

<b>Item No.</b> <b>5</b>	<b>Classification</b> OPEN	<b>Decision Level</b> PLANNING COMMITTEE	<b>Date</b> 05/05/04
<b>From</b> David Williams		<b>Title of Report</b> DEVELOPMENT CONTROL	
<b>Proposal</b> (03-AP-2150 )  Redevelopment of existing industrial site to provide a 7 storey block with basement car parking (access from Millstream Rd.- 44 spaces) comprising showroom with offices and storage/distribution on part of ground floor & offices on part first floor and 88 residential units on part ground, part first and upper floors.		<b>Address</b> 41 Maltby Street SE1  <b>Ward</b> Grange	

## 1. PURPOSE

- 1.1 To consider the above application. The application requires Committee consideration because of the size of the development and it requires a legal agreement.

## 2. RECOMMENDATION

- 2.1 Grant planning permission subject to a legal agreement to secure affordable housing provision and environmental improvement works around the vicinity of the site. Including additional funds for educational (archaeological exhibition) and a local community group (Bankside Open Spaces Trust) for continued consultation and capital works in open space regeneration close to the site.

## 3. BACKGROUND

- 3.1 The application site is a large corner plot located at the junction of Millstream Road and Maltby Street. The site is currently used as a combination of offices, showroom and storage by the flooring division 'Lassco', an architectural salvage company.
- 3.2 To the south of the site is a four storey residential block, to the west are commercial properties and a Metropolitan Police garage and to the north and east runs a railway viaduct. The site is designated in the UDP as being within the Bermondsey Street Employment Area.
- 3.3 Outline planning permission was granted on 28/09/2001 for part demolition and construction of additional commercial buildings for use as offices, warehouse and showroom.
- 3.4 The proposal under consideration is for redevelopment of existing industrial site to provide a 7 storey block with basement car parking (access from

Millstream Road - 44 spaces) comprising showroom with offices and storage/distribution on part of ground floor and offices on part first floor and 88 residential units on part ground, part first and upper floors.

#### **4. FACTORS FOR CONSIDERATION**

##### **4.1 Main Issues**

The main issues in this case are the impact on the street scape and the surrounding area and the compatibility of this proposed mixed use development with adjoining and surrounding industrial and residential properties.

##### **4.2 Planning Policy**

###### Southwark Unitary Development Plan 1995 [UDP]:

Policy B.1.1 - Protection of Employment Areas and Identified Sites: the proposal will increase employment floorspace.

Policy E.1.1 - Safety and Security in the Environment: the proposal complies with this policy.

Policy E.2.1 - Layout and Building Line: the proposal complies with this policy.

Policy E.2.2 - Heights of Buildings: the building height is considered acceptable within this vicinity.

Policy E.2.3 - Aesthetic Control: the proposal is considered to comply with this policy.

Policy E.3.1 - Protection of Amenity: complies, the proposal will not result in loss of amenity.

Policy H.1.3 - New Housing: complies, the proposal will provide new housing.

Policy H.1.4 - Affordable Housing: complies this will be secured by a legal agreement.

Policy H.1.7 - Density of New Residential Development: complies.

Policy H.1.8 - New Housing Standards: the proposal complies with the Council's floorspace/room standards.

Policy T.6.3 - Parking space in New Developments: the proposed 44 car parking spaces, offers 50% off street car parking provision and this is considered acceptable in relation to this policy.

###### Draft Southwark Plan [agreed for Deposit November 2002]:

Policy 2.5 - Planning Obligations: complies, the development will secure community benefits through a legal agreement.

Policy 3.2 - Protection of Amenity: complies, the proposed development will not result in loss of amenity.

Policy 3.14 - Quality in Design: the proposal is considered to comply with this policy.

Policy 3.16 - Safety in Design: the proposal complies with this policy.

Policy 3.17 - Design Statements: the proposal complies with this policy.

Policy 4.1 - Housing Density: complies.

Policy 4.2 - Residential Design Standards: the proposal complies with room/floor space standards, car parking and amenity space provision.

Policy 4.4 - Affordable Housing Provision: complies, this will be secured by a

legal agreement.

