

Planning Committee

Monday 20 July 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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Webpage: <http://www.southwark.gov.uk>

Date: 17 July 2020

Welcome to Southwark Planning Committee

20 July 2020 (am)

MAIN ITEMS OF BUSINESS

Item 7.1: 19/AP/2089 - Eagle Wharf, 90-96
Peckham Hill Street, London SE15

Item 7.2: 20/AP/0039 – Bianca Warehouse,
43 Glengall Road, London SE15

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

19/AP/2089: Eagle Wharf, 90-96 Peckham Hill Street, London SE15

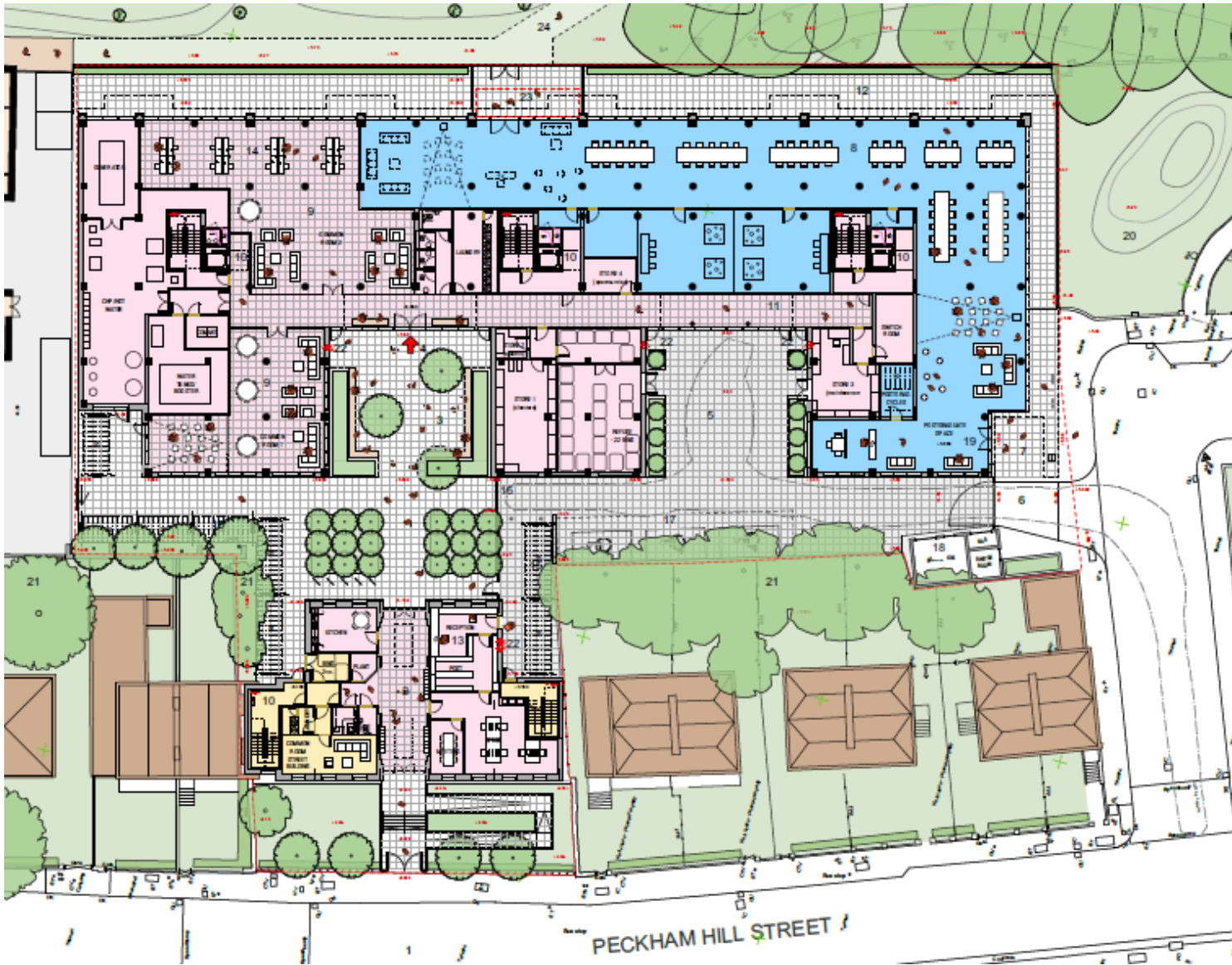
Redevelopment of site comprising the demolition of existing retail warehouse building in (Use Class A1) and construction of two buildings at four and six storeys in height. The application scheme will provide a creative Digital Hub workspace (Use Class B1/D1) and student accommodation incorporating 393 student bedrooms (sui generis Use Class) and associated communal facilities. The scheme includes highway improvements, landscaping, blue badge car parking, and cycle parking spaces for students and visitors.

