

# Welcome to Southwark Planning Committee

29 October 2018

## MAIN ITEMS OF BUSINESS

Item 8.1 18/AP/0897 – Ruby Triangle Site, Land Bounded by Old Kent Road, Ruby Street and Sandgate Street, London SE15 1LG

Item 8.2 18/AP/0896 45 – 47 – Tanners Street, London SE1 3PL



Councillor Martin Seaton (Chair)



Councillor Lorraine Lauder MBE (Vice Chair)



Councillor Cleo Soanes



Councillor Hamish McCallum



Councillor Kath Whittam



Councillor Adele Morris



Councillor James McAsh



Councillor Jason Ochere



LONDON PLANNING AWARDS 2016/17  
WINNER - BEST PLANNING AUTHORITY



# Item 1 – Ruby Triangle Site, Land Bounded by Old Kent Road, Ruby Street and Sandgate Street, London SE15 1LG

Full Planning Application

Application 18/AP/0897

- Full planning permission is sought for demolition of existing buildings and structures on the site, and redevelopment consisting of three buildings at maximum heights of 17 storeys (including mezzanine) ( +64.735m AOD), 48 Storeys (+170.830m AOD) and 40 storeys (including mezzanine) (+144.750m AOD), plus single storey basement under part of the site. Development would provide 1,152 residential dwellings (Class C3), retail, business and communal spaces (Classes A1, A2, A3, A4, B1(a),(b),(c) and D1), public sports hall and gym (Class D2), public and private open space, formation of new accesses and alterations to existing accesses, energy centre, associated car and cycle parking and other associated works.



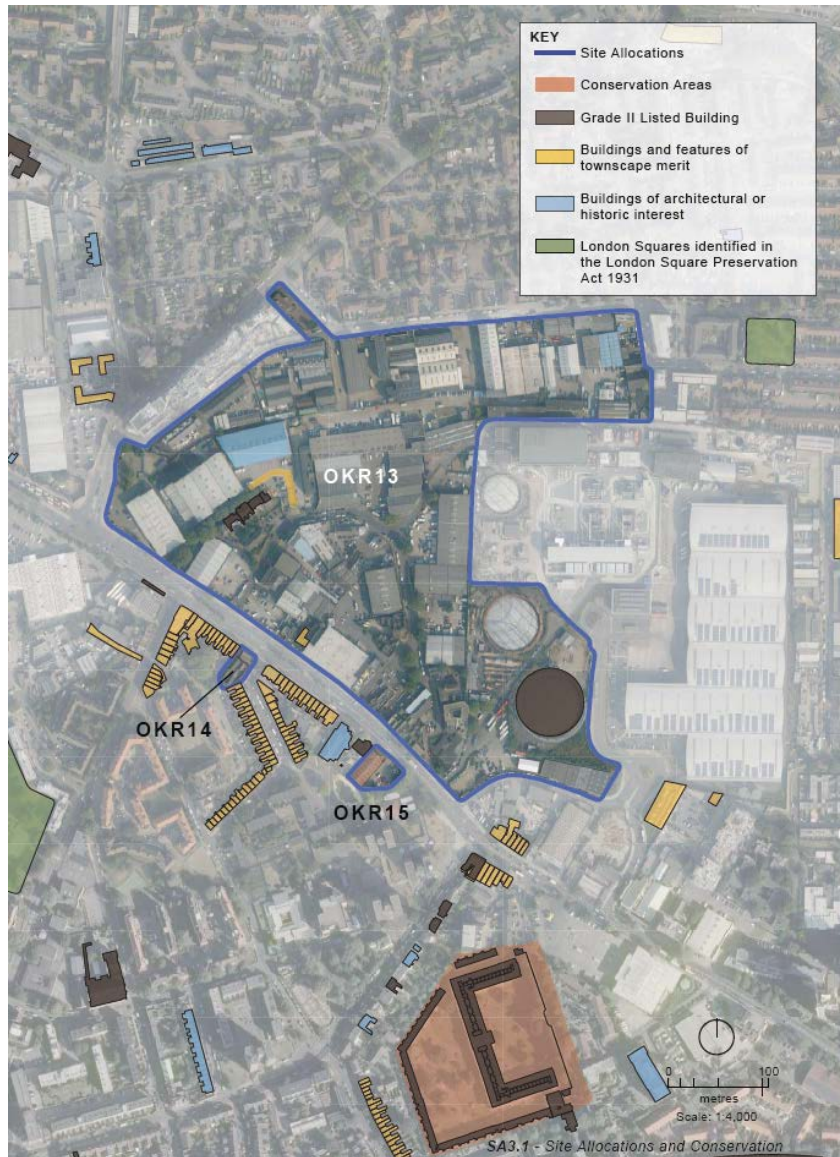
**OLD  
KENT  
ROAD**

SUB AREA 3

**SANDGATE  
STREET,  
VERNEY ROAD  
AND OLD  
KENT ROAD  
(SOUTH)**



# Emerging Planning Context





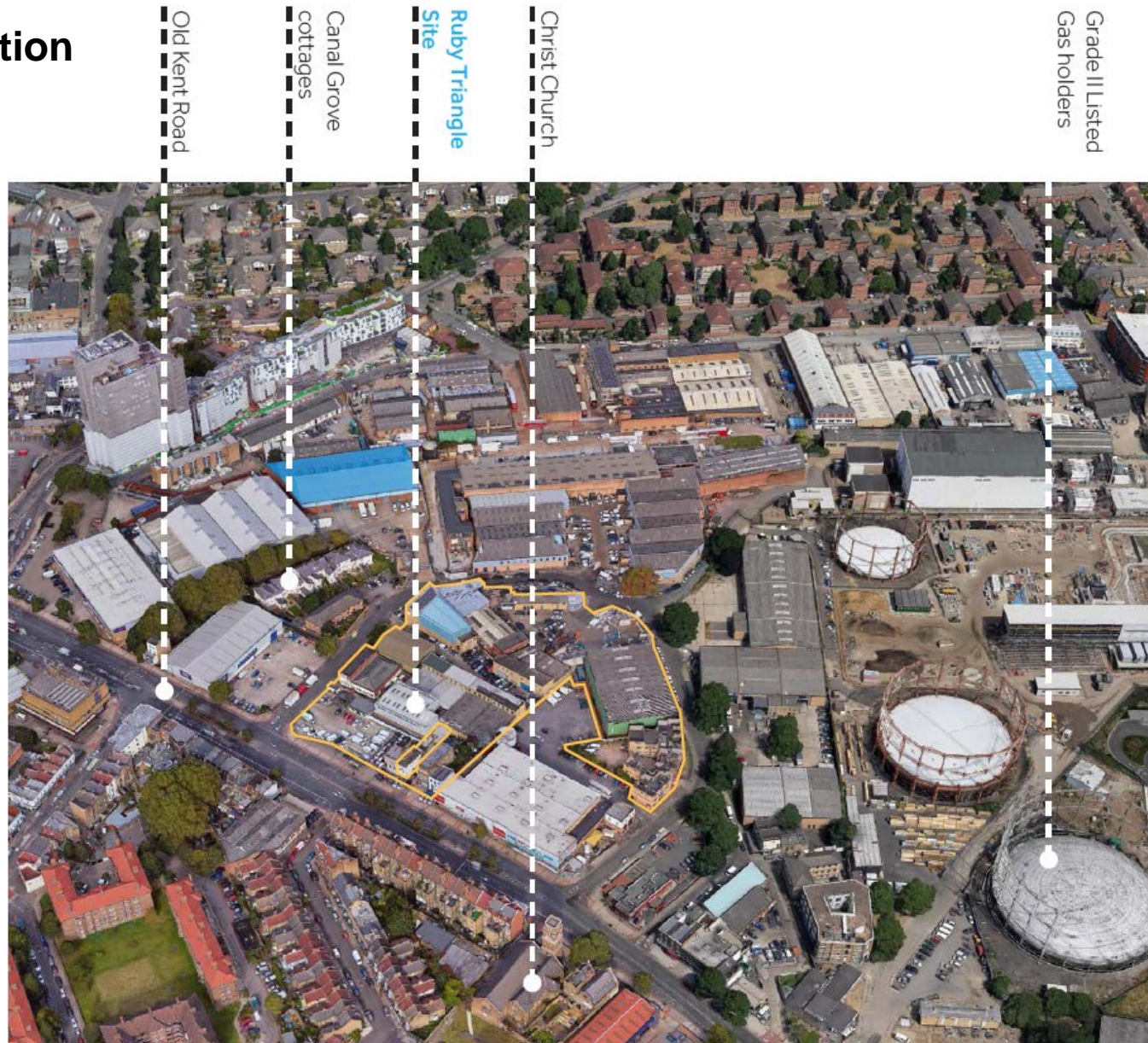
# Emerging Planning Context

THE STATIONS AND THE CROSSINGS



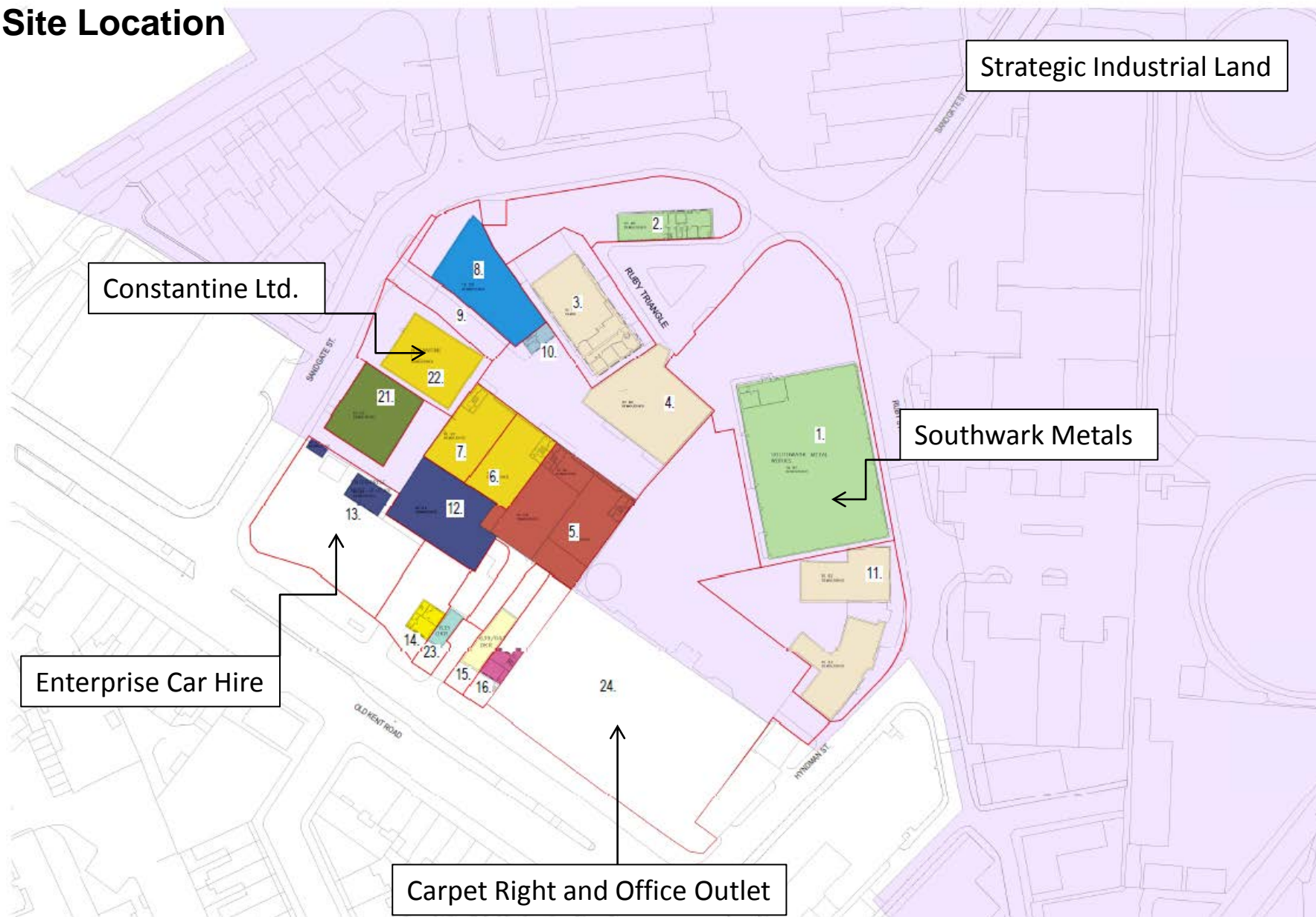


# Site Location





# Site Location





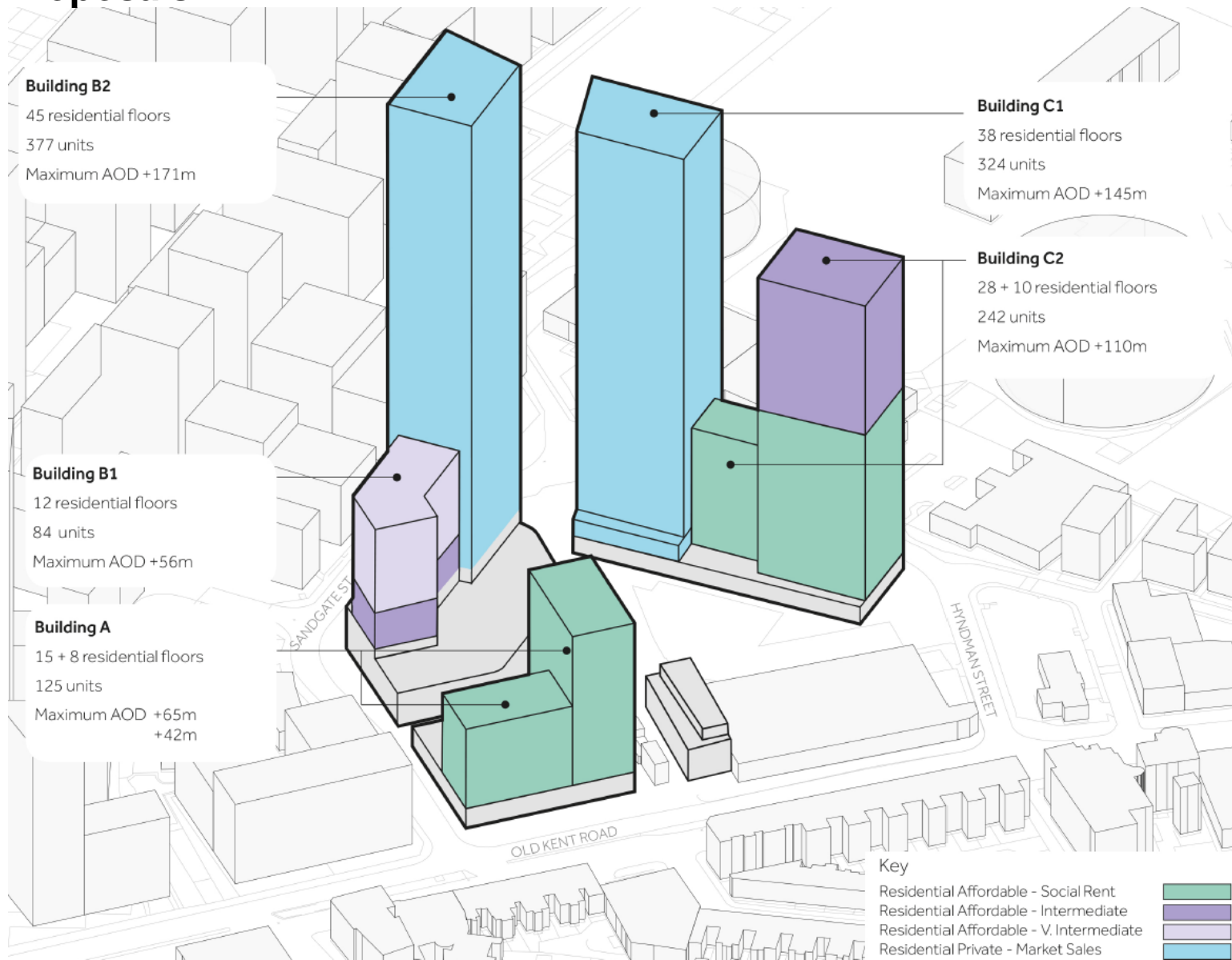
# The Proposals

- 1,152 new homes
- 451 new affordable homes (40.5%)
- New public sports hall and fitness facility
- New purpose built workspace (10% affordable)
- A new park and improved connectivity
- Retail frontage onto Old Kent Road
- Re-provision of Enterprise car hire business
- Re-provision of church
- Cycle Hub
- Business Incubator



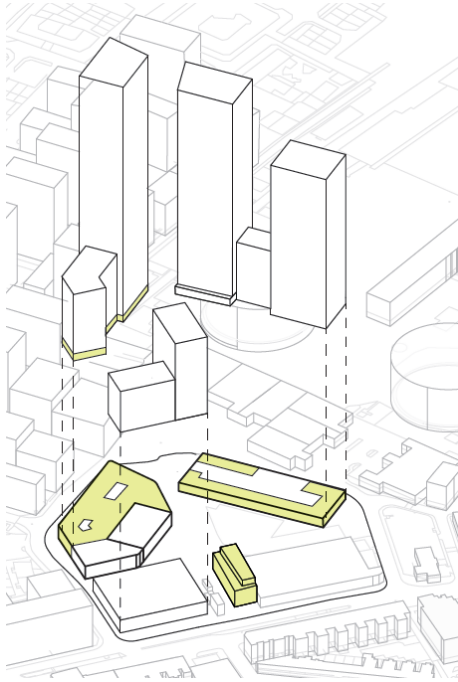


# The Proposals

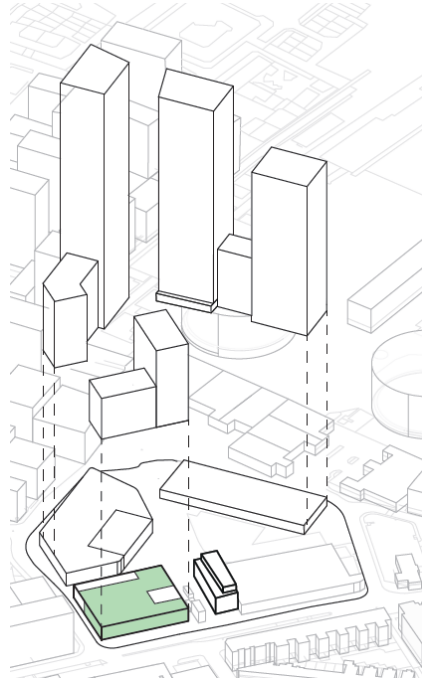




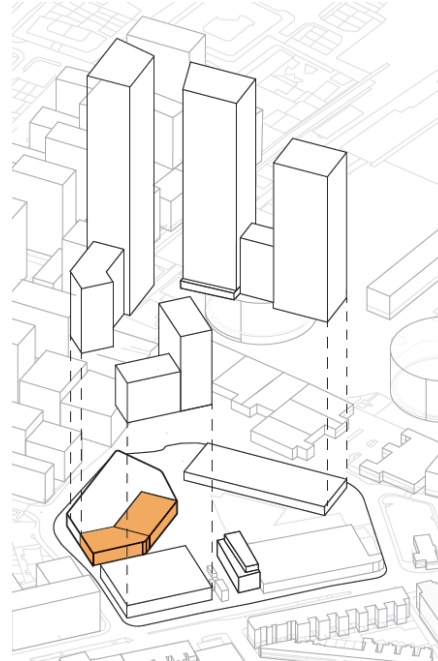
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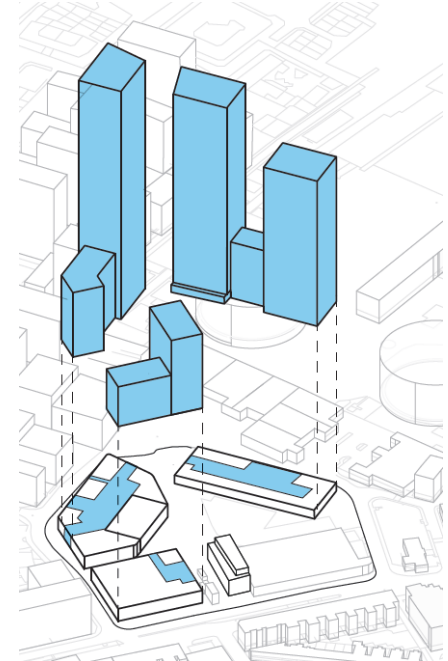
Work Space



