

# Planning Sub-Committee A

Tuesday 26 January 2021  
6.30 pm

## Supplemental Agenda No.1

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|          | <b>TABLED ITEMS: Addendum report and Members' pack</b> |          |

|                                    |                                |   |  |
|------------------------------------|--------------------------------|---|--|
| <b>Item No:</b><br>7.1 & 7.2       | <b>Classification:</b><br>Open | <b>Date:</b><br>26 January 2021                                     | <b>Meeting Name:</b><br>Planning Sub Committee A |
| <b>Report title:</b>               |                                | <b>Addendum report</b><br>Late observations and further information |  |
| <b>Ward(s) or groups affected:</b> |                                | Dulwich & Bermondsey and Rotherhithe                                |  |
| <b>From:</b>                       |                                | 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 late observations, consultation responses and information received in respect of each item in reaching their decision.

## KEY ISSUES FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:
4. There is a policy update for both items 7.1 and 7.2:
5. The New London Plan is at an advanced stage and policies contained in the Publication Version London Plan that are not subject to a direction by the Secretary of State carry significant weight.
6. The Examination in Public (EiP) of the New Southwark Plan (NSP) is expected to take place in early 2021 and the amendments within the Proposed Changes to the Submitted New Southwark Plan will be considered along with the consultation responses received at each stage of public consultation. It is anticipated that the plan will be adopted later in 2021 following the EiP. As the NSP is not yet adopted policy, it can only be attributed limited weight.

**Item 7.1 – 20/AP/1043 for: Full Planning Permission - UNIT 7 & 8, 17-19 BLACKWATER STREET, LONDON SOUTHWARK SE22 8SD**

7. Further representations were received from local residents about the impact of the proposal on their amenity. These matters are addressed in the main report. A resident has advised that the height of the existing unit 7 at the rear is incorrect and that it is 2.89m to the eaves to the rear rather than the 3.71m shown in the elevation. Officers recommend that this application be deferred to the architect can re-survey the site and provide amended drawings.

**Item 7.2 – 17/AP/4330 for: Full Planning Permission – 62-64 WESTON STREET, LONDON SE1 3QJ**

8. Paragraph 4 stating 'would secure the replacement of a tree on the site' to be replaced by 'A unilateral undertaking for in-lieu payment of £1,600 would mitigate for the loss of the tree'. The £1600 would be used for planting within the vicinity, potentially in Guy Street Park.
9. The application referred to in paragraph 41 application 04/AP/1850 and was allowed on appeal, not dismissed.
10. Paragraph 47 to be supplemented with:

The 2003 planning permission reference number 03/AP/0946 was subject to condition 5 restricting the hours of operation of the restaurant to between 07.30 to 23.30 on Mondays to Saturdays and 10.00 to 23.00 hours on Sundays and Public Holidays. It is therefore recommended that permission be granted subject to this compliance condition restricting the opening hours of the restaurant – this would ensure that it is clear that the extension to the restaurant has the same opening hours as the existing restaurant.

The 2006 appeal decision (04/AP/1850) states that 'the restaurant use has the benefit of conditional planning permission including a restriction on the hours of opening'.

11. Relating to paragraph 61 of the report

Further submissions have been made by an objector relating to the status of the courtyard as 'statutory' amenity space, which they say was established as such in 1980. This is understood to be a reference to a Section 52 planning agreement which the objector has provided. Agreements under Section 52 of the Town and Country Planning Act 1971 are the precursors to today's Section 106 agreements and they regulated the development or use of land. The agreement provided by the objector dates back to 1980 and relates to outline planning permission for

the development of office space on the site of 60 – 68 St. Thomas St and 24 Melior Street. The agreement provided that the flats at 37 – 43 Snowfields and 62 to 66 Weston Street would be refurbished and also provided that an area of 9800 square feet be laid out and landscaped as open space. None of the plans accompany the agreement but the open space is described as lying to the south of the development (at St. Thomas and Melior Street and land adjoining 60 -68 St. Thomas Street). The agreement also provided that alternative plans could be submitted. It is therefore not possible to identify the open space referred to by the agreement.

As noted by the objector themselves the ownership of land is not a material planning consideration and any dispute as to private land rights cannot be resolved by the local planning authority.

12. Condition 10 to include no deliveries, unloading and loading on Sundays and Bank Holidays.
13. Objectors requested that planning permission be granted subject to the following seven conditions relating to foundation design, amenity space, cycle storage, details of the refuse store, storage areas of hazardous materials, fire escape and capacity of the refuse store.

- a) Foundations – This is a matter for the building regulations.
- b) Provision of alternative amenity space – in planning terms the site is not designated as private / communal amenity space and there are no planning records to substantiate such provision.
- c) Cycle storage – the existing metal cycle shed would be retained and it is outside of the red line application site. The existing cycle shed was approved on 9 June 2004 under application reference number 03/AP/2017 for details of cycle storage as required by condition 4 of application reference number 03/AP/0946. The approved cycle storage details comprised a metal shed positioned within the yard area, which is on land controlled by the freeholder. Unfortunately the block plan showing the location of the cycle storage is not in the archives and only the officer report and decision notice is available.

The cycle shed is however shown on the approved ground floor of the 2006 appeal and if there was any breach of planning control in relation to condition 4 of application reference number 03/AP/0946, which does not appear to be the case in this instance, the time limit of 10 years for the local planning authority to take enforcement action has passed.

- d) Refuse store details - The proposed ground floor plan clearly shows the footprint and dimensions of the proposed bin store. The proposed east elevation shows the proposed bin store and finish annotated as 'facing brickwork to match proposed extension'.

- e) Storage areas of hazardous materials - Storage areas for catering materials, regularly used by food premises, will be controlled by the other legislation dealing with food business waste, health and safety at work and food safety legislation.
- f) Fire escape – This is a matter for the building regulations.
- g) Refuse storage capacity – the council's waste management team did not raise any objection in this regard.

#### 14. Summary of appeal (04/AP/1850) allowed in 2006:

##### Main issue

The main issue was the effect of the proposed development on the living conditions of the occupiers of adjoining residential properties with particular regard to noise nuisance.

The Planning Inspector noted that evidence from the residents was that noise nuisance from the restaurant has been a problem. Noise nuisance from the restaurant was allegedly caused by moving and storing refuse, including bottles, in the late evenings; air conditioning and general activity in the courtyard.

The extension proposed to cover part of the rear courtyard. The capacity of the restaurant would have increased from 25 covers to around 35/40 covers. It would have also included a refuse store and toilets. It was proposed to locate air conditioning units within the enclosed refuse storage area. They would have replaced three external units on the rear elevation of the restaurant.

During the site visit the Planning Inspector found that the external air conditioning units, which were running at the time, were quiet and not audible above the background noise. At the time of the site visit the background noise level was relatively low and the only constant noise audible in the courtyard was from a refrigeration unit from a different commercial unit.

The Planning Inspector acknowledged that the flats immediately above the restaurant and other flats with windows very close by were noise sensitive rooms.

The Planning Inspector however concluded that the extension would be likely to reduce rather than increase noise levels, even in the context of the proximity of flat windows and the courtyard which seemed to act as a magnifier of sound. The proposed internal air conditioning units, internal refuse bin store, the use of an enclosed building and use of the external door to only access a landscaped area for maintenance were all

considered to have improved the residential amenity by reducing the likely potential for noise nuisance.

Planning permission was granted subject to four conditions relating to:

- Five year time limit
- Samples of materials including details of glazing designed to minimise the emission of light
- Landscaping including details of all external lighting, and
- Soundproofing of the premises.

