

Planning Committee

Wednesday 6 January 2021

6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting.
Please contact Constitutional.Team@southwark.gov.uk for a link or
telephone dial-in instructions to join the online meeting.

Supplemental Agenda No.1

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	Tabled items: members pack, conservation areas item presentation, addendum report	

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Webpage: <http://www.southwark.gov.uk>

Date: 6 January 2021

Welcome to Southwark Planning Committee

6th January 2021

MAIN ITEMS OF BUSINESS

Item 6.1 - 20/AP/1329 – 313-349 Ilderton
Road, London SE15 1NW

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/1329 – 313-349 ILBERTON ROAD, LONDON SE15 1NW

Demolition of existing buildings and construction of two buildings, one of part 11 and 13 storeys and one of part 13 and 15 storeys, to provide 1,695sq.m (GIA) of commercial floorspace, 250 student accommodation bed spaces (Sui Generis) and 58 residential units, with associated access and highway works, amenity space, cycle parking spaces, disabled car parking spaces and refuse/ recycling stores.

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EXISTING SITE

- Tyre company 313-320 Ilderton Road
- Leaflet Distribution Service 321-343 Ilderton Road
- Builder's Merchant Yard
- Old Kent Road Opportunity Area
- Within site allocation OKR16



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Old Kent Road Area Action Plan





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PROPOSED SCHEME



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PROPOSED SCHEME - RESIDENTIAL

	Social	Intermediate
Studio	-	-
1 Bed	22	-
2 Bed	11 (6 WCH)	13
3 Bed	8	4
Total	41	17

∞

- 58 Residential Units
- 100% Affordable housing provision based on habitable rooms.
- 41 Social rented units and 17 Intermediate rent
- This is split into Social 71%, 29% intermediate

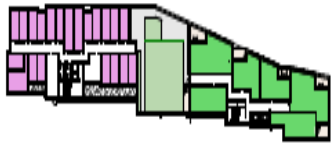
PROPOSED SCHEME – STUDENT ACCOMMODATION

	Private	Nominal	Affordable
En-Suite	106	32	74
1 Bed En-Suite	6	1	5
1 Bed Studio	14	3	9
Total	126	36	88

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- 250 Student Units
- 35% Affordable housing provision based on habitable rooms
- 5% (13 bedspaces) will be wheelchair accessible units
- 5% of the studios can be adaptable accessible units.

TENURE DISTRIBUTION



12 New Flat



12 New Flat



24 New Flat



12 New Flat



12 New Flat



27 New Flat



18 New Flat



18 New Flat



13 New Flat



17 New Flat



13 New Flat



13 New Flat

Tenure Key



Social Rent



Shared Ownership



Affordable Student Bedspaces



Nomination



Private

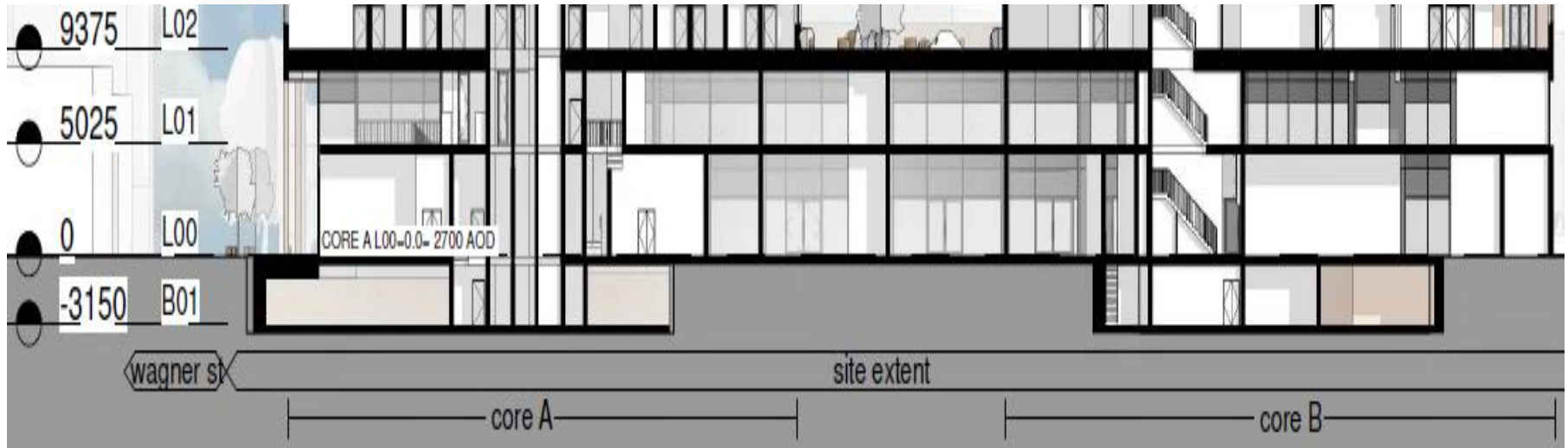
LIGHT INDUSTRIAL PROVISION



- 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 sustained jobs
- 10% Affordable workspace to be provided

