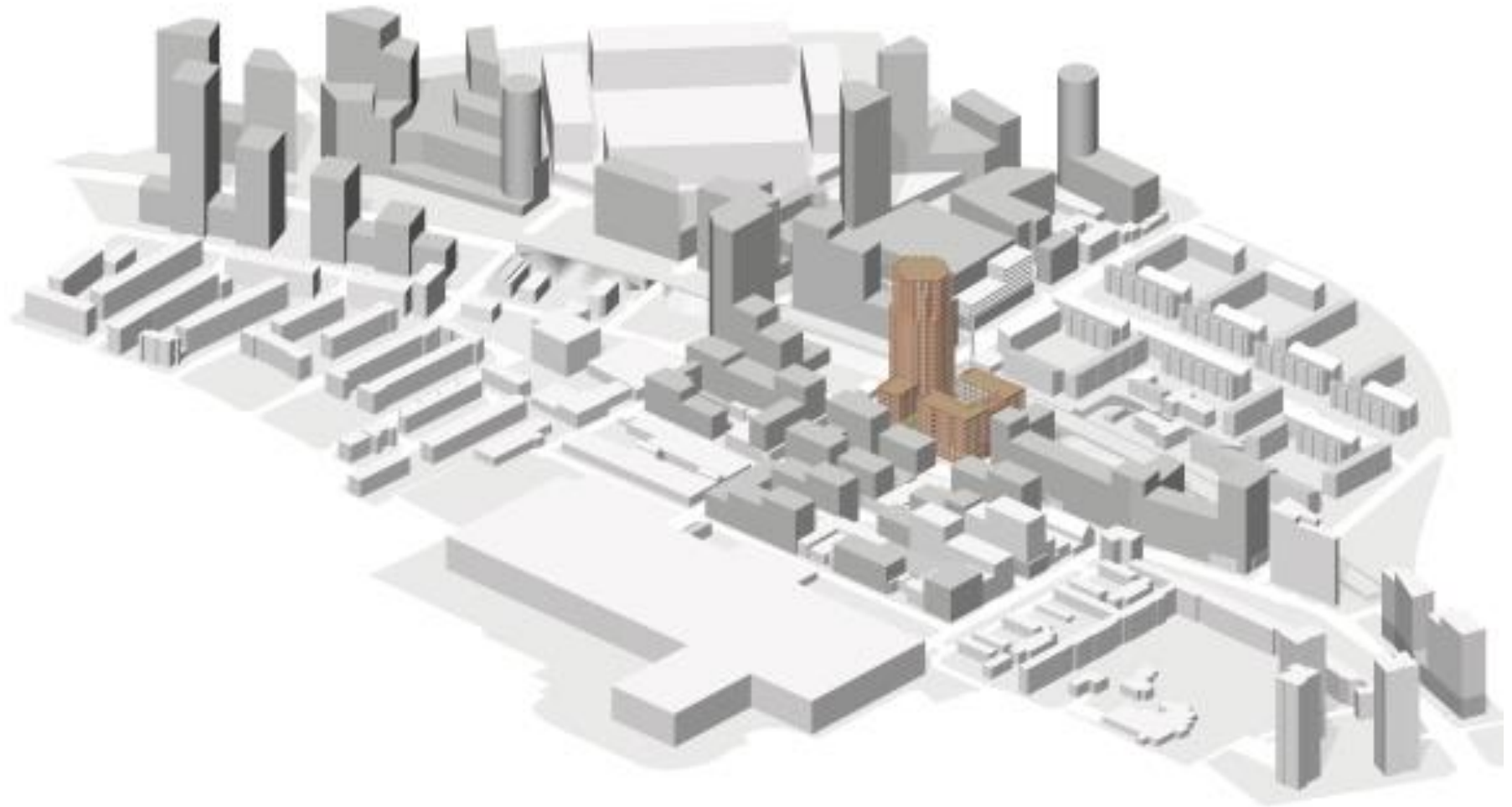
Site Plan



VIEW OF CURRENT SITE



PROPOSED DEVELOPMENT



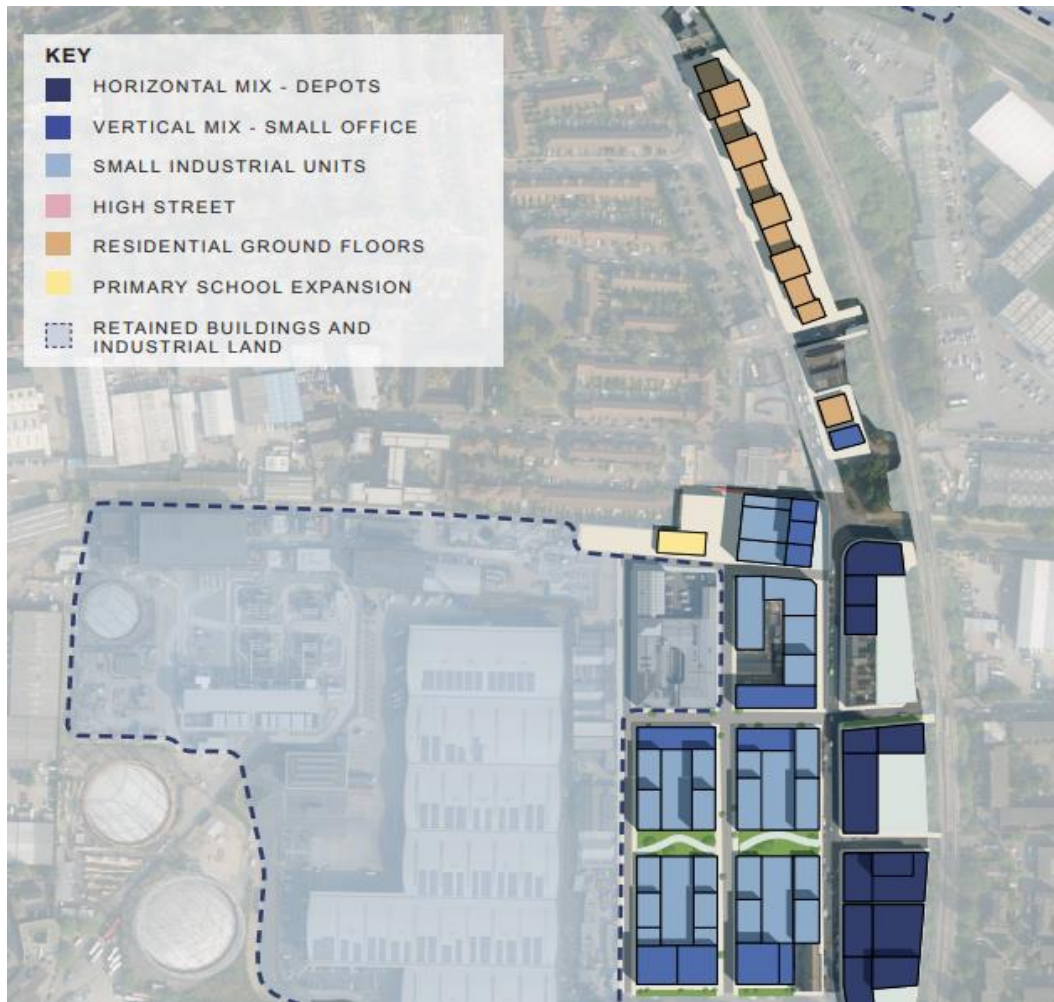
15

SITE ALLOCATION OKR 16



16

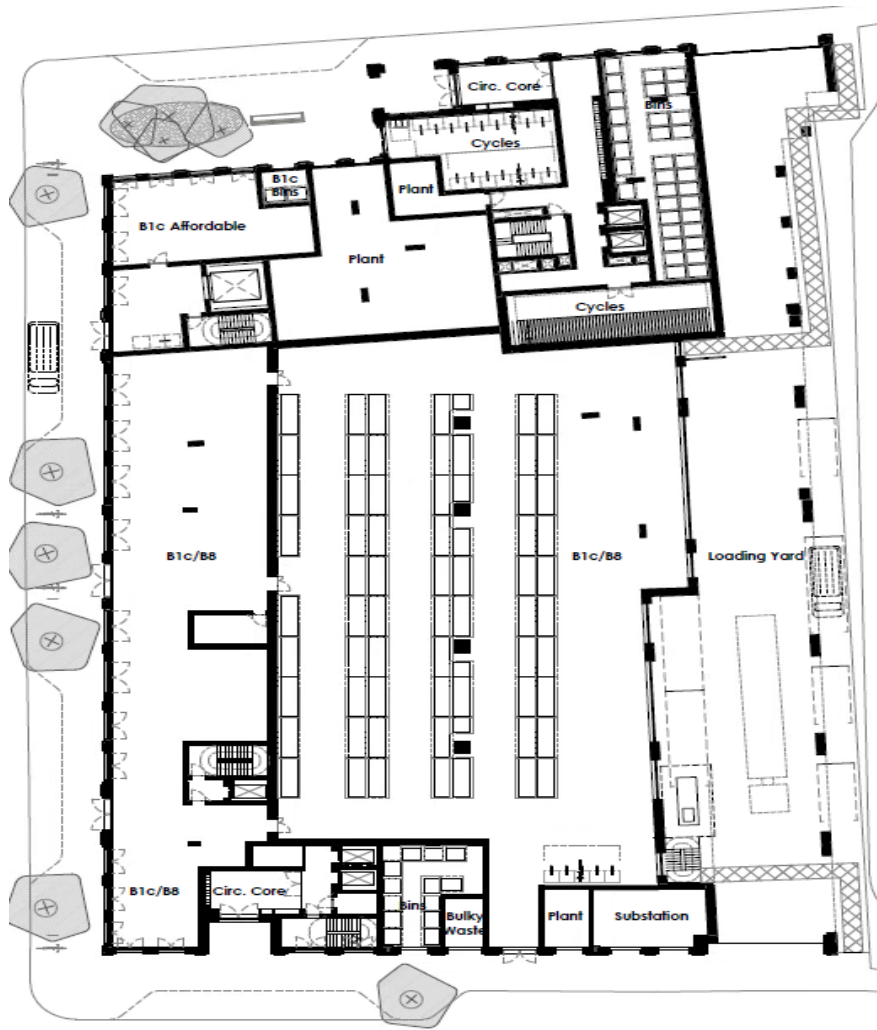
BUILDING TYPOLOGIES AND LAND USES WITHIN OKR



- Ceiling heights should be at least 7m.
- Horizontal Mix advocates for Class B1c and B8 Uses
- Units on ground floor should have large floorplates

