

# Welcome to Southwark Planning Committee

01 December 2020

## MAIN ITEMS OF BUSINESS

Item 6.1 - 20/AP/1009 – 25 Lavington  
Street, London SE1 0NA

Item 6.2 – 19/AP/7610 – 14-22 Ossory  
Road, London SE1 5AN

Southwark Free Wi-Fi Password

**Fr33Wifi!**



Councillor Martin Seaton (Chair)



Councillor Darren Merrill (Vice Chair)



Councillor Richard Livingstone



Councillor Damian O'Brien



Councillor Cleo Soanes



Councillor Dan Whithead



Councillor Kath Whittam



Councillor Bill Williams

# Site Location Plan



# Existing Building





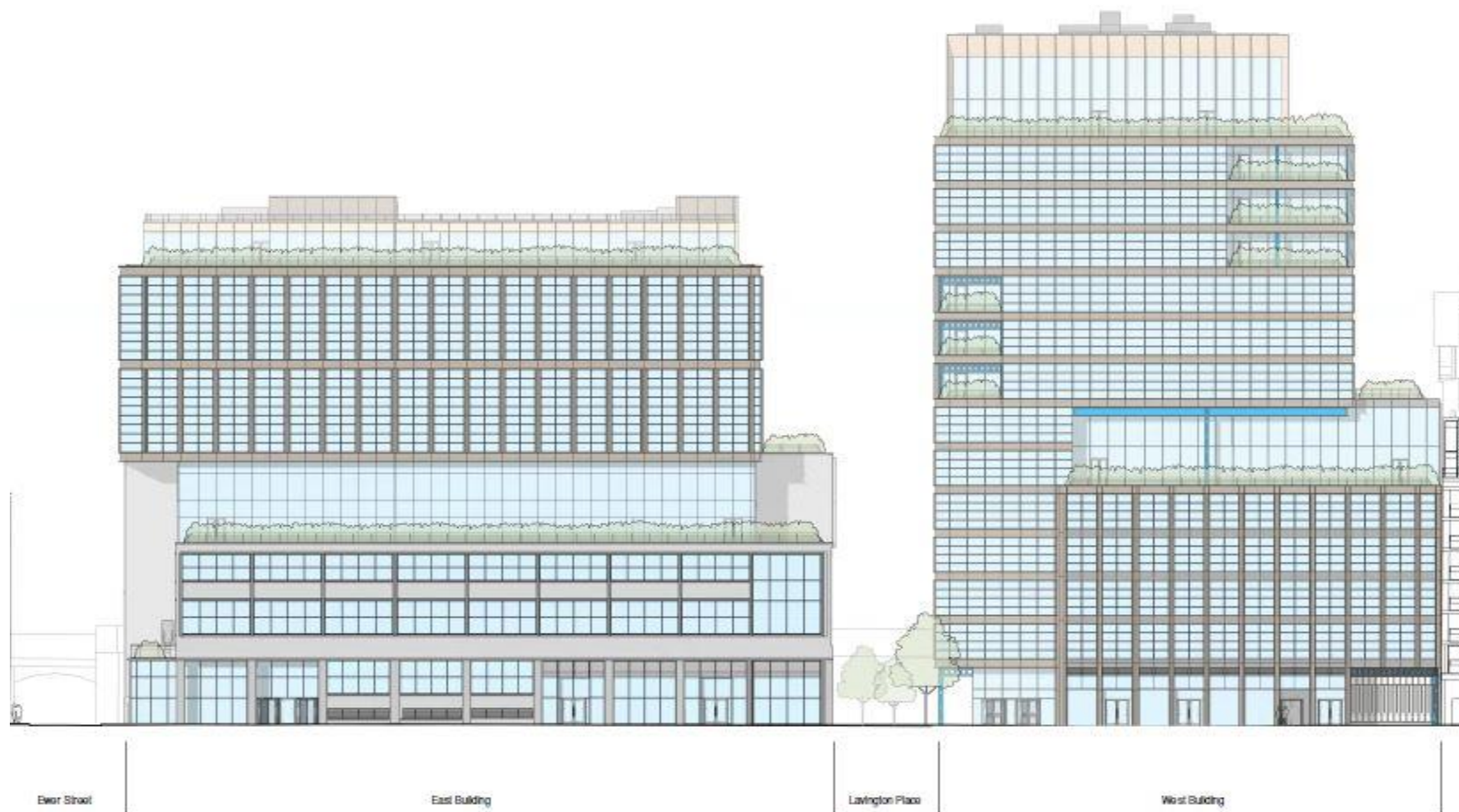
# Existing Building



# Resolution Scheme

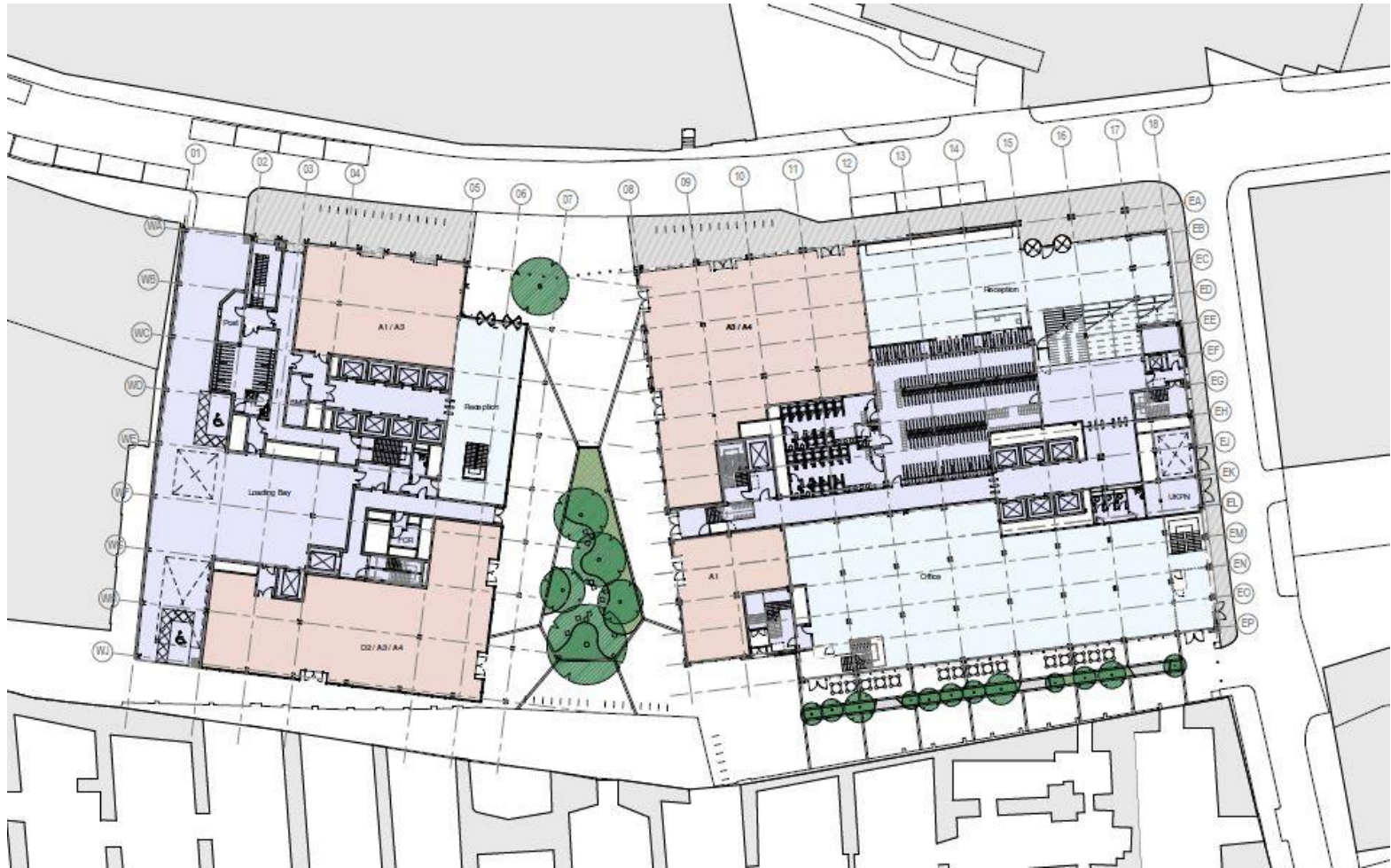


# Proposed Scheme – Lavington Street Elevation

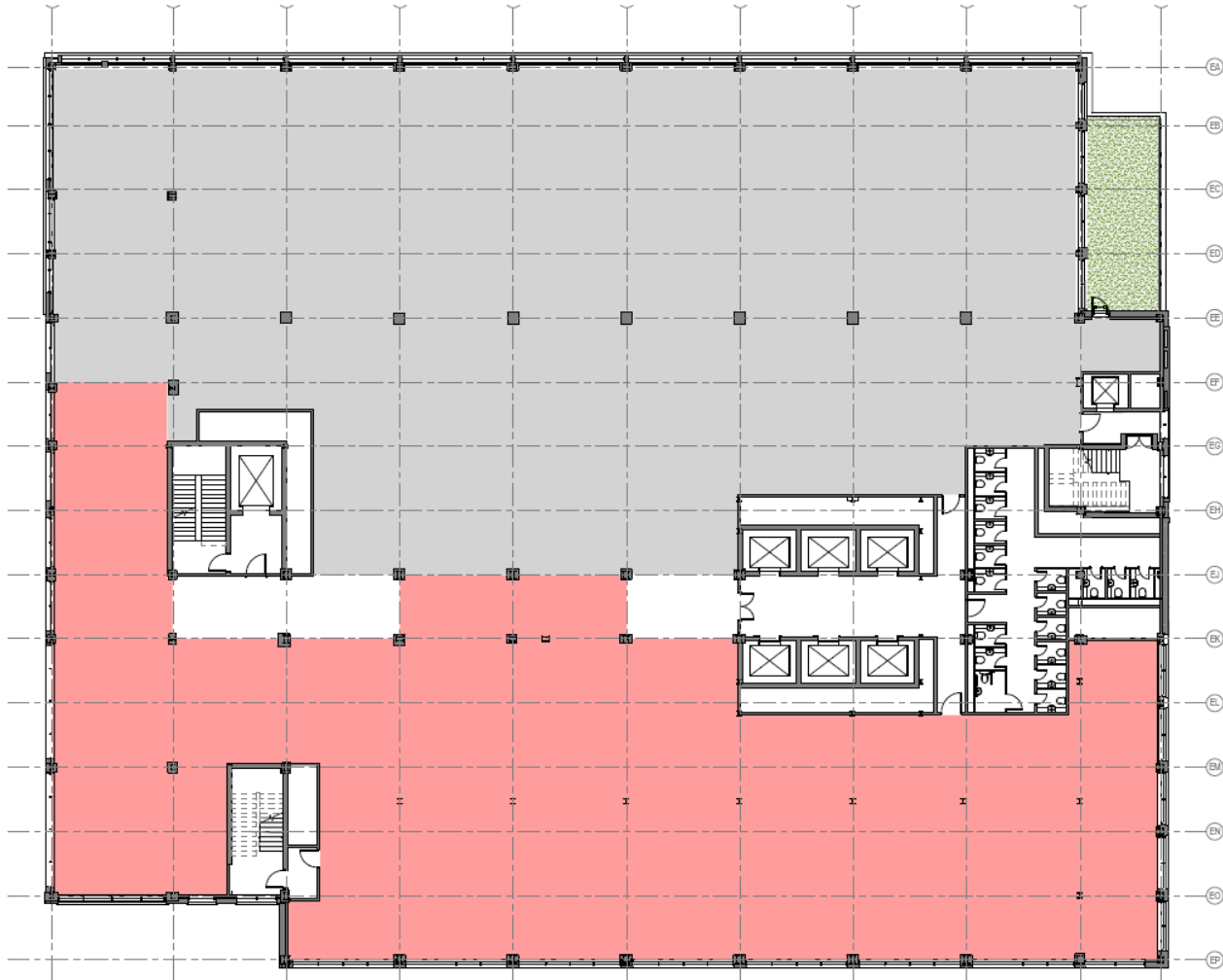




# Proposed Scheme Ground Floor Layout



# Indicative Affordable Workspace Location





# Surrounding Building Heights



# New Pedestrian Route





# New Public Realm





# View from Great Suffolk Street



# View Lavington Street





# Additional Views Lavington Street





## 19/AP/7610 – 14-22 OSSORY ROAD, LONDON SE1 5AN

Demolition of the existing building and redevelopment of the site to deliver a building of part 10 part 11 storeys (43.2m AOD) comprising 1,438 sqm of light industrial floorspace across the basement, ground, and first floors; 71 residential units (35.38% by habitable rooms) across the upper floors; and associated outdoor communal amenity space, disabled car parking, cycle storage, refuse storage, and landscaping.

# Existing site

- Tool and equipment hire company
- Old Kent Road Opportunity Area
- Within site allocation OKR10



