

Item No. 5.1	Classification: Open	Date: 7 February 2018	Meeting Name: Planning Committee
Report title:	Development Management planning application: Council's own development Application 17/AP/0527 for: Council's Own Development - Reg. 3 Address: MAYDEW HOUSE ABBEYFIELD ESTATE, ABBEYFIELD ROAD, LONDON SE16 Proposal: Refurbishment of the existing 144 residential units and erection of a 5 storey extension providing 24 additional residential units (Class C3). Landscape improvements to the front of Maydew House, with a new residential entrance at ground floor and residents amenities at first floor together with a new community facility (Class D1) at ground floor. New pedestrian route and gates into Southwark Park and other associated works incidental to the development.		
Ward(s) or groups affected:	Rotherhithe		
From:	Director of Planning		
Application Start Date 02/03/2017		Application Expiry Date 01/06/2017	
Earliest Decision Date 15/04/2017			

RECOMMENDATION

1. a) That planning permission is granted subject to conditions and the applicant entering into an appropriate legal agreement, and receipt of the stage 2 comments from the Mayor of London.
- b) That in the event that the requirements of a) are not met by 31 May 2018, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 159.

BACKGROUND INFORMATION

2. This application is one of three planning applications in the Abbeyfield Estate at Maydew House (ref. 17/AP/0527), Bede Centre (17/AP/2908) and Damory House and Thaxted Court (ref. 17/AP/2562). These three applications submitted by the council seek to extend Maydew House, Damory House and Thaxted Court to provide additional affordable homes, to redevelop the Bede Centre for affordable housing, and relocate the community centre to Maydew House. The current applications are to be presented at the same committee as they would redevelop a significant part of the Abbeyfield Estate.
3. The application forms part of a wider estate regeneration programme to be developed through a masterplan in four phases:
 - Phase 1 – strip out of Maydew House (already completed)
 - Phase 2 – Damory House and Thaxted Court (17/AP/2562)

Phase 3 – Maydew House, including replacement community facility (this application)
Phase 4 – Bede Centre site redevelopment (17/AP/2908).

Site location and description

4. The application site comprises Maydew House, a 26-storey 1960s residential tower within the Abbeyfield Estate. The existing tower accommodates 144 x two-bedroom units and is situated on a raised podium. It is undergoing renovation and has been vacant since 2015.



5. The site is immediately bounded to the south-east by the Bede Centre, a local community centre. Other residential blocks within the estate are Damory House to the north-west, Bradley House to the south, and Thaxted Court which sits to the south-east of the Bede Centre. The Abbeyfield Estate is bounded by other mid- to low-rise residential blocks and terraced properties.
6. Southwark Park lies on the northern side of the application site. It is a registered park and garden (grade II listed), a site of importance for nature conservation (grade 2) and is Metropolitan Open Land. The park boundary with Maydew House forms the southern extent of the Canada Water Action Area.
7. The site is within flood zone 3, the urban density zone, and the air quality management area.
8. Dilston Grove (the former Clare College mission church) is the nearest listed building sited 110m to the south-east of the site, on the park boundary. It is grade II listed, built in the early 1900s and is one of the earliest reinforced concrete churches in London.
9. The site has a PTAL rating of 4. South Bermondsey train station is 450m to the south, Surrey Quays station 580m to the north-east and Bermondsey tube station 800m to the north-west. Bus services run along Rotherhithe New Road and Southwark Park Road.

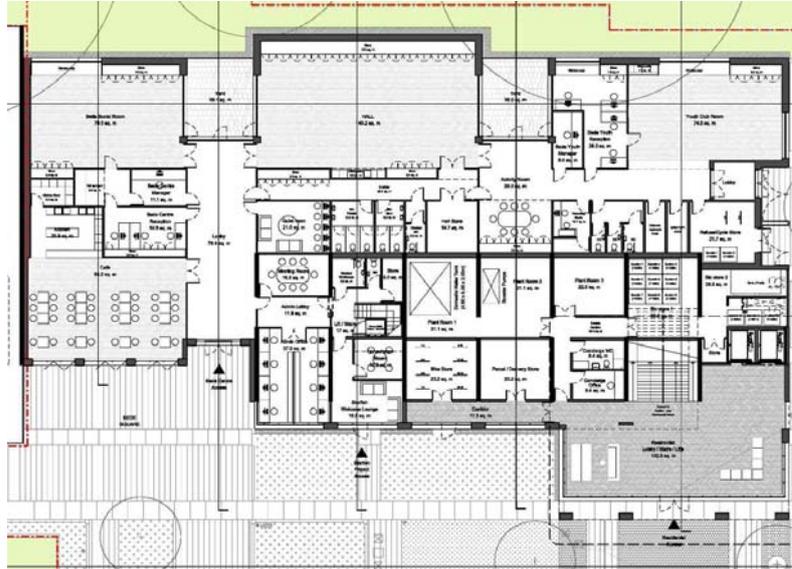
Details of proposal

10. This application seeks permission for the refurbishment of the existing 144 residential units in Maydew House, and the erection of a five-storey extension on top to provide 24 additional residential units (bringing the building to a total of 31-storeys in height).
11. The refurbishment works include stripping the tower back to its concrete frame, recladding the tower with a dark, high gloss, profiled, terracotta cladding in a horizontal band for each floor (and edged in stainless steel), and replacing the windows with anodised aluminium frames. The lift core tower on the eastern side of the building would be extended the full height of the building with the additional five storeys and reconfigured to provide two larger lifts, refuse chutes and wider access. It would be clad in glass reinforced concrete panels in a white Portland finish (as would the western side elevation), and windows to the lift lobbies and stairs on either side of the lift core. The bay windows on the western side elevation would be removed and replaced with flush windows.
12. The proposed five-storey extension on top of Maydew House would provide 24 residential units, and increase the block to be 31-storeys high. There would be a linking element between the existing tower and the proposed extension that would be covered in aluminium louvres and set behind the main facades. The proposal would add 18.4m to the height of the building, raising the parapet height from the existing 74.9m to the proposed 93.1m AOD.

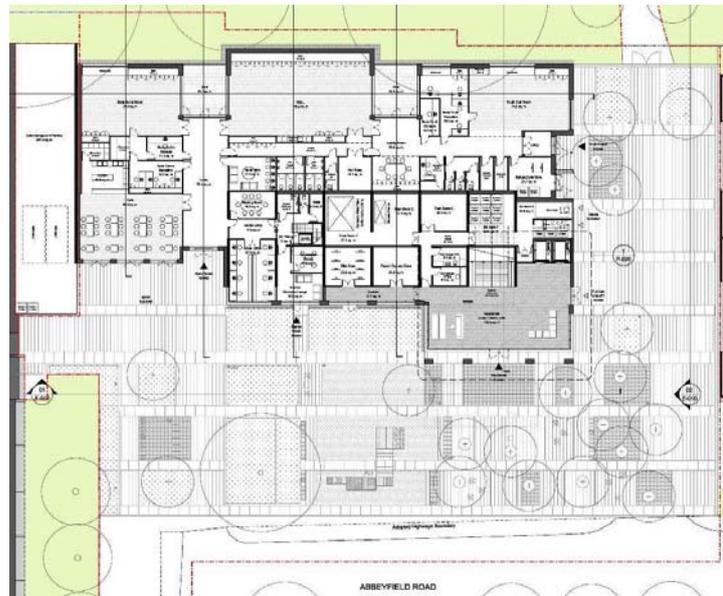


13. The 24 new units would be split level, providing 12 x one-bedroom and 12 x two-bedroom units. All would be market housing and up to 32 of the existing affordable units within Maydew House would be sold on the private market following refurbishment (this was reduced during the course of the application from the 42 originally proposed to be sold). 18 of the proposed 24 units would have a winter garden as a form of private amenity space. All residents would have access to the communal terrace on the first floor.
14. At the base of Maydew House, the existing podium and garages to the rear of the building and concrete ramp, stairs and walkways to the front of the building would be demolished. A new residential entrance pavilion would be provided at ground level to provide access to the extended lifts. A new community facility (Class D1) to replace the adjacent Bede Centre would be located on part ground and first floor of the tower accessible from the front and side of the tower. This would include four large rooms (a

social room, hall, youth club room and café), ancillary office space, reception, toilet facilities, and two outside yards at the rear at ground level. At first floor a resident's hall, further ancillary office space and a communal podium garden would be provided overlooking Southwark Park. The changes to the lower part of Maydew House would be finished in red pre-cast concrete, and stainless steel framed windows.



15. The proposal includes landscape public realm improvements to the front of Maydew House to form a new public square with tree planting and play features. A new pedestrian route and gates into Southwark Park are proposed between Maydew House and the existing Bede Centre building. Amended plans were received which removed the originally proposed public highway works (which would have removed on-street parking bays).



Planning history

- 16.

14/EQ/0261 Application type: Pre-Application Enquiry (ENQ)
 Hybrid planning application comprising: Refurbishment, alterations and extension of existing building to provide: 144 renovated apartments (first 24 floors). Together with

5 additional floors to provide: 16 new apartments, relocation of existing community uses in Bede Centre into ground & first floor of refurbished building including removal of existing garage & parking deck and provision of extension to provide new sports hall and further community (full application). Demolition of existing Bede Centre and erection of new building for residential purposes to provide solely affordable housing (outline application), associated parking & landscaping
Decision date 04/03/2016 Decision: Pre-application enquiry closed (EQC)

Planning history of adjoining sites

Bede Centre, Abbeyfield Estate

17. 17/AP/2908 Application type: Full Planning Permission (FUL)
Demolition of existing community centre and construction of a part-9, part-6 storey block providing 87 residential units; car parking; landscaping; and highway improvements.
Decision date: Item 6.2 on this committee agenda.

Damory House and Thaxted Court, Abbeyfield Estate

18. 17/AP/2562 Application type: Full Planning Permission (FUL)

Redevelopment of Thaxted Court, entailing;

- Conversion of the existing ground floor undercroft/garaging area within the northwest wing into x2 self-contained dwellings;
- Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) of both wings of the building to facilitate the delivery of x12 self-contained dwellings;
- Alterations to the existing building, including: the installation of a new glazed facade; re-cladding of existing elevations; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces;
- Delivery of new public realm, hard and soft landscaping, and associated works

Redevelopment of Damory House, entailing;

- Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) across the full length of the building to facilitate the delivery of x14 self-contained dwellings;
- Alterations to the existing building, including: the installation of a new glazed facade; re-cladding of existing elevations; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces;

Delivery of new public realm, hard and soft landscaping, and associated works

Decision date: Item 6.3 on this committee agenda.