⇒

SECTION THROUGH INDUSTRIAL SPACE



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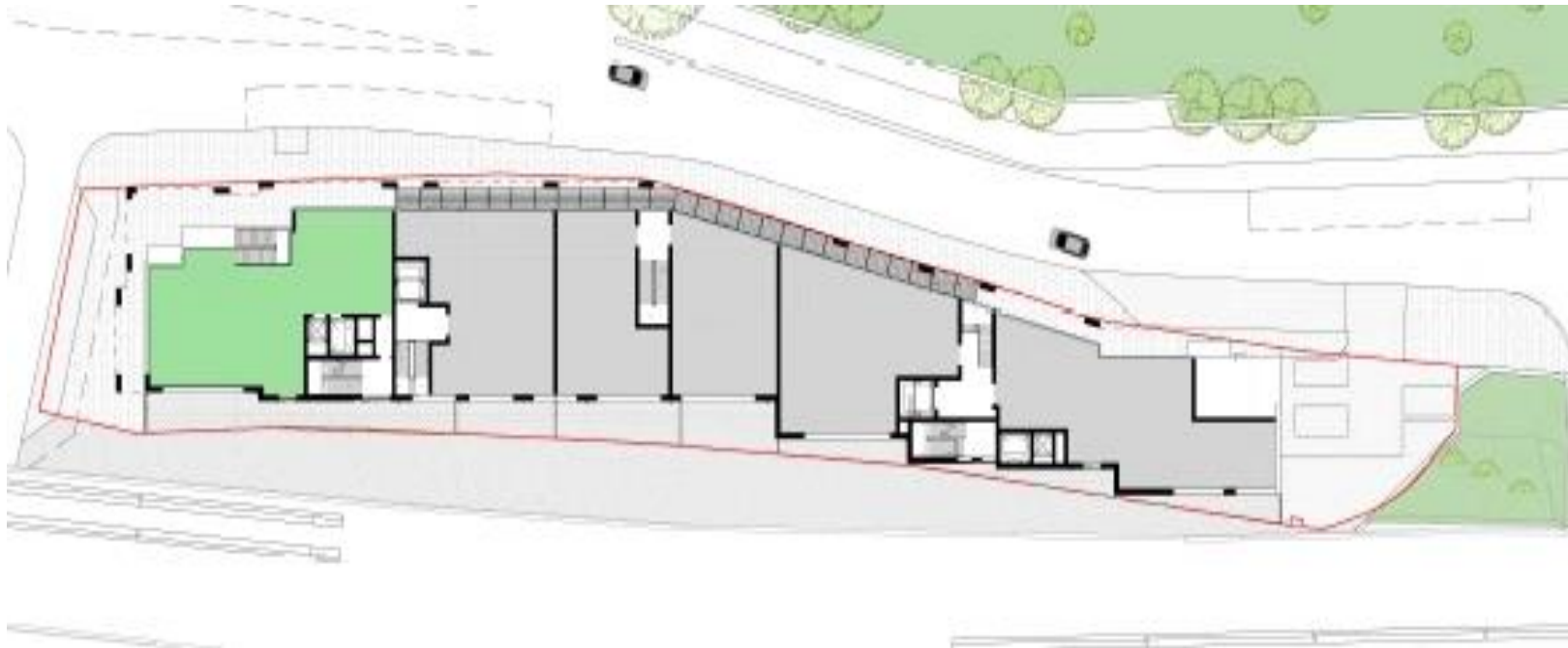
- Industrial floorspace has a ceiling height of at least 4 metres
- Floorspace is flexible to accommodate creative maker spaces
- Industrial design compliant with objectives of OKR 16

