Welcome to Southwark Planning Committee

08 January 2020

MAIN ITEMS OF BUSINESS

Item 7.1: 19/AP/1322 - 840 Old Kent Road, London, SE15 1NQ

Item 7.2: 19/AP/2196 – Tayo Situ House, 73 Commercial Way, London SE15 6FA

Southwark Free Wi-Fi Password
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The PLANNING AWARDS 2019
Celebrating excellence in planning and placemaking
WINNER

Councillor Martin Seaton (Chair)

Councillor Kath Whittam (Vice Chair)

Councillor Cleo Soanes

Councillor Margy Newens

Councillor Barrie Hargrove

Councillor Adele Morris

Councillor Catherine Rose

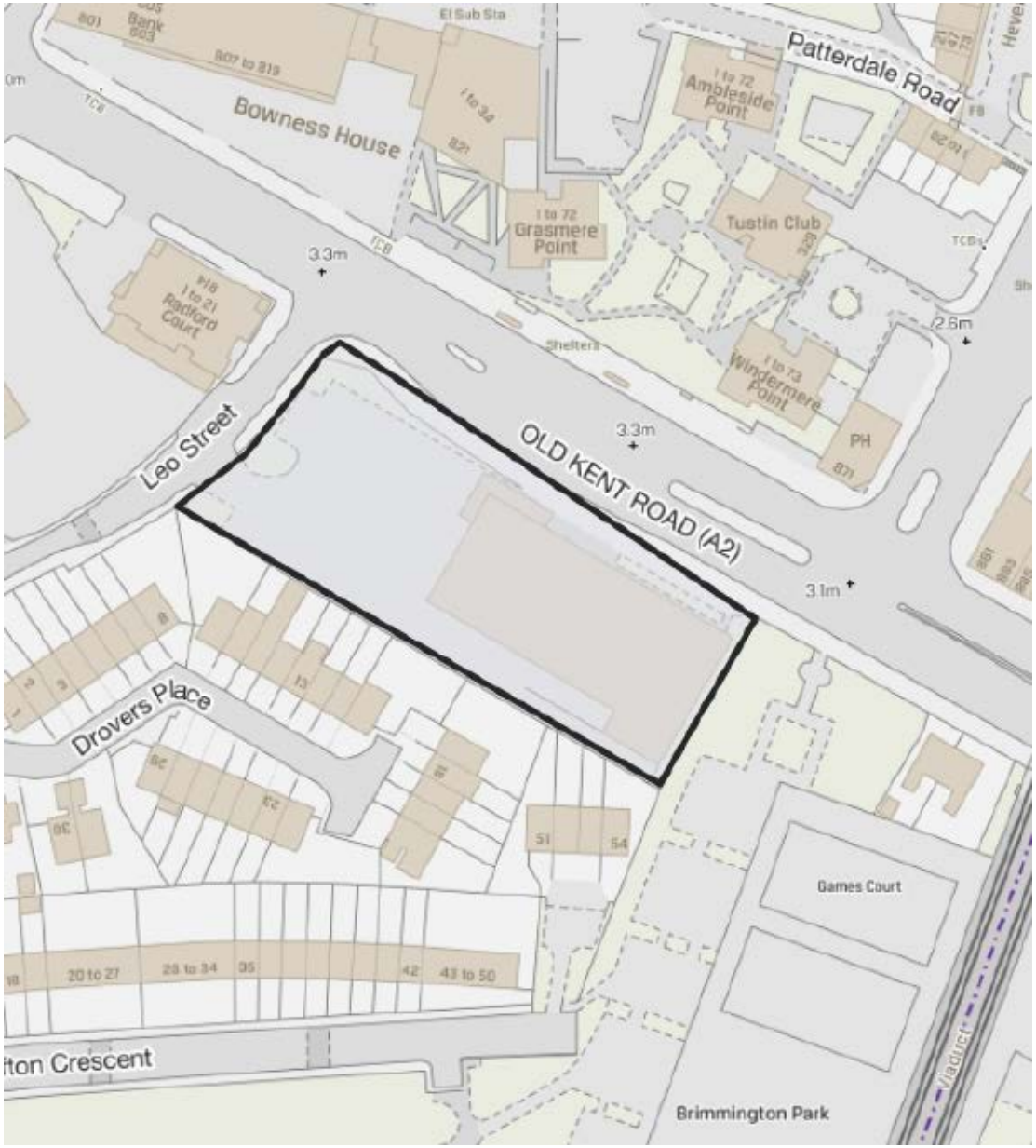
Councillor Damian O’Brien

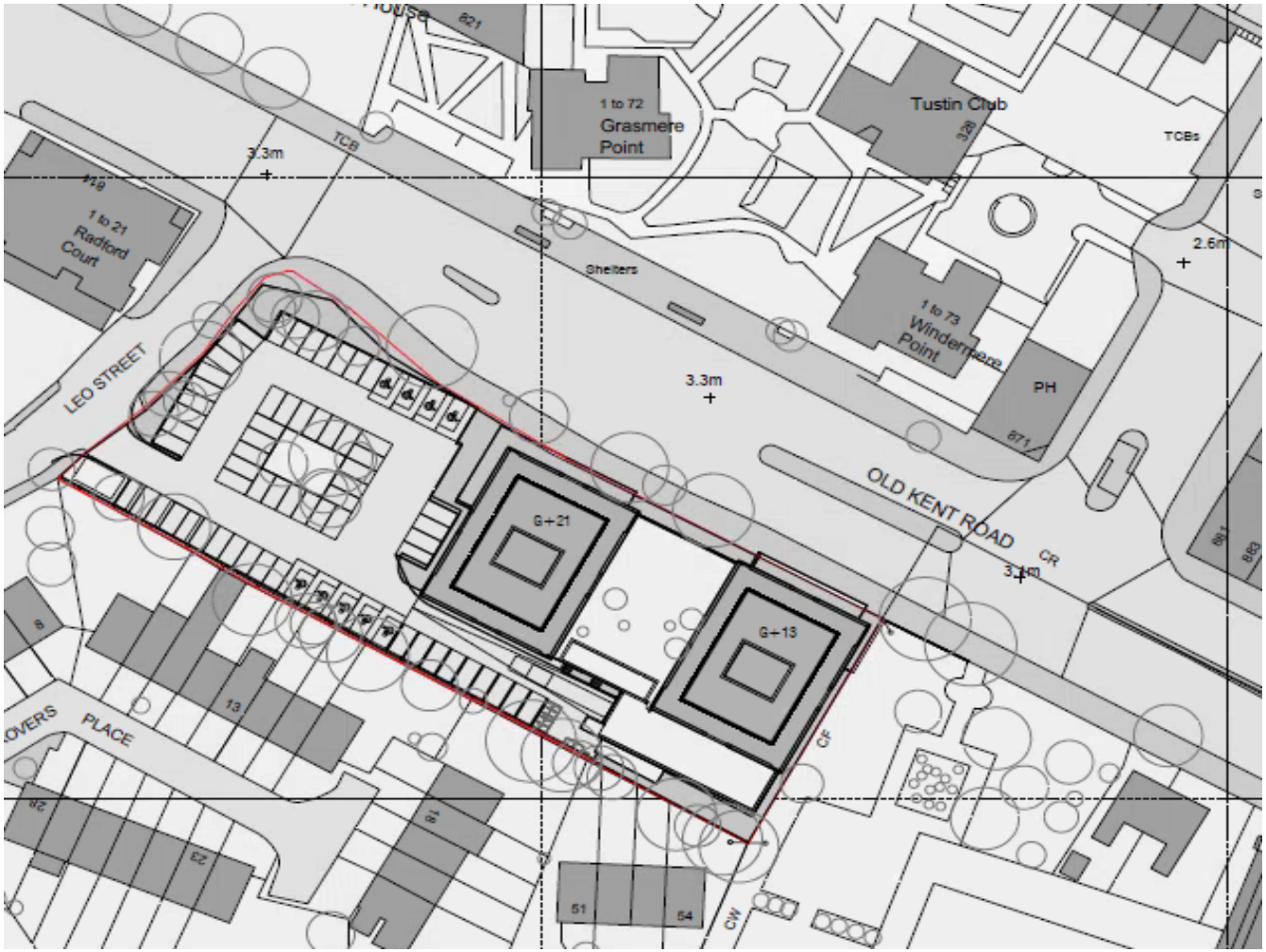
19/AP/1322 – 840 Old Kent Road, London, SE15 1NQ

Demolition of existing building and redevelopment of the site to provide a new building of up to 13 and 21 storeys in height (maximum height 73.60m above ground level). Redevelopment to comprise 168 residential units (Class C3), a 1,778 sqm (GIA) retail unit (Class A1) and a 52 sqm (GIA) flexible retail unit (Class A1/A3), with associated landscaping, car parking, servicing, refuse and plant areas, and all ancillary or associated works.

(Class A1/A3), with associated landscaping, car parking, servicing, refuse and plant areas, and all ancillary or associated works.

Current Aldi Site


Patterdale Road
Bowness House
1 to 72 Ambleside Point
1 to 72 Grasmere Point
Tustin Club
1 to 21 Radford Court
1 to 73 Windermere Point
PH
Leo Street
OLD KENT ROAD (A2)
Drovers Place
Games Court
Brimmington Park
3.3m
3.3m
3.1m
2.6m

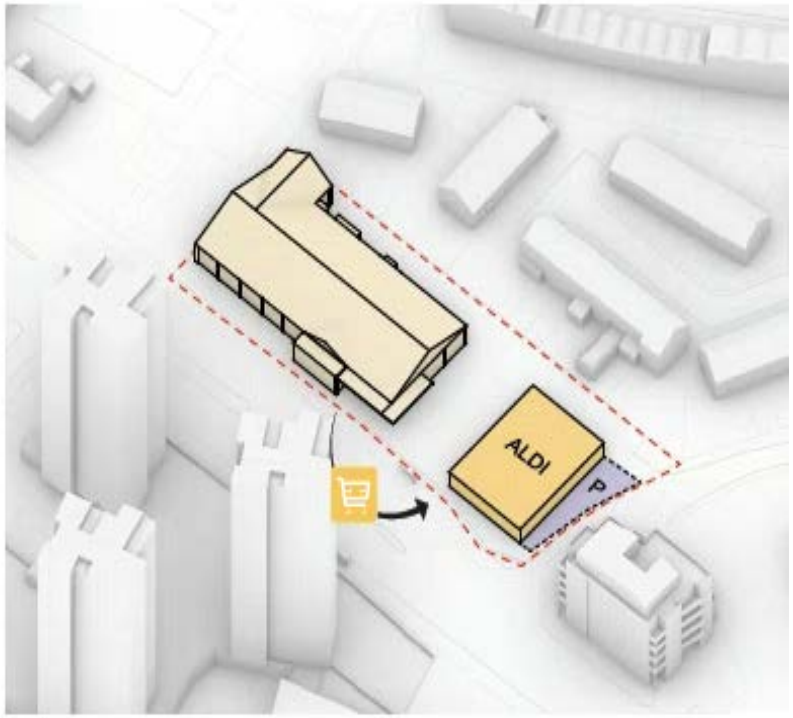

1 to 72
Grasmere
Point
Tustin Club
TCBs
3.3m
TCB
1 to 21
Radford
Court
Shelters
2.6m
1 to 73
Windermere
Point
PH
LEO STREET
3.3m
OLD KENT ROAD
CR
G+21
G+13
CF
PLACE
CW

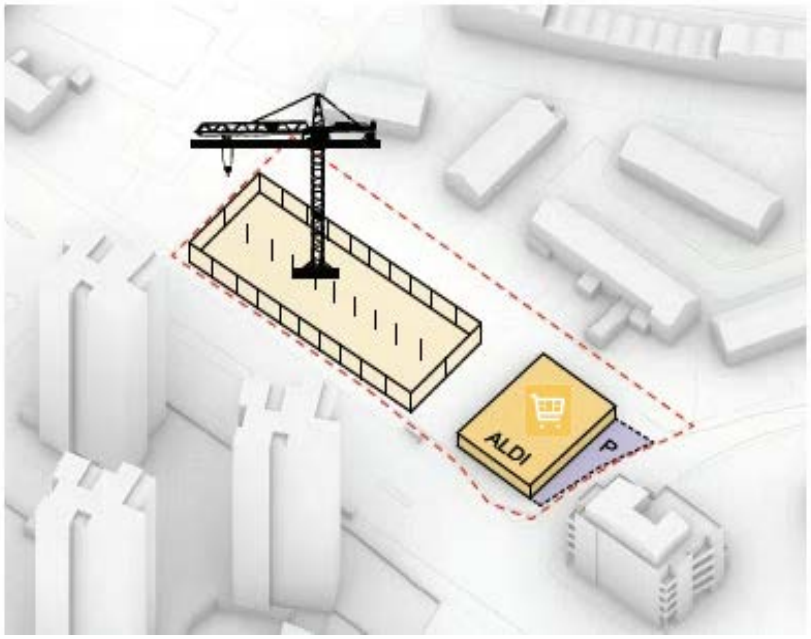
Site Allocation OKR 17, with the application site bound in red and dotted red

Benefits of the scheme

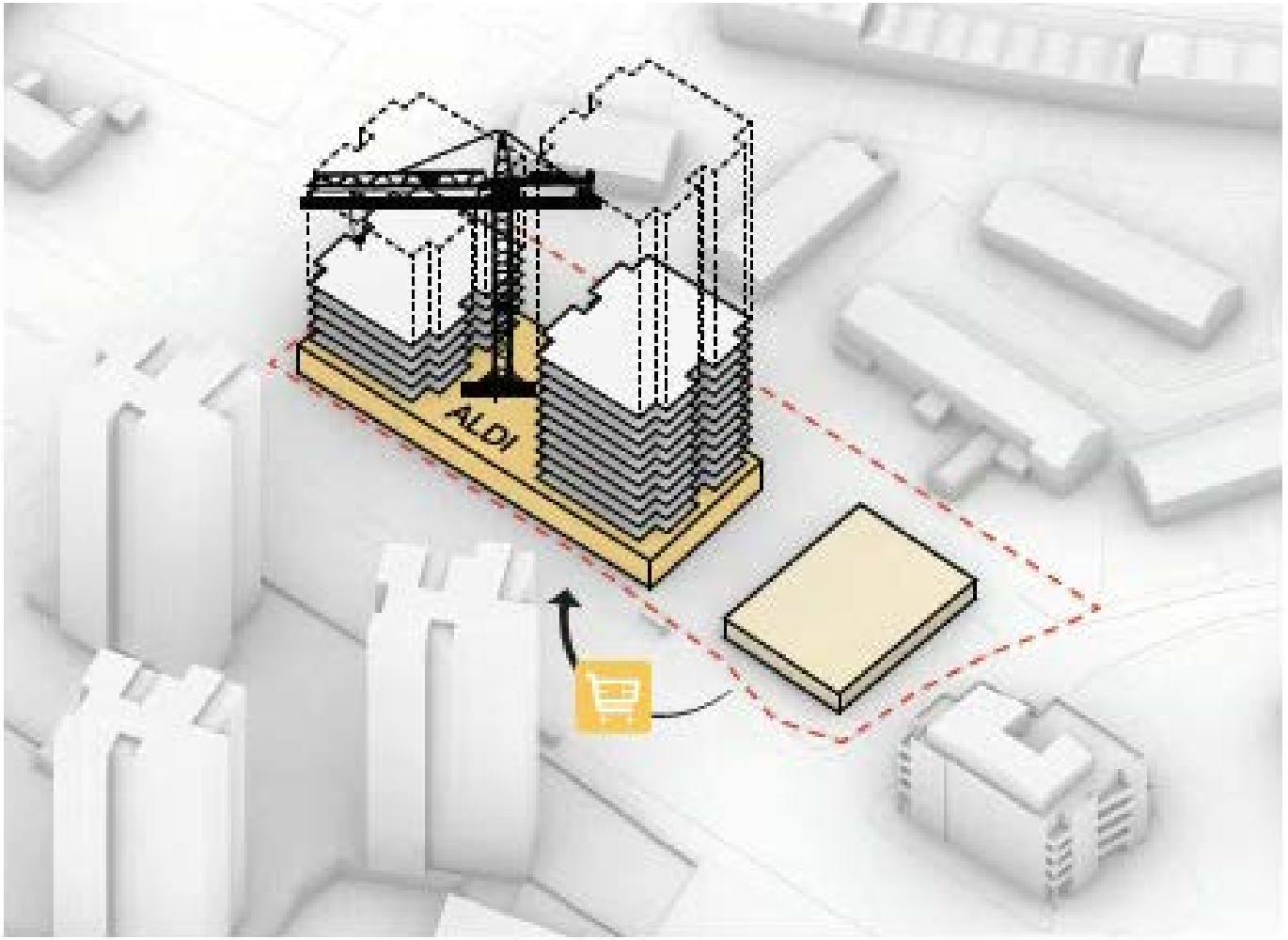
- 168 new residential homes
- 36% affordable housing with potential to increase to 40% subject to grant funding
- 72% Social Rent at no more than HCA rent cap levels inclusive of service charge, and 28% Shared Ownership by habitable rooms
- 120 of the 168 homes will be dual aspect (78%)
- £369, 410 contribution to the enhancement of Brimmington Park
- Re-provision of Aldi Store on ground level
- Children's play space and amenity space amounting to 390sqm with a further 50sqm facilitated for a community hall/room
- 2 of the initial 4 Electric Charging Points will be rapid. There is a provision to increase the number of charging points to 25 post development.