19. 16/AP/0561 Application type: Full Planning Permission (FUL)
Removal of raised podium section adjacent to Damory House, with works to include demolition of garages; Removal of raised podium section adjacent to Thaxted Court; Removal of the retaining walls to the raised grass bed to the front of Thaxted Court; Removal of the raised grass bed, spoil, x4 trees and x2 saplings to the front of Maydew House; Re-landscaping of affected areas
Decision date: 04/07/2017 Granted (GRA)
20. 16/AP/1361 Application type: Full Planning Permission (FUL)
Construction of a new sub-station adjacent to the North West corner of Thaxted Court;

infill the open ended North West Corner of Thaxted Court to house a Heat exchanger sub-station; infill 2No. ground floor garages to Damory House to contain a heat exchanger sub-station

Decision date: 04/07/2017 Granted (GRA)

21. 16/AP/1332 Application type: Full Planning Permission (FUL)
Removal of raised podium section adjacent to Damory House, with works to include the demolition of garages; Removal of raised podium section adjacent to Thaxted Court, with works to include the demolition of garages; Removal of the retaining walls and spoil to the raised grass bed to the front of Thaxted Court; Removal of the raised grass bed, spoil, x4 trees and x2 saplings to the front of Maydew House; Re-landscaping of affected areas; Including the replanting of trees.
Decision date: 04/07/2017 Granted (GRA)

KEY ISSUES FOR CONSIDERATION

Summary of main issues

22. The main issues to be considered in respect of this application are:
- a) Principle of the development in terms of conformity with land use policies
 - b) Environmental Impact Assessment
 - c) Design (including layout, height, massing and landscaping)
 - d) Impact on heritage assets
 - e) Affordable housing
 - f) Housing mix and quality
 - g) Density
 - h) Impact of development on the amenities of adjoining occupiers
 - i) Transport and highways
 - j) Trees, landscaping and ecology
 - k) Sustainability (including energy, BREEAM, flood risk, contamination, air quality and archaeological impacts)
 - l) Planning obligations and Community Infrastructure Levy (CIL)

Planning policy

23. The statutory development plan for the borough comprises the London Plan (2016), the Southwark Core Strategy (2011) and saved policies of the Southwark Plan (2007). The National Planning Policy Framework (NPPF) is a material consideration.

National Planning Policy Framework (the Framework)

- 24.
- Section 4: Promoting sustainable transport
 - Section 6: Delivering a wide choice of high quality homes
 - Section 7: Requiring good design
 - Section 8: Promoting healthy communities
 - Section 10: Meeting the challenge of climate change, flooding and coastal change
 - Section 11: Conserving and enhancing the natural environment
 - Section 12: Conserving and enhancing the historic environment

The London Plan 2016

- 25.
- Policy 1.1 Delivering the strategic vision and objective of London
 - Policy 2.9 Inner London
 - Policy 3.1 Equal chances for all
 - Policy 3.2 Improving health and assessing health opportunities for all

Policy 3.3 Increasing housing supply
 Policy 3.4 Optimising housing potential
 Policy 3.5 Quality and design of housing developments
 Policy 3.6 Children and young people's play and informal recreation facilities
 Policy 3.8 Housing choice
 Policy 3.9 Mixed and balanced communities
 Policy 3.10 Definition of affordable housing
 Policy 3.11 Affordable housing targets
 Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
 Policy 3.13 Affordable housing thresholds
 Policy 3.14 Existing housing
 Policy 3.16 Protection and enhancement of social infrastructure
 Policy 5.1 Climate change mitigation
 Policy 5.2 Minimising carbon dioxide emissions
 Policy 5.3 Sustainable design and construction
 Policy 5.4 Retrofitting
 Policy 5.6 Decentralised energy in development proposals
 Policy 5.7 Renewable energy
 Policy 5.9 Overheating and cooling
 Policy 5.10 Urban greening
 Policy 5.11 Green roofs and development site environs
 Policy 5.12 Flood risk management
 Policy 5.13 Sustainable drainage
 Policy 5.14 Water quality and waste water infrastructure
 Policy 5.15 Water use and supplies
 Policy 5.20 Contaminated land
 Policy 6.3 Assessing effects of development on transport capacity
 Policy 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.13 Parking
 Policy 7.1 Building London's neighbourhoods and communities
 Policy 7.2 An inclusive environment
 Policy 7.3 Designing out crime
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology
 Policy 7.14 Improving air quality
 Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
 Policy 7.19 Biodiversity and access to nature
 Policy 7.21 Trees and woodlands
 Policy 8.2 Planning obligations
 Policy 8.3 Community Infrastructure Levy

Greater London Authority Supplementary Guidance

26.

Affordable Housing and Viability (August 2017)
 Housing SPG (March 2016)
 Play and Informal Recreation SPG (September 2012)
 Sustainable Design and Construction SPG (April 2014)

Core Strategy 2011

27.

Strategic Policy 1 Sustainable development
 Strategic Policy 2 Sustainable transport

Strategic Policy 3 Shopping leisure and entertainment
Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles
Strategic Policy 5 Providing new homes
Strategic Policy 6 Homes for peoples on different incomes
Strategic Policy 7 Family homes
Strategic Policy 11 Open space and wildlife
Strategic Policy 12 Design and conservation
Strategic Policy 13 High environmental standards
Strategic Policy 14 Implementation and delivery

Southwark Plan 2007 (July) - saved policies

28. The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Policy 2.1 Enhancement of Community Facilities
Policy 2.5 Planning obligations
Policy 3.1 Environmental effects
Policy 3.2 Protection of amenity
Policy 3.3 Sustainability assessment
Policy 3.4 Energy efficiency
Policy 3.6 Air quality
Policy 3.7 Waste reduction
Policy 3.9 Water
Policy 3.11 Efficient use of land
Policy 3.12 Quality of design
Policy 3.13 Urban design
Policy 3.14 Designing out crime
Policy 3.15 Conservation of the historic environment
Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
Policy 3.20 Tall buildings
Policy 3.28 Biodiversity
Policy 4.2 Quality of residential accommodation
Policy 4.3 Mix of dwellings
Policy 4.4 Affordable housing
Policy 4.5 Wheelchair affordable housing
Policy 5.1 Locating Developments
Policy 5.2 Transport impacts
Policy 5.3 Walking and cycling
Policy 5.6 Car parking
Policy 5.7 Parking standards for disabled people

Southwark's supplementary planning documents

29. 2015 Technical Update to the Residential Design Standards SPD (2011)
Affordable Housing SPD (2008)
Draft Affordable Housing SPD (2011)
Design and Access Statements (SPD, 2007)
Development Viability SPD (2016)
Section 106 Planning Obligations / Community Infrastructure Levy SPD (2015)
Sustainability Assessment (SPD, 2009)

Principle of development in terms of conformity with land use policies

Housing provision

30. London Plan Policy 3.3 supports the provision of housing within London and sets a target of 2,736 new homes per year in Southwark. Southwark's Core Strategy reinforces the London Plan strong support for the delivery of additional new housing in the borough. Strategic Policy 5 of the Core Strategy seeks to ensure that development provides as much housing as possible whilst also making sure that new housing is in keeping with the character of the area.
31. The proposal would deliver 24 new homes on an established residential site. The uplift in new residential units would maximise the use of the site and will contribute towards increasing housing supply in the borough.
32. Furthermore, policy 3.14 of the London Plan advises that the maintenance and enhancement of the condition and quality of London's existing homes should be supported. Supporting paragraph 3.82 explains that estate renewal should take into account the regeneration benefits to the local community. Maydew House is in need of significant repair and modernisation. Extensive strip out works have already taken place including asbestos removal, removal of existing heating and hot water infrastructure as well as all interior fitting, partitions and most windows. The refurbishment works would include the provision of a new residential entrance with concierge facility, upgraded lifts and communal areas, refurbished flats and installation of new high performance cladding with double glazing to reduce heat loss and prevent the need for ongoing repairs and maintenance. The visual enhancement to Maydew House would be of significant benefit to Abbeyfield Estate and the wider streetscape, and the works would upgrade the existing living accommodation. The proposed refurbishment works are welcome and strongly supported.
33. Residents of Maydew House moved out between September 2010 and October 2015. Tenants were rehoused through the council's bidding system, nominations to housing associations or through making their own re-housing arrangements. All residents have been offered the right to return to the property. There are currently 25 households who have taken up the right to return. There are no existing leaseholders in Maydew House.

Loss of affordable housing

34. London Plan policy 3.14 resists the loss of housing, including affordable housing. The proposal would involve up to 32 of the existing social rented units (or 96 habitable rooms) to be sold on the private market in order to part fund the refurbishment of Maydew House and the associated public realm improvements and new community facility. As such, as a stand alone application, the proposal would result in the loss of existing affordable housing (32 units) and is contrary to London Plan policy.
35. The application however forms part of the phased regeneration of the Abbeyfield Estate and must be considered in the context of the other two estate applications comprising the redevelopment of the Bede Centre and the refurbishment and extensions to Damory House and Thaxted Court. Tenure matters are considered in detail in the 'Affordable Housing' section of the report below but following completion of all phases of the estate regeneration programme, there would be an uplift of 83 affordable (or 275 habitable rooms) units, of which 53 units (or 190 habitable rooms)

would be social rented accommodation. The overall uplift in affordable housing is welcome.

36. The GLA has confirmed its strong support for the proposal, on the basis that there is a robust mechanism in place which secures the re-provision of the social rented units lost in Maydew House. The mechanism should link the sale of market units in Maydew House to the completion or substantial implementation of the re-provided social housing on the adjacent Abbeyfield Estate sites. This topic is considered in more detail in the Affordable Housing section below.

Community facility

37. A key benefit of the proposal is the re-provision of the existing Bede Centre in the new community space at ground and first floors. The proposal has been developed with the trustees of the Bede Centre to ensure that it meets the needs of the Centre, particularly in relation to its learning disability and youth projects. It would be an improved community facility when compared with the existing Bede Centre, and would be located next door to still be convenient for its established users and groups. It would have a purpose built hall, social room and youth club room at the rear, each with generous amounts of high level glazing, and access into outdoor amenity space. The proposed facility at 1,270sqm is substantially larger than the existing Bede Centre (approximately 600sqm), which is welcomed.
38. The centre would include an ancillary café and office space. The community facility would have its main entrance facing onto the new public square and, together with the new residential lobby, would ensure Maydew House has an active and welcoming frontage which is a considerable improvement as compared with the existing situation. The proposed phasing programme for the estate-wide regeneration means that the new community facility would be delivered prior to the demolition of the existing Bede Centre and this would be secured in the legal agreement to ensure there is no loss of existing social infrastructure facilities.

Conclusion

39. The principle of the development is acceptable and in land use terms conforms to adopted strategic and land use policies, particularly given that the site already has an established residential land use. The proposed new housing would help towards meeting Southwark's housing targets and the refurbishment of the existing accommodation, and in particular considered in the context of the wider estate renewal programme, would significantly improve the quality of Southwark's housing stock and living accommodation for existing residents. The overall uplift in affordable housing across the estate is strongly supported and the new community facility would provide a high quality space for the Bede Centre. The proposal would comply with policies 3.3, 3.14, and 3.16 of the London Plan, Core Strategy policies 4 and 5, and saved policy 2.1 of the Southwark Plan.

Environmental impact assessment

40. The proposal is not of a nature, size and scale that would constitute either Schedule 1 or Schedule 2 Development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposal would not result in any impacts of more than local significance which would warrant the need for an Environmental Impact Assessment to be undertaken.

Design issues

Site context

41. The proposal forms part of a comprehensive regeneration of the Abbeyfield Estate. Maydew House is a 26-storey 1960s tower of late 'Brutalist' era. The building is not listed and it is not located in a conservation area. However, immediately to the north is the grade II registered Southwark Park. Maydew House is evidently a substantial local landmark and one of a number of such towers constructed across south London in the 1960s and 1970s. The original building has a number of key features which define its architectural design. These include the strong horizontal banding of the alternating pre-cast cladding and windows; and the distinctive detached lift and stair tower, linked back to the main structure by narrow bridges.