PROPOSED GROUND FLOOR



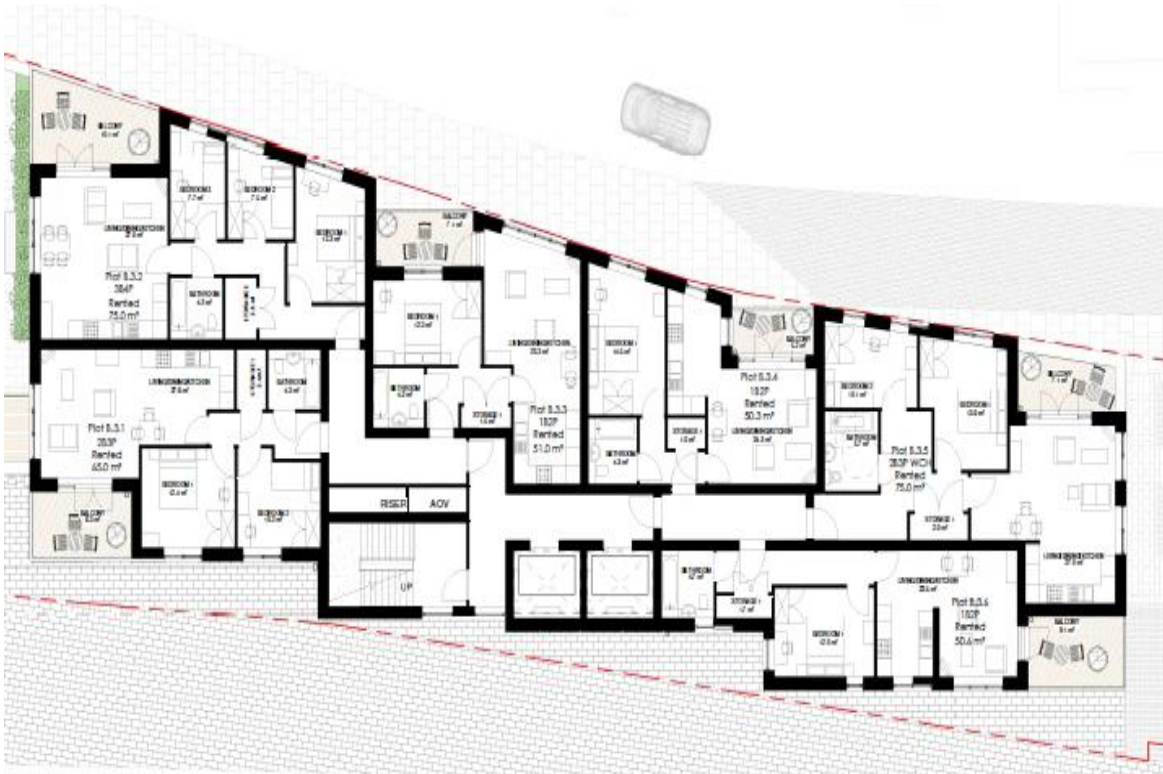
-  Bins
-  Plant
-  Cycles
-  Commercial

PROPOSED FIRST FLOOR



- Student Amenity
- Commercial

QUALITY OF ACCOMMODATION - RESIDENTIAL



- 42 of 58 units (72%) are dual aspect.
- None of the single aspect units are north facing.
- All units achieve minimum floorspace standards

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BUILDING HEIGHT



- Maximum height of 15 storeys
- The form and massing approach is supported in the AAP
- The height does not exceed the height of the previously approved scheme

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DESIGN AND MATERIALITY



Dark grey (RAL 7022) rainscreen cladding

Brick clad balconies

Dark grey (RAL 7022) aluminium panels to window frames

Full height dark grey (RAL 7022) aluminium window providing a high level of natural lighting

PFC dark grey (RAL 7022) steel railing balustrades

Dark brown brick



Light cream/white brick



AMENITY PROVISION



	Req.	Prop.	Diff.
Private Amenity Space	580sqm	507 sqm	-73sqm
Communal Amenity Space	50 sqm + 73 sqm	246 sqm	+123 sqm
Public Open Space	290 sqm	128 sqm	162 sqm

- An off site payment of £64,014 towards new and existing park spaces in the AAP area will be secured through the S106 Agreement