Temporary Aldi Store

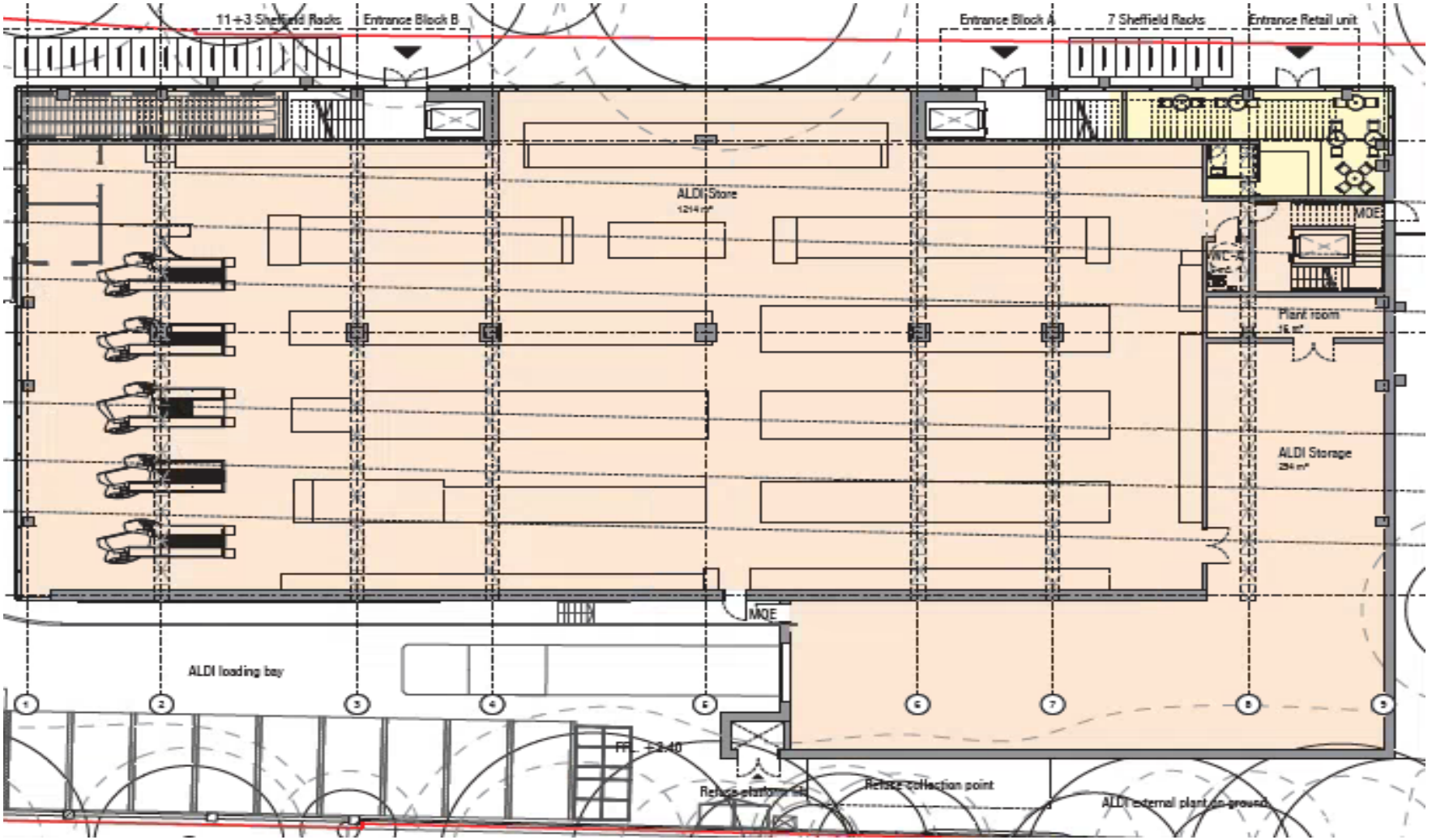




Temporary Aldi Store



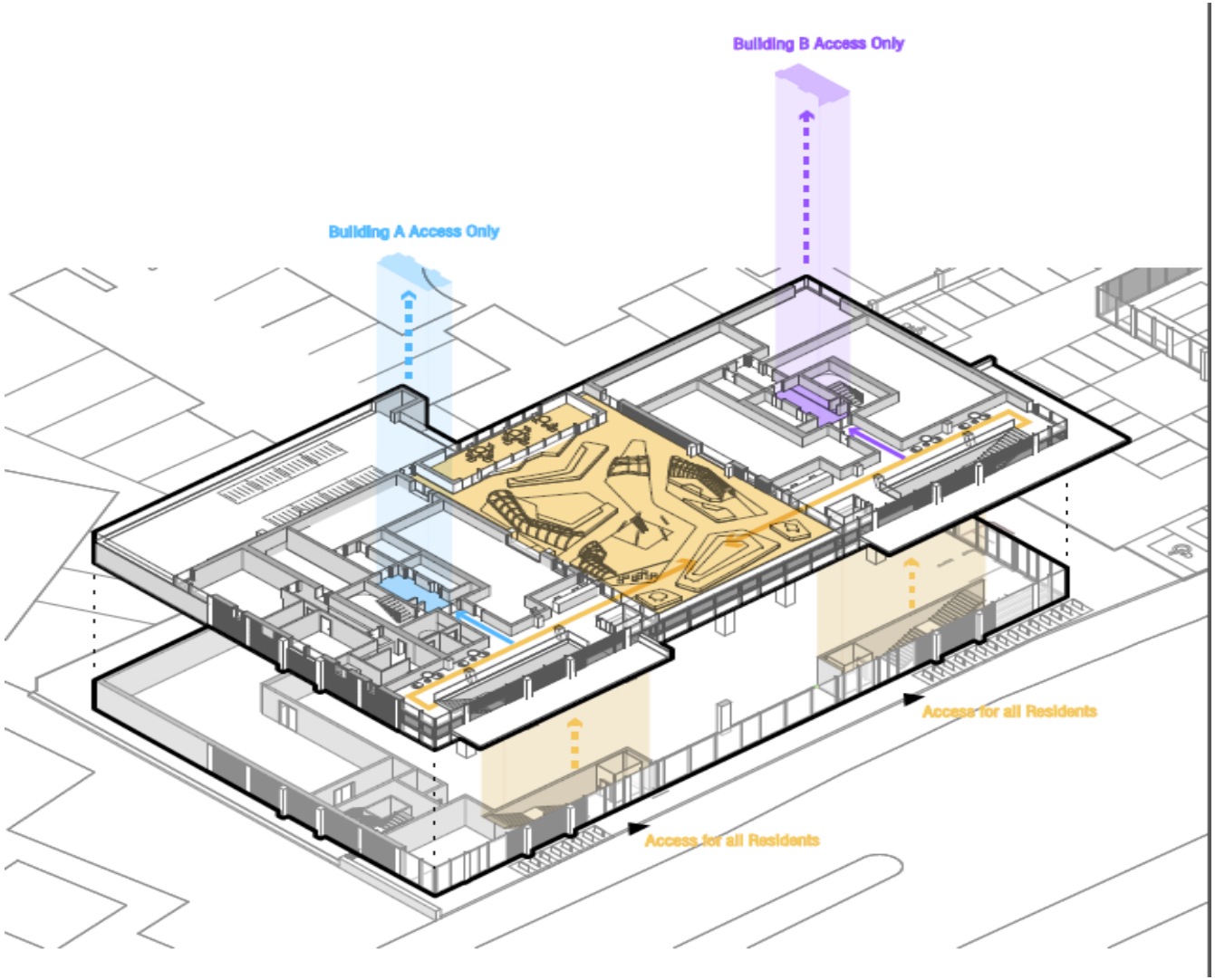
Ground floor layout for Aldi and flexible A1/A3 Unit



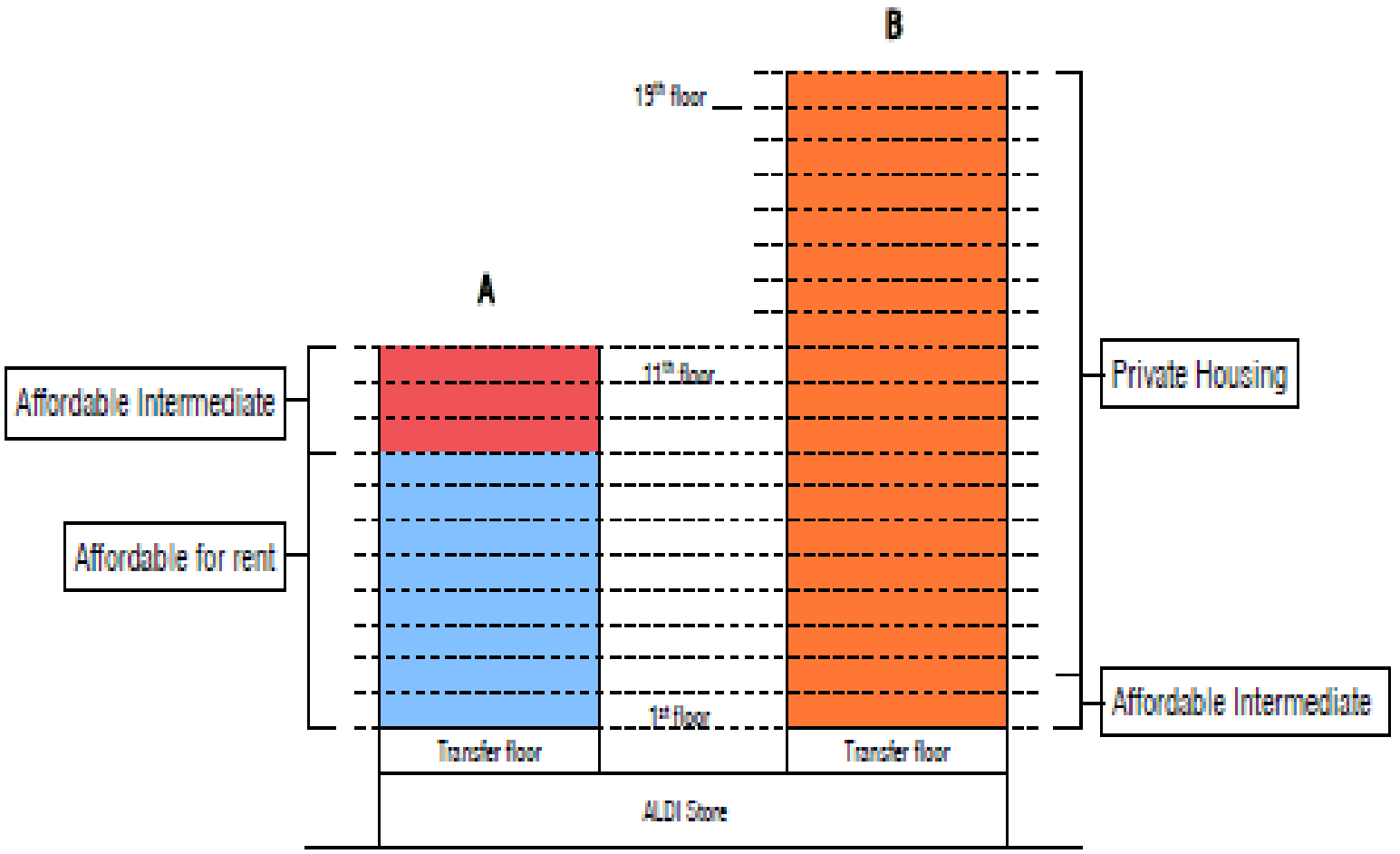
New active frontage to the Old Kent Road