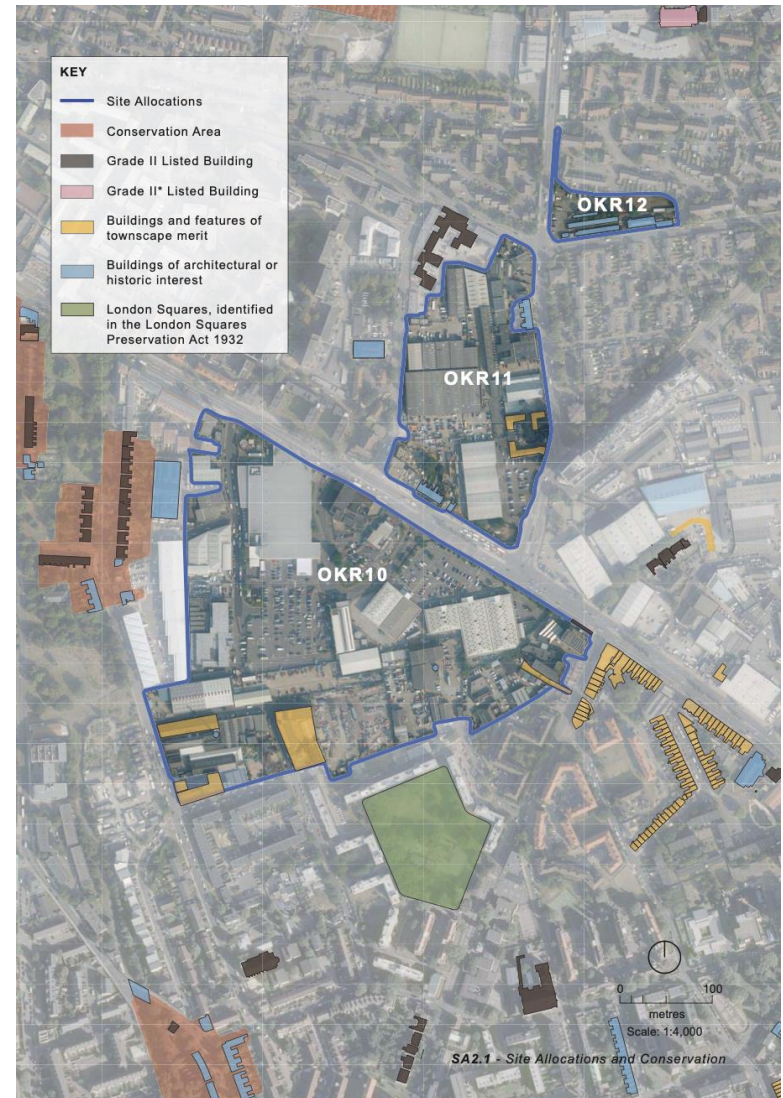




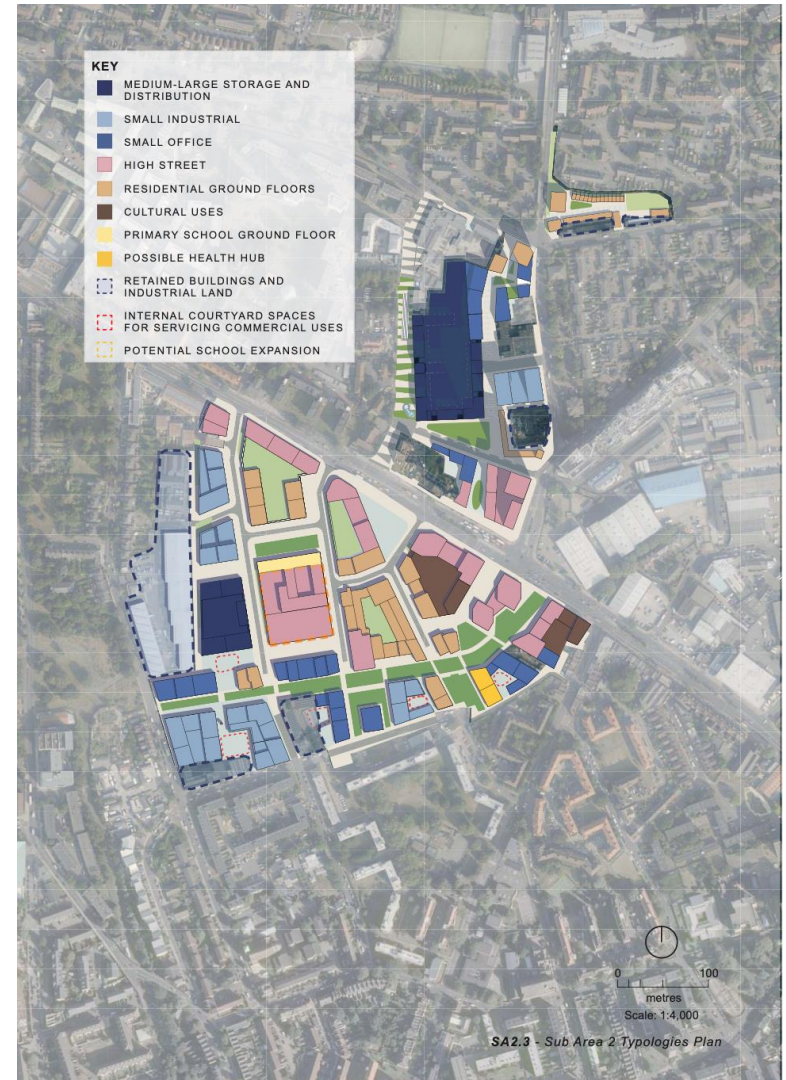
# Old Kent Road Area Action Plan

## OLD KENT ROAD

AREA ACTION PLAN / OPPORTUNITY AREA PLANNING FRAMEWORK CONSULTATION  
DECEMBER 2017







## PROPOSED SCHEME



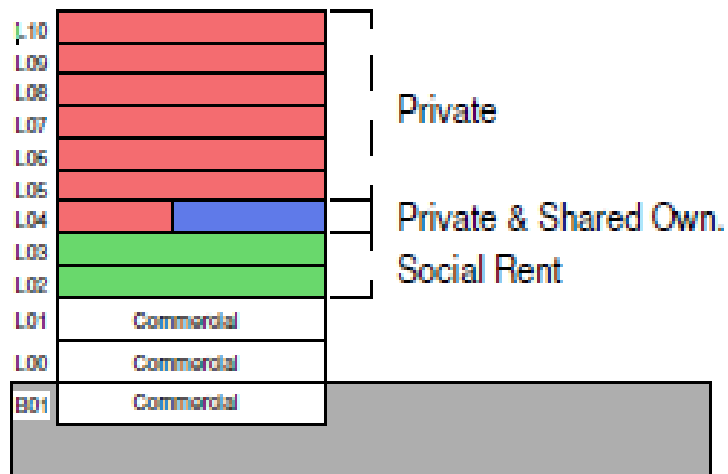


## PROPOSED SCHEME

	Market	Social	Intermediate
Studio	3	-	-
1 Bed	25	2	3
2 Bed	18	6	3
3 Bed	4	4	1
4 Bed	-	2	-
Total	50	14	7

- 71 Residential Units
- 35.38% Affordable housing provision based on habitable rooms.
- 21 Residential units Affordable housing, 14 Social rented and 7 Intermediate rent
- This is split into Social 25.64%, 9.74% intermediate