PLAYSPACE

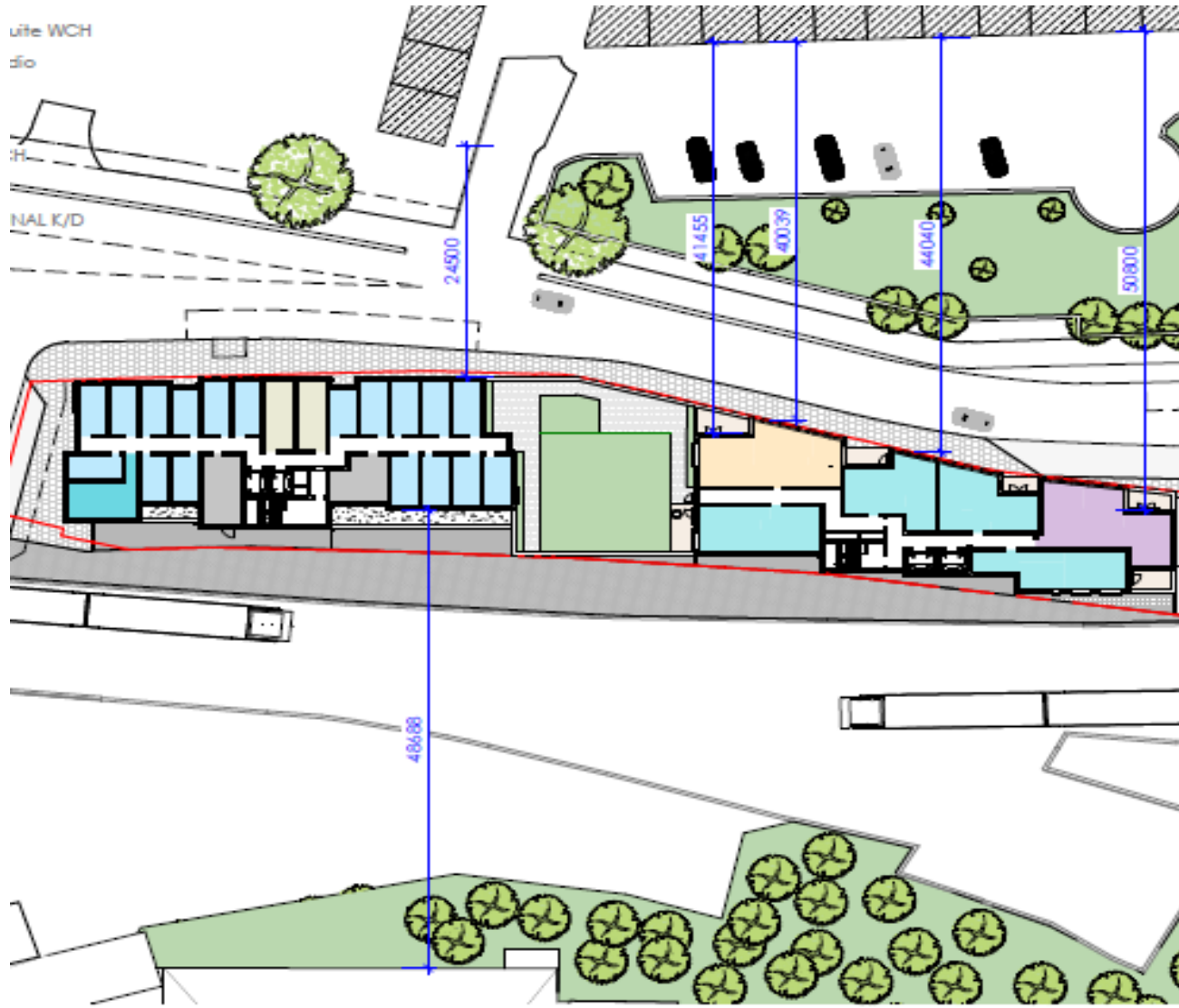


- Playspace provided for children age group 0-4
- Shortfall secured through S106 Agreement

Dedicated outdoor child play Space.	Required play space based on child yield.	Proposed play space	Shortfall
0-4 years old	153 sqm (157 sqm required)	Play space proposed on podium space	204 sqm
5-11 years old	0 sqm (172 sqm required)		
Over 12	0 sqm (28 sqm required)		

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DISTANCE TO NEIGHBOURING PROPERTIES



SUSTAINABILITY AND LANDSCAPE



- Biodiversity net gain
- Increased Urban Greening Factor of 0.4
- Carbon off-set payment of £332,659.60
- CO2 savings on site consisting of 73.8% for residential, and 64.9% savings for the student aspect

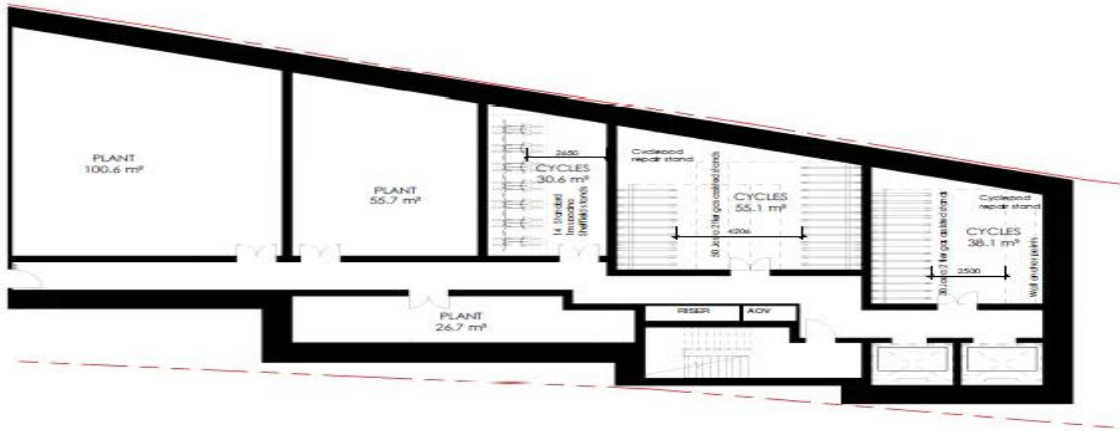
TRANSPORT & PUBLIC REALM



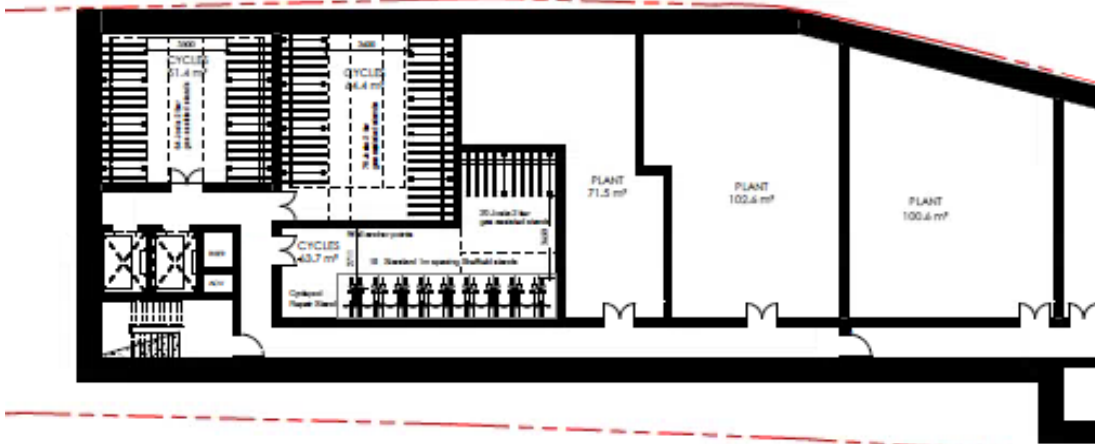
- Active frontages created to enhance relationship with streetscene
- Improved public realm to Wagner Street and Ilderton Road
- Three blue badge parking spaces

