

# Welcome to Southwark Planning Sub-Committee B

30 MARCH 2021

## MAIN ITEMS OF BUSINESS

**Item 7.1 20/AP/0489**

46- 48 GRANGE WALK,



Councillor Cleo Soanes (Chair)



Councillor Maria Linforth –Hall ( Vice Chair)



Councillor Sirajul Islam



Councillor Victoria Mills



Councillor David Noakes



Councillor Karl Eastham



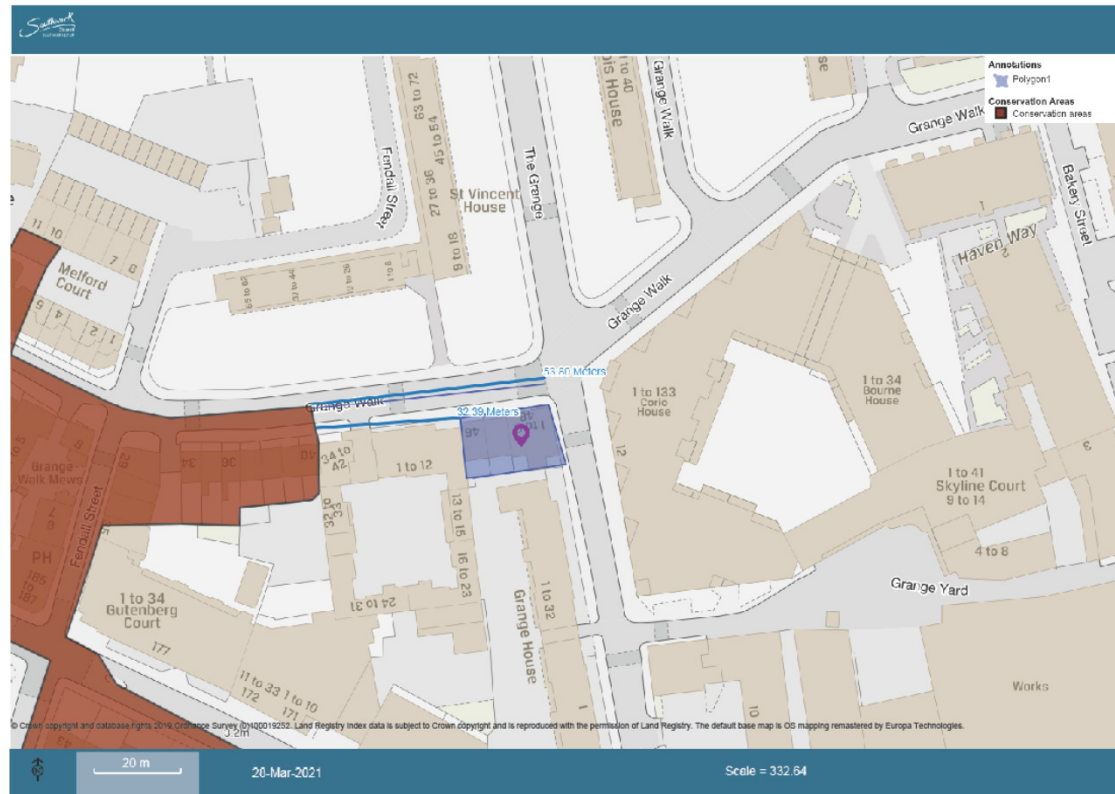
Councillor Martin Seaton

Item 7.1– 20/AP/0489

46- 48 GRANGE WALK, LONDON, SE1 3DY

**Construction of a part 2/part 3 storey rooftop extension, remodelling of existing building facades and associated works to provide 5 residential units (Use Class C3) including cycle and refuse storage..**





## SITE LOCATION PLAN

# PUBLIC CONSULTATION RESPONSES

Total number of representations	Support	Neutral	Object
85	27	6	52

## SUMMARY OF OBJECTIONS

- Phased development to avoid affordable housing contribution
- Design and heritage impacts
  - Impact on the Bermondsey Street Conservation Area
  - Impact of the height scale and massing on the townscape
- Neighbouring Amenity impacts
  - Daylight and sunlight impacts
  - Impact on privacy
  - Creation of a sense of enclosure
  - Impact from construction
- Transport impacts from servicing and additional parking strain



