

## Planning Committee

Monday 15 June 2020

2.00 pm

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

Please contact [Constitutional.Team@southwark.gov.uk](mailto:Constitutional.Team@southwark.gov.uk) for a link or telephone dial-in instructions to join the online meeting

## Supplemental Agenda No. 2

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# Welcome to Southwark Planning Committee

15 June 2020 (pm)

## MAIN ITEMS OF BUSINESS

Item 6.1 19/AP/0830 Landmark Court,  
Land bounded by Southwark Street,  
Redcross Way and Cross Bones  
Graveyard, 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

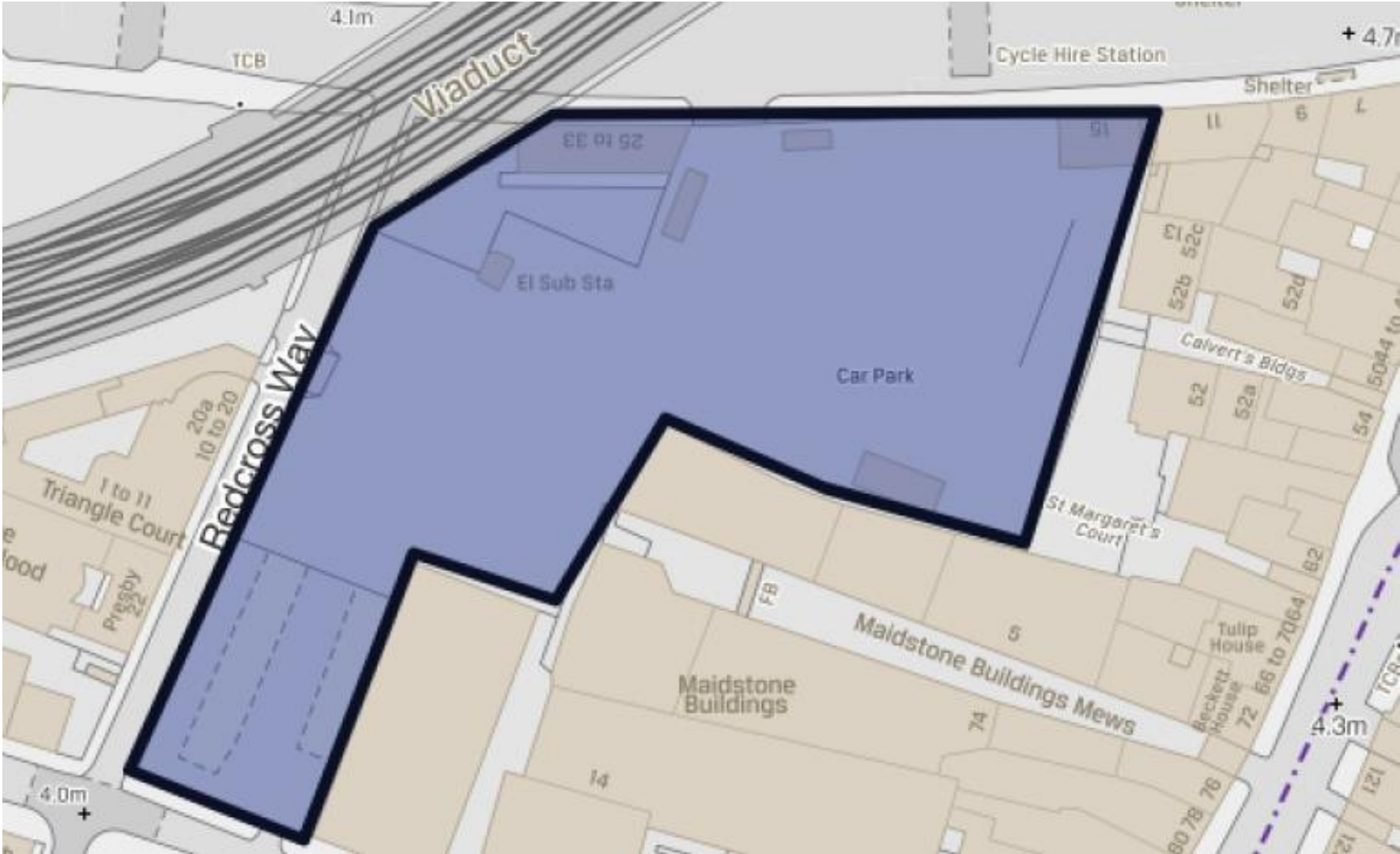


Councillor Catherine Rose



Councillor Damian O'Brien

# Site Plan



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## **19/AP/0830: Landmark Court, Land bounded by Southwark Street, Redcross Way and Cross Bones Graveyard, London SE1**

**Mixed-use development involving the demolition of 25-33 Southwark Street, the restoration of 15 Southwark Street for residential use and the erection of new buildings comprising: a part 6/8/9-storey office (Class B1) building incorporating a single-storey basement, flexible ground floor uses (Classes A1/A2/A3/A4 and D2) and workspace units (Class B1); a 3-storey workshop building (Class B1); a marketplace with up to 9 permanent stalls (Class A1); 36 residential units in the refurbished 15 Southwark Street building and a new 8-storey block; associated areas of new public realm; hard and soft landscaping; enhancements to Crossbones Burial Ground; means of access and enclosure, and; ancillary plant and equipment.**



## Existing site plan



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## View of site from Southwark Street, looking westwards towards the viaduct



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## View of Crossbones Burial Ground, as seen from Union Street