Height, scale and massing

42. The main impact of the proposal is the five additional storeys to the top of the tower. The existing building is a tall building by definition and therefore the principle of a tall building in this location is already established. The proposed additional height would be less than 20% of the existing tower and the extension is constrained by the structural limitations of the existing building. As such, the extended height and massing, in so far as they reflect the established form and design of the existing tower, are considered acceptable. The added height would appear proportionate and not overly dominant and indeed, as is the case with such tall buildings, the added height adjusts the vertical proportions and makes the tower appear more slender in the skyline.
43. Notwithstanding this, the design should comply with the design requirements of saved policy 3.20 of the Southwark Plan. This policy requires that tall buildings, amongst other things, should be of exceptional quality of design and make a substantial contribution to the landscape. The proposal includes the re-cladding of the existing building with the new cladding material which would extend up to include the five additional floors.
44. Local concerns have been raised about the height of the building which is considered to be excessive and out of keeping with other buildings in the area. However, for the aforementioned reasons, officers do not consider the additional height of the tower to be excessive in the context of the existing height and massing of the building.

Architectural design

45. The existing tower and extension would be clad in a vertically ribbed glazed terracotta panel and thus would present the extended tower as a unified design. In contrast, the extended stair and lift core are proposed to be clad in glass and masonry panels. The glazed terracotta cladding would add a tactile character and 'lustre' to the design, emphasising the existing horizontal design and the simple structural diagram of the tower is expressed in the window pattern. The added floors would be designed with 'scissor-plan' residential units that echo the design of the original flats which are served by a shared central corridor and bridge. By retaining the 'scissor-flat' design, the extension would embed the architectural principles of the original design into the proposal. The proposed design respects the original architectural concept for the tower with its separate stair and lift core and would complement its proportions and materiality.
46. The base of the tower would be defined by a new podium which includes the replacement Bede Centre and the main residential entrance. This would activate the front of the building and represent a significant improvement as compared with the original concrete ramp, stairs and walkways which presented a blank and unwelcoming face to the base of the building. On the roof of the new Bede Centre, at first floor level, a communal resident garden is proposed overlooking the park. The

more distinctive hall and communal spaces in the Bede Centre has been designed as expressive angled roof forms which are intended to introduce light into the core of the facility. The resulting architectural roofline of the podium gives the design added variety and delight, especially on the less formal park edge. The two lowest floors are proposed to be clad in a red-coloured fair-faced concrete. It has a colonnaded design and is intended to give the base a more tactile expression. This would give the development a well-defined and human scale grounding.

47. The scheme is underpinned by a comprehensive landscape scheme which incorporates a new public square at the base of the tower and a new route into the Park. The new public square forms a setting for the extended tower and a fore court for the replacement Bede Centre. It is intended to consolidate the public space at this key location in the estate and act as a point of destination from the surrounding streets. This is appropriate and commensurate with the substantial scale of the extended Maydew House.

Design review panel

48. The Southwark DRP considered the proposal at pre-application stage in November 2016. In their conclusion, the panel broadly endorsed the scheme and welcomed the involvement of the designers in this important council-own proposal. The Panel felt that certain aspects of the scheme required further development including the landscape masterplan, the detailed design of the cladding, and the quality of the existing accommodation. These matters have been addressed and are included in the planning application now being considered. The landscape masterplan has been further developed to encompass the wider area. The cladding of the base of the tower has been changed from the previous aluminium-framed glazed design to a masonry design which would complement the terracotta cladding of the main tower. The internal residential layout of the existing scissor flats has proved difficult to adjust due to structural constraints and this is acknowledged by officers.

Secured by design

49. Metropolitan Police notes that the area currently suffers from incidents of burglary, criminal damage, motor vehicle crime and general anti-social behaviour and so security is fundamental to the success of the development. As such, the Police strongly encourage the applicant to engage with their design out crime officer to ensure the scheme complies with the security requirements of Secured by Design. The adoption of these standards will reduce the opportunity for crime, thereby creating a safer, more sustainable environment. A 'Secure by Design' condition is therefore requested to be attached to any grant of permission.

Conclusion

50. The proposed re-cladding and extension to Maydew House has been considered comprehensively. It would contribute positively to the wider regeneration of Abbeyfield Estate and the landscape enhancements and much improved residential and community offer would be of significant benefit to the estate and resident amenities. Accordingly, the proposal is considered to fully comply with the design and architectural plan policies. The quality of the proposal will however rely on the quality of the architectural detailing, the choice of materials and the detailed landscape design. It is therefore recommended that these aspects of the scheme are reserved by condition to ensure that the key design principles are retained in the constructed scheme and complement the historic context appropriately.

Impact on heritage assets

51. Maydew House adjoins the historic Southwark Park (a grade II registered park) and is near to the grade II listed former Dilston Grove 110m to the south-east of the site. In considering the impact of a proposal on a heritage asset such as a listed building, the local planning authority must have regard to planning legislation in its determination of a planning application. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. In this context, "preserving", means doing no harm. The council's conservation policies echo the requirements of the NPPF and require all development to conserve or enhance the setting of heritage assets.
52. The National Planning Policy Framework states at paragraph 131 that in determining a planning application, the local planning authority should take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
53. Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Similarly saved policy 3.15 "Conservation of the historic environment" requires development to preserve or enhance the special interest or historic character or appearance of buildings and areas of historical or architectural significance, and this is repeated in Core Strategy policy 12. Saved policy 3.18 "Setting of listed buildings, conservation areas and world heritage sites" states that permission will not be granted for developments that would not preserve or enhance the setting of a listed building or a conservation area.
54. Southwark Park is a nineteenth century public park laid out between 1865 and 1869 for the Metropolitan Board of Works. It was put on the Registered Park and Garden of Special Historic Interest (RPGSHI) at grade II in October 1987. Accordingly, a Heritage Assessment has been prepared which assesses the impact of the proposal on the setting of the Park. Southwark Park has a variety of building heights and styles surrounding its borders in all directions, with the Abbeyfield Estate forming the boundary along this south-western part of the Park.
55. Maydew House is already visible from, and has a sensitive relationship with Southwark Park. When viewed from the Park, it appears as a point-tower in a landscaped setting. The lower parts of Maydew House have a more direct relationship with the Park although the area of the Park immediately adjacent to Maydew House is of less historical significance, being at the edge of the former cricket ground. The more historically significant core of the Park is to the north of this location and is centred round the bandstand.
56. A representation has been received commenting that the proposal would be detrimental to the aesthetics of Southwark Park. Officers appreciate that the refurbished and extended tower would be higher than existing but the additional height would not have a significant effect on views from the Park and the enhanced façade design would have a positive benefit in views. As such, the setting of this part of the

Park would be enhanced as a result of the proposed works to Maydew House. The proposal therefore accords with section 66, policy 12 of the Core Strategy, saved policies 3.15 and 3.18 of the Southwark Plan, and paragraph 137 of the NPPF which seek to preserve or enhance the setting of heritage assets.

57. The GLA confirmed it had special regard to the setting of the Park and find that the recladding and five-storey extension causes no harm to its setting or appearance. Historic England has advised they have no comment to make on the proposal. The proposed building is considered to preserve the setting of Southwark Park, and would accord with section 66 and the NPPF.
58. The setting of Dilston Grove when viewed from Southwark Park is dominated by the mature trees within the park, with glimpses of Thaxted Court when the trees are in leaf, the first floor of Bede Centre, and the Maydew House tower being prominent but in wider views being set further from the listed building.
59. Due to the distance of Maydew House from the listed building, its the current appearance in these views, and the improved appearance of the proposed building (plus the additional storeys) as part of the setting of Dilston Grove, the proposal is considered to at least preserve the setting of this listed building.
60. A local representation raises concerns that the proposal would affect the St. Paul's Cathedral Protected Vista. Officers acknowledge that Maydew House may be visible in wider views towards St. Paul's Cathedral but it does not sit within the Protected Vista of St. Paul's.

Affordable housing

61. London Plan policy 3.8 states that the provision of affordable family housing should be a strategic priority for borough policies, and policy 3.9 promotes mixed and balanced communities (by tenure and household income). Further details on the definition of affordable housing, targets, and requiring the maximum reasonable amount of affordable housing on major schemes are included in policies 3.10, 3.11, 3.12, and 3.13 of the London Plan. Core Strategy policy 6 "Homes for people on different incomes" requires as much affordable housing on developments of 10 or more units as is financially viable, and at least 35%. Saved policy 4.4 "Affordable housing" of the Southwark Plan seeks at least 35% of all new housing as affordable within the urban density zone.
62. The 144 existing units in Maydew House were let by the council at social rent levels. Due to the age of the building, the tenure of these affordable units is not secured in any planning permission however the building has been vacant since 2015 and works that require planning permission are needed to make these units habitable again. The proposed 24 new units would be offered for private sale in addition to up to 32 of the refurbished units in order to pay for the necessary works. The breakdown of the existing and proposed affordable housing in Maydew House is as follows:

Existing units (habitable rooms)			Proposed units (habitable rooms)		
Social rent	Leasehold	Total	Social rent	Leasehold	Total
144 (432)	0	144 (432)	112 (336)	56 (156)	168 (492)
100% (100%)	0% (0%)	100% (100%)	67% (68%)	33% (32%)	100% (100%)

63. The proposal would therefore result in 68% on-site affordable housing by habitable room (or 67% by unit). Whilst this level of provision exceeds the minimum 35% policy requirement, it would involve the loss of existing affordable housing (i.e. up to 32 units or 96 habitable rooms) and therefore a financial viability report has been submitted to demonstrate that the 56 market units are required to fund the proposed development.
64. The appraisal and its assumptions have been reviewed by both the GLA and an independent surveyor on behalf of the local planning authority. Following negotiation, it has been concluded by the GLA and the independent surveyor that the private sale of the 24 new units and up to 32 of the existing units is required to make the scheme viable and therefore 68% on-site affordable housing (by habitable room) is the maximum reasonable amount that can be viably delivered.

Estate-wide affordable housing delivery

65. As noted earlier, the application must be considered in the context of the wider Abbeyfield Estate regeneration and the delivery of affordable housing across the estate. As part of the council's direct delivery housing programme, the two associated planning applications for the estate propose additional new affordable housing units such that across the three applications there would be an overall uplift in affordable housing of 83 units. Of these net additional 83 units, 53 would be social rented units and 30 would be intermediate tenure. The proposed renovations to Maydew House, Thaxted Court and Damory House would provide better quality affordable accommodation for existing residents.
66. In the context of the wider Abbeyfield Estate regeneration, set out below is:
- Table 1: the number of habitable rooms and dwellings across the site as existing;
 - Table 2: the number of habitable rooms and dwellings across the site as proposed, including the existing units to be retained.
67. As existing across all three sites:

Table 1

Existing tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
Maydew House existing	432 (144)	0 (0)	0 (0)	432 (144)
Bede Centre existing	0 (0)	0 (0)	0 (0)	0 (0)
Thaxted Court and Damory House existing	80 (38)	0 (0)	76 (21)	156 (59)
Total habitable rooms (units)	512 (182)	0 (0)	76 (21)	588 (203)

Percentage of total habitable rooms (units) across all 3 schemes	87.1% (89.7%)	0 (0) (0%)	12.9% (10.3%)	100%
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Notes: as defined in the glossary of the Affordable Housing SPD, a habitable room is a room the main purpose of which is for sleeping, living or dining and any room with a window that could be used to sleep in regardless of what its intended use is. This excludes toilets, bathrooms, kitchens with an overall floor area of less than 11 square metres, landings, halls and lobbies.