Existing Front Elevation

## Existing northern elevation



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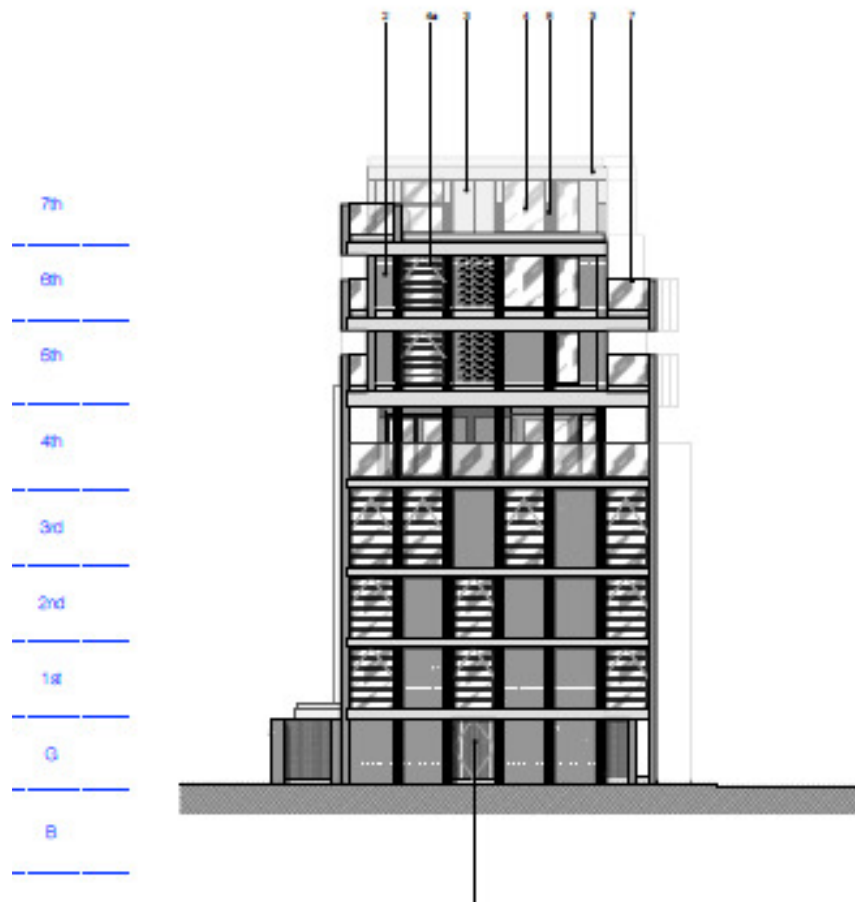
## Proposed northern elevation.