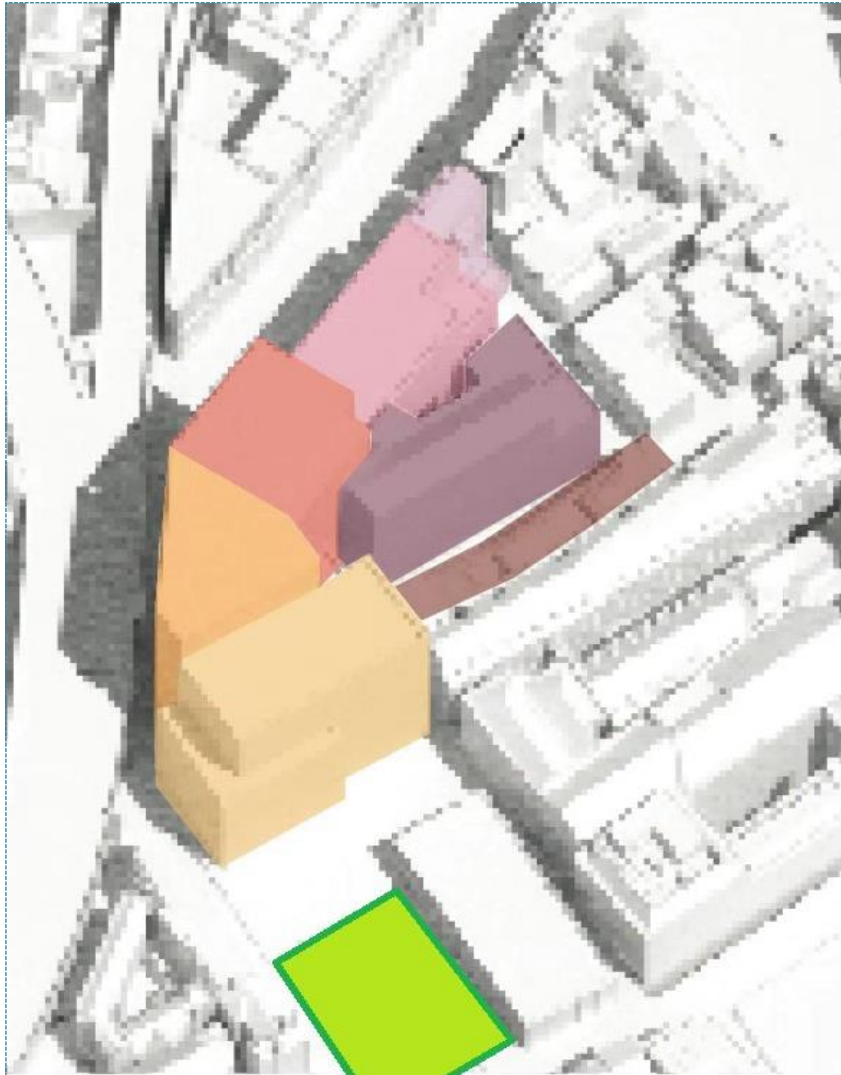


## View from with the site, looking towards the rear elevation of Sussex House



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## Proposed development



### Design would comprise:

- Six new buildings
- Refurbishment of currently derelict 15 Southwark Street
- New public lanes and squares

### Development would deliver:

- **36 new homes**, of which 50% would be affordable (70:30 split between social rent and London Living Rent) ∞
- **19,524 sq.m new office space**
- **2,156 sq.m of affordable workspace**
- **Nine flexi retail/cultural units** (Classes A1-A4 and D2)
- **A Nine-pitch marketplace**
- **Crossbones enhancements and extended opening hours**



## 15 Southwark Street



Front Elevation



Rear Elevation

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# The Office Cluster – Southwark Street Buildings and Viaduct Building



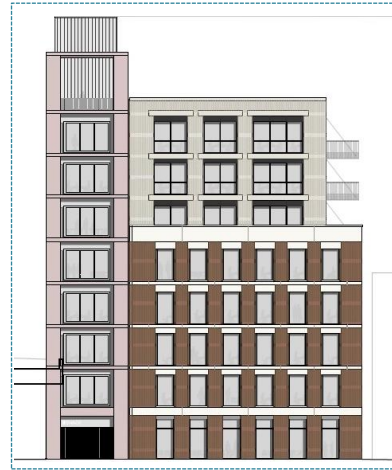
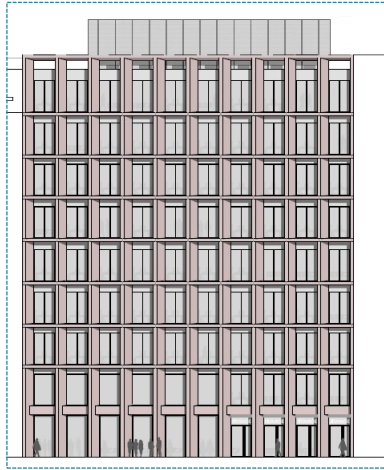
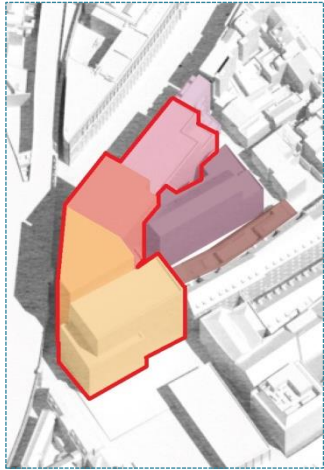
**Southwark Street Building**