Old Kent Road active frontage and entrances to residential units above

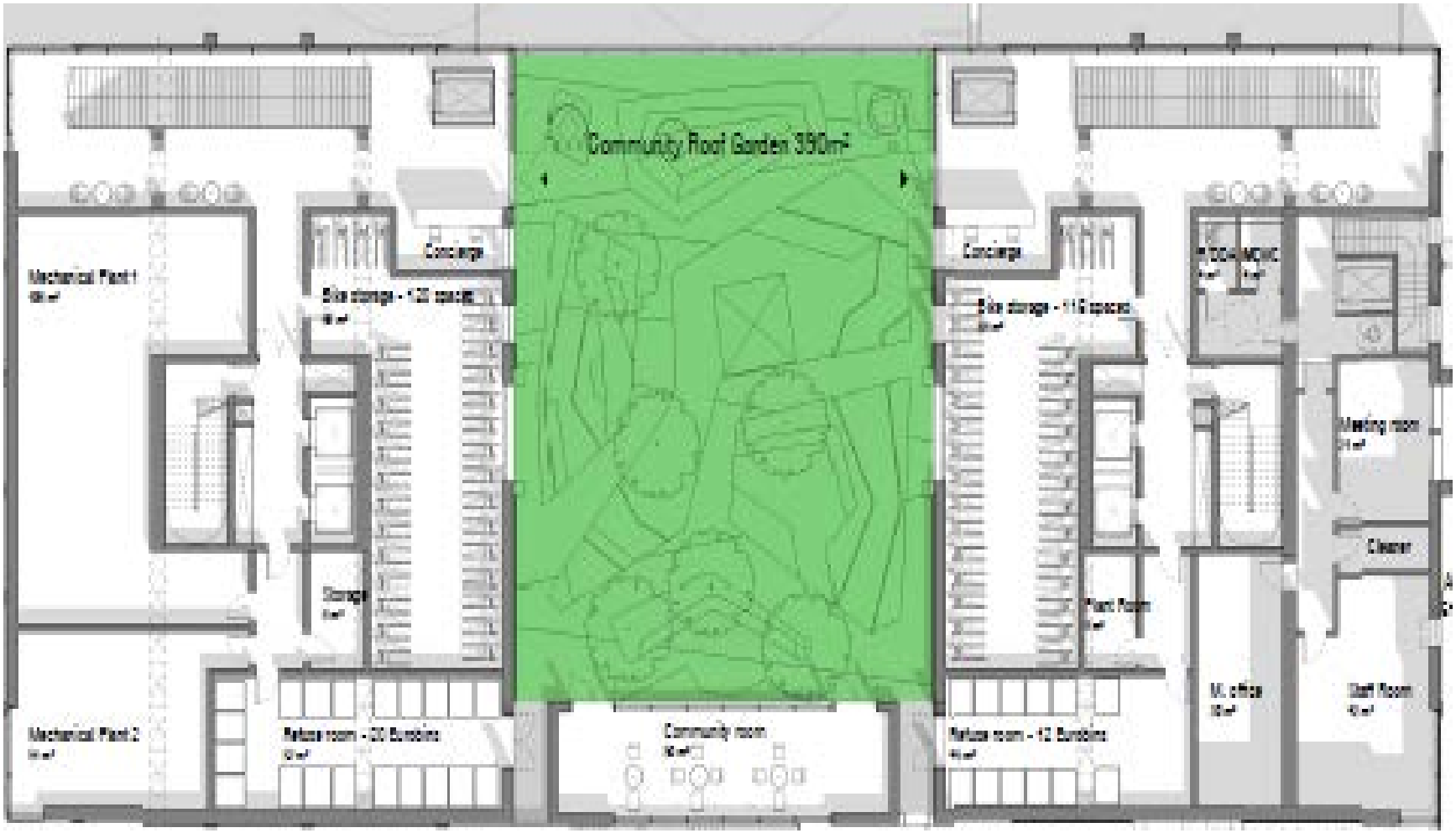
Accessibility of Transfer Floors in both buildings



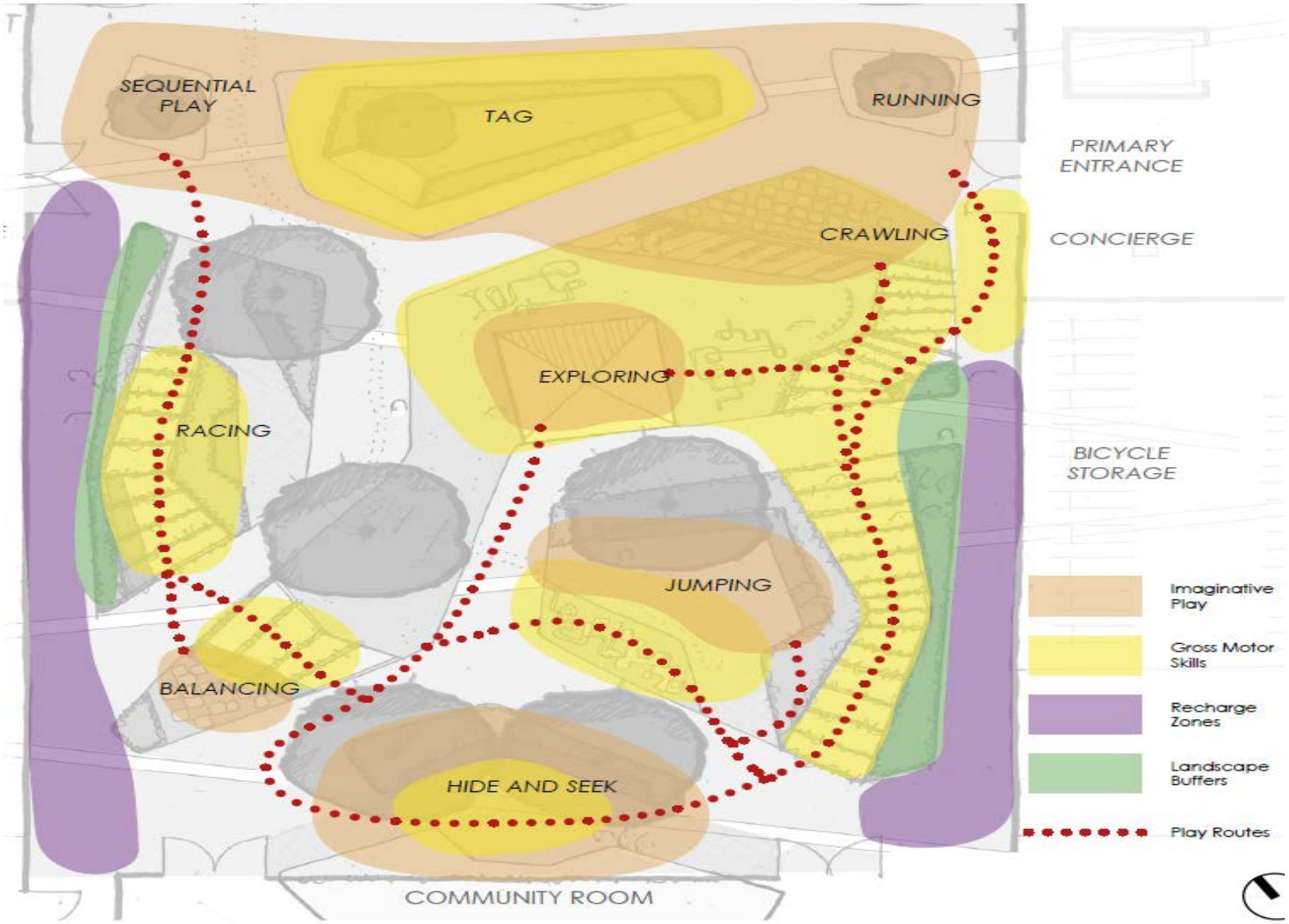
Tenure Mix and distribution



Transfer Floor layout and Podium layout containing play space and community room

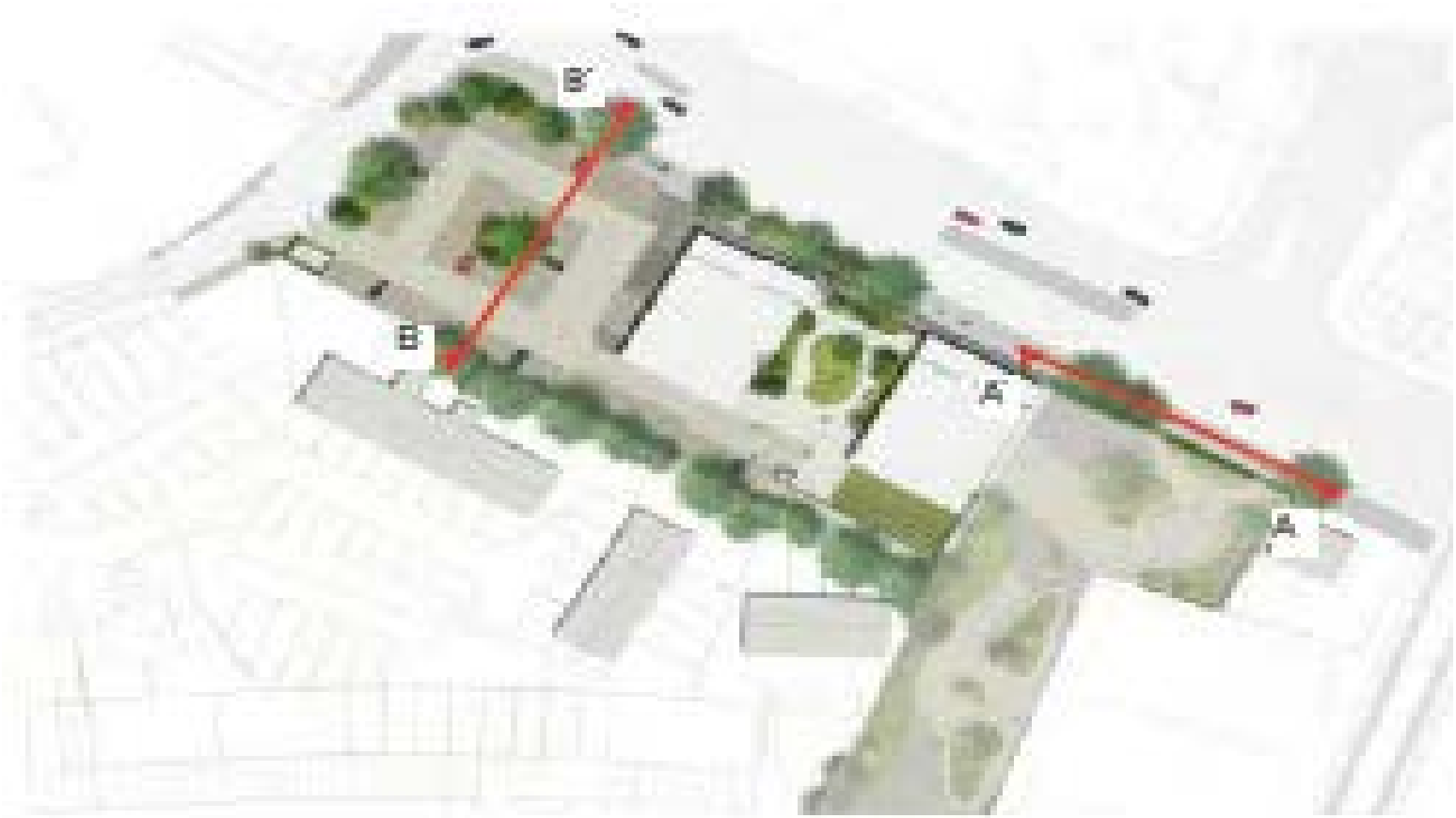


Vision of how the podium and playspace will function

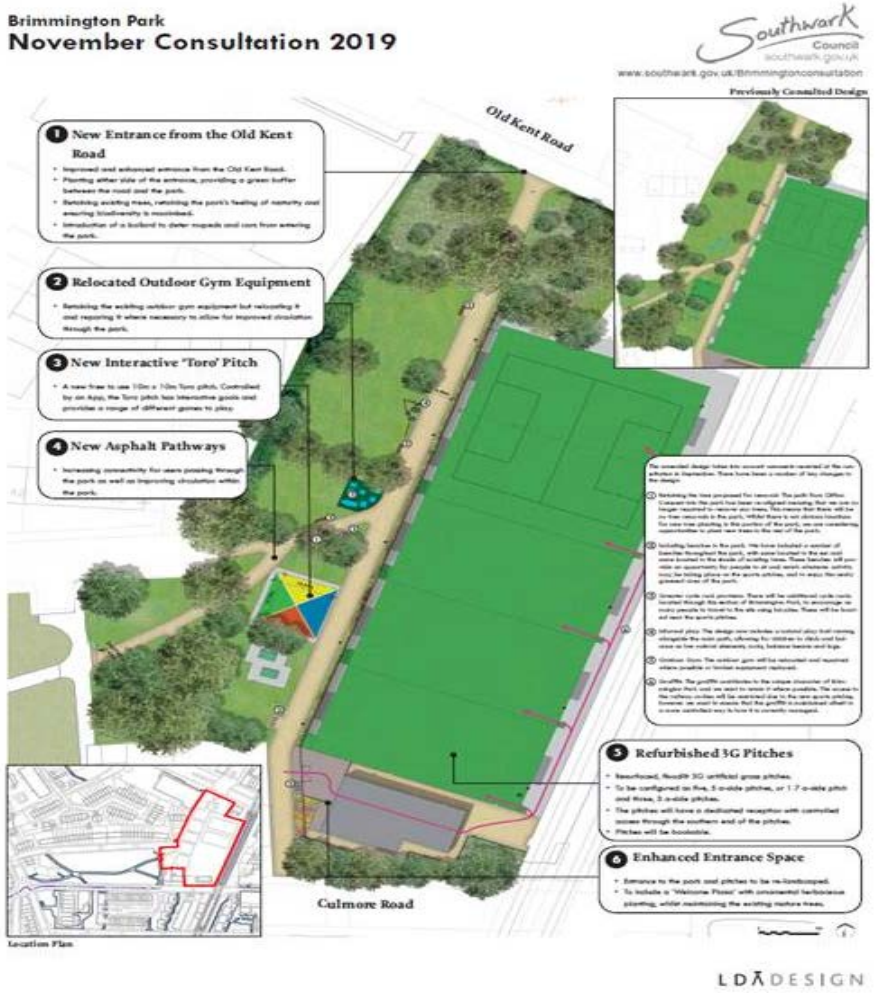


Existing relationship between the application site and Brimmington Park

Proposed relationship between application site and Brimmington Park



Southwark Council aspirations for Brimmington Park following first public consultation

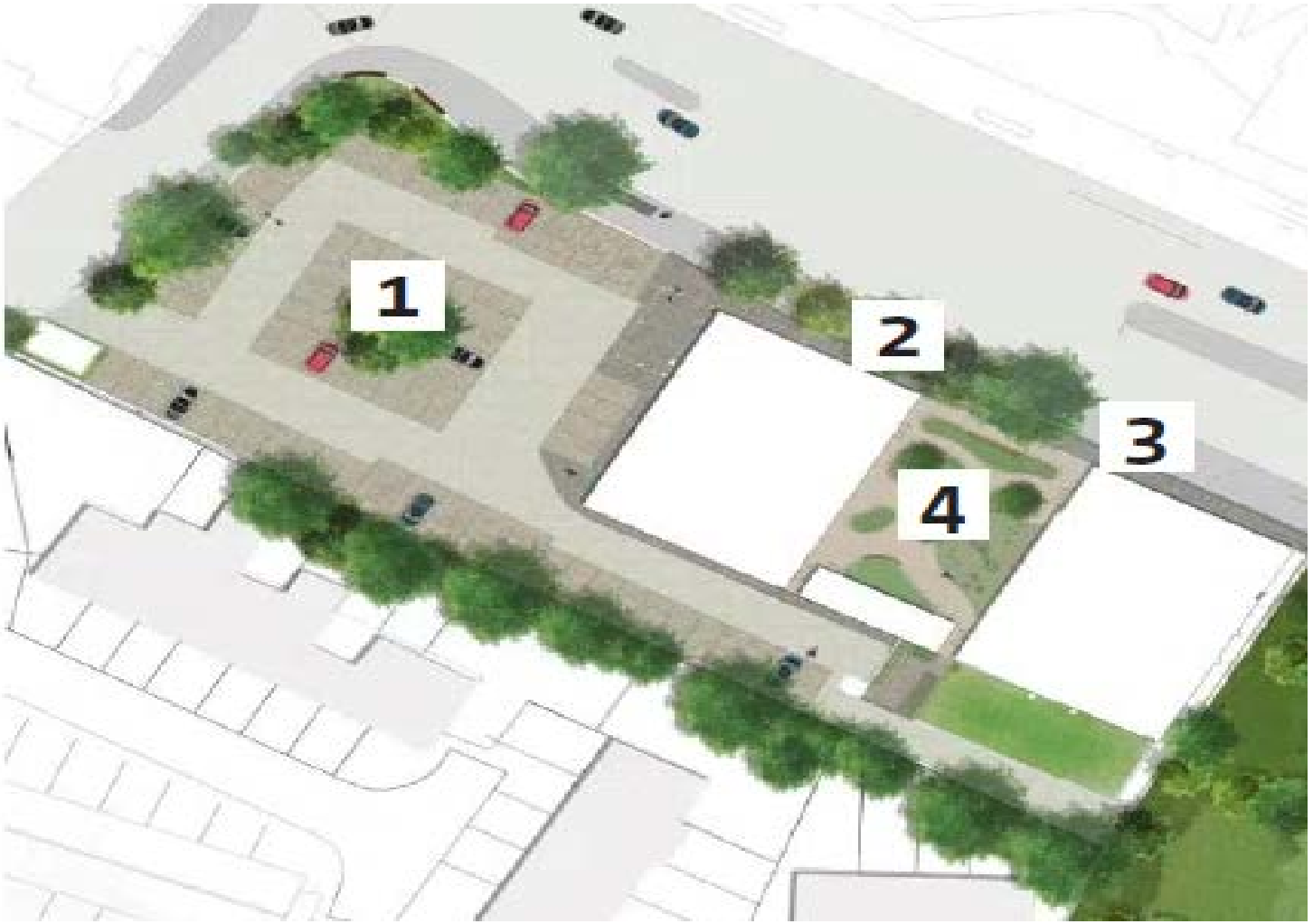


Vision of flexible A1/A3 unit fronting onto the public space and Brimmington Park