68. As proposed across all three sites:

Table 2

Proposed tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
Maydew House proposed	336 (112)	0 (0)	156 (56)	492 (168)
Bede Centre proposed	195 (57)	85 (30)	0 (0)	280 (87)
Thaxted Court and Damory House proposed	171 (66)	0 (0)	76 (21)	247 (87)
Total habitable rooms (units)	702 (235)	85 (30)	232 (77)	1019 (342)
Percentage of total habitable rooms (units) across all 3 schemes	68.9% (68.7%)	8.3% (8.8%)	22.8% (22.5%)	100%

69. Between the three applications, there would be a net increase of 83 affordable units, of which 53 (69.1% by habitable room) would be social rent and 30 intermediate (30.9% by habitable room), and improved quality of the existing units and their outdoor amenity spaces and playspace.
70. The affordable housing across the three sites would be secured by legal agreement. This would limit the maximum number of 32 existing affordable units in Maydew House that can be sold on the private market (with a mechanism to review the actual costs and sales values in case the number of private sales can be reduced further while still allowing a viable scheme), and would ensure the Bede Centre development is implemented in order to re-provide those affordable units lost in Maydew House before any private sales of the existing Maydew House units. The GLA has confirmed its strong support for the estate-wide affordable housing offer subject to the inclusion of a mechanism in the agreement for linking the sale of the market units to the delivery of affordable housing.
71. Subject to the unilateral undertaking limiting the number of units in Maydew House

that can be sold on the private market (with a review mechanism), securing the phasing of works, and the affordable housing within the Bede Centre proposal, the proposal would comply with London Plan policies, Core Strategy policy 6 and saved policy 4.4.

Housing quality and mix

72. London Plan policy 3.5 requires housing developments to be of the highest quality internally, externally and in relation to their context, and policy 3.8 encourages a choice of different sizes and types of dwellings. Saved policy 4.3 and Core Strategy policy 7 set out the preferred housing mix of at least 60% 2 or more bedrooms, and at least 20% three-, four- or five- bedroom units in the urban zone. Policy 4.2 of the Southwark Plan provides guidance on what constitutes good residential development and states that planning permission will be granted for mixed use schemes where they achieve good quality living conditions including high standards of accessibility, privacy and outlook, natural daylight, ventilation, amenity space, safety and security and protection from pollution. The Residential Design Standards and Sustainable Design and Construction SPDs provide detailed guidance.

Mix and unit size

73. Core Strategy Strategic Policy 7 prioritises the development of family homes. New developments of 10 or more units in the suburban zone must provide at least 60% of units with 2 or more bedrooms and a minimum 20% of units with 3, 4 or 5 bedrooms.
74. The dwelling mix for the proposed new flats together with the refurbished accommodation is set out below.

Unit Size	Existing	Proposed	Total
1 bedroom	0	12	12 (7%)
2 bedroom	144	12	156 (93%)
Total	144	24	168 (100%)

75. The mix of new units at 50% one-bedroom and 50% two-bedroom units would not comply with policy in terms of numbers of two- and three-bedroom units. The applicant has advised the proposed mix of units is constrained by the existing building structure. Given that the existing building already contains all two-bedroom units, the entire scheme (i.e. new and existing accommodation) would deliver a very high proportion of two-bedroom units. However, attempts should be made to address the lack of three-bedroom family units elsewhere on the estate. In the Bede Centre redevelopment application, 29.5% of the proposed units would have three-bedrooms or larger, i.e. 8 more family sized units are proposed than required by policy. This more than makes up for the shortfall of 5 x three-bedroom units in the Maydew House proposal.
76. The table below shows the range of proposed unit sizes as compared with the recommended minimum standards.

Unit size (bedroom / person)	SPD minimum unit area	Proposed unit range (sqm)
one-bedroom / 2 person	50sqm as a one-storey unit 58sqm as a two-storey	56 – 63 sqm

	unit	
two-bedroom/4 person	70sqm as a one-storey unit 79sqm as a two-storey unit	89 – 92 sqm

77. Twelve of the proposed flats on the top three floors would have an interlocking split-level floor plan which draws upon the design of the existing “scissor” arrangement of the split level units with access to the flats on alternate floors. The other twelve one-bedroom units on the other two floors have a more typical maisonette arrangement with the upper floor stacked above the lower floor. Therefore each unit has an internal staircase.
78. Six of the one-bedroom units would not meet the minimum size standard for a two-storey unit, being 2sqm short of the 58sqm requirement. However, these flats would benefit from an 8sqm winter garden accessed from the combined kitchen/dining/living room which would provide additional living space for these units, and more than make up for the shortfall.
79. The other six one-bedroom units and all the proposed two-bedroom units exceed the minimum nationally described internal space standards in terms of unit sizes and are provided with sufficient bulk storage. As such, the new flats would provide a good standard of internal accommodation.
80. The existing flats and access corridors would be upgraded to modern standards while retaining the scissor plan layout for the flats. Each flat would be fully refurbished with new electrical services and ventilation systems. The lift core would be extended and new bigger lifts installed. Residents of both the existing and new flats would share the same new residential entrance and communal facilities.

Accessibility

81. London Plan policy 3.8 requires 10% of new dwellings to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Saved policy 4.3 of the Southwark Plan requires that 10% of new dwellings to be suitable for wheelchair users, except where this is not possible due to the physical constraints of the site.
82. The council’s strong preference, where practical and viable, is for new residential development to achieve M4(2) Building Regulations standards for ‘Accessible and Adaptable Dwellings’ which is akin to the former Lifetime Homes Standard. The proposed flats would comply with all parts of M4(2) with the exception of one category which requires the living area to be at the same level as the unit entrance whereas the proposed main living areas are located on a different level. However, in mitigation, the layouts incorporate a ‘knock-out’ panel and space for a future through lift to be installed should this become necessary for an occupier.
83. It is recognised full compliance with Category M4(2) may not be possible when extending an existing building and in this instance the new flat layouts are constrained by the existing structural layout of the tower. The applicant has however demonstrated that the units will meet Category M4(2) where achievable but a condition will be required to ensure that the new flats achieve at least Category M4(1) ‘Visitable Dwellings’.
84. The proposal does not include any wheelchair accommodation as the existing building was designed with an internal staircase within each unit making the proposed new units constrained by the existing building structure. Officers acknowledge that in this

instance it would be difficult to provide wheelchair accommodation to the five additional storeys and therefore the lack of on-site wheelchair housing is accepted. The new build proposal on the Bede Centre site does include 10% wheelchair units, but does not “over provide” to make up for the shortfalls within the Maydew House, Damory and Thaxted proposals. Consequently a payment in lieu of the shortfall will be required for Maydew House (and on the Damory House and Thaxted Court application). The Council’s Section 106 Planning Obligations and Community Infrastructure Levy SPD makes provision for such a payment (at a rate of £10,000 per habitable room) when it has been demonstrated that the required amount of wheelchair accessible units is not achievable. As the Maydew House scheme has a shortfall of 6 habitable rooms (as 10% of the proposed units), a contribution of £60,000 (indexed) is required. The monies would contribute towards funding adaptations to existing housing in the borough.

Outlook and aspect

85. The existing units would retain their good outlooks and dual aspects. The proposed units would also have good outlooks from the top storeys. Twelve of the proposed units (50%) would be single aspect (facing either to the north-east, or south-west) and twelve would be dual aspect. This is a high percentage for the new units, but when considered with the 100% dual aspect character of the other 144 units in the building is considered acceptable.

Internal daylight and sunlight provision

86. An internal daylight and sunlight assessment has been undertaken in accordance with the guidelines established by the Building Research Establishment (BRE). The assessment shows that all 24 proposed units would have daylighting levels that exceed the recommended BRE day light levels. All rooms on the southern side of the tower would receive good sunlight levels, and there are no north-facing single aspect units.

Amenity space, including child playspace

87. The Residential Design Standards SPD sets out the minimum amenity space requirement for new dwellings. New residential development must provide an adequate amount of useable amenity space. In terms of the overall amount required, the following would need to be provided in accordance with the Residential Design Standards SPD:
- Minimum 50 sqm of communal amenity per development
 - For units containing 2 or less bedrooms – ideally 10 sqm of private amenity, but where this isn’t possible the remaining amount should be added to the communal amenity space total area
88. A development comprising 24 residential units should make provision for at least 290sqm of amenity space calculated on the basis of 10 sqm per unit and 50 sqm of communal space. The 24 new flats would generate an additional total requirement of 13.6sqm of child playspace for the under 5’s age group. The overall amenity space requirement is therefore 303.6sqm.
89. 18 of the 24 new flats would have private amenity space in the form of a winter garden (each 7.7sqm), accessed from the open plan living areas, and with other 6 flats would have no private provision. The total first floor landscaped amenity area proposed is 617sqm (including 63sqm of playspace for under 5’s) which provides for the shortfall of private amenity for the proposed 24 units, and the child playspace. It would also provide an improved facility for the existing flats (although is not large enough to

accommodate the full 1,440sqm shortfall for the existing 144 flats, nor the playspace).

90. There is currently no private amenity space in Maydew House and no dedicated playspace. The existing first floor podium at the rear and hard-surfaced area in front of the tower provided some form of communal amenity space, along with grassed amenity spaces in the Estate's public realm. The proposed landscaped communal garden and playspace on the first floor podium would be available for all residents of the building, and is a further improvement in the quality of the housing in Maydew House. Indicative details of the hard and soft landscaping and child play facilities have been provided but the final details will need to be secured by condition. Furthermore, a residents club room is also proposed on the first floor which opens directly onto the new podium garden as an additional facility for all residents of Maydew House.
91. The private amenity space on the first floor is in addition to the improved public landscaping in front of Maydew House, which would also include children's play facilities, and the improved connectivity with Southwark Park with the new entrance (which reduce the distance residents need to walk to access the Park's facilities and space). These shared facilities would therefore benefit all residents of the building and is a particularly positive feature of the scheme which is supported.

Noise and pollution

92. In land use terms, the proposed flats would be in-keeping with the existing residential use of the site and are compatible with the residential nature of the wider Abbeyfield Estate and surrounding area. The proposed community centre would replace the existing facility immediately next to the site, and conditions regarding noise insulation measures and opening hours are proposed to protect the amenity of the existing and proposed units in Maydew House, and of the adjoining sites. There are no uses in the area that would adversely impact future occupiers of the development.
93. Further conditions are suggested regarding internal noise levels, external amenity space noise levels, plant noise levels, gas boiler emissions, and unexpected contamination to ensure the new housing is of a suitable quality.

Conclusion on residential quality

94. The proposed development would provide accommodation that is considered to be of a high standard with all units having access to private amenity space and/or easily accessible communal outdoor space and doorstep child play. The scheme would also achieve good daylight levels with open aspects onto the Park or Abbeyfield Estate and beyond. Accordingly, officers consider that the overall standard of residential accommodation is acceptable.

Density

95. London Plan policies 3.3 and 3.4 seek to increase housing supply and optimise housing potential through intensification and mixed use redevelopment. Table 3.2 of the London Plan suggests a density of 200-700 habitable rooms per hectare for a site in an urban setting with a PTAL of 4-6. Core Strategy policy 5 "Providing new homes" sets the expected density range for new residential development across the borough. This site is within the urban density zone, where a density of 200-700 habitable rooms per hectare is anticipated. Southwark Plan policy 3.11 requires developments to ensure they maximise efficient use of land.
96. The proposed development would be 1,078 habitable rooms per hectare based on the 0.499 hectare site area (using the council's methodology for calculating developments with non-residential floorspace). This includes the existing 144 flats (or 432 habitable

rooms) together with the 24 new flats (or 60 habitable rooms) and the community facility (equates to 46 habitable rooms). The proposed density clearly exceeds that normally expected for the area.