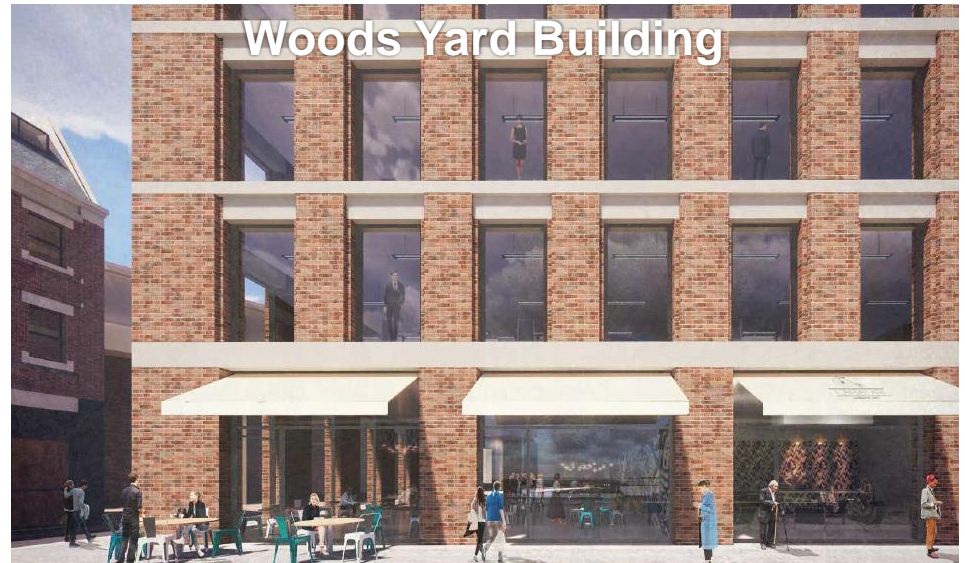
**Viaduct Building**



# The Office Cluster – West Building and Woods Yard Building

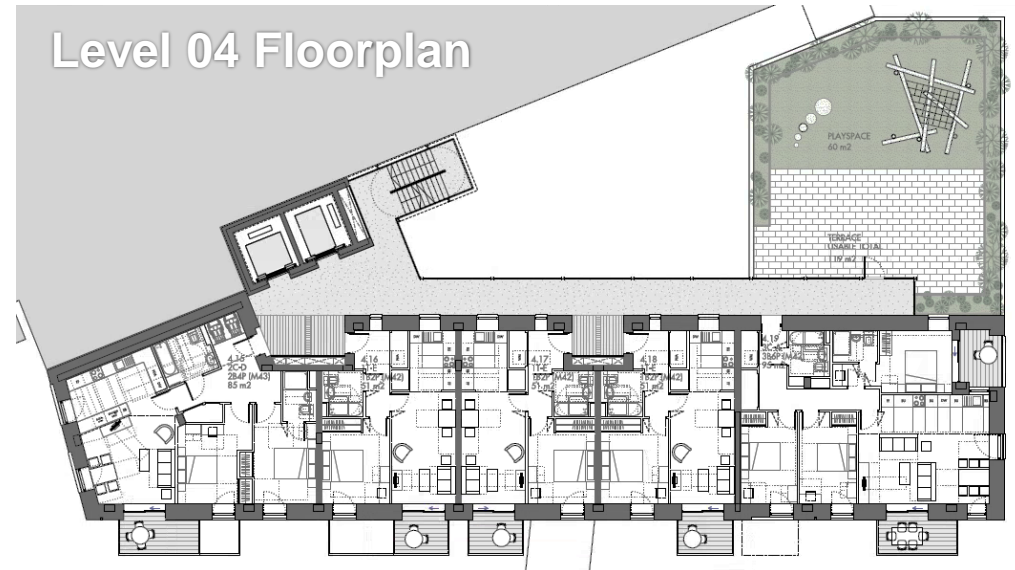
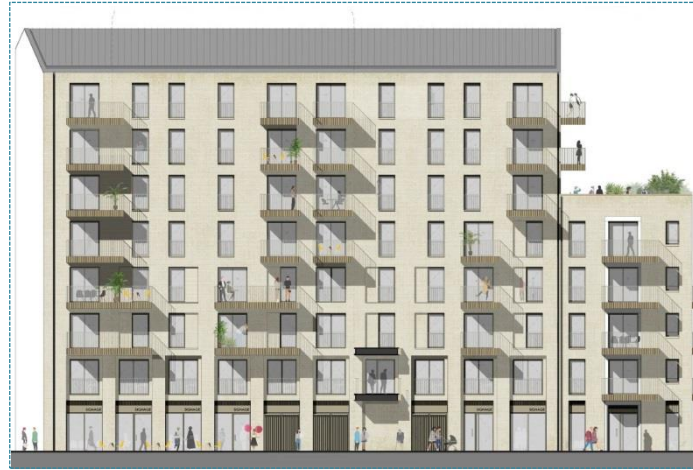
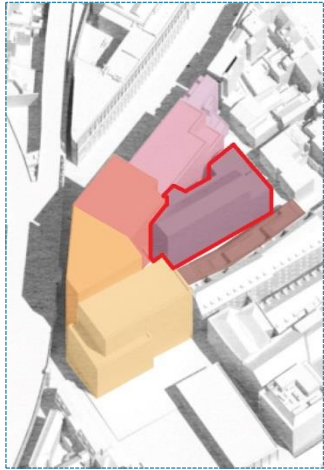


West Building



Woods Yard Building

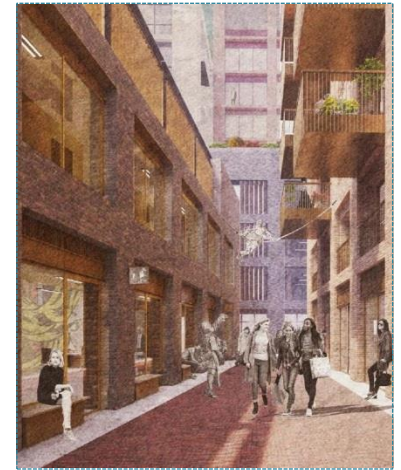
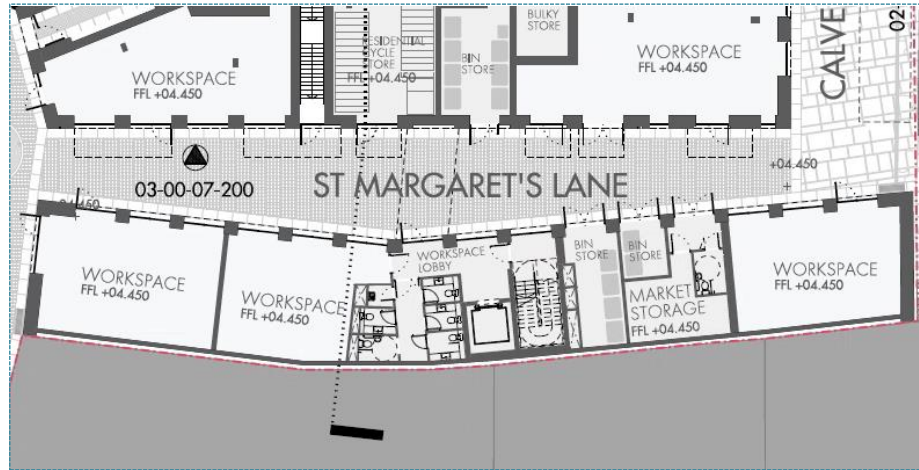
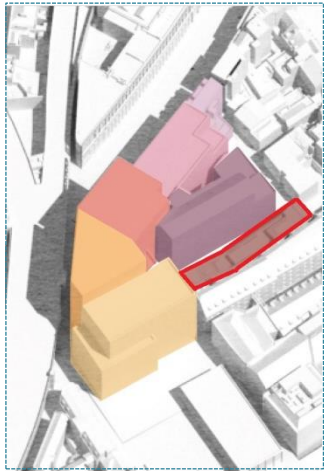
# The Residential East Building



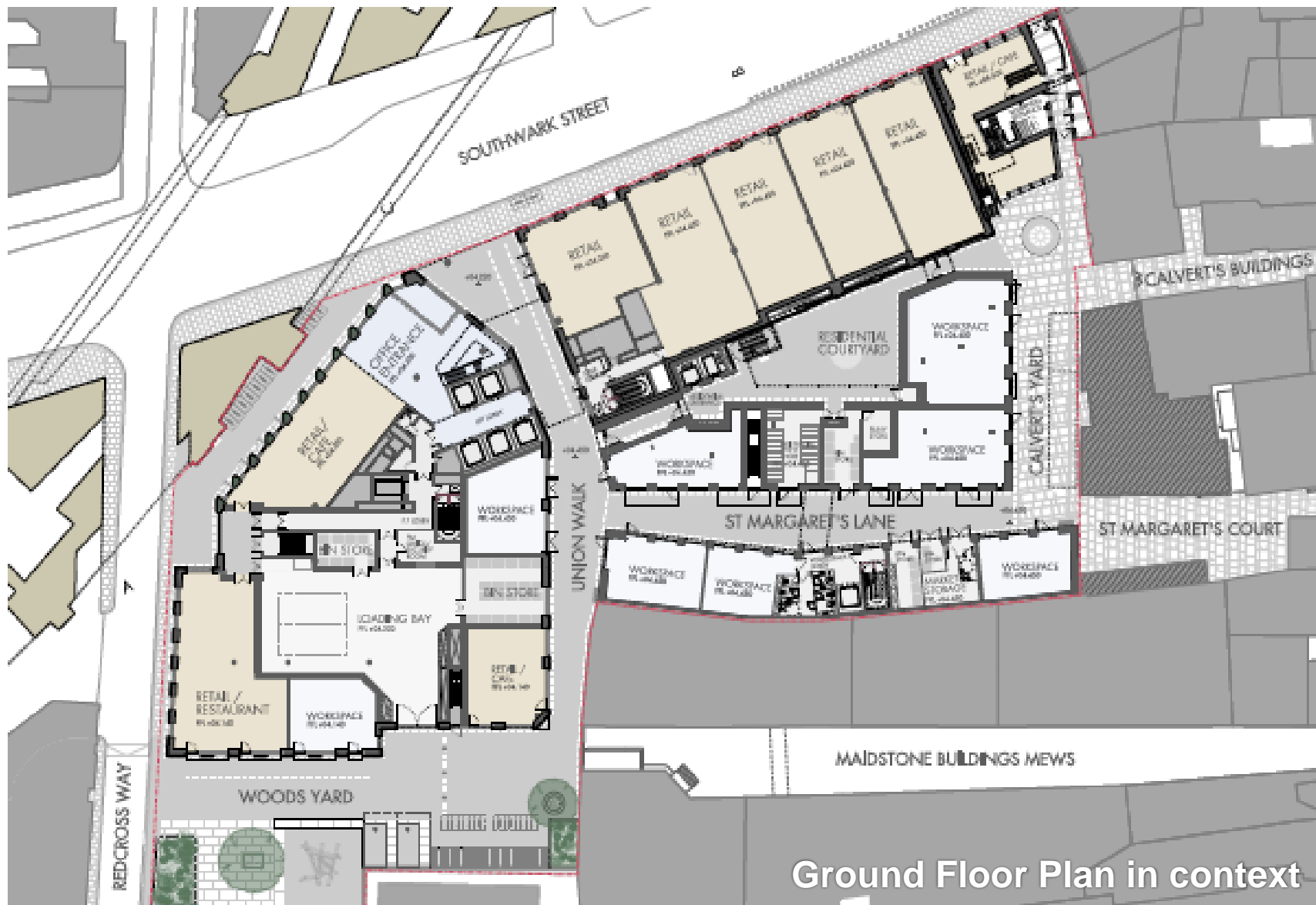
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# St Margaret's Lane Workspace