#### 4.3 Consultations

Site Notice: 18/11/2003

Press Notice: 02/12/2003

##### Consultees:

Traffic Group

Public Protection

Design and Conservation

Archeology Officer

English Heritage

Railtrack (Southern)

Housing Department

Saint Saviours Tenant Association

1 - 8 (consec) Maltby House, Stanworth Street, SE1

1 - 32 (consec) Wharton House, St. Saviours Estate, SE1, 3EG

1 - 20 (consec) Preston House, Preston Close, SE1, 4NZ

Metropolitan Police Garage, Maltby Street, SE1

##### **Replies from:**

Traffic Group: No formal objections to the proposal, 50% off street parking is provided. Suggests funds should be sought for improvements to lighting and provision of some form of traffic calming on the junction of Abbey Street and Maltby Street.

Public Protection: No objection in principle, suggest conditions be placed to ensure noise levels are of an acceptable level.

Design and Conservation Team: No objections in principle, revised drawings showing details of proposed shopfront design acceptable.

Archeology Officer: The site lies within the archaeological priority zone of Borough/Bermondsey/Riverside. Protective measures are required via conditions being placed pending granting of planning permission.

English Heritage: No comments received.

Railtrack (Southern): No comments received.

Housing Department: On-going negotiations regarding affordable housing element of proposal.

Flat 11, Wharton House, St. Saviours Estate: Concerned about parking but in principle re-development will probably enhance the area.

## 5 PLANNING CONSIDERATIONS

### 5.1 Land Use Considerations

The site is within the Bermondsey Street Employment Area and the 'Lassco' company has been located at this address for a number of years. Previously, the company was split into five sub-divisions based at three different locations, two of which were outside the borough. A redevelopment proposal, nearly three years ago, resulted in an outline application being granted with a view to redeveloping the site as an Architectural Salvage Emporium with associated

B1 offices. The idea was to relocate, to a preferred industrial location, the anti-social elements of the business, such as metal refinishing and timber reprocessing and reclamation. The company had a noise abatement notice served on them and a number of complaints from adjoining residents in regard to noise and fumes. This aspect of the business was successfully relocated to the Lassco depot in Shoreditch.

- 5.2 This current application is for a mixed use scheme and entails the redevelopment of the existing industrial site to provide a 7 storey block with basement car parking (access from Millstream Road - 44 spaces) comprising showroom with offices and storage/ distribution on part of ground floor and offices on part first floor and 88 residential units on part ground, part first and upper floors. It has also been subject to numerous pre-meetings/discussions and refinement to incorporate an acceptable standard of design, layout, parking, housing (including affordable) and employment uses considered acceptable in this particular area.
- 5.3 The mix of uses proposed for the site is similar to many other Bermondsey schemes within the immediate locality. Within the current adopted UDP the site sits within the employment zone and in light of this the scheme seeks to more than quadruple the employment potential of the site and in so doing, develop a local business which employs local people. In addition, the scheme seeks to provide a significant residential development with a minimum of 25% affordable housing.

#### Massing and Design

- 5.4 The two blocks will be arranged around the perimeter of the site, tight to the boundaries and forming an internal courtyard. The proposed block fronting Maltby Street will provide a strong 6 storey presence to the street and the gap provided by internal courtyard allows the presence of the other block to be set back providing a part 6/7 storey building. The 6 storey height is replicated and continues the consistency at the junction of Maltby Street and fronting Millstream Road. The height, massing and bulk of these proposed buildings are considered acceptable and complementary to other buildings in close proximity to the site.

#### Residential Standards & Amenity Issues

- 5.5 The proposal provides a range of unit sizes from one to three bedroom although the great majority will be one bedroom. With regard to amenity space, all of the proposed flats will have a large balcony. Residents will also have additional amenity space including the use of the three large communal courtyards and a communal roof terrace. All flats meet the Council's minimum room size and floor space standards. All flat layouts will be to accessibility standards and to accommodate disabled persons. The nearest residential block, Wharton House, is over 22 metres away, presenting a facade of access decks and secondary (non habitable rooms). In consequence, there are no overlooking or daylighting issues presented by the development.

