

# Planning Sub-Committee A

Monday 26 April 2021  
6.30 pm

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

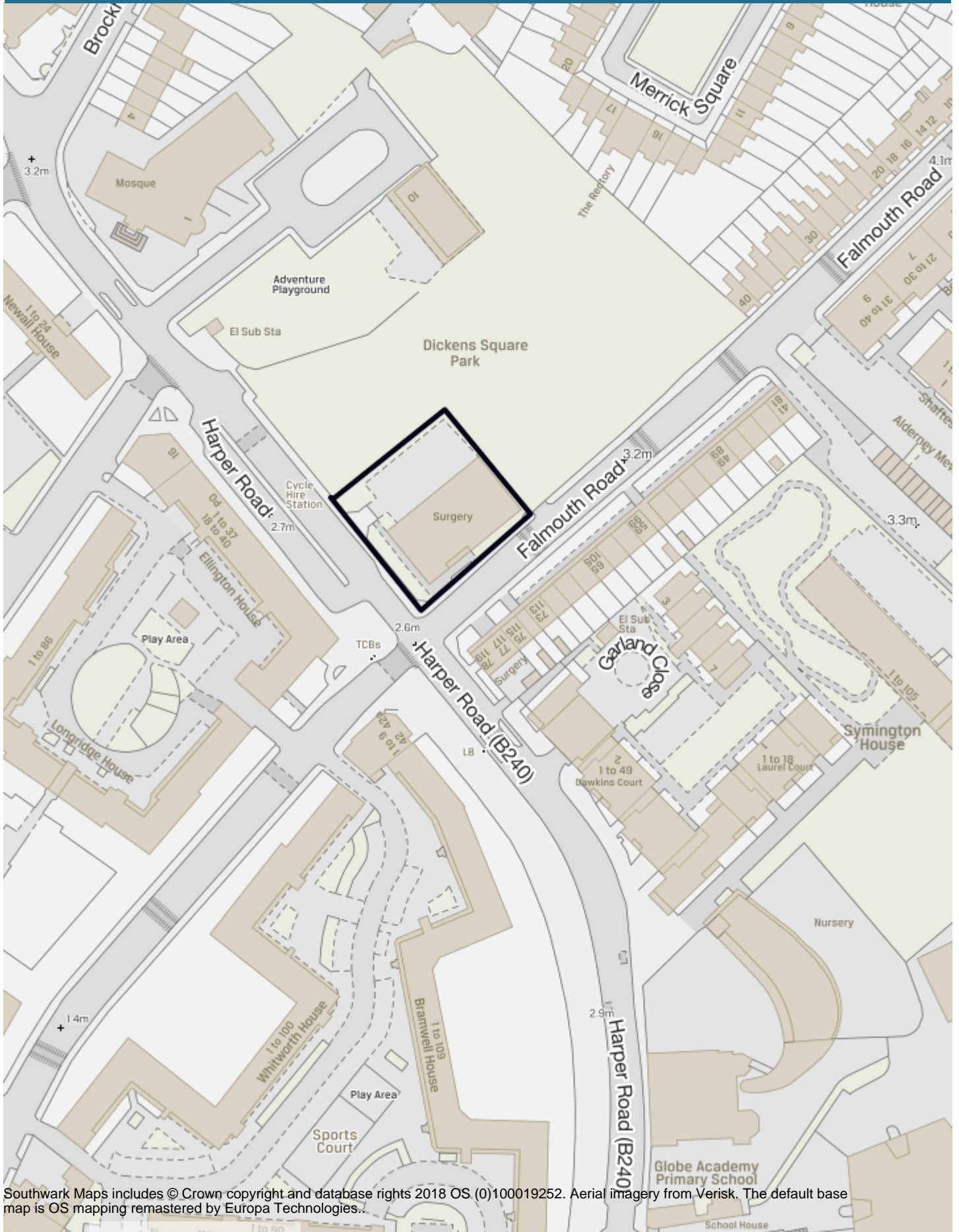
## Supplemental Agenda No.1

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Item No.	Title	Page No.
7.	Development management items	1 - 27
	<b>TABLED ITEMS:</b>	
	Members pack and an updated site plan for item 7.1	