Retail



Sports Hall



Residential

**Existing: 8,316.95 sqm B class floor space**

**Proposed: 5,328 sqm B1 (a-c)**

**Net loss: 2,988.95 sqm  
(2,049.95 in SIL)**



- **5,328 sqm work space**  
**B1 (a, b and c)**
- **541 sqm affordable work space**
- **481 sqm business incubator space**
- **Car free, except 27 wheelchair accessible parking spaces**





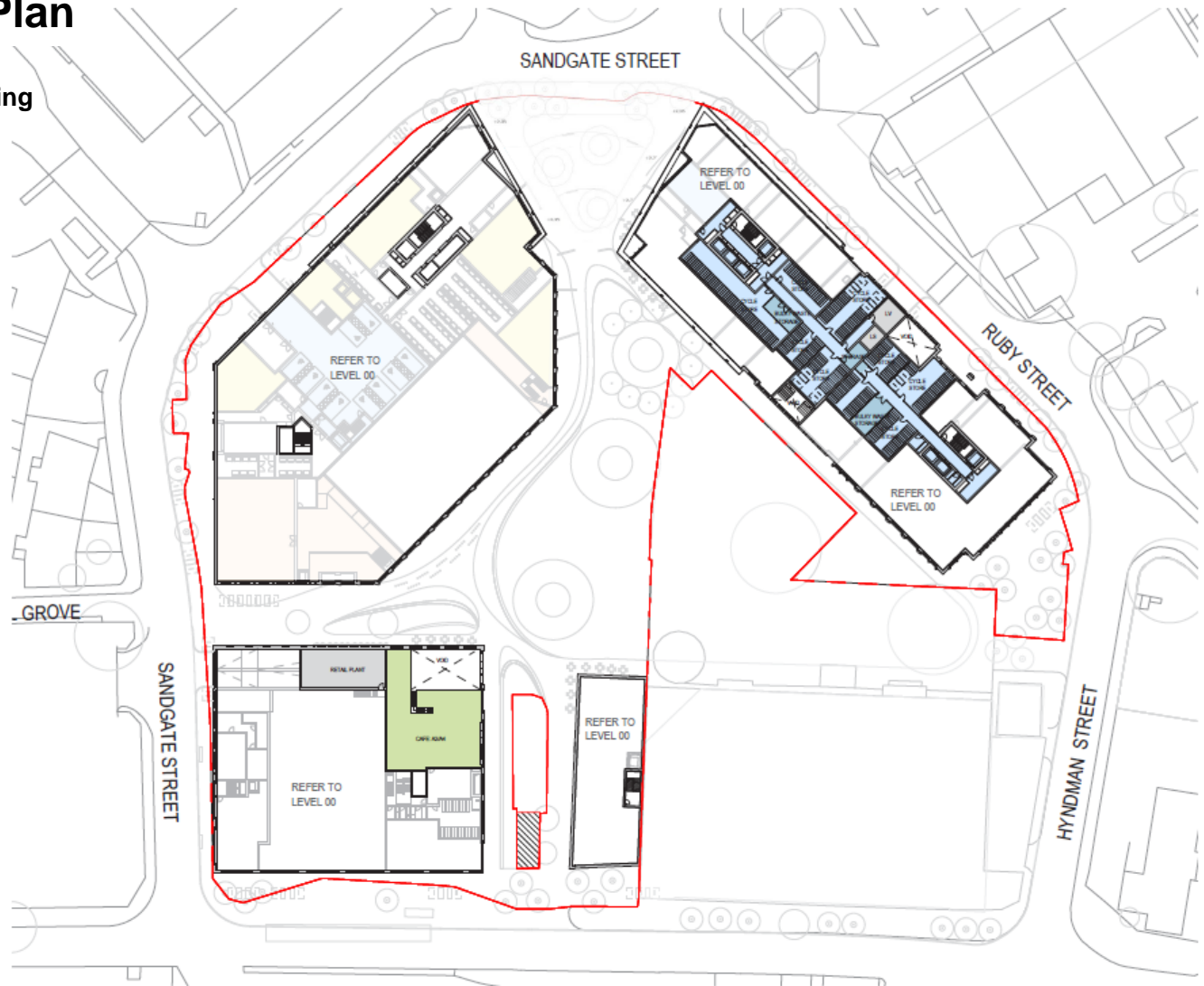
## Thirtieth Floor Plan





# Mezzanine Floor Plan

- 1,425 residential cycle parking spaces
- 161 sqm bulk storage





## First Floor Plan

### Housing Mix:

- **0.7% studios (0 affordable)**
- **44.8% 1 bed (42.8% of the affordable)**
- **43% 2 bed (39.2% of affordable)**
- **11.5% 3 bed (18% of affordable)**





# Second Floor Plan

- 10.4% fully wheelchair adaptable
- Minimum privacy distances exceeded
- 100% meet floor space requirements
- 70% exceed floor space requirements
- 94% of rooms tested meet BRE guidelines for ADF
- 2.55m floor to ceiling heights (living rooms and bedrooms)
- 50% dual aspect
- Average of 8 units per core





# Third Floor Plan





**Key**

- Affordable - Social Rent
- Affordable - Intermediate
- Voluntary Intermediate
- Private/Market Sale





# Fifteenth Floor Plan





# Thirtieth Floor Plan

Key

- Affordable - Social Rent
- Affordable - Intermediate
- Voluntary Intermediate
- Private/Market Sale

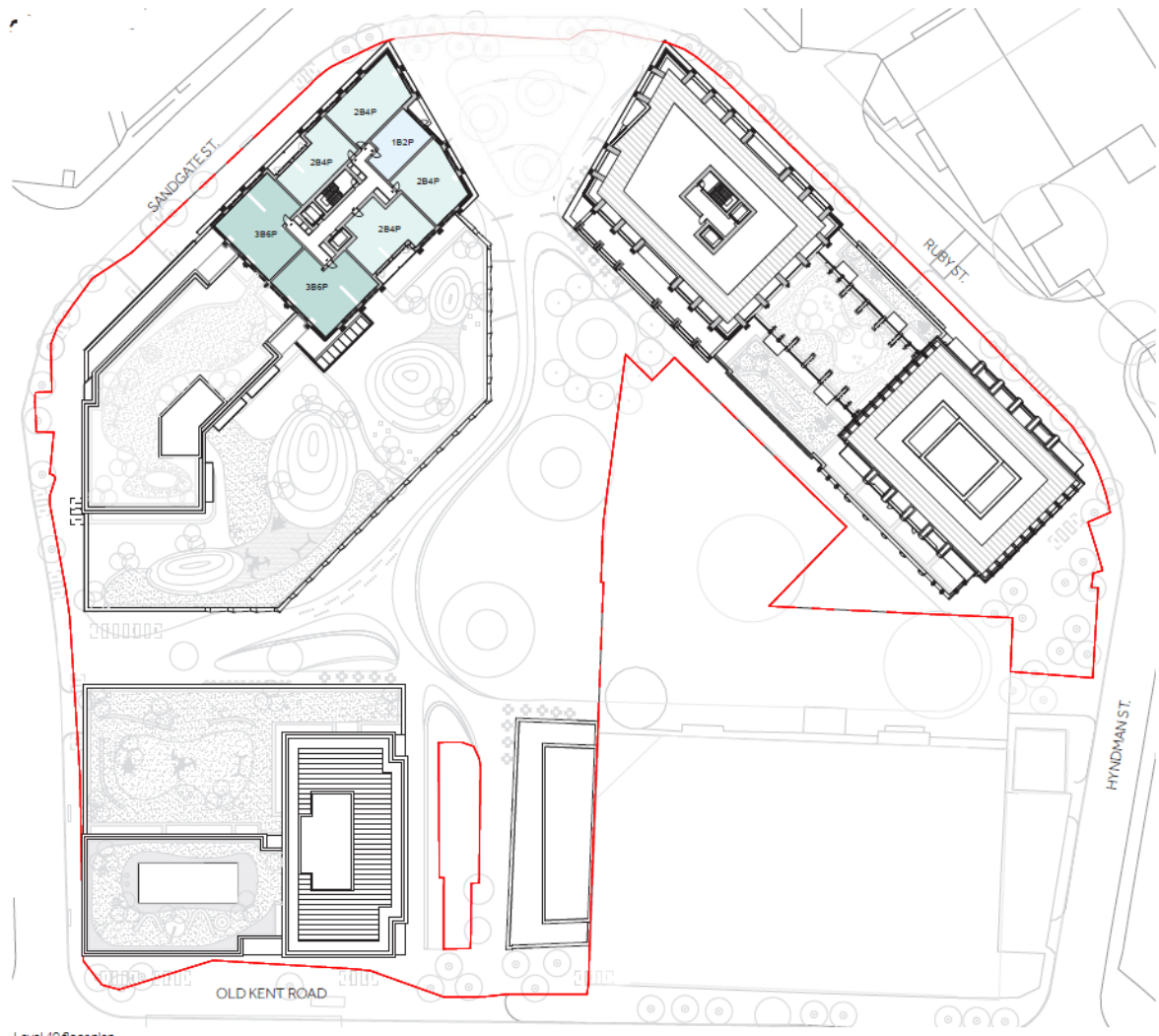




# Fortieth Floor Plan

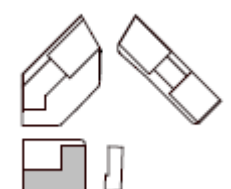
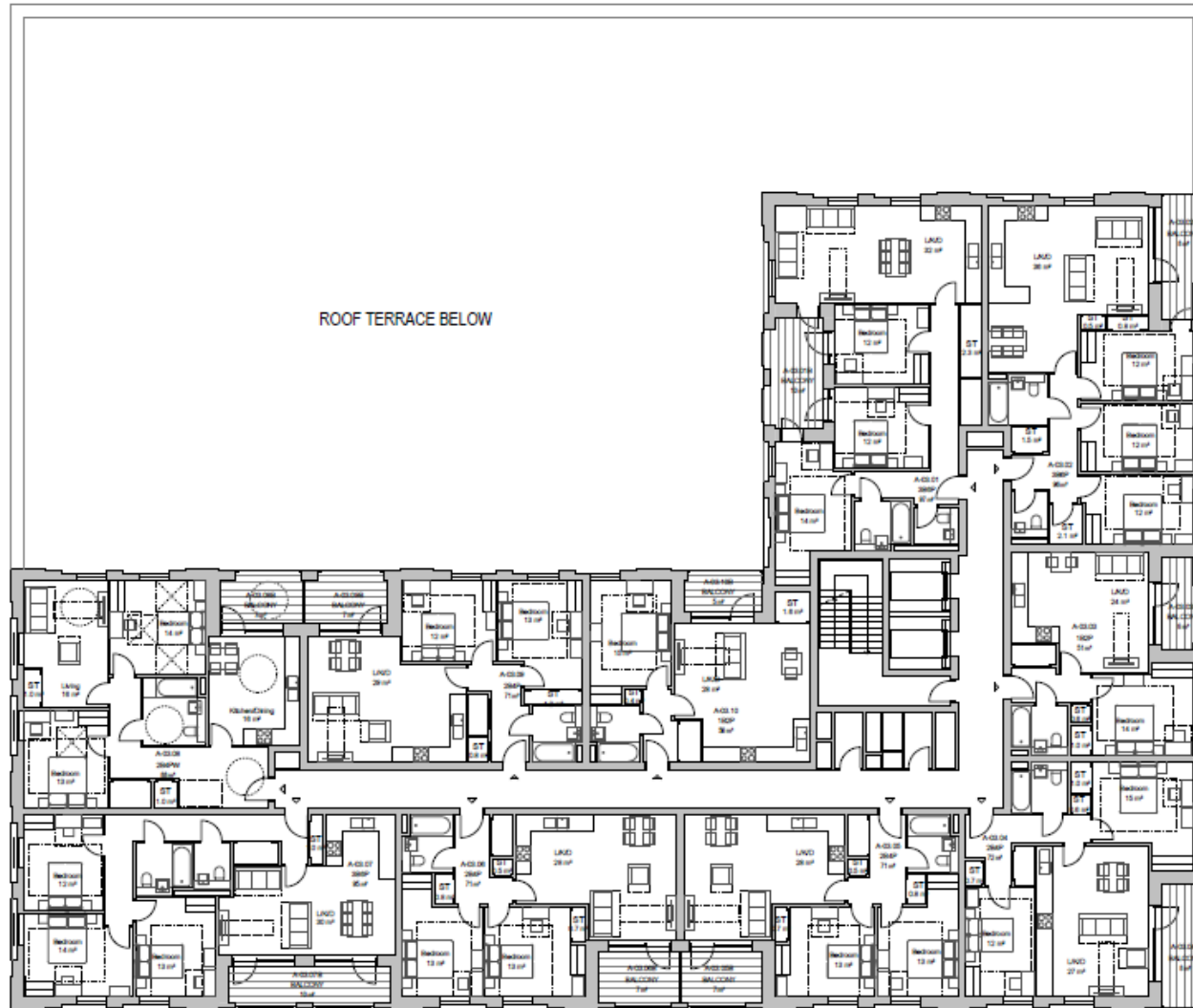
Key

	Affordable - Social Rent
	Affordable - Intermediate
	Voluntary Intermediate
	Private/Market Sale





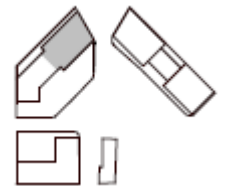
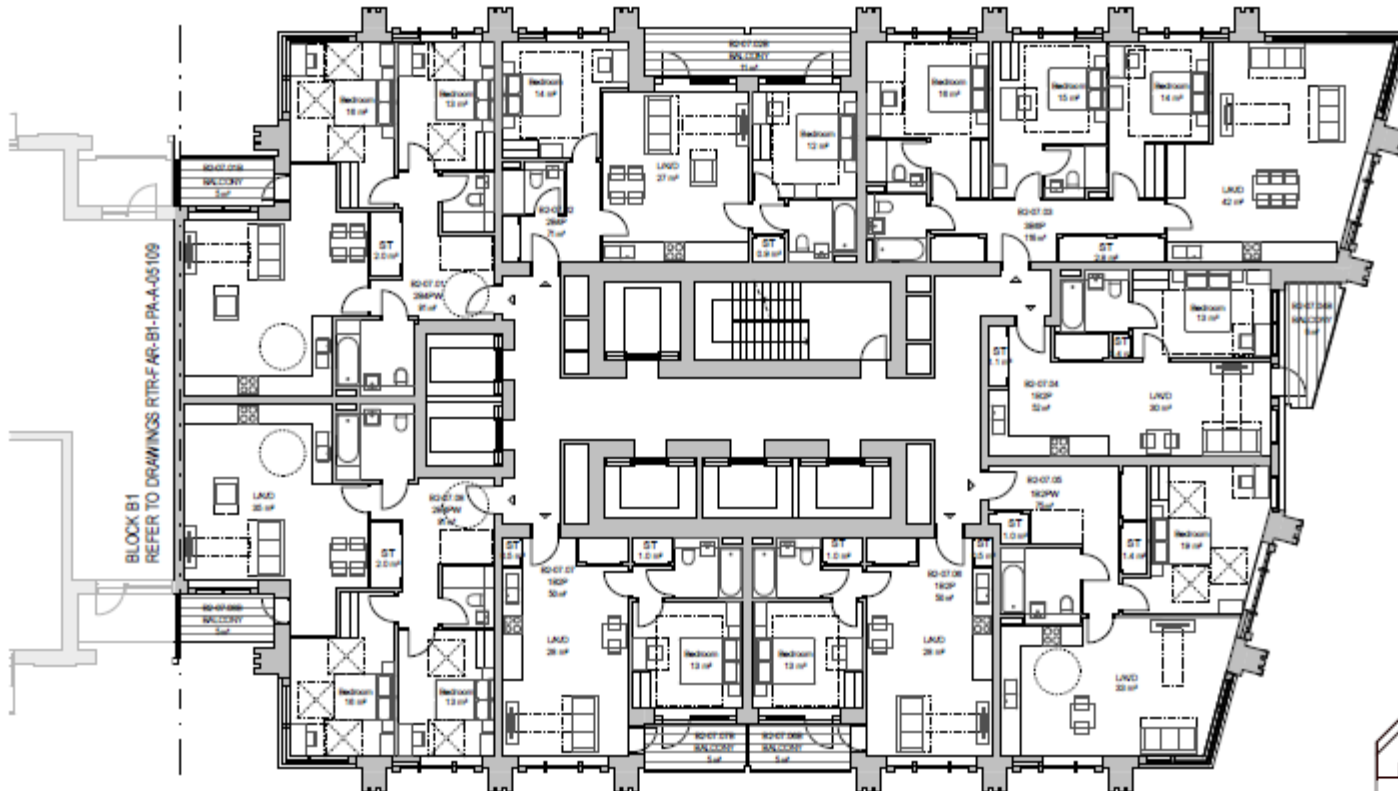
# Typical Layouts