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PROPOSED GROUND AND INTERMEDIATE LAYOUT AND USES



Use Class	Existing	Proposed
B8	2,005	3,227
B1c	-	354
B1	967	-
Total sqm	2,972	3,581

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PROPOSED SECTION THROUGH GROUND AND INTERMEDIATE FLOORS



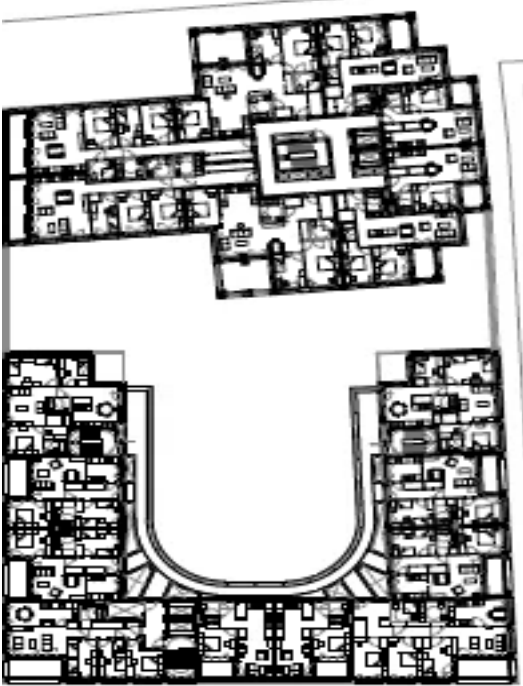
- B8 floor to ceiling height of 7 metres
- B1c Workspace on ground and intermediate levels of 3.50 metres floor to ceiling
- B floorspace to provide 76 Full Time Jobs