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Site Plan







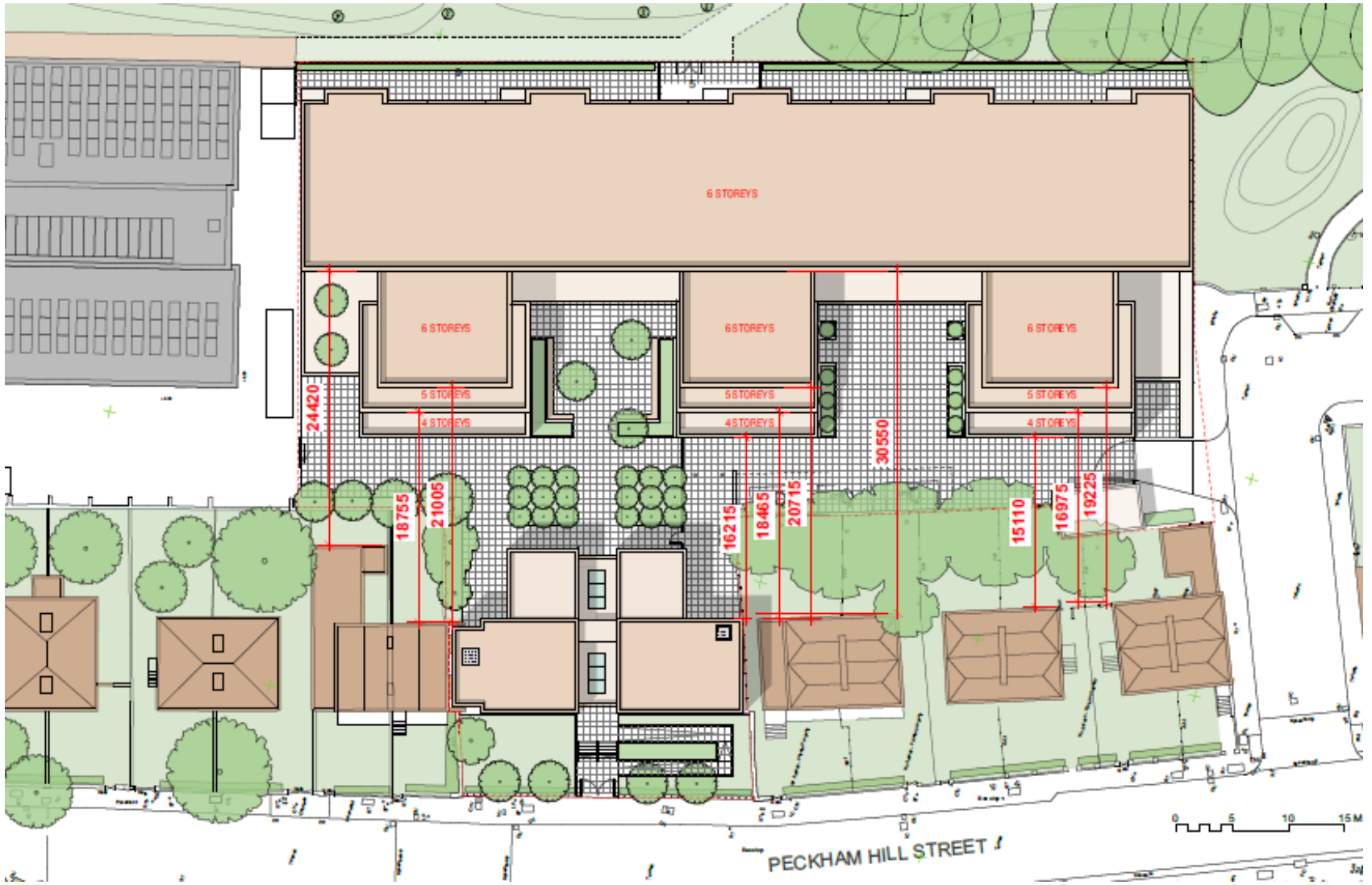


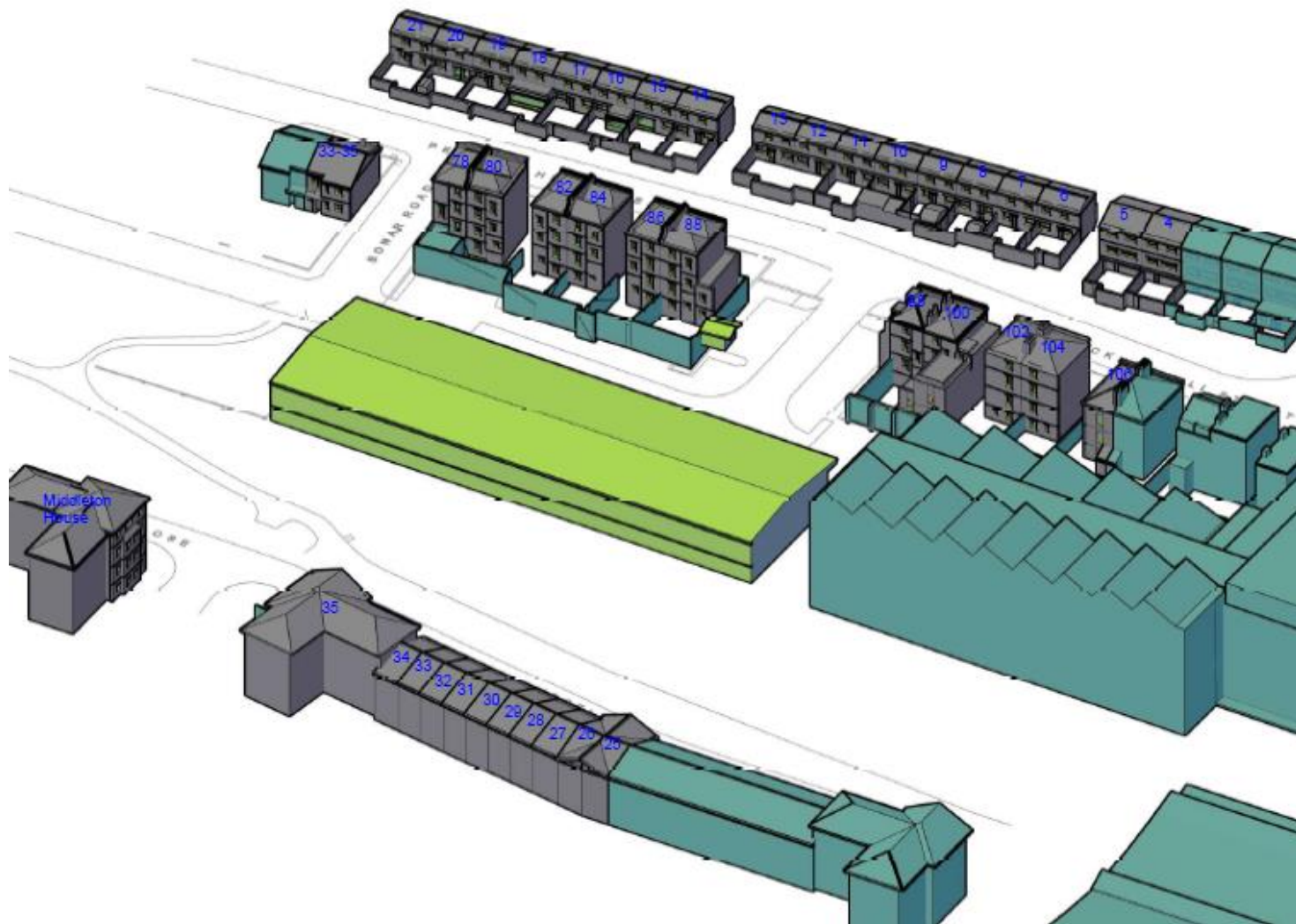


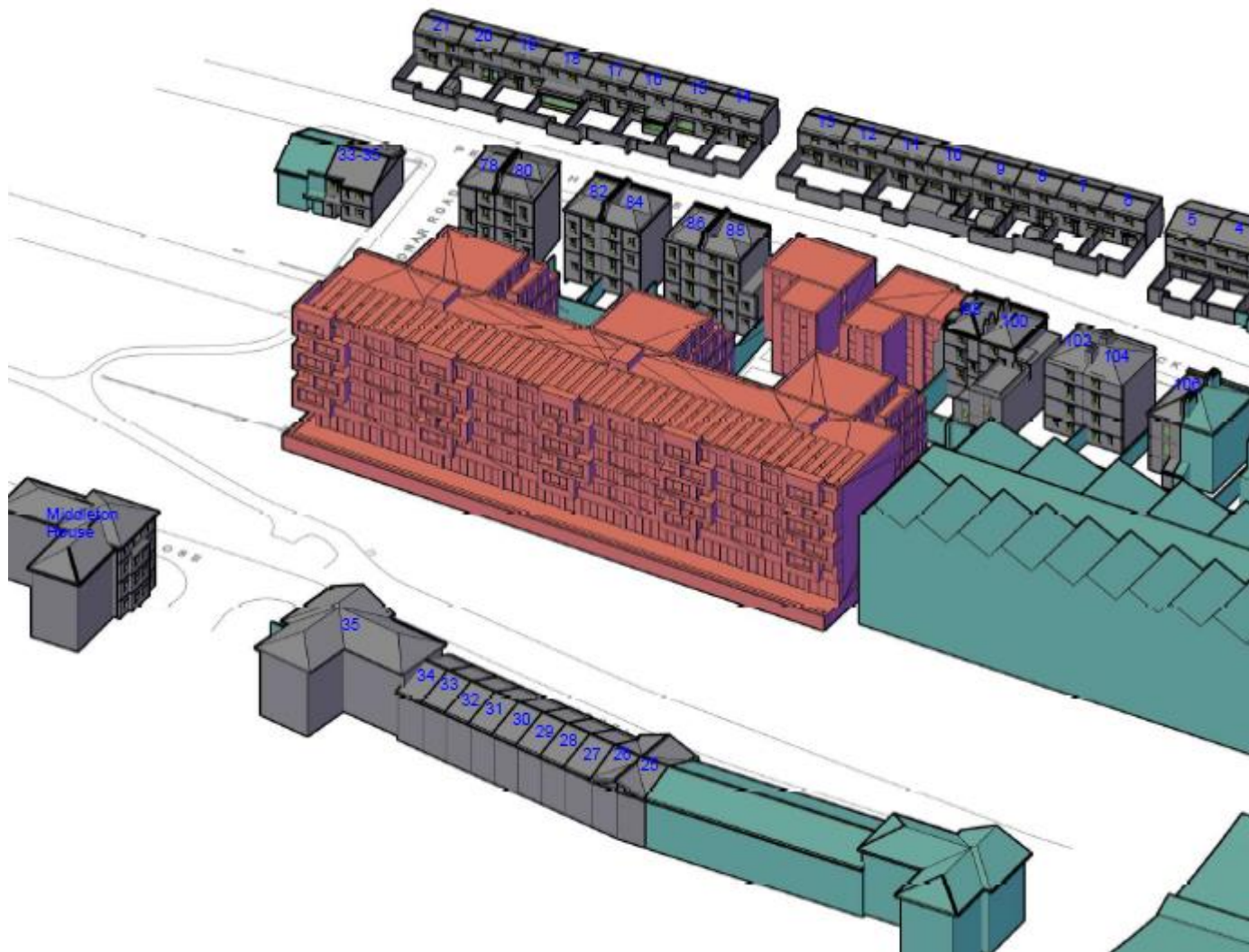












20/AP/0039: Bianca Warehouse, 43 Glengall, Road London, SE15

Demolition of the existing building and erection of a new mixed use building of up to 15 storeys (plus lower ground and basement) (51.525m AOD) to provide a Halls of Residence for the London School of Economics and Political Science consisting of 676 student rooms, replacement commercial floorspace of 2,375sqm consisting of 1190sqm of B1c, and 1,185sqm of flexible B1c/D1/A3 Use as a Creative Commercial Centre that includes University related community uses, a community café; and new areas of public realm. public realm.