97. The existing density level of Maydew House at 866 habitable rooms per hectare is already above the expected density range, as would be typical for a site accommodating this height of building. The proposed increase in density is a result of the additional five storeys and because the ground and first floors of the tower that currently do not provide habitable floorspace would be extended and converted to provide the community centre use. The proposal maximises the efficient use of the site and existing buildings, and in its context within the wider estate would not be considered an overdevelopment.
98. Density gives a numerical measure of the amount (intensity) of development and provides an indication of whether the scale of development is likely to be appropriate in different parts of the borough. A density above the expected range would not of itself necessarily lead to a conclusion that the scheme should be judged unacceptable. If it can be demonstrated that the scheme would achieve a high standard of design, including quality of accommodation, and there are no adverse impacts arising, then the higher density of the scheme would not be a reason to warrant refusing planning permission. The high quality design of the scheme with improvements to the appearance of this tall building, and making better use of the ground and first floor levels with a community centre are supported by policy. The impacts of the proposal, including its impacts on neighbouring amenity and transport, are discussed in detail in other sections of the report; subject to the conditions and obligations identified the proposal would not cause harm to indicate this density is not acceptable.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

99. Saved policy 3.2 of the Southwark Plan seeks to protect neighbouring amenities, including disturbance from noise. The commitment to avoiding amenity and environmental problems is reaffirmed in Strategic Policy 13 of the Core Strategy.

Privacy and overlooking

100. In order to prevent harmful overlooking between residential properties, the Residential Design Standards SPD requires developments to achieve a separation distance of 12m at the front of a building and any elevation that fronts a highway and a minimum of 21m separation at the rear of buildings.
101. There would be no direct overlooking between the new flats and existing properties given that the new flats would be located at floors 26 to 30 of the tower and there are no other buildings of this height in the nearby vicinity.
102. A concern has been raised in the public objections received that the proposal will lead to increased overlooking towards Southwark Park. Although the additional flats would result in more windows facing onto the Park, this is not considered to result in any additional privacy impacts over and above the existing scenario from the 26-storey building. Furthermore, it is often the case in a built up urban environment for windows of properties to face towards public open spaces. Indeed, this offers the opportunity for passive surveillance which is encouraged.

Impact on daylight received by neighbours

103. A daylight and sunlight assessment has been submitted which analyses the combined impacts of the Maydew House extension and the adjacent Bede Centre

redevelopment. The assessment uses two methods to test the impact on daylight levels to neighbouring properties. Firstly, the vertical sky component (VSC) where a target of 27% VSC or more is considered to be a good level of daylight. The BRE advise that acceptable levels of daylight can still be achieved if VSC levels remain within 80% of their original value following construction of a new development. Any greater loss (i.e. 20% or more) could mean a noticeable reduction in the amount of daylight received. Secondly, the No Sky Line (NSL) method which considers the proportion of a room from which the sky is visible. Again, if a 20% or more reduction occurs then this would indicate a noticeable impact as a result of the development.

104. The report considers the impact on the following residential properties:

- Damory House
- 1-12 Benwick Close
- Bradley House
- Antony House
- 30 Abbeyfield Road
- Thaxted Court

105. The properties closest to Maydeu House are Damory House, Benwick Close and Bradley House and therefore it is assumed that any changes to daylight and sunlight conditions to these properties would be as a result of the Maydeu House extension. The remaining properties are most likely to be affected by the new build proposal of the Bede Centre site, and so the daylight and sunlight impacts to these properties are dealt with in officer report for that scheme.

106. The VSC and NSL test results are set out in the tables below:

Daylight impact to windows – Vertical Sky Component test

Address	Number of windows assessed	Passes VSC test	Fails VSC test
Bradley House	126	125	1
Damory House	196	130	66
Benwick Close	36	28	8
Anthony House	54	51	3
30 Abbeyfield Road	11	2	9
Thaxted Close	131	45	86
Totals	554	381 (69%)	173 (31%)

Daylight distribution impacts to rooms – No Sky Line test

Address	Number of rooms assessed	Passes NSL test	Fails NSL test
Bradley House	119	119 (100%)	0
Damory House	98	93 (95%)	5 (5%)
Benwick Close	30	30 (100%)	0
Anthony House	54	51 (94%)	3 (6%)
30 Abbeyfield Road	11	2 (18%)	9 (82%)
Thaxted Close	84	45 (53%)	39 (47%)
Totals	396	340 (86%)	56 (14%)

107. The submitted daylight report shows that the proposed extensions to Maydew House and Bede Centre redevelopment would have the following combined effects:

- Bradley House – There are 119 habitable rooms served by 126 windows located over seven floors. In the proposed scenario, there would be only one window that falls below VSC target level. One ground floor window would experience a 21% reduction in both VSC and NSL, fractionally above the 20% level. The other windows to this unit would not experience a significant reduction, so this reduction slightly above a noticeable level is considered not to affect the amenity of this unit.
- Damory House – 66 windows would experience a noticeable reduction in daylight; these windows have very low daylight levels already (of between 1% and 7% VSC) due to the recessed location of the windows behind the projecting balconies and deck accesses. While five first floor rooms would experience a noticeable reduction in daylight distribution of up to 33%, the adjacent larger rooms would retain good daylight distribution. In terms of NSL, 93 of the 98 rooms tested would meet BRE criteria which is a high level of compliance for an urban area. The change in daylight levels to these windows and rooms is unlikely to be noticeable.
- Benwick Close – 8 windows would fail to meet VSC targets. Again, the absolute VSC reductions are small (ranging from 0.6% to 1.3% VSC) but they triggered greater than 20% reductions due to existing low VSC levels. All rooms assessed would meet NSL targets meaning that there would be no noticeable change to daylight distribution to these rooms. The loss of daylight is considered not to cause harm to the amenity of these neighbouring properties.
- The impacts on Anthony House, 30 Abbeyfield Road and Thaxted Close are considered in the report for the Bede Centre redevelopment, being closer to that application site than to Maydew House. Any negative impacts arising at these neighbouring properties are primarily as a result of the Bede Centre redevelopment rather than the additional storeys to Maydew House.

Impact on sunlight to neighbouring windows

108. The rooms of neighbouring properties which have windows facing within 90 degrees of south have been tested in terms of the sunlight they would receive with both the Bede Centre and Maydew House proposals.

Sunlight tests to rooms – Annual Probable Sunlight Hours test

Address	Number of rooms assessed facing within 90 degrees of south	Passes APSH test	Fails APSH test
Bradley House	78	78 (100%)	0
Damory House	98	90 (92%)	8 (8%)
Benwick Close	3	0	3 (100%)
Anthony House	n/a	n/a	n/a
30 Abbeyfield Road	n/a	n/a	n/a
Thaxted Close	35	30 (86%)	5 (14%)
Totals	214	198 (93%)	16 (7%)

109. The rooms that would have a noticeable reduction in sunlight levels already have low

sunlight levels:

- Damory House – 8 rooms currently receive between 9 and 11 annual probable sunlight hours, making the reduction to 6 annual probable sunlight hours a high percentage.
- Benwick Close – 3 rooms currently receive low levels of sunlight (3 hours throughout the year), meaning the reduction to 2 annual probable hours throughout the year is a high proportion.

110. The reduction in sunlight levels to these rooms with currently low sunlight levels is considered not to significantly affect the amenity of these rooms within neighbouring properties. The impacts to Thaxted Close are due to the Bede Centre redevelopment rather than the Maydew House proposals.

Overshadowing to neighbouring properties

111. The BRE guidance recommends that for outdoor amenity areas to be adequately sunlit throughout the year, at least half of the garden or amenity area should receive at least 2 hours of sunlight on 21 March.

112. A cumulative Transient Overshadowing Assessment has been undertaken to assess the impacts of the Maydew extension as well as the other proposed development across the estate. In relation to Maydew House, it was found that the additional height would cause a longer shadow to be cast further afield from the tower, and that this additional shadow would track with the sun's movement through the day. With Southwark Park being to the east of the site, the additional overshadowing of residential properties would only occur in the morning. The afternoon overshadowing of Southwark Park would only be to a very small area of this 25 hectare park. This additional shading would have a limited impact to surrounding residential properties and to the public park.

113. It is recognised that there are some neighbouring properties that will experience reductions, in particular to daylighting, over and above that recommended by the BRE. The main purpose of the BRE is to assist in the consideration of the relationship between new and existing development and the potential for development to retain good daylight and sunlight levels. The guidelines have been drafted for use in both suburban and urban areas and therefore need to be applied flexibly, particularly in urban areas where the character of higher density accommodation will inevitably have different impacts to lower density suburban areas. In the majority of instances, the transgressions would be relatively minor and in the case of the daylight impacts are mainly due to the location of windows below the overhanging accesses. Overall, the proposal would not reduce daylight and sunlight levels to neighbouring properties to significantly harmful and unacceptable levels.

Noise and pollution

114. Concerns have been raised by local residents about the impacts on their amenities during construction. It is inevitable that there will be some disruption and associated noise and disturbance during construction. However, the works will be temporary and must be balanced with the long-term benefit that the refurbishment works will bring as well as the provision of additional homes in the borough. The council's Environmental Protection Team (EPT) has recommended a condition is attached requiring the submission of a Construction Environmental Management Plan (CEMP) to ensure residential amenities are minimised protected as far as possible.

115. The introduction of the community use to the ground and first floor of Maydew House (relocating it from the Bede Centre) would introduce Class D1 below the existing flats

in Maydew House, and closer to Damory House. Conditions are proposed regarding insulation, opening hours, servicing and plant in the interest of neighbour amenity.

Transport and highways

116. Strategic policy 2 of the Core Strategy encourages walking, cycling and the use of public transport rather than travel by car. Saved policy 5.2 of the Southwark Plan asserts that planning permission will be granted for development unless there is an adverse impact upon transport networks; and/or adequate provision has not been made for servicing, circulation and access.

Site context

117. Abbeyfield Road running through the estate is a local residential street with traffic calming measures. Access onto the local road network is via Aspinden Road. Southwark Park provides local off-road cycle routes located within the park and provides linkage to local cycle routes to the east of the park, including National Cycle Network 4. The site is served by a variety of public transport services including bus routes, Overground and Underground rail networks. The PTAL rating of the site is 4, which represents a 'good' level of accessibility by public transport nodes. The site is also within a Controlled Parking Zone.

Public transport accessibility

118. The proposed new public entrance into Southwark Park, would reduce the walk distance to Canada Water and Surrey Quays stations. This would have the effect of increasing the site's PTAL rating to 5 which represents 'very good' accessibility.

Trip generation

119. The submitted transport assessment includes predicted trip rates for the residential and community elements of the scheme (including the 144 existing flats). Officers are satisfied with the analysis undertaken and agree that vehicle trips associated with the development could be readily accommodated by the local transport network and that there would be no material impact on existing local services in terms of public transport.

Access arrangements

120. Vehicular access to the site would be via Abbeyfield Road with one access located at the Abbeyfield Road and Aspinden Road junction to provide vehicle access for the replacement Bede Centre and parking for two minibuses. The second access would be located off Abbeyfield Road, to the side of Maydew House, to allow for servicing vehicles. The access points would be designed as shared surface areas within the site with the use of landscaping to enhance the public realm along the site frontage. Pedestrian and cycle access would be at the front of the development with pedestrians and cyclists able to walk through the new landscaped square to the front. The Housing Team has ambitions for works to the public highway to create a shared space along Abbeyfield Road, with further landscaping and tree planting; these works would need to be agreed with the Highways Team and are outside the scope of the planning application. These additional works shown indicatively in some of the application documents are not necessary to make the proposal acceptable in planning terms and so are not to be required through the unilateral undertaking.