PROPOSED UNIT MIX

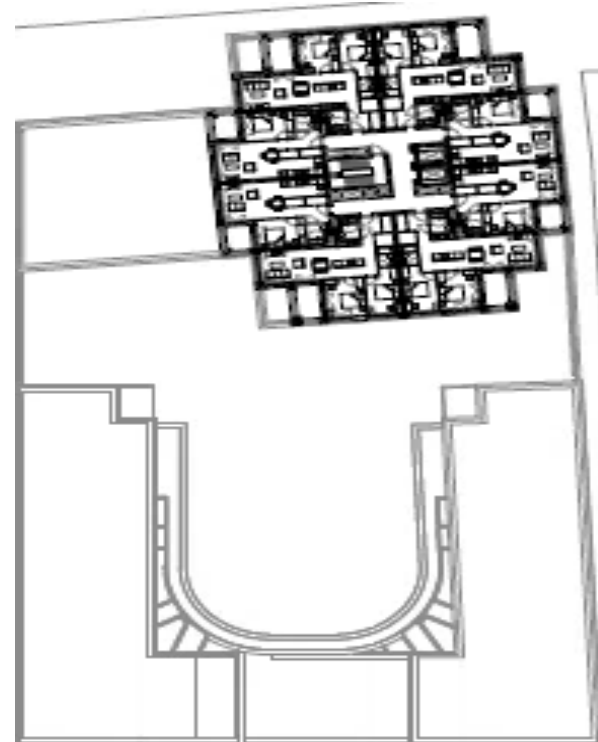
PRIVATE		SOCIAL		INTERMEDIATE	
Studio	12	Studio	0	Studio	0
1 Bed	72	1 Bed	10	1 Bed	7
2 Bed	73	2 Bed	24	2 Bed	5
3 Bed	20	3 Bed	24	3 Bed	6
Total	177		58		18

- 253 Residential Units
- 35.75% Affordable housing provision based on habitable rooms.
- The Affordable housing is split into 27.97% for Social Rented and 7.78% for Intermediate.
- 76 Residential units are designed as Affordable housing, 58 Social rented and 18 Intermediate rent
- 100% of the affordable units are dual aspect
- 69.5% of the overall development is dual aspect