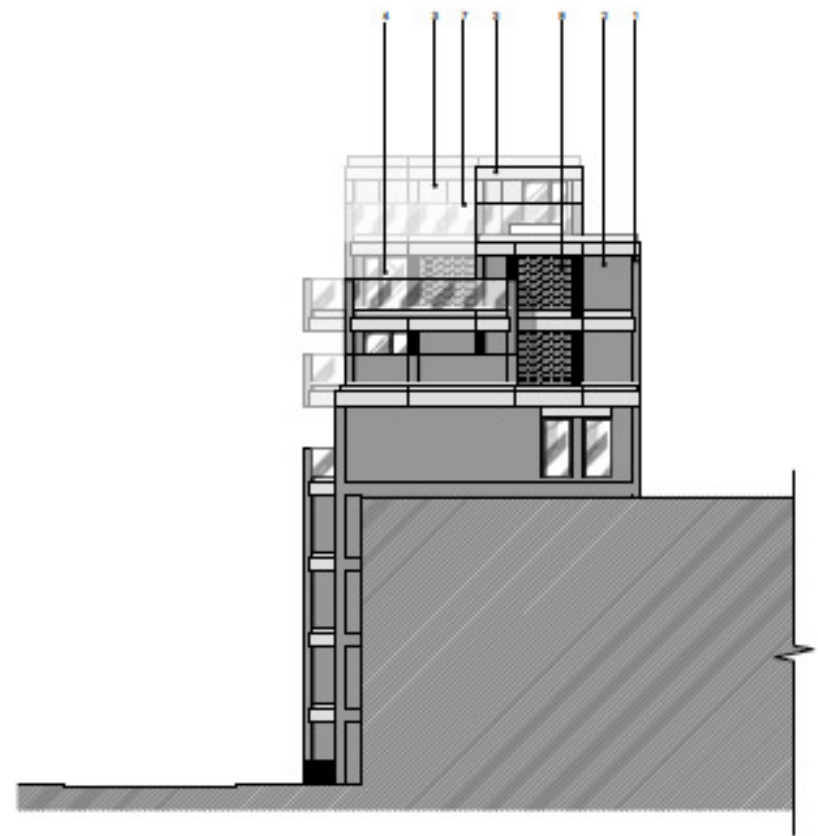
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Proposed east elevation