### **REASON FOR URGENCY**

15. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting

### **REASON FOR LATENESS**

16. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

### **BACKGROUND DOCUMENTS**

| <b>Background Papers</b> | <b>Held At</b>  | <b>Contact</b>                                 |
|--------------------------|---|--|
| Individual files         | Chief Executive's<br>Department<br>160 Tooley Street<br>London<br>SE1 2QH | Planning enquiries<br>telephone: 020 7525 5403 |

# Welcome to Southwark Planning Sub-Committee A

26 January 2021

**ITEM 7.1 – 20/AP/1043**

**17-19 BLACKWATER STREET, SE22 8SD**

**ITEM 7.2 – 17/AP/4330**

**62-66 WESTON STREET, LONDON, SE1 3QJ**

**TPO 599 – 51 CRESCENT WOOD ROAD, SE26 6SA**



Councillor Kath Whittam (Chair)



Councillor Adele Morris (Vice Chair)



Councillor Richard Leeming



Councillor Sunil Chopra



Councillor Maggie Browning



Councillor Martin Seaton



Councillor Jane Salmon

## Reserves

Councillor Anood Al-Samerai

Councillor Peter Babudu

Councillor Renata Hamvas

Councillor Victoria Olisa

Councillor Paul Fleming



## **ITEM 7.1 – 20/AP/1043**

**Unit 7 & 8, 17-19 Blackwater Street, London, SE22 8SD**

Demolition of 2 light industrial units (Use Class B8) and the construction of 2 x two bedroom dwellings (Use Class C3).

7



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| REV. | DESCRIPTION | DRAWN | CHECKED | DATE     |
|------|-------------|-------|---------|----------|
| 1st  | Final Issue | AS    | JK      | 08.10.19 |

**LEGEND**

- BOUNDARY LINE
- EXISTING
- NEIGHBOURS
- PEDESTRIAN ACCESS TO SITE
- ENTRANCE
- VEHICULAR ACCESS TO SITE

N  
 EXISTING SITE PLAN  
 UNITS 7 AND 8  
 SCALE 1:200

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**PROJECT**  
 7 & 8 Blackwater Court, London, SE22 8RS  
**DRAWING TITLE**  
 Existing Site Plan

**DRAWING NUMBER**  
 8354-A3-E\_002  
**SCALE** 1:200    **SHEET SIZE** A3    **DATE** 08.10.19

# EXISTING SITE PLAN

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| REVISIONS |             |       |       |          |
|-----------|-------------|-------|-------|----------|
| REV.      | DESCRIPTION | DRAWN | CHECK | DATE     |
| 1st       | Final Issue | AS    | JK    | 08/10/10 |
|           |             |       |       |          |
|           |             |       |       |          |



View from Blackwater Court towards the Unit 8



View from unit 7 towards the Unit 8



View from Unit 8 towards the Unit 7



Unit 8



Unit 8



View towards Unit 7 & 8



Unit 7



Unit 7



View towards Unit 7 & 8



Wall Fence in disrepair

# EXISTING SITE PHOTOS

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| REV.  | DESCRIPTION   | DRAWN | CHECKED | DATE     |
|-------|---|-------|---------|----------|
| Rev 1 | Final Issue   | AS    | JK      | 17.07.19 |
| A     | Draft Planning Application                            | AS    | JK      | 20.06.19 |
| B     | Client Meeting  | AS    | JK      | 28.06.19 |
| C     | Client's comments                                     | AS    | JK      | 07.10.19 |
| D     | Implemented comments after neighbourhood consultation | AS    | JK      | 18.10.19 |
| E     | Planning Submission                                   | AS    | JK      | 14.02.20 |

- LEGEND**
- BOUNDARY LINE
  - PROPOSED BUILDING FOOTPRINT
  - DEMOLISHED
  - NEIGHBOURS
  - PAVING
  - PEDESTRIAN ACCESS TO SITE
  - ZINC
  - HEIGHT TO CEILING
  - ENTRANCE
  - VEHICULAR ACCESS TO SITE

**LEVELS**



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**PROJECT**  
 7 & 8 Blackwater Court, London, SE22 8RS

**DRAWING TITLE**  
 Proposed Site Plan

**DRAWING NUMBER**  
 8354-A3-P\_001

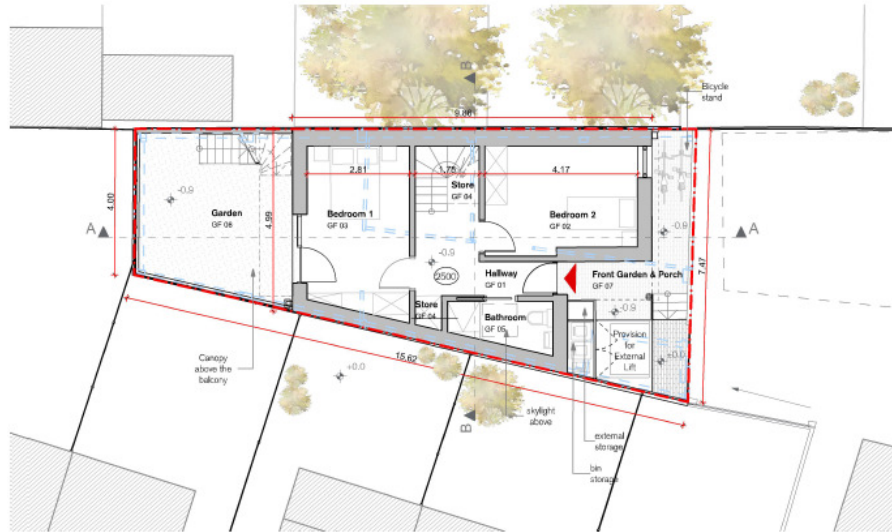
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# PROPOSED SITE PLAN

**NOTES AND AMENDMENTS**

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| REV. | DESCRIPTION   | DRAWN | CHKD | DATE     |
|------|---|-------|------|----------|
| 1st  | Final Issue   | AS    | JK   | 17.07.19 |
| A    | Draft Planning Application                            | AS    | JK   | 20.06.19 |
| B    | Client Meeting  | AS    | JK   | 28.06.19 |
| C    | Client's comments                                     | AS    | JK   | 07.10.19 |
| D    | Implemented comments after neighbourhood consultation | AS    | JK   | 18.12.19 |
| E    | Planning Submission                                   | AS    | JK   | 14.02.20 |



**LEVELS**  
ALL LEVELS ARE IN METRES AND ARE RELATED TO DATUM SET AS GROUND FLOOR LEVEL OF UNIT 8 VALUE 0.00M

**LEGEND**

- BOUNDARY LINE
- NEW WALLS
- DEMOLISHED
- NEIGHBOURS
- PAVING
- PEDESTRIAN ACCESS TO
- ZINC
- HEIGHT TO CEILING
- ENTRANCE

| Ground Floor Plan    |       |      |
|----------------------|-------|------|
| Hallway              | GF 01 | 6,1  |
| Bedroom 2            | GF 02 | 12,0 |
| Bedroom 1            | GF 03 | 13,0 |
| Store                | GF 04 | 0,6  |
| Store                | GF 04 | 0,6  |
| Bathroom             | GF 05 | 3,5  |
| Front Garden & Porch | GF 07 | 11,5 |
| Garden               | GF 08 | 17,2 |

Gross Internal Area 40,0



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**PROJECT**  
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**DRAWING TITLE**  
Proposed Ground Floor Plan Unit 7

**DRAWING NUMBER**  
8354-A3-P\_101

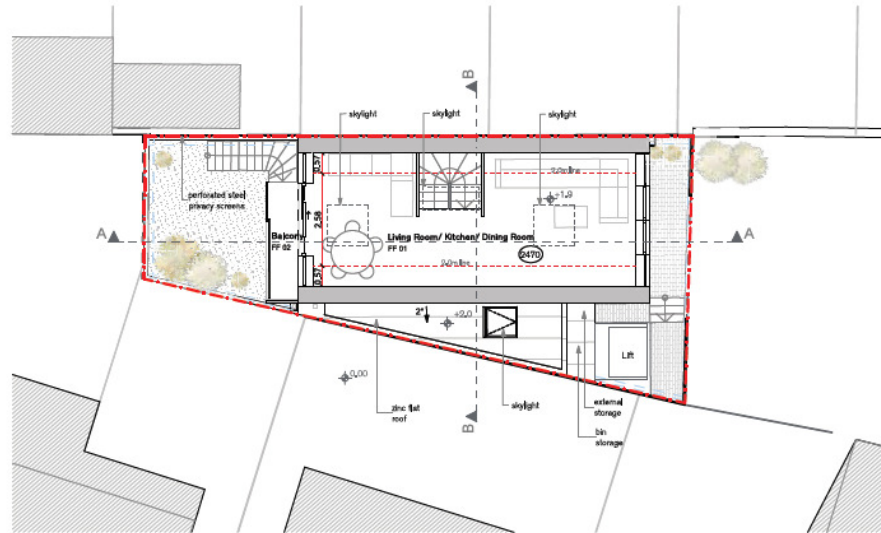
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# PROPOSED GROUND FLOOR UNIT 7

