

Planning Committee

Wednesday 21 April 2021

6.30 pm

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

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Item No.	Title	Page No.
6.	Development Management	1 - 25
	Tabled items: members pack and addendum report.	

Contact

Tim Murtagh via email: tim.murtagh@southwark.gov.uk

Webpage: <http://www.southwark.gov.uk>

Date: 21 April 2021

Welcome to Southwark Planning Committee

21 April 2021

MAIN ITEMS OF BUSINESS

Item 6.1 – 20/AP/2701 - 671-679 Old
Kent Road, SE15 1JS

Southwark Free Wi-Fi Password
Fr33Wifi!



Councillor Martin Seaton (Chair)



Councillor Darren Merrill (Vice Chair)



Councillor Richard Livingstone



Councillor Damian O'Brien



Councillor Cleo Soanes



Councillor Dan Whithead



Councillor Kath Whittam



Councillor Bill Williams

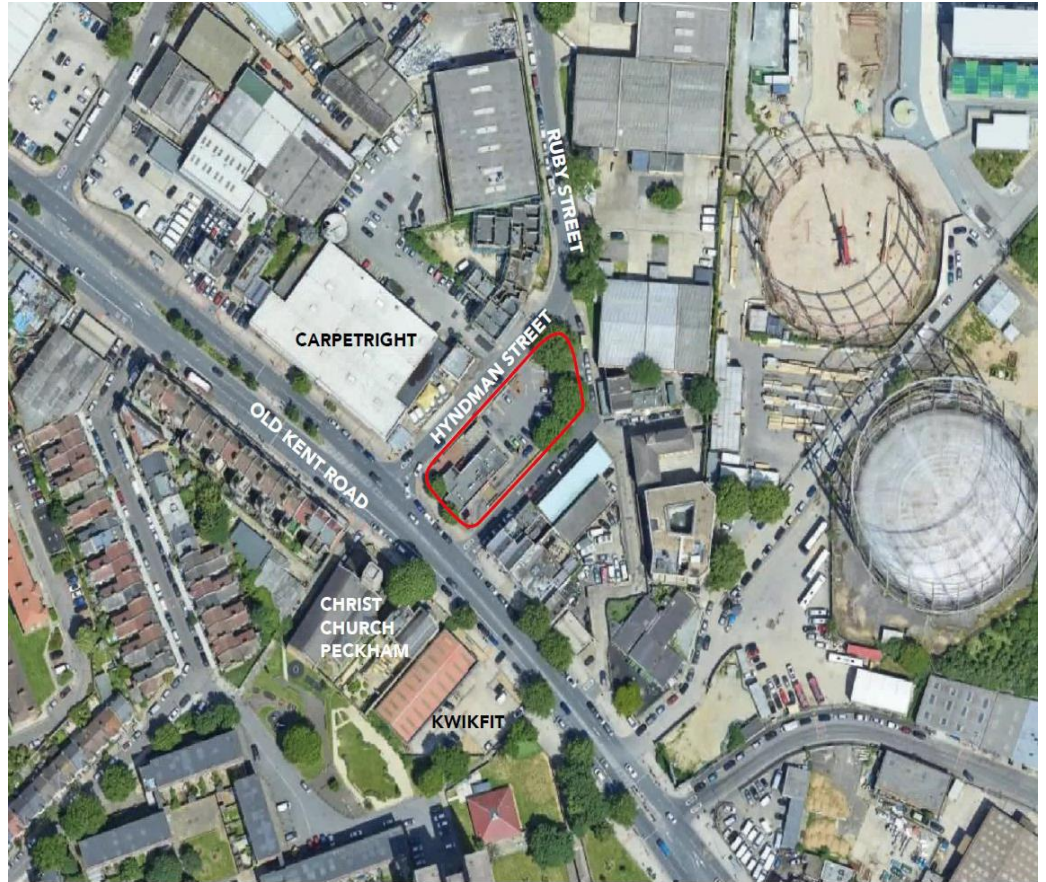
20/AP/2701 – 671-670 Old Kent Road, London SE15 1JS

Demolition of all existing structures and erection of a part 10, part 12 storey plus basement mixed-use development comprising 257sqm flexible Class E floorspace (Commercial, business and service), and 267 purpose-built student accommodation rooms with associated amenity space and public realm works, car and cycle parking, and ancillary infrastructure.

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EXISTING SITE

- Single storey KFC restaurant with drive-through function
- 15 car parking spaces
- 3 category B trees on site, all subject to TPO's
- Old Kent Road Opportunity Area
- Within site allocation OKR13