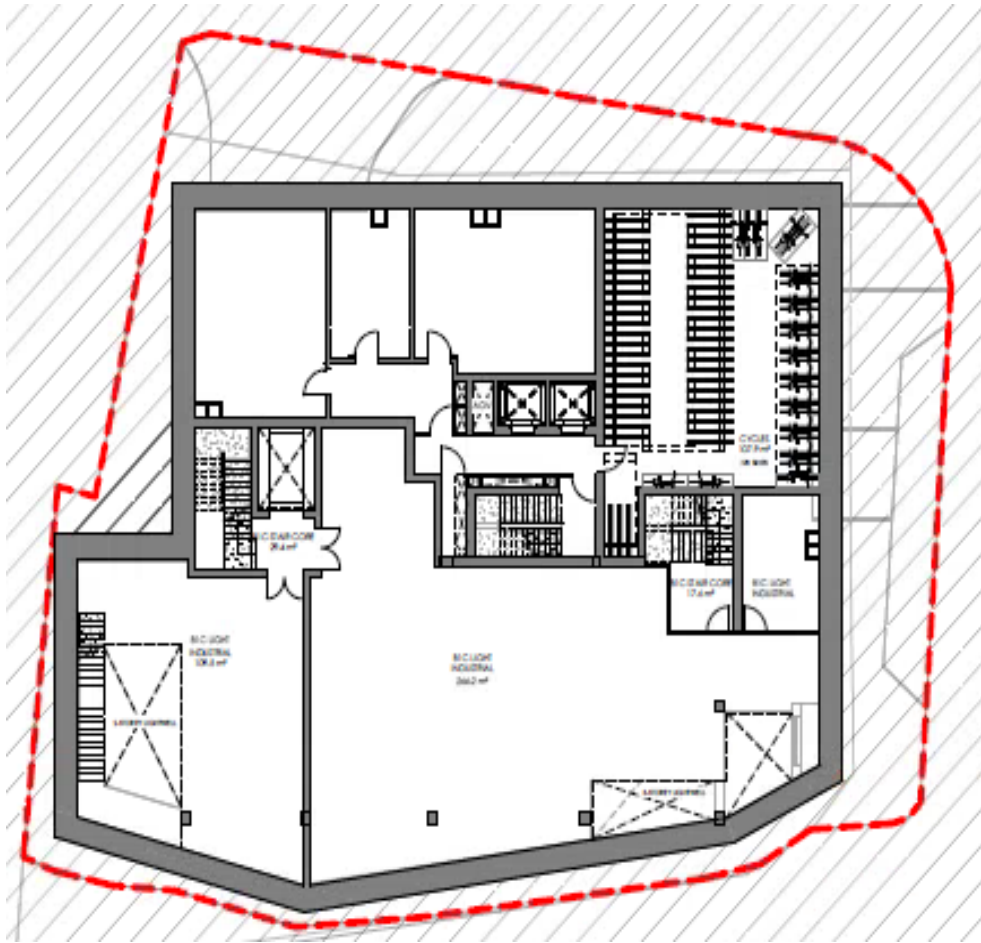
# TENURE DISTRIBUTION



Key Section

- Social Rent
- Shared Ownership
- Private

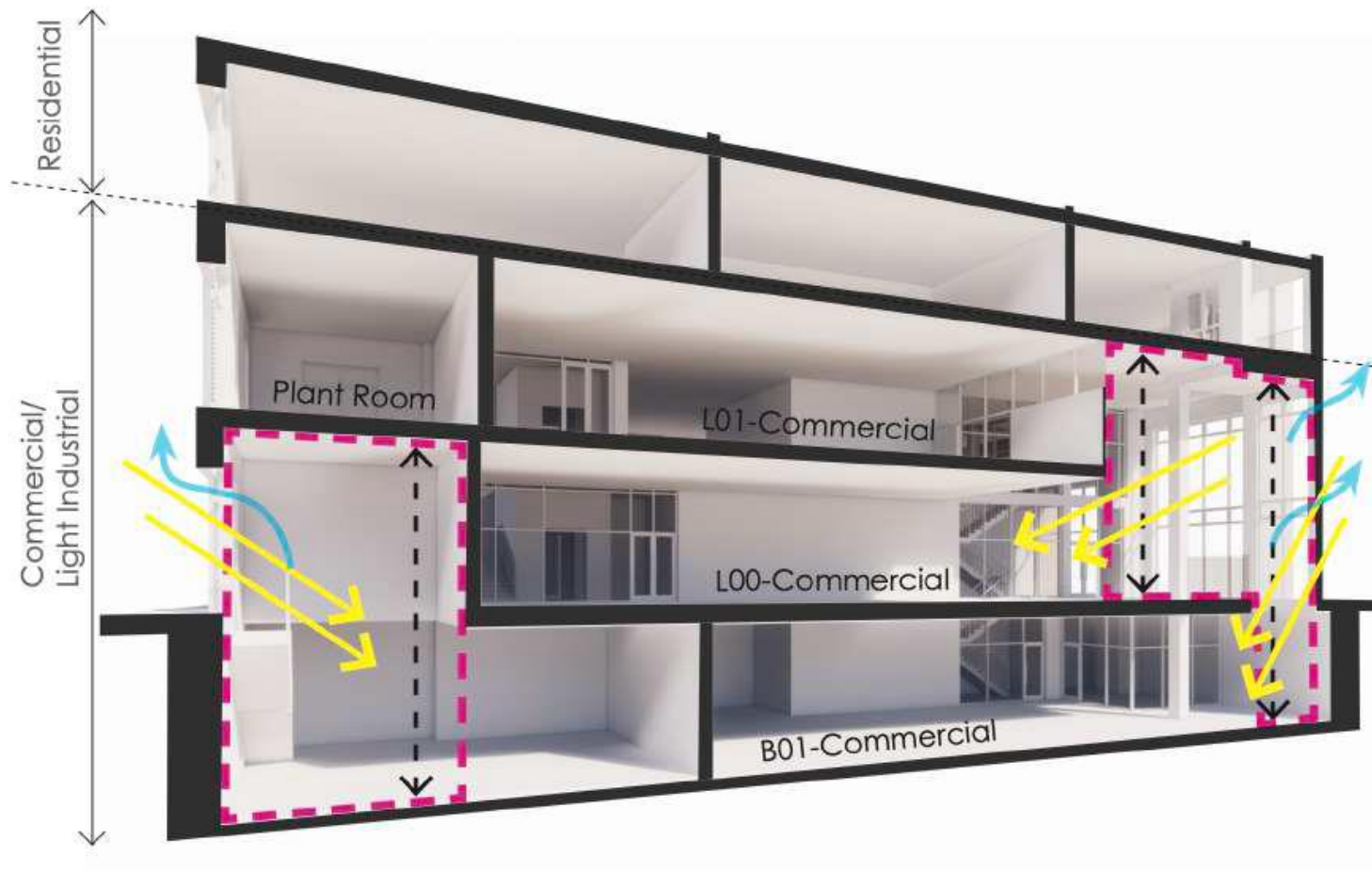
## PROPOSED BASEMENT FLOOR



- Uplift in B1c floorspace
- Light Industrial floorspace provided over basement, ground and first floors
- Flexible floorspace to accommodate a variety of potential occupiers