Car parking

121. Local residents have raised concerns that the proposal would result in the loss of

existing on-street car parking and that it would exacerbate local parking pressures. Maydew House contained 18 car parking spaces and garages at the base of the building which were under utilised and would be demolished by the proposed works. Maydew House itself has been vacant since 2015 so there is no resulting resident parking. The drawings have been amended during the course of the application to remove any works to the public highway or to the on-street parking bays so that these would remain for existing residents. Should the Housing Team proceed with the highway works indicated as part of the masterplan, the agreement of the Highways Team and any associated public consultation for the changes to the traffic management order would need to be undertaken, separate from the planning process.

122. The proposed development would be car free for the proposed residential units. Given the good or very good public transport accessibility of the site, the predominantly 'car free' nature of the scheme is supported by officers and TfL. An obligation in the unilateral agreement would prevent future residents of the 24 new flats and the refurbished units (currently empty) from obtaining on-street parking permits, except for blue badge holders, and where the Housing Team can demonstrate that the occupier is a returning resident, with a car. Any CPZ permits issued would not be transferable to any subsequent new tenant. This is considered to be a fair approach to allow those residents returning to Maydew House to be eligible again for a parking permit should they need one.
123. Two parking spaces for the Bede Centre's minibuses are shown on the west side of the building in a covered store area, and would reprovide the parking spaces on the existing Bede Centre site.

Car club

124. The nearest car club locations are on Lynton Road, approximately 800m walk from the site. There are further car club bays located about 1km away. The applicant would be required to fund three years car club membership for the first occupant of each residential unit (new and refurbished units) by a proposed planning obligation.

Cycle parking

125. There is currently no cycle parking provision in Maydew House. 76 secure cycle parking spaces for the residential flats are proposed within bike stores located at ground and first floor levels. This level of provision is in excess of the 36 cycle spaces required for the 24 new flats and so would deliver an additional 40 cycle spaces for residents in the refurbished existing units which is welcome. 10 cycle spaces in the form of 5 Sheffield stands would be provided in the public realm for visitors to the flats.
126. A further 20 cycle spaces (or 10 Sheffield stands) are proposed in the public realm for short-stay parking for the community centre. Two dedicated cycle spaces would also be provided for staff.
127. Officers and TfL are satisfied with the level of long-stay and visitor cycle parking provision. The detailed design (including dimensions) of the cycle stores is however required and this can be secured by condition. TfL has also requested that the connections to local cycling routes, should be considered. This matter is dealt with in the officer reports for the associated Bede Centre applications (17/AP/2908) as the proposed 24 units in this Maydew House application would not be sufficient to require such off-site works.

Refuse and servicing

128. Residential refuse would be gathered within the building via chutes from all floors of

the tower. Recycling would be collected into Eurobins, which are also accessible via chutes from all floors. The concierge facility would be responsible for ensuring the bins do not overflow and changing them accordingly. Vehicle tracking diagrams have been submitted to demonstrate that a refuse vehicle can manoeuvre to enter and exit the site in forward gear.

129. All residential deliveries would be collected by the concierge facility with access to a parcel storage room. It is proposed that delivery vehicles would use the refuse vehicle turning area to temporarily park to enable the driver to drop off parcels. This arrangement would enable the delivery vehicles to wait off-street with sufficient room to enter and leave the site in forward gear.
130. Swept path analysis has also been undertaken for the turning area to the front of the Bede Centre entrance to ensure that the community centre minibuses can manoeuvre in the area.
131. That the servicing (deliveries and waste) for the development would be undertaken on-site is positive. It is important that vehicles are able to enter and exit the site in forward gear to ensure there would be no risks to pedestrians and cyclists, particularly given that the outside spaces would be designed as a shared surface. Overall, officers and TfL are satisfied with the proposed servicing arrangements subject to the final delivery and servicing plan being secured by a planning obligation.

Highway works

132. The scheme has been amended to remove the highway works previously indicated in order for the detailed discussions to be held with the Highways Team. These would progress separately to the planning application works and with the associated public consultation on any changes to the on-street parking.

Conclusion

133. Subject to the conditions and obligations as set out above, the proposal would comply with policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan, Core Strategy policy 2 and saved policy 5.2 of the Southwark Plan.

Trees, landscaping and ecology

134. Policies 5.10 and 5.11 of the London Plan encourage urban greening, and green walls and roofs, and policy 7.19 seeks positive contributions to biodiversity. Core Strategy policy 11 "Open spaces and wildlife" requires new developments to improve habitat. Saved policy 3.28 "Biodiversity" of the Southwark Plan encourages the inclusion of features which enhance biodiversity.

Trees

135. A tree survey, arboricultural impact assessment and method statement have been submitted. This covers both the Maydew House proposal as well as the associated estate applications in order to ensure that areas of tree planting and new public realm are considered comprehensively as part of the estate-wide regeneration programme. The comments below focus on the Maydew House proposal.
136. The survey notes the presence of a number of substantial street trees and parkland trees which occupy public spaces including Southwark Park. These are important features in the landscape and help soften and screen the lower rise buildings surrounding Maydew House. These street trees mainly comprise Lime and London Plan trees and have been regularly pollarded. In addition, there are a number of

smaller trees within communal landscaped areas and domestic gardens around the estate.

137. All the surveyed trees on the estate are proposed to be retained. No retained tree would be significantly adversely affected by the construction works but specific construction methods are recommended (and to be secured by condition) to avoid tree loss and damage.

Landscaping and public realm

138. The submitted Landscape Statement details the proposed landscaping and public realm proposal for Maydew House. This sits within the context of the wider landscape enhancement works for entire estate.
139. A key part of the proposed landscape scheme is the creation of a new pedestrian link into Southwark Park. The current access to the Park from the estate is through a small entrance which is not visible from Abbeyfield Road. A new café has been constructed in the Park to the north of Maydew House and therefore a clear legible route has become apparent that links the estate and surrounding streets along Maydew House to the Park beyond to Canada Water and Surrey Quays stations. A new gated entrance to the Park will open up this route and improve connectivity in the area.
140. The council's parks team has confirmed support for the new entrance providing the team are consulted on the final design for the pillars, gates and fencing as well as all planting to be undertaken along the park boundary and in relation to the new entrance. Furthermore, the revenue costs associated with the new entrance including new planting and maintenance of all areas of soft and hard landscaping and costs associated with locking and unlocking the gates are covered by the applicant. It is recommended that a condition is included for the approval of the design and materials of the gates and that the planning obligation would define the area of planting and maintenance and the associated revenue cost.
141. A landscaped public square is proposed to the front of Maydew House and is intended to become the new focus or 'heart' of the estate. The square would include new paving, street furniture, lighting, trees and a variety of planting. It would have a specific planting palette to define it from other parts of the estate. It would be designed as a multi-functional space and include informal play elements. The western side of the square would form the main entrance space to the replacement Bede Centre and will include a spill out space for the community centre and café. The square would extend to the east to create the connection to the new Park entrance.
142. The council's Urban Forester has reviewed the tree and landscape reports and is satisfied with the conclusions and recommendations. It is noted that a number of mature trees on the estate have already been removed due to the requirement to install major new essential services (works detailed in Planning History section of the report). It is therefore important that new landscaping, including tree planting, and tree protection measures are secured by conditions.

Ecology

143. The submitted ecological assessment considers the site to be of negligible ecological value, with the potential for breeding birds to be present on the site (and in the Park) and hedgehogs in the area. The council's Ecology Officer has reviewed the submitted Preliminary Ecological Appraisal (which includes a Phase 1 Habitat Survey) and agrees with the findings of the assessment. The ecological enhancements would have a beneficial impact and the measures set out in the appraisal should be adopted.

144. The proposal as part of the wider estate regeneration has good potential for ecological enhancement and should consider options for increasing green infrastructure on the estate and softening the boundary with Southwark Park. The implementation of a sustainable urban drainage scheme would also help irrigate the soft landscaping features. Furthermore, the installation of a green roof would complement the use of the roof for PV panels. Officers recommend that conditions should be attached to any grant of permission to secure ecological enhancements, including a management and maintenance plan, in order to assess the success of new urban habitat features.

Sustainability (including energy, BREEAM, flood risk, contamination, air quality and archaeological matters)

Energy

145. The submitted Energy Strategy sets out how the refurbishment and extension works to the residential parts of the proposal would utilise the London Plan hierarchy of “be lean, be clean, be green” measures to reduce carbon emissions from the development, both the refurbished units, the additional units on top, and in the community centre.
146. The refurbishment works to replace the external walls of the tower, and improve the internal finishes would improve the energy efficiency of the existing units. Maydew House would be connected to the South East London Combined Heat and Power district heating network, resulting in a 35% reduction in carbon emissions for the refurbished units and a 20% reduction for the new units.
147. Photovoltaic panels are proposed to the roof in order to achieve a 35% reduction in carbon emissions for the new units. A contribution would be required for the new units in order to achieve the zero carbon requirements by offsetting the 20.245 tonnes per year predicted emissions. The contribution of £36,441 for Maydew House would be secured in the unilateral undertaking.

BREEAM

148. A BREEAM refurbishment pre-assessment was submitted, indicating that the refurbishment works could achieve a “very good” rating. Achieving this in the completed project would be a condition requirement to ensure the significant works to the building (and including the community use) take sufficient consideration of sustainability.

Flood risk and drainage

149. The Environment Agency’s flood mapping identifies the site as being located within Flood Zone 3, indicating a high probability of flooding. Accordingly, a Flood Risk Assessment (FRA) has been submitted which details the proposed flood management measures. The additional residential properties would be set far above the predicted flood levels.
150. There would be no change in the footprint of Maydew House, and the landscaping works could improve surface water drainage. The council’s Flood and Drainage Team and the Environment Agency have raised no objections to the proposal but the recommendations set out in the submitted FRA, including a Flood Management Plan (detailing safe access and egress, warning and evacuation procedures), should be adhered to and secured by conditions. Further details of surface water drainage would be secured by condition.

Contamination

151. Limited ground works would be required in the construction of the proposal, mainly being on top of the building and infilling the existing undercroft. The Environmental Protection Team has recommended a condition regarding any unexpected contamination, which is included in the recommendation.

Air quality

152. London Plan policy 7.14 states that development proposals should minimise exposure to poor air quality, being at least 'air quality neutral'. This is particularly the case where developments are located within designated Air Quality Management Areas (AQMA) as is the case with this proposal. Southwark Plan policy 3.6 advises that planning permission will not be granted where a development leads to a reduction in air quality.
153. The submitted air quality assessment considered the potential air quality impacts on nearby properties both during construction and once the development is operational. The residential nature of the development and surrounding area makes it sensitive and so receptors were chosen at various locations to assess the potential impacts. The Environmental Protection Team considers the submitted assessment acceptable and recommends a condition regarding domestic gas boiler emissions. Once completed the development, given its predominantly car free nature for the residential development, and reprovision of a small amount of parking for the community centre minibuses, would have a negligible effect on local traffic flows and energy would be provided by the district heating network already in place. As such, the development would achieve air quality neutrality and therefore would not impact nearby sensitive receptors.
154. Dust is highlighted as the most critical issue during construction and appropriate mitigation measures will be required to reduce adverse impacts. Such measures should be detailed in a construction environmental management plan the submission of which will be secured by condition.

Archaeology

155. The site is not in an archaeological priority zone and given the limited groundworks involved to this 1960s development, the proposal would not affect any archaeological remains.

