

## Planning Committee

Monday 29 June 2020

6.30 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

### List of Contents

Item No.	Title	Page No.
6.	<b>Development Management</b> Members' pack	1 - 48

# Welcome to Southwark Planning Committee

29 June 2020

## MAIN ITEMS OF BUSINESS

Item 6.1: 19/AP/0404 - 40-44 Bermondsey Street, Vinegar Yard Warehouse 9-17 Vinegar Yard And Land Adjacent To 1-7 Snowfields, London SE1

Item 6.2: 18/AP/4171 - Land Bounded By St Thomas Street, Fenning Street, Vinegar Yard & Snowfields Including Nos. 1-7 Fenning Street & No. 9 Fenning Street, London SE1 3QR

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Councillor Catherine Rose



Councillor Damian O'Brien

## 19/AP/0404: 40-44 Bermondsey Street, Vinegar Yard Warehouse 9-17 Vinegar Yard And Land Adjacent To 1-7 Snowsfields, London SE1

Demolition of existing buildings at 40-44 Bermondsey Street including partial demolition, rebuilding and refurbishment of existing Vinegar Yard Warehouse and erection of three new buildings (two linked) with up to two levels of basement and heights ranging from five storeys (24.2m AOD) to 17 storeys (67m AOD) to provide office space (Class B1); flexible retail space (Classes A1/A2/A3/A4/A5); new landscaping and public realm; reconfigured pedestrian and vehicular access; associated works to public highway; ancillary servicing; plant; storage and associated works.

The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Re-consultation is being undertaken based on updated Environmental Impact Assessment information and design amendments to the scheme including: reduction of the height of the Bermondsey building by 1 metre and cutback of the top floor to create a terrace at level 9; amendments to the structural columns of the Snowsfields building; use of cast-iron columns in the Snowsfields warehouse; amendments to proposed materials; revisions to access and pavements next to the Bermondsey buildings loading dock entrance and Hardwidge Street; addition of a shutter gate inside the loading dock (to be closed outside of operation hours).