**Block A Floors 2-7  
(Social Rented)**



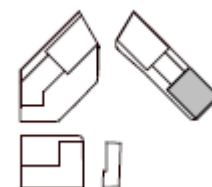
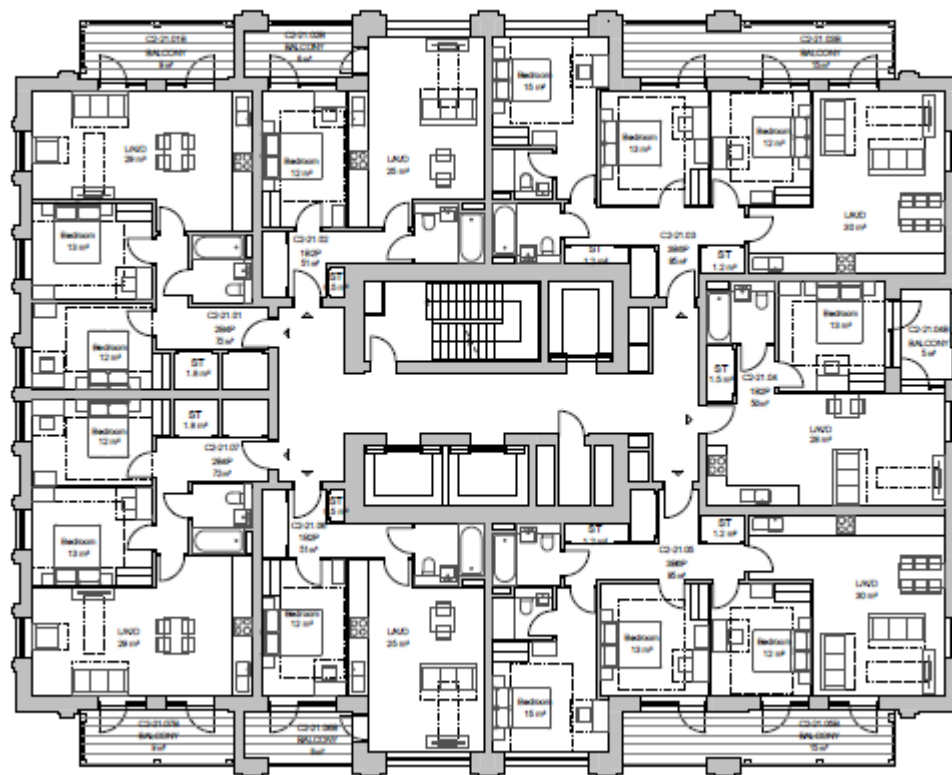
# Typical Layouts



**Block B2 Floors 7-13  
(Private)**



# Typical Layouts



**Block C2 Floors 18-26  
(Intermediate)**

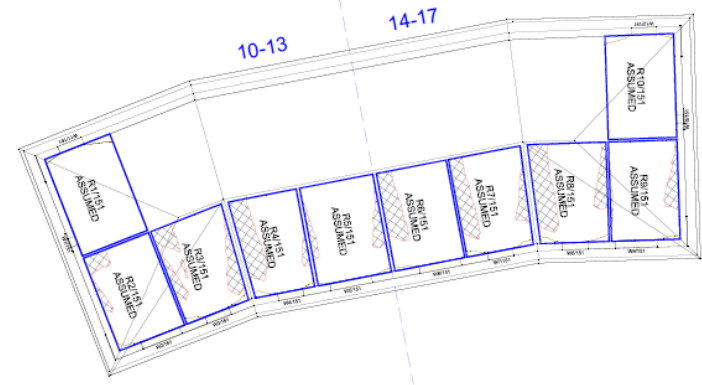
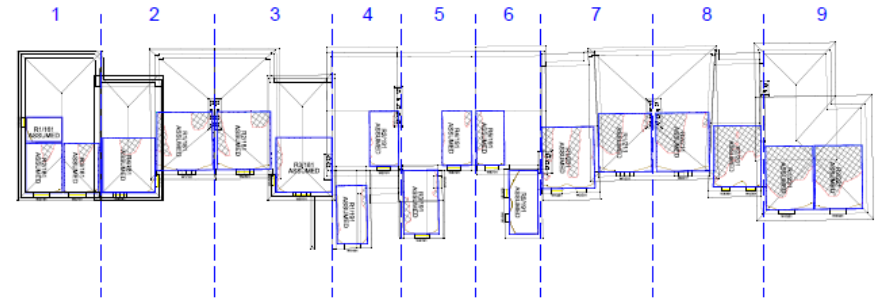
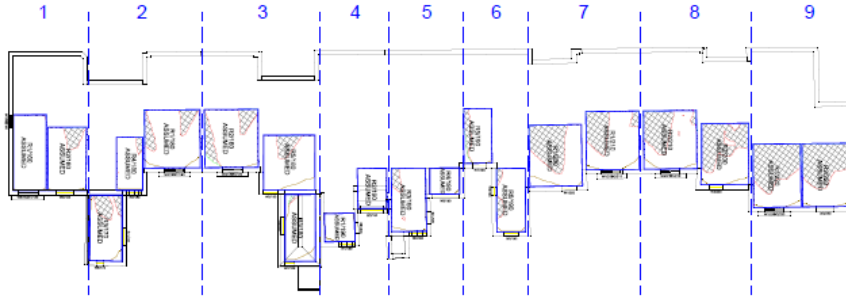


- **Minimum privacy distances exceeded**
- **Most surrounding properties would not experience any harmful loss of daylight or sunlight**
- **There would be no harmful overshadowing of rear gardens at 1-17 Canal Grove**
- **Mitigation will reduce wind speeds to safe and comfortable levels**
- **Noise attenuation during construction and operation**
- **No concerns relating to air quality**





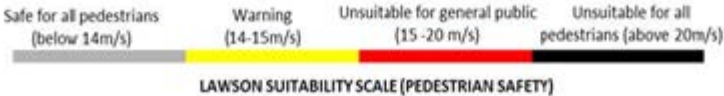
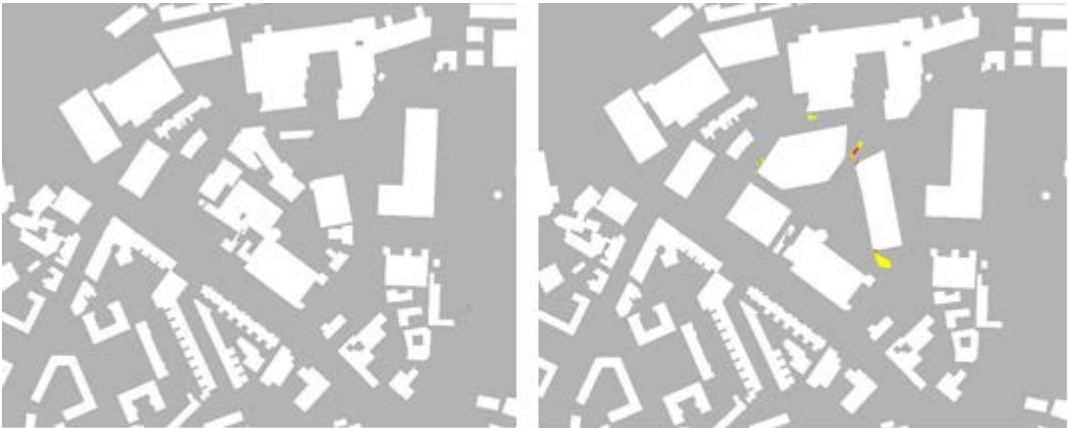
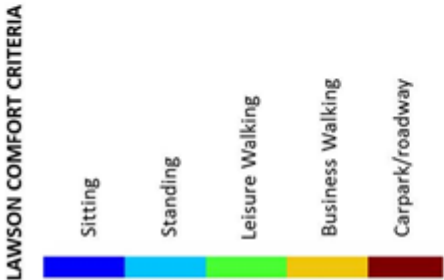
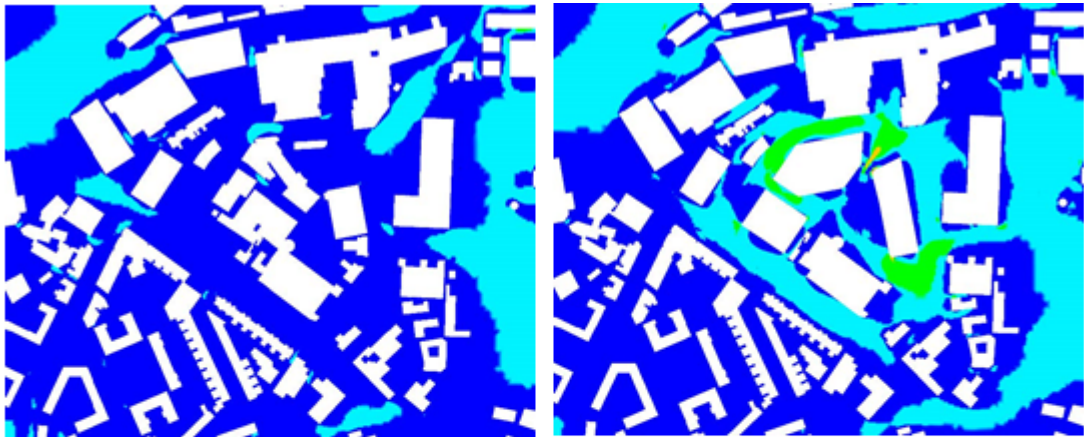
# Impact on Neighbouring Properties



Daylight Distribution Contours 1 -17 Canal Grove



# Impact on Neighbouring Properties



Wind Impacts on Public Realm



# Landscape

- 4,301 sqm new publicly accessible open space
- 3,792 sqm park
- 3,327 sqm new communal terraces



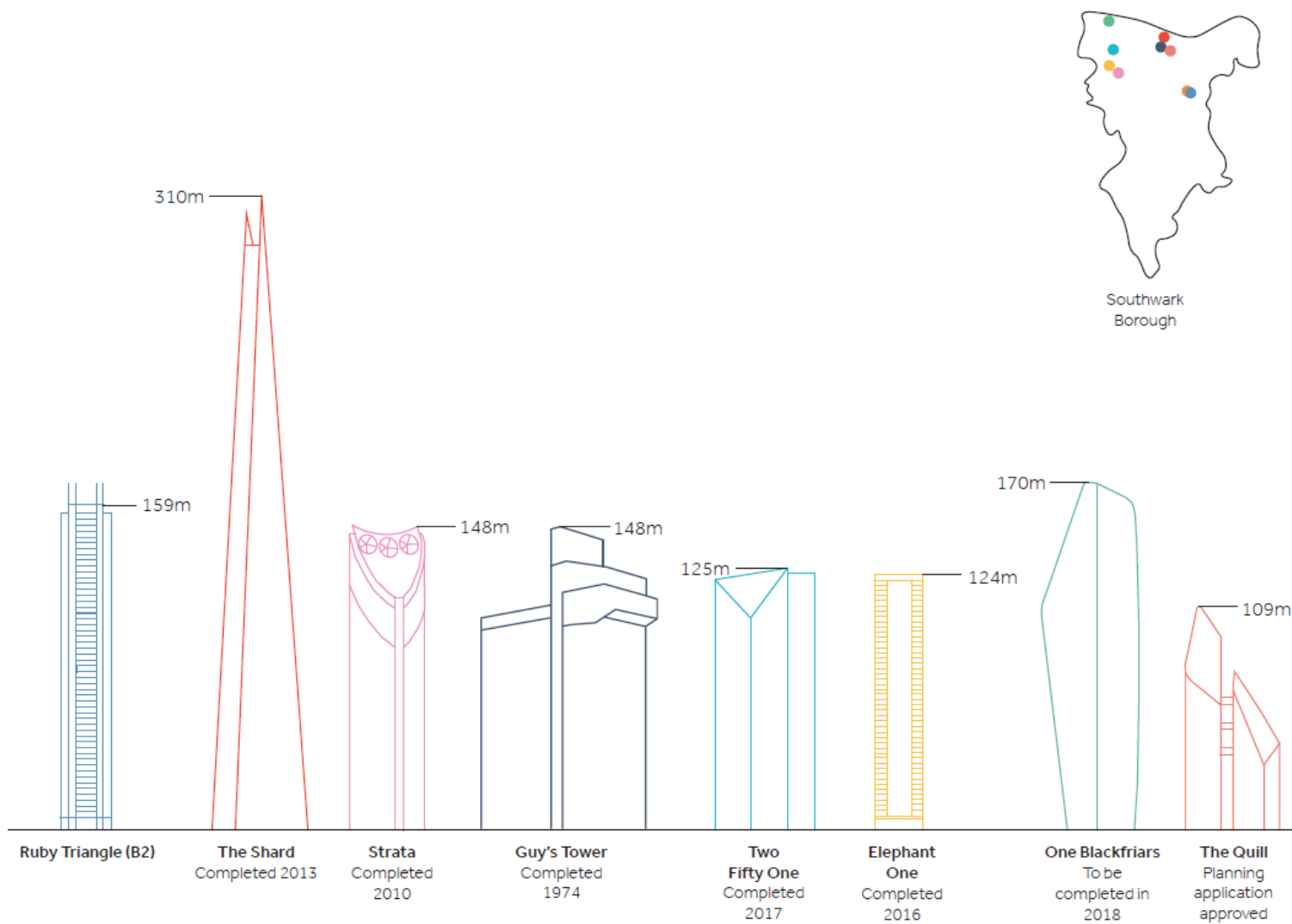


# Architecture and Design





# Building Heights

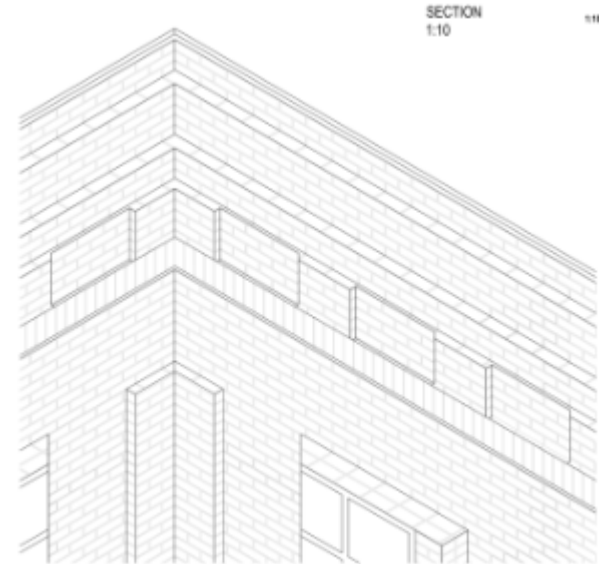




# Old Kent Road/ Sandgate Street Buildings (Buildings A and B1)



Building A South West Elevation



Building A Top Detail



Building A Base Detail



## Building A (from Old Kent Road)



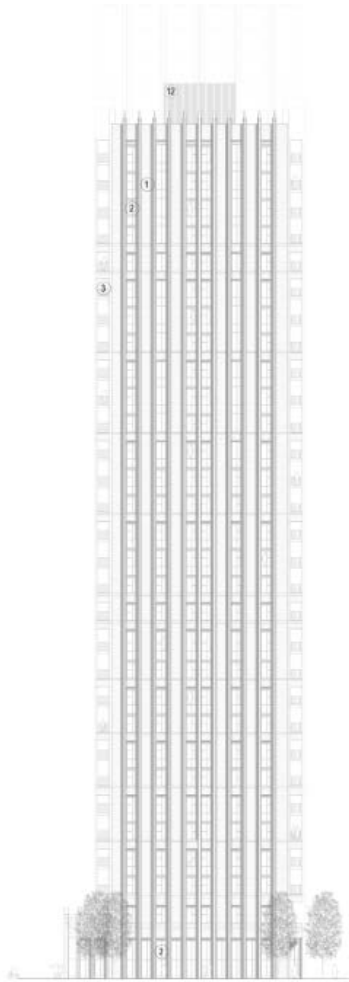


## Buildings A and B1 (from Sandgate Street)

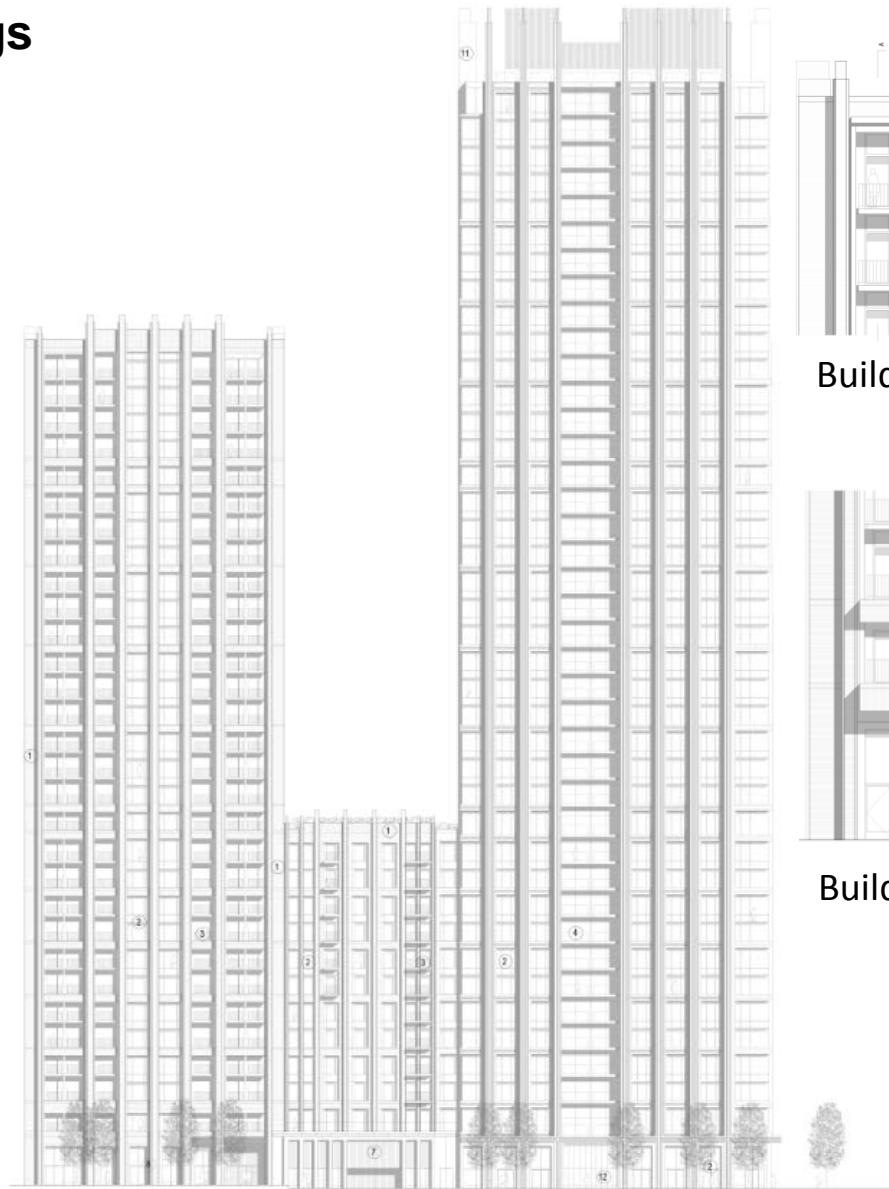




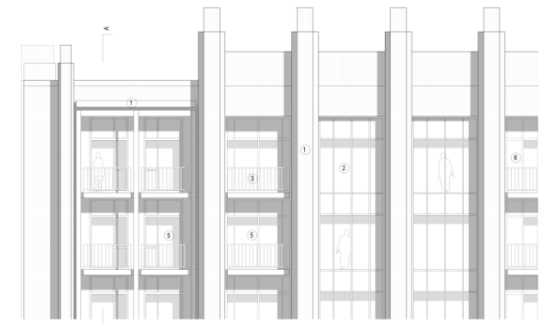
# Ruby Street Buildings (Building C2)