## 20AP1407 - FALMOUTH ROAD GROUP PRACTICE, 78 FALMOUTH ROAD, LONDON, SE1 4JW



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# Welcome to Southwark Planning Sub-Committee A

26 APRIL 2021

## ITEM 7.1 – 20/AP/1407

Falmouth Road Group Practice  
78 Falmouth Road  
SE1 4JW



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/1407**

**Falmouth Road Group Practice, 78 Falmouth Road  
London  
SE1 4JW**

Demolition of the existing doctors surgery (Use Class D1) and redevelopment of the site for the construction of a new doctors surgery (Use Class D1), with residential development comprising 39 self-contained flats (Use Class C3) above, and associated cycle parking, refuse storage and amenity space.



## SITE BLOCK PLAN

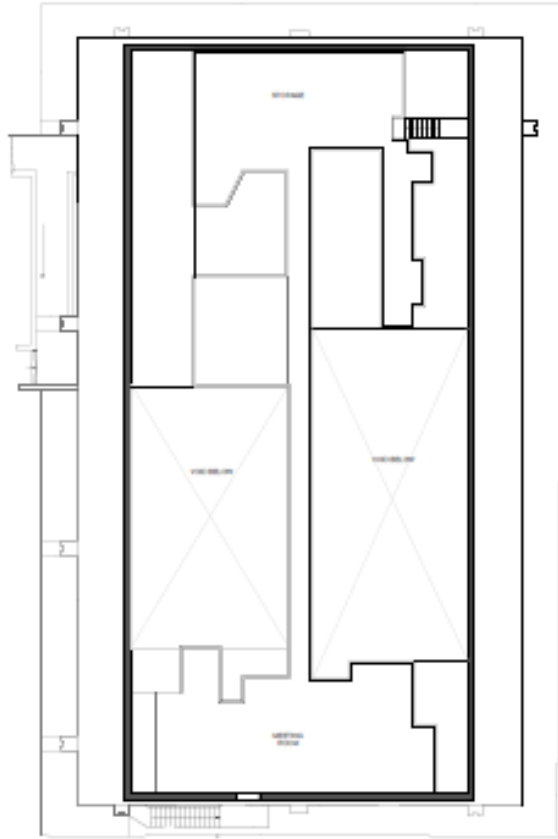


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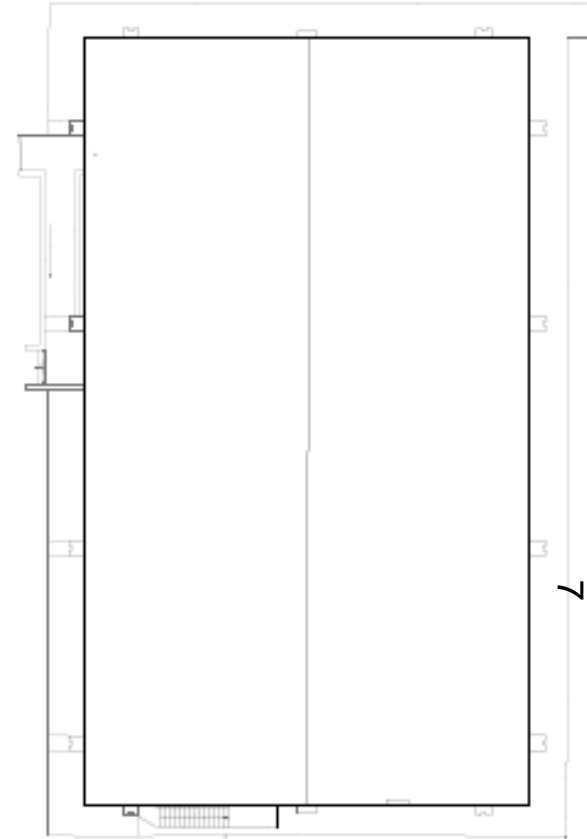




EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



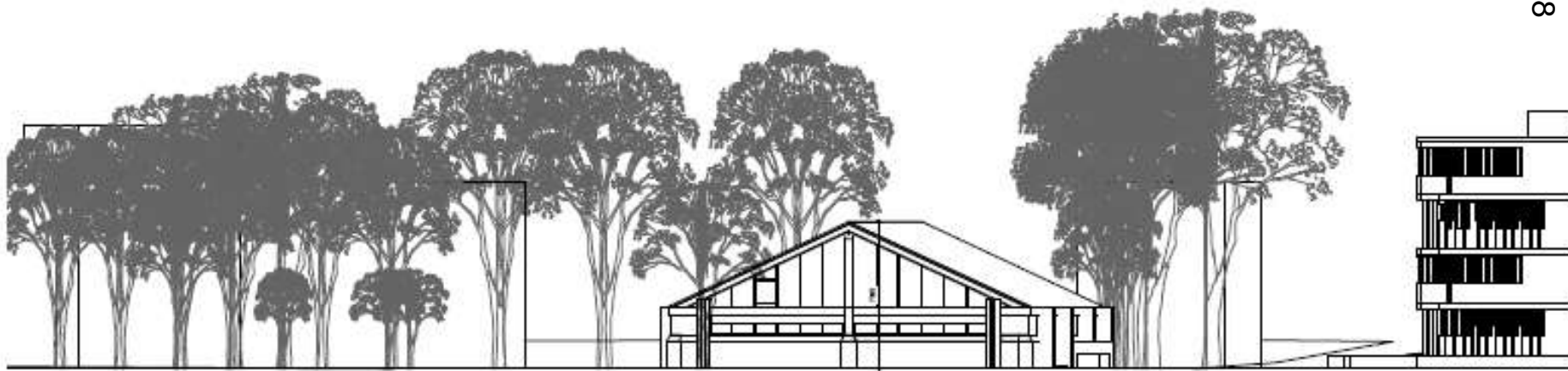
EXISTING ROOF PLAN

## EXISTING FLOOR PLANS

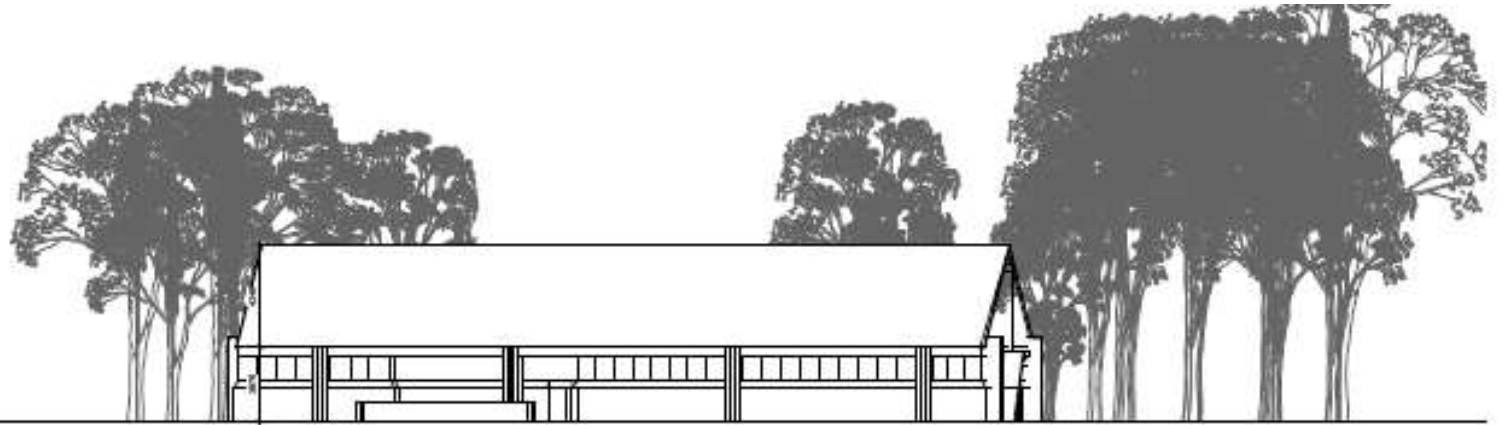




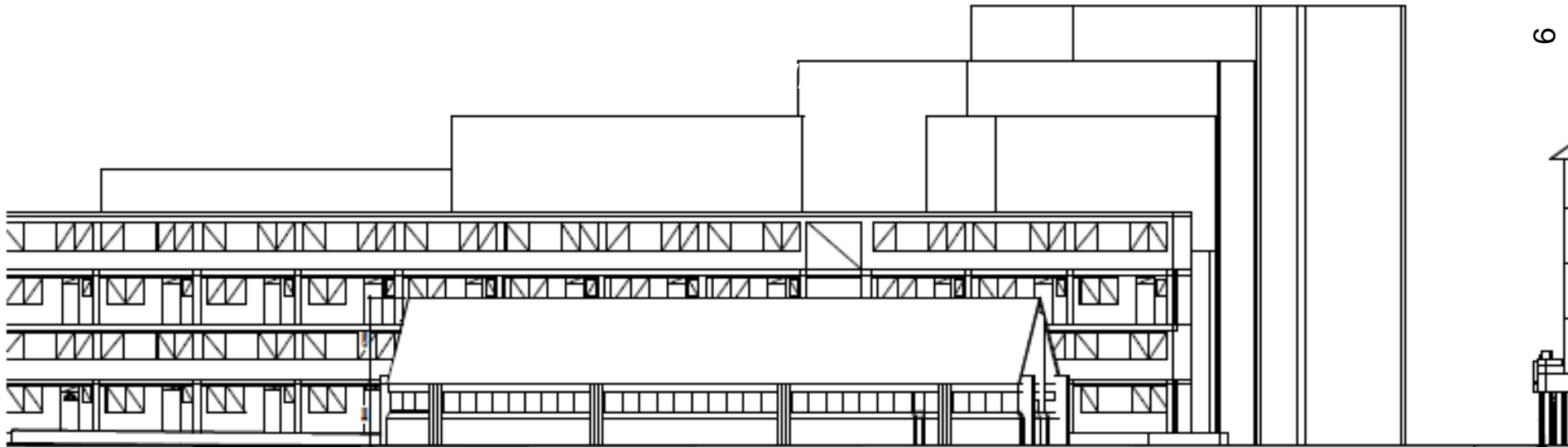
**NORTH ELEVATION**



**SOUTH ELEVATION**



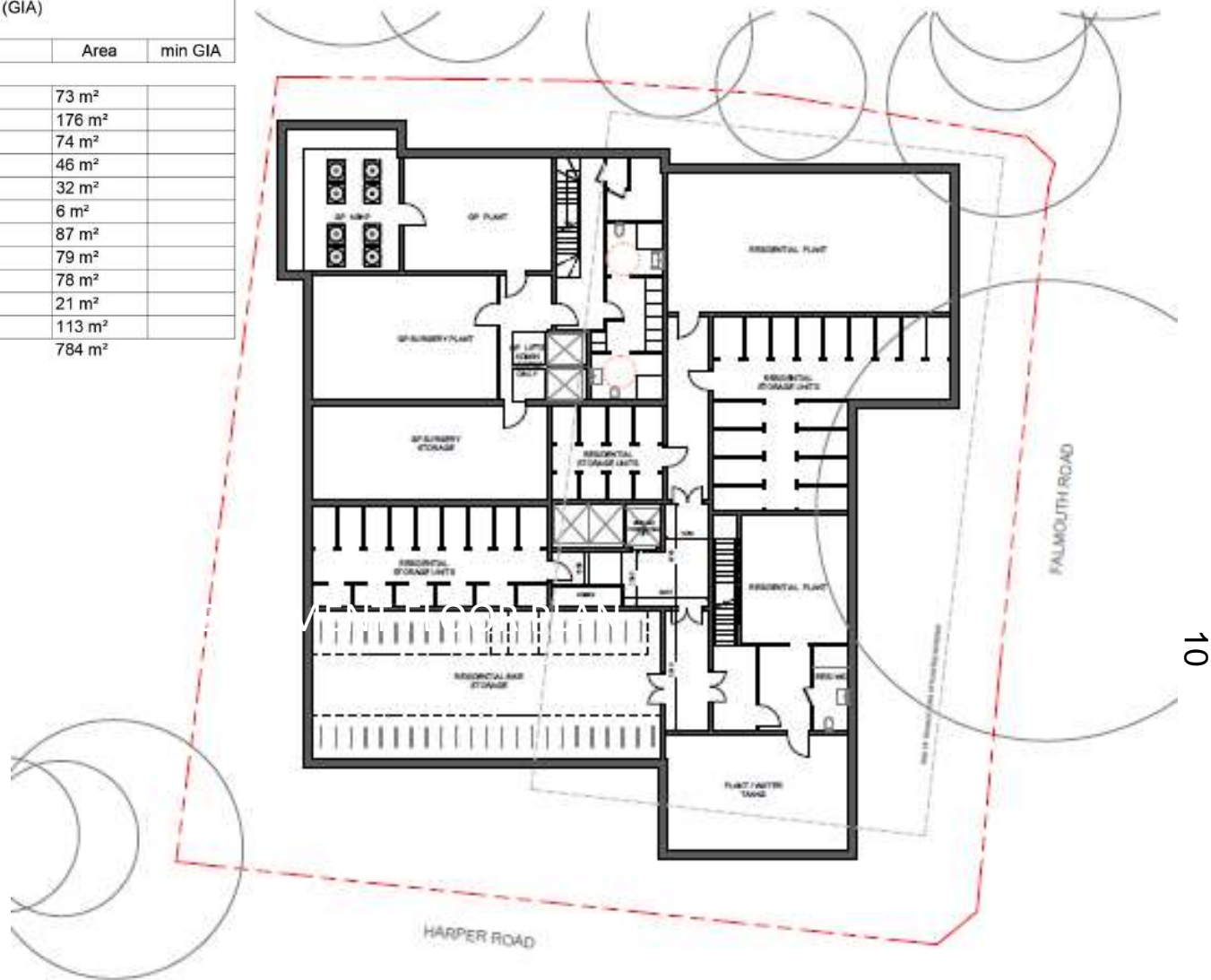
**EAST ELEVATION**



**WEST ELEVATION**

-01 Basement Floor Total Area Schedule (GIA)

Name	Comments	Area	min GIA
GP Plant	ASHP and General Plant	73 m <sup>2</sup>	
GP Staff Services	Staff Facilities and Storage	176 m <sup>2</sup>	
Resi Circulation	Resi General	74 m <sup>2</sup>	
Resi Plant	Water Tanks	46 m <sup>2</sup>	
Resi Plant	Switch Room	32 m <sup>2</sup>	
Resi Plant	Riser	6 m <sup>2</sup>	
Resi Plant	General Plant	87 m <sup>2</sup>	
Resi Services	Resi Storage	79 m <sup>2</sup>	
Resi Services	Resi Storage	78 m <sup>2</sup>	
Resi Services	Conceirge Storage	21 m <sup>2</sup>	
Resi Services	Bike Storage	113 m <sup>2</sup>	
Grand total: 11		784 m <sup>2</sup>	