- 5.6 Affordable Housing

The applicants submit that they are in negotiations with the Council's Housing Department with regards to the affordable housing provision within the scheme. Although it is not clear who the affordable housing partner (Social Registered Landlord) is at this stage, the 25% requirement has been met and will be secured by a section 106 agreement.

### Employment Uses

- 5.7 There are currently approximately 18 people employed on the site with a further 3 in a supplementary business. With the relocation of the B2 elements there will be an initial small loss of employment (2 - 3), however the plan is to expand the sales potential of the business in both direct sales, catalogue and web sales, this will, over a period of time, increase the retail and B1 employment proposal of the site and the potential numbers of persons employed. The total current existing employment generation space is 13,175 sq.ft (1,337sq.m) and the proposed employment space equates to 13, 630 sq.ft (1,384 sq.m). This 455 sq.ft (46 sq.m) of increased mix of B1 and B8 employment uses (including a showroom) will be confined to part ground/first floors fronting Maltby Street. The proposed scheme pulls away from the railway arches allowing a 6 metre wide service route that will service the new Lassco unit and in addition will open the railway arches, providing potential employment space. This is considered acceptable in terms of both the proposed employment designation of the site and in meeting the Council's overall policy objectives in increasing employment within this zone.

### Traffic and Car Praking

- 5.8 The site is located close to very good public transport, mainline trains and tube at London Bridge, tube station at Bermondsey, bus routes on Tower Bridge Road, Jamaica Road, Abbey Street and Grange Road. The proposed development makes additional provision for 44 car parking spaces at basement level, including a substantial cycle storage space. This level of provision is considered acceptable given the site's proximity to good public transport services. It also complies with the main thrust of Government advice as set out in PPG 13. In addition, it is also considered that the proposed vehicular access, both cars and servicing vehicles, is acceptable.

### Noise Considerations

- 5.9 The applicant has submitted a sound and vibration study to assess the implications of the adjacent railway viaduct, the recommendations of this study will be adopted within the scheme. These included configuring the building to avoid having bedroom windows directly overlooking the railway line and ensuring, where necessary, secondary glazing (or heavy thermal double glazing) and either acoustic ventilators or ventilation via a different facade. A number of conditions will be also placed to ensure that the amenity of future residents are protected, including regulating the operating/delivery/servicing of the employment aspect of the proposal.

### Section 106 Agreement

The applicant has agreed to make a financial contribution to the Council to

5.10 fund various projects which are considered to be directly linked to the proposal. The monies agreed are:

- £43,000 towards the upgrading of the Tanner Street Railway Arches/Tunnel.
- £25,000 towards the aims and objectives of the Bankside Open Spaces Trust.
- £39,000 towards a number of environmental works around the site and
- £6,000 towards establishing an educational facility to display archaeological finds on the site.

#### Impact on the Surrounding Area and the Street scape

5.11 The proposed development is approximately between 17 - 21 metres from the nearest residential 8 storey block, Wharton House which is north facing the proposed development across Millstream Road. Other employment related buildings (Use Classes B1 - B8) facing the proposed site range from 2 - 4 stories and it is not considered that the proposed development would have a significant impact on these buildings, particularly the adjacent residential property (Wharton House) with regards to sunlight/daylight infringement or loss of privacy for that matter.

5.12 The development will be substantially higher than its immediate neighbours with the exception of Wharton House. It is considered that it will provide considerable visual interest in the street scene and represent an appropriate form of development both in scale and density, having regard to the Draft Deposit Southwark Plan. Overall, and on balance, the scheme provides a mixed use development which allows an increase in employment floor space, a housing development, including affordable housing which allows intensification and maximum use of an inner city brown field site both in accordance with government policies and the Council's adopted and 2nd Deposit Draft UDPs. It is therefore, recommended that planning permission is granted.

## **6. EQUAL OPPORTUNITY IMPLICATIONS**

6.1 Lifts available to all floors making the development accessible to people with mobility difficulties.

## **7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS**

7.1 The proposal incorporates a mix use development within an employment zone that increases both employment and housing potential.

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