Building C2 South Elevation



Building C2 (and C1) East Elevation



Building C2 Top Detail



Building C2 Base Detail



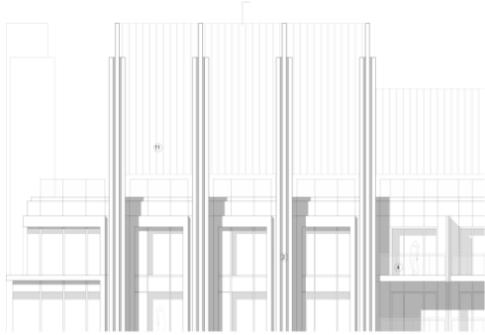
## Building C2 (from Hyndman Street)



FARRELLS



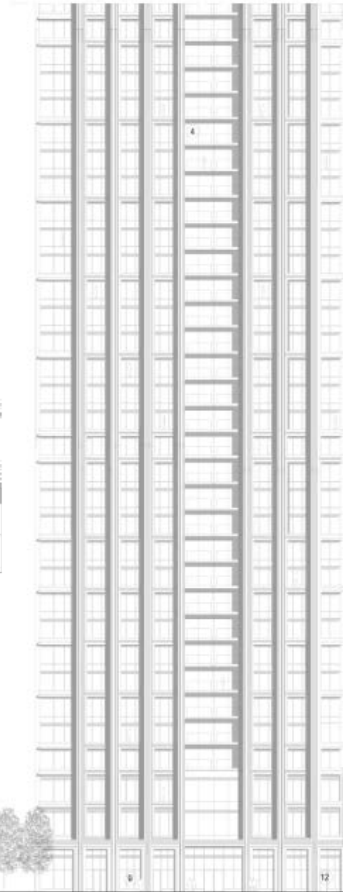
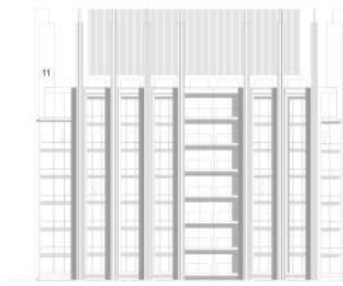
# Ruby Triangle Towers (Buildings B2 and C1)



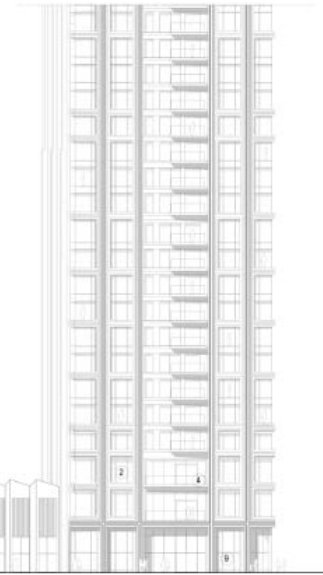
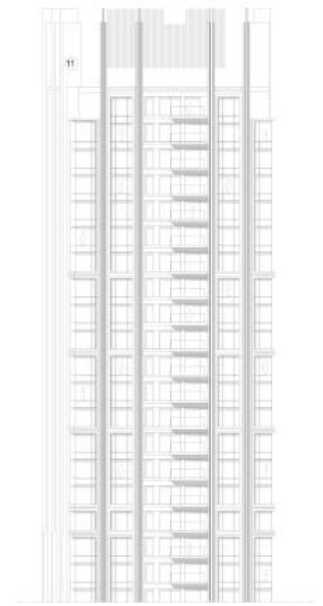
Building B2 Top Detail



Building B2 Base Detail



Building B2 North Elevation



Building B2 East Elevation



## Buildings B2 and C1 (from the north)





## Buildings B2 and C1 (from the new park)

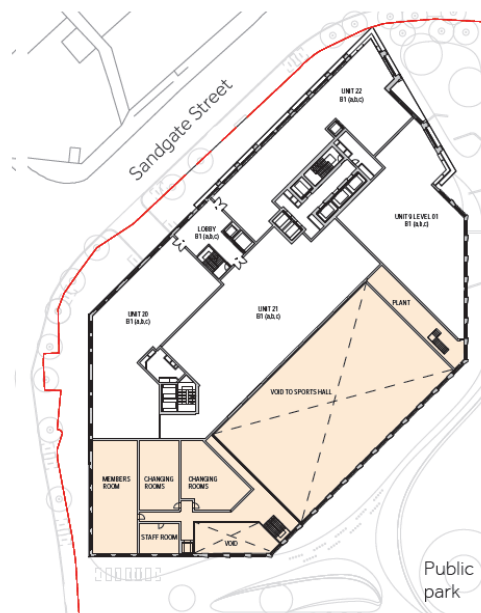




# Public Sports Hall and Fitness Facility



Sports Hall: Ground floor



Sports Hall: First floor





# 639-641 Old Kent Road



Existing 639-641 elevation facing Old Kent Road



Existing Western facade



Aerial views from the South



# 639-641 Old Kent Road



Sketch view of proposed North Elevation



Sketch view of proposed South Elevation

PC metal framed glazed window/ door and mansard roof elements



Sketch view of proposed West Elevation

New brick building

PC Metal/corten steel balcony

Separating vertical band between new and old

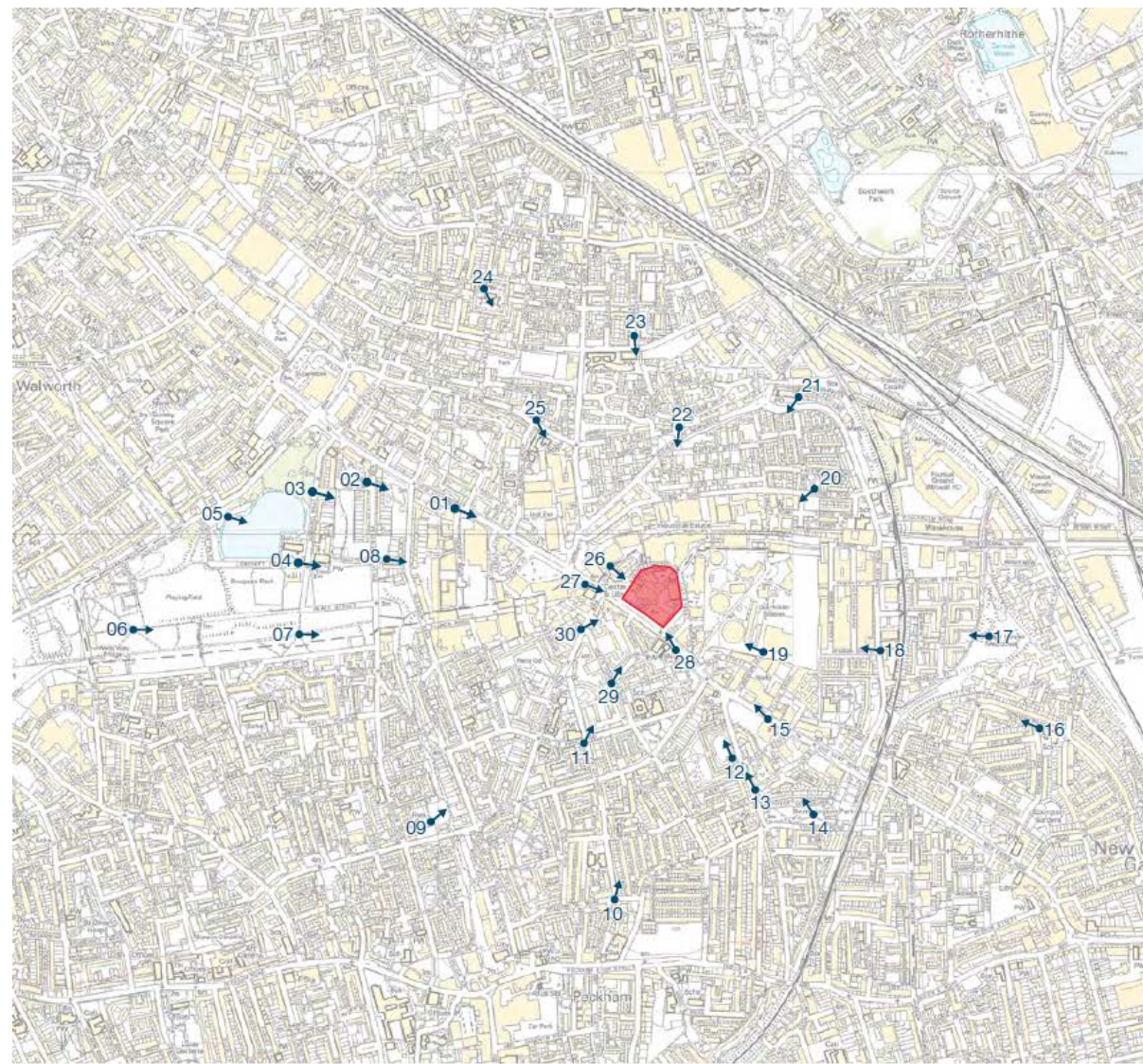
Uniting mansard extension across whole of plot

