

Welcome to Southwark Planning Committee

21 April 2021

MAIN ITEMS OF BUSINESS

Item 6.1 – 20/AP/2701 - 671-679 Old
Kent Road, SE15 1JS

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



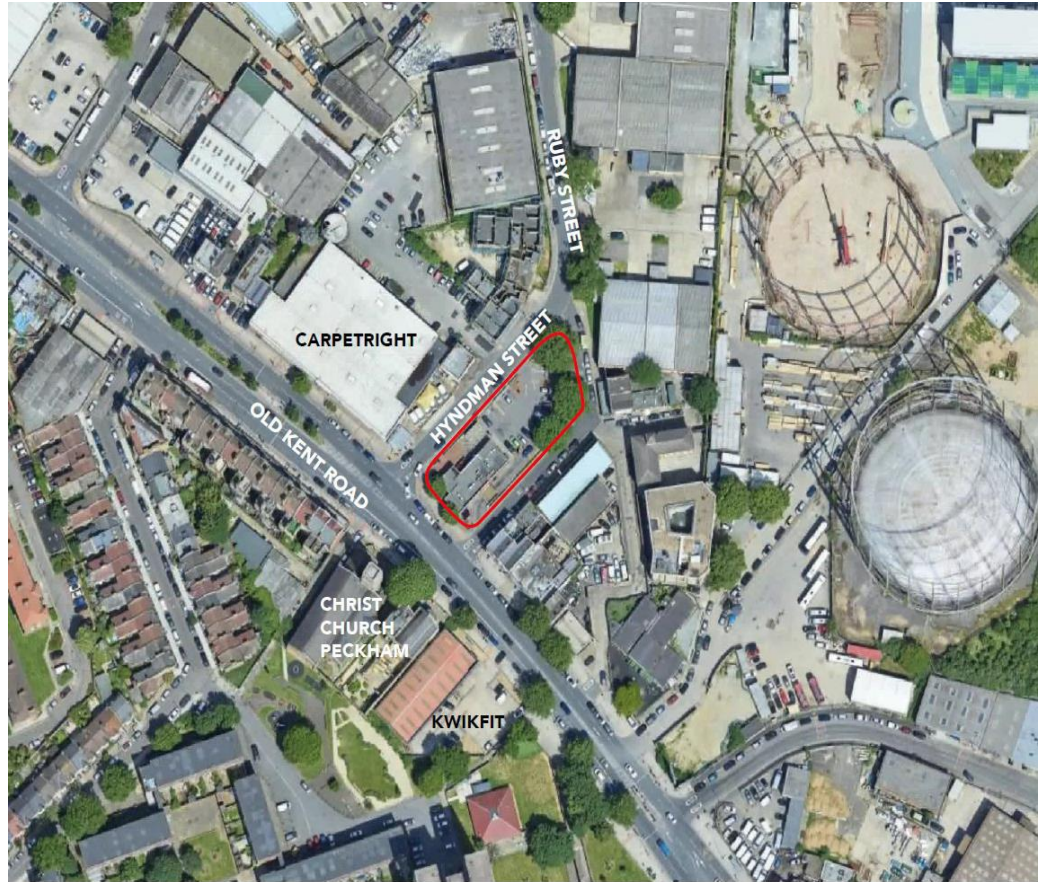
Councillor Bill Williams

20/AP/2701 – 671-670 Old Kent Road, London SE15 1JS

Demolition of all existing structures and erection of a part 10, part 12 storey plus basement mixed-use development comprising 257sqm flexible Class E floorspace (Commercial, business and service), and 267 purpose-built student accommodation rooms with associated amenity space and public realm works, car and cycle parking, and ancillary infrastructure.