Proposed view of Development from Brimmington Park

Existing and proposed trees

Proposed landscape layout of the development site



1st to 3rd floor typical layout

4th to 6th floor typical layout

8th to 11th floor plan

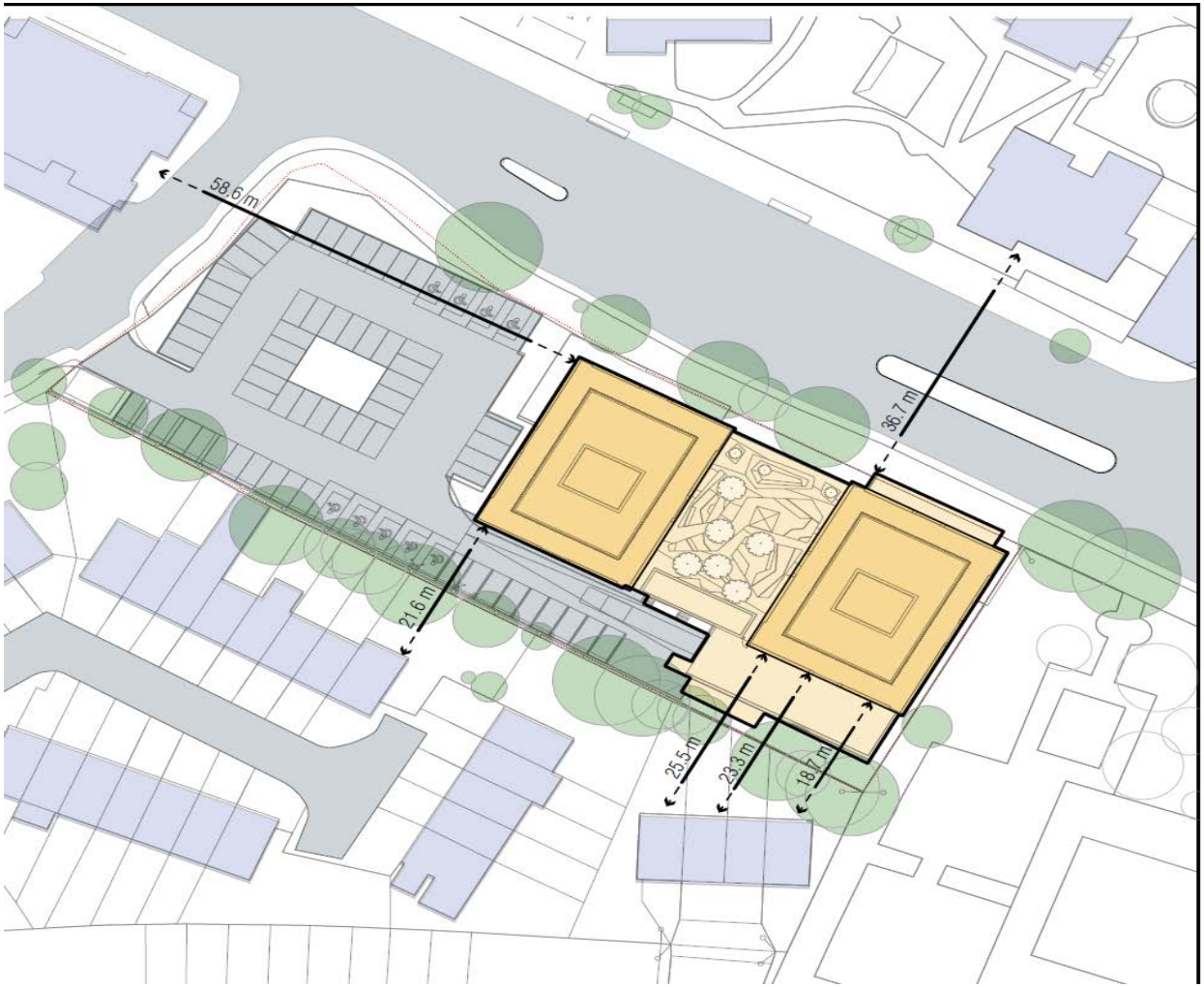
Townscape View – Junction between Old Kent Road and Hillbeck Road

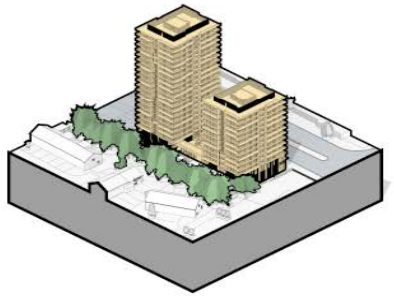
Townscape View – Southern end of Brimmington Park

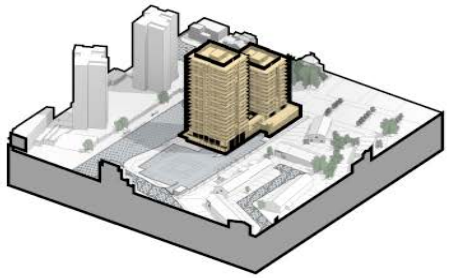
Townscape View – Junction of New Cross Road and Casella Road

Townscape View – Junction of Ilderton Road and Hornshay Street

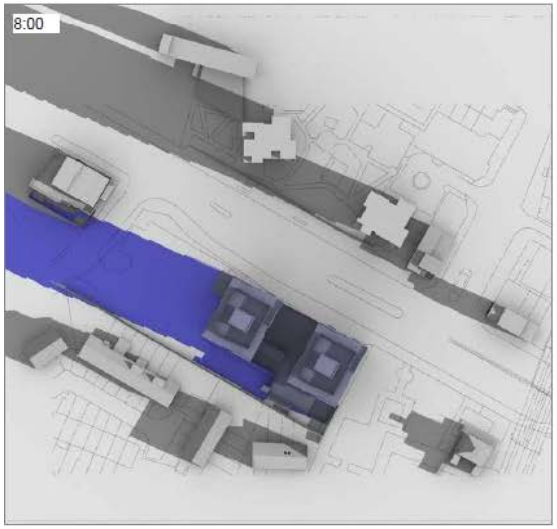
Distances of the development from nearby residential properties

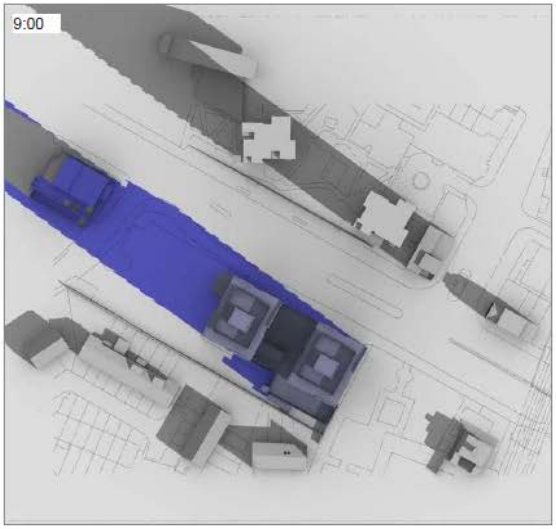


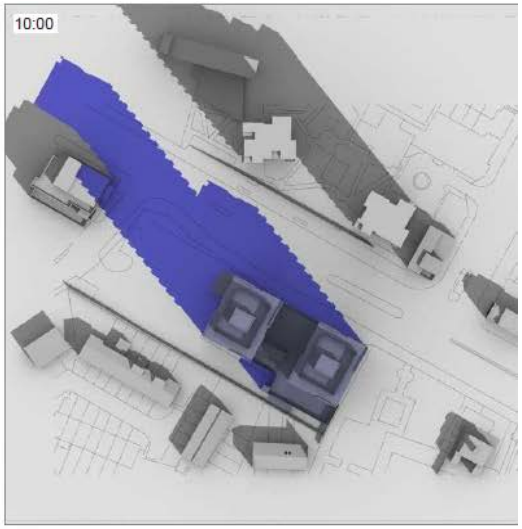


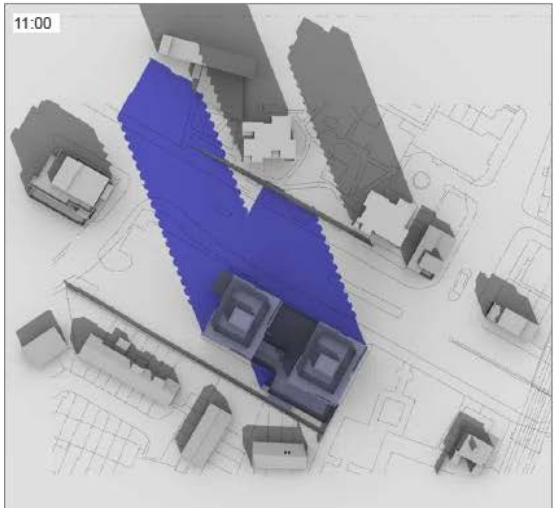


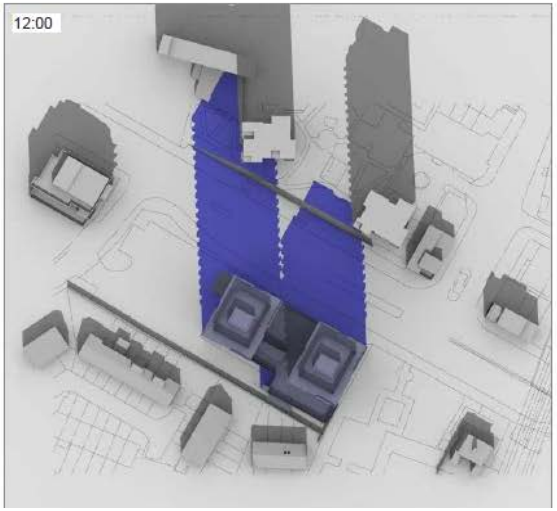
Overshadowing from the development March 21st Spring Equinox