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TRANSPORT & PUBLIC REALM



- Policy compliant cycle parking
- Car free development



CGI VIEWS OF DEVELOPMENT



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SUMMARY

- 58 new homes to the Borough's housing stock
- 100% conventional Affordable Housing (71% Social, 29% Intermediate)
- 35% Affordable Student Accommodation
- Significant increase on existing light industrial floorspace
- Uplift in employment opportunities
- Environment, biodiversity and sustainability gains

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Old Kent Road AAP

Proposed new Conservation Areas



Thomas A Becket & High Street

Conservation Area Appraisal
and Management Plan



Thomas A'Becket and High Street Conservation Area

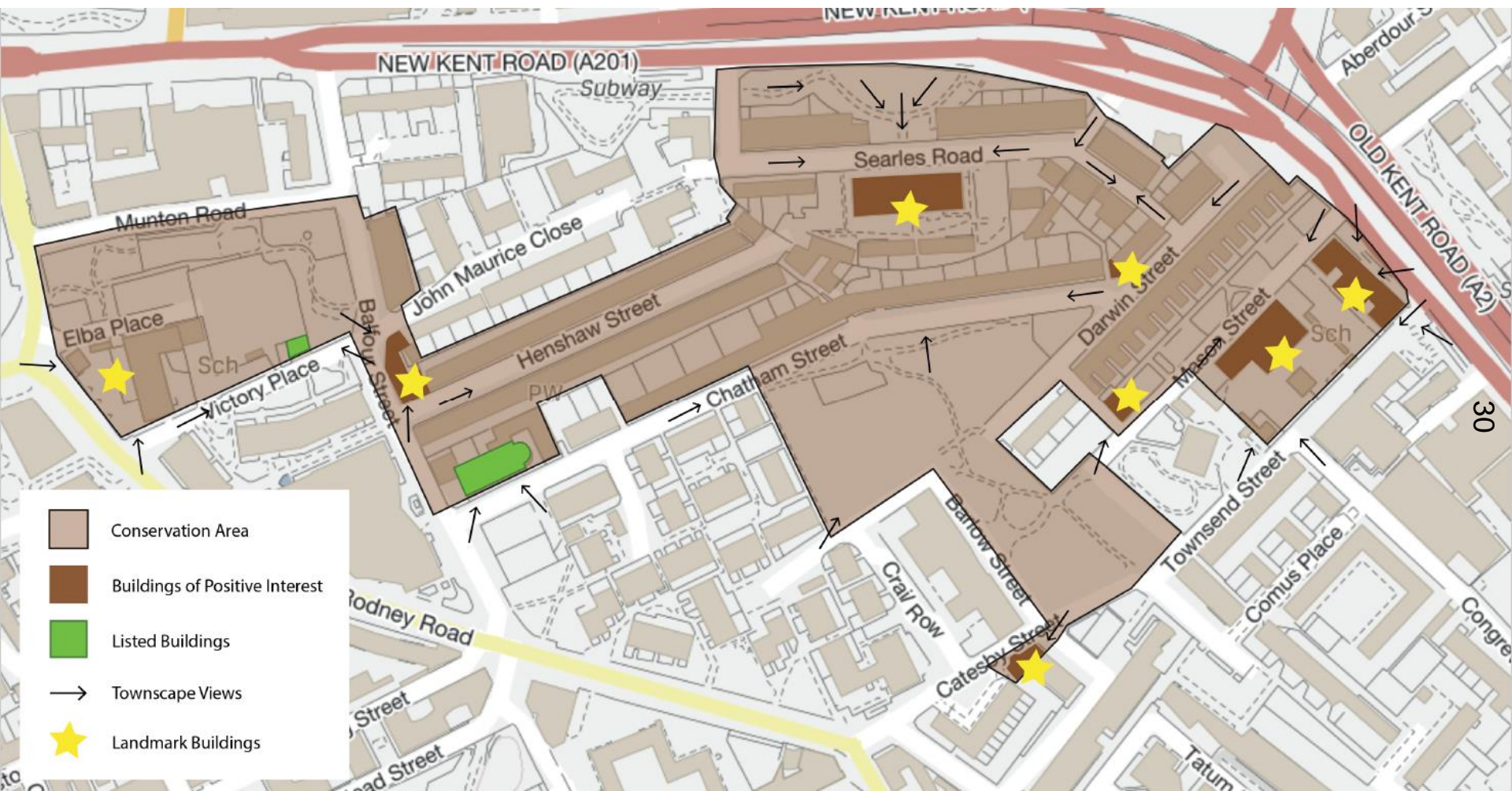


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Yates Estate and Victory

Conservation Area Appraisal

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Yates Estate and Victory Conservation Area