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| REV. | DESCRIPTION   | DRAWN | CHECK | DATE     |
|------|---|-------|-------|----------|
| 1st  | First Issue   | AS    | JK    | 17.07.19 |
| A    | Draft Planning Application  | AS    | JK    | 20.08.19 |
| B    | Client Meeting  | AS    | JK    | 23.08.19 |
| C    | Client's comments   | AS    | JK    | 07.10.19 |
| D    | Implemented comments after neighbourhood consultation Planning Submission | AS    | JK    | 18.12.19 |
| E    |   | AS    | JK    | 03.02.20 |



**LEVELS**  
ALL LEVELS ARE IN METRES AND ARE RELATED TO DATUM SET AS GROUND FLOOR LEVEL OF UNIT 8 VALUE 0.00M

**LEGEND**

- - - BOUNDARY LINE
- NEW WALLS
- DEMOLISHED
- NEIGHBOURS
- PAVING
- PEDESTRIAN ACCESS TO
- ZINC
- HEIGHT TO CEILING
- ▲ ENTRANCE

| First Floor Plan        |       |      |
|-------------------------|-------|------|
| Living Room/ Kitchen... | FF 01 | 32.5 |
| Balcony                 | FF 02 | 3.0  |
| Gross Internal Area     |       | 35.0 |



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**PROJECT**  
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**DRAWING TITLE**  
Proposed First Floor Plan Unit 7

**DRAWING NUMBER**  
8354-A3-P\_102

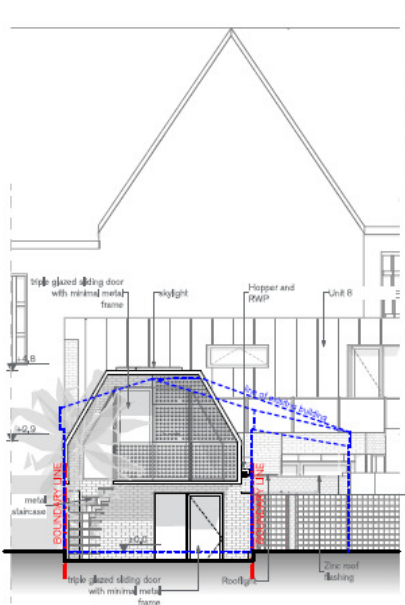
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# PROPOSED FIRST FLOOR UNIT 7

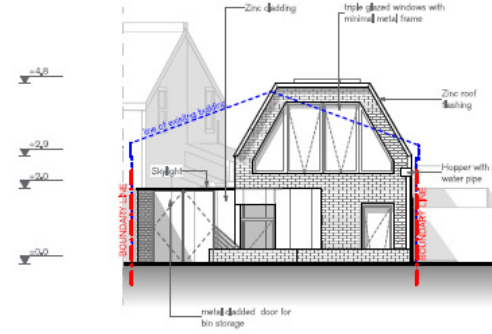
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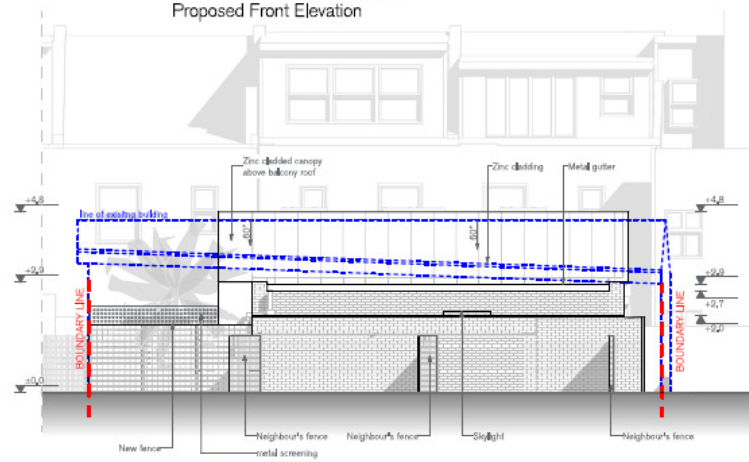
| REV. | DESCRIPTION  | DRAWN | CHKD | DATE     |
|------|--|-------|------|----------|
| 1st  | Draft Planning Application                           | AS    | JK   | 20/06/19 |
| A    | Client Meeting                                       | AS    | JK   | 25/06/19 |
| B    | Client's comments                                    | AS    | JK   | 07/10/19 |
| C    | Implemented comments after neighborhood consultation | AS    | JK   | 16/12/19 |
| D    | Planning Submission                                  | AS    | JK   | 14/02/20 |



Proposed Rear Elevation



Proposed Front Elevation



Proposed Side Elevation

**LEVELS**  
ALL LEVELS ARE IN METRES AND ARE RELATED TO DATUM SET AS GROUND FLOOR LEVEL OF UNIT 8 VALUE 0,00M

**LEGEND**

- BOUNDARY LINE
- NEW WALLS
- DEMOLISHED
- NEIGHBOURS
- BRICK
- ZINC
- OUTLINE OF THE PROPOSAL SUBMITTED TO PRE-PLANNING ADVICE
- OUTLINE OF THE PROPOSAL PROPOSED DURING NEIGHBOURHOOD CONSULTATION

**PROPOSED ELEVATIONS UNIT 7**

SCALE 1:100  
0 2000 4000mm

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**PROJECT**  
7 & 8 Blackwater Court, London, SE22 8RS  
**DRAWING TITLE**  
Proposed Elevations Unit 7