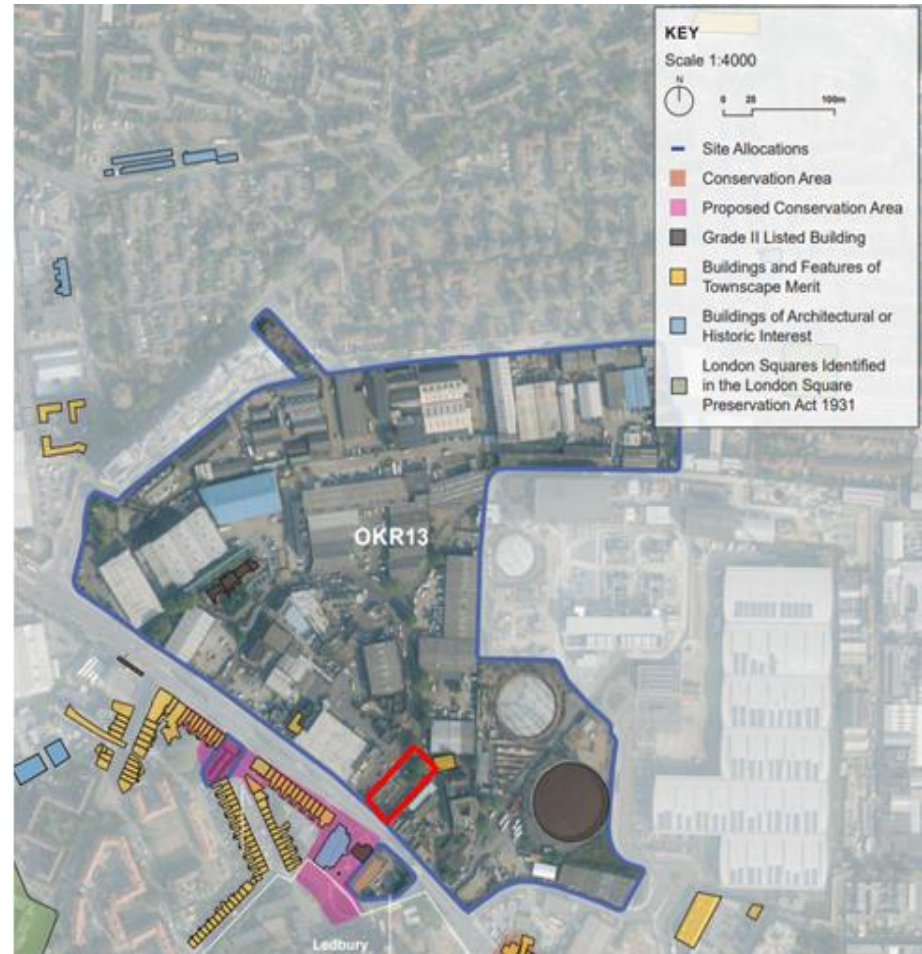


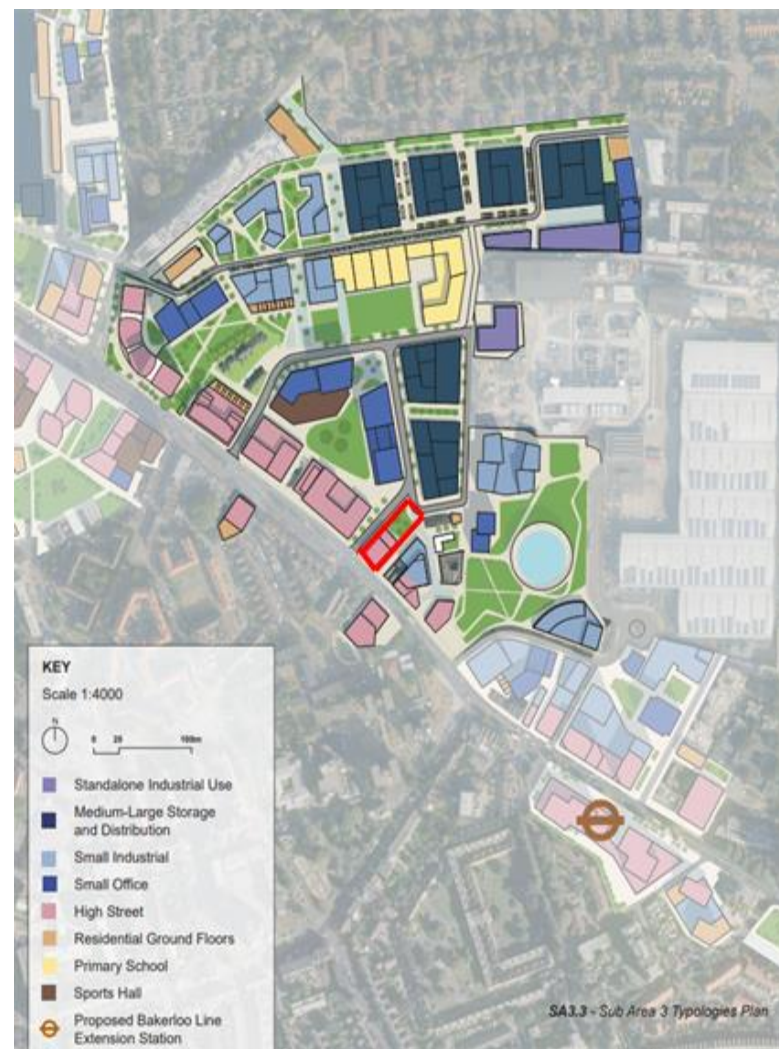
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OLD KENT ROAD AREA ACTION PLAN