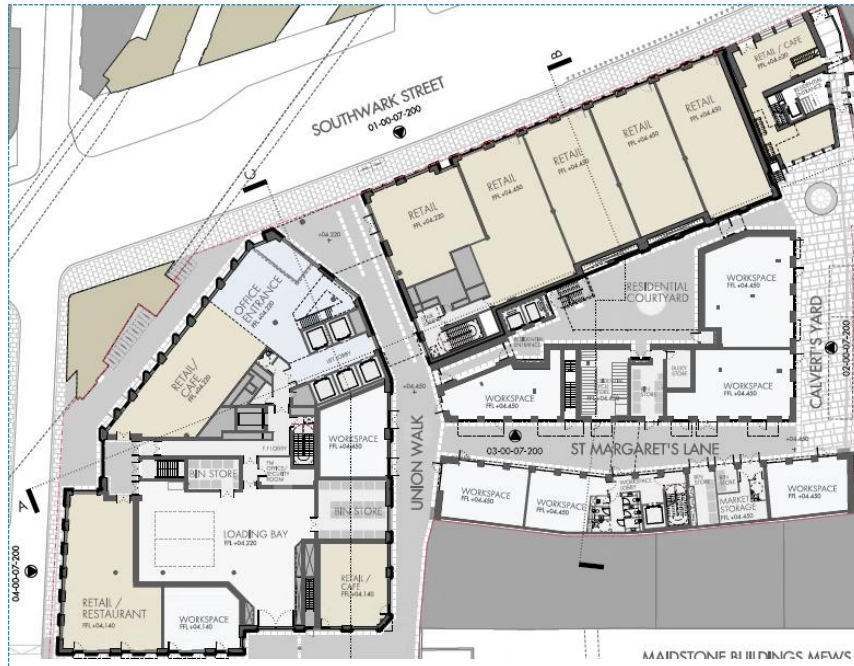


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Ground Floor Plan in context

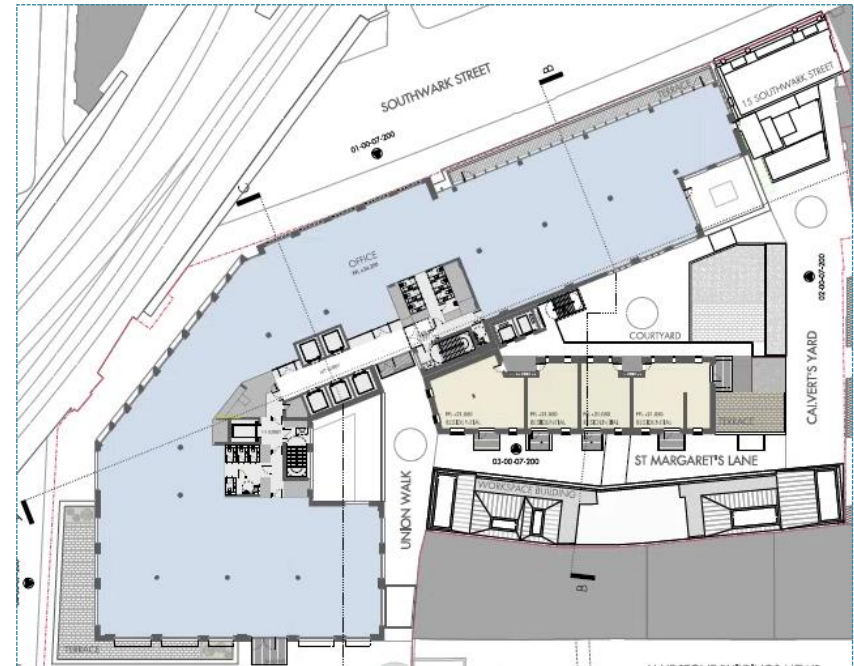
## Commercial component



### Retail/cultural (Class A1-A4 & D2) uses:

- **9 flexible units** in a range of sizes
- Restriction on the number that can be used for A4 and D2 purposes

## A Nine-pitch (Class A1) marketplace



### Office (Class B1) uses:

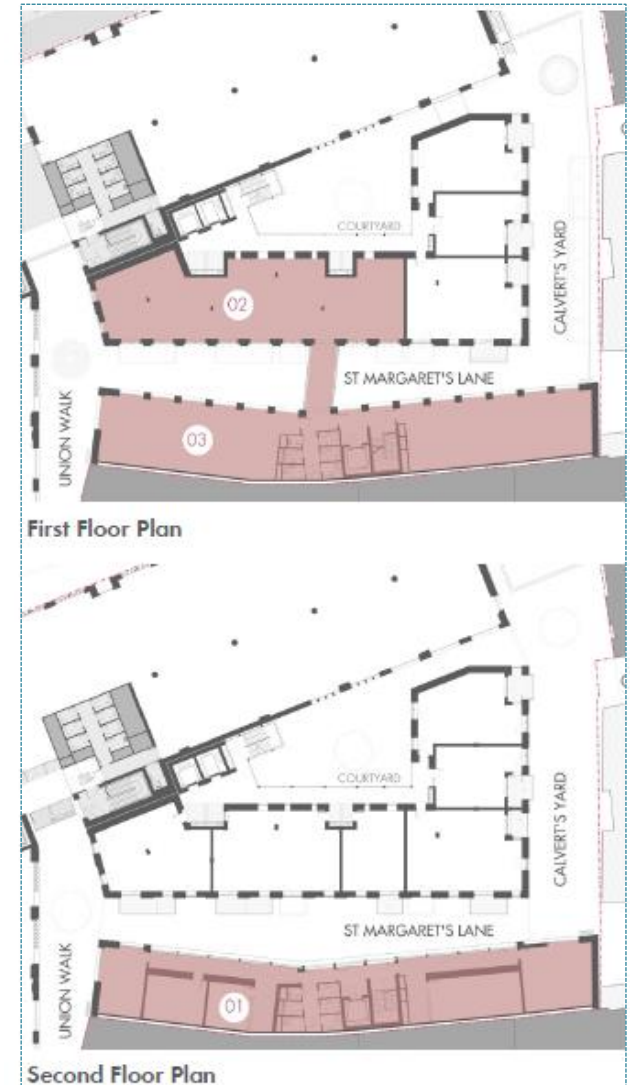
- 19,524 sq. metres of Grade A space
- Potential to create nearly 1500 jobs