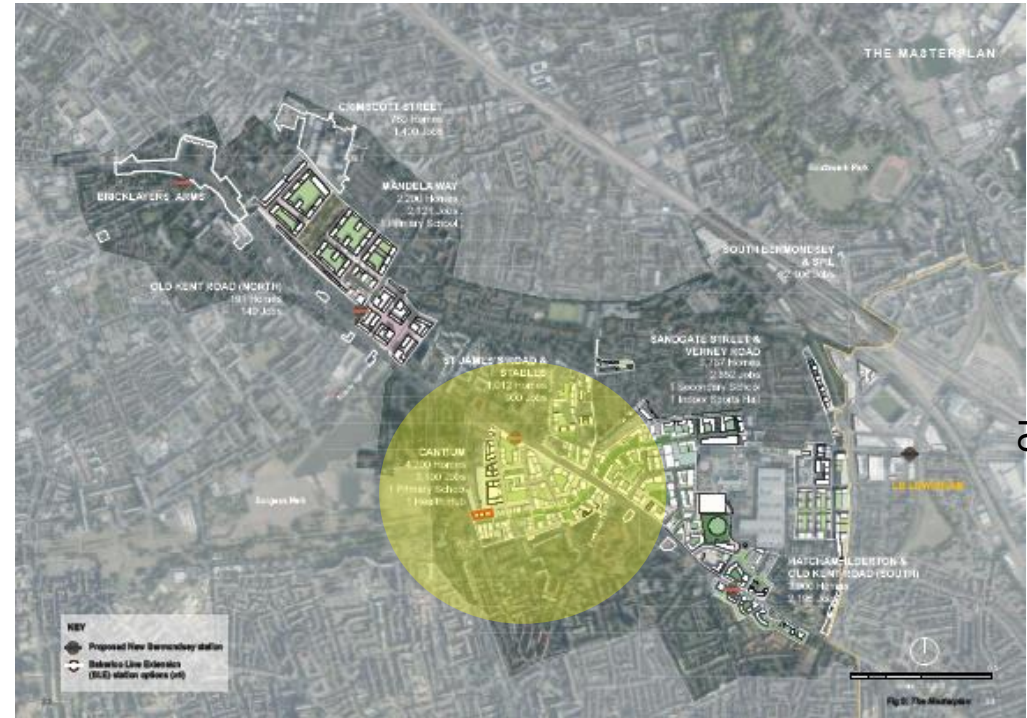
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SITE PLAN



Old Kent Road Regeneration Area

- Old Kent Road Regeneration Area
- Policy AAP 13: **Best Start in Life**
- OKR 10 Site Allocation
- Linear Park Route



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OKR Regeneration Area: OKR 10



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Context

Bianca Warehouse, 43 Glengall Road



- A. Burgess Park
- B. Glengall Road Business Park
- C. Proposed Malt Street development
- D. Glengall Road

The Proposal

Student Housing , mixed use building providing:

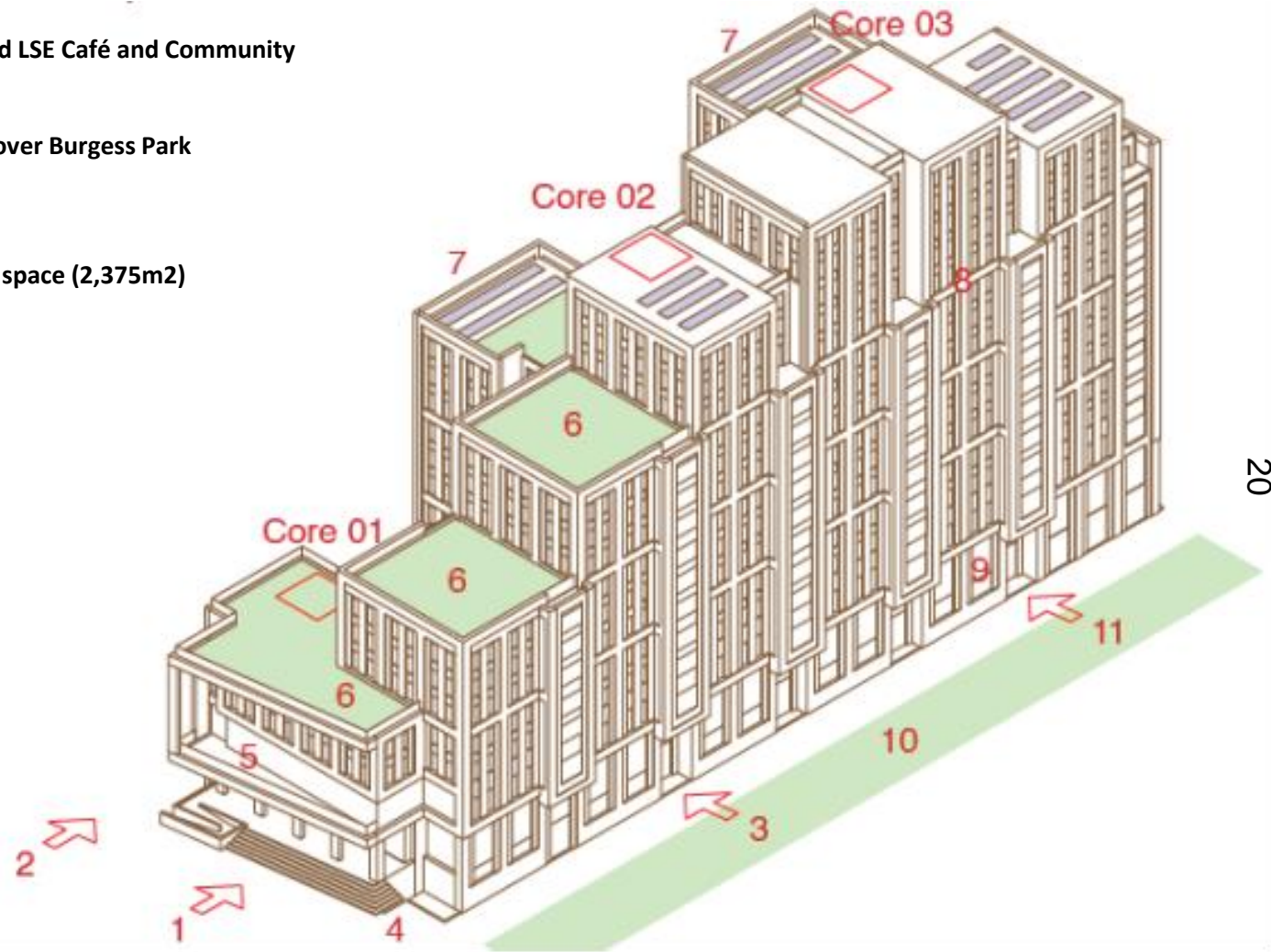
- 676 Student rooms
- 2375sqm of commercial space, comprising ;
- 1190sqm of B1c
- 1,185sqm of Flexible space (B1c/D1/A3) to include a new Creative Commercial Centre and a Café



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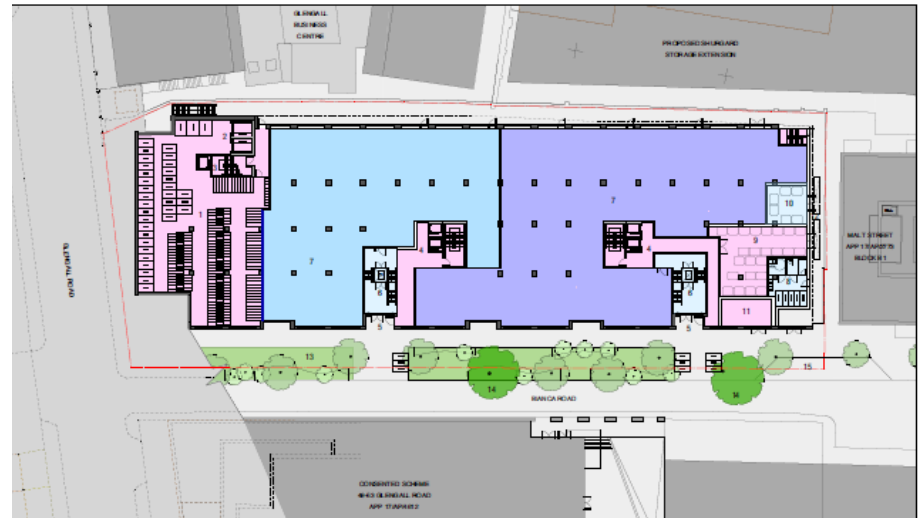
Diagram of proposal

1. Entrance to Halls of Residence from Glengall Road
2. Cycle entrance
3. Entrance to employment and LSE Café and Community Centre from Bianca Road
4. Landscaped public realm
5. Common Room with views over Burgess Park
6. Stepped terraces
7. Photovoltaics
8. Student bedrooms
9. Employment / LSE outreach space (2,375m²)
10. Linear Park
11. Access to Employment