The Mission

Conservation Area Appraisal

Contents

1	Introduction.....	1
1.1:	What is a Conservation Area?.....	1



-  Conservation Area
-  Buildings of Positive Interest
-  Listed Buildings
-  Townscape Views
-  Landmark Buildings

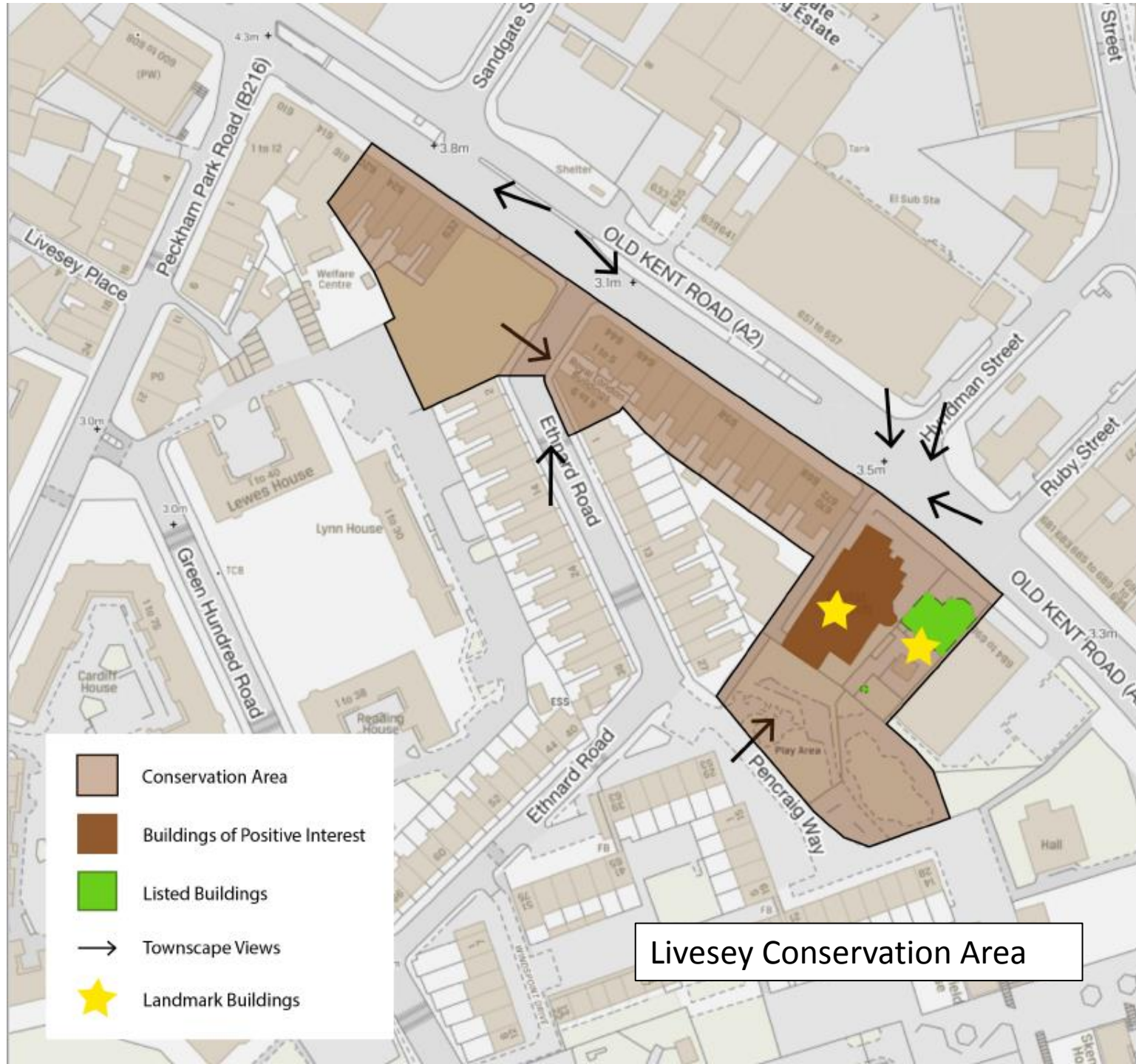
The Mission Conservation Area



Livesey

Conservation Area Appraisal

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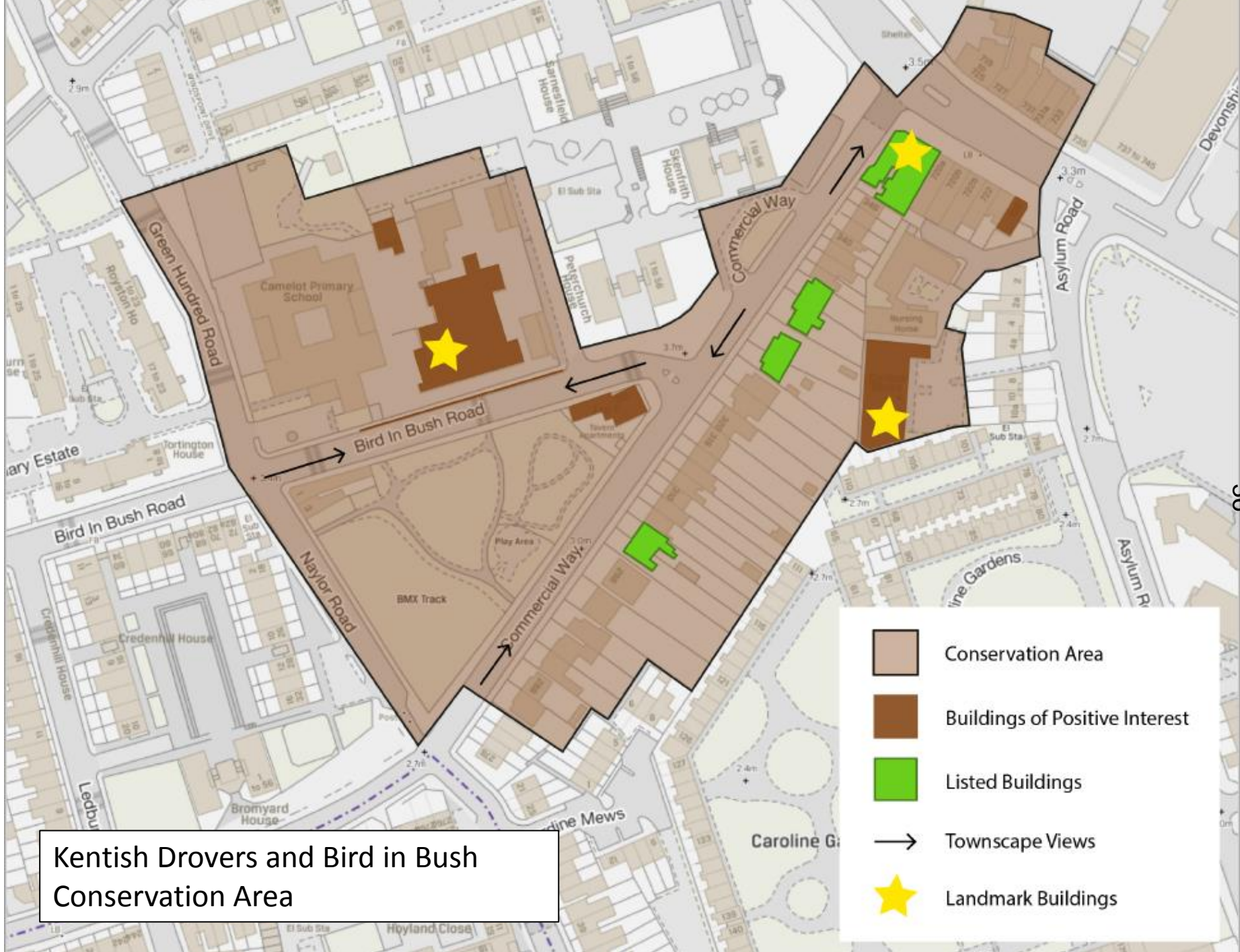


Livesey Conservation Area



Kentish Drovers and Bird in Bush

Conservation Area Appraisal



Kentish Drovers and Bird in Bush Conservation Area

- Conservation Area
- Buildings of Positive Interest
- Listed Buildings
- Landmark Buildings
- Townscape Views

Item No: 8.1	Classification: Open	Date: 6 January 2021	Meeting Name: Planning Committee
Report title: Final		Addendum report Late observations and further information	
Ward(s) or groups affected:		Old Kent Road	
From:		Director of Planning	

PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That members note and consider the amendments to the report and amendment to the drawing number of a revised drawing in reaching their decision.

Item 6.1 – 20/AP/1329 – 313-349 ILBERTON ROAD, SE15 1NW

FACTORS FOR CONSIDERATION

Amendments to report

3. The 87 affordable student accommodation bedspaces mentioned in paragraph 4, the table in paragraph 10, paragraph 22, and paragraph 93, is incorrect. 88 bedspaces forms part of the 35% affordable offer for the student accommodation
4. The table in paragraph 19 titled '*Existing and Proposed Area Schedule*' is amended to include the 169sqm of ancillary plant equipment space for the light industrial space within the development. The table now reads as follows:

	<u>Existing</u>	<u>Proposed</u>	<u>Difference</u>
	338sqm floorspace	1695sqm floorspace	+1357sqm
	1783sqm yard area	260sqm yard area	-1523sqm
Total	2121sqm	1955sqm	-166sqm