2

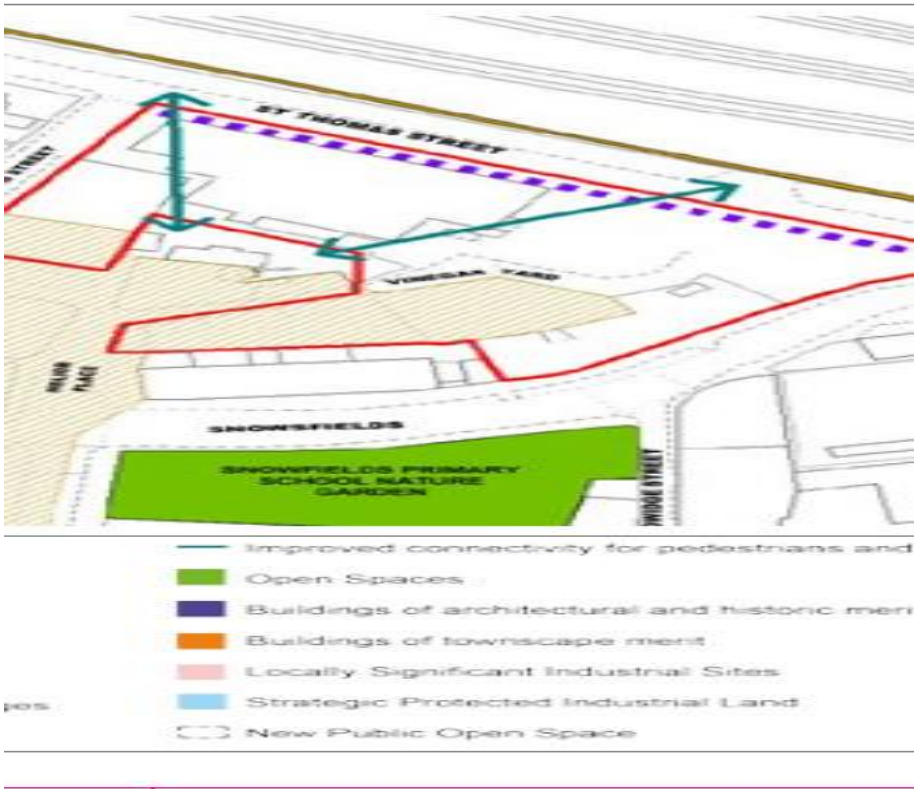
# Site Plan



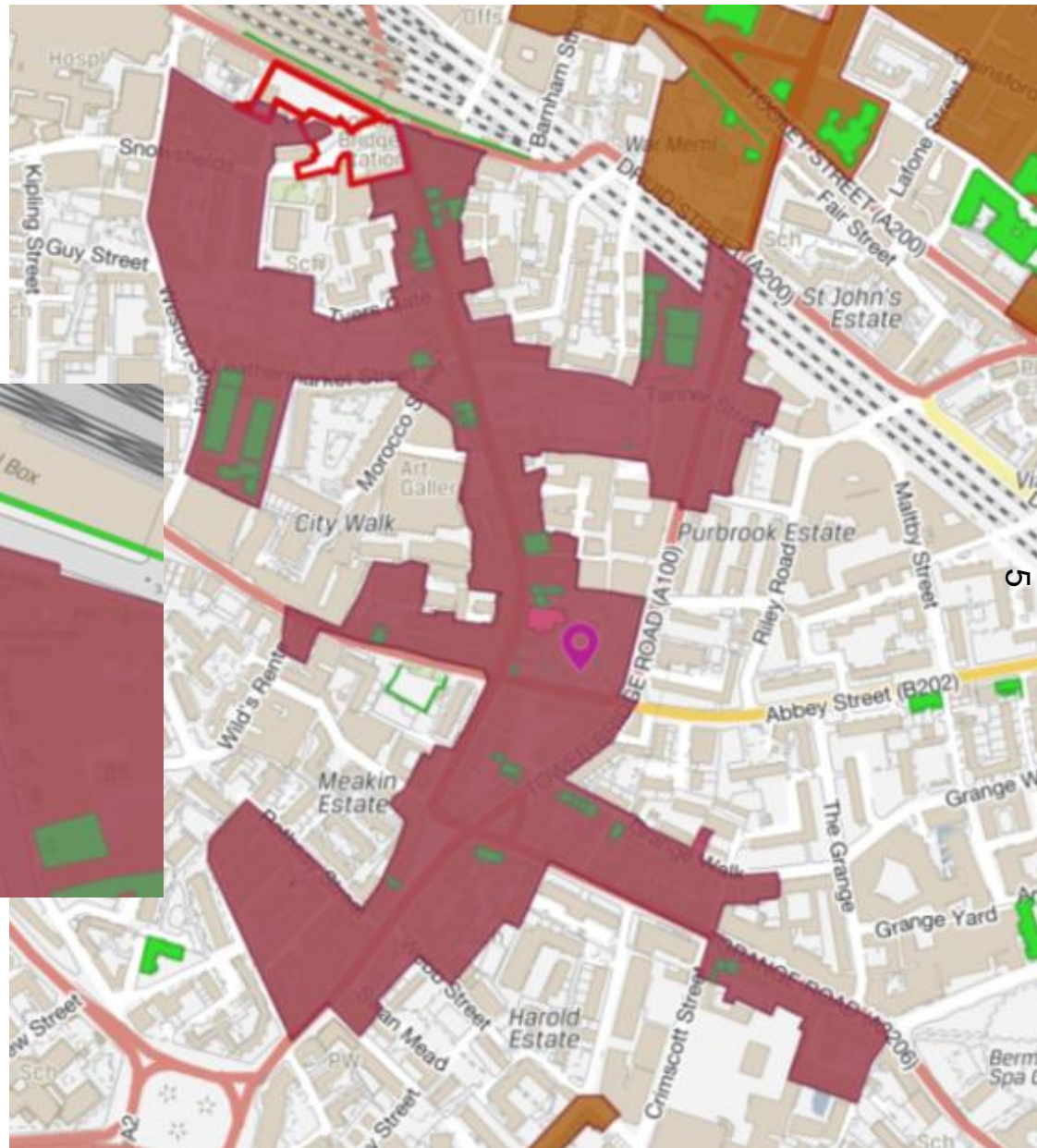


# Site Allocation

as Street, Fenning Street, Melior Place and



# Site Plan and The Bermondsey Street Conservation Area





## Ground floor layout and permeability



## Existing buildings on Bermondsey Street/Snowsfields



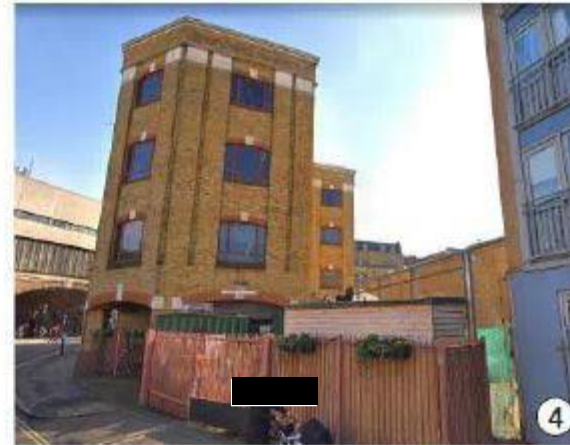
From St. Thomas Street towards 40 Bermondsey Street



From Bermondsey Street towards courtyard of 40 Bermondsey Street