GENERAL LAYOUTS OF RESIDENTIAL FLOORS



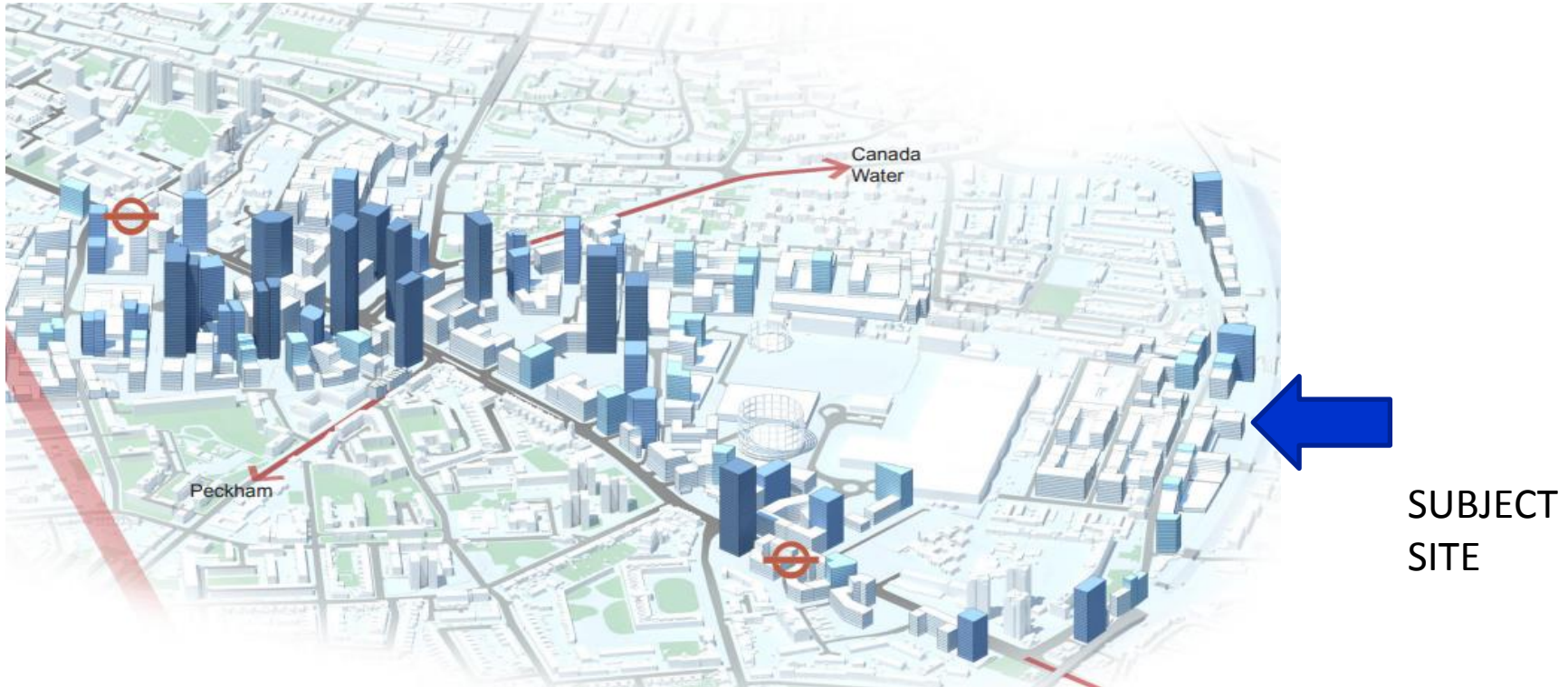
Typical floors 4-6 layout



Typical floors 8-20 layout

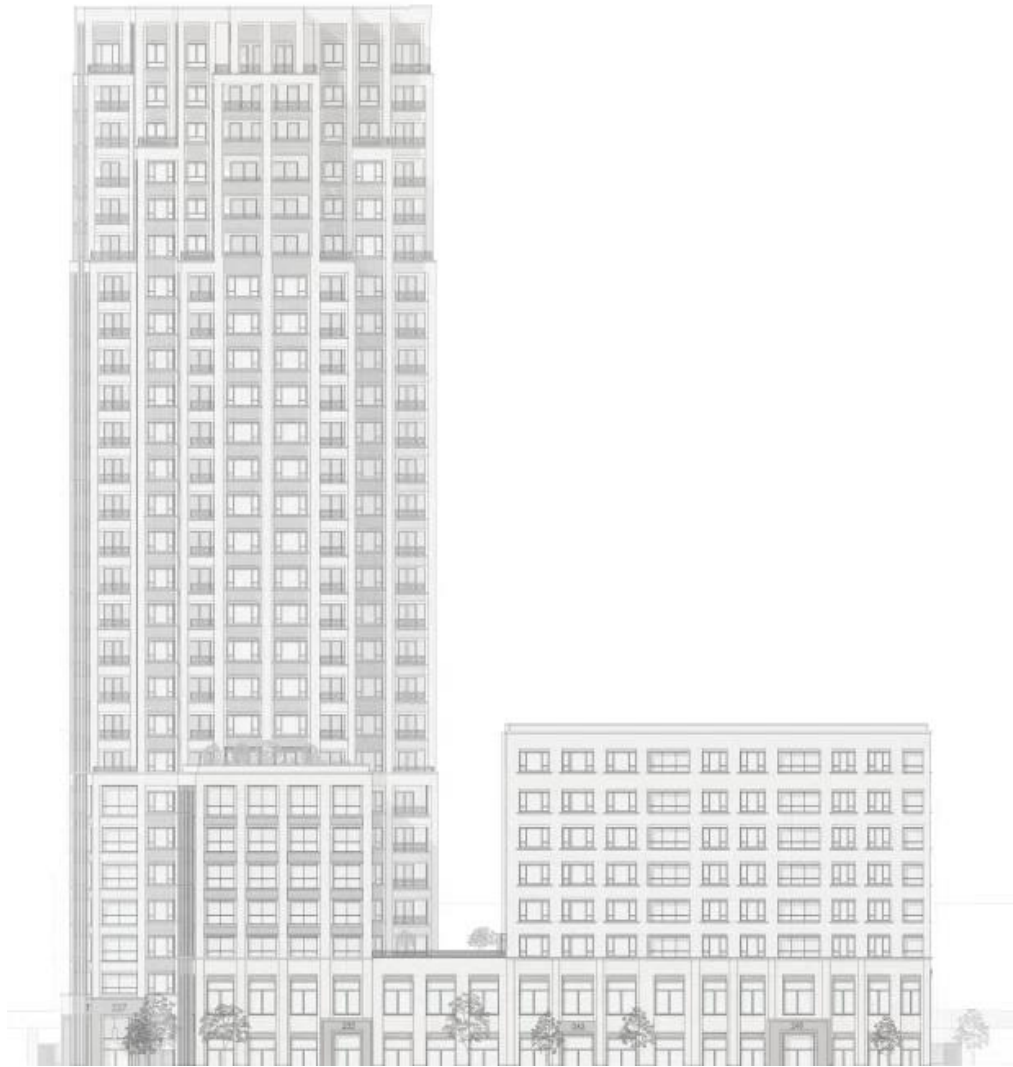
- The '*southern block*' has 10 units per floor. The core is centrally positioned to an external deck access gallery that is open to the air and natural light.
- The '*tower block*' has a maximum of eight units per core.

DRAFT OKR HEIGHT STRATEGY



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BUILDING HEIGHTS



- 6 storeys block above podium (9 storeys above ground) at the south of the site
- A 25 storeys block above podium (28 storeys above ground) to the north-east of the site

DAYLIGHT AND SUNLIGHT



- The affected windows of neighbouring occupiers achieve at least 0.7 times their former value
- The siting and design of the tower casts a slender shadow