## 01 - BASEMENT FLOOR PLAN



01 First Floor Total Area Schedule (GIA)

Name	Comments	Area	min GIA
FLAT 1	T8A - 3b, 6p (w)	126 m <sup>2</sup>	115
GP Cluster	Consultation Rooms	19 m <sup>2</sup>	
GP Cluster	Consultation Rooms	53 m <sup>2</sup>	
GP Cluster	Consultation Rooms	8 m <sup>2</sup>	
GP Cluster	Consultation Rooms	61 m <sup>2</sup>	
GP Public	Waiting Room, Facilities & Circ	125 m <sup>2</sup>	
GP Staff	Staff Offices, Facilities & Circ	182 m <sup>2</sup>	
GP Staff Amenity	GP Surgery General	8 m <sup>2</sup>	
GP Staff Services	GP Surgery General	11 m <sup>2</sup>	
Resi Circulation	Resi General	56 m <sup>2</sup>	
Resi Plant	Resi General	6 m <sup>2</sup>	
Grand total: 11		656 m <sup>2</sup>	



**01 - FIRST FLOOR PLAN** HARPER ROAD

02 Second Floor Total Area Schedule (GIA)

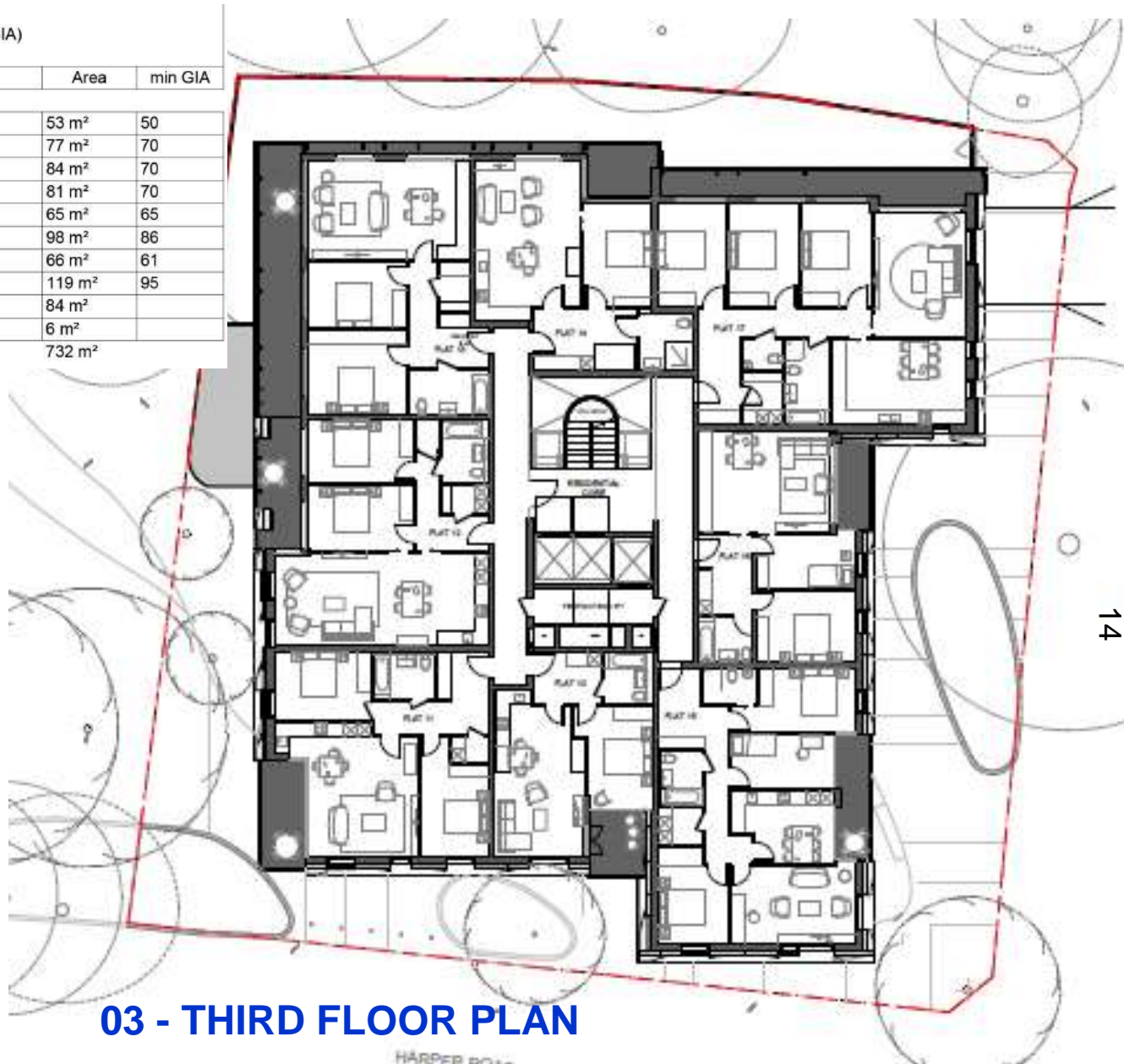
Name	Comments	Area	min GIA
FLAT 2	T1A - 1b, 2p	53 m <sup>2</sup>	50
FLAT 3	T2A - 2b, 4p	77 m <sup>2</sup>	70
FLAT 4	T3A - 2b, 4p	85 m <sup>2</sup>	70
FLAT 5	T4B - 2b, 4p (w)	87 m <sup>2</sup>	70
FLAT 6	T5A - 1b, 2p	56 m <sup>2</sup>	50
FLAT 7	T6B - 3b, 5p	98 m <sup>2</sup>	86
FLAT 8	T7A - 2b, 3p	66 m <sup>2</sup>	61
FLAT 9	T8B - 3b, 6p (w)	125 m <sup>2</sup>	115
Resi Circulation	Resi General	84 m <sup>2</sup>	
Resi Plant	Resi General	6 m <sup>2</sup>	
Grand total: 10		738 m <sup>2</sup>	