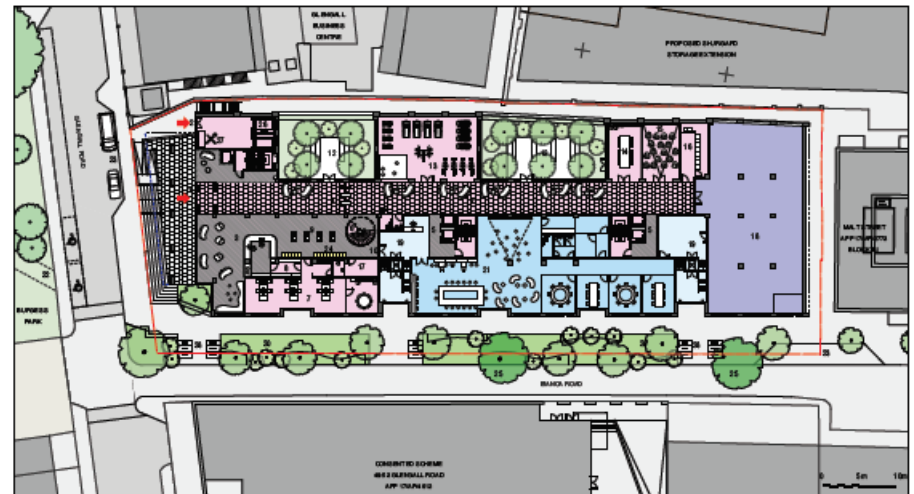


Commercial Floor space

- 2,375m² of commercial space (lower ground floor and upper ground floor).
- 3.8m Floor to ceiling heights at lower ground floor .
- 4.75m Floor to ceiling heights at upper ground floor .
- Heavy duty goods lifts and wide staircases is provided in the employment space.
- New workspace could provide up to 50 new job creations.
- 10% Affordable workspace.



Lower Ground Floor plan

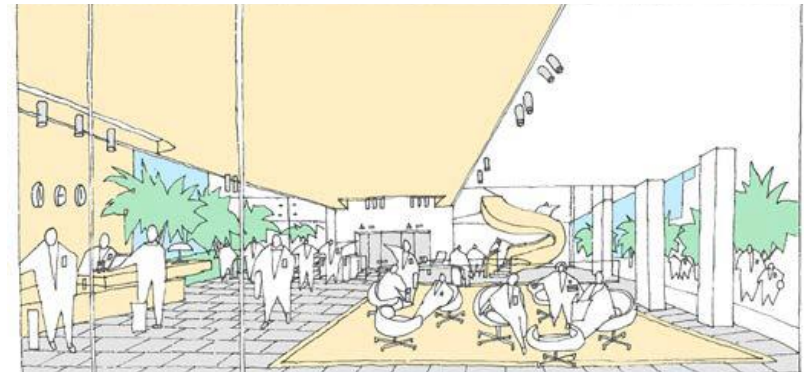
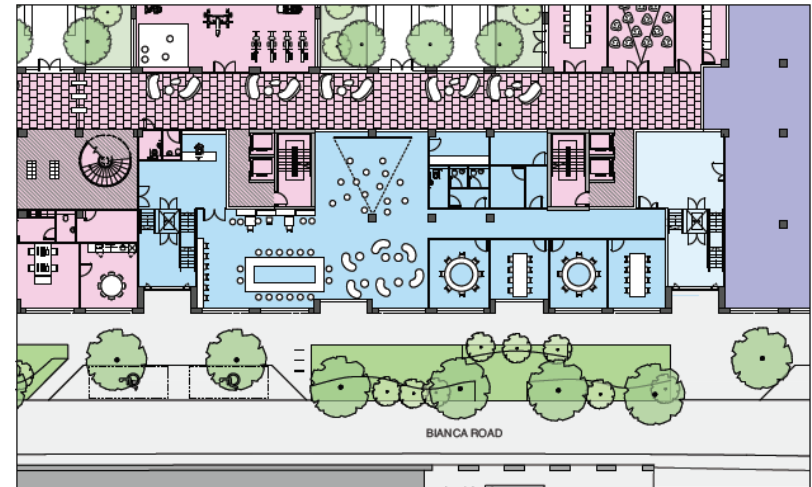


Upper Ground Floor plan

LSE Creative Centre and Community Café

The LSE Creative Community Centre will have:

- An events area,
 - Studios
 - A Café; and
 - Meeting rooms
- ***LSE Generate*** will operate this space and provide support for socially-driven student and alumni and local community ventures.