OLD KENT ROAD

AREA ACTION PLAN / OPPORTUNITY AREA PLANNING FRAMEWORK CONSULTATION
DECEMBER 2017





PROPOSED SCHEME



STUDENT ACCOMMODATION SCHEDULE

Unit size	Private Units		Nomination Units		Affordable Units	
	No.	%	No.	%	No.	%
En-Suite	112	87.50%	36	78.26%	76	81.72%
Accessible en-suite	-	-	10	21.74%	11	11.83%
1 bed Studio	16	12.50%	-	-	-	-
Accessible studio	-	-	-	-	6	6.45%
Total	128	100%	46	100%	93	100%

∞

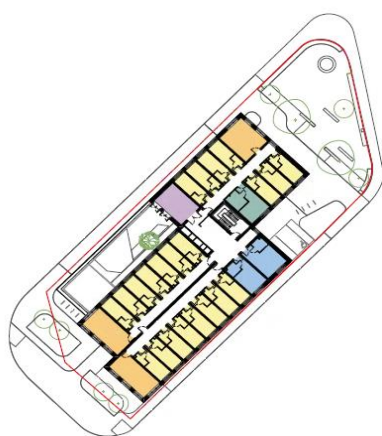
- 267 Student bedspaces
- 93 Affordable bedspaces
- 35% Affordable based on habitable rooms.
- £2,000,000 off-site contribution to affordable housing
- 10% (27 bedspaces) will be wheelchair accessible units

OFF-SITE CONTRIBUTION COMPARISON

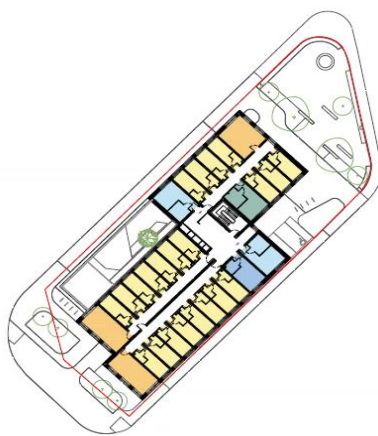
	Affordable	Student Rooms	Hab rooms	Afford . hab rooms	Contribution (per non affordable hab rooms)	Off-site contribution
KFC	35%	267	303	106	£10,152.28 (197 rooms)	£2,000,000
LSE (20/AP/0039)	35%	676	758	265	£2,434.08 (493 rooms)	£1,200,000
Eagle Wharf (19/AP/2087)	0%	393	473	0	£8,456.66 (473 rooms)	£4,000,000

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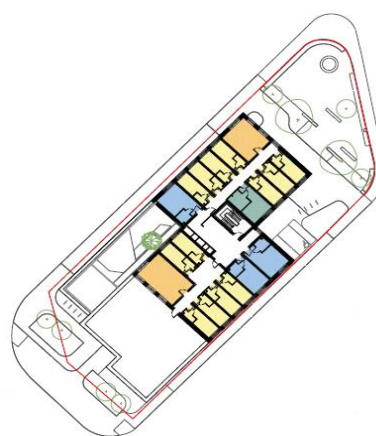
TENURE DISTRIBUTION



First floor



2nd - 9th floor



10th - 11th floor

- Communal
- Kitchen / dining
- Standard Ensuite
- Accessible Ensuite
- Studio
- Accessible Studio

	No. Floors	Ensuite	Studio	Accessible Studio	Accessible Ensuite	Total
Floor						
Ground	1	0				0
1st	1	22	2		1	25
2nd-9th	8	22	1	2	1	208
10th-11th	2	13	3		1	34
Total bedspaces		224	16	16	11	267
				10.1%		