- Uplift in employment space to deliver 17 sustained jobs
- 10% Affordable workspace to be provided



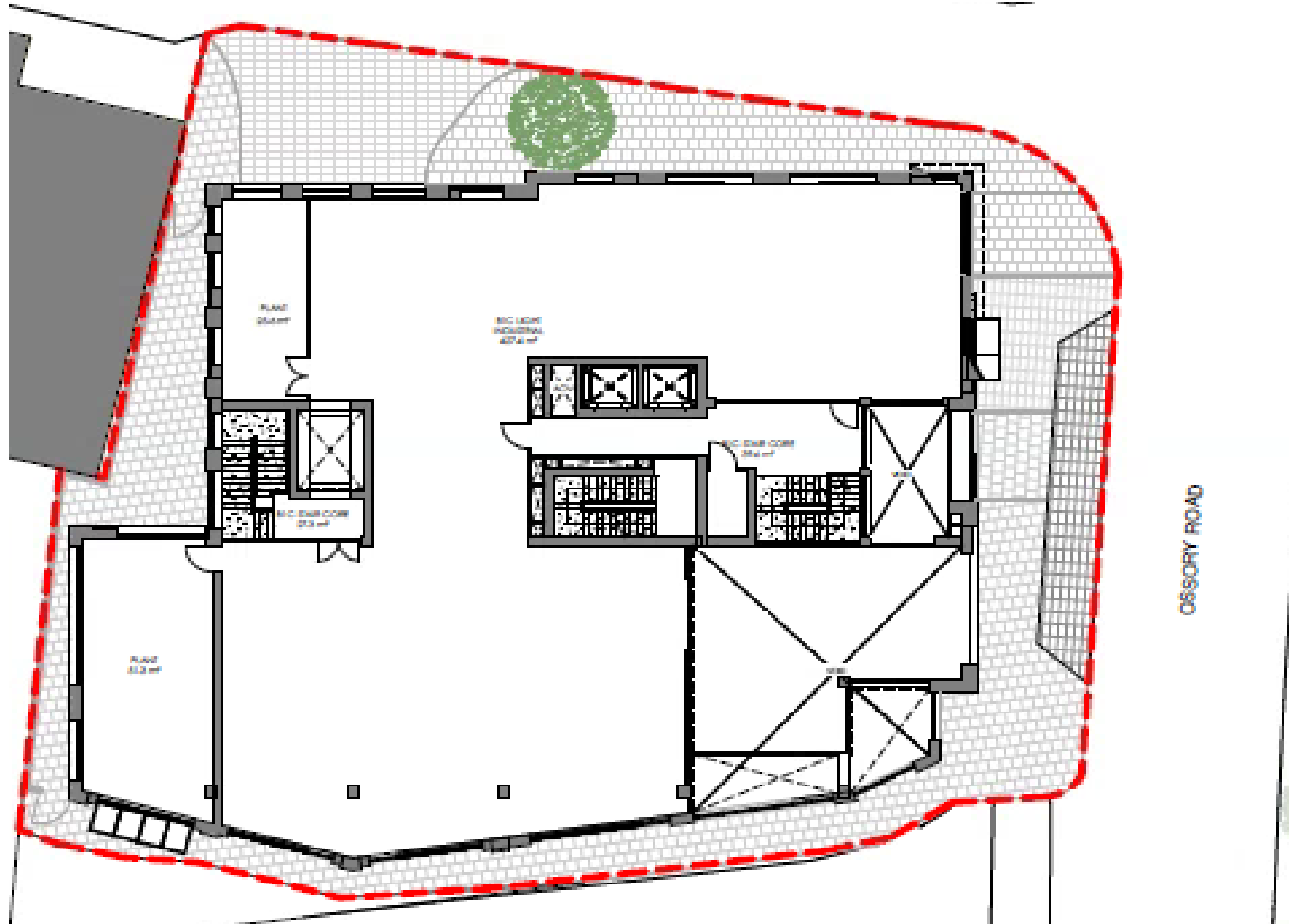
# SECTION THROUGH INDUSTRIAL SPACE



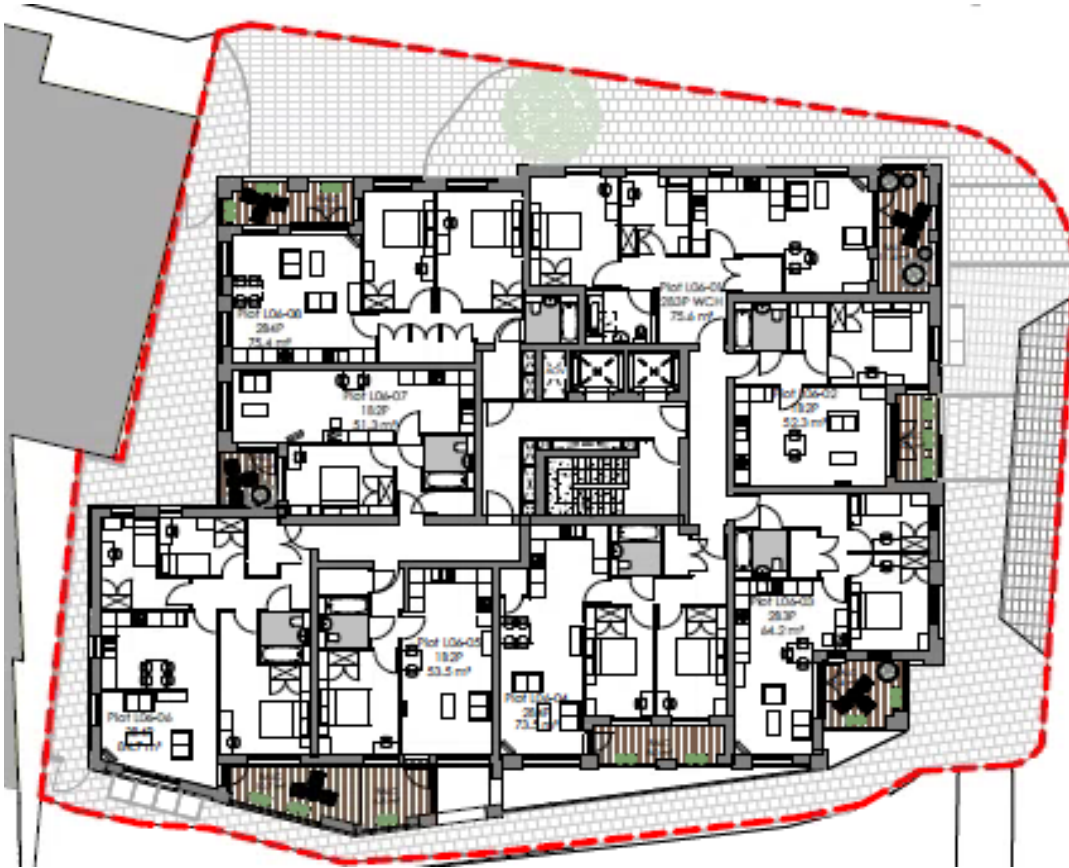
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# PROPOSED FIRST FLOOR