EXISTING SITE

- Single storey KFC restaurant with drive-through function
- 15 car parking spaces
- 3 category B trees on site, all subject to TPO's
- Old Kent Road Opportunity Area
- Within site allocation OKR13

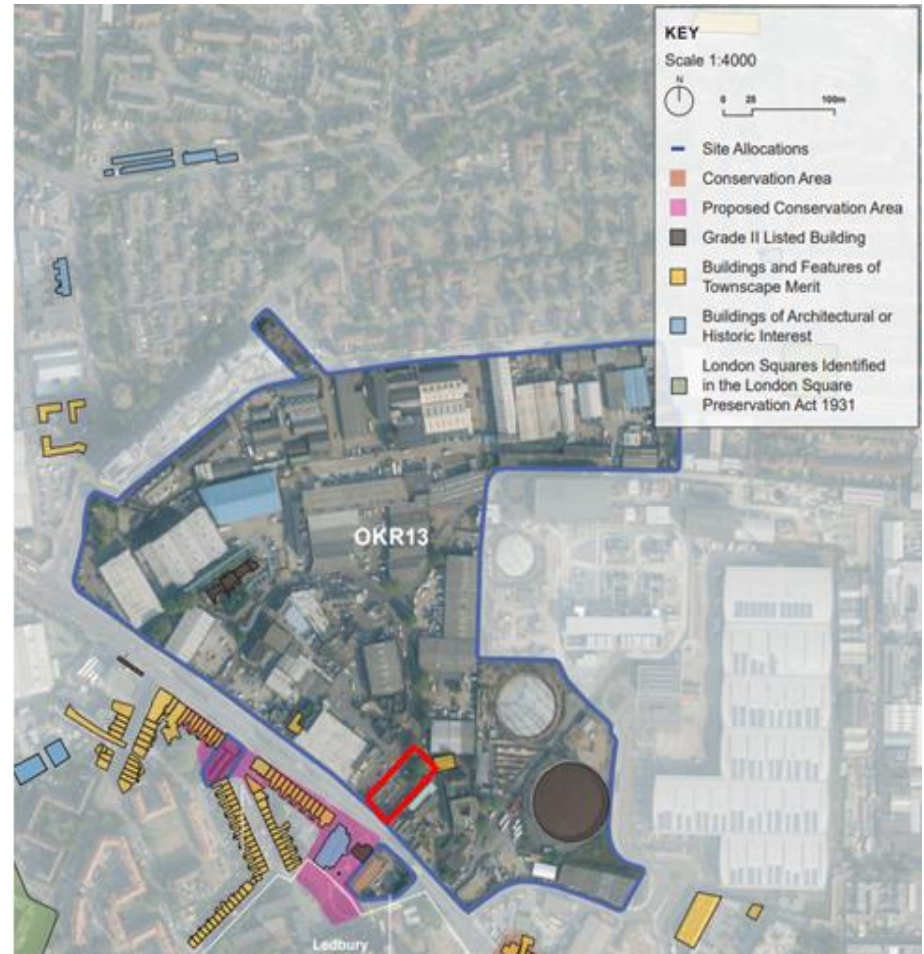




OLD KENT ROAD AREA ACTION PLAN

OLD KENT ROAD

AREA ACTION PLAN / OPPORTUNITY AREA PLANNING FRAMEWORK CONSULTATION
DECEMBER 2017





PROPOSED SCHEME



STUDENT ACCOMMODATION SCHEDULE

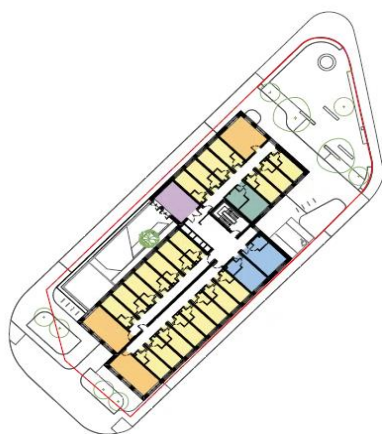
Unit size	Private Units		Nomination Units		Affordable Units	
	No.	%	No.	%	No.	%
En-Suite	112	87.50%	36	78.26%	76	81.72%
Accessible en-suite	-	-	10	21.74%	11	11.83%
1 bed Studio	16	12.50%	-	-	-	-
Accessible studio	-	-	-	-	6	6.45%
Total	128	100%	46	100%	93	100%

- 267 Student bedspaces
- 93 Affordable bedspaces
- 35% Affordable based on habitable rooms.
- £2,000,000 off-site contribution to affordable housing
- 10% (27 bedspaces) will be wheelchair accessible units