ACCOMODATION TYPES



Typical en-suite bedroom



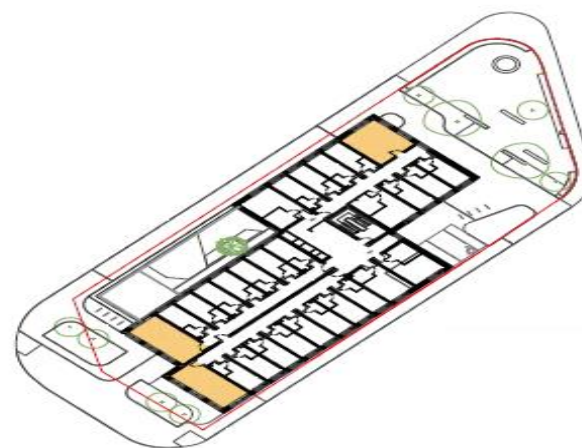
Typical accessible en-suite bedroom



Typical studio room

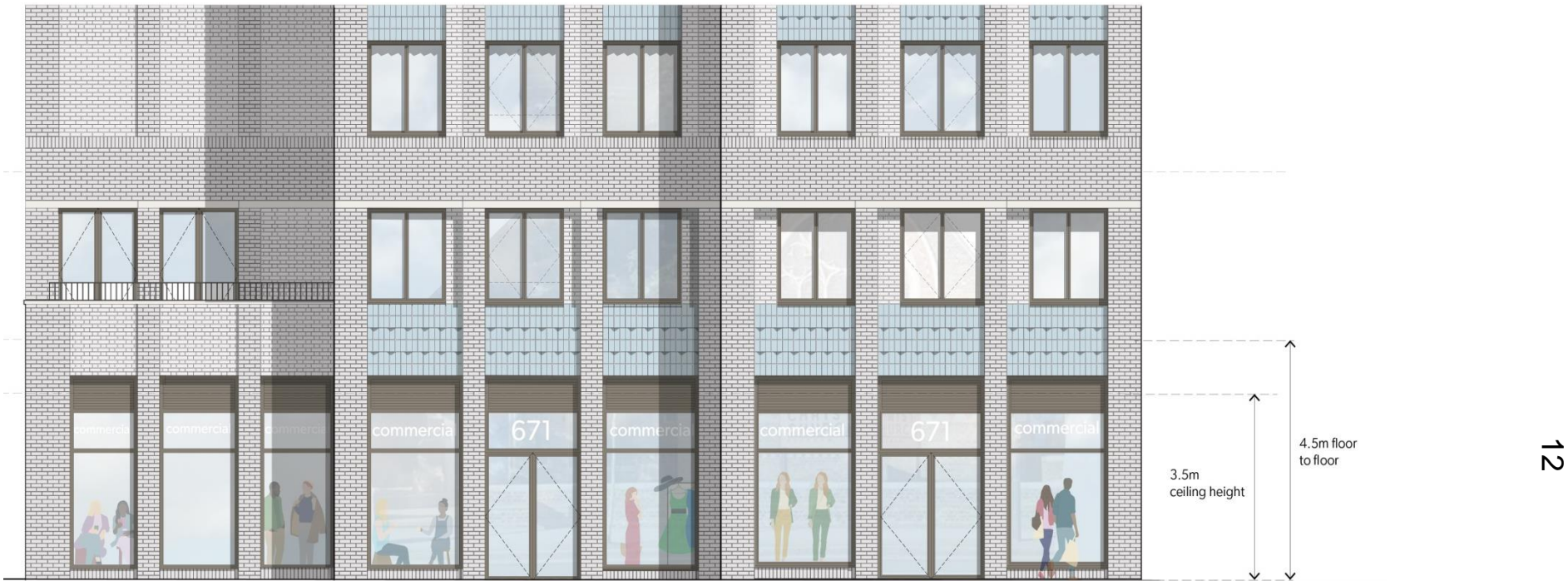


Typical shared kitchen layout



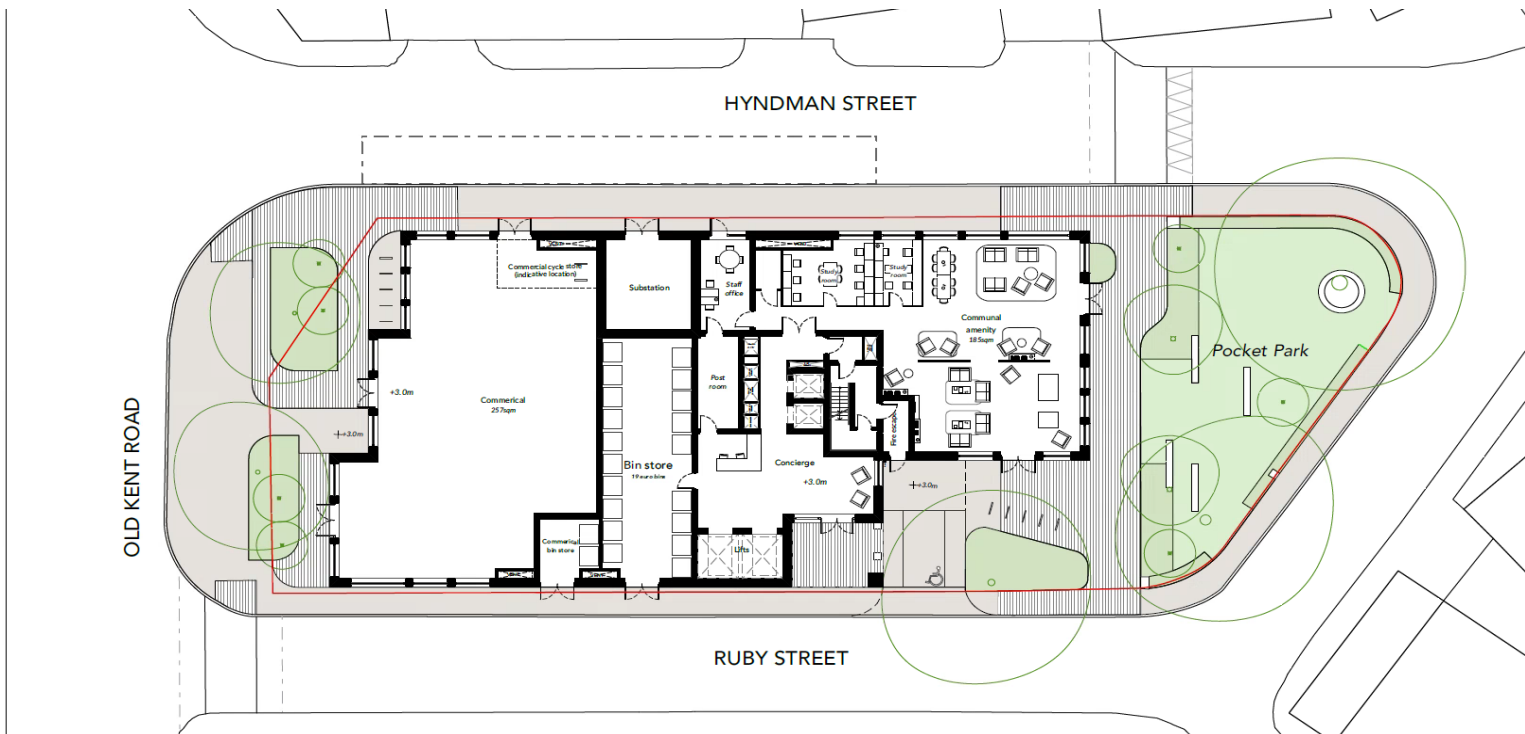