COMMUNAL AMENITY AND CHILDREN'S PLAYSPACE



SECTION THROUGH AMENITY AND PLAYSPACE

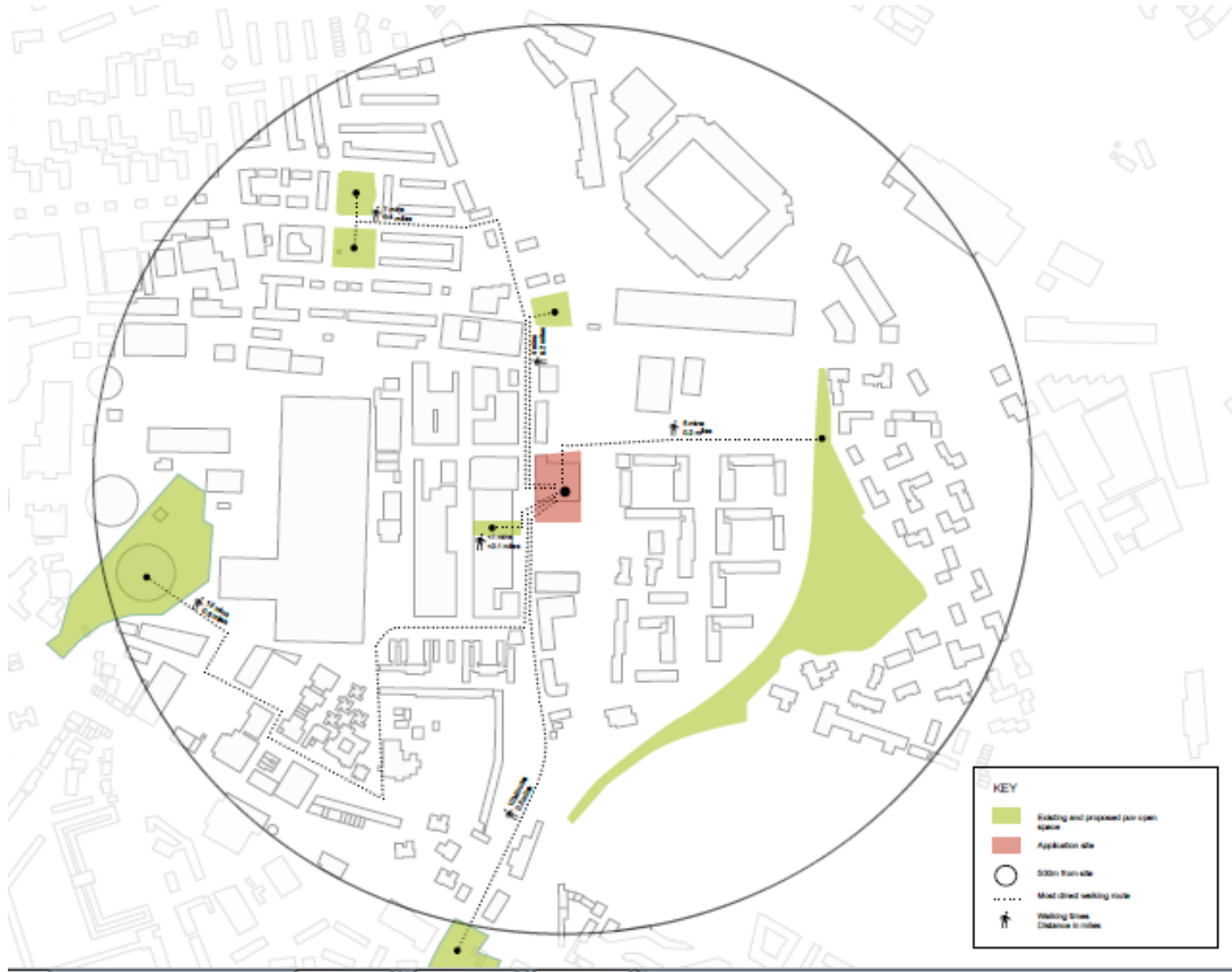


AMENITY, PLAYSPACE AND OPEN SPACE REQUIREMENTS

	Requirement	Proposed	Difference
Private Amenity Space	2,530 sqm	2,071 sqm	-459 sqm provided as communal space
Communal Amenity Space	50 sqm plus 459 sqm = 509sqm	509 sqm	0
Children's Play Space	1,110 sqm	913 sqm	-197 sqm
Public Open Space	None required in the AAP masterplan for this site, however a payment base on 5sqm of public open space per flat is required.	144 sqm	-1,126 sqm

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OPEN SPACE WITHIN AND AROUND OKR16

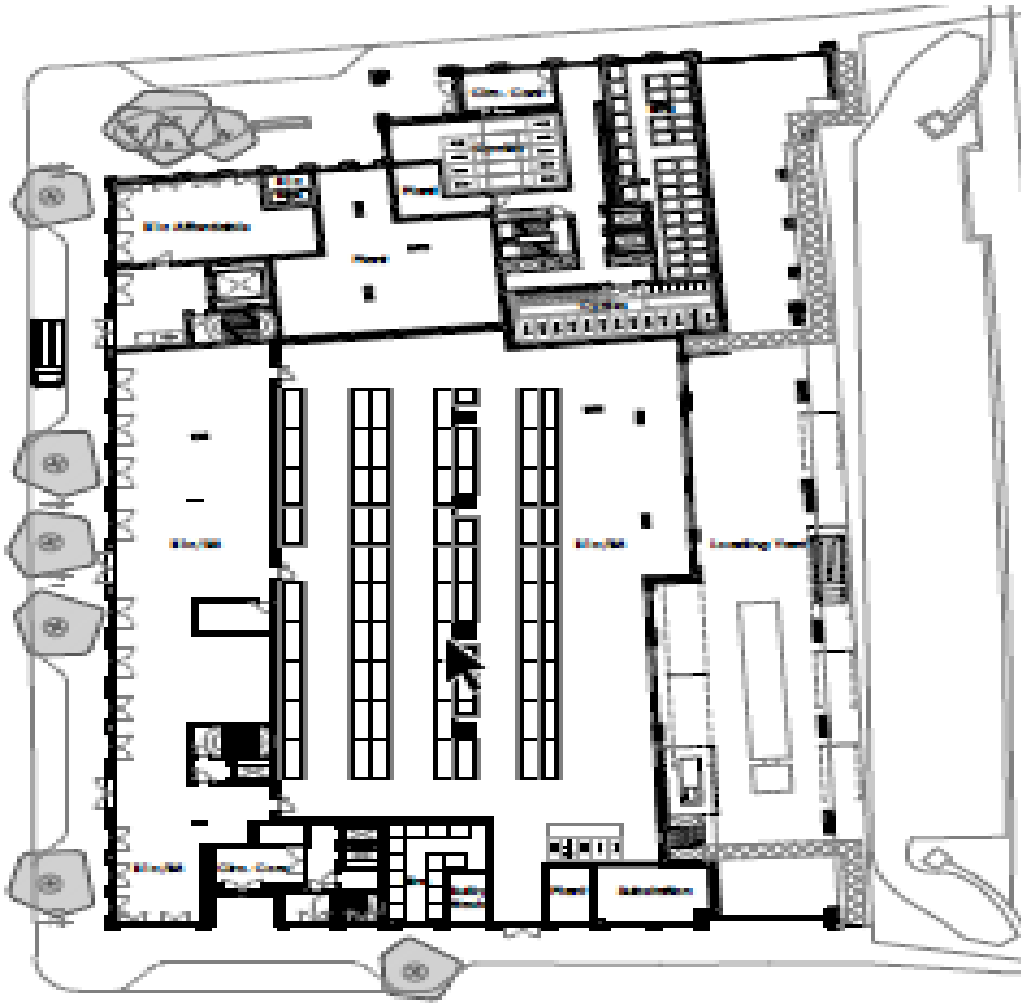


EXISTING ILBERTON ROAD FRONTAGE



- Existing frontage provides no public realm only hoardings
- Maximum 1.80 metre wide footpath walking past the site

CYCLE STORAGE AND INCREASED PUBLIC REALM



- Footpath width increased from 1.80 to 5 metres wide
- Active frontages to Ilderton Road from the B1c and B8 Units
- New street trees to enhance the public realm
- 453 cycles spaces for residents

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VIEWS OF PROPOSED SCHEME



VIEWS OF PROPOSED SCHEME



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19/AP/5389 221 NEW KENT ROAD, LONDON SE1 4AG