### Affordable workspace (Class B1) units:

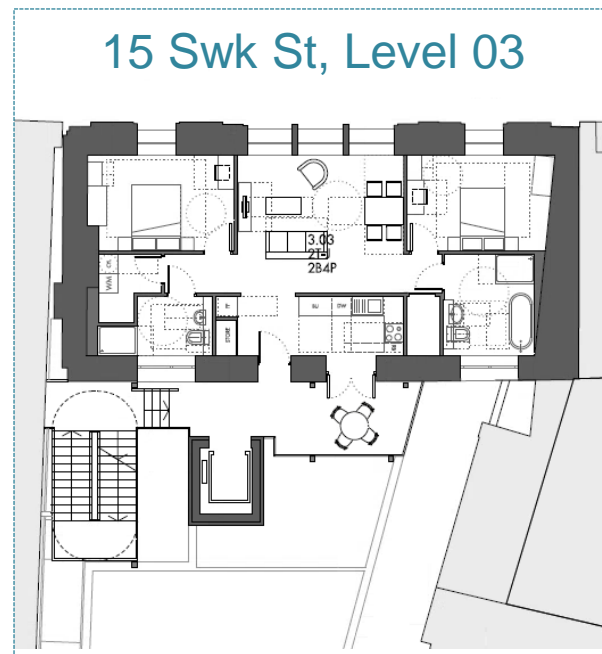
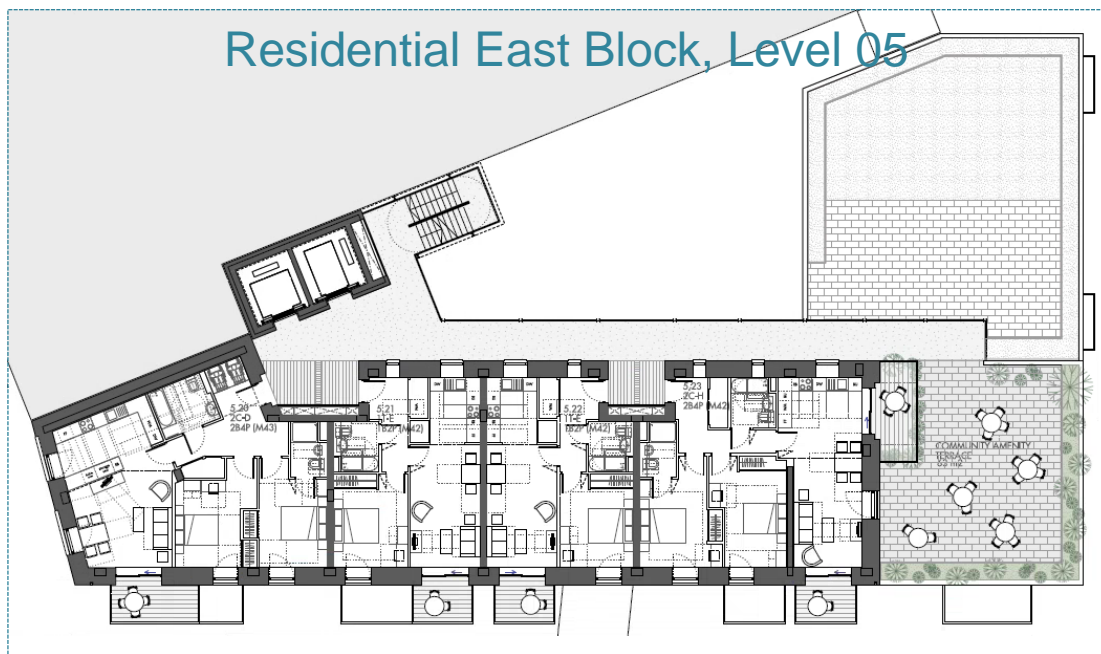
- 10% of total Class B1 floorspace
- Let at **70% of market rate for 30 years**



## Commercial component – Affordable Workspace



## Residential component



**Number of units: 36**

**Affordable proportion: 50% (by habitable room)**

**Affordable tenures: Social Rent: London Living Rent**

**Affordable tenure split: 70:30**

**+ Parity of access to all communal space and playspace**

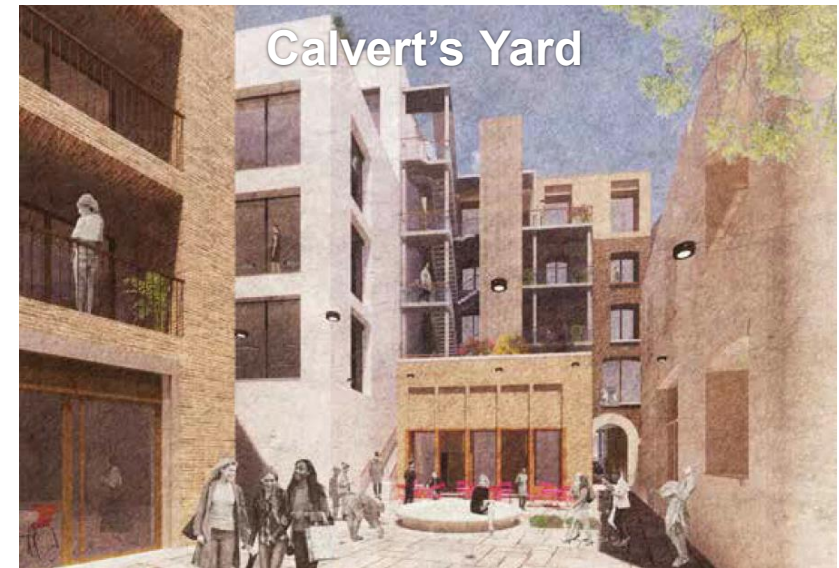
**+ All dwellings, irrespective of tenure, served by same core**



# New publicly-accessible spaces



Wood's Yard



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## Crossbones

### Landscaping would comprise:

- **'Light touch' and 'surface' works** to protect the burials
- New planting beds and small trees
- **Repaired & rebuilt boundary wall**