Planning obligations and Community Infrastructure Levy

156. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration, however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance it is estimated that a Mayoral CIL payment of (£94,803 pre-relief) and Southwark CIL payment (£231,043 pre-relief) would be payable in the event planning permission is granted and payment of the Mayoral CIL would accord with policy 8.3 of the London Plan.
157. A unilateral undertaking will be required in order to secure certain elements that make the scheme acceptable in planning terms. The existing affordable housing will need to be secured to ensure that no more than 32 flats would be sold on the private market. A mechanism is also required to prevent the sale of the 32 social rented units until the substantial implementation of the new build development on the adjacent Bede Centre

site to ensure there would be no net loss of social housing on Abbeyfield Estate. The undertaking will also secure the following:

Planning obligation	Mitigation	Applicant's position
Affordable housing (loss and replacement)	Allowing up to 32 of the existing units to be sold on the private market (as well as the 24 proposed units), and secure the remaining 112 as social rent units. Eligibility criteria for the social rent units. No private sale of any existing residential unit in Maydew House until the Bede Centre permission has been substantially implemented. Viability review mechanism to ensure that the minimum number of existing affordable units are sold (and no more than 32) to make the scheme viable once the actual construction costs and sales values are better known.	Agreed
Carbon offset Green Fund	Payment of £36,411 (indexed) based on the shortfall of 20.245 tones of carbon per year over a 30 year period. Achievement of the 35.19% carbon reduction for the new units set out in the submitted Energy Strategy.	Agreed
Car club	Provision of three years membership for each eligible resident of all 168 units	Agreed
Car parking	A car parking management plan detailing the management and allocation the off-street parking bays	Agreed
CPZ permits	To prevent the 168 units in Maydew House from being eligible for CPZ permits except where details are submitted for approval prior to detail provision for returning residents. Such details to confirm the number of returning residents, addresses, the terms of the lease and that the household owns a car. Such permits would not be transferable to any subsequent new tenant.	Agreed
Delivery and servicing plan	Detailing the arrangements for deliveries and servicing across all three sites	Agreed
District heat network	To connect to the South East London Combined Heat and Power district heating network.	Agreed
Employment and enterprise	Contribute towards the cumulative targets of 29 jobs), 29 short courses and 7 apprenticeships during construction period for the 3 applications in the Abbeyfield Estate (or the equivalent contribution in line with the S106 SPD). Local procurement and supply chain measures during the construction phase.	Agreed
Phasing of works between Bede Centre and Maydew sites	To ensure the existing Bede Centre is not demolished until the replacement community provision in Maydew House has been completed and is ready for occupation.	Agreed

Public realm	Provision of the landscaping works in front of Maydew House and new entrance into Southwark Park, and for these to be publicly accessible.	Agreed
Southwark Park	Tree planting and shrub planting within Southwark Park to be carried out in accordance with details (as approved by the Council's Parks Team) and payment of the maintenance cost for the initial maintenance of this planting.	Agreed
Wheelchair housing	Payment in lieu for the lack of 6 wheelchair unit habitable rooms being provided within the scheme of £60,000 (indexed)	Agreed
Administration charge (2%)	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum £96,411 = £1,928.22 (indexed)	Agreed

158. These obligations are necessary to make the development acceptable in planning terms otherwise it would fail to include requisite mitigation and contributions. Such obligations include the provision of replacement affordable housing to accord with policy 4.4 of the Southwark Plan, policies 6 (Homes for people on different incomes) and 14 (Implementation and delivery) of the Core Strategy 2011, policies 3.11 (Affordable housing targets) and 8.2 (Planning obligations) of the London Plan 2016 and Section 6 (Delivering a wide choice of high quality homes) of the NPPF 2012.
159. In the event that a satisfactory legal agreement has not been entered into by 31 May 2018 it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

"The proposal, by failing to provide for appropriate planning obligations secured through the completion of a unilateral undertaking, fails to ensure the provision of replacement affordable housing and adequate provision of mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policies 2.5 'Planning obligations' and 4.4 'Affordable Housing' of the Southwark Plan (2007), strategic policies 6 'Homes for people of different incomes' and 14 'Delivery and implementation' of the Core Strategy (2011), policies 3.11 'Affordable housing targets', 3.14 'Existing housing' 8.2 'Planning obligations' of the London Plan (2016), and the Planning Obligations and Community Infrastructure Levy SPD (2015)."

Other matters

Fire safety

160. A document has been prepared to advise on how the proposal would affect the fire safety of Maydew House. The key fire safety improvements are:
- New electrical services and wiring thereby reducing the risk of electrical fires
 - All flats (both new and refurbished) would be provided with sprinklers
 - A new fire alarm system would be installed, monitored by 24 hr concierge
 - Fire doors and the fire resistance of internal walls would be upgraded
 - Installation of a new lifts and upgrade of existing stairs to improve facilities for fire fighters
 - Non-combustible cladding materials would be used and cavity barriers would surround all window frames (the barrier would be made up of material designed to resist the passage of flame).

Conclusion on planning issues

161. The proposed refurbishment works to improve the appearance and accessibility of this tower block are welcomed, and they would improve the quality of accommodation for the existing 144 flats (which are currently vacant). The proposed relocation of the Bede Centre with improved facilities is also supported. In order to fund these works, an extension is proposed to add five storeys to this tall building to provide 24 private units, and to allow up to 32 of the existing flats to be sold on the private market. The viability assessment has been reviewed and this found 56 to be the maximum number that should be sold to fund the works. The proposed Bede Centre redevelopment, and the extensions to Thaxted Court and Damory House would reprovide the lost social rent units and provide more, so that an overall gain of affordable units is proposed across all three current applications.
162. The proposal would result in an improved design and architectural quality of the building that would preserve the setting of the registered Southwark Park and listed Dilston Grove building. It would not cause harm to neighbour amenity, nor raise significant transport concerns. Conditions regarding materials, tree protection, landscaping, children's playspace, sustainability items, are proposed, and the unilateral undertaking would secure further measures in order to make the proposal acceptable and compliant with policies in the London Plan, Core Strategy and Southwark Plan.
163. The proposal is recommended for approval, subject to conditions and the completion of a unilateral undertaking, and will require referral to the GLA for the Stage 2 comments.

Community impact statement

164. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process. The impact on local people is set out above.

Consultations

165. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

166. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

167. Five local representations have been received in response to the public consultation carried out. The concerns raised are summarised as follows:
 - Excessive height which is an eye sore and out of keeping with other buildings in the area
 - Detrimental to the aesthetics of Southwark Park
 - Increased overshadowing to Southwark Park
 - Increased overlooking towards Southwark Park

- Affects the St. Paul's Cathedral Protected Vista
 - Will exacerbate on-street parking pressures in the area
 - Loss of existing on street car parking
 - Highway works – opening Nelldale Road will mean the estate would become a 'race track'
 - Impact of landscaping works to property foundations
 - Impact of construction works on local resident amenities
168. Officer response: The design and height of the proposal, its impact on the historic Southwark Park are detailed in the assessment above and found to be acceptable. Maydew House is neither within the viewing corridor nor the wider setting of the protected view of St Paul's from Blackheath. The drawings have been amended to remove the originally proposed highway works that would have removed the existing parking bays. A condition is proposed to prevent residents being eligible for CPZ parking permits (except for those previous residents returning to Maydew). The highway works within the masterplan for the Abbeyfield Estate are separate to these planning applications and would require the appropriate agreement (and consultation) of the Highway Team. A construction management plan would be required by a condition. The impact on property foundations is not a material consideration.
169. **Environment Agency** – has no objection. With less vulnerable uses on the ground and first floor levels, and residential uses set on upper floors above the modelled flood level, the EA does not object. An evacuation plan should provide suitable access and egress from the site and should be approved by the council. The Flood Risk Assessment should be adhered to in terms of its flood resilience, flood warning and design measures.
170. **GLA** – while the principle of the estate renewal, the overall uplift in the quantum of affordable housing being planned across the wider estate programme is strongly supported, the loss of social rented units in this standalone application is unacceptable. Fundamental to the acceptability of this application is a robust mechanism for securing the re-provision of the lost social rented units. The financial viability has been robustly interrogated, and a full programme of works for the overall estate is also required.
171. Officer response: The programme of works across Abbeyfield Estate was provided in the later Bede Centre application, which was also referred to the GLA. The unilateral undertaking would include obligations to limit the number of affordable units in Maydew House that can be sold, and preventing any such sales until the Bede Centre redevelopment (which provides the replacement affordable units) has been implemented.
172. **Historic England** – does not consider it necessary to be notified.
173. **London Fire and Emergency Planning Authority** – access for fire appliances as required by Building Regulations and adequate water supplies would need to be provided.
174. **Metropolitan Police** – The area suffers from incidents of burglary, robbery, assaults, criminal damage, motor vehicle crime, theft and anti-social behaviour including drug use, so security is fundamental to the success of the development. The development should achieve the security requirements of Secured by Design, and this should be required by condition.
175. **Transport for London** – car free development is supported and residents should be exempt from parking permits. The overall level of cycle parking is not policy compliant for the existing 144 flats, and TfL would encourage additional cycle parking for the

existing units. The Council should consider connections to local cycling routes. Support off-street servicing to allow vehicles to exit in forward gear.

Human rights implications

176. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
177. This application has the legitimate aim of providing new flats in a five-storey extension, relocate the Bede Centre community use in an improved unit, and refurbishment of the existing Maydew House internally and externally. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/H66 Application file: 17/AP/0527 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020-7525-5349 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Authors	Helen Goulden, Team Leader and Victoria Crosby, Senior Planner	
Version	Final	
Dated	17 January 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		29 January 2018

APPENDIX 1

Consultation undertaken

Site notice date: 23/03/2017

Press notice date: 09/03/2017

Case officer site visit date: 21/8/17

Neighbour consultation letters sent: 08/03/2017

Internal services consulted:

Ecology Officer
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Flood and Drainage Team
Highway Development Management
Housing Regeneration Initiatives
Parks & Open Spaces
Waste Management

Statutory and non-statutory organisations consulted:

Civil Aviation Authority
Environment Agency
Greater London Authority
Historic England
London Fire & Emergency Planning Authority
Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

3 Westbrook Road London SE3 0NS
Via Email x

Flat 34 Bradley House SE16 2DL
Flat 35 Bradley House SE16 2DL
Flat 32 Bradley House SE16 2DL
Flat 33 Bradley House SE16 2DL
Flat 36 Bradley House SE16 2DL
Flat 39 Bradley House SE16 2DN
Flat 40 Bradley House SE16 2DN
Flat 37 Bradley House SE16 2DL
Flat 38 Bradley House SE16 2DL
Flat 31 Bradley House SE16 2DL
Flat 24 Bradley House SE16 2DL
Flat 25 Bradley House SE16 2DL
Flat 22 Bradley House SE16 2DL
Flat 23 Bradley House SE16 2DL
Flat 26 Bradley House SE16 2DL
Flat 29 Bradley House SE16 2DL
Flat 30 Bradley House SE16 2DL
Flat 27 Bradley House SE16 2DL

15 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
16 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
87 Raymouth Road London SE16 2DA
89 Raymouth Road London SE16 2DA
83 Raymouth Road London SE16 2DA
85 Raymouth Road London SE16 2DA
93 Raymouth Road London SE16 2DA
99 Raymouth Road London SE16 2DA
15 Aspinden Road London SE16 2DR
95 Raymouth Road London SE16 2DA
97 Raymouth Road London SE16 2DA
81 Raymouth Road London SE16 2DA
105 Raymouth Road London SE16 2DA
69 Raymouth Road London SE16 2DA
101 Raymouth Road London SE16 2DA
103 Raymouth Road London SE16 2DA
71 Raymouth Road London SE16 2DA
77 Raymouth Road London SE16 2DA
79 Raymouth Road London SE16 2DA
73 Raymouth Road London SE16 2DA
75 Raymouth Road London SE16 2DA
26 Pedworth Gardens London SE16 2DX
28 Pedworth Gardens London SE16 2DX