**DRAWING NUMBER**  
8354-A3-P\_300  
**SCALE** 1:100  
**SHEET SIZE** A3  
**DATE** 20.08.19

# PROPOSED ELEVATION UNIT 7



View towards front elevation of unit 7

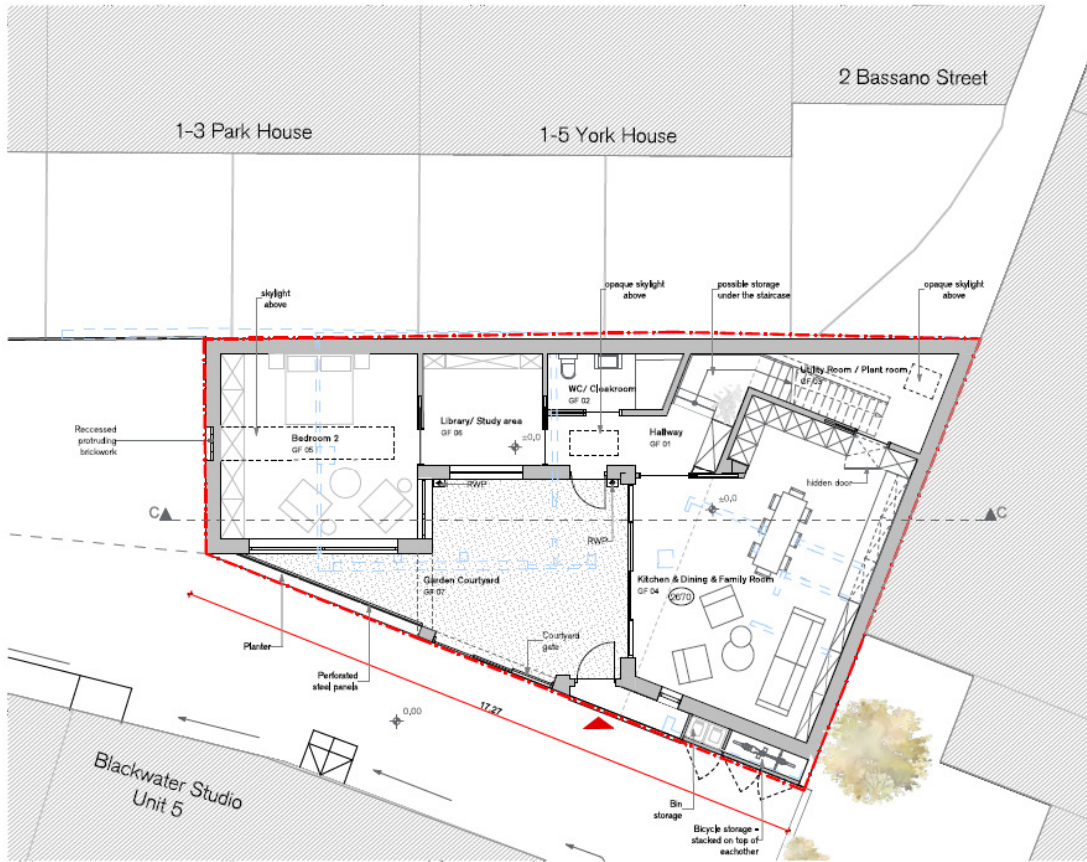


View towards rear elevation of unit 7

## PROPOSED VIEWS UNIT 7

● NOTES AND AMENDMENTS

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| REV. | DESCRIPTION   | DRAWN | CHKD | DATE     |
|------|---|-------|------|----------|
| 1st  | Final Issue   | AS    | JK   | 17.07.19 |
| A    | Draft Planning Application                            | AS    | JK   | 20.08.19 |
| B    | Client Meeting  | AS    | JK   | 23.09.19 |
| C    | Client's comments                                     | AS    | JK   | 07.10.19 |
| D    | Implemented comments after neighbourhood consultation | AS    | JK   | 18.12.19 |
| E    | Implemented Changes with Client's comments            | AS    | RD   | 02.01.20 |
| F    | Planning Submission                                   | AS    | JK   | 14.02.20 |

**LEVELS**  
ALL LEVELS ARE IN METRES AND ARE RELATED TO DATUM SET AS GROUND FLOOR LEVEL OF UNIT 8 VALUE 0.00M

**LEGEND**

- BOUNDARY LINE
- NEW WALLS
- DEMOLISHED
- NEIGHBOURS
- PAVING
- PEDESTRIAN ACCESS TO
- ZINC
- HEIGHT TO CEILING
- ENTRANCE

**Ground Floor Plan**

|                                |       |              |
|--------------------------------|-------|--------------|
| Hallway                        | GF 01 | 8,4          |
| WC/ Cloakroom                  | GF 02 | 5,0          |
| Utility Room / Plant room      | GF 03 | 8,2          |
| Kitchen & Dining & Family Room | GF 04 | 45,5         |
| Bedroom 2                      | GF 05 | 26,9         |
| Library/ Study area            | GF 06 | 9,5          |
| Garden Courtyard               | GF 07 | 32,9         |
| <b>Gross Internal Area</b>     |       | <b>109,0</b> |



PROPOSED GROUND FLOOR PLAN UNIT 8

SCALE 1:100  
0 2 4m

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**PROJECT**  
7 & 8 Blackwater Court, London, SE22 8RS  
**DRAWING TITLE**  
Proposed Ground Floor Plan Unit 8

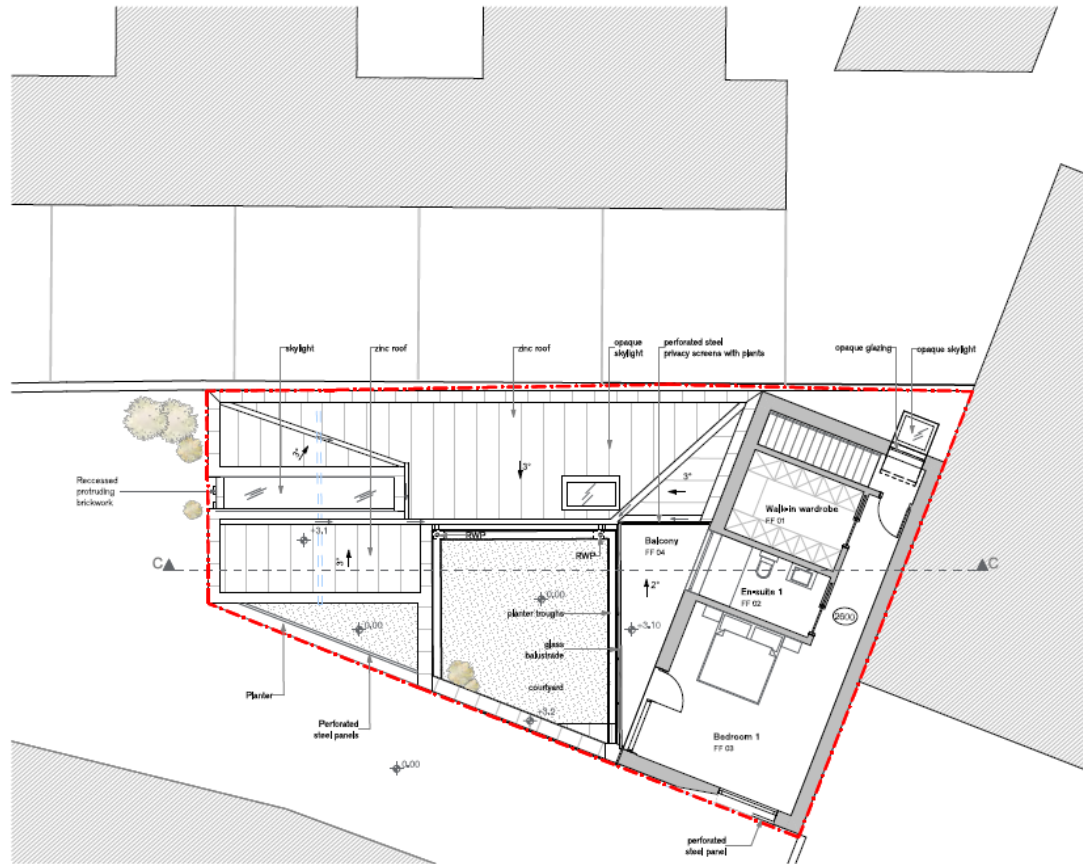
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8354-A3-P\_105  
**SCALE** 1:100 **SHEET SIZE** A3 **DATE** 17.07.19

# PROPOSED GROUND FLOOR UNIT 8



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| REVISIONS |   |       |      |          |
|-----------|---|-------|------|----------|
| REV.      | DESCRIPTION   | DRAWN | CHKD | DATE     |
| 1st       | First Issue   | AS    | JK   | 17.07.19 |
| A         | Draft Planning Application                            | AS    | JK   | 20.06.19 |
| B         | Client Meeting  | AS    | JK   | 23.06.19 |
| C         | Client's comments                                     | AS    | JK   | 07.10.19 |
| D         | Implemented comments after neighbourhood consultation | AS    | JK   | 16.12.19 |
| E         | Planning Submission                                   | AS    | JK   | 14.02.20 |

**LEVELS**  
ALL LEVELS ARE IN METRES AND ARE RELATED TO DATUM SET AS GROUND FLOOR LEVEL OF UNIT 8 VALUE 0.000

**LEGEND**

- BOUNDARY LINE
- NEW WALLS
- DEMOLISHED
- NEIGHBOURS
- PAVING
- PEDESTRIAN ACCESS TO
- ZINC
- HEIGHT TO CEILING
- ENTRANCE

| First Floor Plan    |       |      |
|---------------------|-------|------|
| Walk-in wardrobe    | FF 01 | 7.4  |
| En-suite 1          | FF 02 | 5.6  |
| Bedroom 1           | FF 03 | 25.8 |
| Balcony             | FF 04 | 8.7  |
| Gross Internal Area |       | 45.0 |



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**PROJECT**  
7 & 8 Blackwater Court, London, SE22 8RS