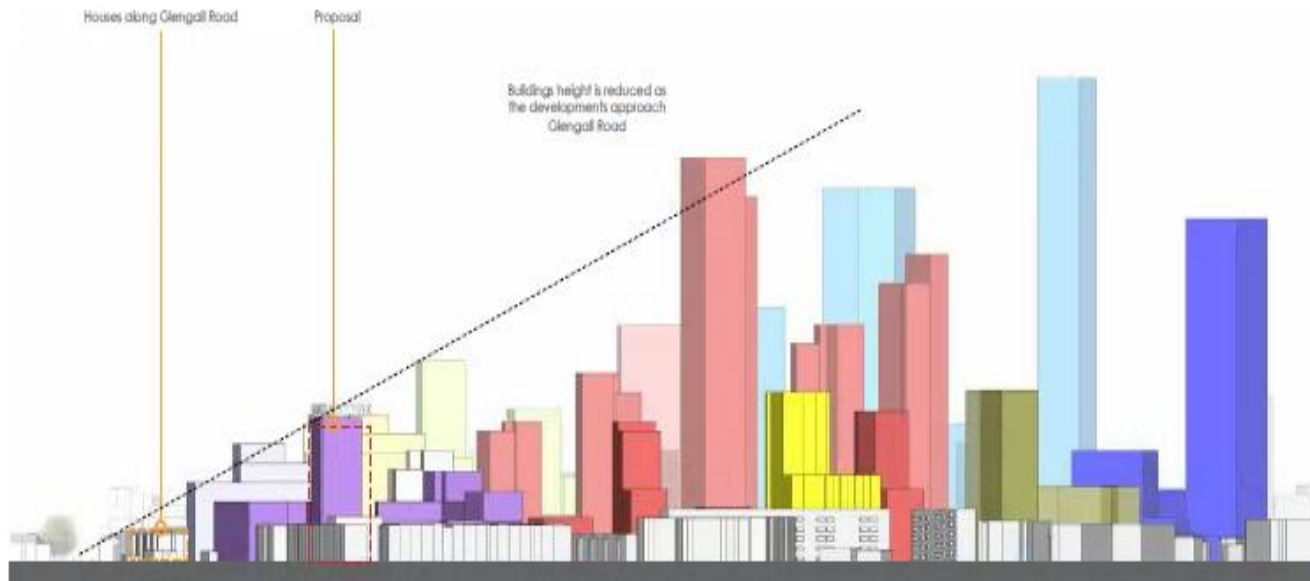
## QUALITY OF ACCOMMODATION



- 37 of 71 units (52%) are either dual or triple aspect.
- None of the single aspect units are north facing.
- All units achieve minimum floorspace standards



# BUILDING HEIGHT



- Maximum height of 11 storeys
- Development mediates the transition of Malt Street and Glengall Road Conservation Area.

# DESIGN AND MATERIALITY



Material Key	
1	Light Buff Brick
2	Brown Brick
3	Brown Brick, recessed soldier course band, raked mortar joint
4	Brown Brick, recessed panel, raked mortar joint
5	Brown Brick, recessed panel
10	PPC aluminium windows and/or doors - RAL 7006
11	PPC aluminium faced balconies - RAL 7006
12	PPC aluminium louvre/doors - RAL 7006
13	PPC aluminium fixed panel - RAL 7006
14	PPC aluminium entrance frame - RAL 7006
15	PPC aluminium panel with horizontal shadow gaps - RAL 7006
16	PPC aluminium entrance canopy - RAL 7006
20	Glass balustrade with metal posts and handrail - RAL 7006

## AMENITY PROVISION

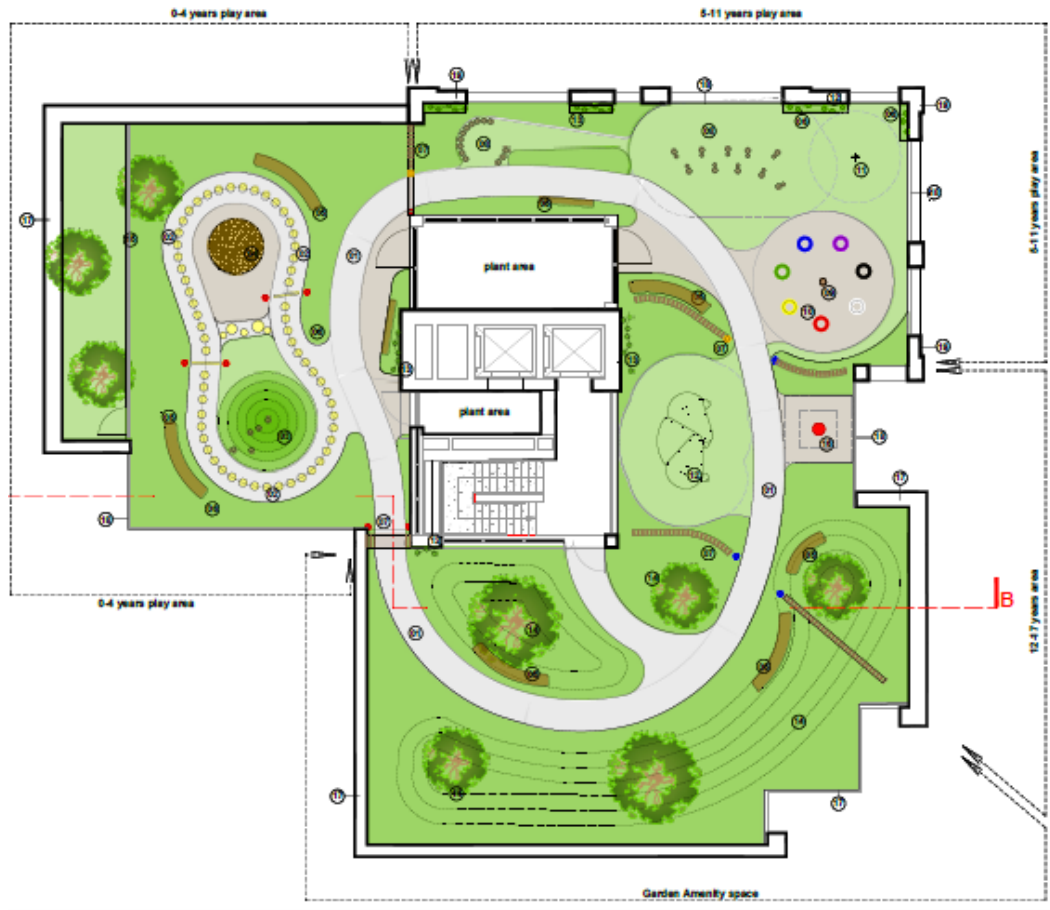


	Req.	Prop.	Diff.
<b>Private Amenity Space</b>	710 sqm	588 sqm	-122 sqm
<b>Communal Amenity Space</b>	50 sqm + 122 sqm	262 sqm	+90 sqm
<b>Public Open Space</b>	355 sqm	0 sqm	355 sqm

- No public open space is required in the AAP masterplan for this site. An off site payment of £72,775 towards new and existing park spaces in the AAP area will be secured through the S106 Agreement