Typical floor shared kitchen locations

COMMERCIAL GROUND FLOOR UNIT

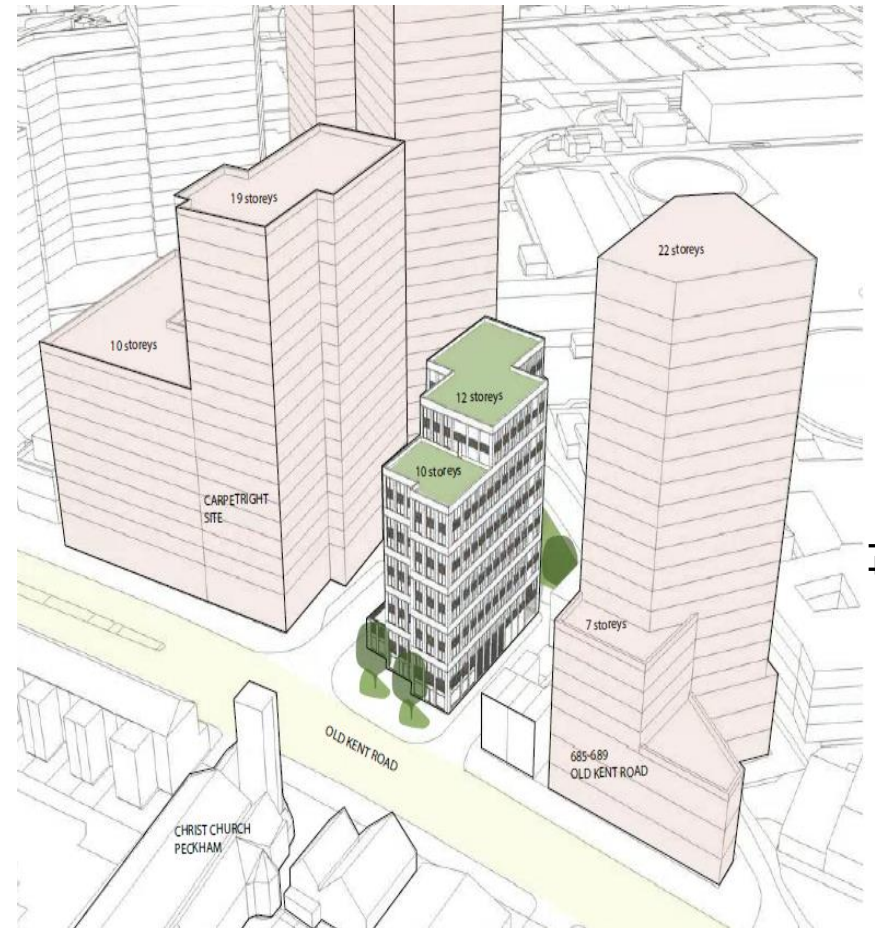


- Uplift on existing floorspace by 31sqm
- Proposed commercial space complies with AAP typology for the site
- Active frontages onto Hyndman Street, Old Kent Road and Ruby Street