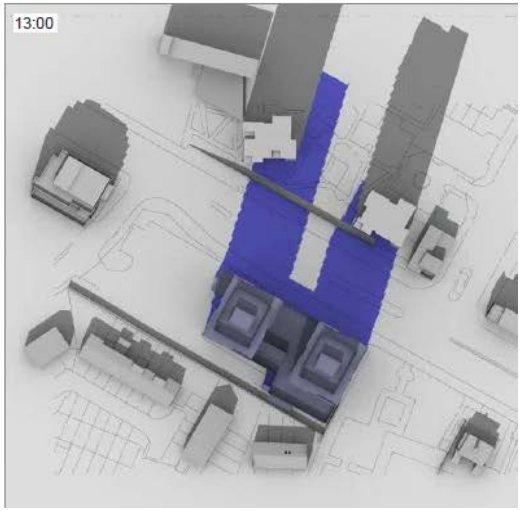




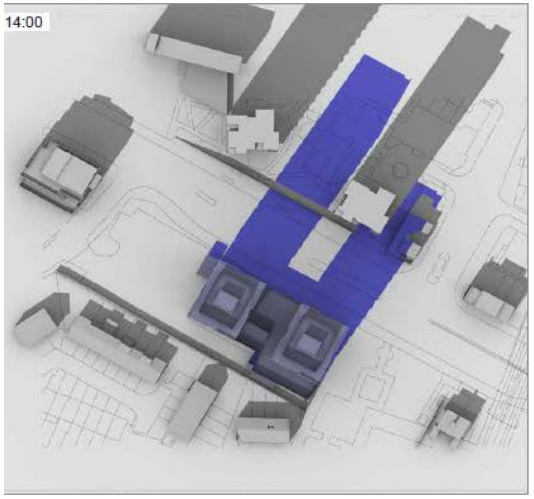


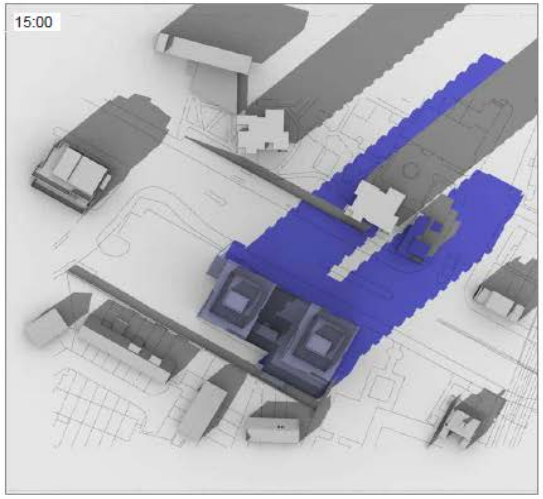


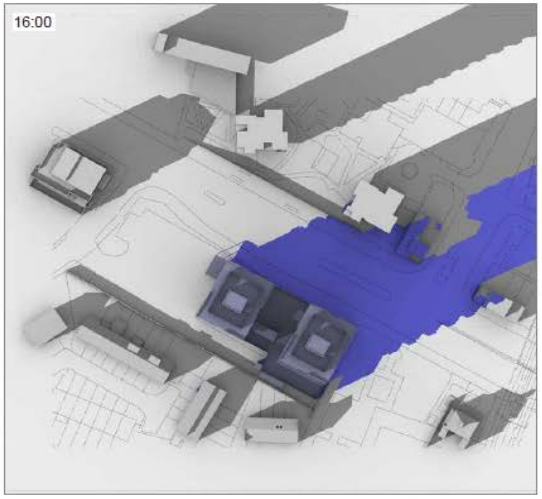


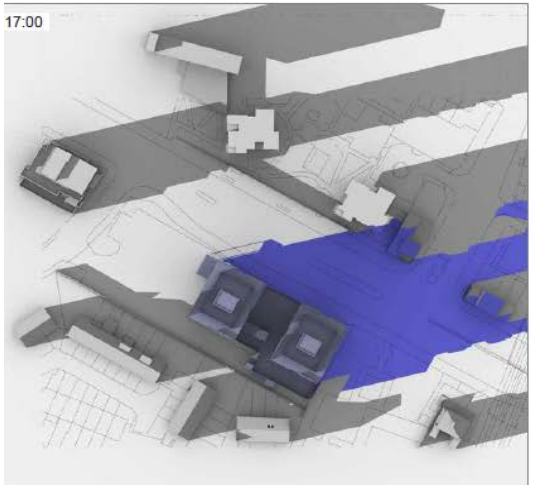


Overshadowing from the development March 21st Spring Equinox continued

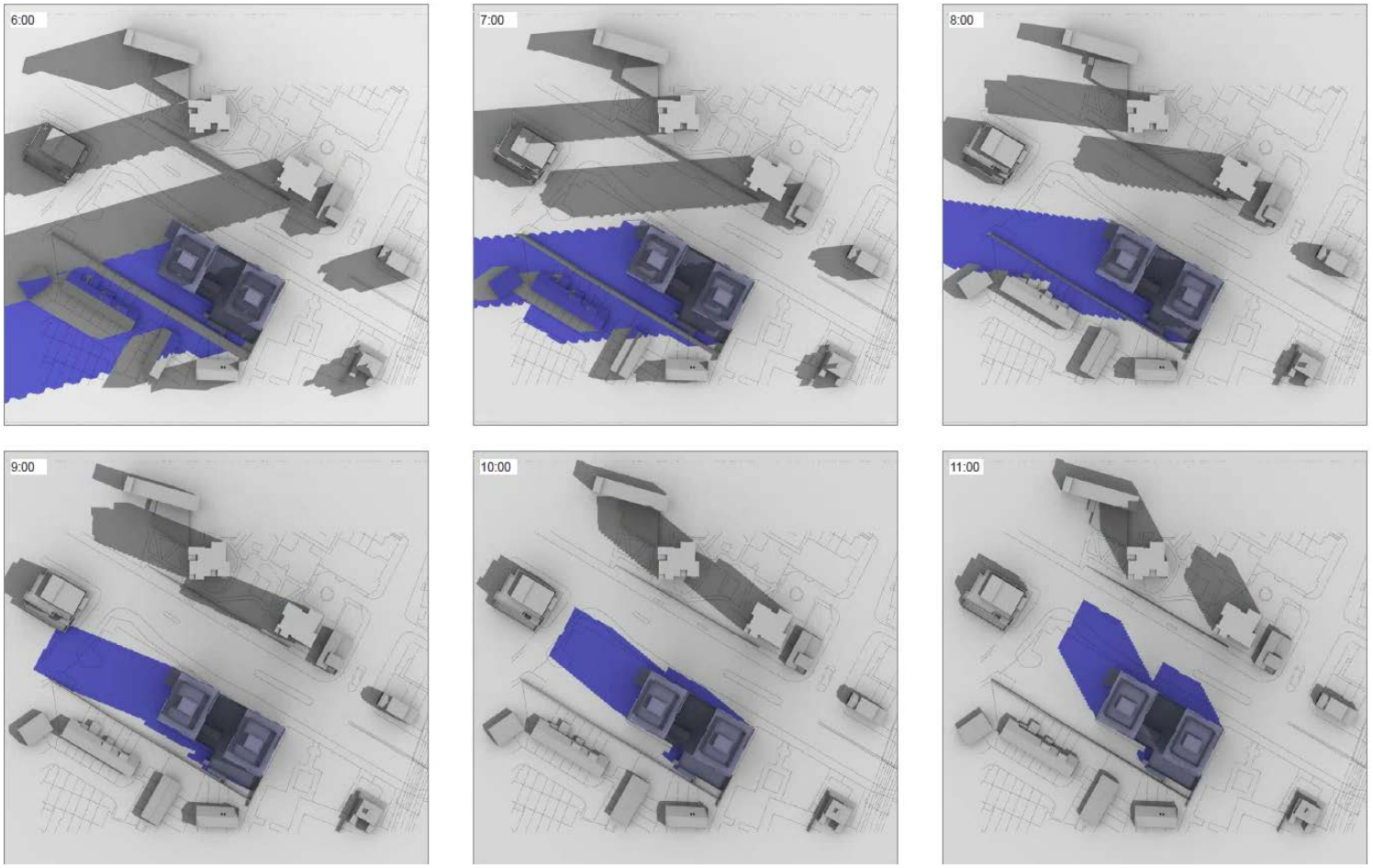




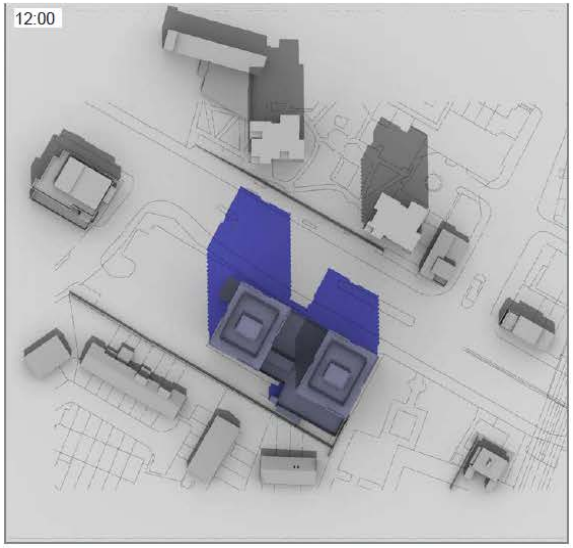


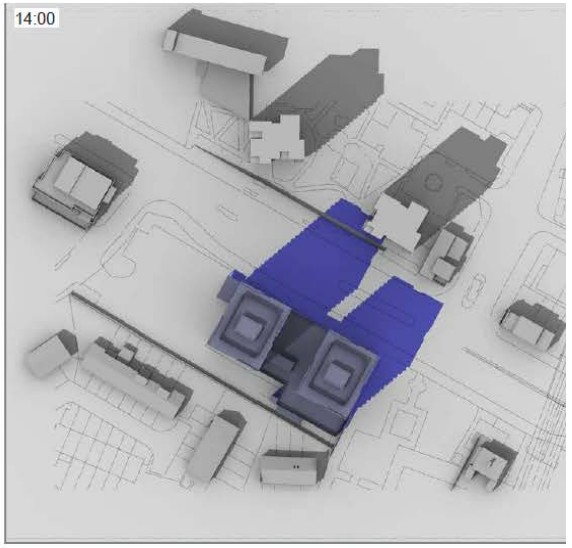


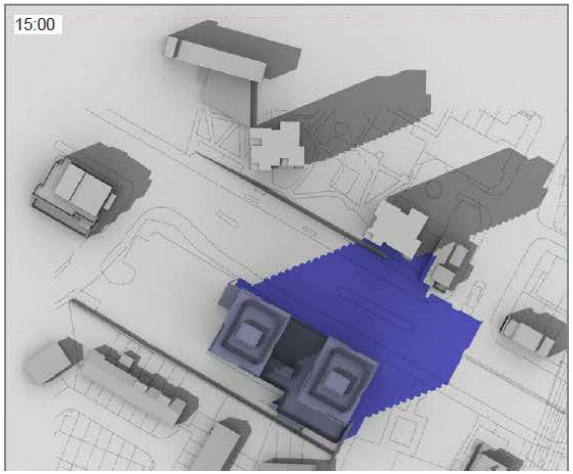
Overshadowing from the development June 21st Summer Solstice

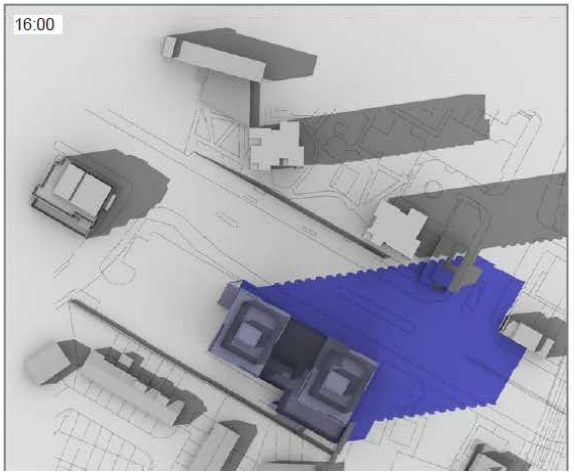


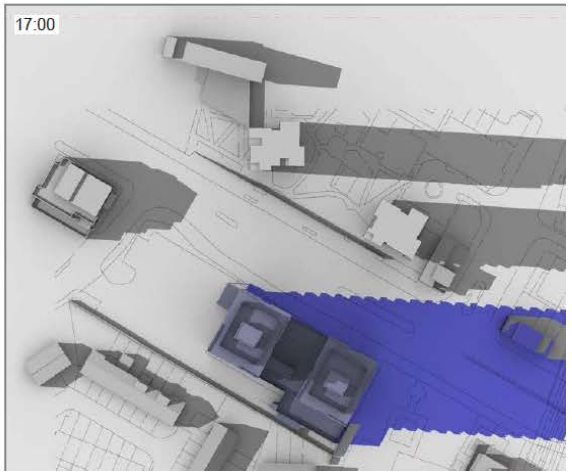
Overshadowing from the development June 21st Summer Solstice continued



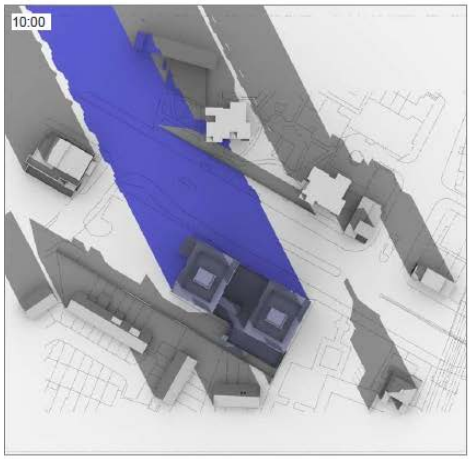


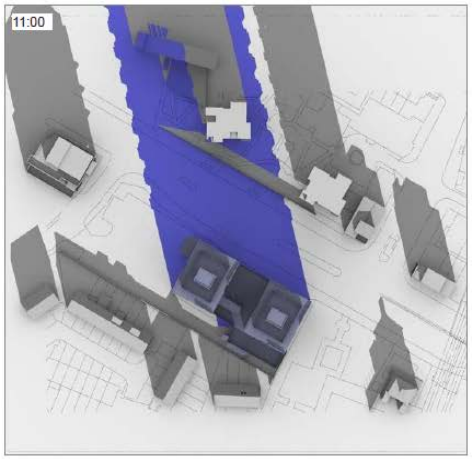


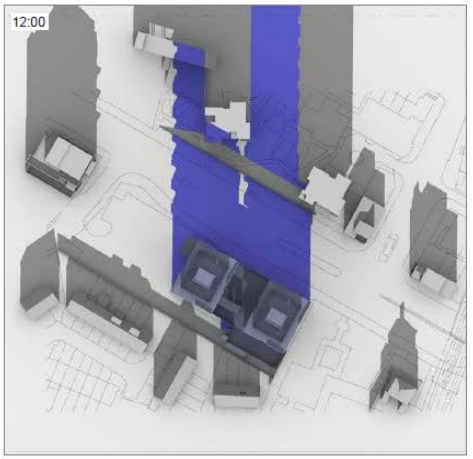


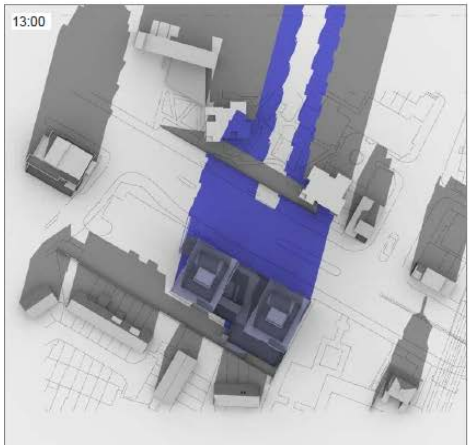


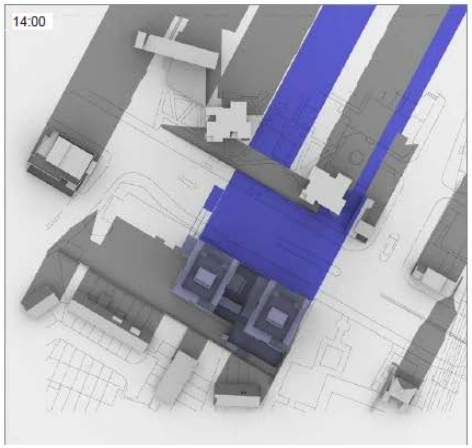
Overshadowing from the development December 21st Winter Solstice