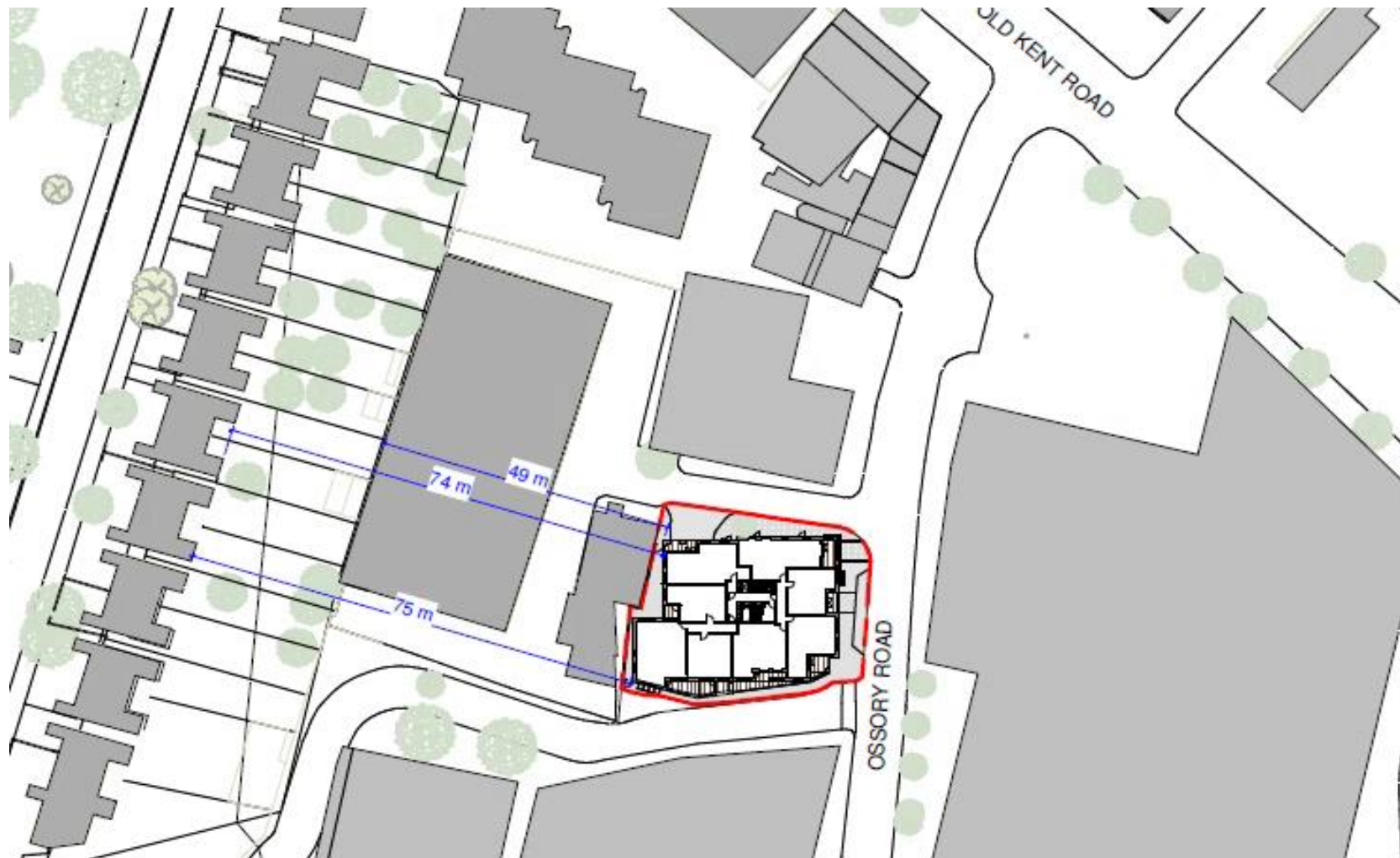


# PLAYSPACE

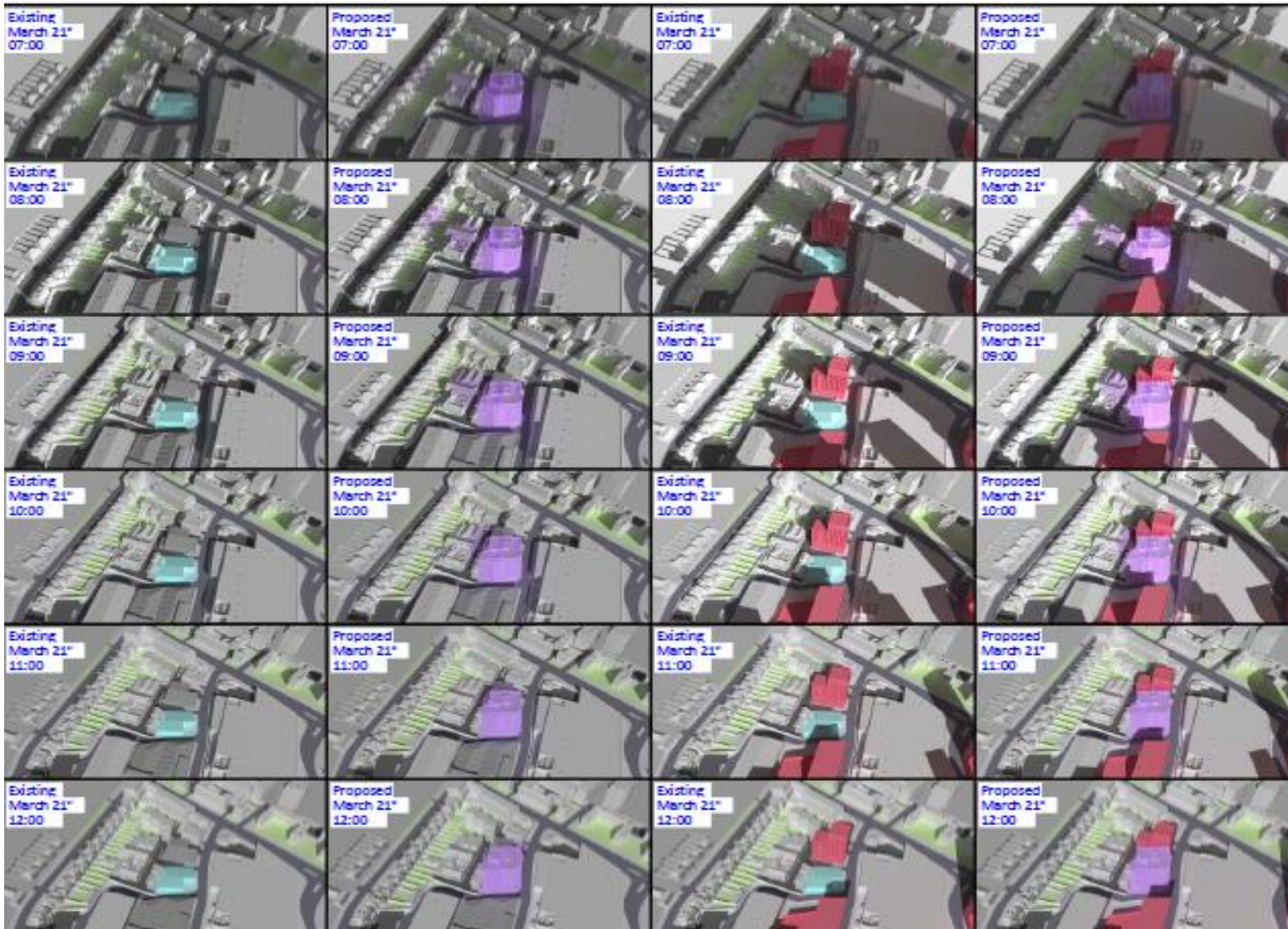


Dedicated outdoor child play Space.	Required play space based on child yield.	Proposed play space	Shortfall
Up to 12 years old	215 sqm (162 sqm required)	Play space proposed for all children up to 17 years old located on the eleventh floor terrace	No shortfall
Over 12	69sqm (51 sqm required)		