From angle of Bermondsey and St. Thomas towards 40 Bermondsey Street



From Snowsfields towards courtyard of 40 Bermondsey Street

7



# Vinegar Yard Warehouse



From Snowsfields toards the Vinegar Yard warehouse



From Vinegar Yard looking at the Vinegar Yard warehouse



From Snowsfields looking at the Vinegar Yard warehouse



From Melior Street looking at the Vinegar Yard warehouse

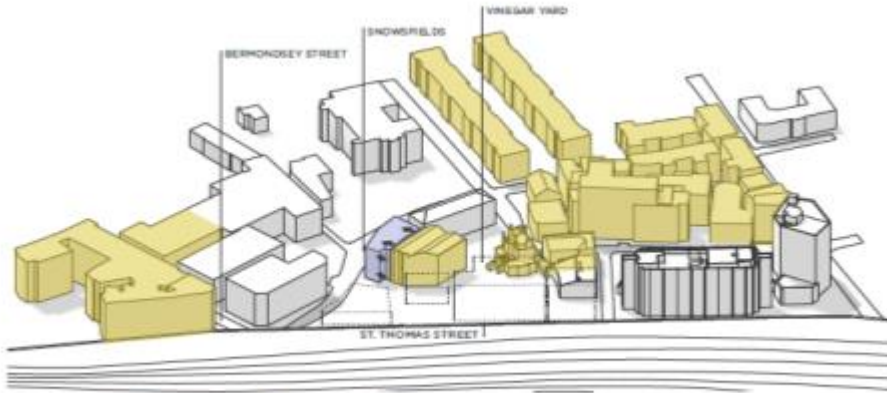
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## 6