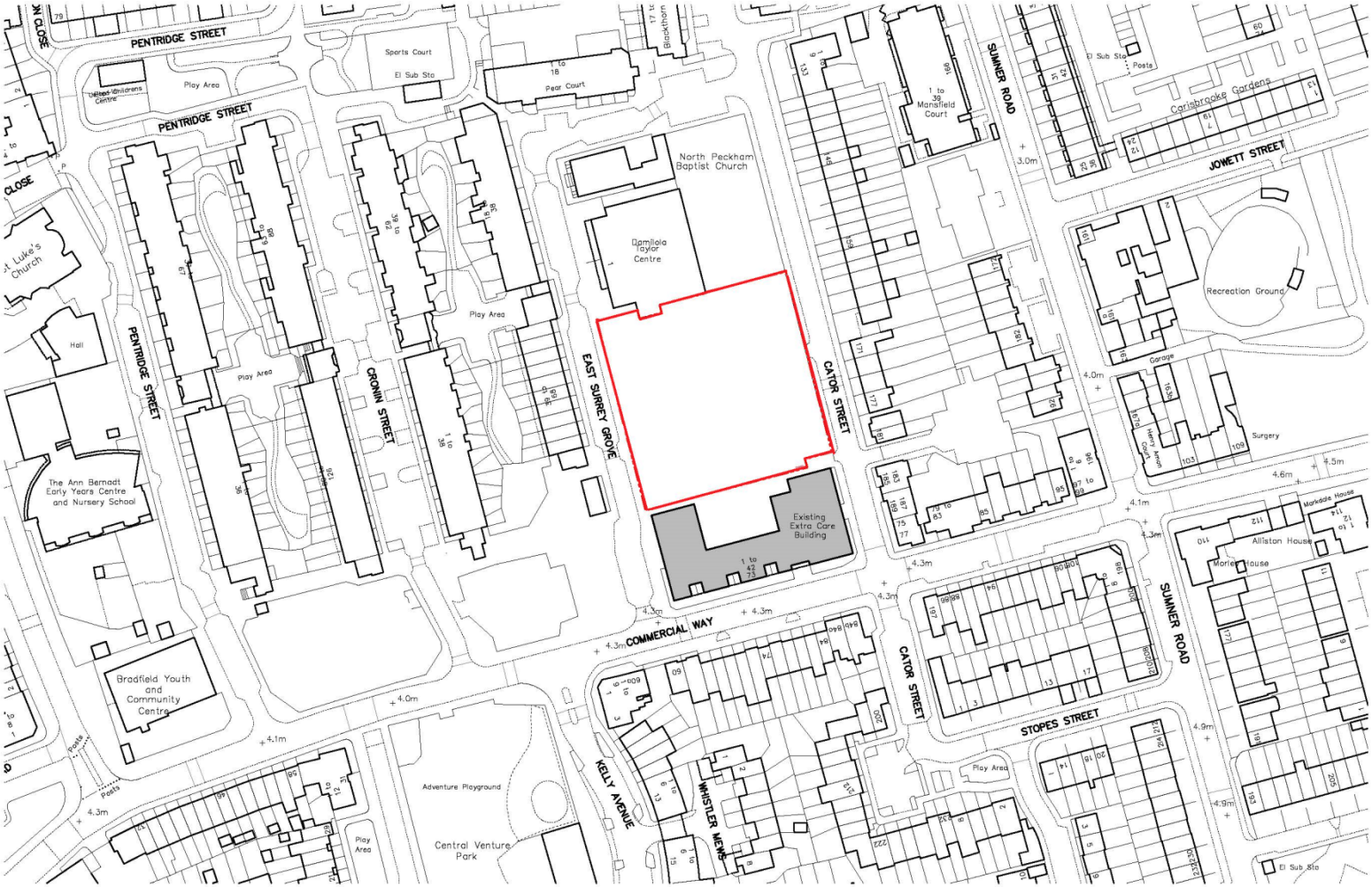


View of proposal

19/AP/2196 – Tayo Situ House, 73 Commercial Way, London, SE15 1NQ

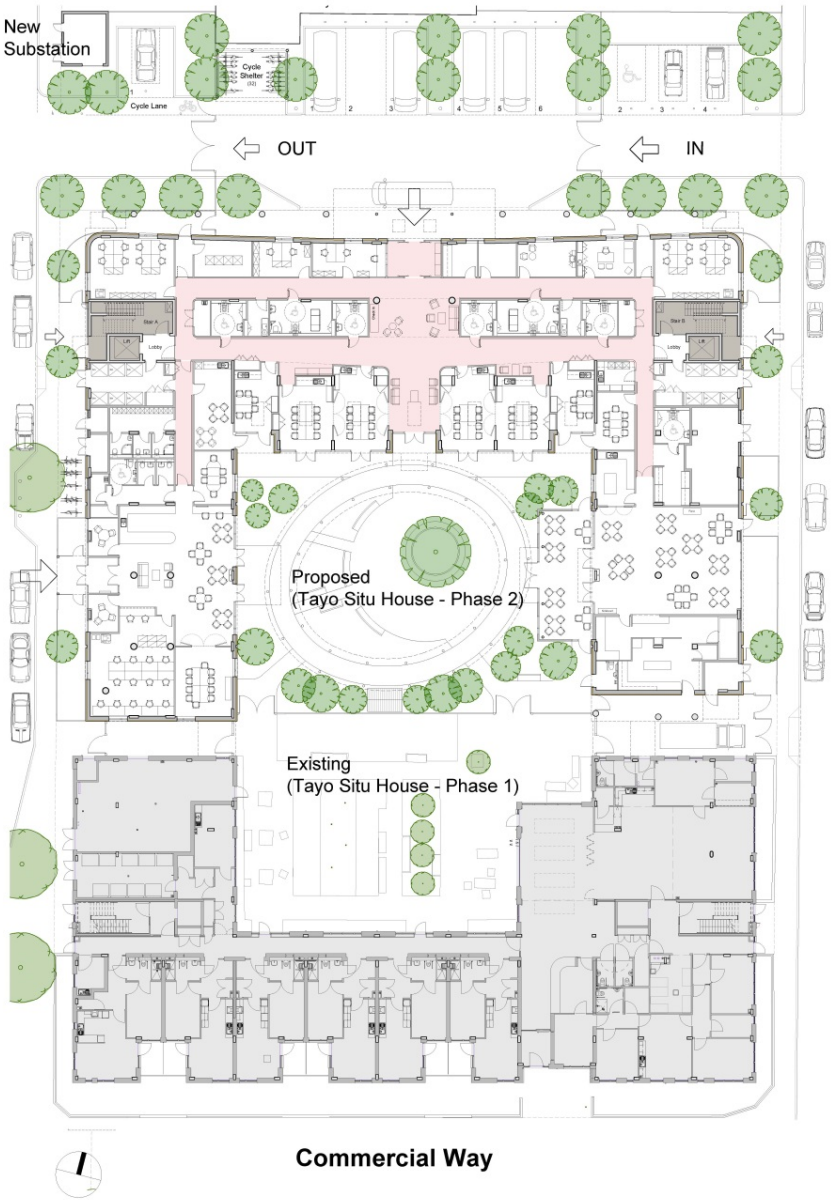
Construction of a four storey building to provide 50 extra care residential units linked to the existing facilities in Tayo Situ House and a dementia centre and community hub at ground floor. Relocation of the existing electrical substation and provision of the associated car parking, vehicle access, cycle parking and landscaping works.

Site location Plan

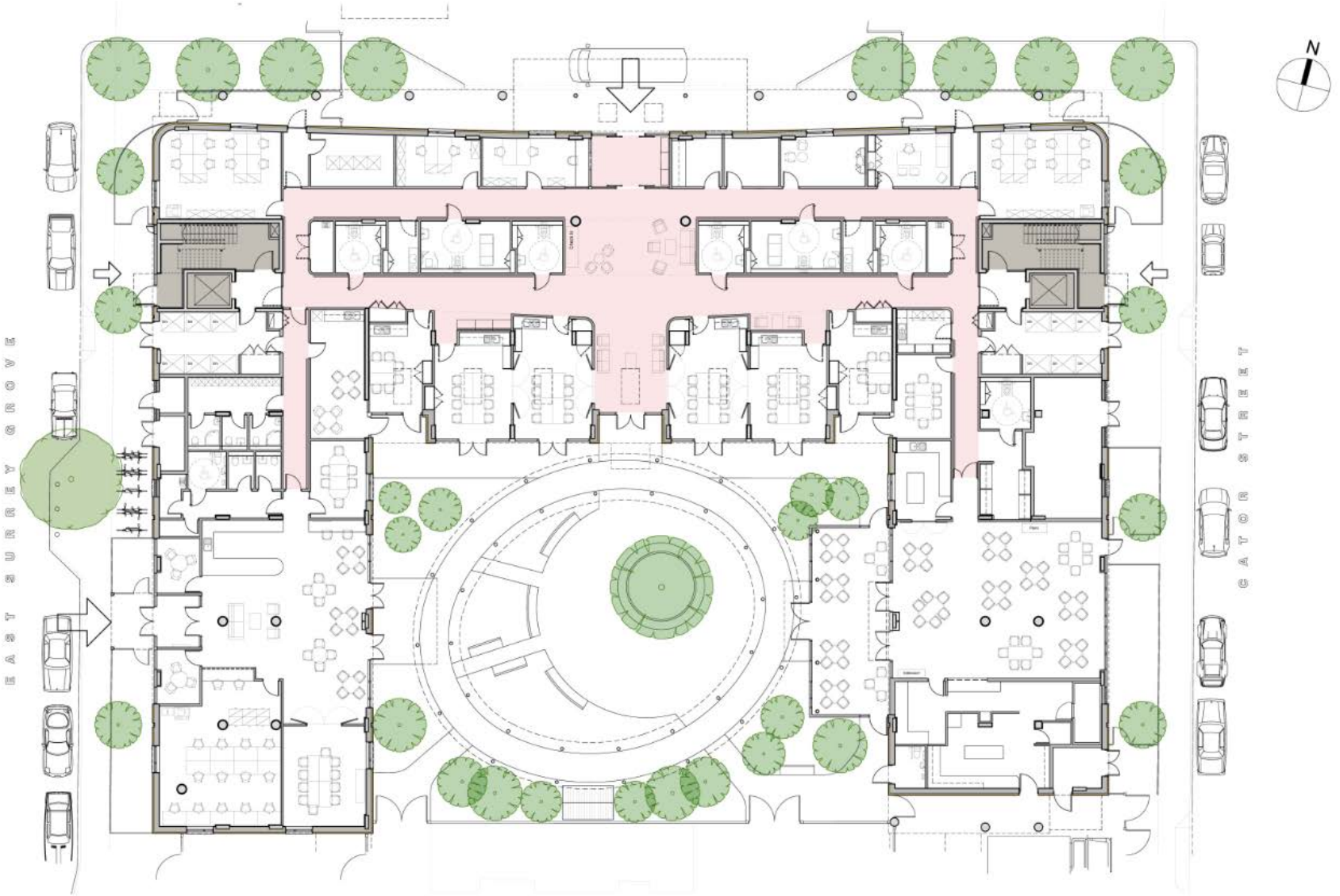


Completed Phase 1 – Tayo Situ House, 73 Commercial Way, SE15

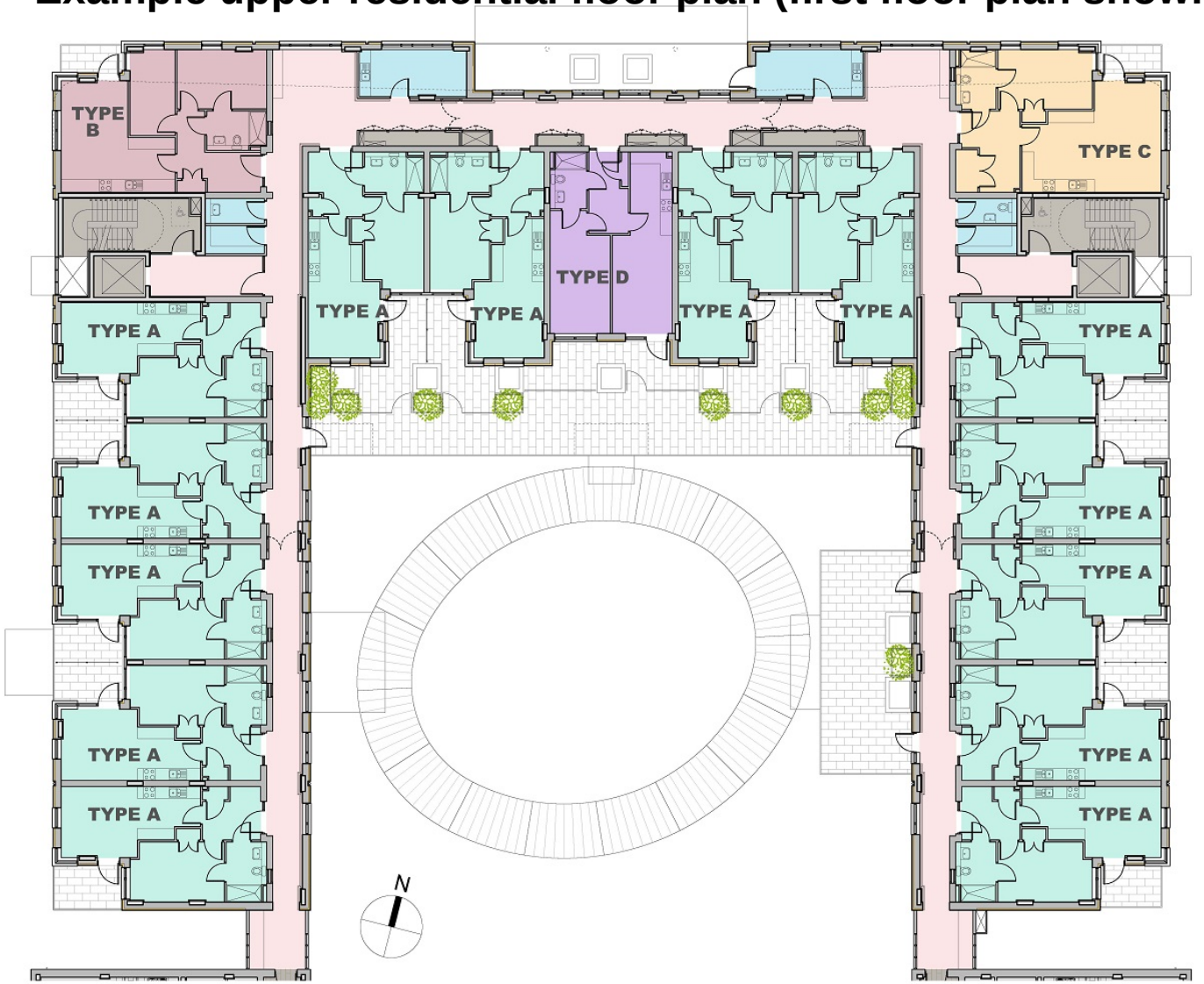
Ground floor
Site plan with TS1
And TS2 proposed



Ground floor plan including dementia day care and community hub



Example upper residential floor plan (first floor plan shown)



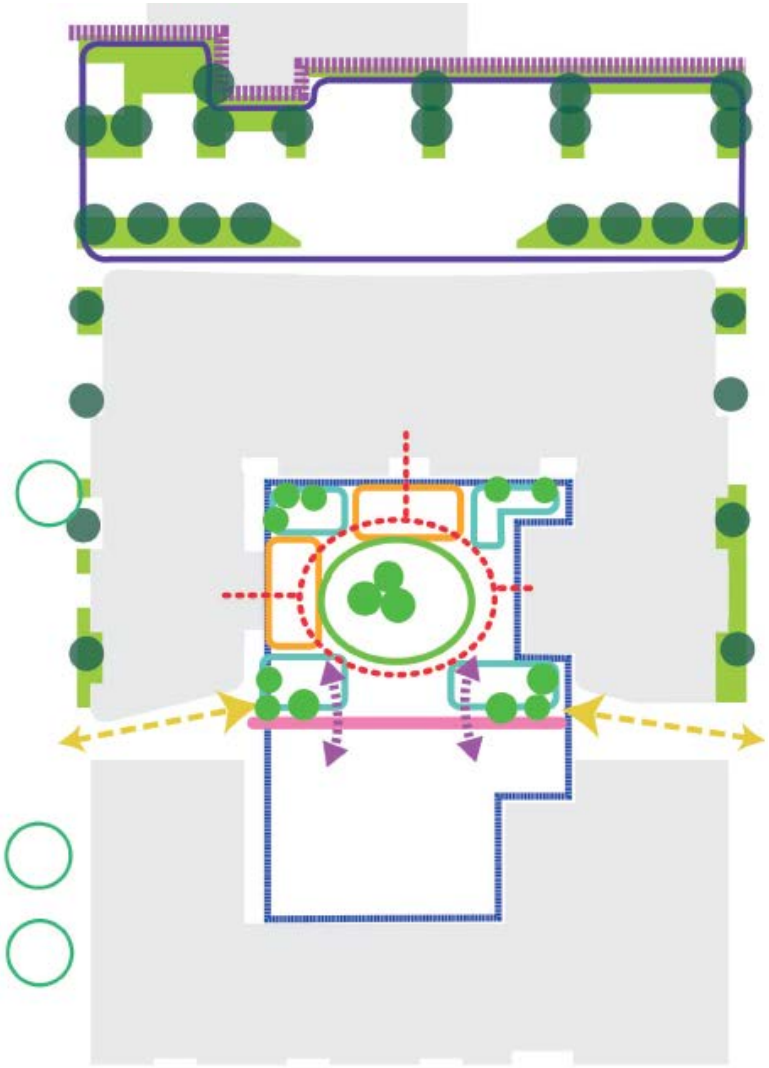
East elevation – Cator Street (TS1 shown in grey)

West elevation - East Surrey Grove (TS1 shown in grey)