**DRAWING TITLE**  
Proposed First Floor Plan Unit 8

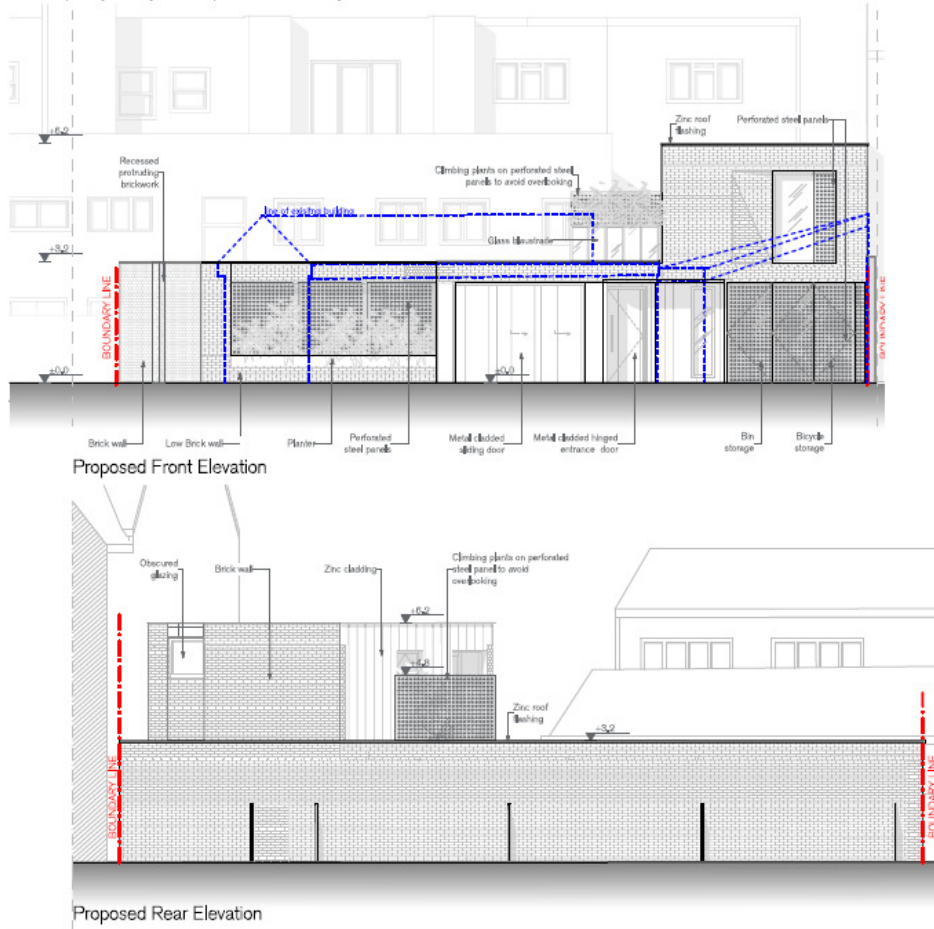
**DRAWING NUMBER**  
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**SCALE** 1:100    **SHEET SIZE** A3    **DATE** 17.07.19

# PROPOSED FIRST FLOOR UNIT 8

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| REV | DESCRIPTION   | DRAWN | CHECKED | DATE     |
|-----|---|-------|---------|----------|
| Tst | Design Application                                    | AS    | JK      | 26/06/19 |
| A   | Client Meeting  | AS    | JK      | 28/09/19 |
| B   | Client's comments                                     | AS    | JK      | 07/10/19 |
| C   | Implemented comments after neighbourhood consultation | AS    | JK      | 18/12/19 |
| D   | Planning Submission                                   | AS    | JK      | 14/02/20 |

**LEGEND**

- BOUNDARY LINE
- NEW WALLS
- DEMOLISHED
- NEIGHBOURS
- BRICK
- ZINC

**LEVELS**  
ALL LEVELS ARE IN METRES AND ARE RELATED TO DATUM SET AS GROUND FLOOR LEVEL OF UNIT 8 VALUE 0,00M

**PROPOSED ELEVATIONS UNIT 8**

SCALE 1:100

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**PROJECT**  
7 & 8 Blackwater Court, London, SE22 8RS

**DRAWING TITLE**  
Proposed Elevations Unit 8

**DRAWING NUMBER**  
8354-A3-P\_301

**SCALE** 1:100      **SHEET SIZE** A3      **DATE** 20.08.19

# PROPOSED ELEVATIONS UNIT 8



View towards front elevation of unit 8



View towards side elevation of unit 8

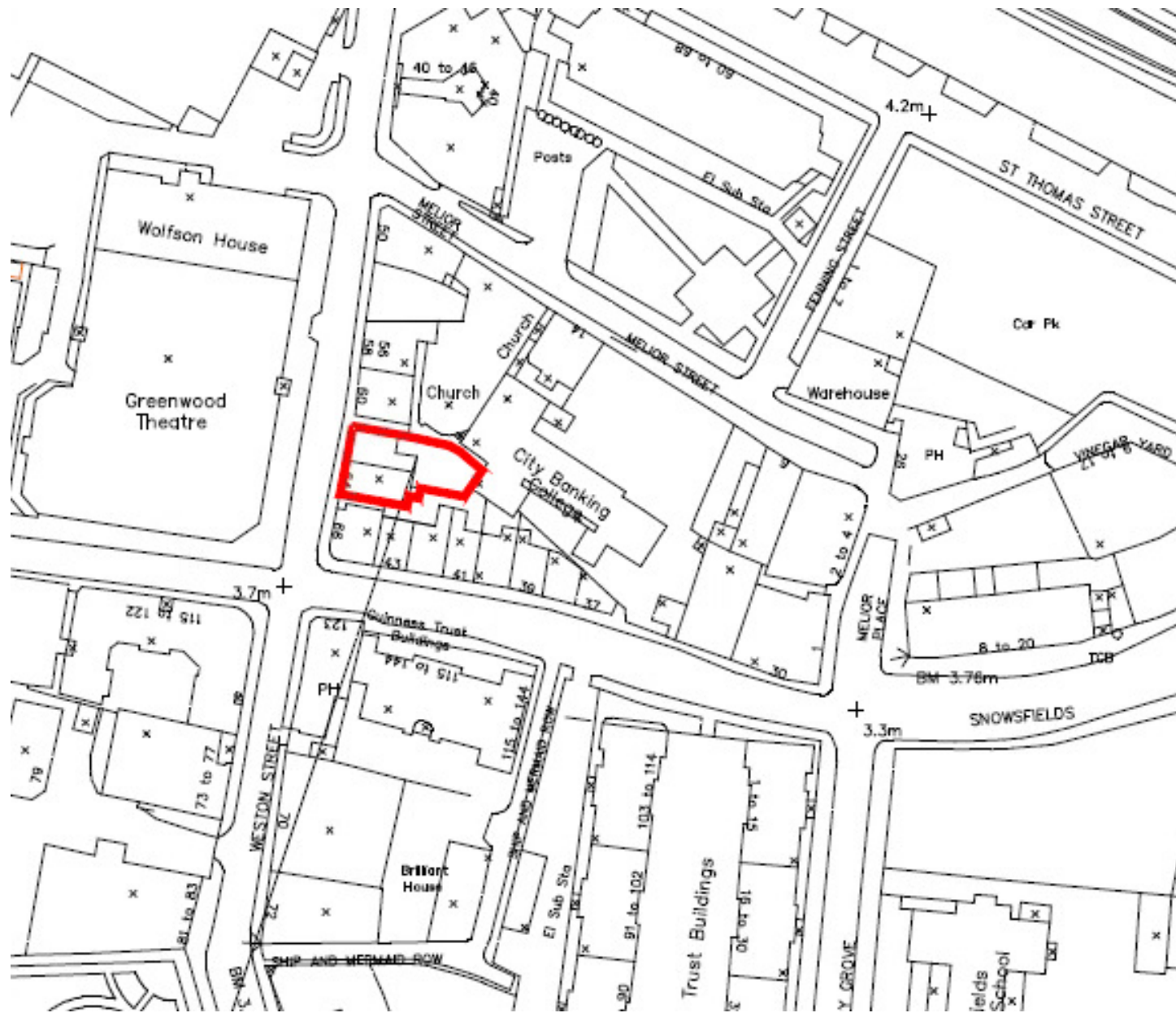
## PROPOSED VIEWS UNIT 8

## **ITEM 7.2 – 17AP4336**

62-66 Weston Street, London, SE1 3QJ

Demolition of an existing single storey rear extension and the construction of a single storey and mezzanine rear extension to the ground floor of the existing restaurant. Installation of 3 air conditioning units and the relocation of 1 air conditioning unit to the proposed lightwell.