Existing (639 OKR) brick



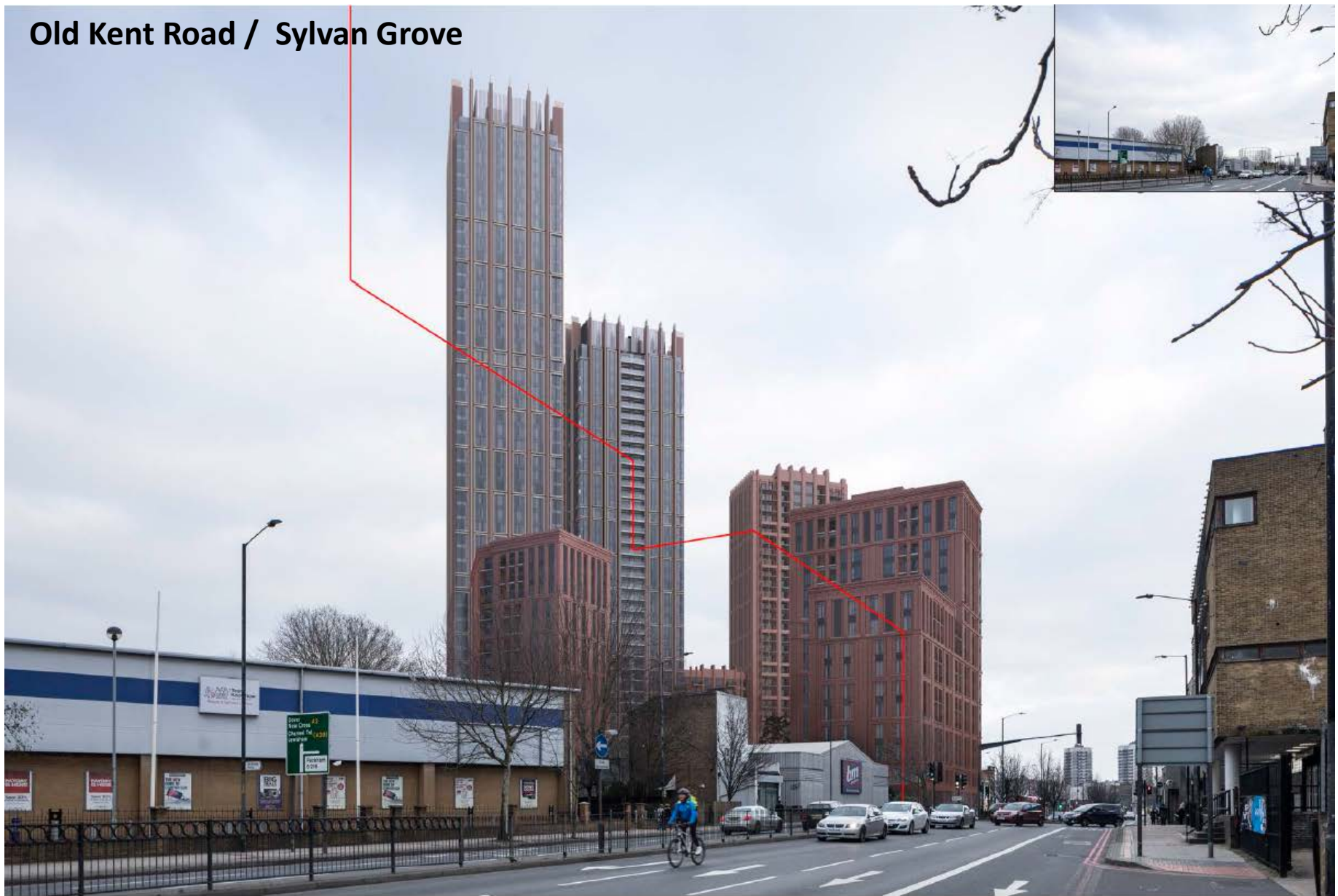


# Townscape



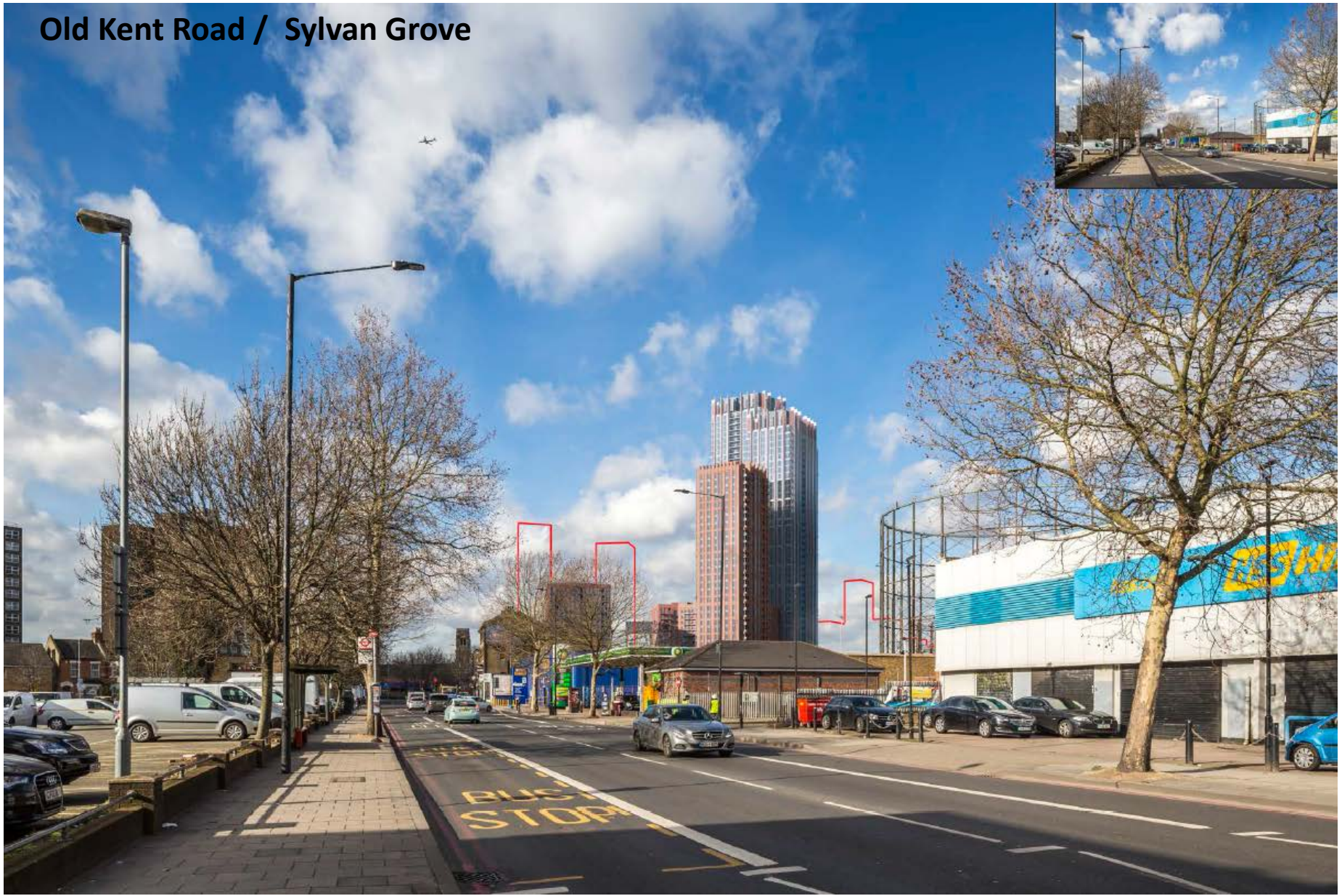


## Old Kent Road / Sylvan Grove





## Old Kent Road / Sylvan Grove





## Listed Gas Holder





# Peckham Park Road



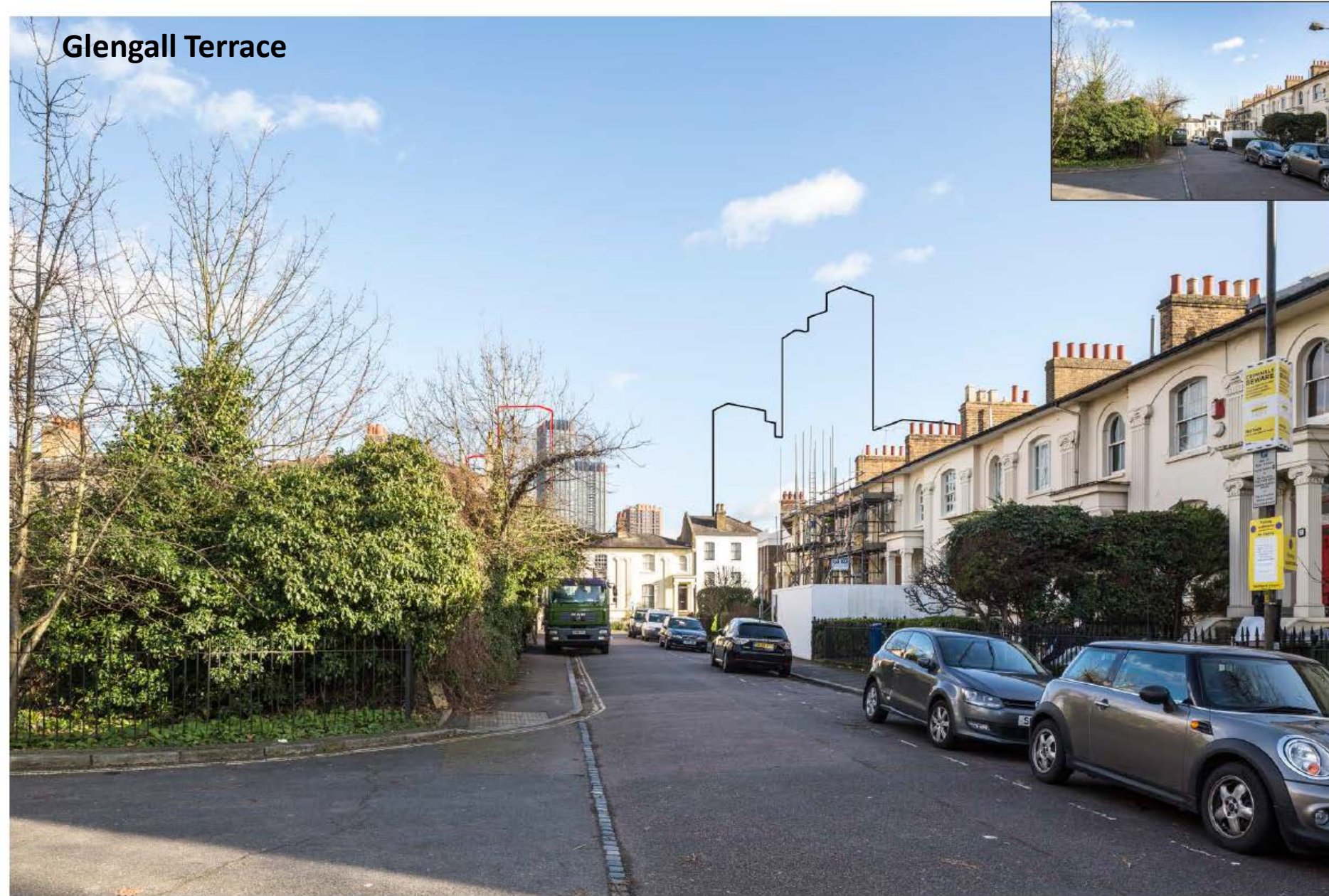


## Burgess Park Lake





# Glengall Terrace





## Goldsmith Road/ Friary Road





# Caroline Gardens





## Clifton Crescent / Brimmington Park



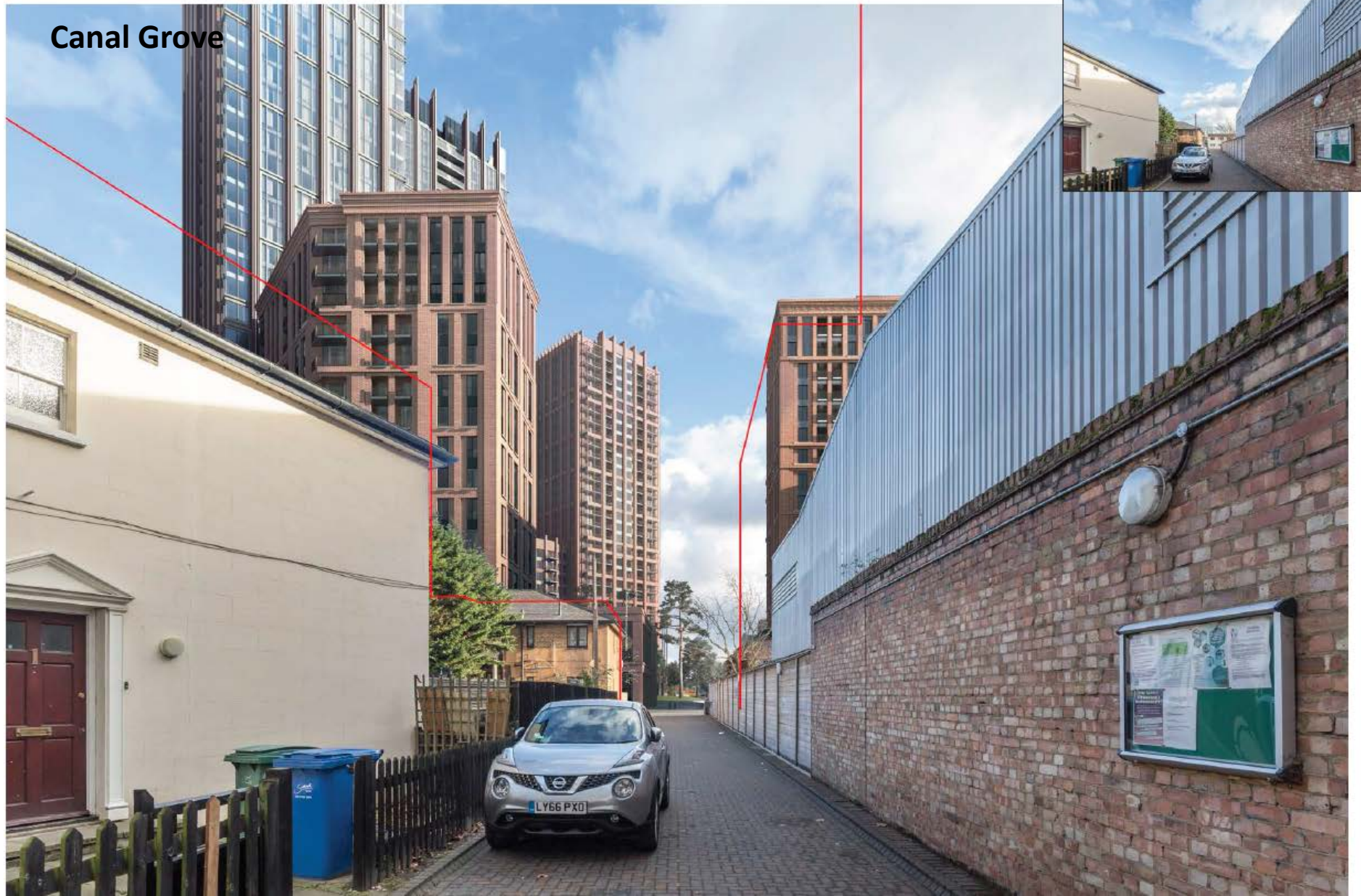


## Hundson Road (Lewisham)



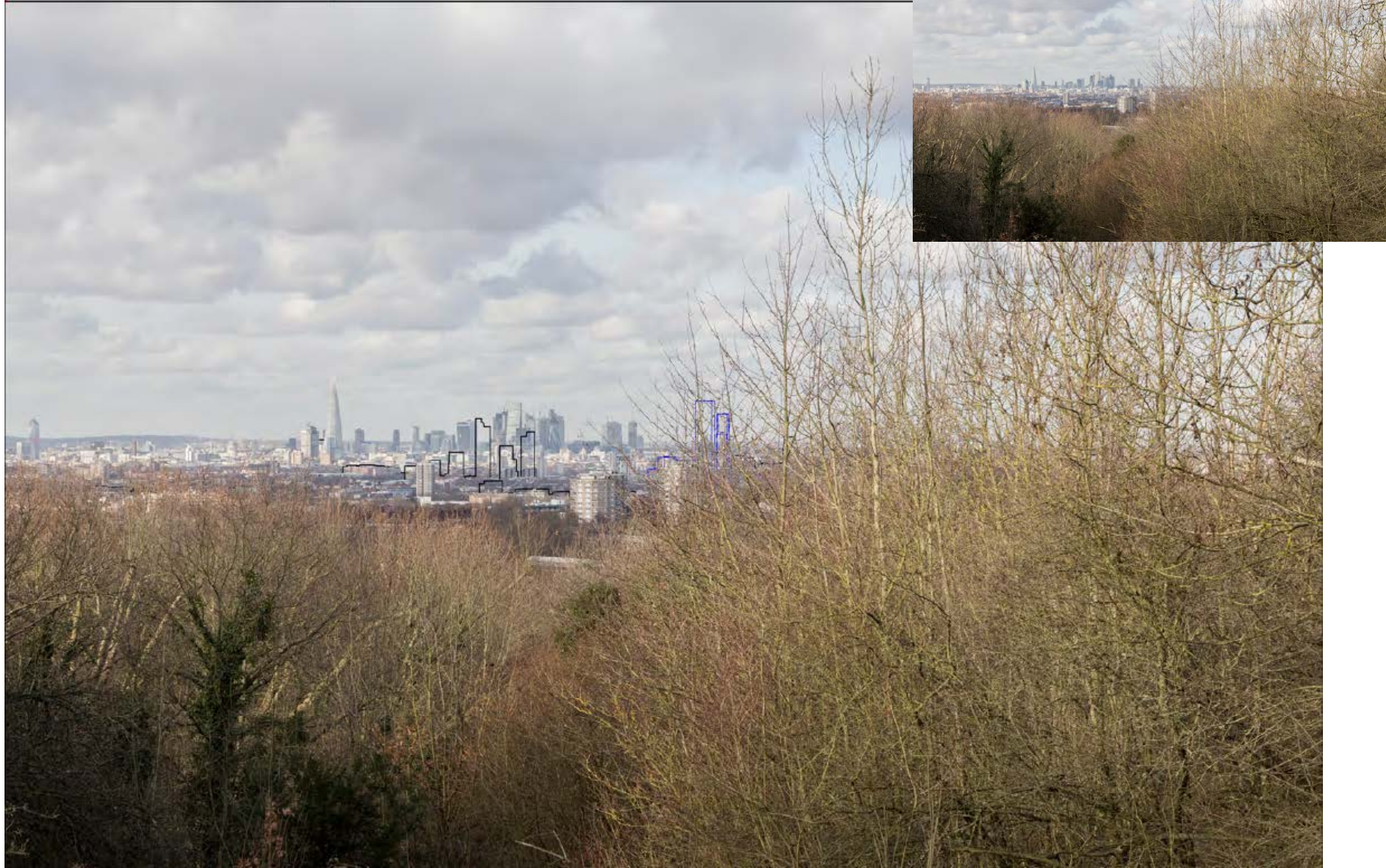


## Canal Grove





## Borough View – One Tree Hill



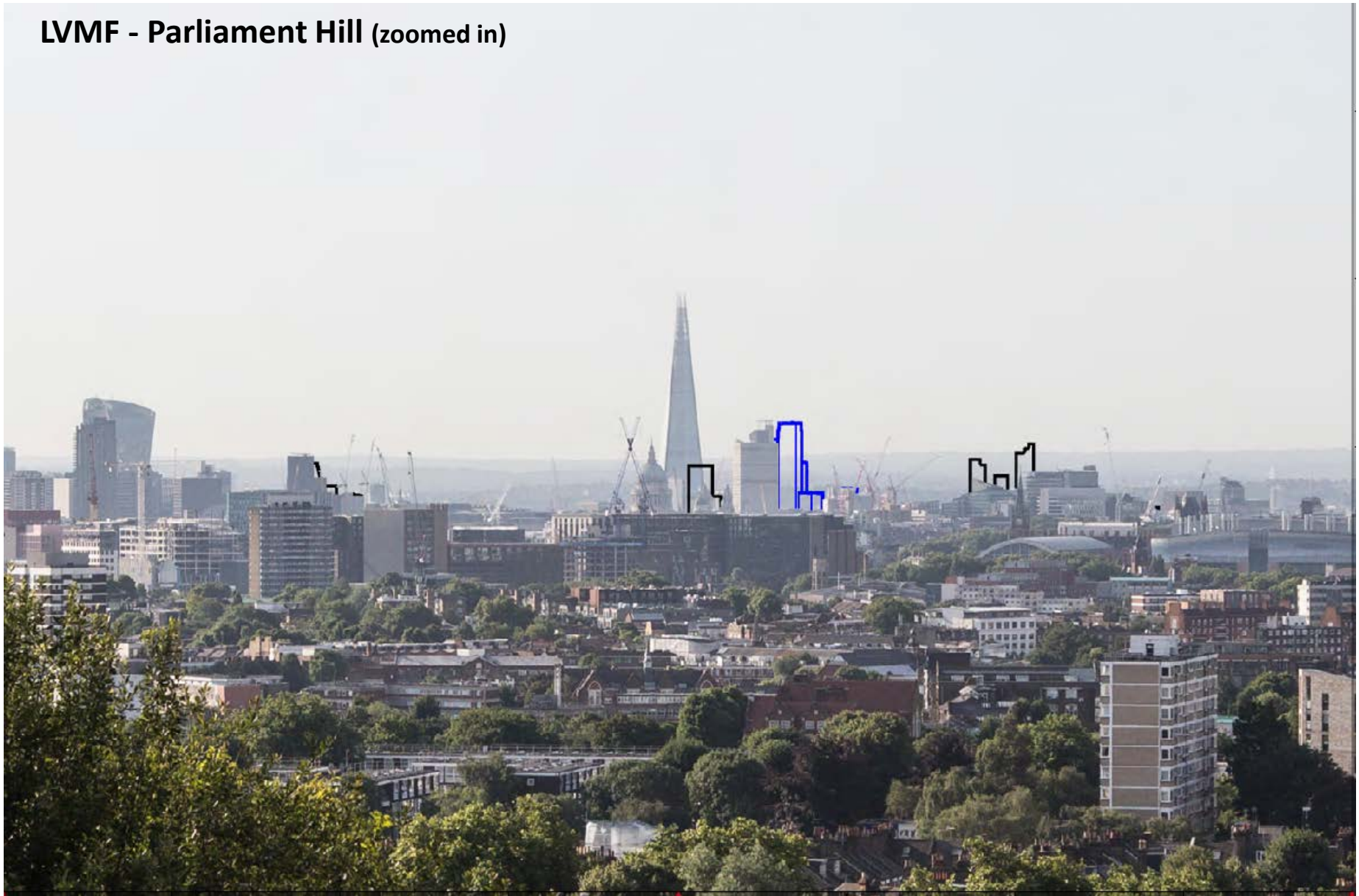


## LVMF - Parliament Hill





## LVMF - Parliament Hill (zoomed in)





# Energy

## Be Lean

- High performance façade and window design
- Solar control
- Low air permeability
- Centralised energy efficient gas fired boiler
- Low energy lighting

## Be Clean

- Gas fired CHP
- Future connectivity to SELCHP

## Be Green

- PV panels

Non domestic carbon reduction of 27%

Domestic carbon reduction 32%

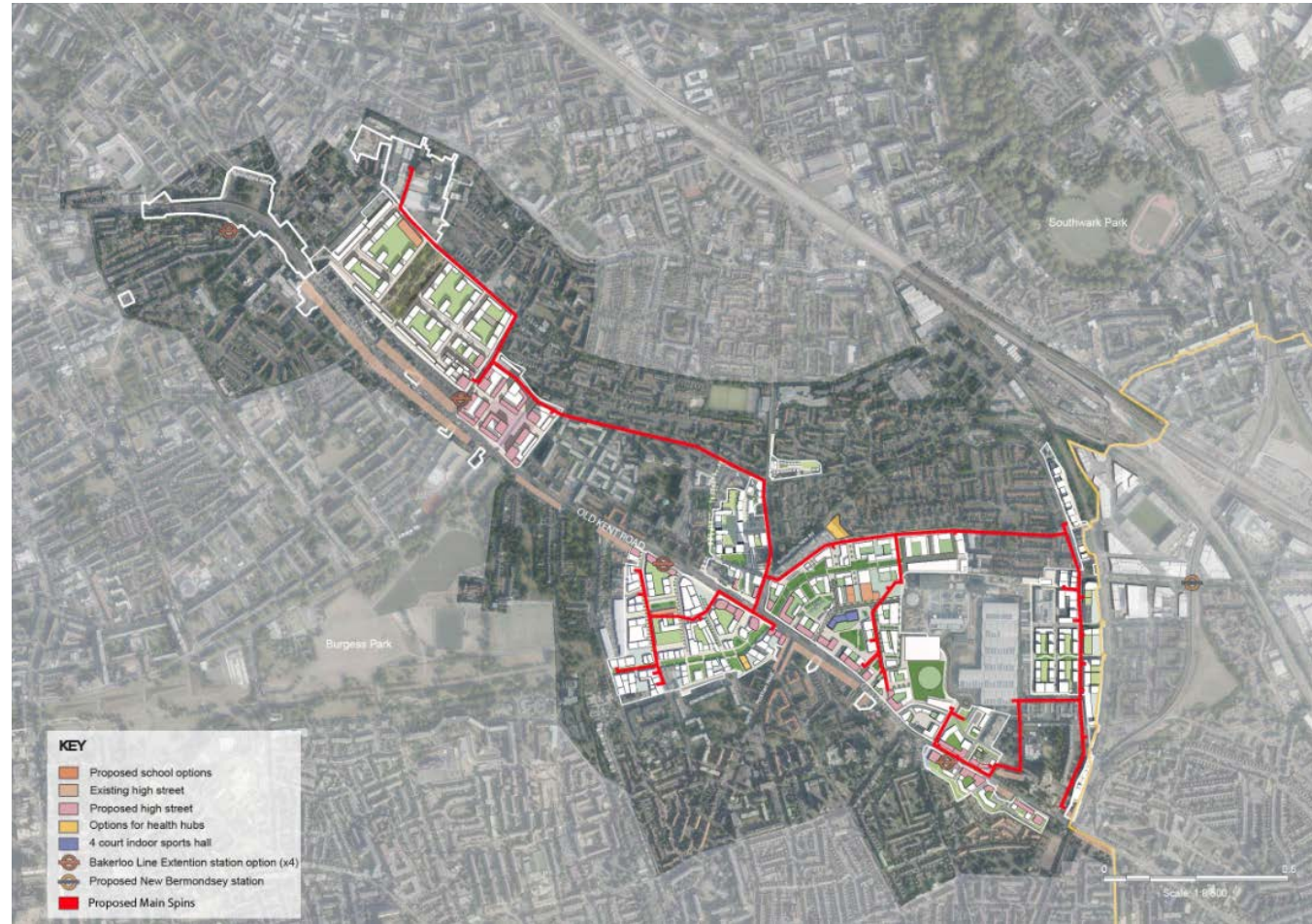
Carbon offset fund £1,445,532

Over heating and Cooling

BREEAM

Ecology

SUDs



Evolving District Heat Network Scheme LBS and Veolia



## Item 2 – 47-49 TANNER STREET, LONDON SE1 3PL

### Full Planning Application

### Application 18/AP/0897

- Redevelopment of the site involving the provision of a 7-storey building, with basement, incorporating the retention of the existing 3-storey warehouse, for B1(a) Office Use. Together with associated landscaping, cycle parking and the demolition of an existing detached ancillary store building.