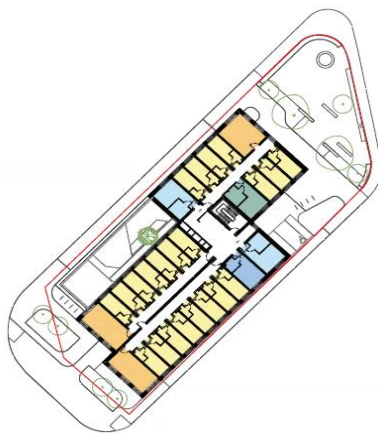
OFF-SITE CONTRIBUTION COMPARISON

	Affordable	Student Rooms	Hab rooms	Afford . hab rooms	Contribution (per non affordable hab rooms)	Off-site contribution
KFC	35%	267	303	106	£10,152.28 (197 rooms)	£2,000,000
LSE (20/AP/0039)	35%	676	758	265	£2,434.08 (493 rooms)	£1,200,000
Eagle Wharf (19/AP/2087)	0%	393	473	0	£8,456.66 (473 rooms)	£4,000,000

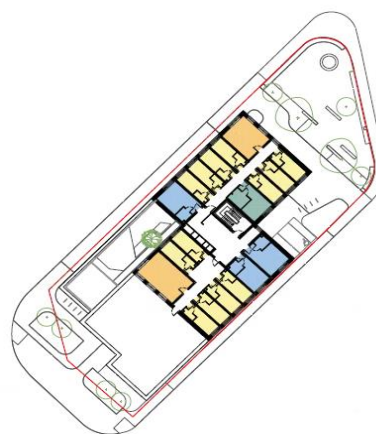
TENURE DISTRIBUTION



First floor



2nd - 9th floor



10th - 11th floor

- Communal
- Kitchen / dining
- Standard Ensuite
- Accessible Ensuite
- Studio
- Accessible Studio

	No. Floors	Ensuite	Studio	Accessible Studio	Accessible Ensuite	Total
Floor						
Ground	1	0				0
1st	1	22	2		1	25
2nd-9th	8	22	1	2	1	208
10th-11th	2	13	3		1	34
Total bedspaces		224	16	16	11	267
				10.1%		