# Design approach to the Warehouse



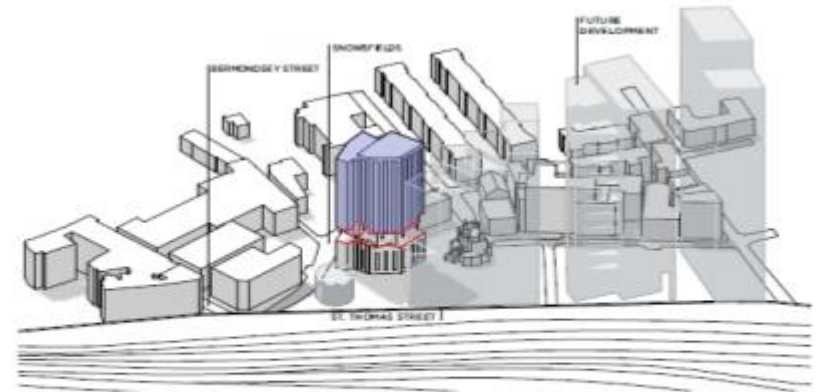
Our proposed extension towards Snowfields restores the frontage and connects the warehouse to the conservation area, as indicated in yellow



The proposed upper element follows the horizontal perimeter of the warehouse



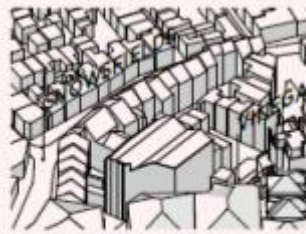
New buildings on Bermondsey Street will respond to local area



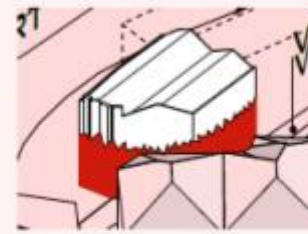
Separation of the lower and upper elements to preserve the character of the warehouse

10

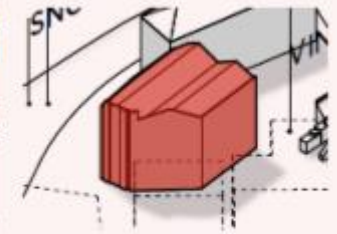
# The development of the design



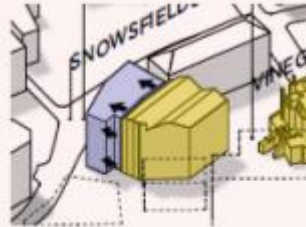
1. Site in 1872



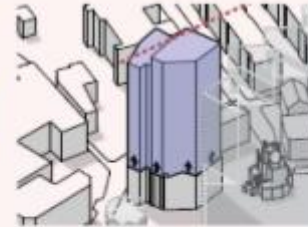
2. V2 destruction shown in white



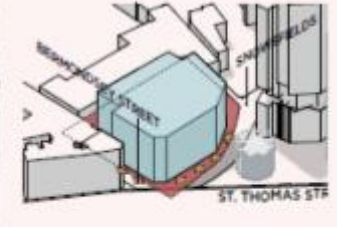
3. Site in 2019 (current status)



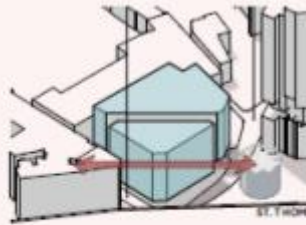
4. Connect warehouse to Snowsfields streetscape



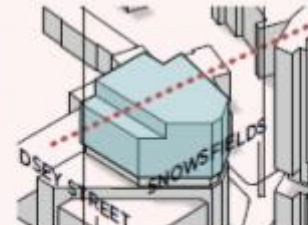
5. Extending massing upwards with the same articulated features as the warehouse below



6. Improving the active frontages on Bermondsey Street and Snowsfields



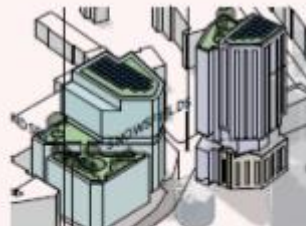
7. Create a new yard, White Lion Court



8. Set back and articulate upper massing away from Bermondsey Street



9. Upper massing elements relating to each other



10. The final massing, complete with roof terraces and gardens

11

## Design approach to the Warehouse



View 1. View from the junction of Snowfields and St. Thomas Street



Interior view of the warehouse (indicative building materials)