Note: Full detailed landscape design, to include pre-application consultation with the NPO, will be secured by condition

### Extended opening hours to be:

- **WINTER:** 11am to 3pm every day
- **SUMMER:** 11am to 6pm five days a week and 12:30pm to 7:30pm on the other two days
- **OVERALL:** increase in hours from 310-370 per year to 968 per year



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# Crossbones

## Minimum terms of agreement with the responsible NPO:

- **A lease to the NPO of 30 years**, with a review mechanism at least every 5 years, thereby ensuring the lease length never reduces to less than 25 years
- **Initial funding of £25,000 for the NPO** to cover the management and maintenance of the Burial Ground for the first six months of opening
- **A yearly funding package for the NPO** (precise sum to be agreed), for maintenance and management of Crossbones. The sum would be sufficient to :
  - Provide at least 2 wardens at or within the vicinity of the Crossbones Burial Ground during opening hours
  - Provide for the maintenance and upkeep of the space

## Long-term protection of Crossbones:

- **A covenant to not develop the land**



# Main planning objections

## HOUSING

- **Total number dwellings proposed is inadequate**  
**Applicant response/amendment:**
  - Number of homes increased from 35 to 36
- **Affordable housing offer is inadequate**  
**Applicant response/amendment:**
  - Affordable proportion increased from 35% to 50%
  - Originally-proposed DMS product changed to London Living Rent

## DESIGN

- **Inappropriate design and height, with an overbearing impact on surrounding properties and open spaces**
- **Design would cause harm to heritage assets and local and London views.**  
**Applicant response/amendment to both of the above:**
  - Reduction in height to a number of the proposed buildings
  - Refinement and embellishment of various elevations



## Main planning objections

### RETAIL/MARKET OFFER, AND ITS IMPACT ON BOROUGH MARKET

- The quantum of retail space is excessive and may result in an overconcentration of particular types of retail.
- Marketplace may dilute/undermine the Borough Market experience and cause nuisance to surrounding residents.

#### **Applicant response/amendment to all of the above:**

- Conditions accepted to a) limit hours of use b) limit total number of Class A4 and Class D2 occupiers c) optimise number of Class A1 occupiers

### NEIGHBOUR AMENITY IMPACTS

- Unacceptable loss of daylight/sunlight
- Harm to outlook and sense of openness

#### **Applicant response/amendment to both of the above:**

- Reduction in height to a number of the proposed buildings

- Reduced privacy

#### **Applicant response/amendment:**

- Buildings incorporate features to help limit overlooking nearby properties

## Main planning objections

### CONSTRUCTION MANAGEMENT

- Construction traffic may conflict with the operations of Borough Market
- Construction traffic may cause cumulative highway and environmental impacts.

#### **Applicant response/amendment to all of the above:**

- CEMP, to be secured by condition, will address all of these concerns and ensure minimised highway and environmental impacts

## Main planning objections

### CROSSBONES

- The landscaping proposals, mainly the changes to the north and west boundary walls (including the new gate), are inappropriate  
**Applicant response/amendment:**
  - The main gate has now been removed to prevent the space becoming a thoroughfare. The landscaping proposals have been produced in collaboration with Friends of Crossbones and BOST, and further engagement will be required by the 'Hard & Soft Landscaping' condition
- The package of funding to support the long-term management is insufficient.  
**Applicant response/amendment:**
  - Initial Sum of £25,000 will cover the first six months, and an agreed 'per annum' sum will be committed to thereafter
- The measures to protect Crossbones from development in perpetuity (specifically the 30 year lease length offered to BOST) are not robust.  
**Applicant response/amendment:**
  - Developer covenants not to develop land. BOST will have a rolling lease.

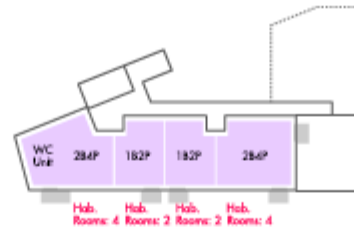


# Supplementary slide: Tenure mix



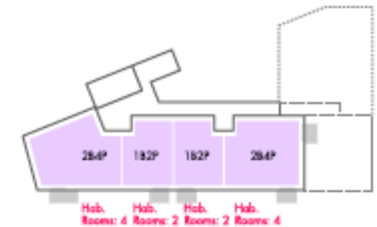
SECOND FLOOR PLAN - SOCIAL RENT

Social - Total Hab. Rooms: 20



FIFTH FLOOR PLAN - MARKET

Market - Total Hab. Rooms: 12



SEVENTH FLOOR PLAN - MARKET

Market - Total Hab. Rooms: 12



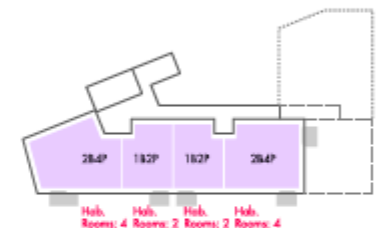
FIRST FLOOR PLAN - SOCIAL RENT

Social - Total Hab. Rooms: 10



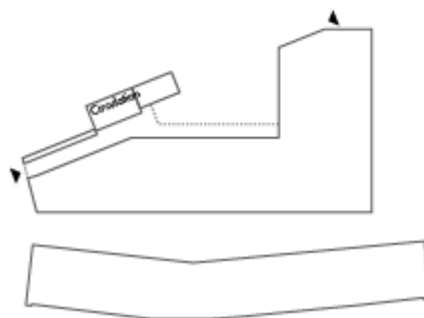
FOURTH FLOOR PLAN - MARKET & LONDON LIVING RENT

Market - Total Hab. Rooms: 11  
London Living Rent - Total Hab. Rooms: 4

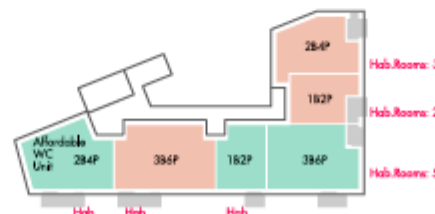


SIXTH FLOOR PLAN - MARKET

Market - Total Hab. Rooms: 12



GROUND FLOOR PLAN



THIRD FLOOR PLAN - SOCIAL RENT & LONDON LIVING RENT

Social - Total Hab. Rooms: 9  
London Living Rent - Total Hab. Rooms: 11

hab. rooms	182P (2ns)	284P (3ns)	284P (4ns)	386P (4ns)	386P (5ns)	total units	total rooms	% hab. rooms with no affordable wheelchair unit reduction
market	9	4	6	0	1	20	59	52.2% of total
LIR	1	0	2	0	1	4	15	13.3% of total
social	4	3	1	2	2	12	39	34.5% of total
total	14	7	9	2	4	36	113	
	38.9%		44.4%		16.7%			