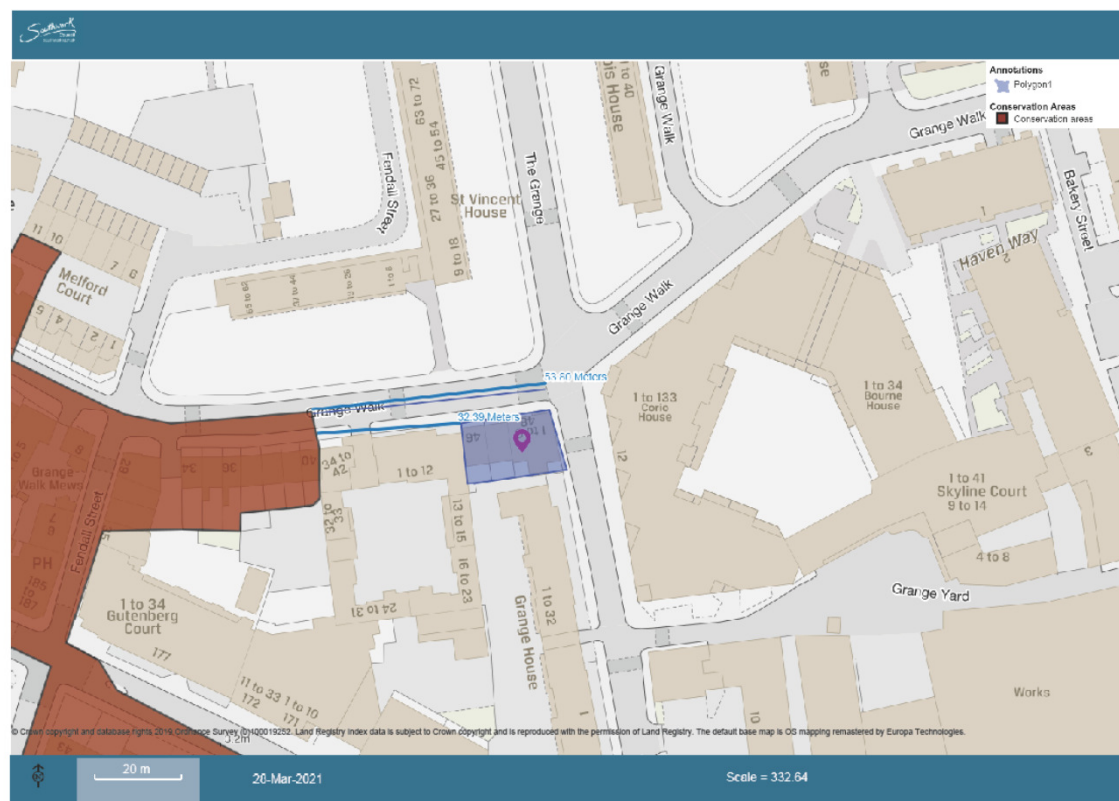
Proposed west elevation

# Phased development?

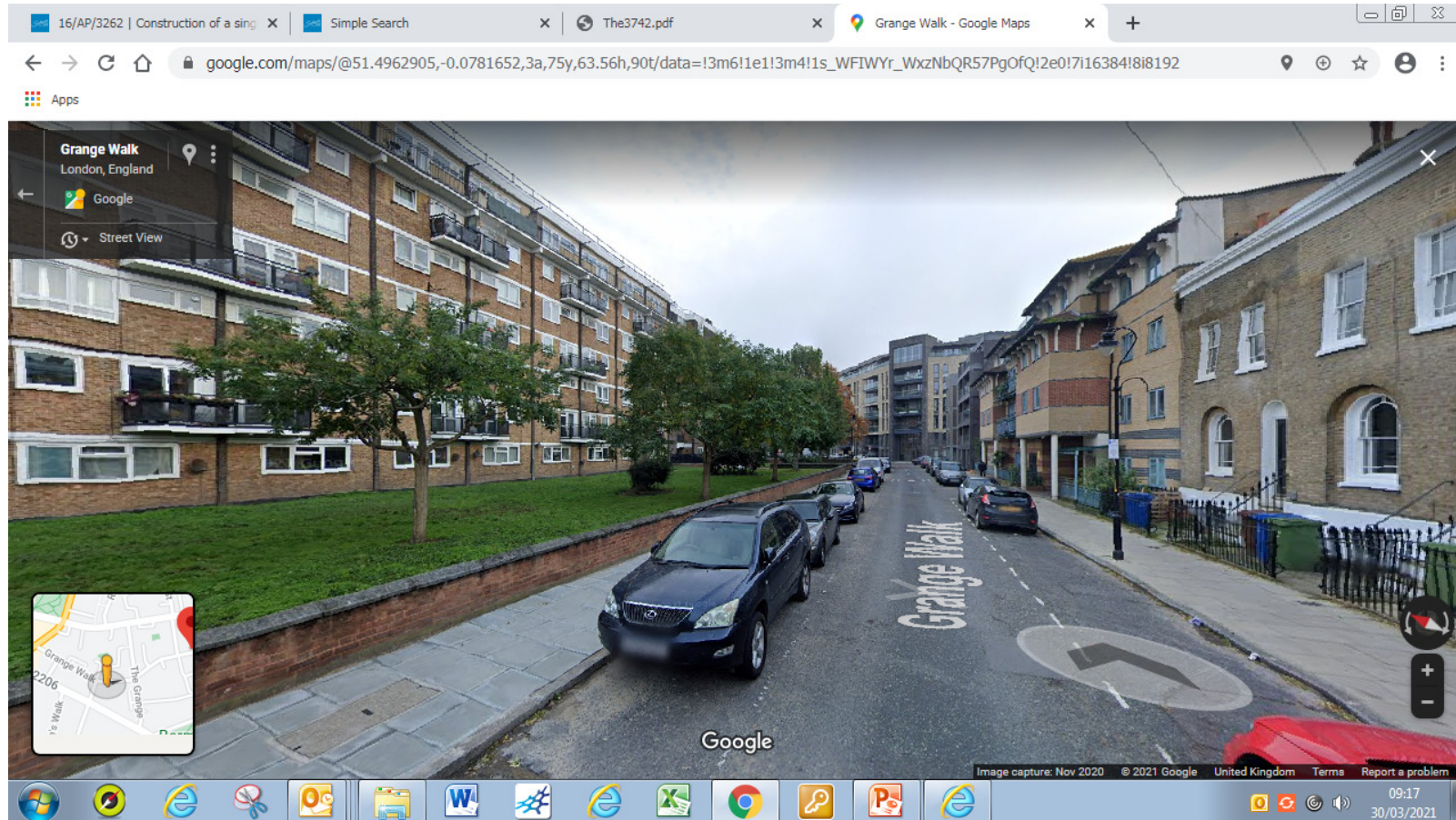
2016	Pre-application advice saying that five storeys was suitable
2017 Corio completed	Townscape context changed
May 2017	9 dwellings at 46-47 Grange Walk Approved
October 2017- appeal decision on 148-150 Old Kent Road	Appeal allowed- roof extension not phased development.
February 2018	Pre-application advice saying that three additional storeys could be acceptable.