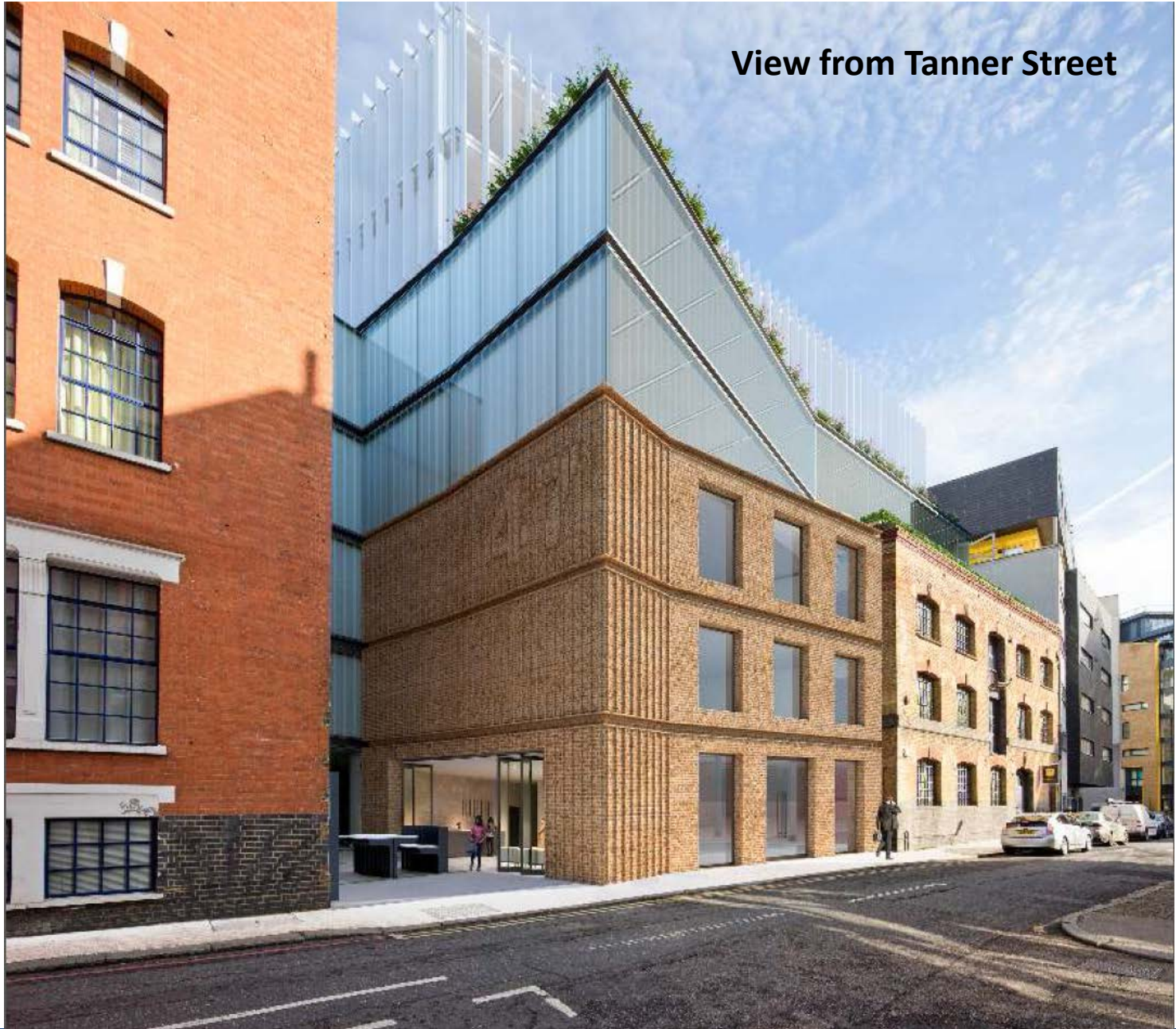








View from Tanner Street





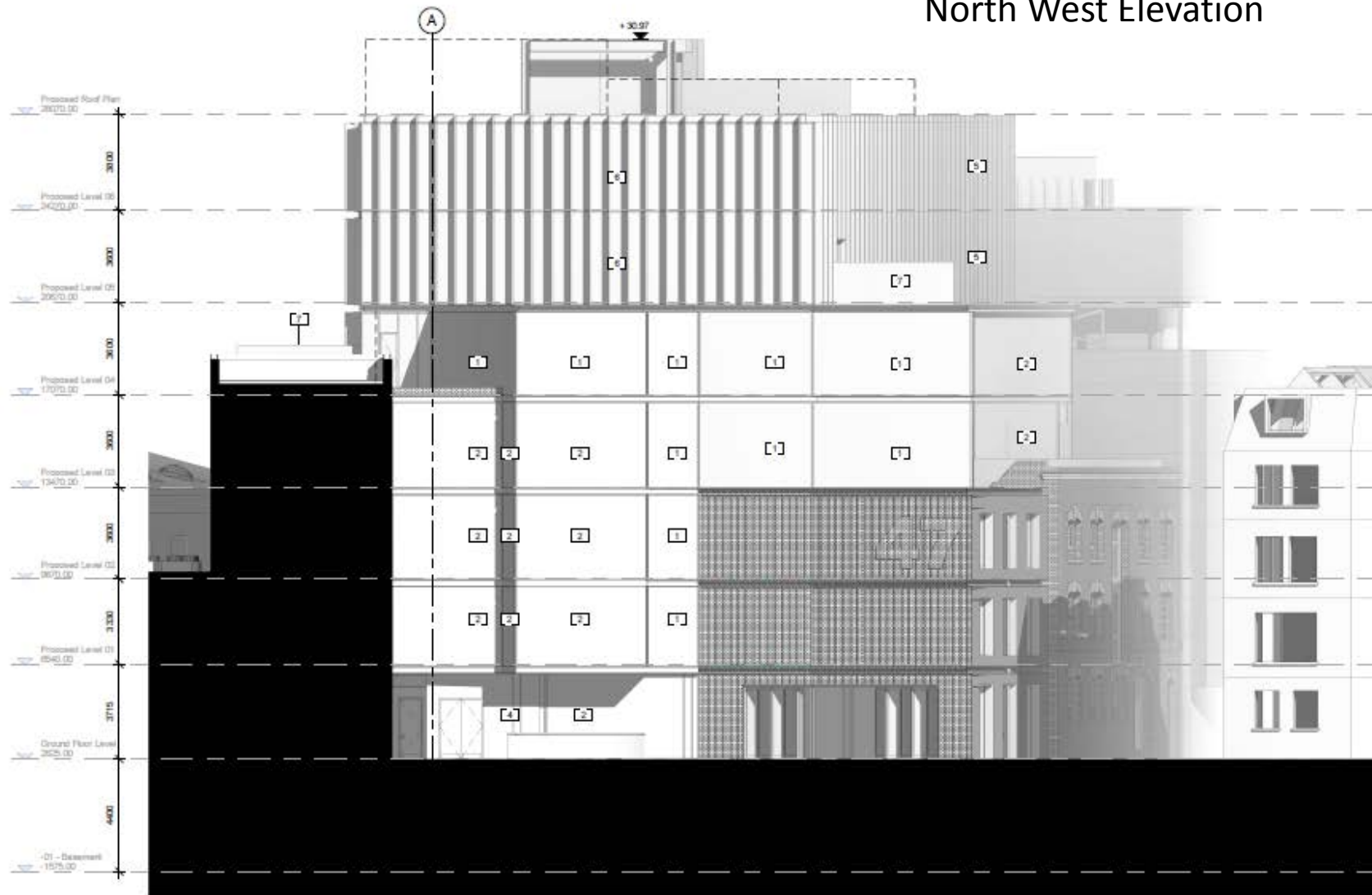
# Tanner Street Elevation



1 P-25-Tanner Street Elevation - 1 100  
1:100

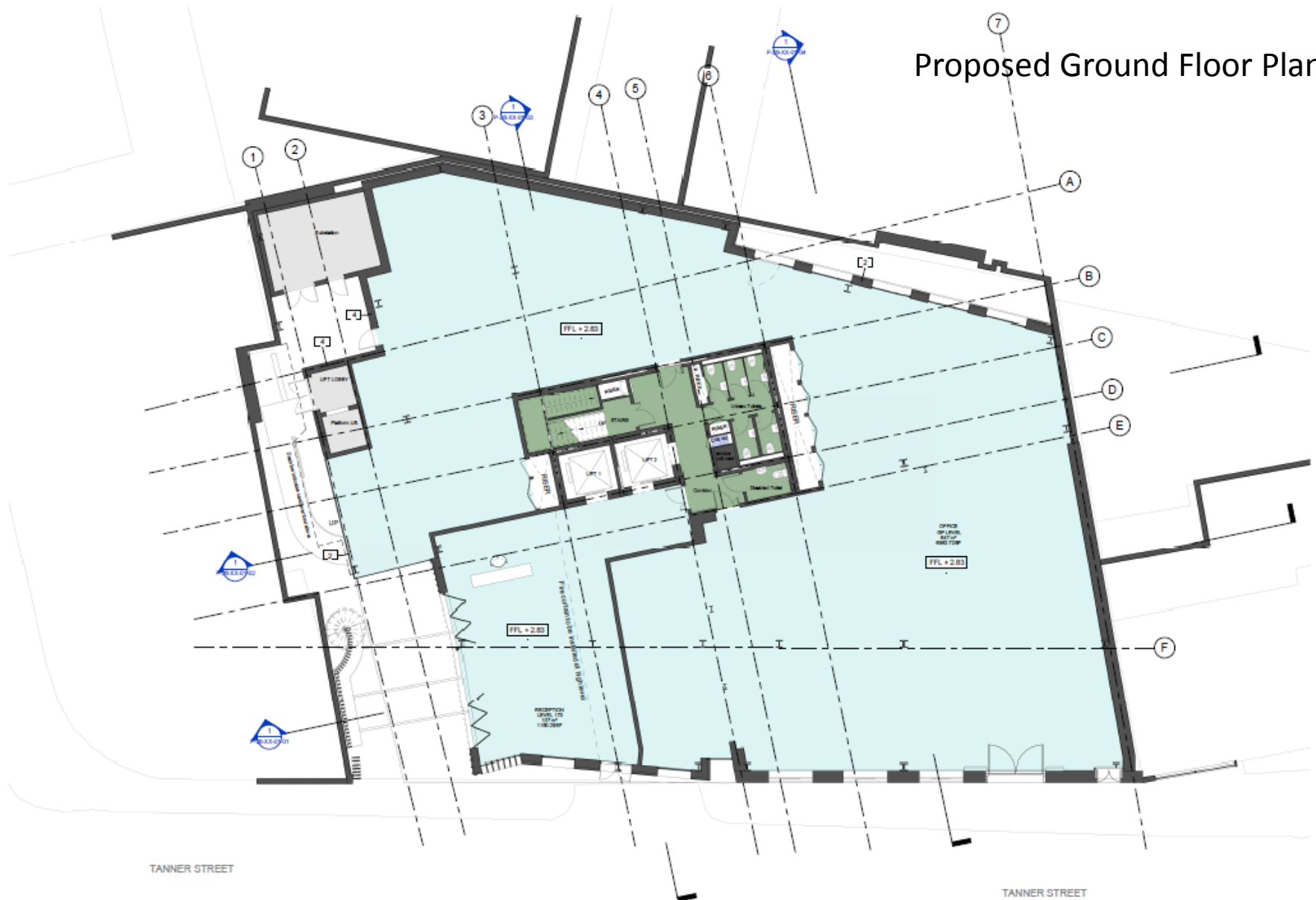


# North West Elevation



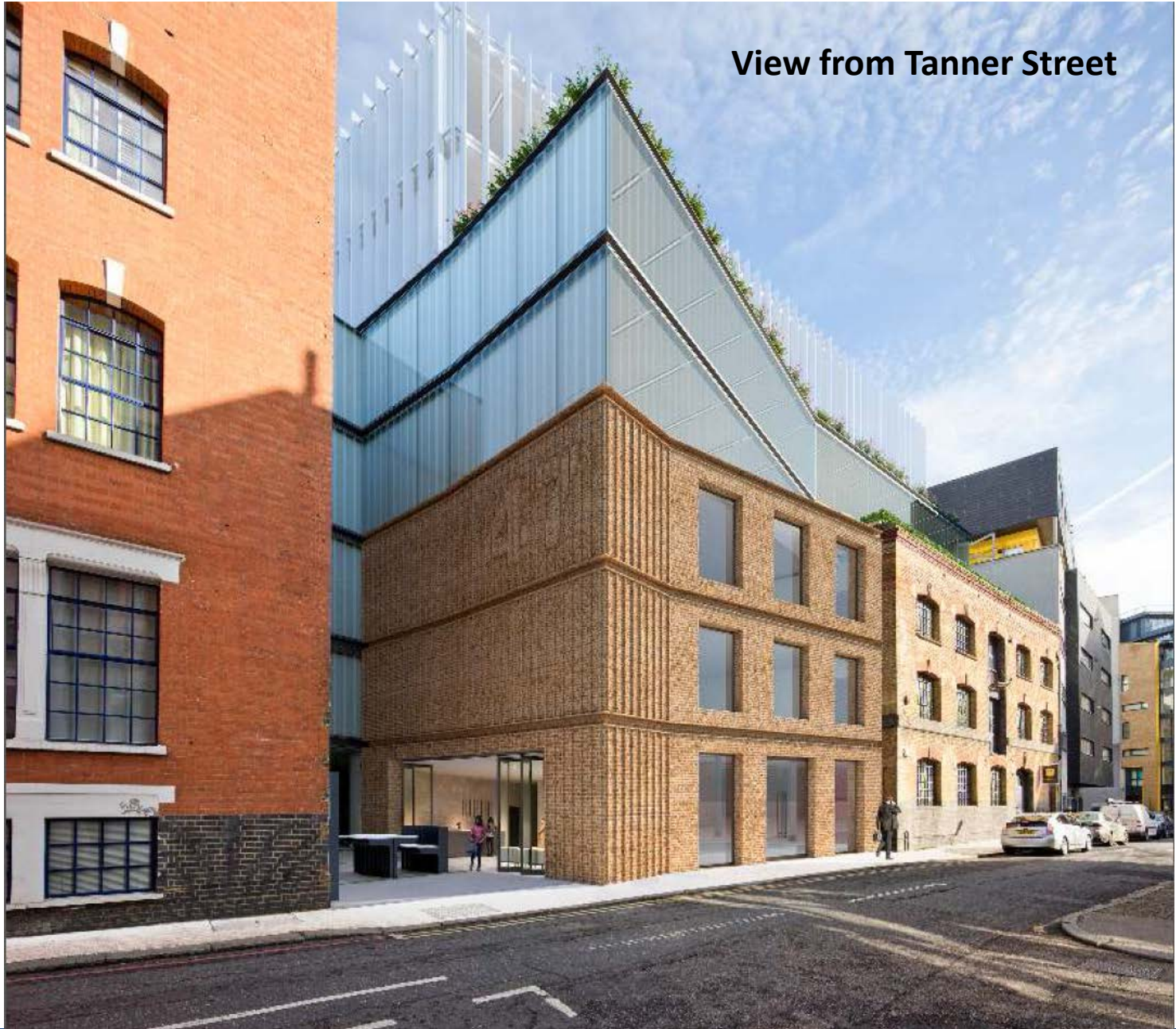


# Proposed Ground Floor Plan





View from Tanner Street



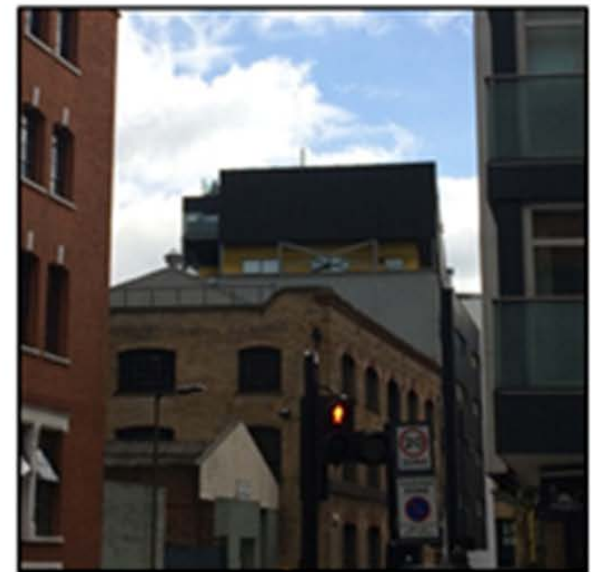
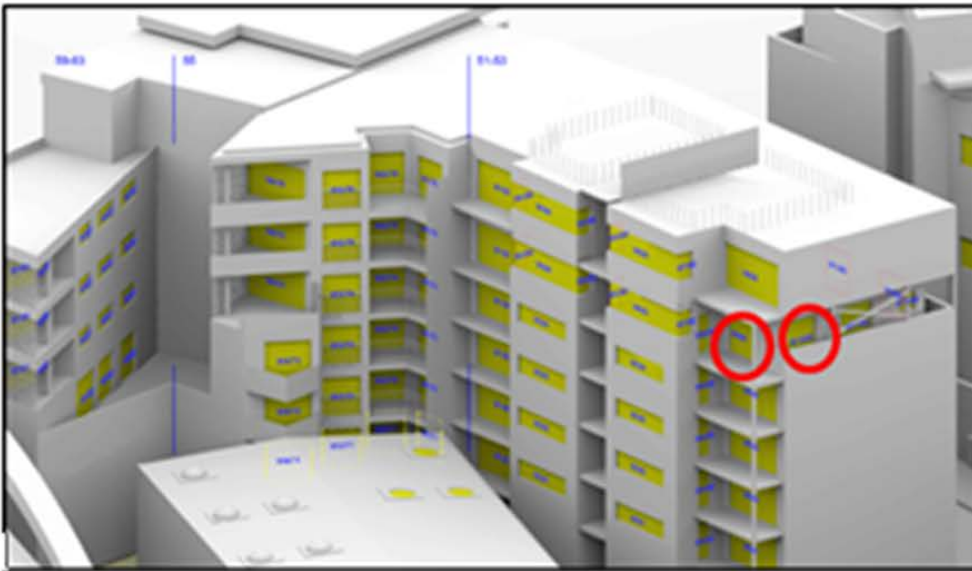
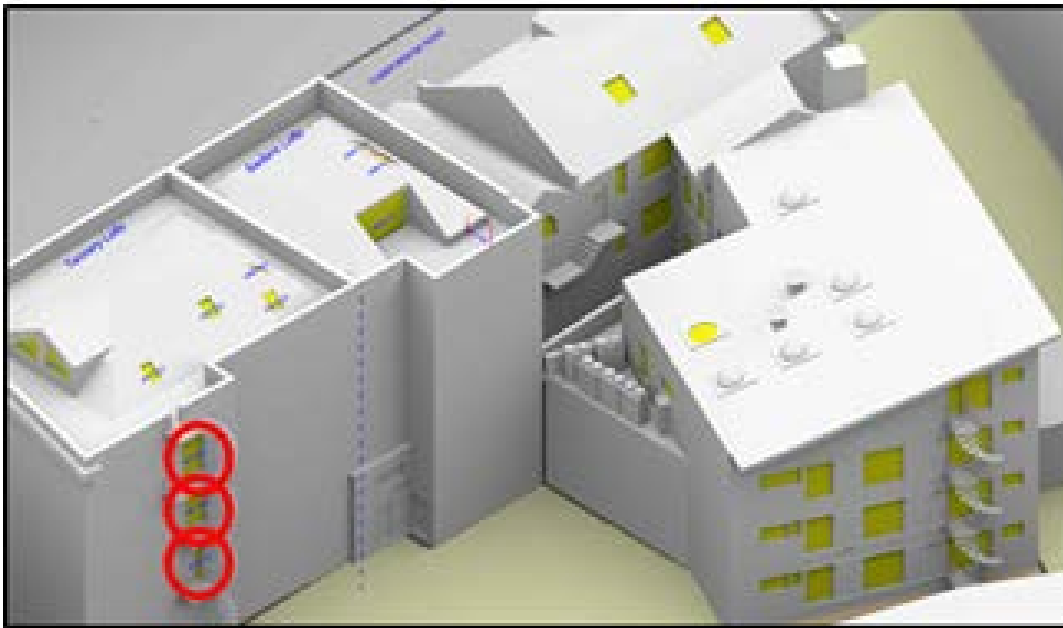