## DISTANCE TO NEIGHBOURING PROPERTIES

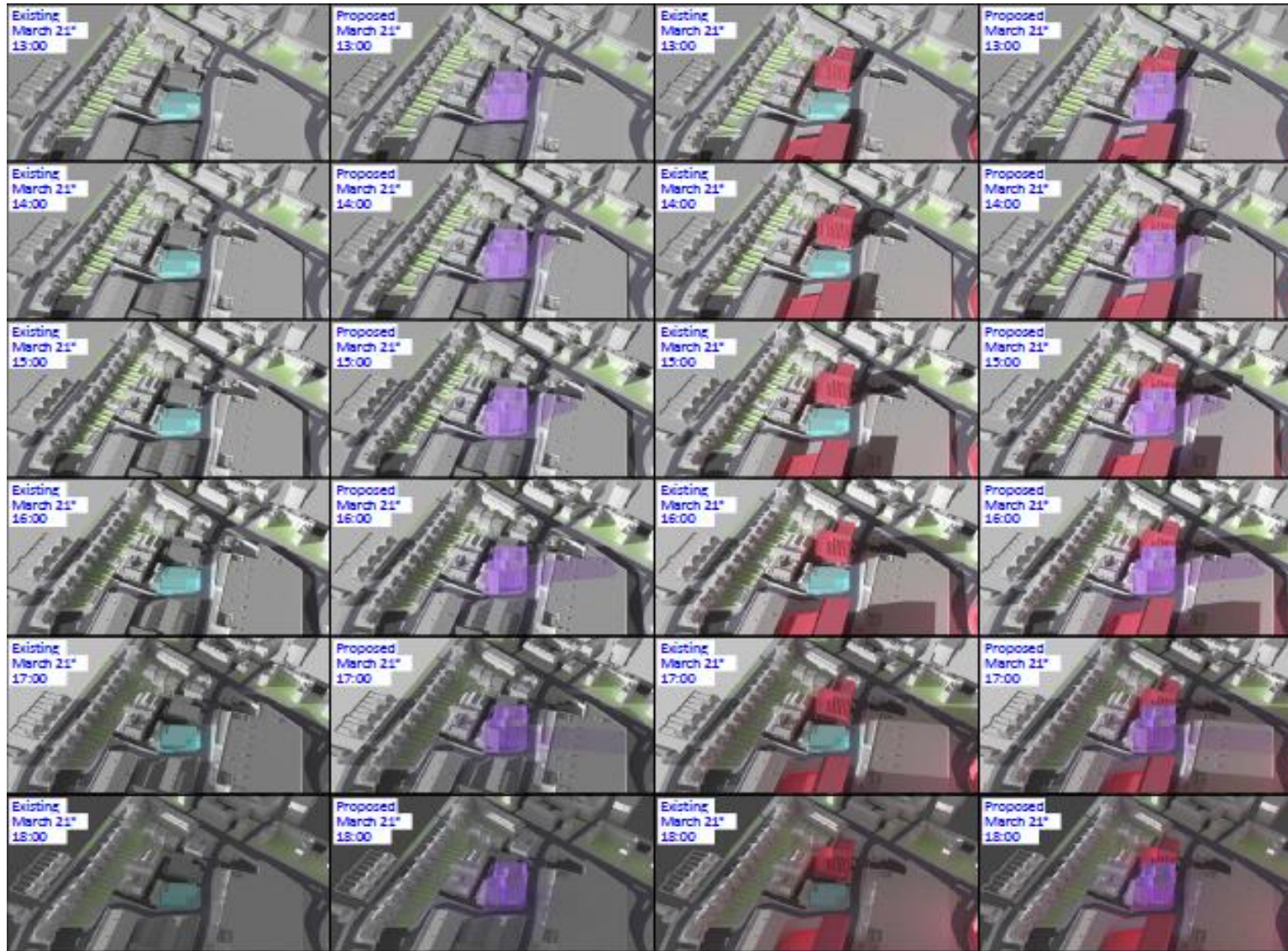


# TRANSIENT SHADOW MARCH 21<sup>st</sup> - MORNING



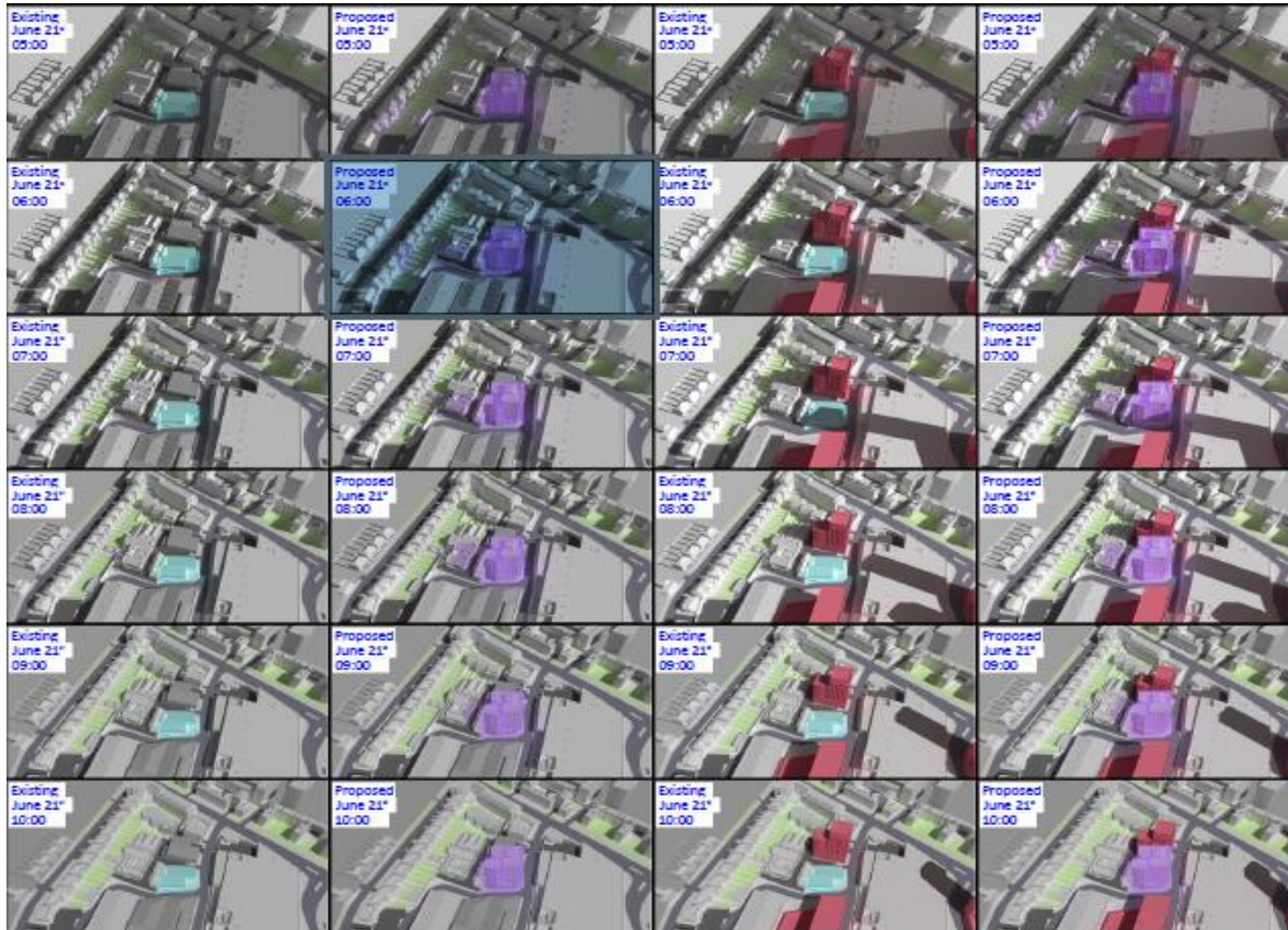


# TRANSIENT SHADOW MARCH 21<sup>st</sup> - AFTERNOON



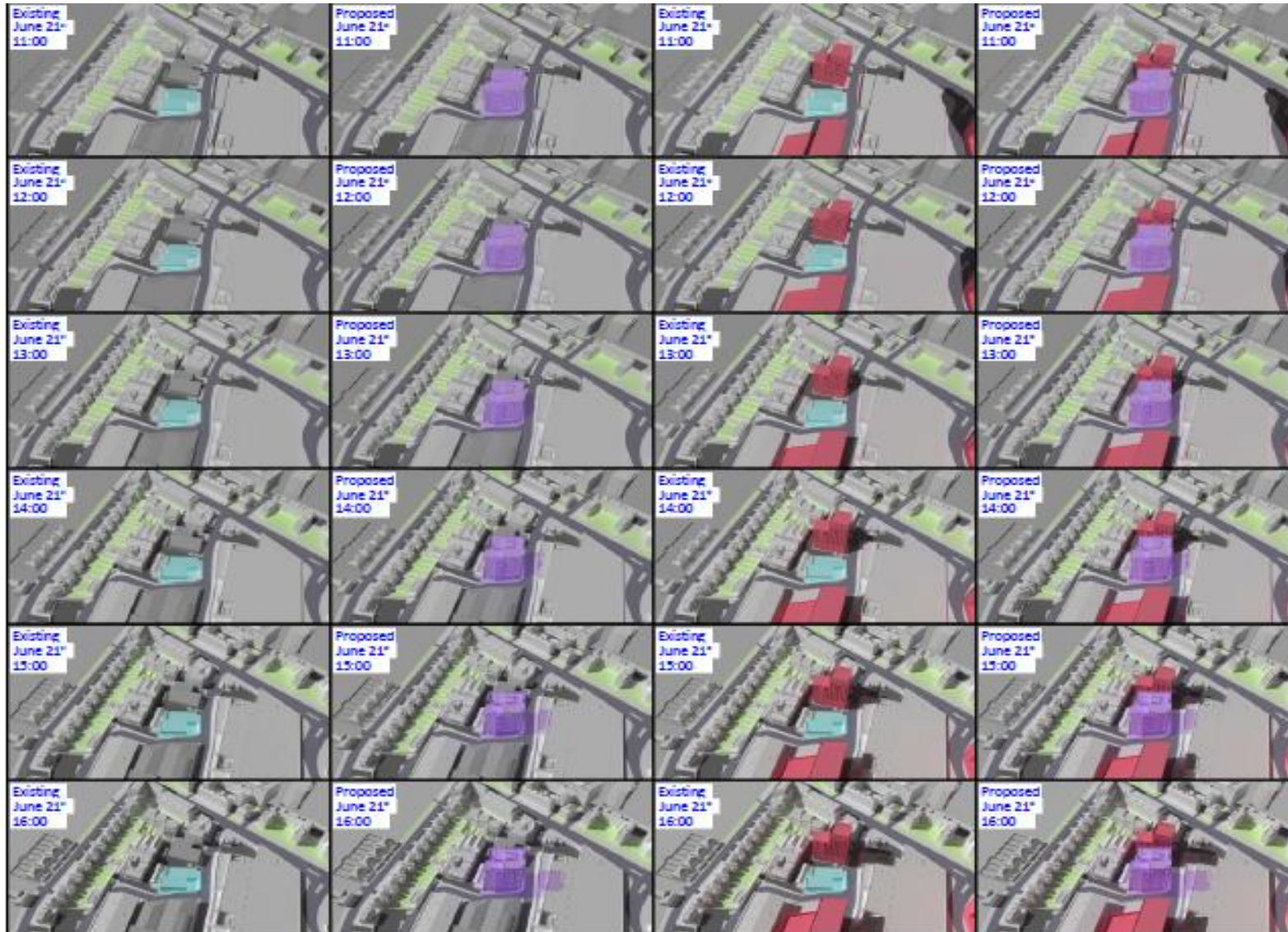


# TRANSIENT SHADOW JUNE 21<sup>st</sup> - MORNING



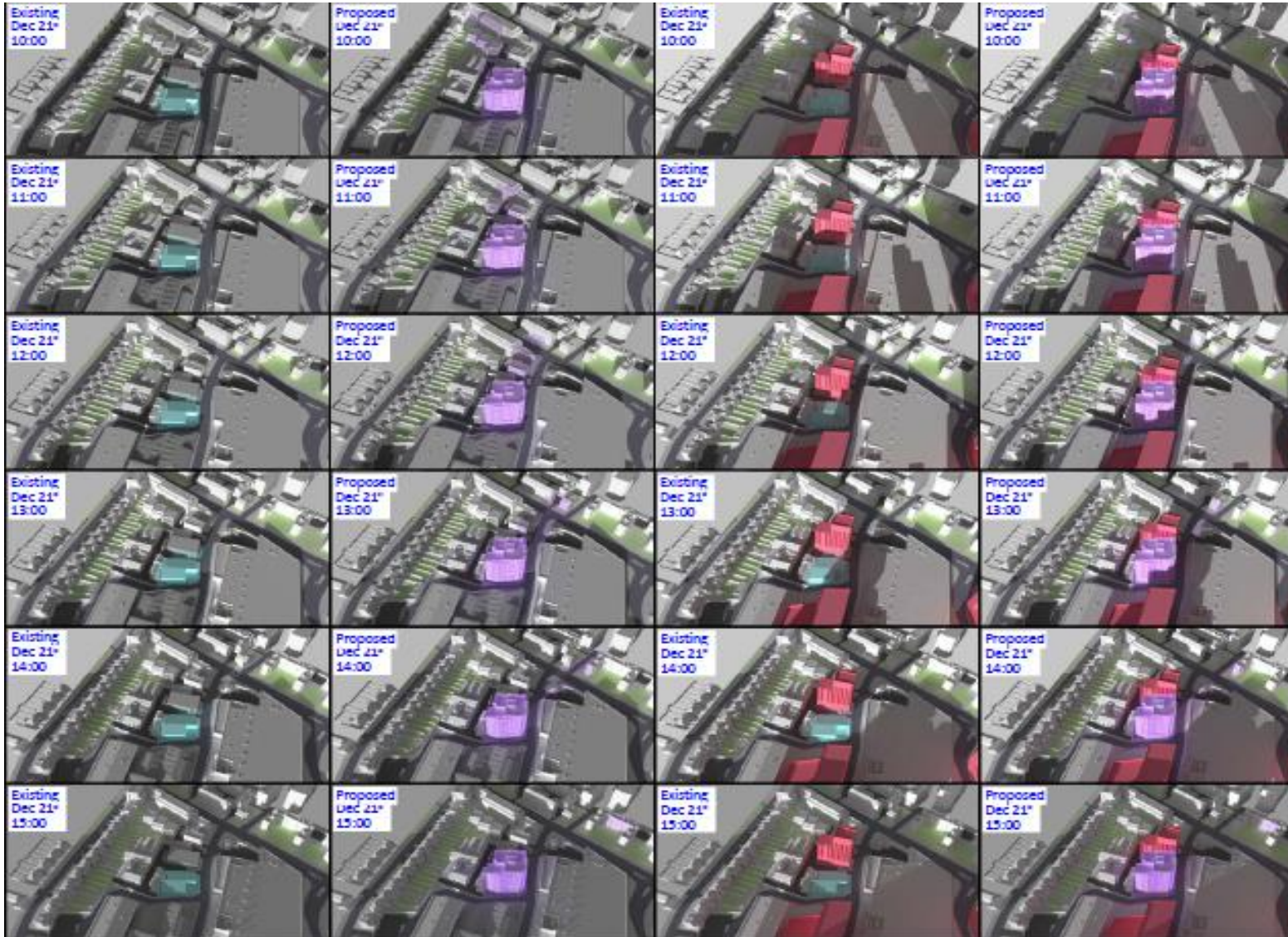


## TRANSIENT SHADOW MARCH 21<sup>st</sup> - AFTERNOON





# TRANSIENT SHADOW DECEMBER 21<sup>st</sup>



## IMPACT ON GLENGALL ROAD CA





## SUSTAINABILITY AND LANDSCAPE



- Biodiversity net gain
- Increased Urban Greening Factor of 0.3
- Carbon off-set payment of £29,016