# Design and heritage



# View from the conservation area- existing



# View from the conservation area- proposed



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## Proposed view- west



## Proposed view- south



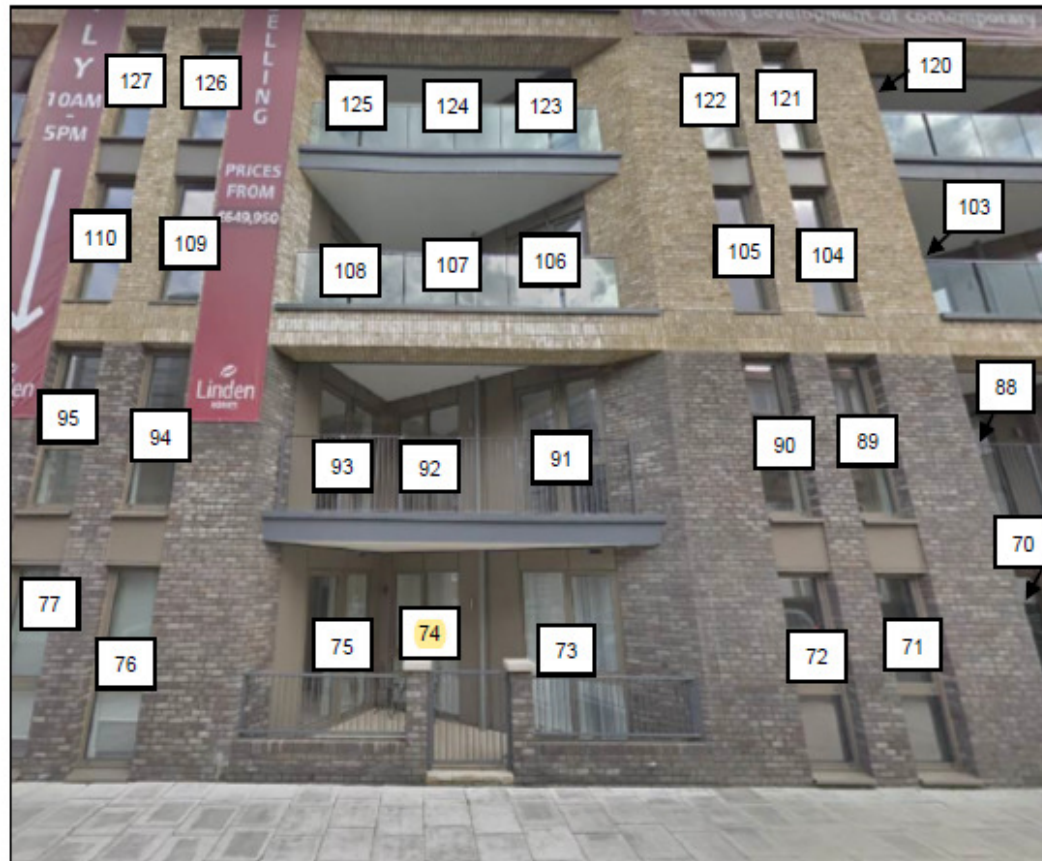
# Impact on neighbours

Daylight and sunlight	Some transgressions from BRE guidance
Sense of enclosure	Separated from neighbours by roads and no closer than the existing building
Privacy and overlooking	Meets distance separation guidance
Construction	Temporary impact controlled through other legislation