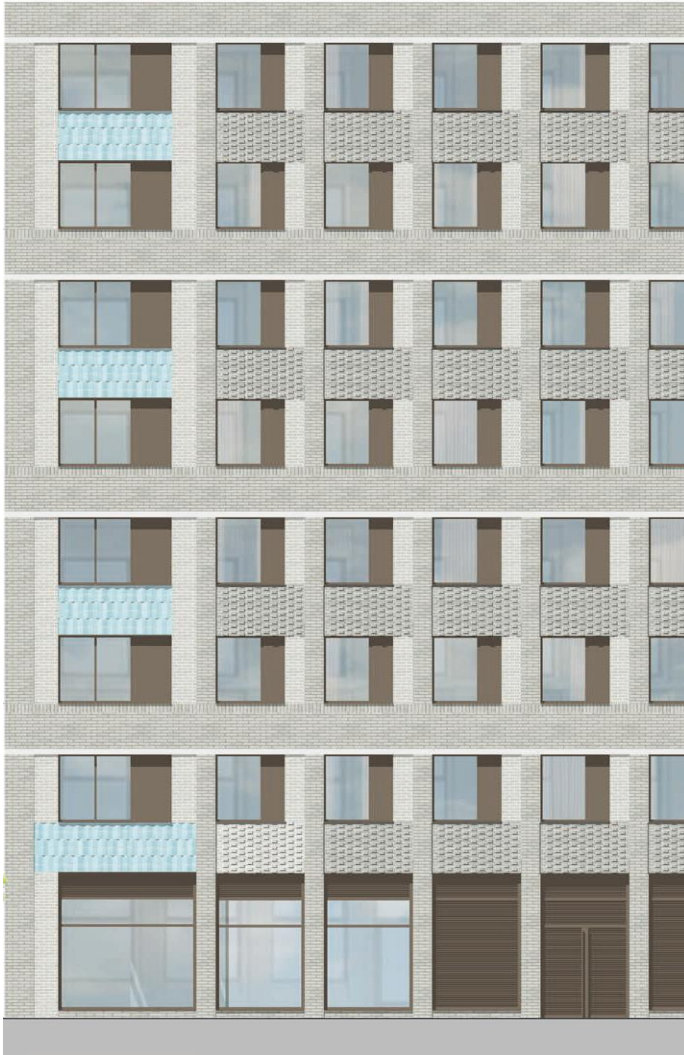
PROPOSED GROUND FLOOR



BUILDING HEIGHT



DESIGN AND MATERIALITY



Dark grey brick with dark grey mortar



Light grey brick with light grey mortar



Satin Sky Blue Glaze



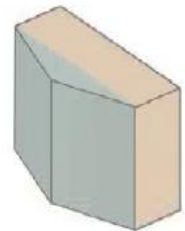
Window frame

RAL 7006



GRC

RAL 9002



Ibstock Umbra Sawtooth

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AMENITY PROVISION



- Communal Amenity provided on ground and first floor levels

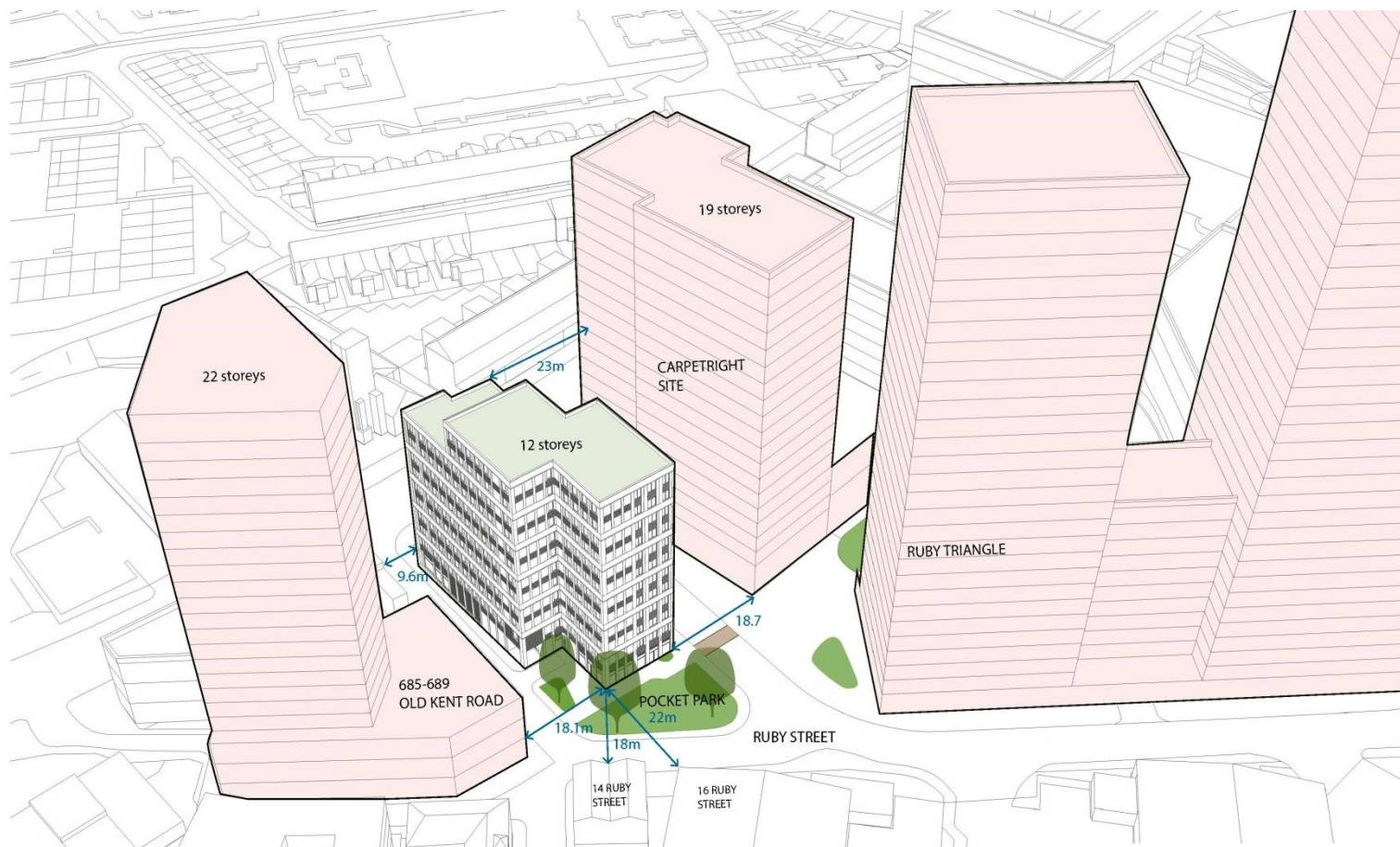
AMENITY PROVISION – POCKET PARK



- An off site payment of £33,210 towards improvements to public realm from the stopping up of Ruby Street