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SITE VIEW FROM THE SOUTH



VIEW TO THE NORTH WEST



VIEW TO THE NORTH EAST





VIEW TO THE EAST



## VIEW TO THE SOUTH EAST



@lb\_southwark

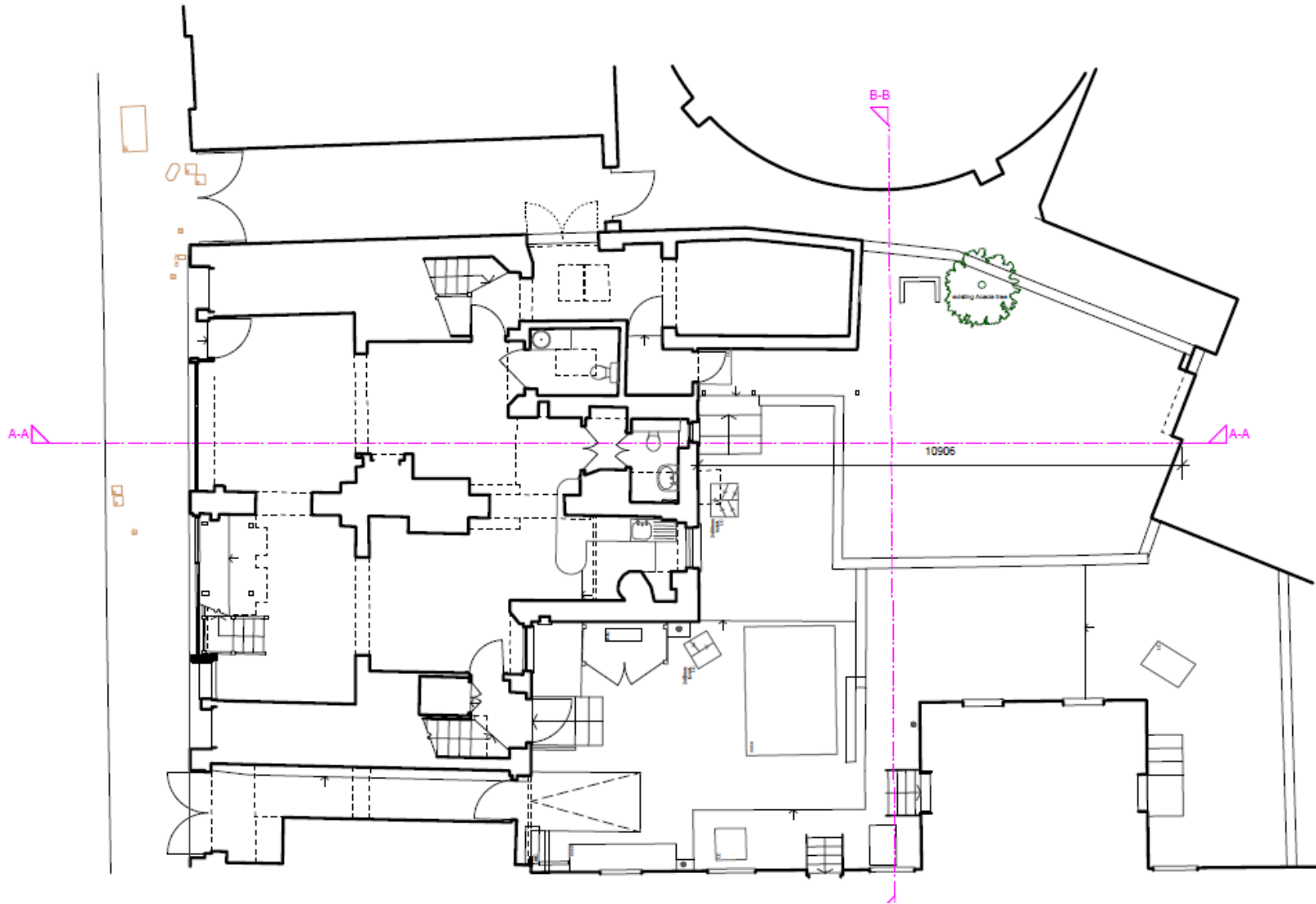


facebook.com/southwarkcouncil

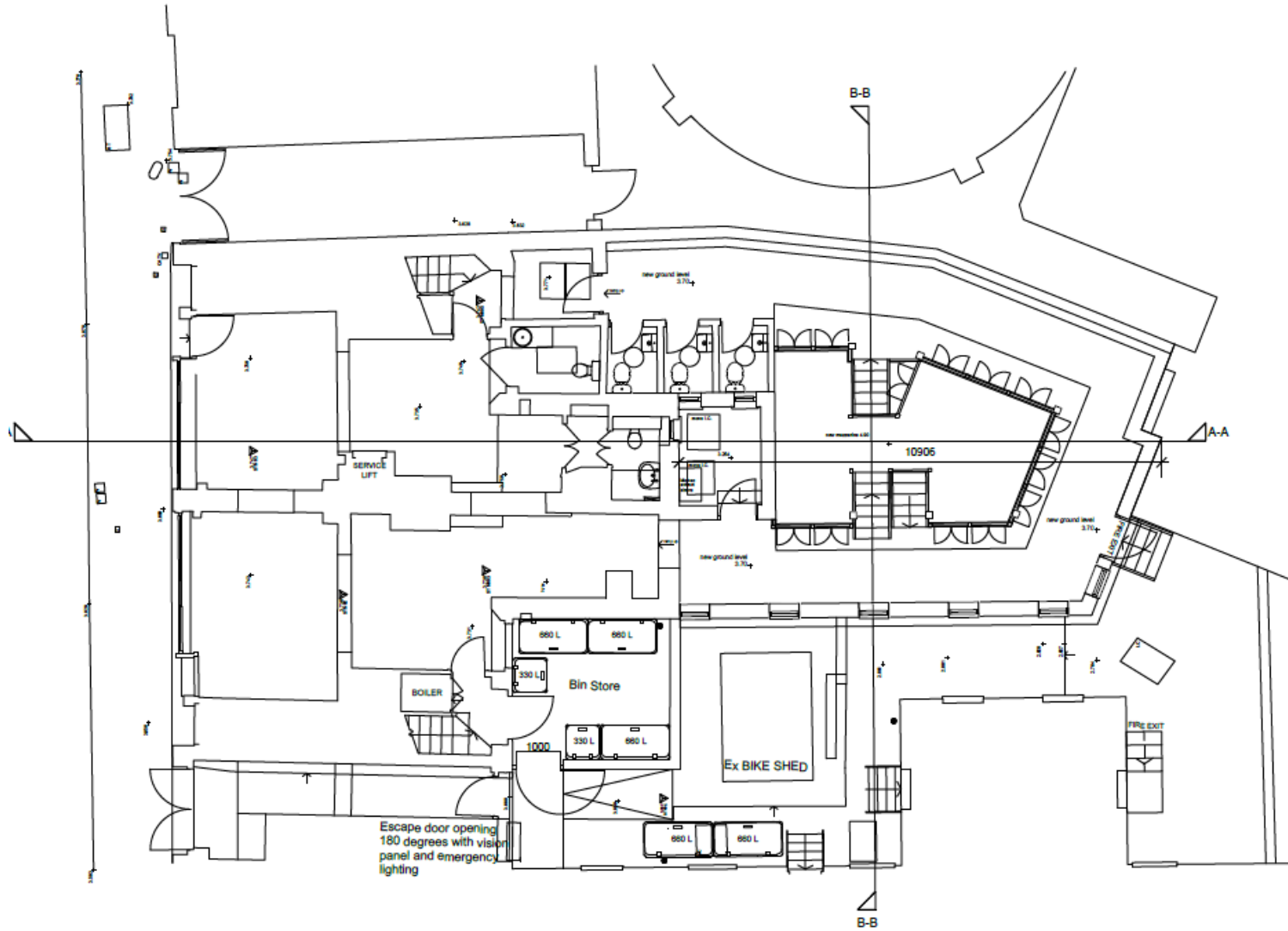