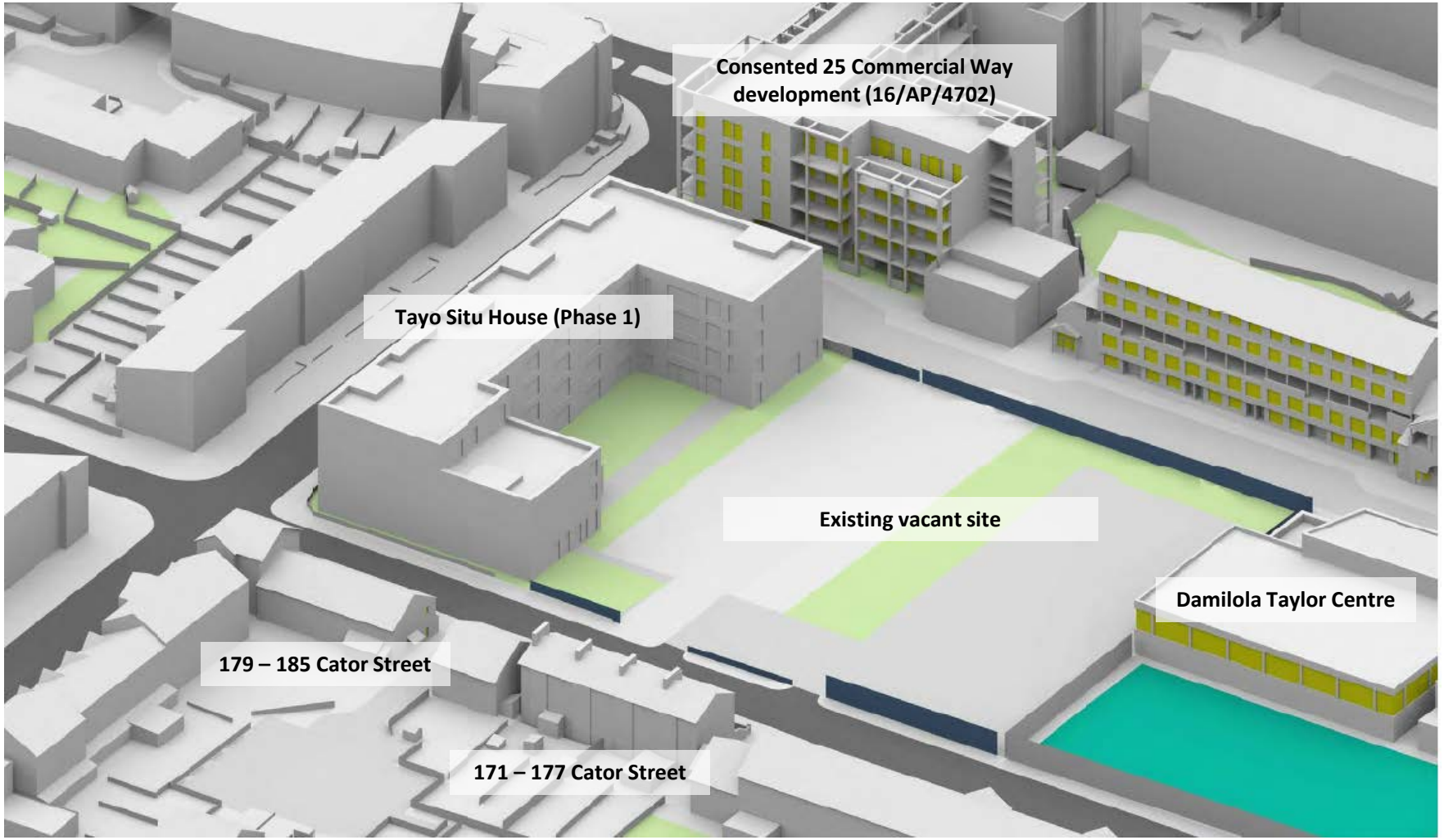
North elevation – overlooking parking/access area

Section showing south-facing courtyard elevation

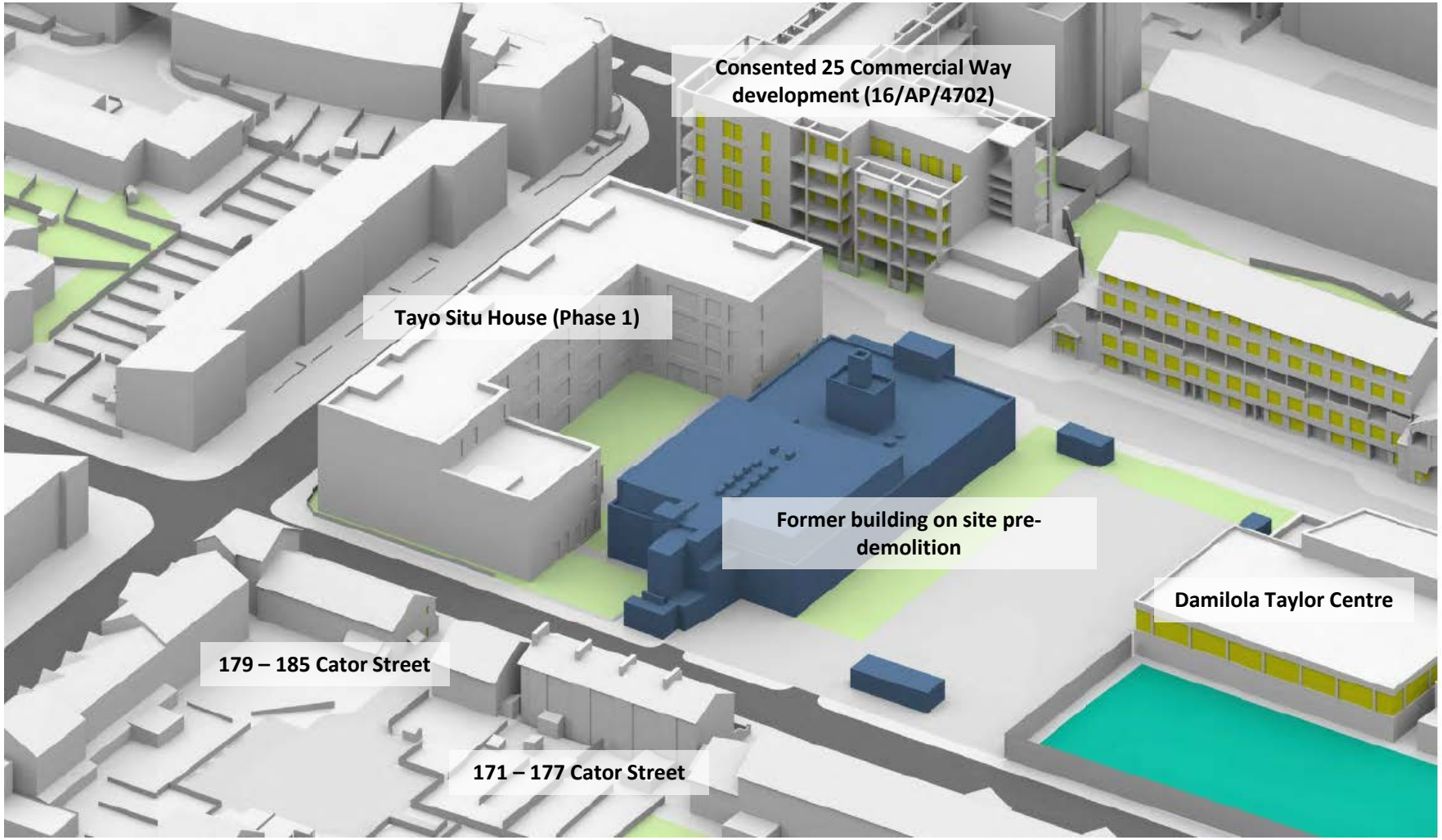
Indicative hard and soft landscaping



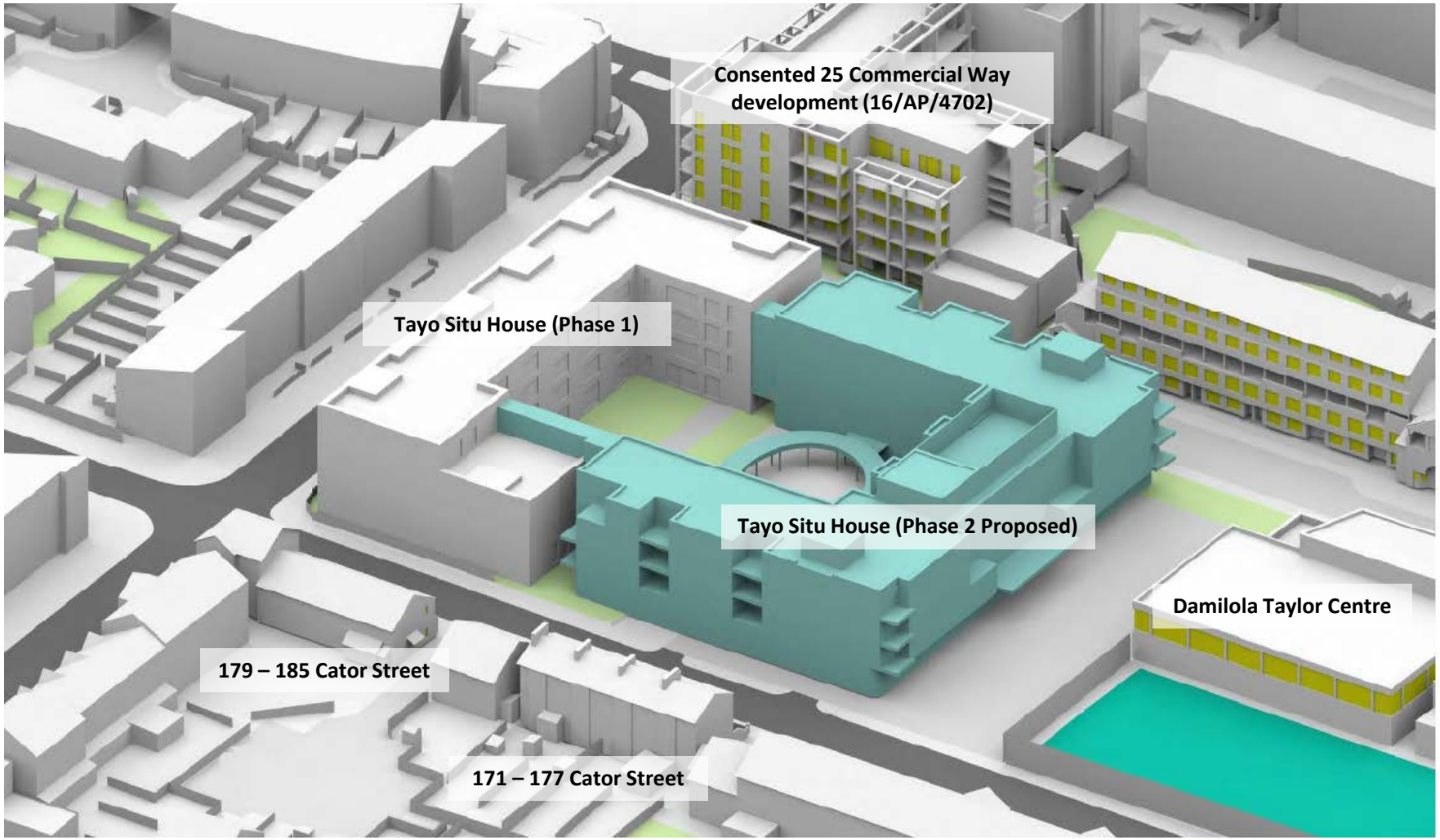
Existing - 3D modelled aerial view from north east looking south west



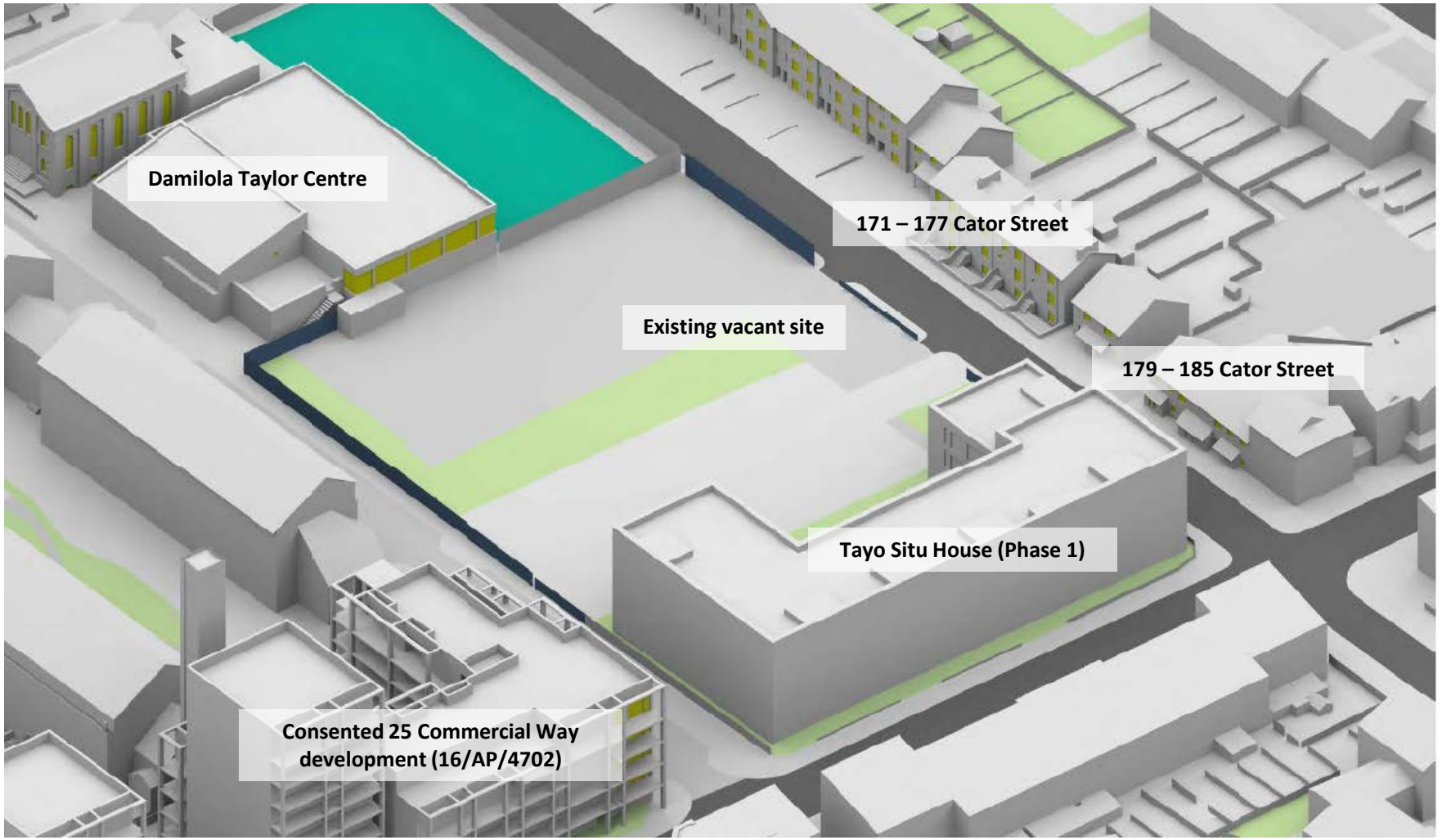
Pre-demolition - 3D modelled aerial view from north east looking south west