ACCOMODATION TYPES



Typical en-suite bedroom



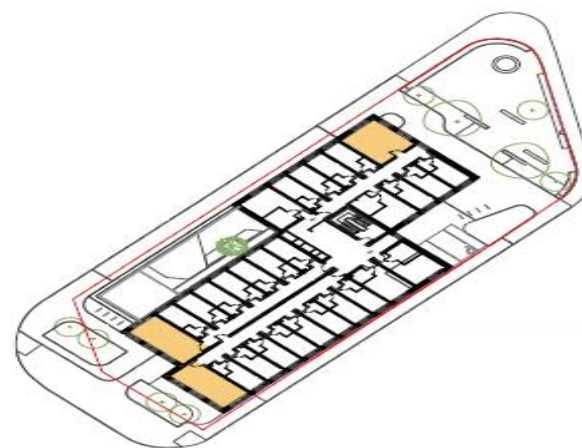
Typical accessible en-suite bedroom



Typical studio room



Typical shared kitchen layout



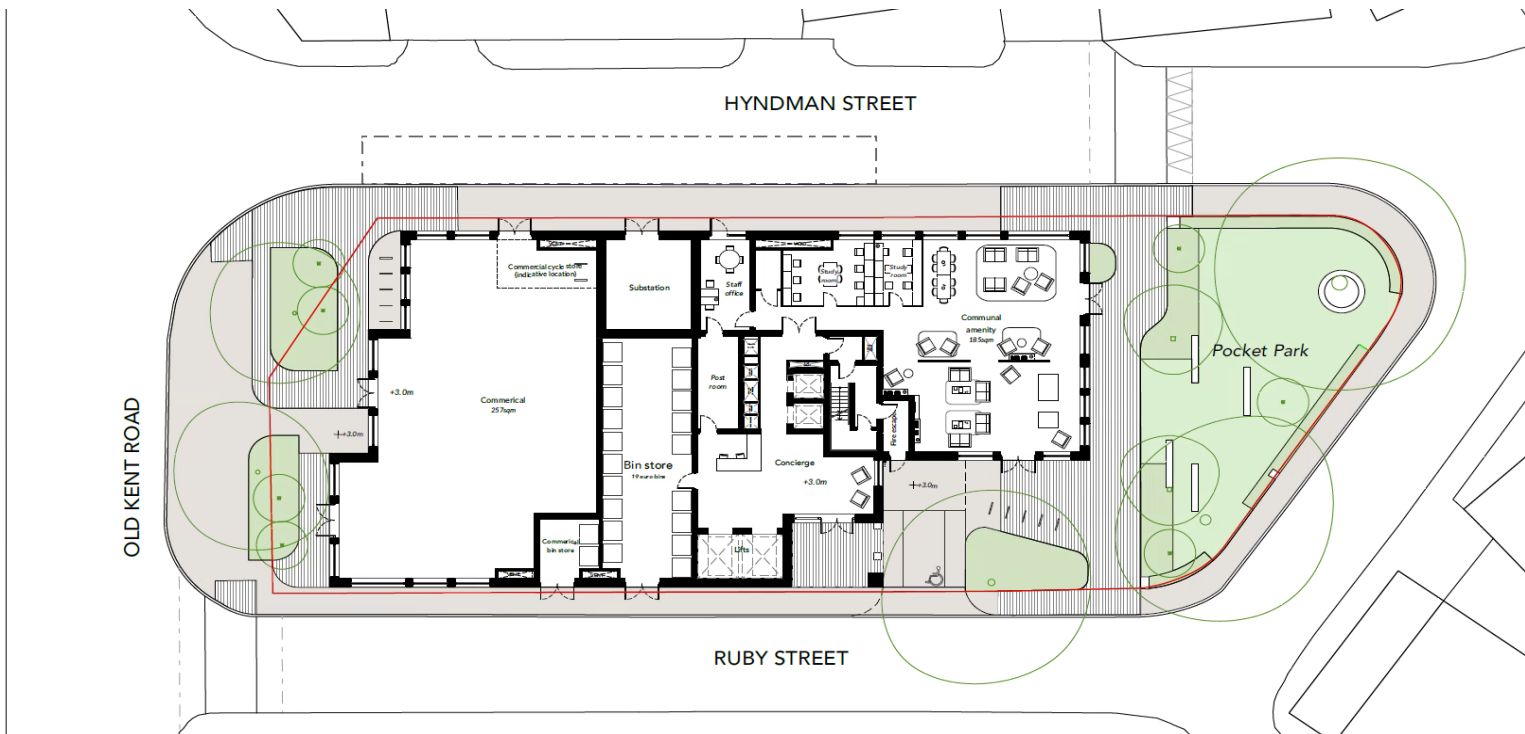
Typical floor shared kitchen locations