12



## Bermondsey building East elevation



13

## Bermondsey building elevation



## Vinegar Warehouse elevations



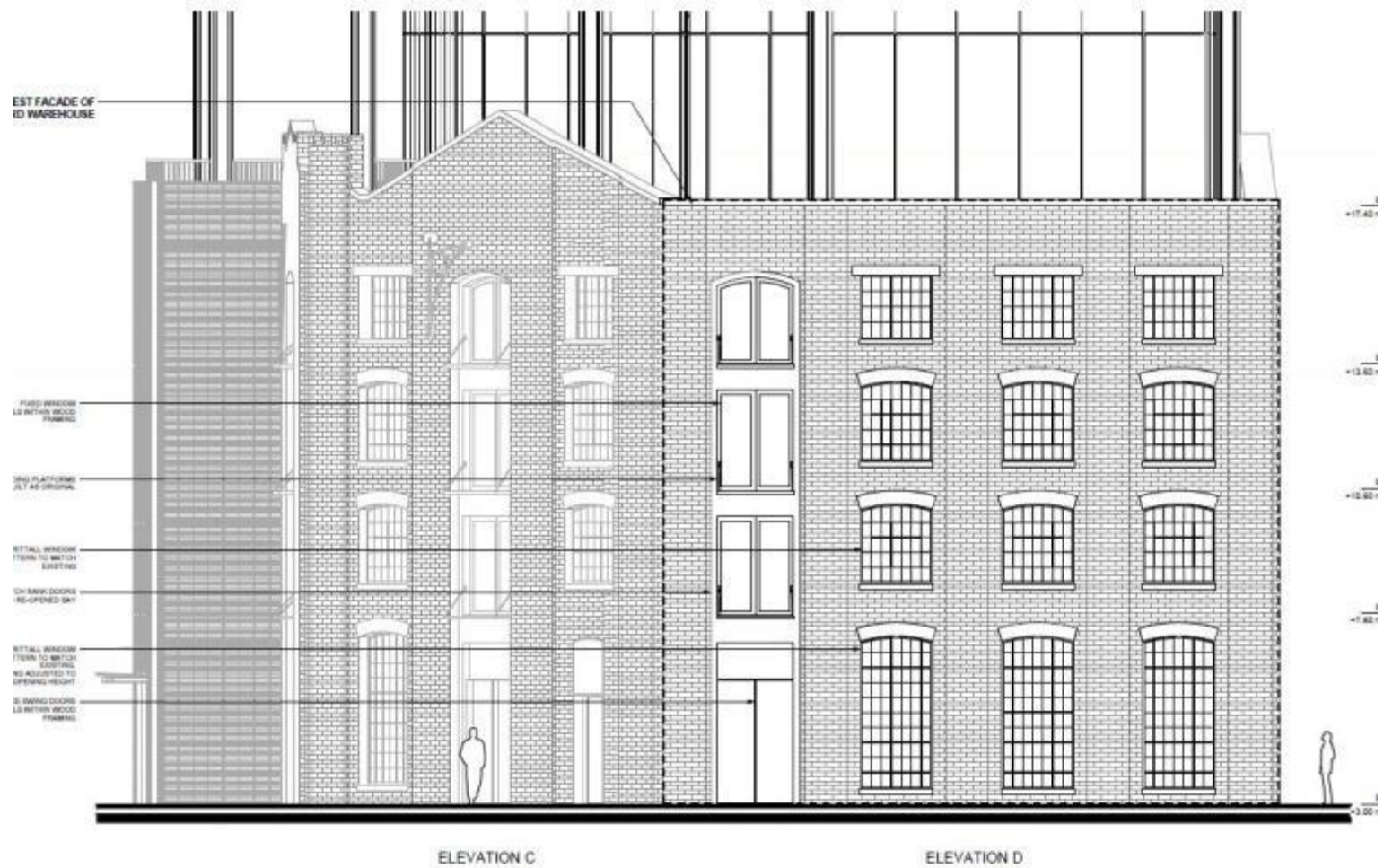
15



## Vinegar Warehouse elevation



# Vinegar Warehouse detailed elevation



# Vinegar Warehouse detailed elevation





## Roof plans



## View along Bermondsey Street pre-amendment



Original AVR, January 2019



## View along Bermondsey Street post amendment



Amended AVR, September 2019



## Visual of Bermondsey Street building

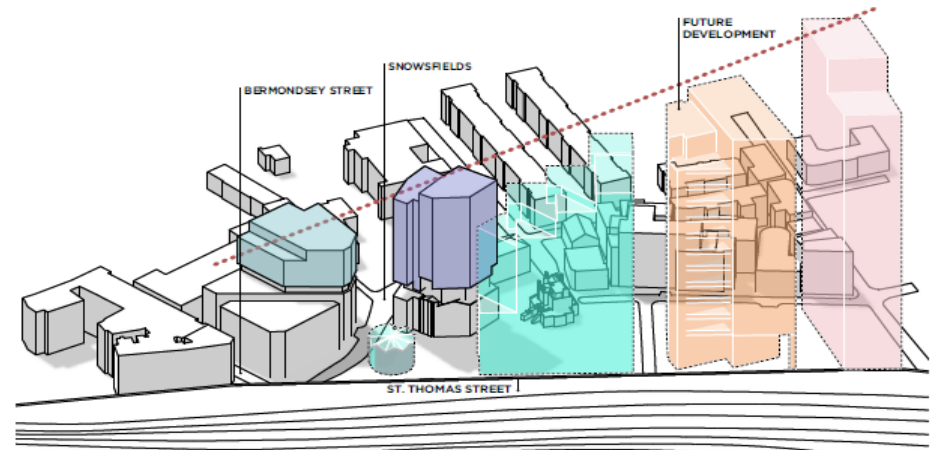


## Materiality – the cast glass facade

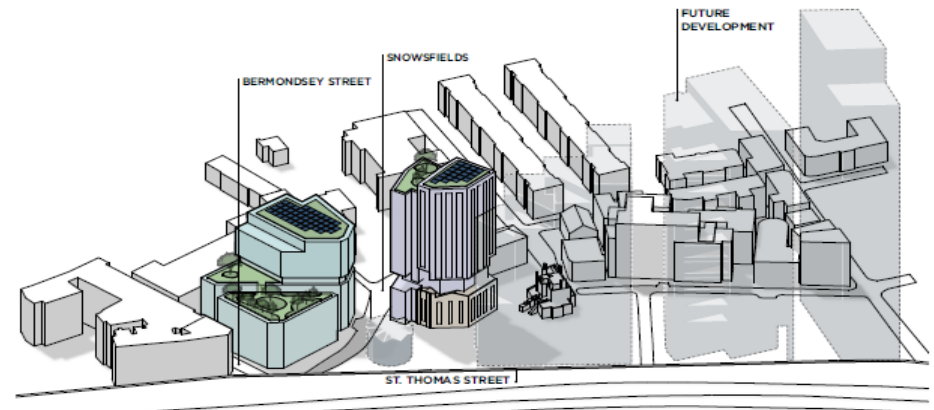
23



## The transition in height



Create an upper element in the continuity of the future buildings, away from Bermondsey Street in order not to impact the townscape



The final massing in context

24



## Visual from St Thomas Street



## Additional views – As consented and Cumulative From Tanner Street Park

**Tanner Street Park**  
Existing and Consented



**Tanner Street Park**  
Cumulative  
Vinegar Yard, EDGE London Bridge, 40-44 Bermondsey Street &  
Vinegar Yard Warehouse.



**Tanner Street Park**  
Cumulative  
Vinegar Yard, 40-44 Bermondsey Street &  
Vinegar Yard Warehouse.



## Additional views – As consented and Cumulative From Leathermarket Gardens

**Leathermarket Gardens**  
Existing and Consented