WIDER OPEN SPACE MASTERPLAN



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SUSTAINABILITY AND LANDSCAPE



- Biodiversity net gain
- Increased Urban Greening Factor of 0.48
- Existing trees retained
- Carbon off-set payment of £140,994
- CO2 savings on site consisting of 73.8% for student, 64.9% savings for the commercial aspect

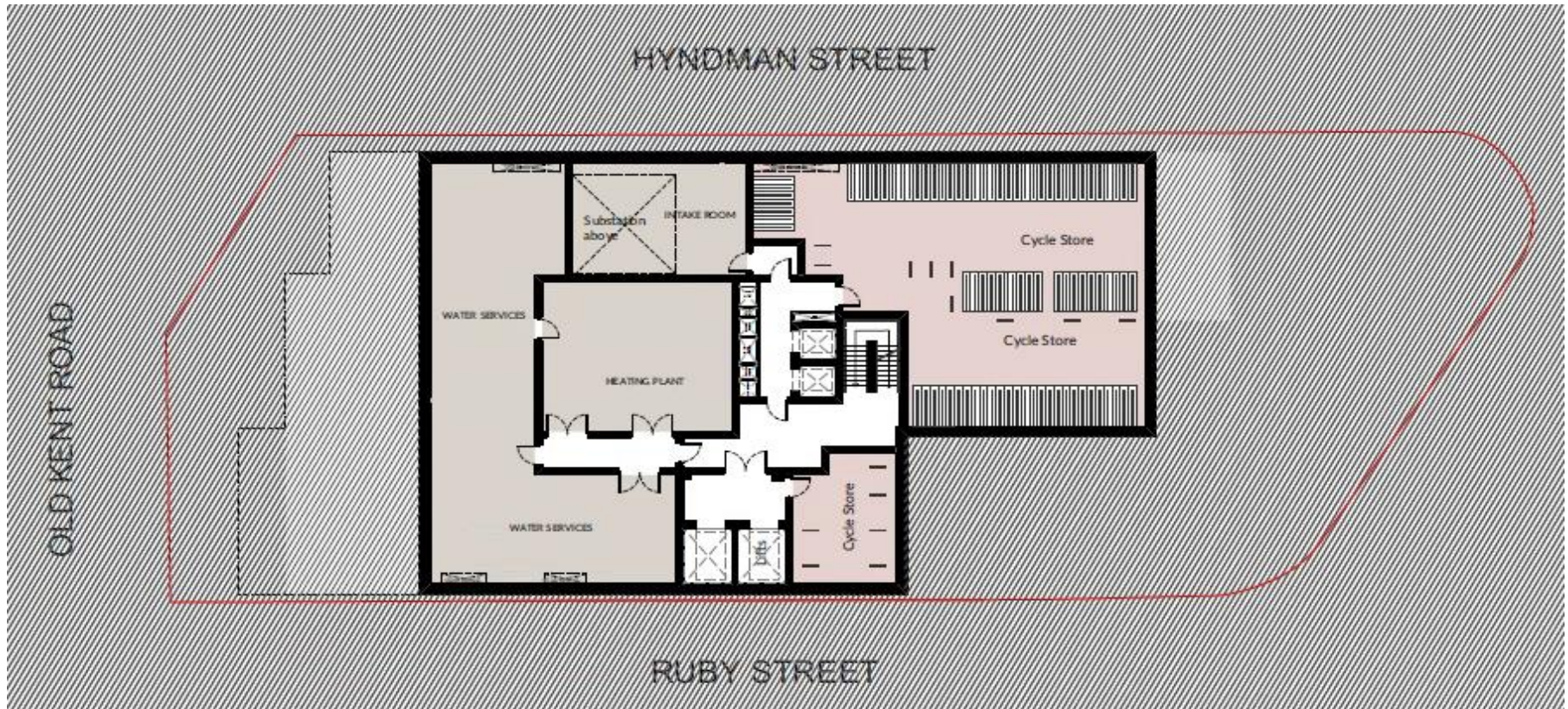
PUBLIC REALM



- Active frontages created to enhance relationship with streetscene
- The development is set back from Old Kent Road
- Improved and increased public realm on all sides of the development