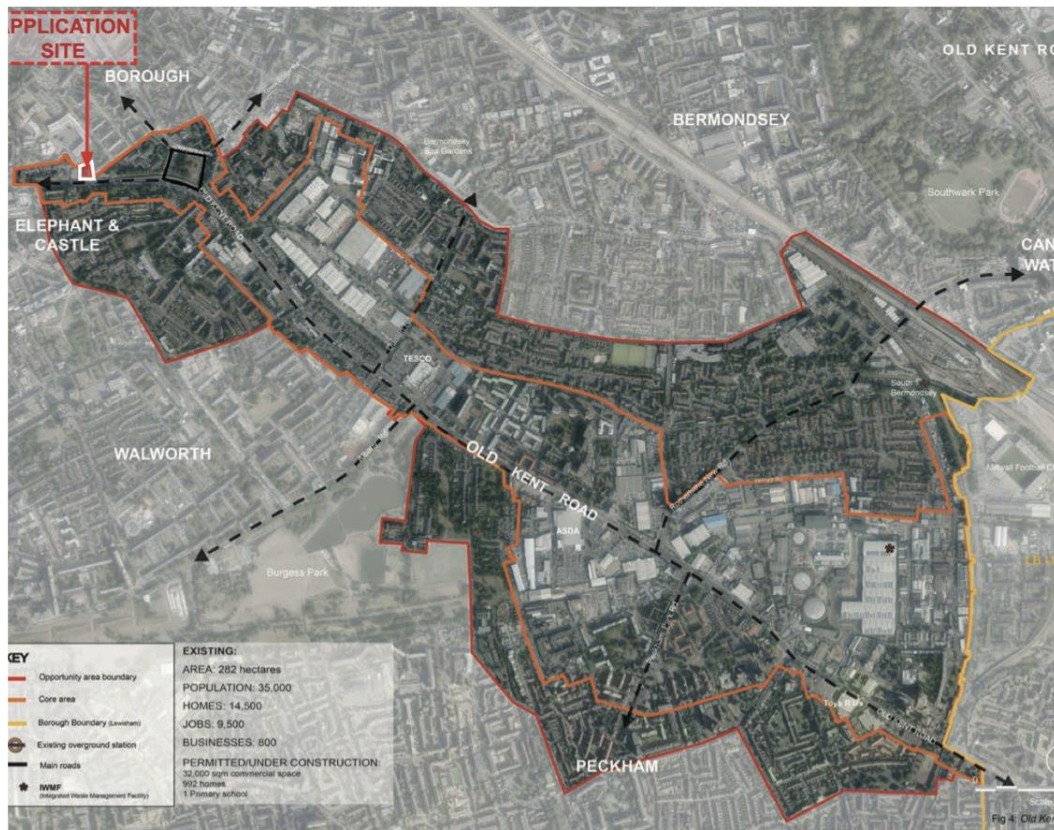
Demolition of existing warehouse building and erection of a part 3, part 6 and part 9 storey building providing 200 hotel rooms (Class C1) and 1,354sqm of work/maker space at ground floor (and mezzanine) (Flexible Class B1) as well as ancillary cafe/restaurant and bar facilities (Class A3/A4), along with associated landscaping, servicing yard and

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SITE PLAN



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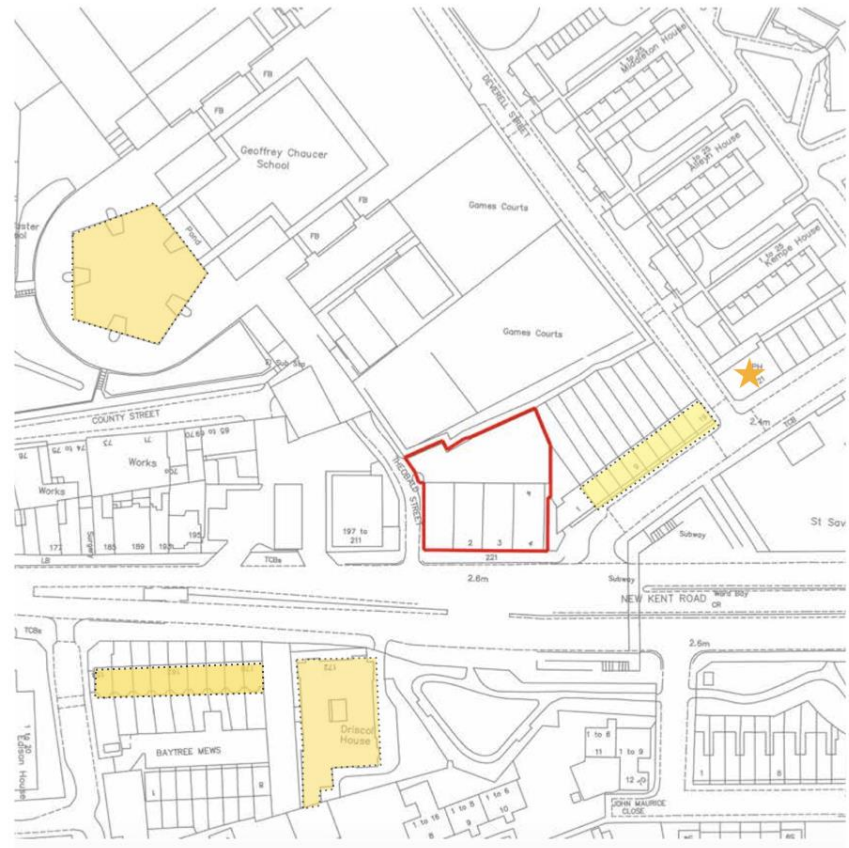
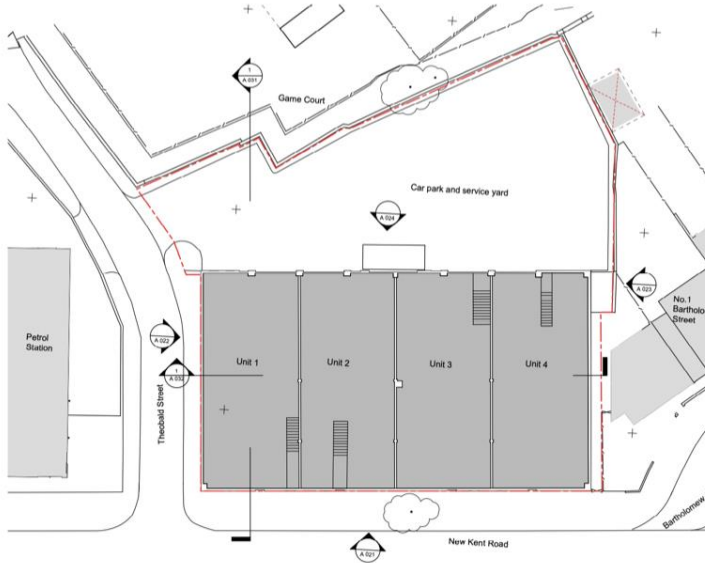
Context