**Leathermarket Gardens**  
Cumulative  
Vinegar Yard, 40-44 Bermondsey Street &  
Vinegar Yard Warehouse.



**Leathermarket Gardens**  
Cumulative  
Vinegar Yard, EDGE London Bridge, 40-44 Bermondsey Street &  
Vinegar Yard Warehouse.





## Additional views – As consented and Cumulative

### From Leathermarket Gardens

**Leathermarket Gardens - Weston Street entrance**  
Existing and Consented



**Leathermarket Gardens - Weston Street entrance**  
Cumulative  
Vinegar Yard, EDGE London Bridge, 40-44 Bermondsey Street & Vinegar Yard Warehouse.



**Leathermarket Gardens - Weston Street entrance**  
Existing and Consented and Vinegar Yard



# Additional views – As consented and Cumulative From Snowfields and Melior Street

## Snowfields and Melior Place junction

Cumulative

Vinegar Yard, 40-44 Bermondsey Street &  
Vinegar Yard Warehouse.



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- 87 -

## Melior Street

Cumulative

Vinegar Yard, EDGE London Bridge, 40-44 Bermondsey Street &  
Vinegar Yard Warehouse.



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- 92 -

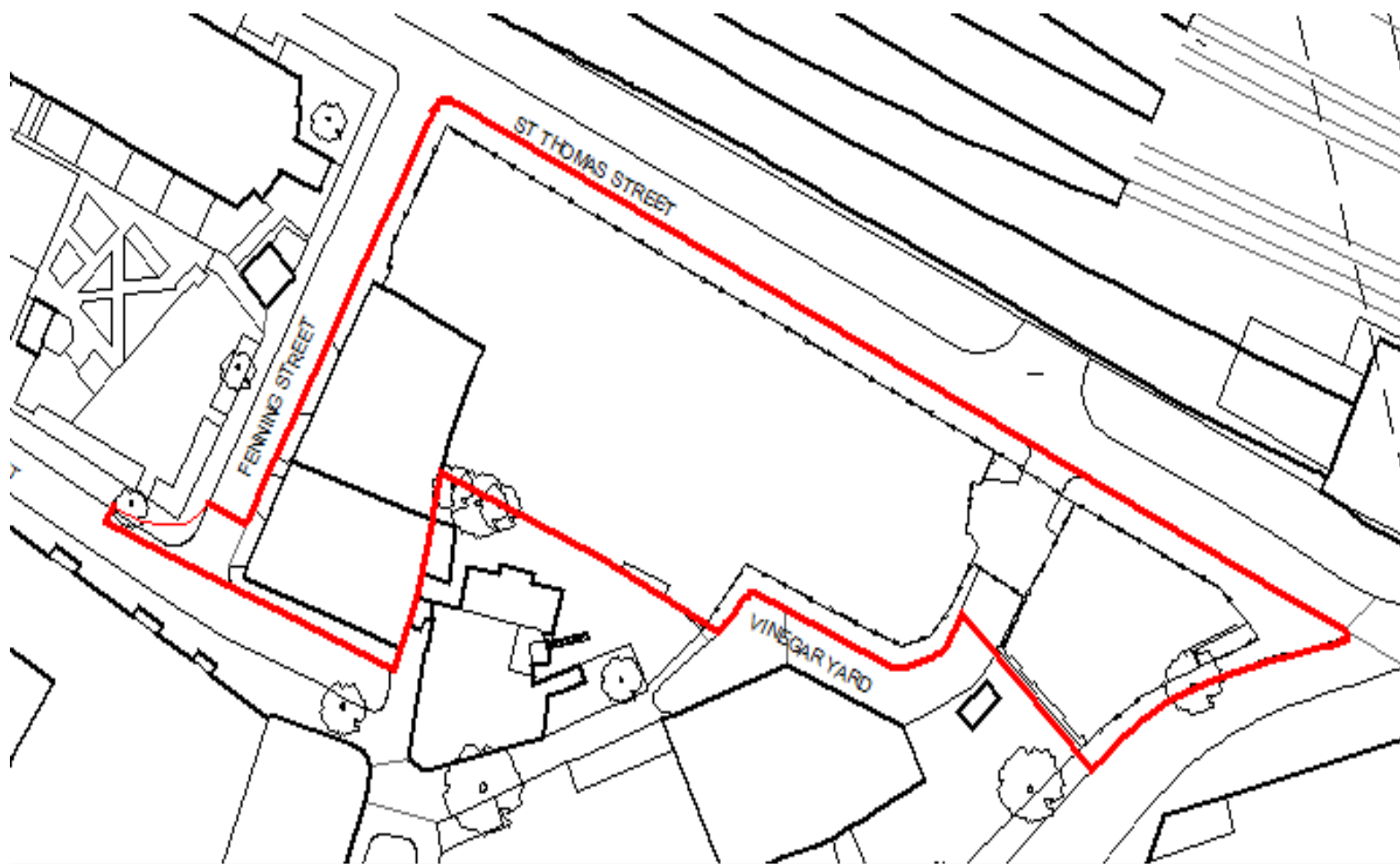
## 18/AP/4171: Land Bounded by St. Thomas Street, Fenning Street, Vinegar Yard & Snowfields including Nos. 1-7 Fenning Street & No 9 Fenning Street, London SE1 3QR