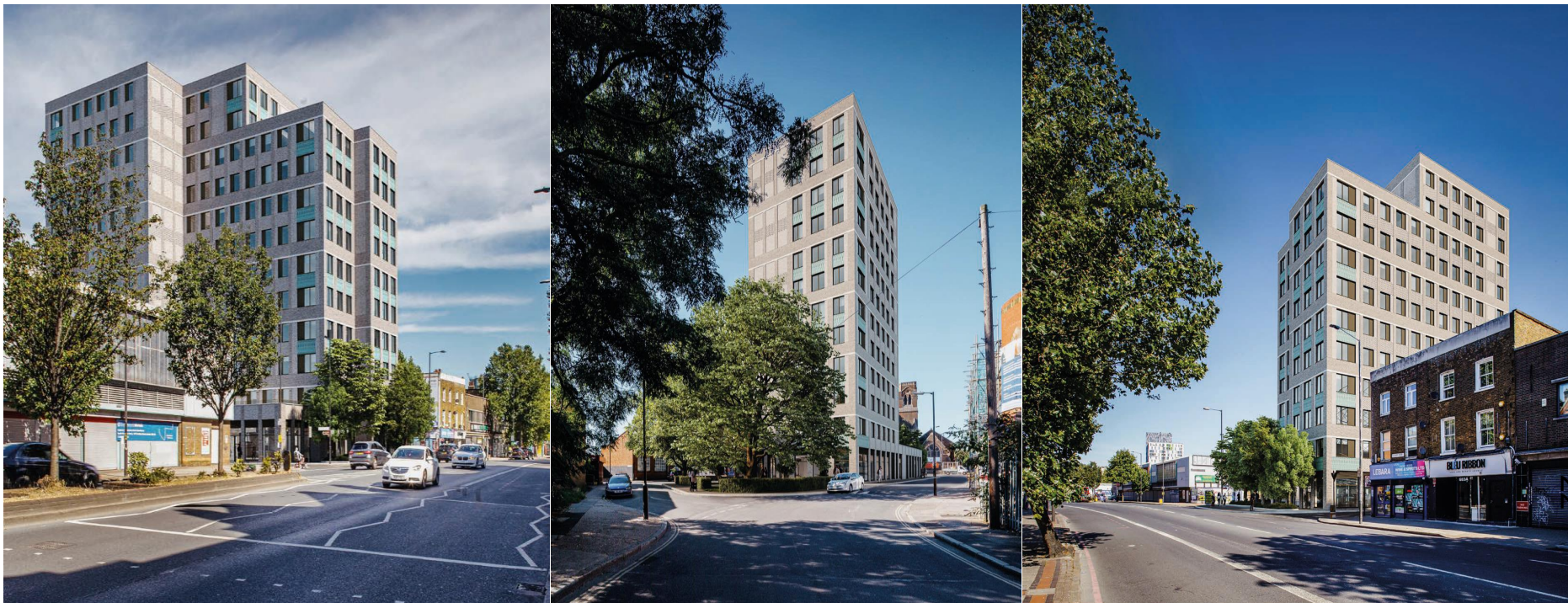
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TRANSPORT



- Policy compliant cycle parking
- Car free development

CGI VIEWS OF DEVELOPMENT



SUMMARY

- 35% Affordable bedspaces
- £2,000,000 off-site contribution to affordable housing
- Uplift in employment opportunities and commercial floorspace
- Environment, biodiversity and sustainability gains
- Pocket Park provided to the rear in compliance with aspirations for the site in the OKR AAP

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Item No: 6.1	Classification: Open	Date: 21 April 2021	Meeting Name: Planning Committee
Report title: Final		Addendum report Late observations and further information	
Ward(s) or groups affected:		Old Kent Road	
From:		Director of Planning	

PURPOSE

1. To advise members of amendments to the report in respect of the following planning application on the main agenda.

RECOMMENDATION

2. That members note and consider the amendments to the report and amendment to the drawing numbers of condition 1 of Appendix 3 of the committee item in reaching their decision.

Item 6.1 – 20/AP/2701 – 671-679 OLD KENT ROAD, LONDON, SE15 1JS

FACTORS FOR CONSIDERATION

Amendments to report

3. In paragraph 2 of the report, the site area should read 0.14 hectare plot
4. In paragraph 12, the two trees fronting Old Kent Road are not strictly part of the “existing site” as they are on public highway and fall outside of the red line boundary. Nevertheless, they are to be retained during the comprehensive works to the site
5. The scheme mentioned in paragraph 55 at 313-349 Ilderton Road is not under consideration. Rather, Members recommended a resolution to grant planning permission at the January 6th 2021 committee.
6. The final two sentences of paragraph 79 should read that the development is a nominations scheme, not a direct-let scheme, and the applicable Southwark CIL rate is £109/sqm plus Mayoral CIL of £60/sqm.

7. Paragraph 92 should read that the commercial unit fronting Old Kent Road has been designed as a flexible space with generous floor to floor heights of 4.5m”.
8. In paragraph 197 the PTAL rating of the site should read as a PTAL of 3
9. A slight correction to the table in paragraph 221. There are 224 cycle parking spaces proposed in the development. The table reads as follows:

Stand type	Stay/Visitor	Total
Sheffield Stands	Long Stay	21
Sheffield Stands	Short-Stay/Visitor	20
Two-tier Stands	Long Stay	171
Cargo Bike/Tricycle	Long Stay	12
		224

Revised Approved Plan Number Condition

10. Two landscape drawings were missed in condition 1 of the Appendix 3 recommendation. They are:
 - 20.032-BOSK-00-DR-L-0100-P8 - Ground Floor
 - 20.032-BOSK-RF-DR-L-0101-P7 - Roof Plan

Conclusion of the Director of Planning

11. Having taken into account the additional information, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report, completion of the s106 agreement, and referral to the Mayor of London.

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403