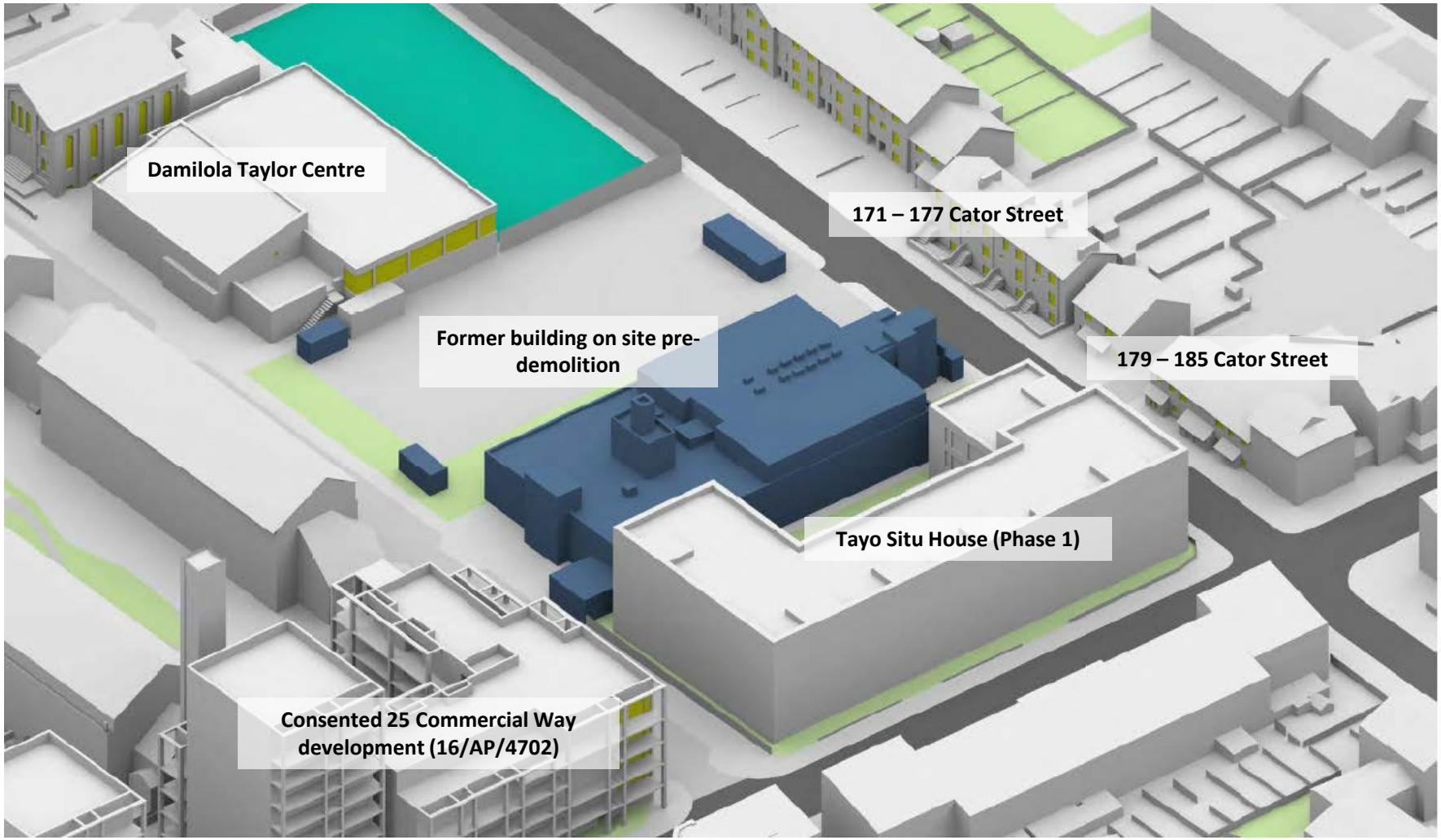
Proposed - 3D modelled aerial view from north east looking south west



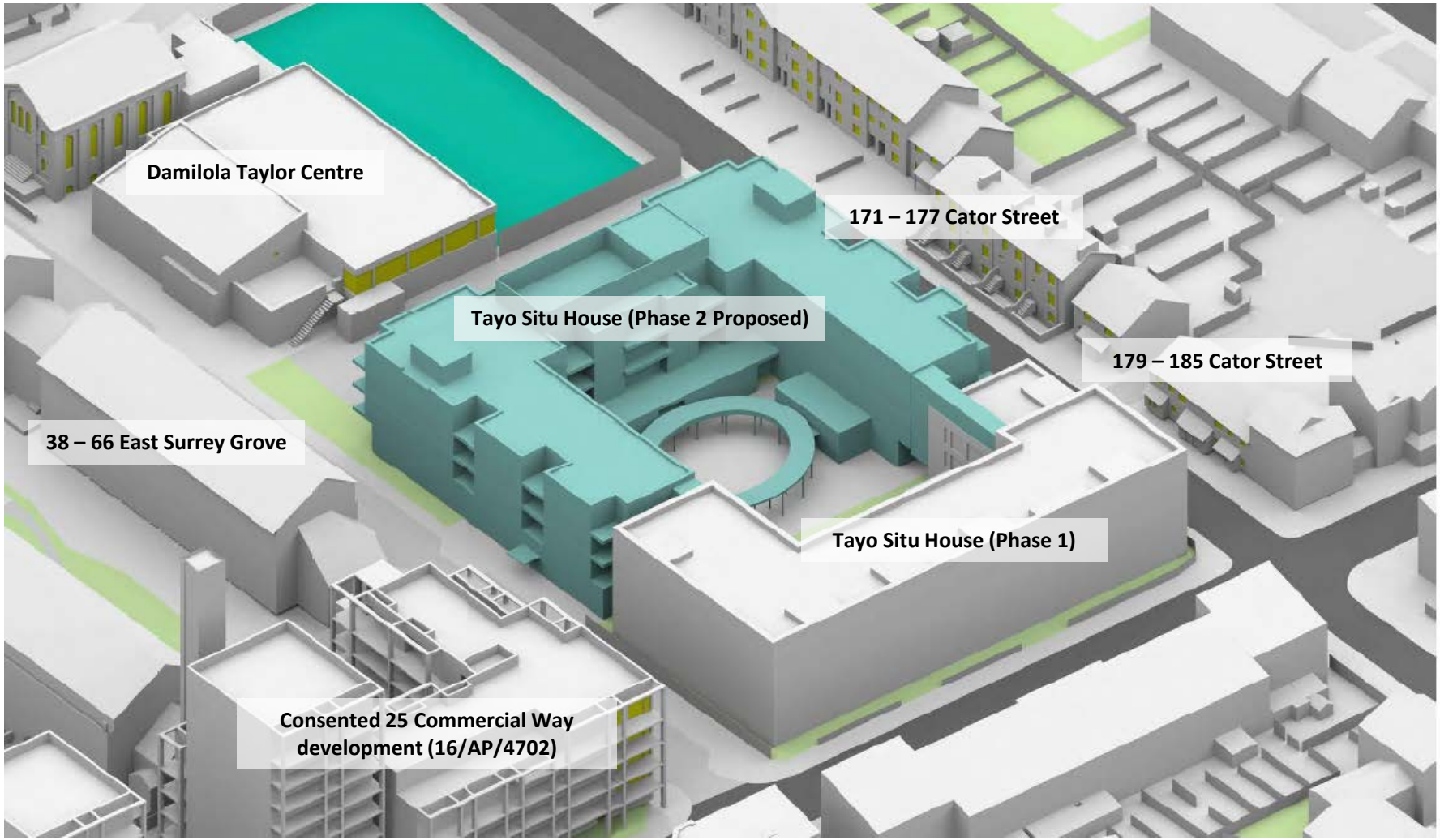
Existing - 3D modelled aerial view from south west looking north east



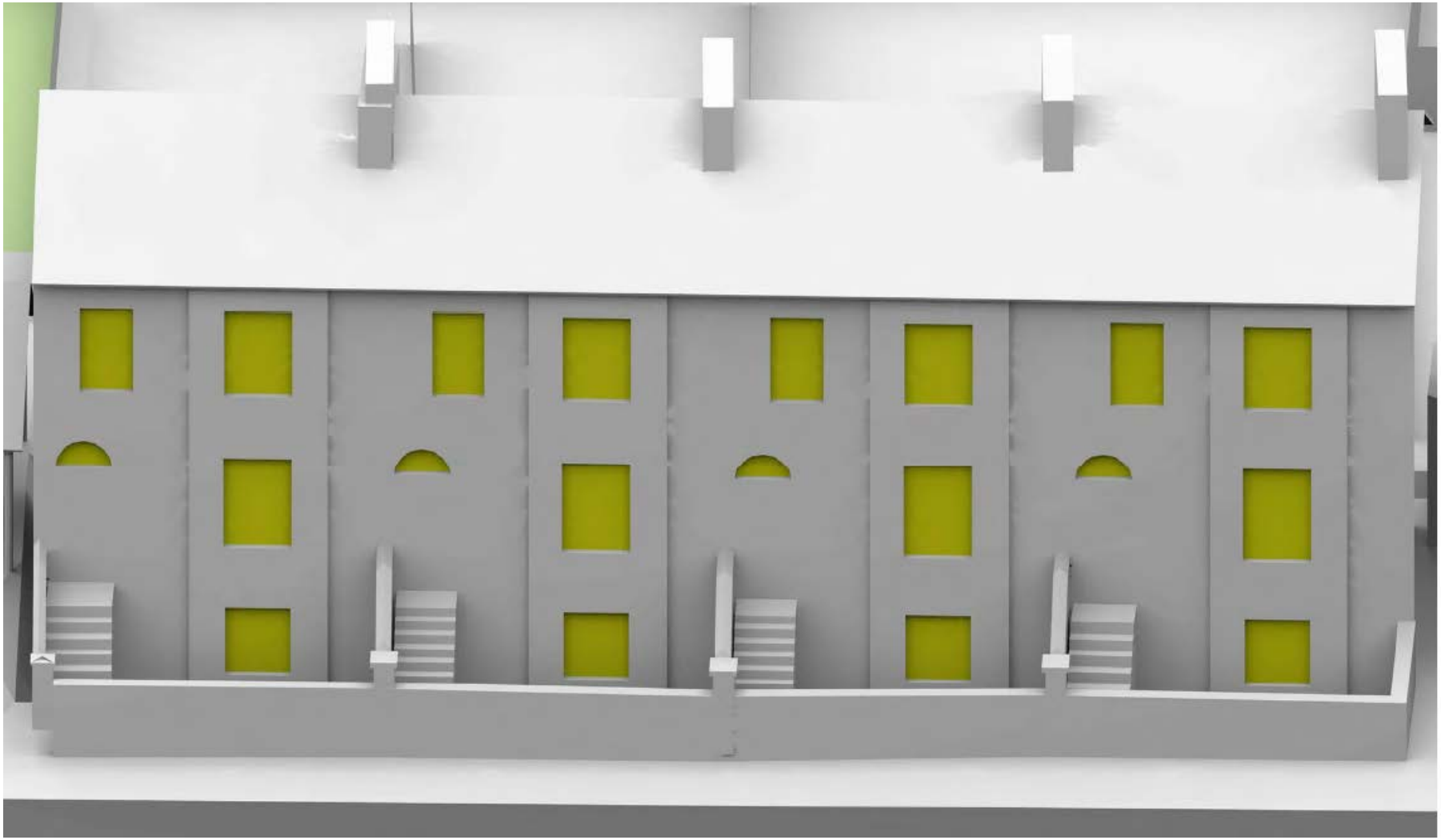
Pre-demolition - 3D modelled aerial view from south west looking north east



Proposed - 3D modelled aerial view from south west looking north east



3D model of west facing elevation of 171 – 177 Cator Street



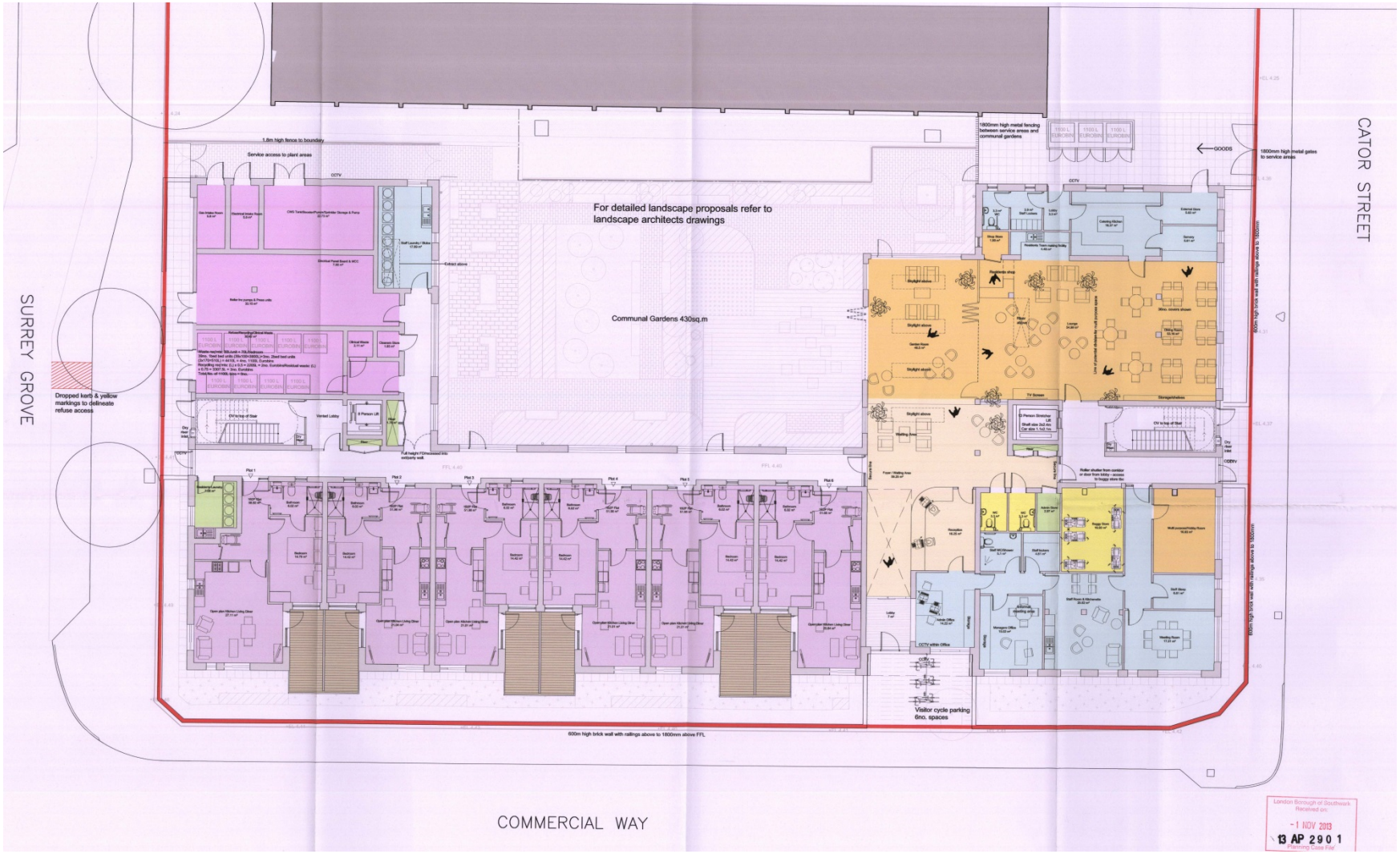
3D model of east facing elevation of approved development at 25 Commercial Way (16/AP/4702 – not yet implemented)

Extract of approved ground floor plan of neighbouring 25 Commercial Way Development (16/AP/4207)

Existing residential courtyard amenity space within Tayo Situ 1
For access by new residents of TS2

Computer generated image of day centre amenity space

Computer generated image of community hub entrance in streetscape on East Surrey Grove

Computer generated image of TS2 in streetscape context of TS1

Ground floor plan of TS1 including communal areas in orange