COMMERCIAL GROUND FLOOR UNIT

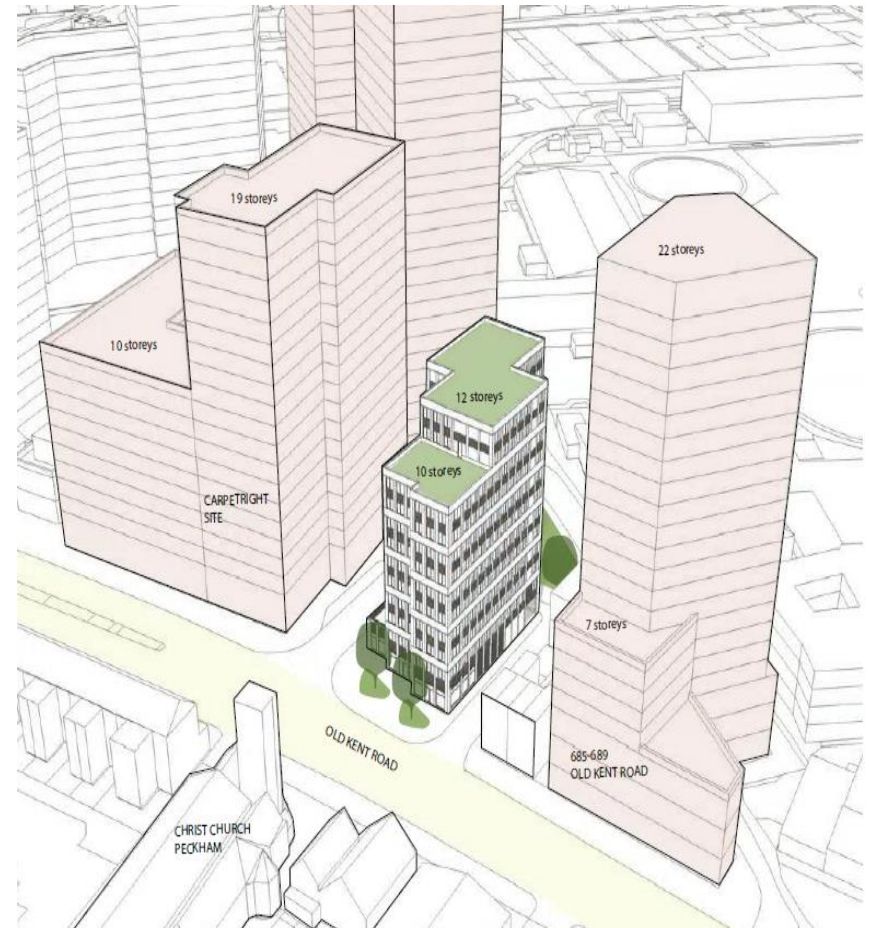


- Uplift on existing floorspace by 31sqm
- Proposed commercial space complies with AAP typology for the site
- Active frontages onto Hyndman Street, Old Kent Road and Ruby Street