- Old Kent Road Opportunity Area
- Central Activities Zone



Existing site

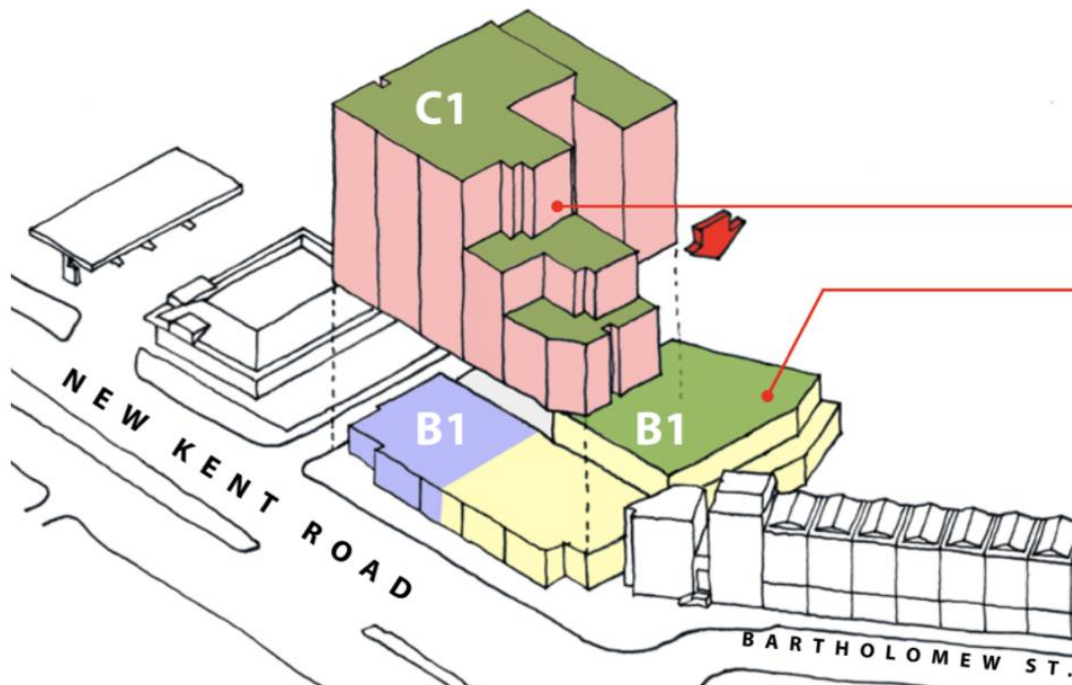
- 4 vacant B8 units (1,374 sqm)
- Gated Parking/servicing yard to the rear





Proposal

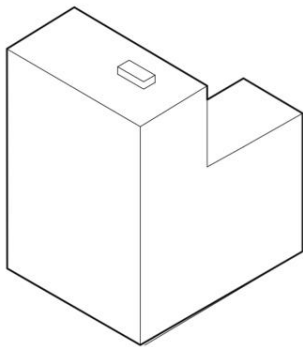
- Mixed use building providing:
 - 200 hotel bedrooms (C class);
 - 1,354 sqm of creative makerspace (B use class) and;
 - 116 sqm of Cafe/Restaurant (A3-A4 use class).



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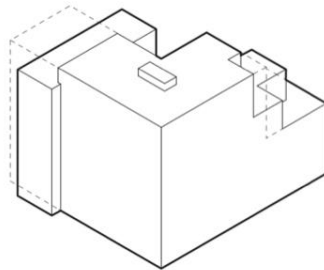
Design Evolution

STEP 1



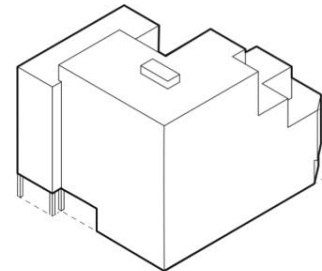
STEP 1 - INITIAL MASS
REDUCTION

STEP 2



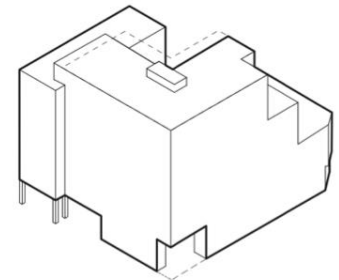
STEP 3 - FURTHER MASS
REDUCTION

STEP 3



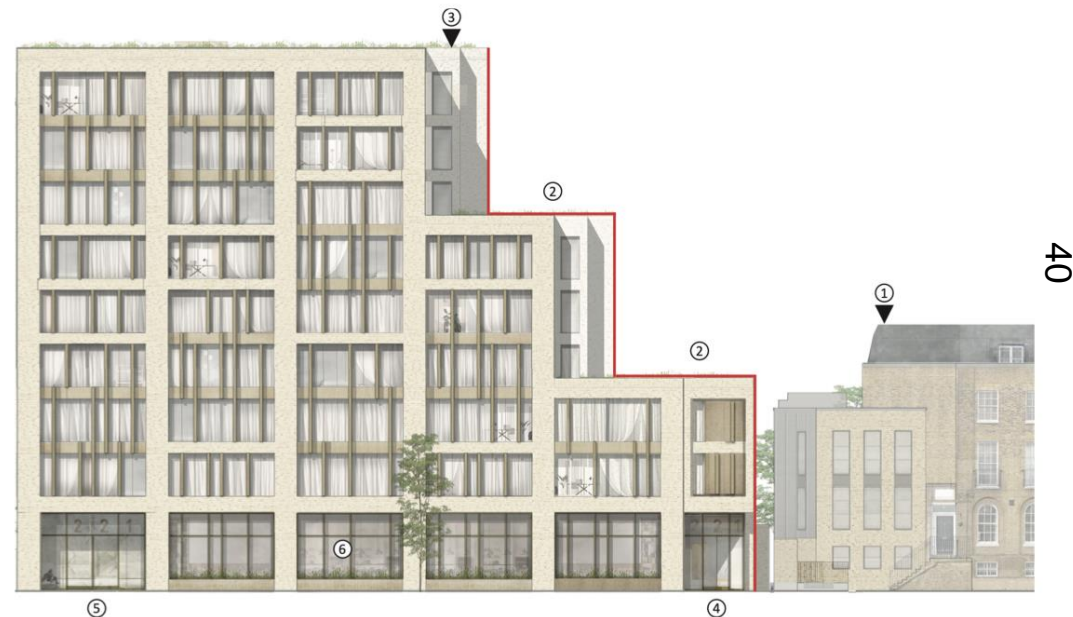
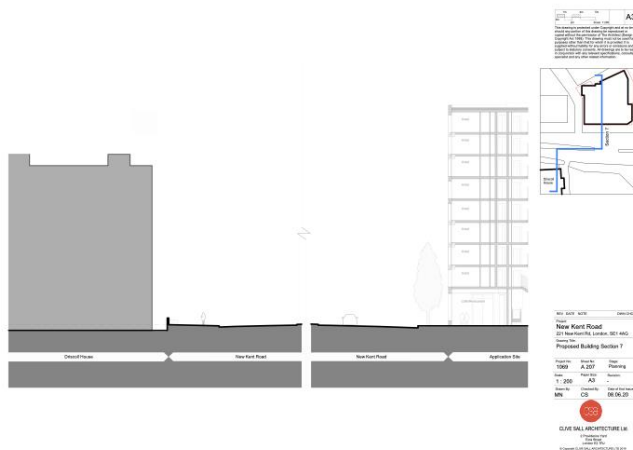
STEP 3 - ENHANCING THE RELATIONSHIP
WITH BARTHOPLOMEW ROAD AND
THEOBALD STREET