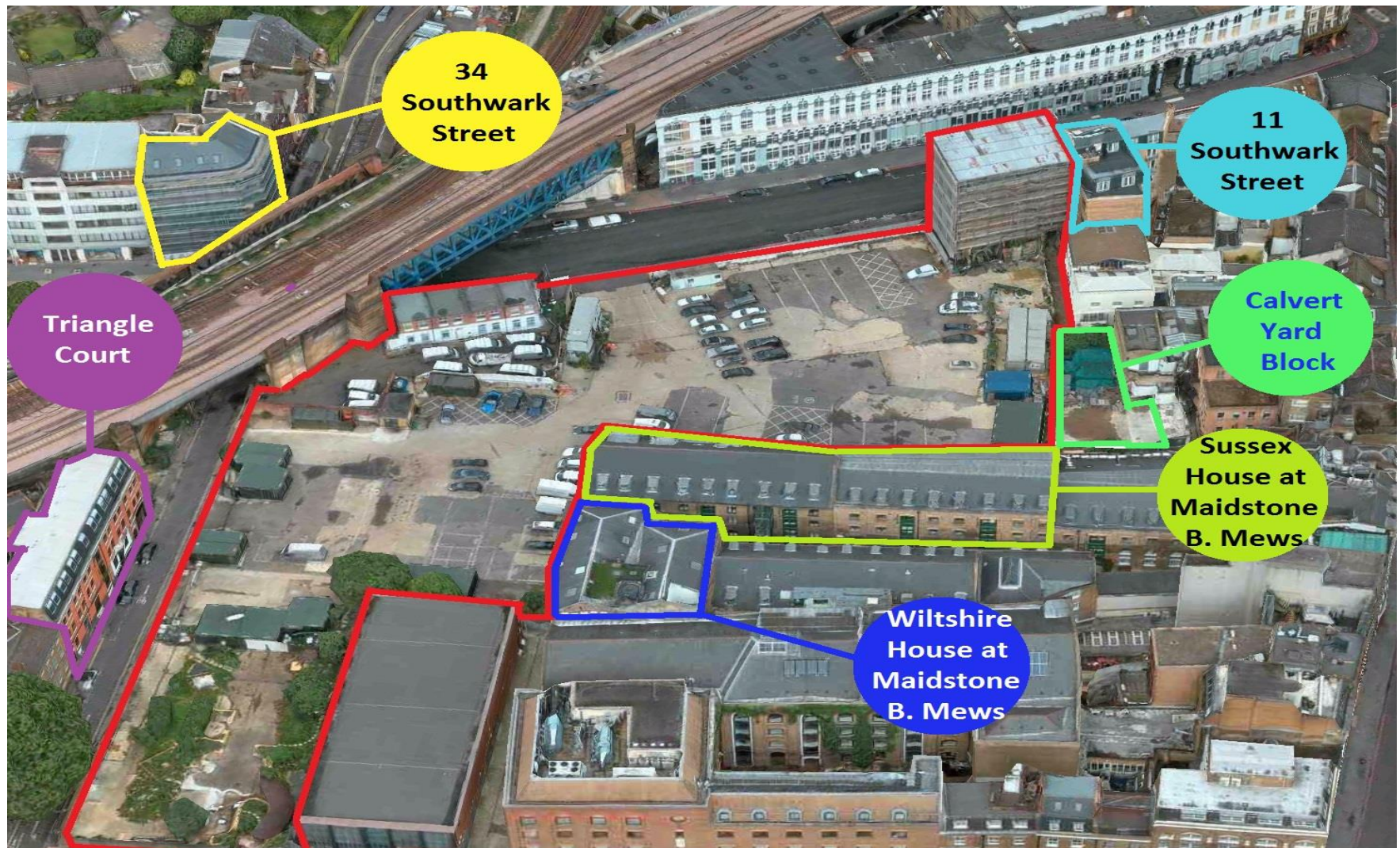
## WHEELCHAIR AFFORDABLE FLAT REDUCTION

There are three affordable wheelchair units.  
50% affordable housing requires 56.5 hab. rooms.  
Minus 3 non hab. rooms due to affordable wheelchair units, requirement becomes 53.5 hab. rooms.  
54 affordable hab. rooms are proposed.