Redevelopment of the site to include the demolition of the existing buildings and the erection of a building up to 20 storeys in height (maximum height of 86.675m AOD) and a 3 storey pavilion building (maximum height of 16.680m AOD) with 3 basement levels across the site providing . The development would provide a total of 30,292 sqm (GIA) of commercial floorspace comprising of use classes A1/A2/A3/A4/B1/D2 and sui generis (performance venue), cycle parking, servicing, refuse and plant areas, public realm (including soft and hard landscaping) and highway improvements and all other associated works. The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A hard copy of the application documents is available for inspection by prior appointment at Southwark Council's offices, 160 Tooley Street, SE1 2QH (Monday to Friday 9am to 5pm) and is viewable online at the LBS Planning Portal: <https://planning.southwark.gov.uk/online-applications/applicationDetails>.

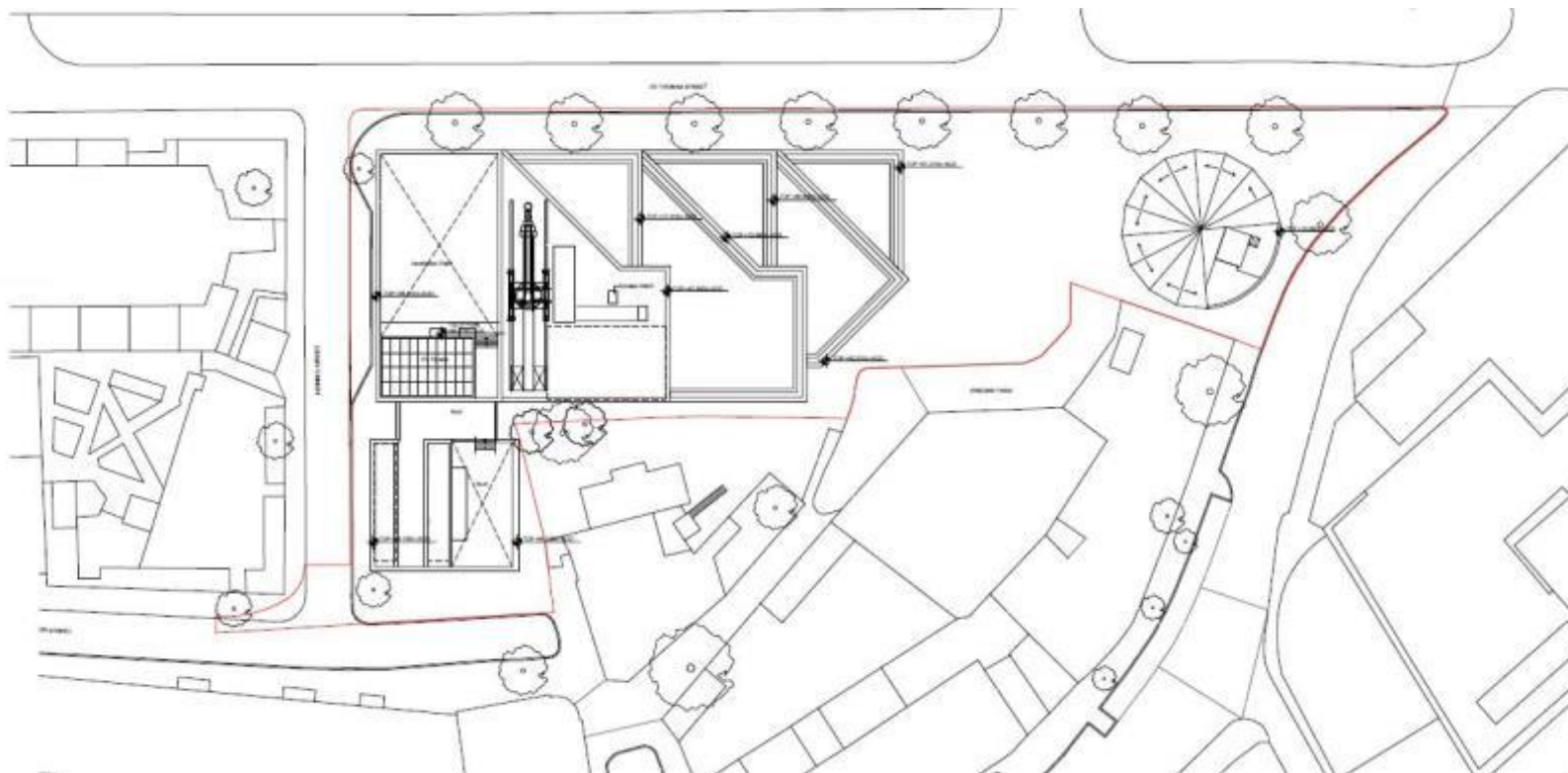
Re-consultation is being undertaken based on updated Environmental Impact Assessment information and design amendments to the scheme including: updated landscape design; drainage strategy and flood protection; relocated loading bay; increased planting on terraces; updated energy strategy; revision to building maintenance equipment; change to materiality of main building to brick with elements of pre cast concrete.