Student Room provision

- 676 Student rooms
- 35 rooms wheelchair accessible rooms with scope to provide a further 5%



First floor plan

Additional 5% Wheelchair Accessible rooms



STANDARD ROOMS WITH KNOCK-OUT PANELS BETWEEN TO ALLOW FUTURE CONVERSION INTO A WHEELCHAIR ACCESSIBLE ROOM

35% Affordable Student Housing

GLA affordable rate of
£169 per week

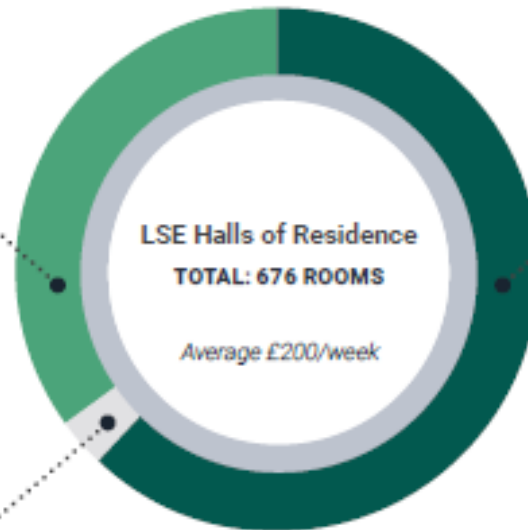
237 ROOMS (35%)

Ensuite rooms at less
than £215 per week

416 ROOMS (62%)

Studio rooms at less
than £250 per week

23 ROOMS (3%)



£1.2M Offsite contribution towards Affordable Housing

Bianca Road Linear Park and building entrances

- Draft **Parks and Recreation Strategy**
- Landscaping is indicative
- Detail would be provided later
- Reserved by condition
- Further consultation to be held



Linear Park and Public realm



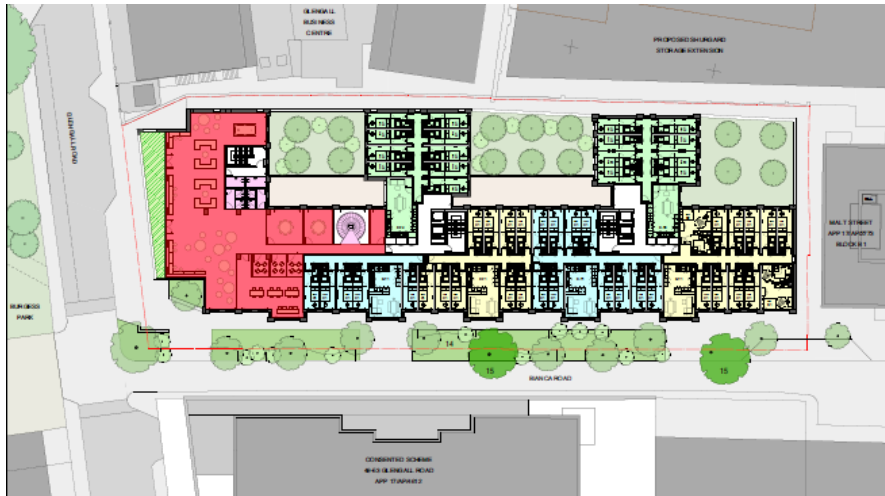
Public space provision

Existing – 244m²
(Hard landscape)

Proposed – 1050m²
(Soft landscape and Hard landscape)



Communal amenity space



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Consultation

- A doorknocking session in October 2019 with 73 neighbouring residential properties to raise awareness of the proposals and discuss initial feedback
- Information flyers sent to 2,337 properties around the site
- A public exhibition held over two days at Christ Church Peckham in November 2019
- A meeting with Glengall Road residents in November 2019 to introduce the proposals
- A meeting with Friends of Burgess Park in December 2019 to present the scheme
- A joint meeting with Friends of Burgess Park and Glengall Wharf Gardens in March 2020 to discuss potential improvements to Burgess Park
- Further consultation on the parks and Recreation strategy



Summary

- Delivers Planning policy of the OKR AAP
- Delivers the Masterplanning aspirations of the Old Kent Road
- Delivers key elements of the Linear Park along Bianca Road
- Responds to context and works well with the Design and Architecture of the neighbors
- It responds to the existing heritage elements on site including the retained industrial building at 57 Glengall Road.







View from Glengall Road