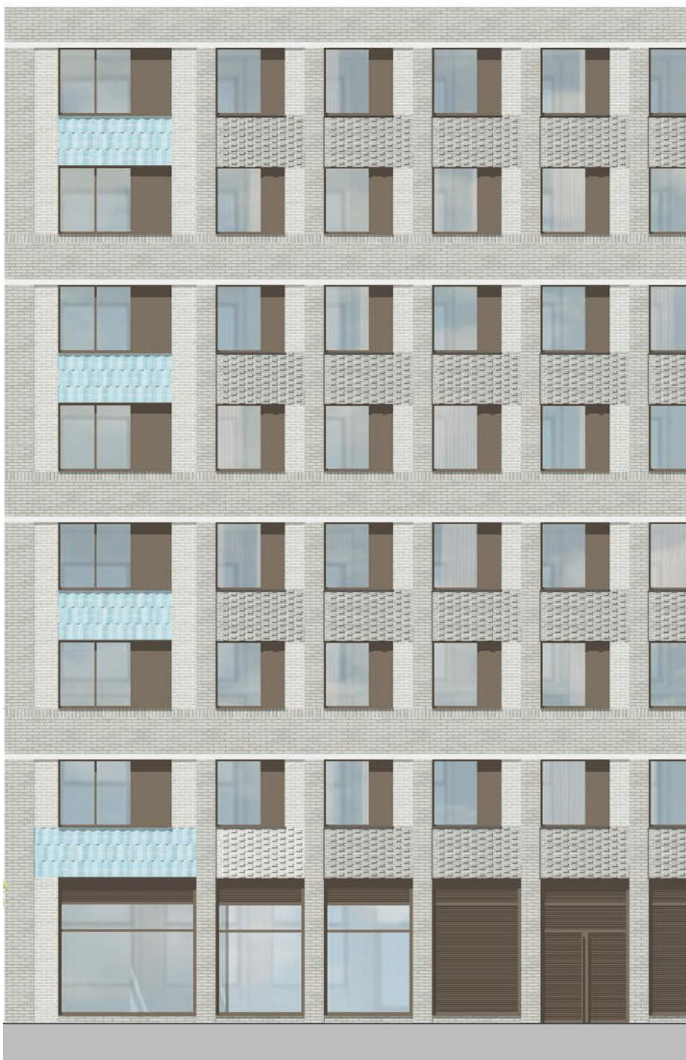
PROPOSED GROUND FLOOR



BUILDING HEIGHT



DESIGN AND MATERIALITY



*Dark grey brick with
dark grey mortar*



*Light grey brick with
light grey mortar*



Satin Sky Blue Glaze



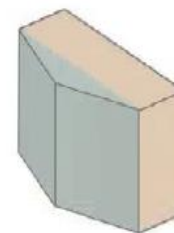
Window frame

RAL 7006



GRC

RAL 9002



Ibstock Umbra Sawtooth

AMENITY PROVISION



- Communal Amenity provided on ground and first floor levels

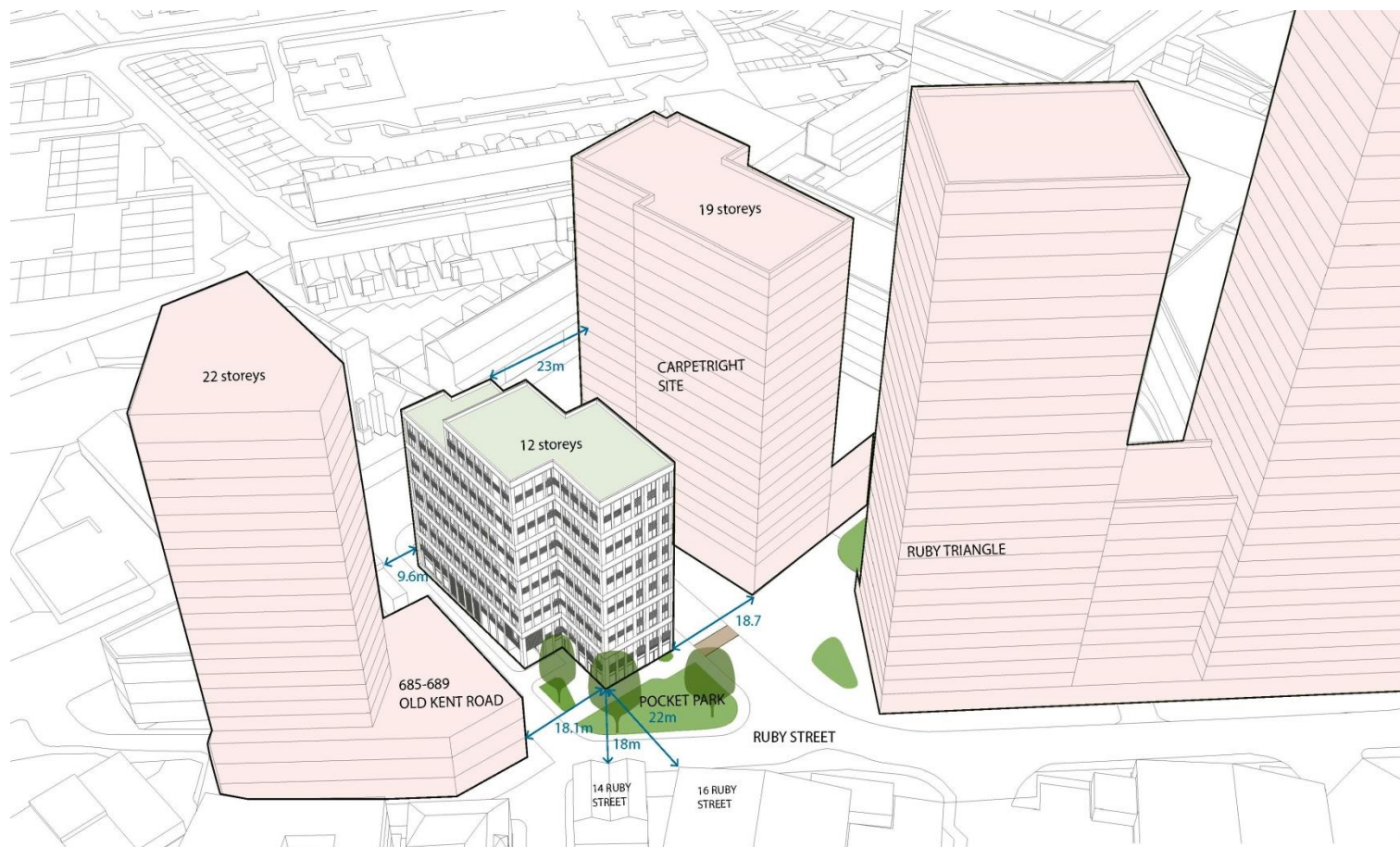
AMENITY PROVISION – POCKET PARK



- An off site payment of £33,210 towards improvements to public realm from the stopping up of Ruby Street