20



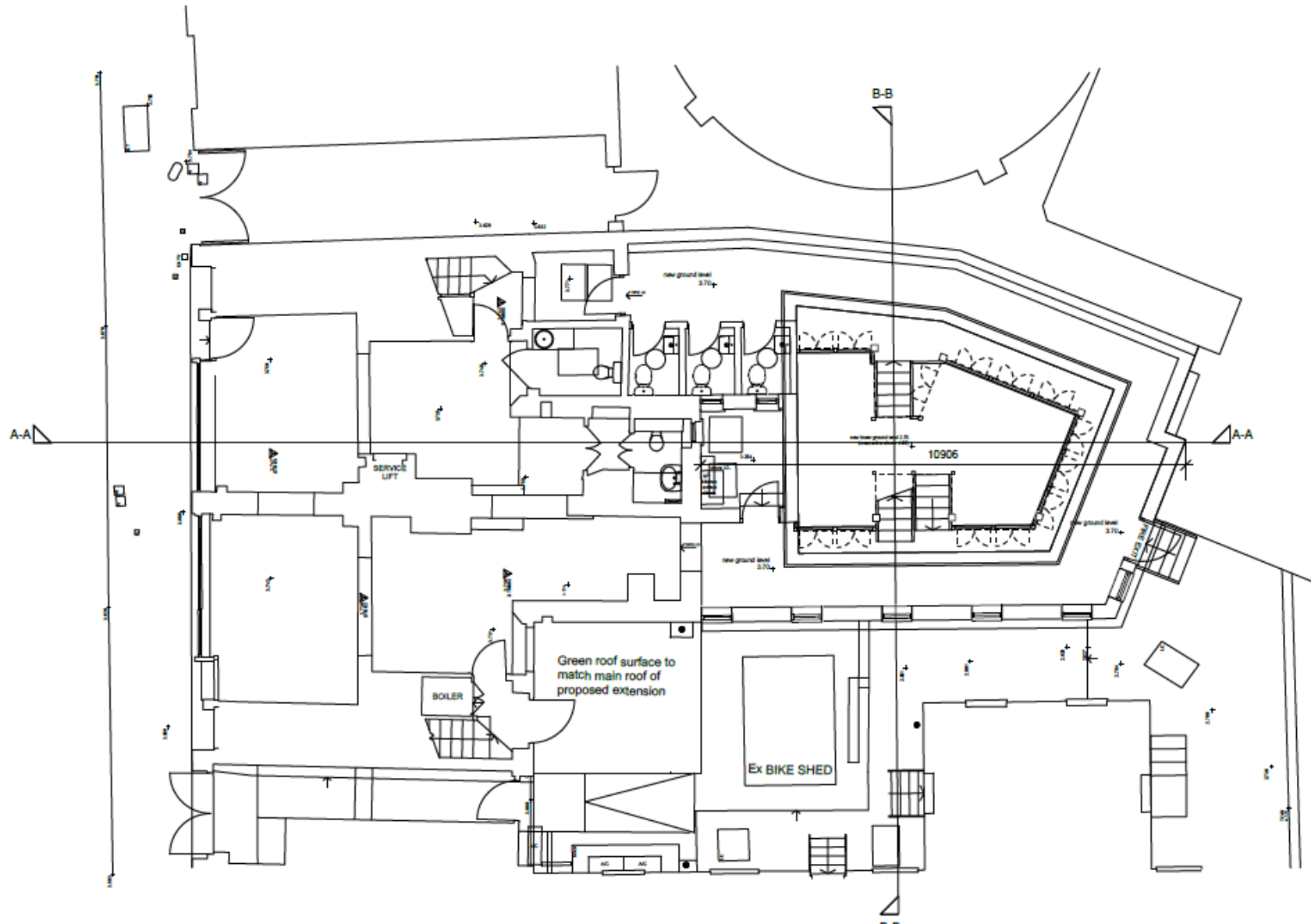
VIEW TO THE SOUTH



## EXISTING GROUND FLOOR PLAN



## PROPOSED GROUND FLOOR PLAN



## PROPOSED MEZZANINE FLOOR PLAN

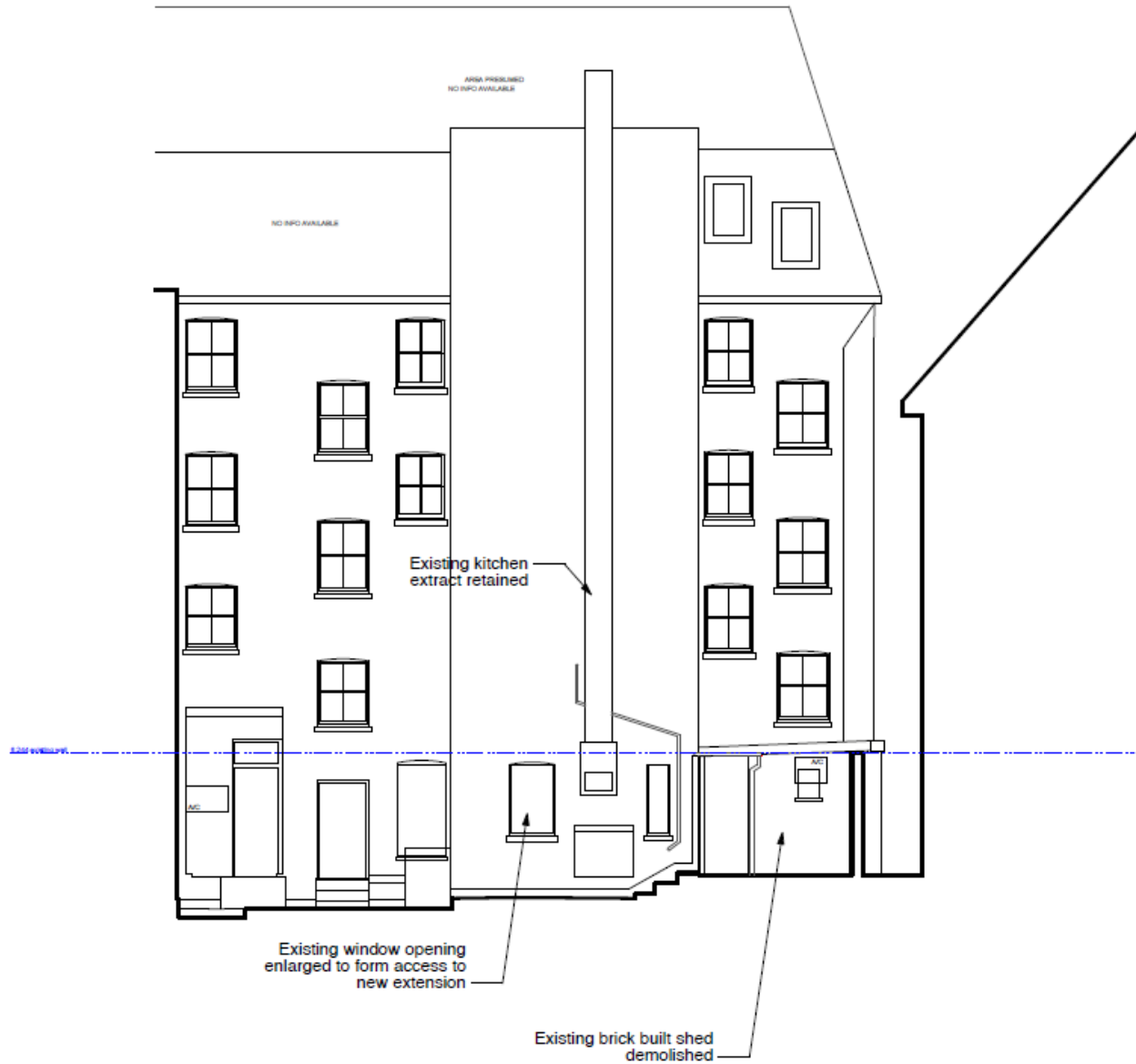
# EXISTING SOUTH ELEVATION





## PROPOSED SOUTH ELEVATION

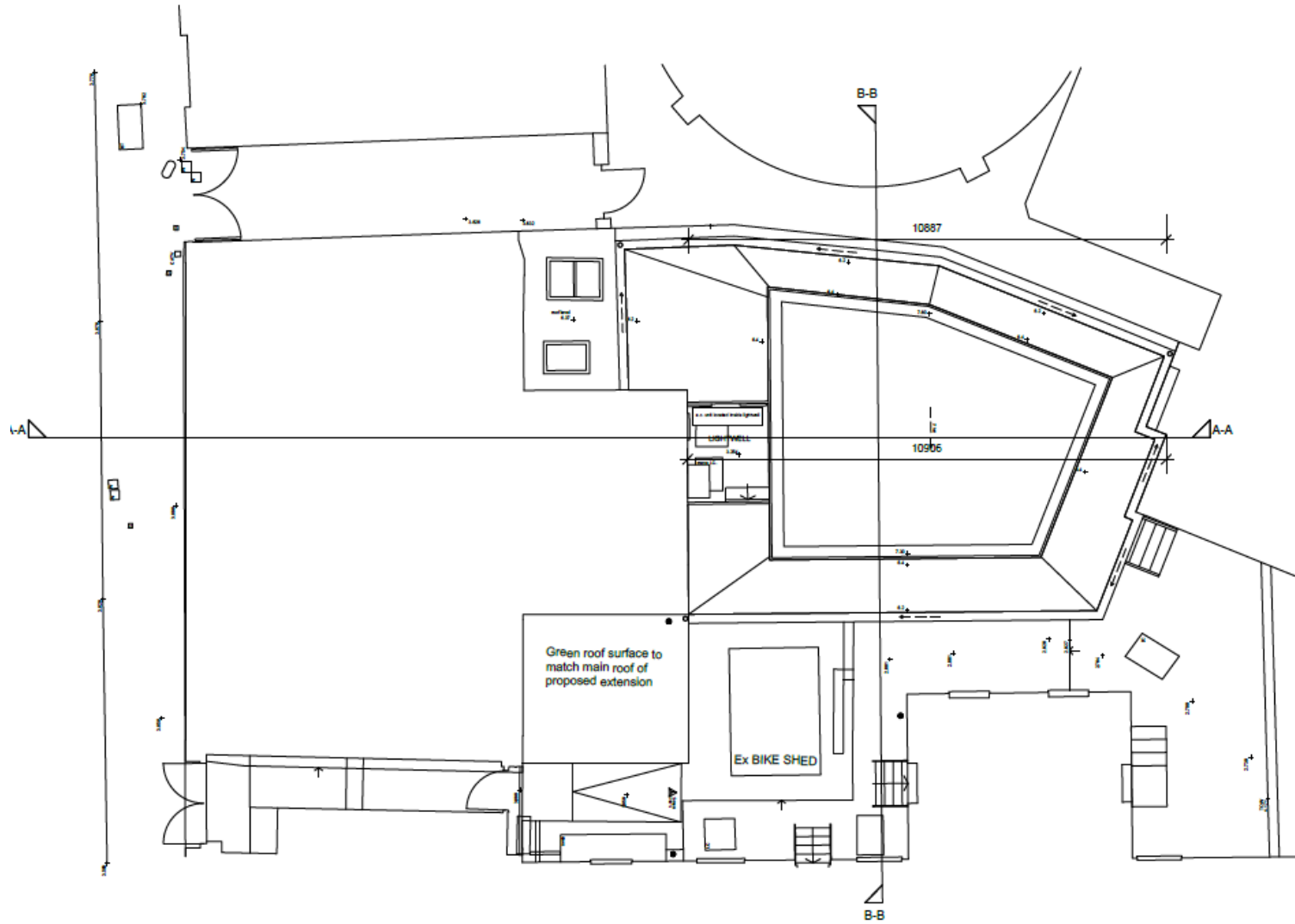