Flat 28 Bradley House SE16 2DL	22 Pedworth Gardens London SE16 2DX
Flat 53 Bradley House SE16 2DN	24 Pedworth Gardens London SE16 2DX
Flat 54 Bradley House SE16 2DN	30 Pedworth Gardens London SE16 2DX
Flat 51 Bradley House SE16 2DN	36 Pedworth Gardens London SE16 2DX
Flat 52 Bradley House SE16 2DN	38 Pedworth Gardens London SE16 2DX
Flat 55 Bradley House SE16 2DN	32 Pedworth Gardens London SE16 2DX
Flat 58 Bradley House SE16 2DN	34 Pedworth Gardens London SE16 2DX
Flat 59 Bradley House SE16 2DN	20 Pedworth Gardens London SE16 2DX
Flat 56 Bradley House SE16 2DN	21 Aspinden Road London SE16 2DR
Flat 57 Bradley House SE16 2DN	10 Pedworth Gardens London SE16 2DX
Flat 50 Bradley House SE16 2DN	17 Aspinden Road London SE16 2DR
Flat 43 Bradley House SE16 2DN	19 Aspinden Road London SE16 2DR
Flat 44 Bradley House SE16 2DN	12 Pedworth Gardens London SE16 2DX
Flat 41 Bradley House SE16 2DN	18 Pedworth Gardens London SE16 2DX
Flat 42 Bradley House SE16 2DN	2 Pedworth Gardens London SE16 2DX
Flat 45 Bradley House SE16 2DN	14 Pedworth Gardens London SE16 2DX
Flat 48 Bradley House SE16 2DN	16 Pedworth Gardens London SE16 2DX
Flat 49 Bradley House SE16 2DN	52 Abbeyfield Road London SE16 2BX
Flat 46 Bradley House SE16 2DN	Room 21 Aspinden Wood Centre SE16 2DR
Flat 47 Bradley House SE16 2DN	Room 22 Aspinden Wood Centre SE16 2DR
Flat 21 Bradley House SE16 2DL	Room 2 Aspinden Wood Centre SE16 2DR
5 Aspinden Road London SE16 2DR	Room 20 Aspinden Wood Centre SE16 2DR
91 Raymouth Road London SE16 2DA	Room 23 Aspinden Wood Centre SE16 2DR
Aspinden Wood Centre 1 Aspinden Road SE16 2DR	Room 3 Aspinden Wood Centre SE16 2DR
3 Aspinden Road London SE16 2DR	Room 4 Aspinden Wood Centre SE16 2DR
61 Raymouth Road London SE16 2DA	Room 24 Aspinden Wood Centre SE16 2DR
67 Raymouth Road London SE16 2DA	Room 25 Aspinden Wood Centre SE16 2DR
Flat 1 Bradley House SE16 2DL	Room 19 Aspinden Wood Centre SE16 2DR
63 Raymouth Road London SE16 2DA	Room 11 Aspinden Wood Centre SE16 2DR
65 Raymouth Road London SE16 2DA	Room 12 Aspinden Wood Centre SE16 2DR
Flat 9 Antony House SE16 2DJ	Room 1 Aspinden Wood Centre SE16 2DR
Flat 2 Antony House SE16 2DJ	Room 10 Aspinden Wood Centre SE16 2DR
Flat 3 Antony House SE16 2DJ	Room 14 Aspinden Wood Centre SE16 2DR
Flat 15 Antony House SE16 2DJ	Room 17 Aspinden Wood Centre SE16 2DR
Flat 16 Antony House SE16 2DJ	Room 18 Aspinden Wood Centre SE16 2DR
Flat 4 Antony House SE16 2DJ	Room 15 Aspinden Wood Centre SE16 2DR
Flat 7 Antony House SE16 2DJ	Room 16 Aspinden Wood Centre SE16 2DR
Flat 8 Antony House SE16 2DJ	Flat 4 30 Abbeyfield Road SE16 2AR
Flat 5 Antony House SE16 2DJ	Abbeyfield Tenants And Residents Committee Hall Maydeu House
	Abbeyfield Estate SE16 2DP
Flat 6 Antony House SE16 2DJ	Flat 2 30 Abbeyfield Road SE16 2AR
Flat 14 Bradley House SE16 2DL	Flat 3 30 Abbeyfield Road SE16 2AR
Flat 15 Bradley House SE16 2DL	42 Abbeyfield Road London SE16 2BX
Flat 12 Bradley House SE16 2DL	48 Abbeyfield Road London SE16 2BX
Flat 13 Bradley House SE16 2DL	50 Abbeyfield Road London SE16 2BX
Flat 16 Bradley House SE16 2DL	44 Abbeyfield Road London SE16 2BX
Flat 19 Bradley House SE16 2DL	46 Abbeyfield Road London SE16 2BX
Flat 20 Bradley House SE16 2DL	Flat 1 30 Abbeyfield Road SE16 2AR
Flat 17 Bradley House SE16 2DL	Room 7 Aspinden Wood Centre SE16 2DR
Flat 18 Bradley House SE16 2DL	Room 8 Aspinden Wood Centre SE16 2DR
Flat 11 Bradley House SE16 2DL	Room 5 Aspinden Wood Centre SE16 2DR
Flat 4 Bradley House SE16 2DL	Room 6 Aspinden Wood Centre SE16 2DR
Flat 5 Bradley House SE16 2DL	Room 9 Aspinden Wood Centre SE16 2DR
Flat 2 Bradley House SE16 2DL	57 Raymouth Road London SE16 2DA
Flat 3 Bradley House SE16 2DL	59 Raymouth Road London SE16 2DA
Flat 6 Bradley House SE16 2DL	Ground Floor Flat 99 Raymouth Road SE16 2DA
Flat 9 Bradley House SE16 2DL	31a Frankland Close London SE16 2HD
Flat 10 Bradley House SE16 2DL	4 Pedworth Gardens London SE16 2DX
Flat 7 Bradley House SE16 2DL	6 Benwick Close London SE16 2HE
Flat 8 Bradley House SE16 2DL	7 Benwick Close London SE16 2HE
Flat 60 Bradley House SE16 2DN	4 Benwick Close London SE16 2HE
8 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	5 Benwick Close London SE16 2HE
9 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	8 Benwick Close London SE16 2HE
6 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	Flat 10 Roderick House SE16 2DH
7 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	Flat 11 Roderick House SE16 2DH
1 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	9 Benwick Close London SE16 2HE
12 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 1 Roderick House SE16 2DH
13 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	3 Benwick Close London SE16 2HE
10 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	41 Frankland Close London SE16 2HD
11 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	42 Frankland Close London SE16 2HD

5 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	39 Frankland Close London SE16 2HD
30 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	40 Frankland Close London SE16 2HD
31 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	1 Benwick Close London SE16 2HE
29 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	12 Benwick Close London SE16 2HE
3 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	2 Benwick Close London SE16 2HE
32 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	10 Benwick Close London SE16 2HE
35 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	11 Benwick Close London SE16 2HE
4 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	Flat 9 Roderick House SE16 2DH
33 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	Flat 1 Antony House SE16 2DJ
34 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	Flat 7 Roderick House SE16 2DH
3 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 8 Roderick House SE16 2DH
4 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 10 Antony House SE16 2DJ
23 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 13 Antony House SE16 2DJ
24 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 14 Antony House SE16 2DJ
5 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 11 Antony House SE16 2DJ
8 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 12 Antony House SE16 2DJ
9 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 6 Roderick House SE16 2DH
6 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 14 Roderick House SE16 2DH
7 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 15 Roderick House SE16 2DH
22 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 12 Roderick House SE16 2DH
16 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 13 Roderick House SE16 2DH
17 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 16 Roderick House SE16 2DH
14 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 4 Roderick House SE16 2DH
15 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 5 Roderick House SE16 2DH
18 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 2 Roderick House SE16 2DH
20 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 3 Roderick House SE16 2DH
21 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	38 Frankland Close London SE16 2HD
19 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	3 Mossington Gardens London SE16 2DZ
2 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	4 Mossington Gardens London SE16 2DZ
28 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	17 Mossington Gardens London SE16 2DZ
Flat 73 Bradley House SE16 2DN	2 Mossington Gardens London SE16 2DZ
Flat 74 Bradley House SE16 2DN	5 Mossington Gardens London SE16 2DZ
Flat 71 Bradley House SE16 2DN	8 Mossington Gardens London SE16 2DZ
Flat 72 Bradley House SE16 2DN	9 Mossington Gardens London SE16 2DZ
Flat 75 Bradley House SE16 2DN	6 Mossington Gardens London SE16 2DZ
Bede House Association Abbeyfield Road SE16 2BS	7 Mossington Gardens London SE16 2DZ
1 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	16 Mossington Gardens London SE16 2DZ
Flat 76 Bradley House SE16 2DN	1 Mossington Gardens London SE16 2DZ
Flat 77 Bradley House SE16 2DN	10 Mossington Gardens London SE16 2DZ
Flat 70 Bradley House SE16 2DN	6 Pedworth Gardens London SE16 2DX
Flat 63 Bradley House SE16 2DN	8 Pedworth Gardens London SE16 2DX
Flat 64 Bradley House SE16 2DN	11 Mossington Gardens London SE16 2DZ
Flat 61 Bradley House SE16 2DN	14 Mossington Gardens London SE16 2DZ
Flat 62 Bradley House SE16 2DN	15 Mossington Gardens London SE16 2DZ
Flat 65 Bradley House SE16 2DN	12 Mossington Gardens London SE16 2DZ
Flat 68 Bradley House SE16 2DN	13 Mossington Gardens London SE16 2DZ
Flat 69 Bradley House SE16 2DN	31 Frankland Close London SE16 2HD
Flat 66 Bradley House SE16 2DN	32 Frankland Close London SE16 2HD

Flat 67 Bradley House SE16 2DN	29 Frankland Close London SE16 2HD
21 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	30 Frankland Close London SE16 2HD
22 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	33 Frankland Close London SE16 2HD
2 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	36 Frankland Close London SE16 2HD
20 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	37 Frankland Close London SE16 2HD
23 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	34 Frankland Close London SE16 2HD
26 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	35 Frankland Close London SE16 2HD
27 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	28 Frankland Close London SE16 2HD
24 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	21 Frankland Close London SE16 2HD
25 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	22 Frankland Close London SE16 2HD
19 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	19 Frankland Close London SE16 2HD
12 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	20 Frankland Close London SE16 2HD
13 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	23 Frankland Close London SE16 2HD
10 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	26 Frankland Close London SE16 2HD
11 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	27 Frankland Close London SE16 2HD
14 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	24 Frankland Close London SE16 2HD
17 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	25 Frankland Close London SE16 2HD
18 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	68 Bradley House London SE16 2DN
	58 Abbeyfield Road London SE16 2BX

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

Ecology Officer
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Flood and Drainage Team
Parks & Open Spaces

Statutory and non-statutory organisations

Environment Agency
GLA
Historic England
London Fire & Emergency Planning Authority
Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbours and local groups

Flat 68 Bradley House SE16 2DN
15 Aspinden Road London SE16 2DR
19 Aspinden Road London SE16 2DR
58 Abbeyfield Road London SE16 2BX
68 Bradley House London SE16 2DN