WIDER OPEN SPACE MASTERPLAN



SUSTAINABILITY AND LANDSCAPE



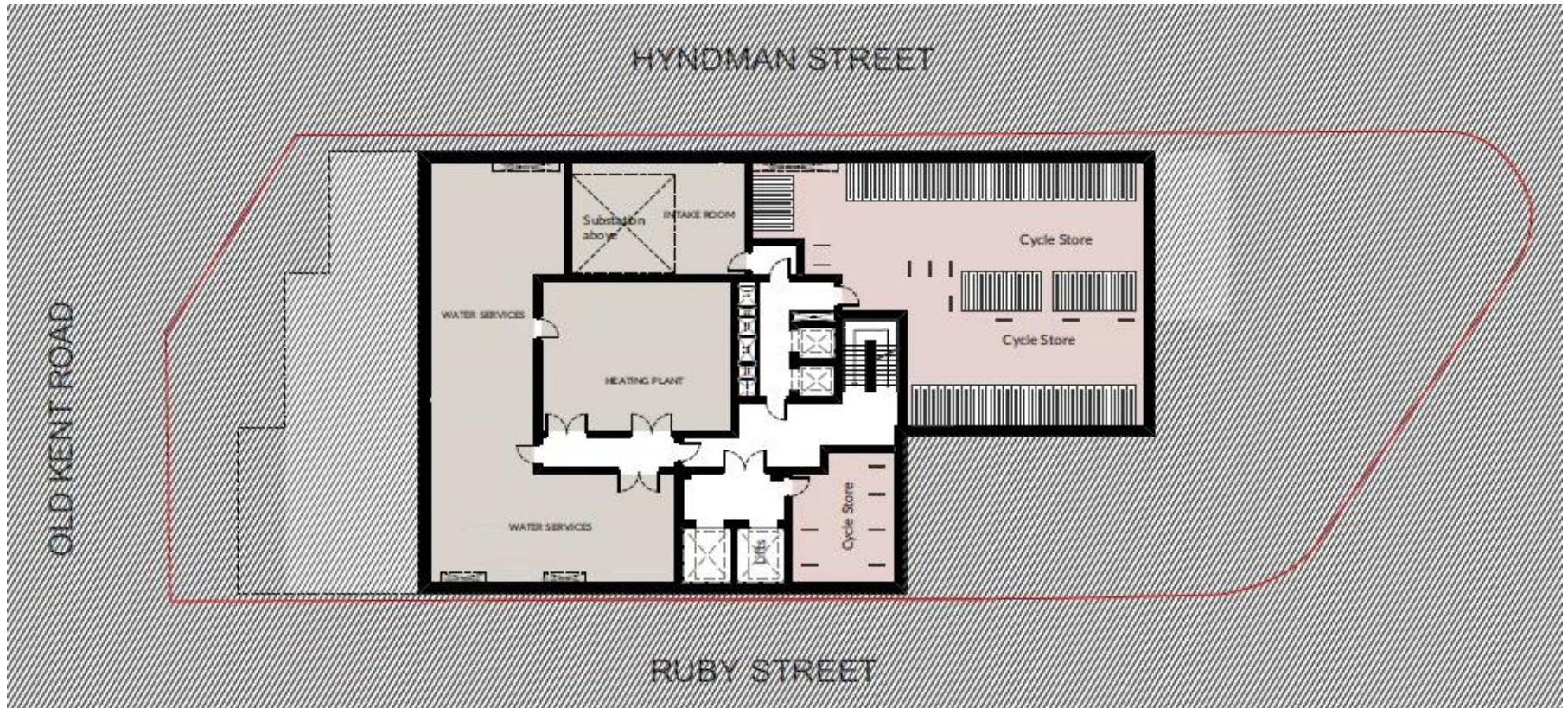
- Biodiversity net gain
- Increased Urban Greening Factor of 0.48
- Existing trees retained
- Carbon off-set payment of £140,994
- CO2 savings on site consisting of 73.8% for student, 64.9% savings for the commercial aspect

PUBLIC REALM



- Active frontages created to enhance relationship with streetscene
- The development is set back from Old Kent Road
- Improved and increased public realm on all sides of the development

TRANSPORT



- Policy compliant cycle parking
- Car free development

CGI VIEWS OF DEVELOPMENT



SUMMARY

- 35% Affordable bedspaces
- £2,000,000 off-site contribution to affordable housing
- Uplift in employment opportunities and commercial floorspace
- Environment, biodiversity and sustainability gains
- Pocket Park provided to the rear in compliance with aspirations for the site in the OKR AAP