# Impact on neighbours- daylight and sunlight



12 The Grange



12 The Grange



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12 The Grange



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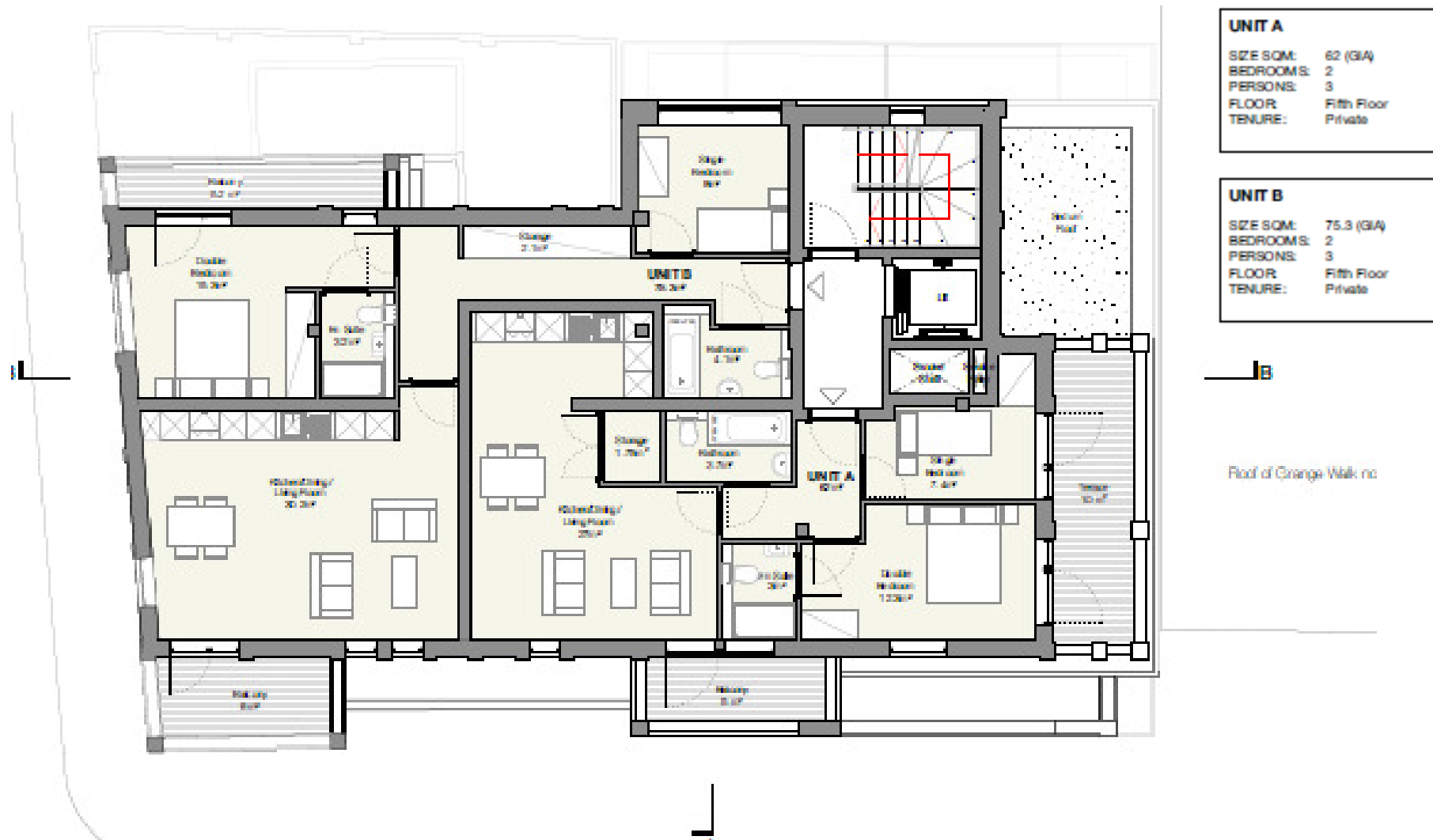
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# Transport impacts

In a CPZ	Condition prohibiting residents obtaining parking permits
Servicing	As existing with areas for refuse on the ground floor
Cycle parking	Meets London Plan requirements