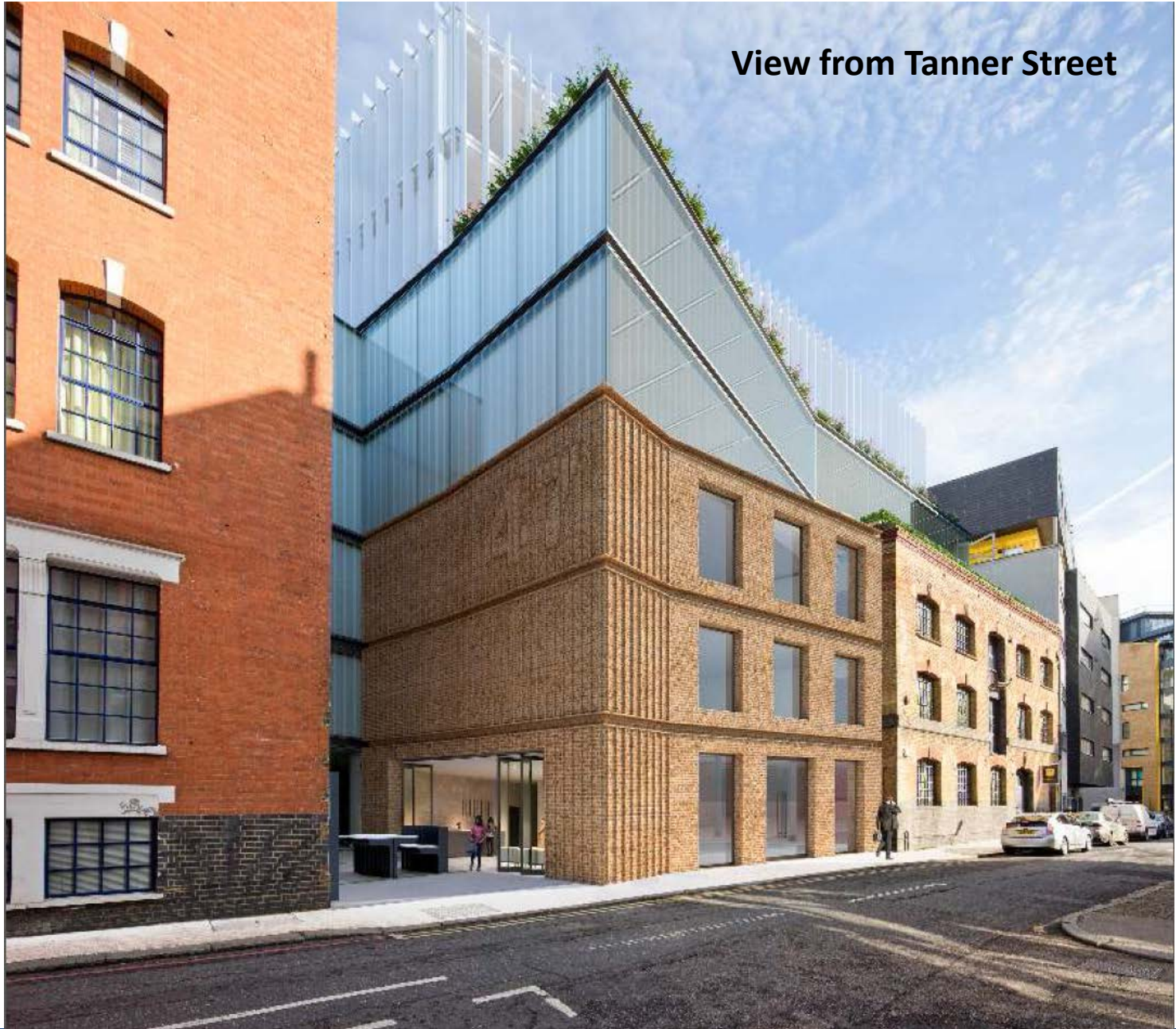








View from Tanner Street





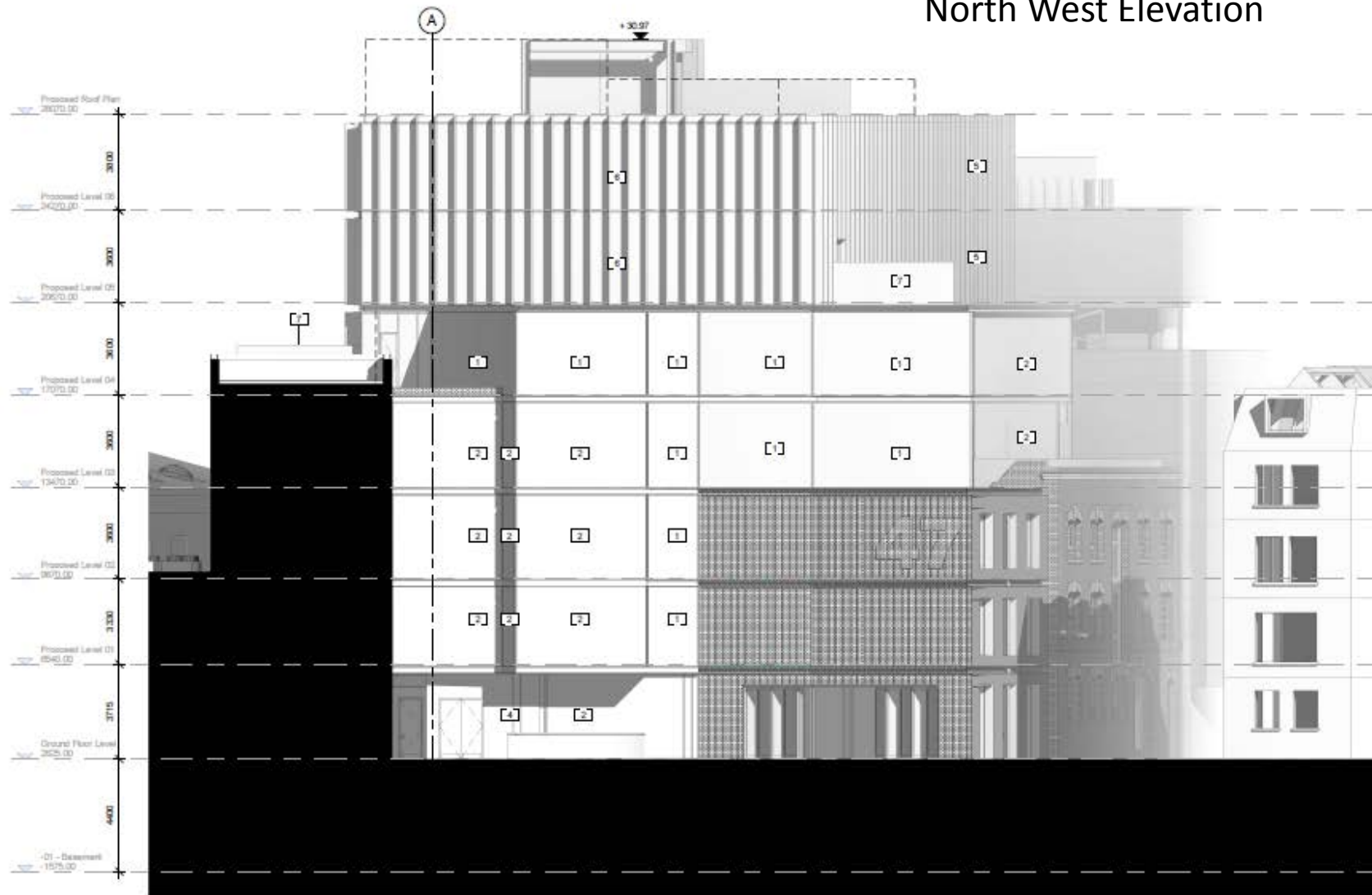
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1:100