UNIT MIX - Including 15 Southwark Street Building



## Supplementary slide: Properties assessed for daylight and sunlight impacts



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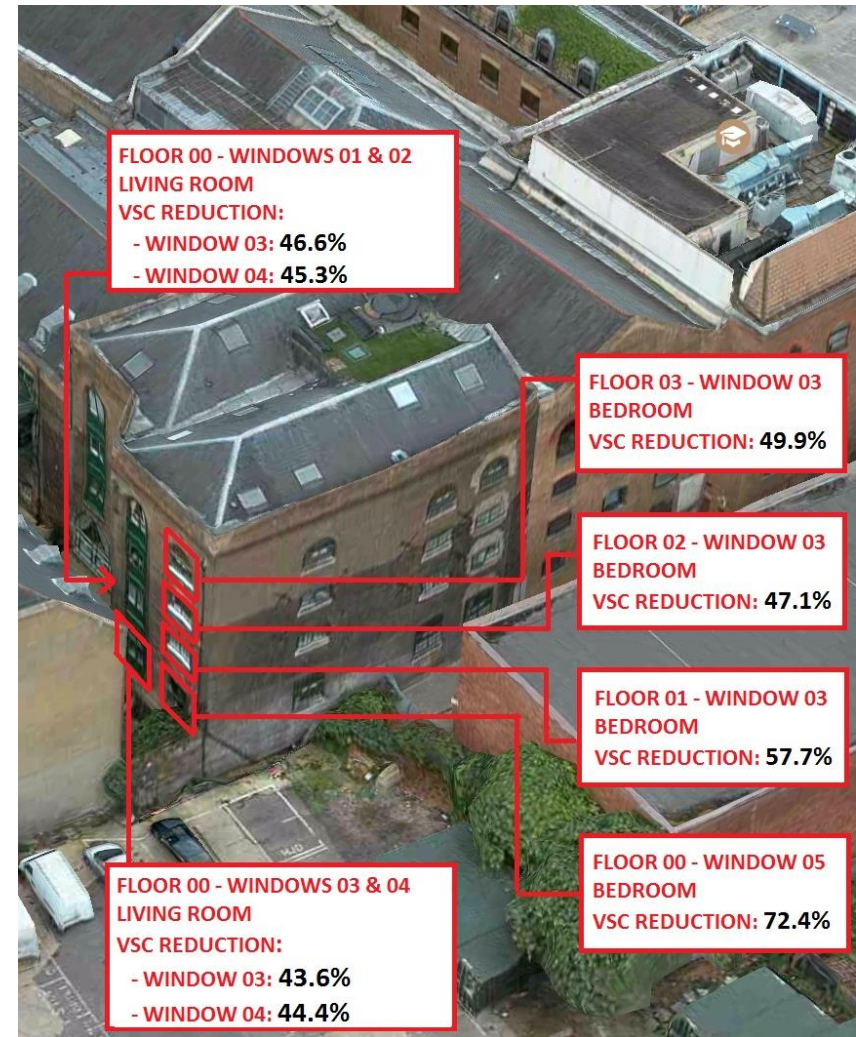
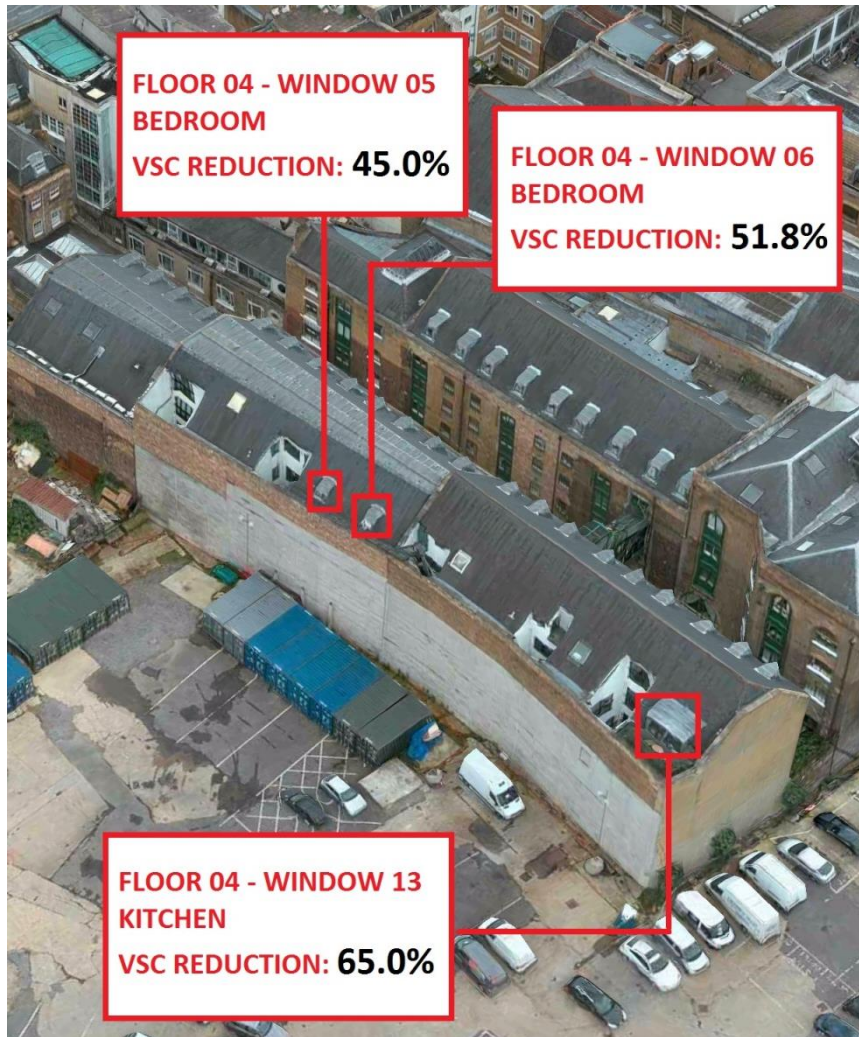


## Supplementary slide: Properties assessed for daylight impacts

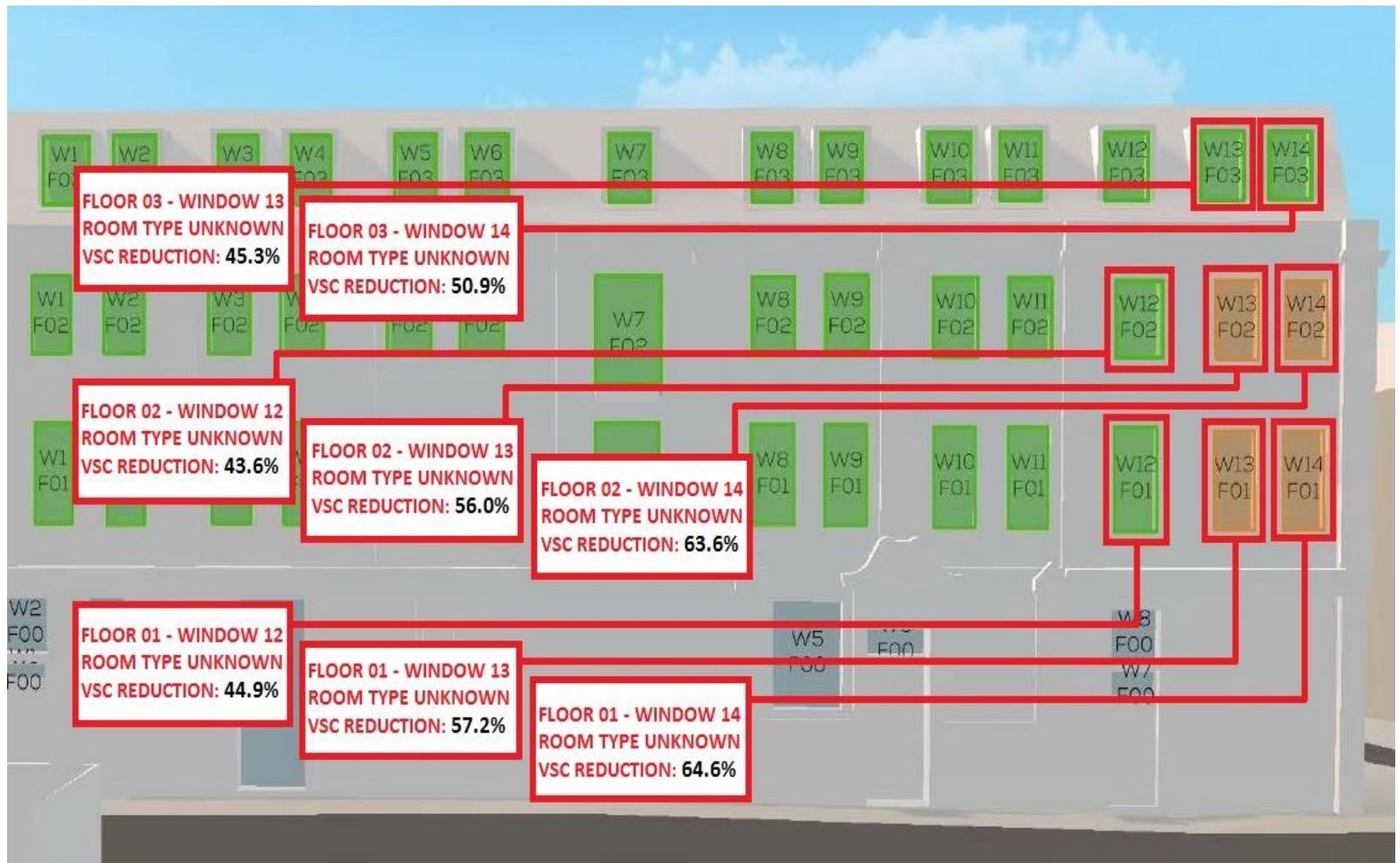




## Supplementary slide: Properties assessed for daylight impacts



## Supplementary slide: Properties assessed for daylight impacts





## Supplementary slide: Servicing arrangements