- CO2 savings on site are 71.49% for residential and 30.77% commercial

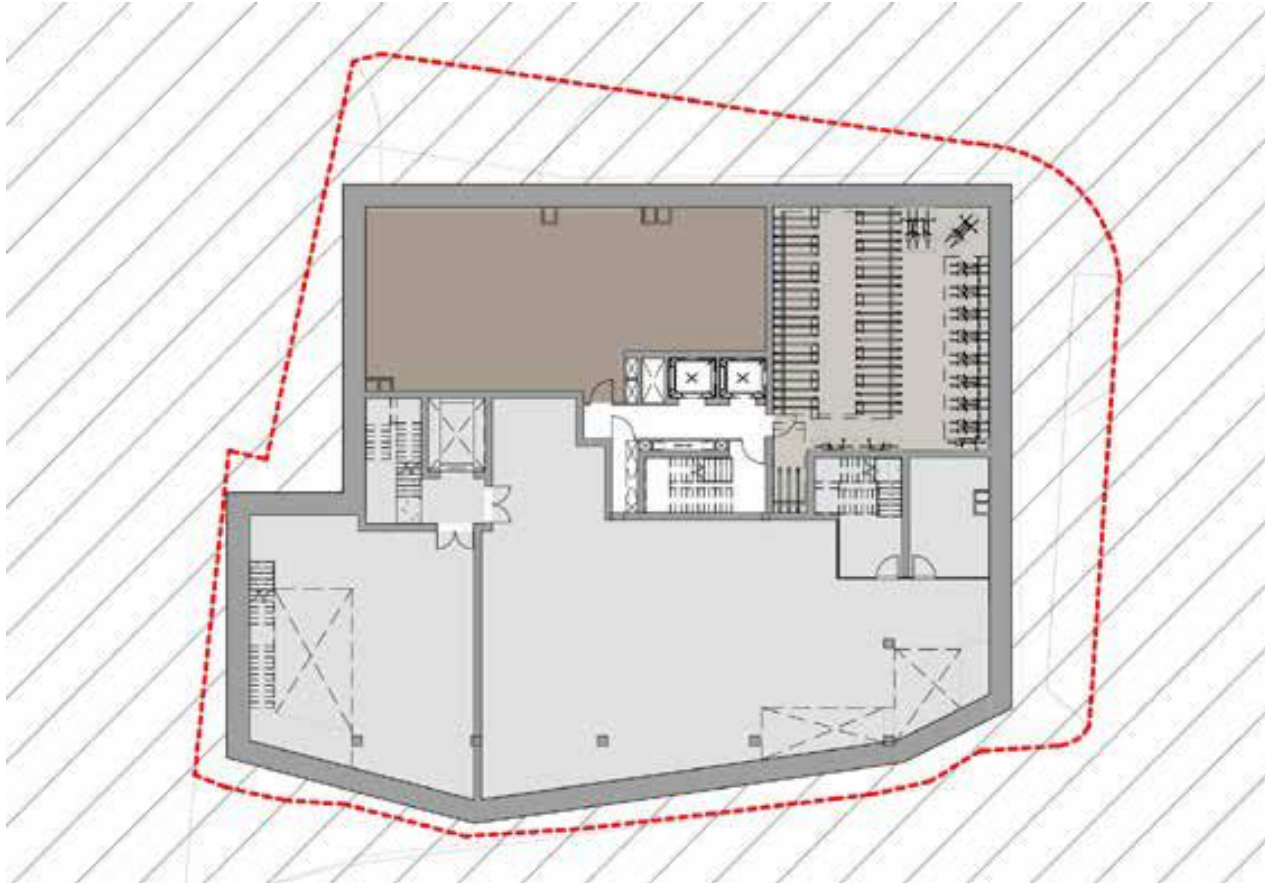


## TRANSPORT & PUBLIC REALM



- Active frontages created to all sides of the development
- Improved public realm to Ossory Road
- Two blue badge parking spaces

# TRANSPORT & PUBLIC REALM



- Policy compliant cycle parking
- Car free development

## CGI VIEWS OF DEVELOPMENT





## SUMMARY

- 71 new homes to the Borough's housing stock
- 35.38% Affordable Housing (25.64% Social, 9.74% Intermediate)
- 1,438 sqm of Light Industrial floorspace (increase of 196 sqm on existing provision)
- Uplift in employment opportunities with potential for 17 jobs
- Environment, biodiversity and sustainability gains