30





## Proposed site plan



## Existing warehouse on Fenning Street



Fenning Street warehouse



## St Thomas Street elevation



## South elevation of the main building



## Visual of Pavilion building





## The pavilion



**Vinegar Yard Square**  
View looking north east across square



## Ground floor layout and permeability





# Materials



Perspective from north west



Perspective from south east



Local warehouse facades



London Bridge Station



Bermondsey Street from St Thomas Street



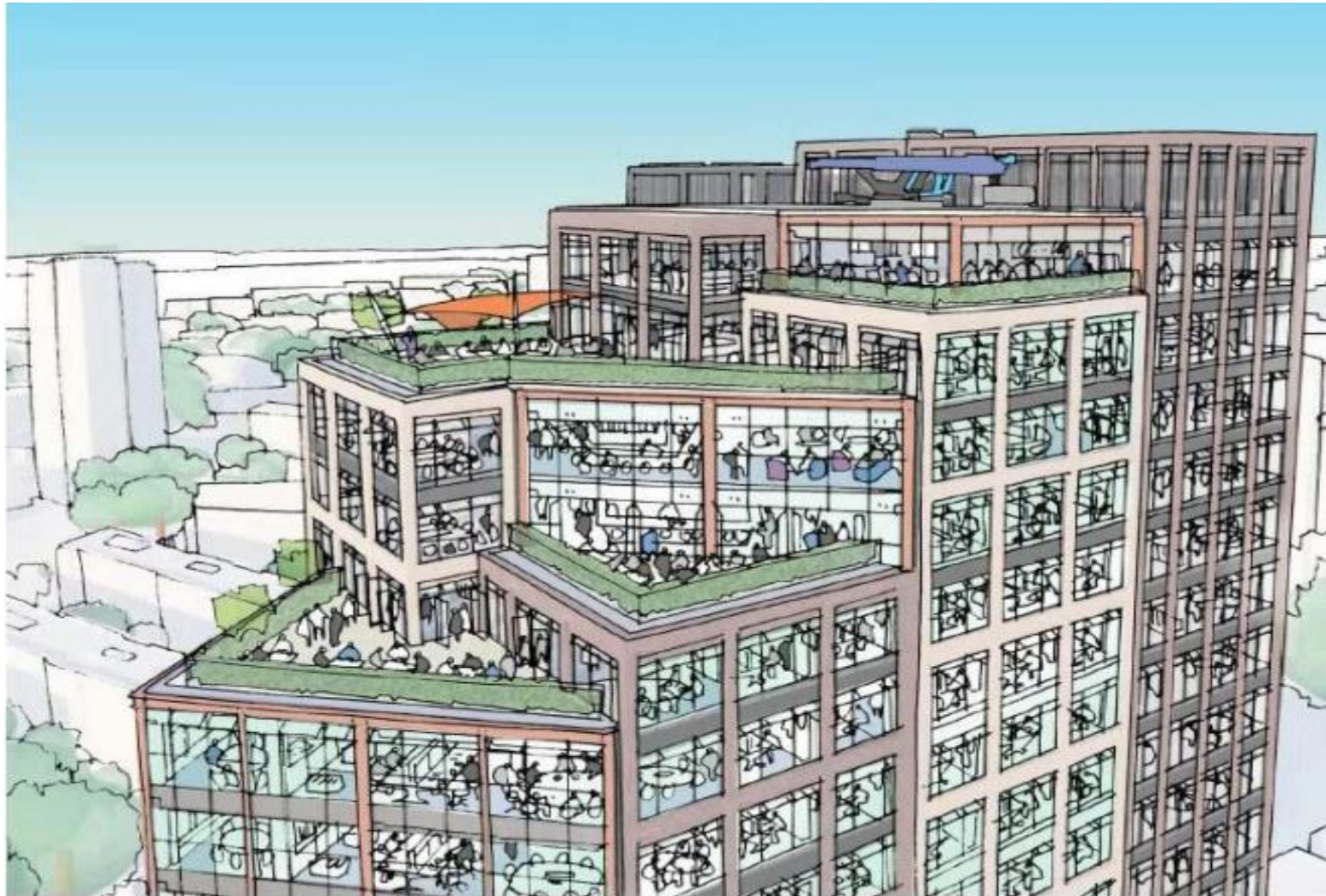
Precast Lintels



Brick in a range of colours



## Proposed roof terraces

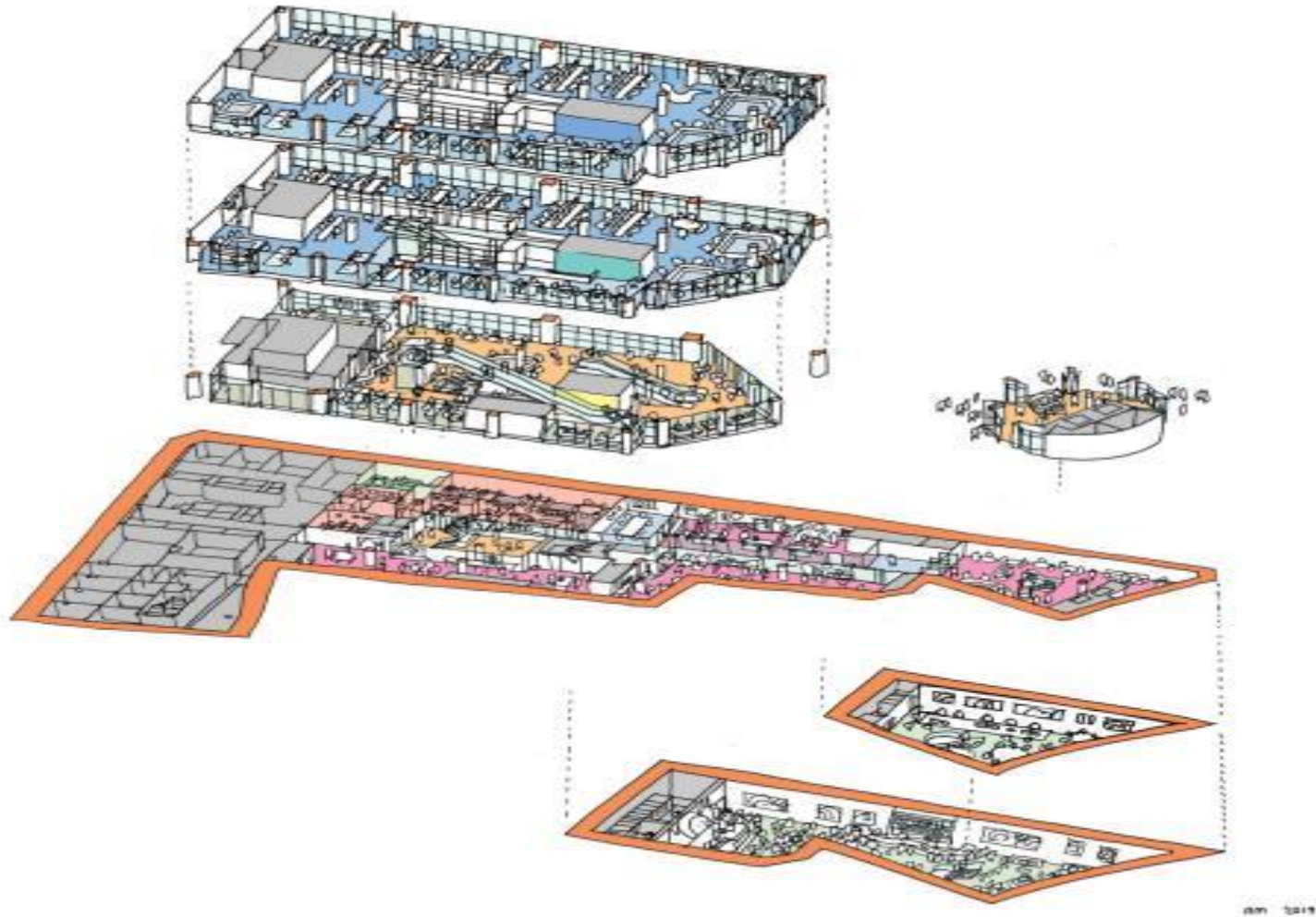


## Aerial view



North east axonometric

## Lower floor uses





## Additional views – As consented and Cumulative From Tanner Street Park

**Tanner Street Park**  
Existing and Consented



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- 17 -

**Tanner Street Park**  
Existing and Consented and  
Vinegar Yard



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- 18 -

## Additional views – As consented and Cumulative From Leathermarket Gardens

**Leathermarket Gardens**  
Existing and Consented



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- 61 -

**Leathermarket Gardens**  
Existing and Consented and  
Vinegar Yard



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- 62 -

## Additional views – As consented and Cumulative From Leathermarket Gardens

### Leathermarket Gardens - Weston Street entrance

Existing and Consented



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- 65 -

### Leathermarket Gardens - Weston Street entrance

Existing and Consented and  
Vinegar Yard



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- 66 -



## Visual – aerial view



## Visual of the new public realm



47



## Visual along St Thomas Street





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