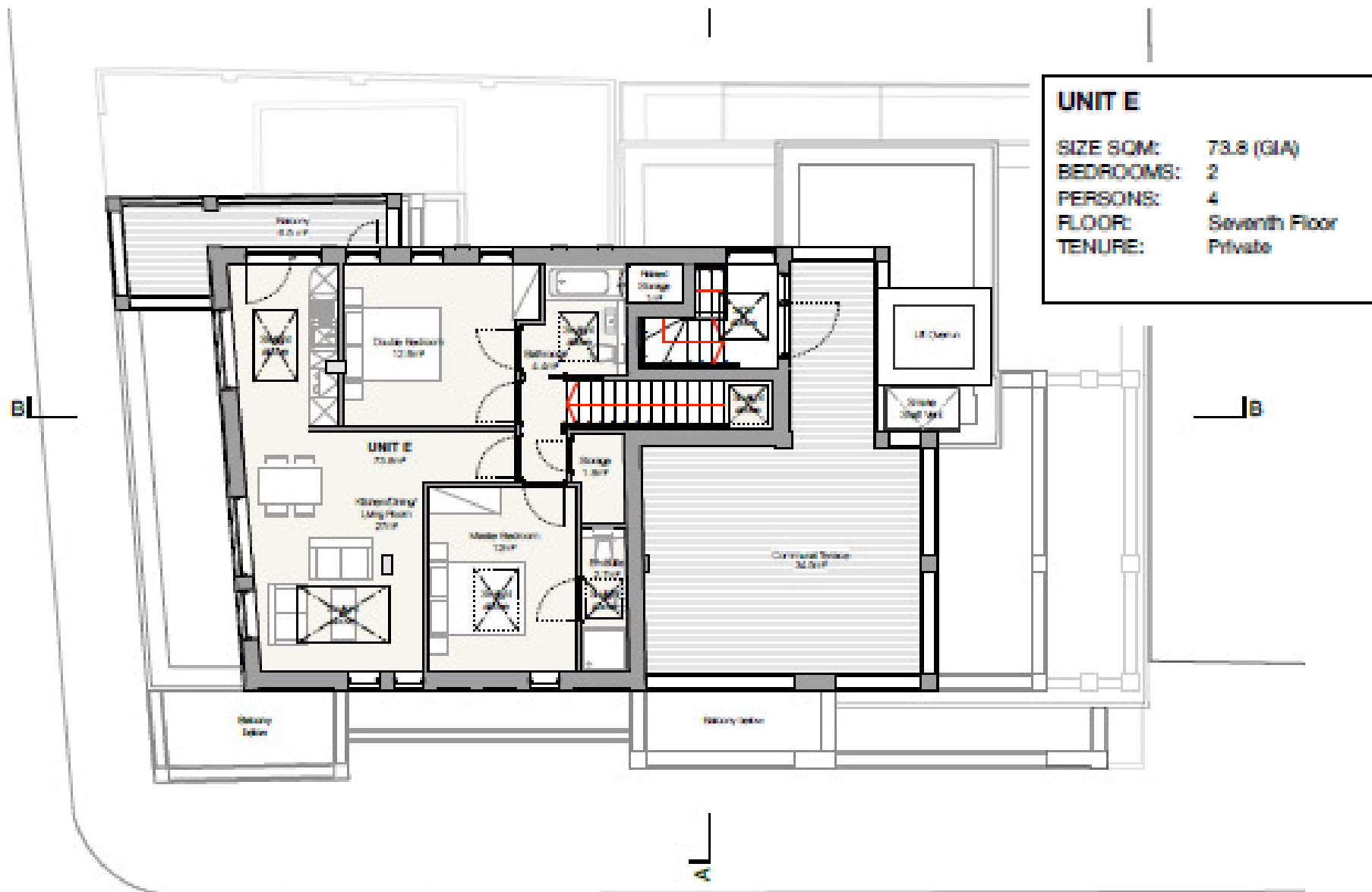




## Proposed Fifth Floor Plan



## Proposed Sixth Floor Plan



## Proposed Seventh Floor



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