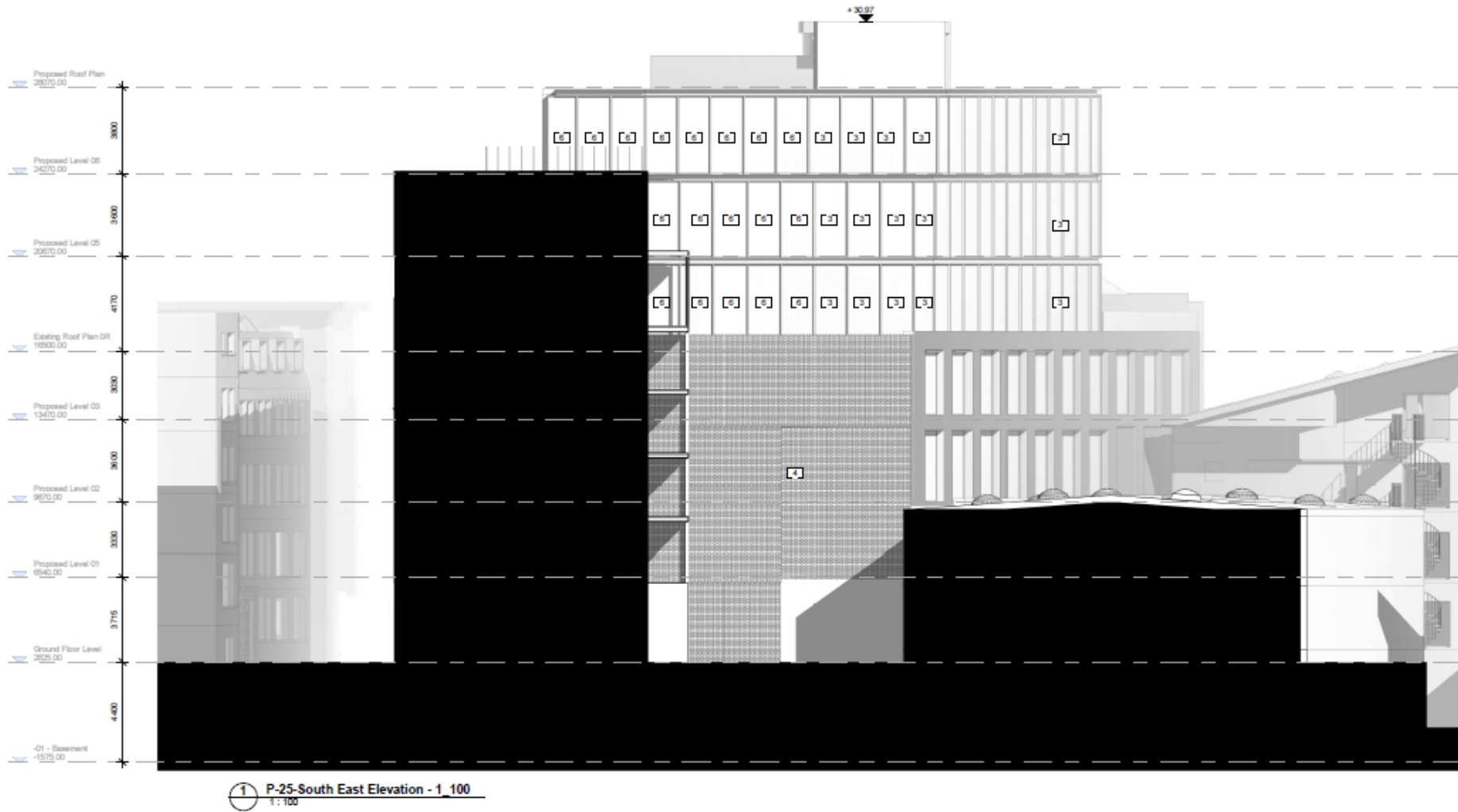


# North West Elevation



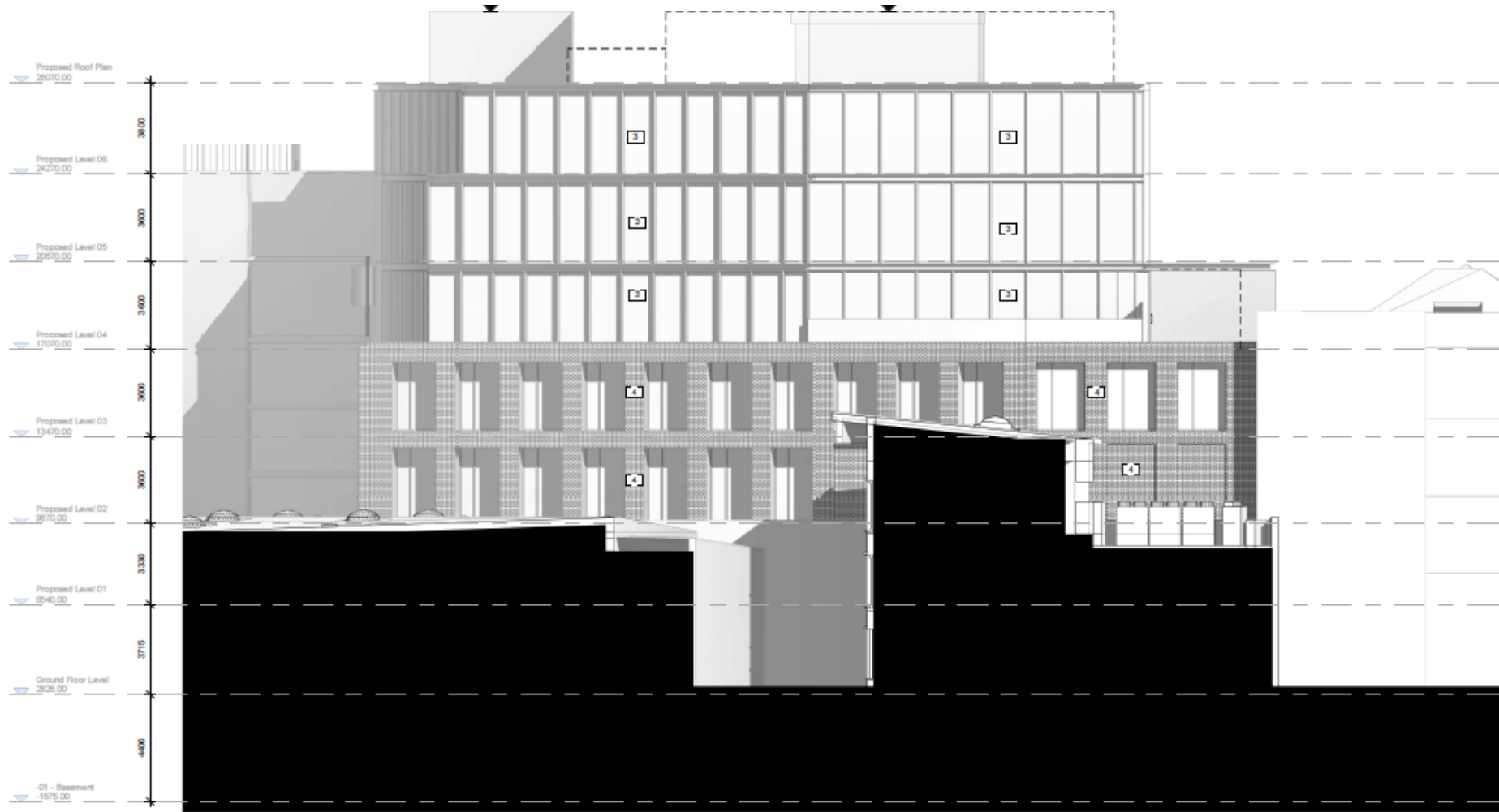


# South East Elevation





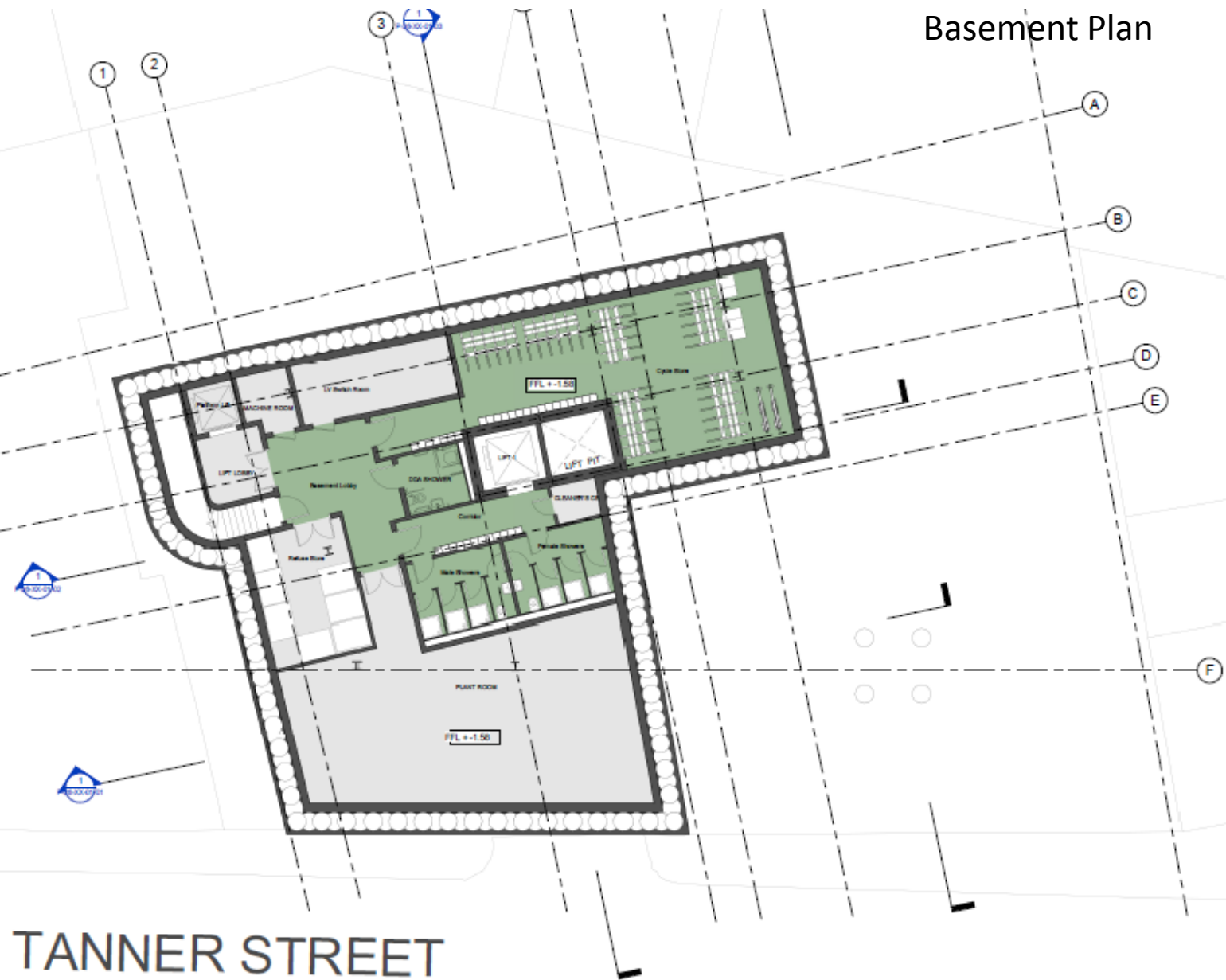
## North East Elevation



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1 : 100

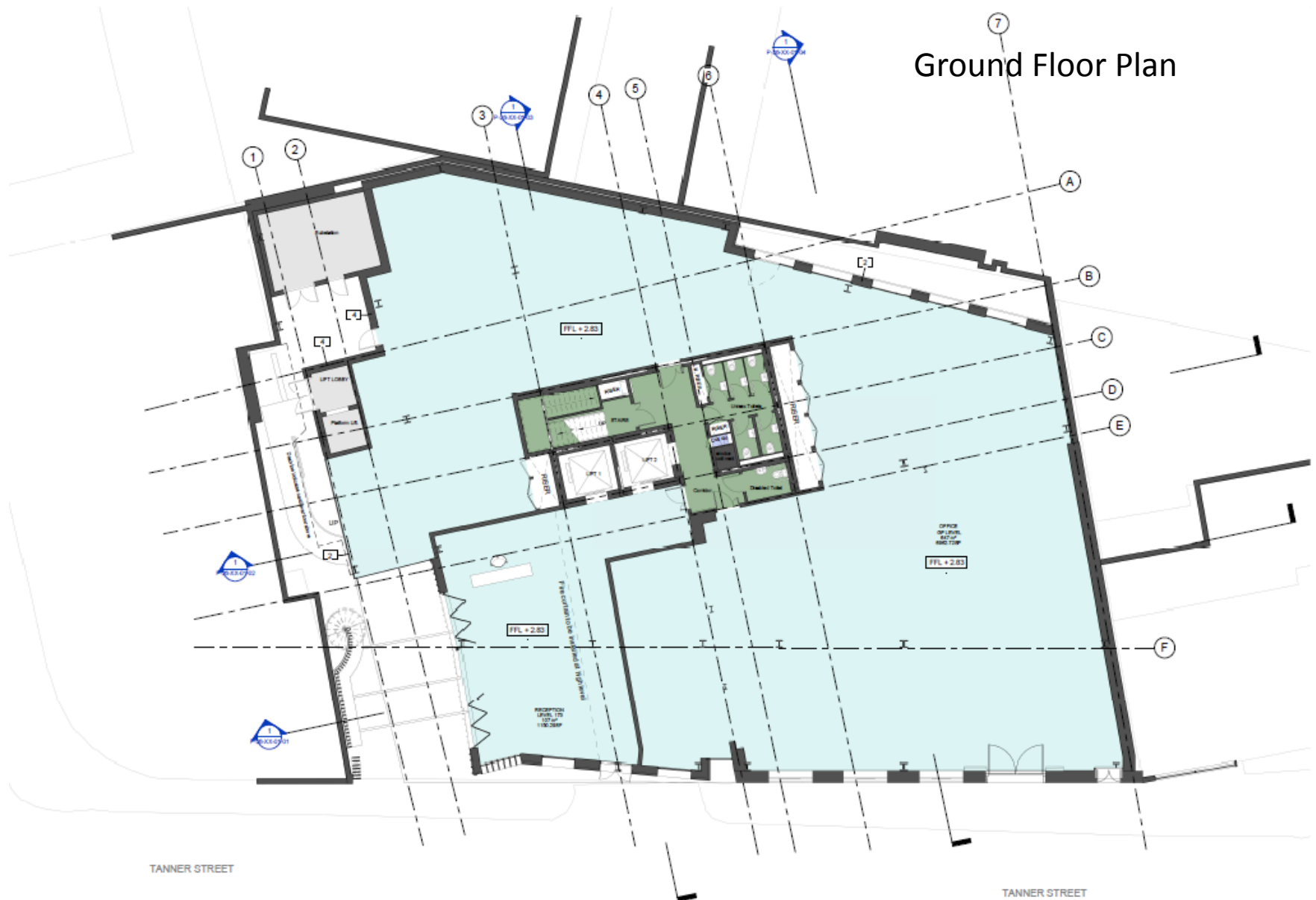


## Basement Plan



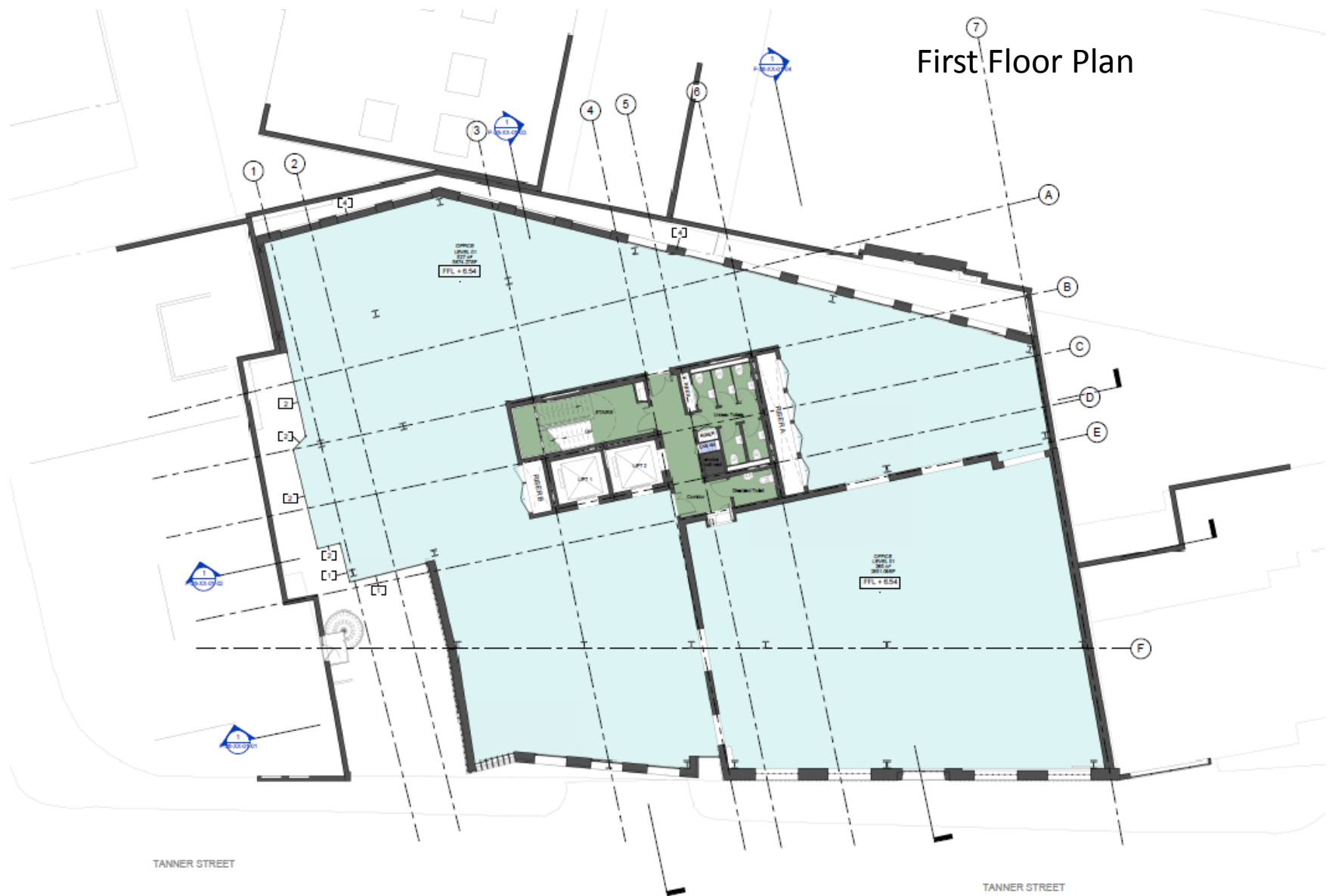


# Ground Floor Plan



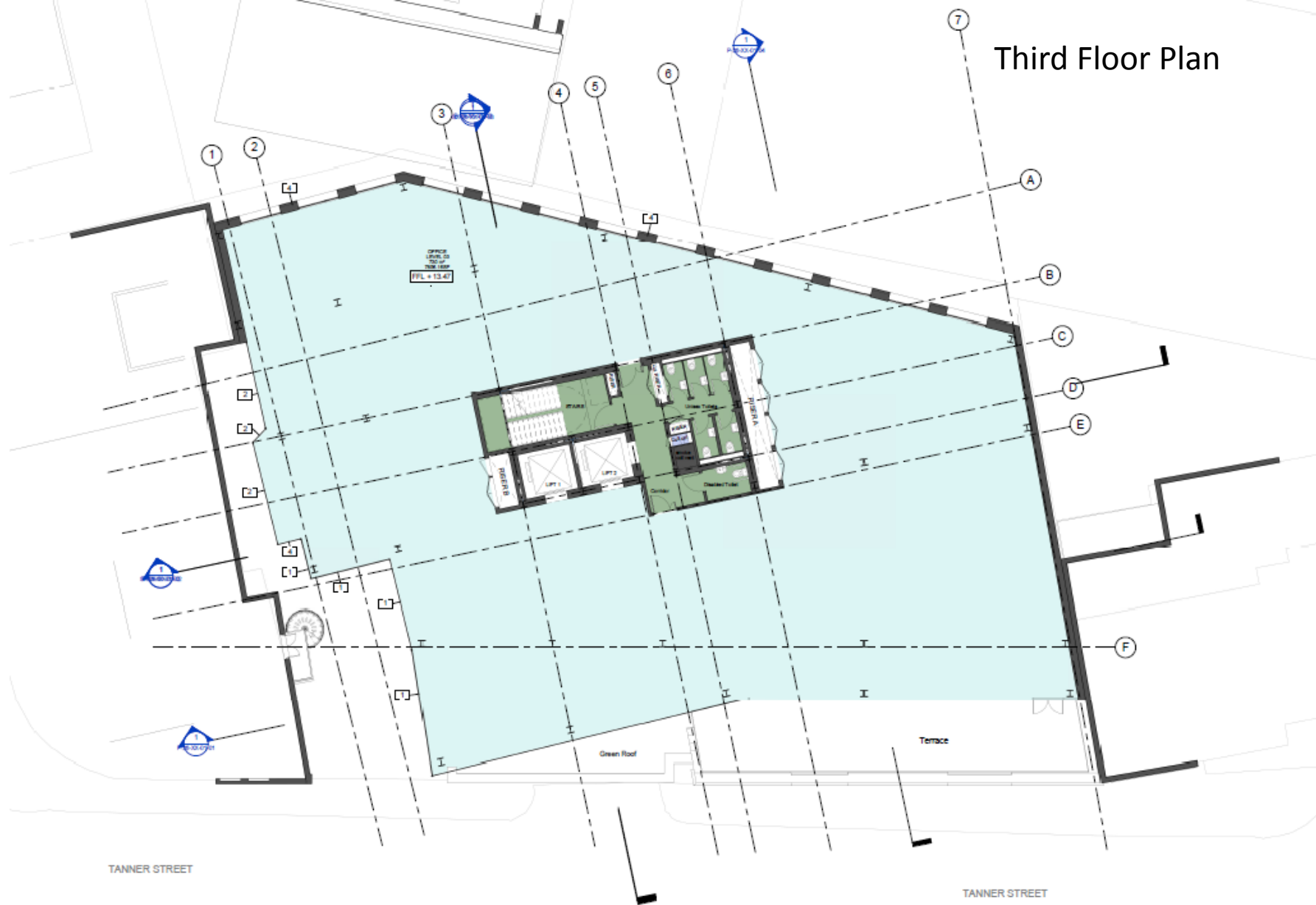


## First Floor Plan



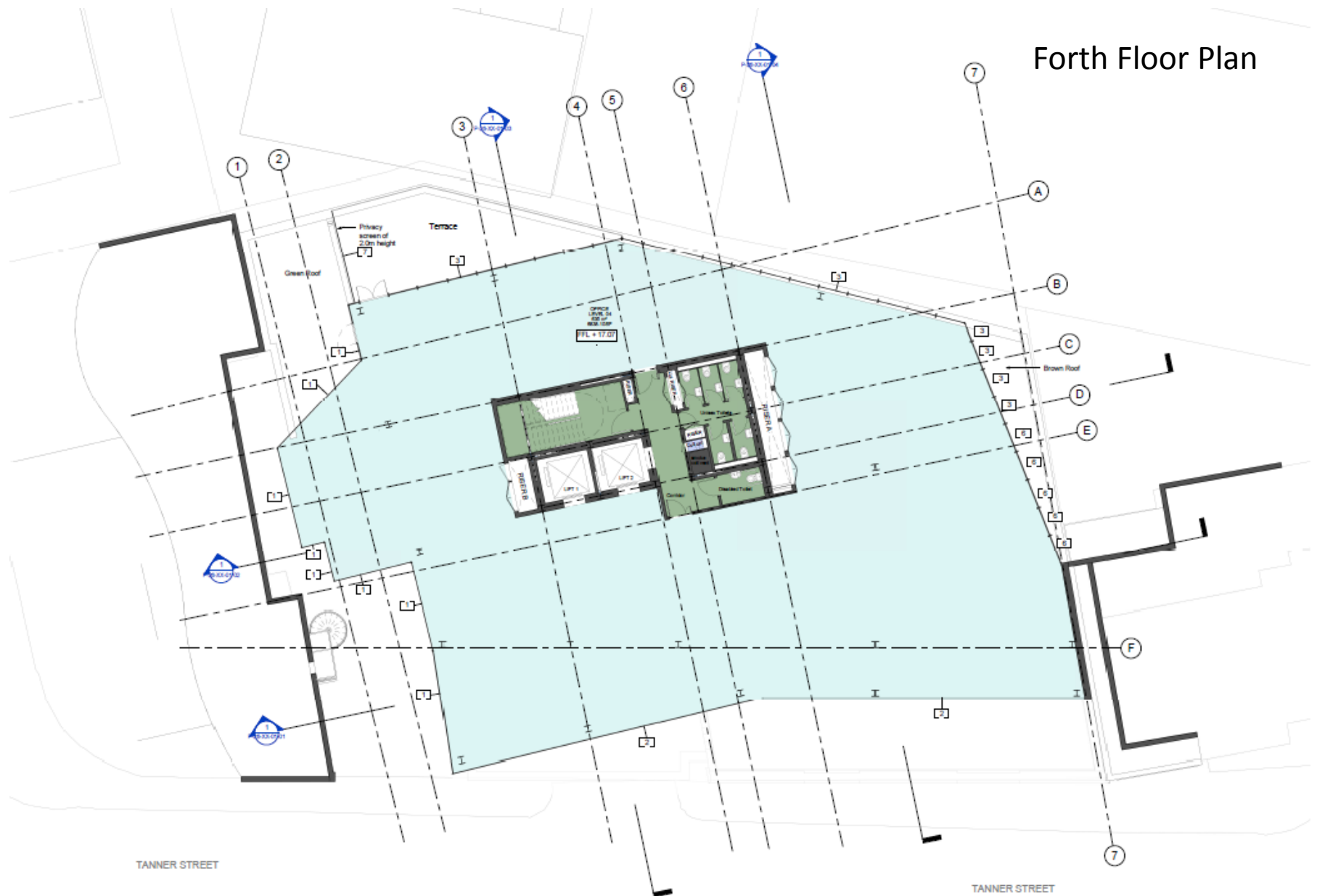


# Third Floor Plan



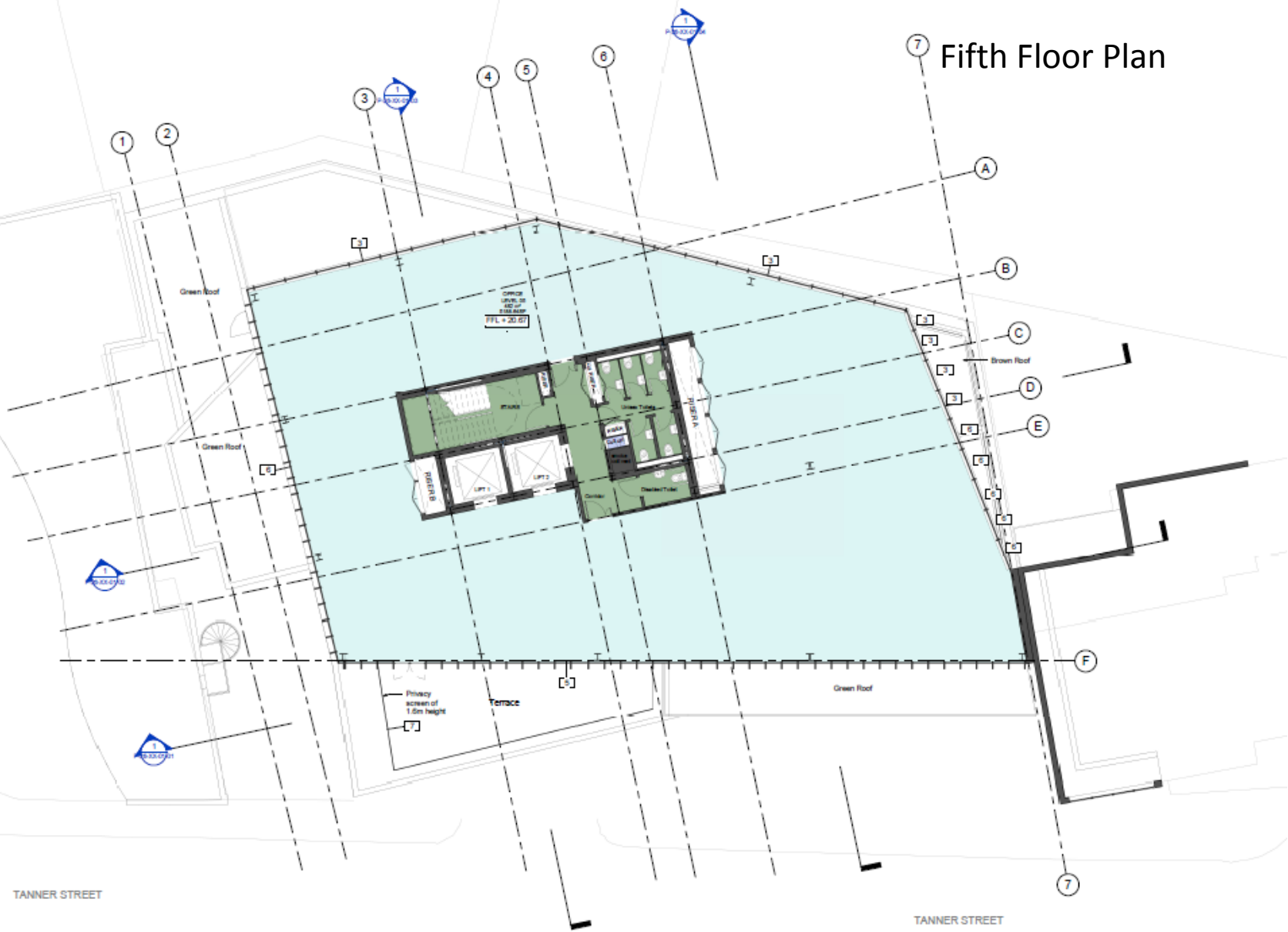


## Forth Floor Plan





# Fifth Floor Plan



TANNER STREET

TANNER STREET



## Sixth Floor Plan

TANNER STREET

MATER  
1.  
2.  
3.  
4.  
5.  
6.  
7.