## EXISTING SECTION B-B



## PROPOSED SECTION B -B



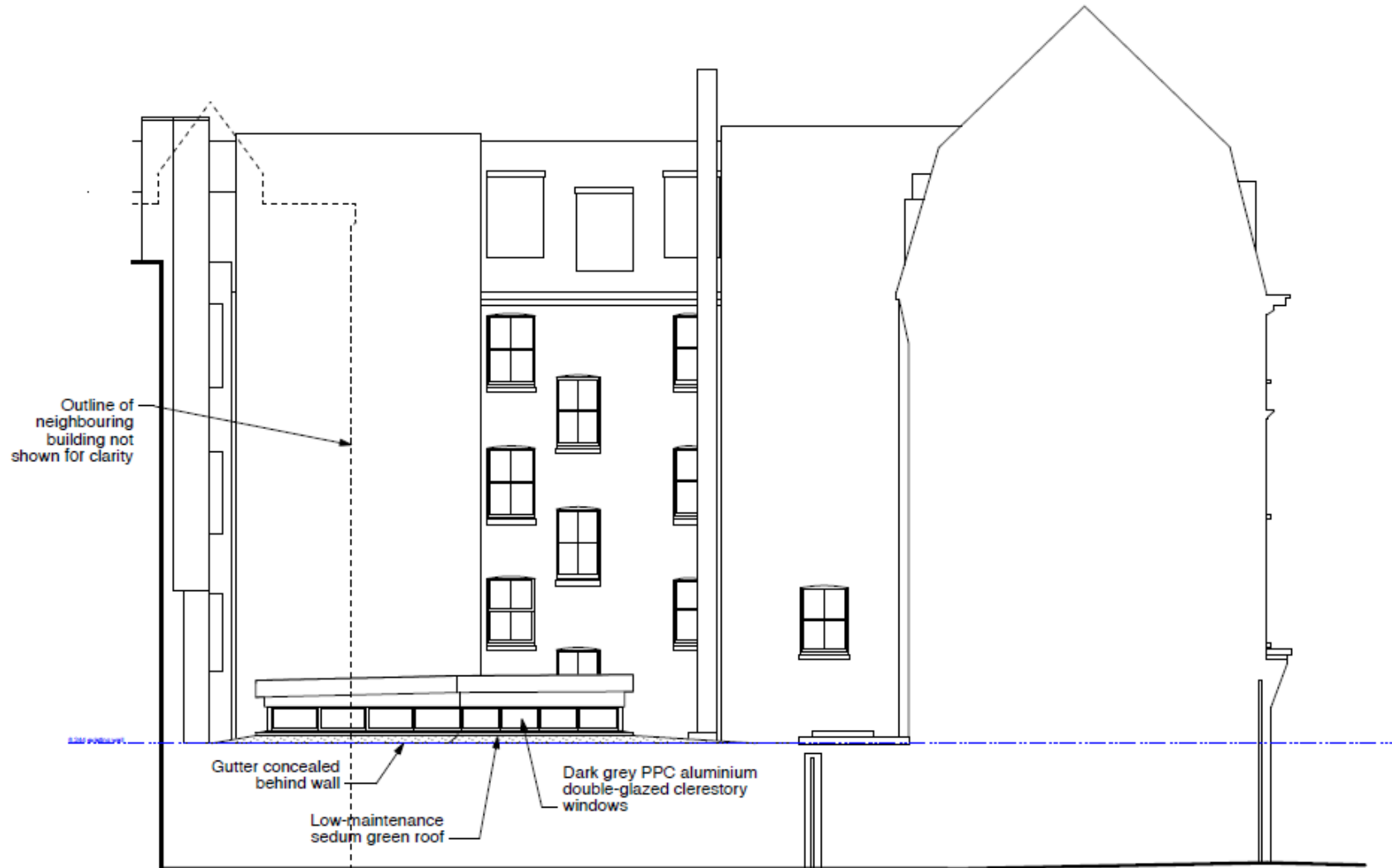
## PROPOSED ROOF PLAN



# EXISTING NORTH ELEVATION



# PROPOSED NORTH ELEVATION



**TPO 599**

**51 Crescent Wood Road , London,  
SE26 6SA**



## SITE LOCATION PLAN