5. With the revised shortfall of 166sqm, the 'Loss of Employment' floorspace in the S106 Obligations table in paragraph 295 of the Officer's Report is now a contribution of £1,289.82. This amendment is also revised in paragraph 55 of the report where the shortfall is now 166sqm and the contribution figure is £1,289.82
6. Paragraph 52 and the Affordable Workspace dot point provision contained within Paragraph 296 are amended to state that affordable workspace within the scheme will be provided at £12 per sq ft over a 30 year period
7. Members are advised that the dual aspect figures quoted in the comparison table within paragraph 10, 'indicators of exemplary design' table of paragraph 145, paragraph 150 para 93 of the report is amended from 40 of 58 units equalling 68% of the development being dual aspect to 42 of the 58 units equalling 72% of the development being dual aspect.
8. The table of payments for Servicing and Deliveries to the residential, student accommodation and non-residential aspects of the development has a revised total from £14,500 to the correct figure of £16,200.
9. A section of public open space has been provided fronting onto Wagner Street comprising of 128sqm. Additionally, the figures required for children's playspace requirements for children aged 5-11 and 12-17 have been amended. However, despite the change in sqm requirements, the shortfall is still 204sqm.
10. As a result of the provision of public open space, the revised shortfall amount is now 162sqm and the contribution mentioned in table within paragraph 181 is now revised down to £33,210. Therefore the overall contribution to existing and new public space in the AAP Area mentioned within the S106 contributions table in paragraph 295 will equal £64,014 (£33,210 + £30,804)
11. Following the amendments to public open space and children's playspace requirements mentioned in paras 9 and 10 above, for clarity, a table is provided below detailing all communal, private, children playspace and open space figures within the development.

	Requirement	Proposed	Difference
Private Amenity Space	580sqm	507sqm	-73sqm
Communal Amenity Space (external)	123sqm	246sqm	+123sqm
Children's Play Space	157sqm for 0-4 year olds	153sqm for 0-4 year olds	-204sqm

	172sqm for 5-11 year olds 28sqm for 12-17 year olds		
Public Open Space	290sqm, equivalent to 5sqm per dwelling	128sqm	-162sqm

12. Taking into consideration the amendments to the report regarding figures mentioned in the paragraphs above. The comparison table between the previous application granted at planning committee on 04/12/2018 under reference 17/AP/4819 in paragraph 10 of the Officer's Report is now as follows:

Item	Previous Scheme	Current Scheme
<u>Number of Units</u>	130 dwellings	58 dwellings 250 student bedspaces
<u>Residential Unit Mix</u>	51 x 1-bed (39.2%) 52 x 2-bed (40%) 27 x 3-bed (20.8%)	22 x 1-bed (37.93%) 24 x 2-bed (41.38%) 12 x 3-bed (20.69%)
<u>Student Unit Mix</u>	N/A	224 ensuite rooms 26 studios
<u>Accessible Units</u>	10% residential	10% residential 5% student
<u>Affordable Housing</u>	46 of 130 units (35%) 136 of 373 hab rooms (36.4%)	58 of 58 units (100%) 164 of 164 hab rooms (100%)
<u>Tenure Split</u>	Tenure split of 65:35 social rent to intermediate – equivalent to 30 social rent units and 16 intermediate units	Tenure split of 71:29 social rent to intermediate – equivalent to 41 social rent units and 17 intermediate units
<u>Affordable Student</u>	N/A	88 of 250 bedspaces (35%)
<u>Residential Amenity Space</u>	1,092sqm private amenity space 562sqm communal amenity space	507sqm private amenity space 246sqm communal amenity space

<u>Residential Play Space</u>	125sqm	153sqm
<u>Student Amenity Space</u>	N/A	198sqm indoor communal amenity space 132sqm outdoor communal amenity space
<u>Aspect</u>	71% dual aspect units No north facing single aspect units No single aspect 3-bed units	72% dual aspect No north facing single aspect units No single aspect 3-bed units
<u>Commercial Floorspace</u>	1,661sqm (Light Industrial)	1,695sqm (Light Industrial)
<u>Affordable Commercial Floorspace</u>	10%	10%
<u>Heights</u>	Two buildings. One building part 11, part 13 storeys and one building part 13, part 15 storeys	Two buildings. One building part 11, part 13 storeys and one building part 13, part 15 storeys
<u>Car Parking</u>	Car free 3 disabled parking bays	Car free 3 disabled parking bays
<u>Cycle Parking</u>	224 residential cycles 25 commercial cycles	104 residential cycles 189 student cycles 24 commercial cycles

Revised Approved Plan Number Condition

13. A revision to the Core A Ground Floor Plan to demonstrate the 128sqm of public open space mentioned in paras 9 and 10 of this addendum has been submitted. The approved plan number for the Core A Ground Floor is now as follows;
- 3019_GA-P-A-L00 REV P7 – GROUND FLOOR PLAN

Conclusion of the Director of Planning

14. Having taken into account the additional information, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report, completion of the s106 agreement, and referral to the Mayor of London.

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403