STEP 4



STEP 4 - CLARITY AND ACTIVITY

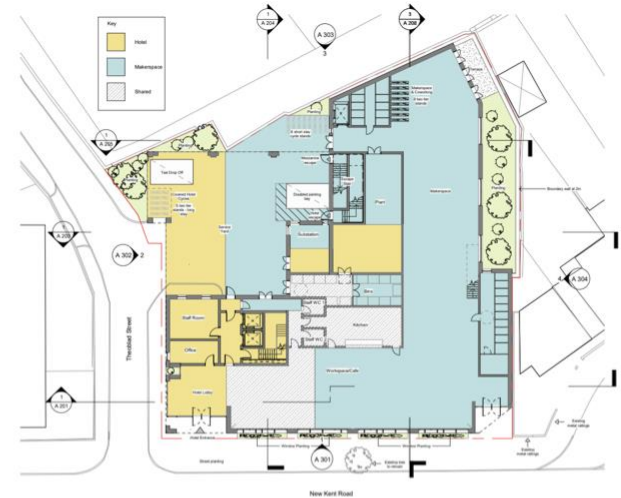
- Part 3, Part 6, Part 9 storey building





Commercial floorspace

- 1,354sqm of commercial floorspace
- 3.1 - 4.5m ceiling heights including double height space and a heavy goods lift
- Job creation
- 10% affordable workspace



Typical Hotel floorplan

- 200 Hotel rooms
- 10% wheelchair units



Materiality



Typical Bay



wing streetscape



Entrance at south east corner

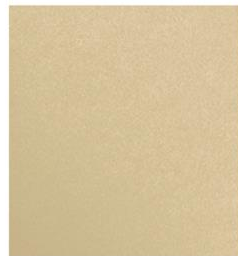
Material Palette



④ Brick 1 - Marziale



⑤ Brick 2 - Platinum White



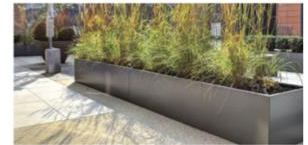
② Powder coated spandrel panel.



set front showing planter



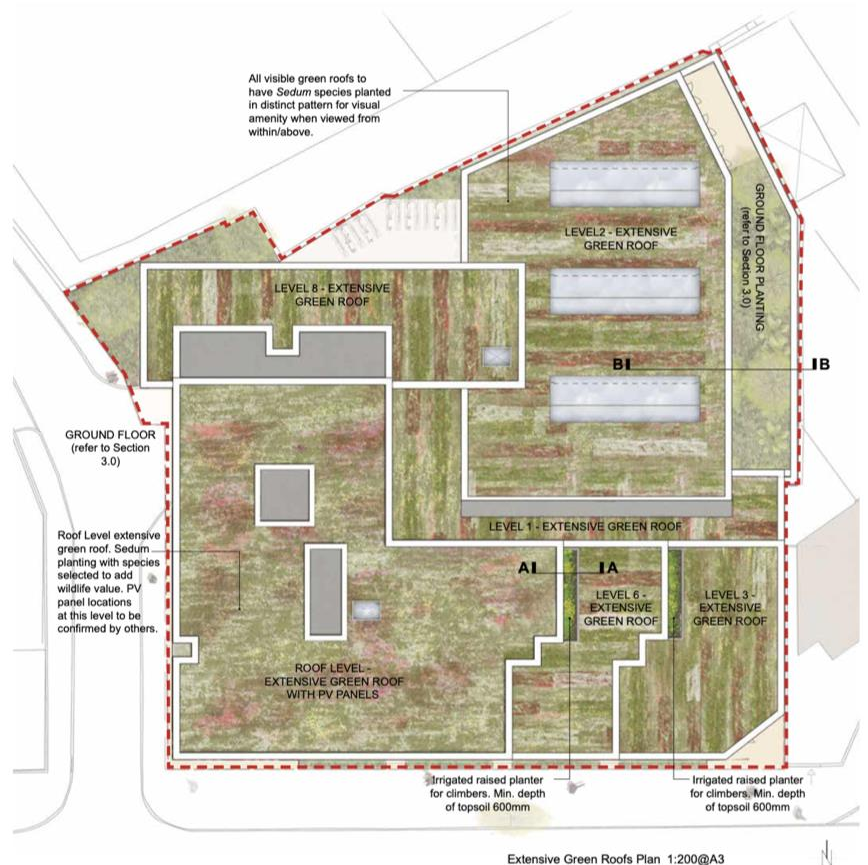
② Satin Nickel Kick Plate



① Example of a mild steel raised planter box

Landscaping

- Extensive areas of green biodiverse roof
- Integrated planters to the base of the building
- Planting to frame the building to the rear areas to the base of the building
- Maximise the introduction of greening by introducing vertical planting on the eastern elevation to



Objection

**17 comments including
15 objections**

- Impact on the listed building
- Height, scale and massing
- Architecture
- Impact on the school in terms of proximity and provision of a class uses
- loss of Daylight/sunlight
- Impacts of traffic including coach parking and traffic generation
- Deliveries
- Location of entrances
- Overprovision of Hotel uses
- Impact on the local pub
- Future changes of use to retail



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