## 02 - SECOND FLOOR

03 Third Floor Total Area Schedule (GIA)

Name	Comments	Area	min GIA
FLAT 10	T1A - 1b, 2p	53 m <sup>2</sup>	50
FLAT 11	T2A - 2b, 4p	77 m <sup>2</sup>	70
FLAT 12	T3A - 2b, 4p	84 m <sup>2</sup>	70
FLAT 13	T4A - 2b, 4p	81 m <sup>2</sup>	70
FLAT 14	T5B - 1b, 2p (w)	65 m <sup>2</sup>	65
FLAT 15	T6B - 3b, 5p	98 m <sup>2</sup>	86
FLAT 16	T7A - 2b, 3p	66 m <sup>2</sup>	61
FLAT 17	T8C - 3b, 6p	119 m <sup>2</sup>	95
Resi Circulation	Resi General	84 m <sup>2</sup>	
Resi Plant	Resi General	6 m <sup>2</sup>	
Grand total: 10		732 m <sup>2</sup>	



**03 - THIRD FLOOR PLAN**

04 Fourth Floor Total Area Schedule (GIA)

Name	Comments	Area	min GIA
FLAT 18	T1A - 1b, 2p	53 m <sup>2</sup>	50
FLAT 19	T2A - 2b, 4p	77 m <sup>2</sup>	70
FLAT 20	T3A - 2b, 4p	84 m <sup>2</sup>	70
FLAT 21	T4B - 2b, 4p (w)	86 m <sup>2</sup>	85
FLAT 22	T5C - 1b, 2p	54 m <sup>2</sup>	50
FLAT 23	T6A - 3b, 5p	98 m <sup>2</sup>	86
FLAT 24	T7A - 2b, 3p	65 m <sup>2</sup>	61
Resi Circulation	Resi General	80 m <sup>2</sup>	
Resi Plant	Resi General	6 m <sup>2</sup>	
WOODLAND GROVE TERRACE	Shared Amenity	111 m <sup>2</sup>	
Grand total: 10		714 m <sup>2</sup>	



**04 - FOURTH FLOOR PLAN**



05 Fifth Floor Total Area Schedule (GIA)

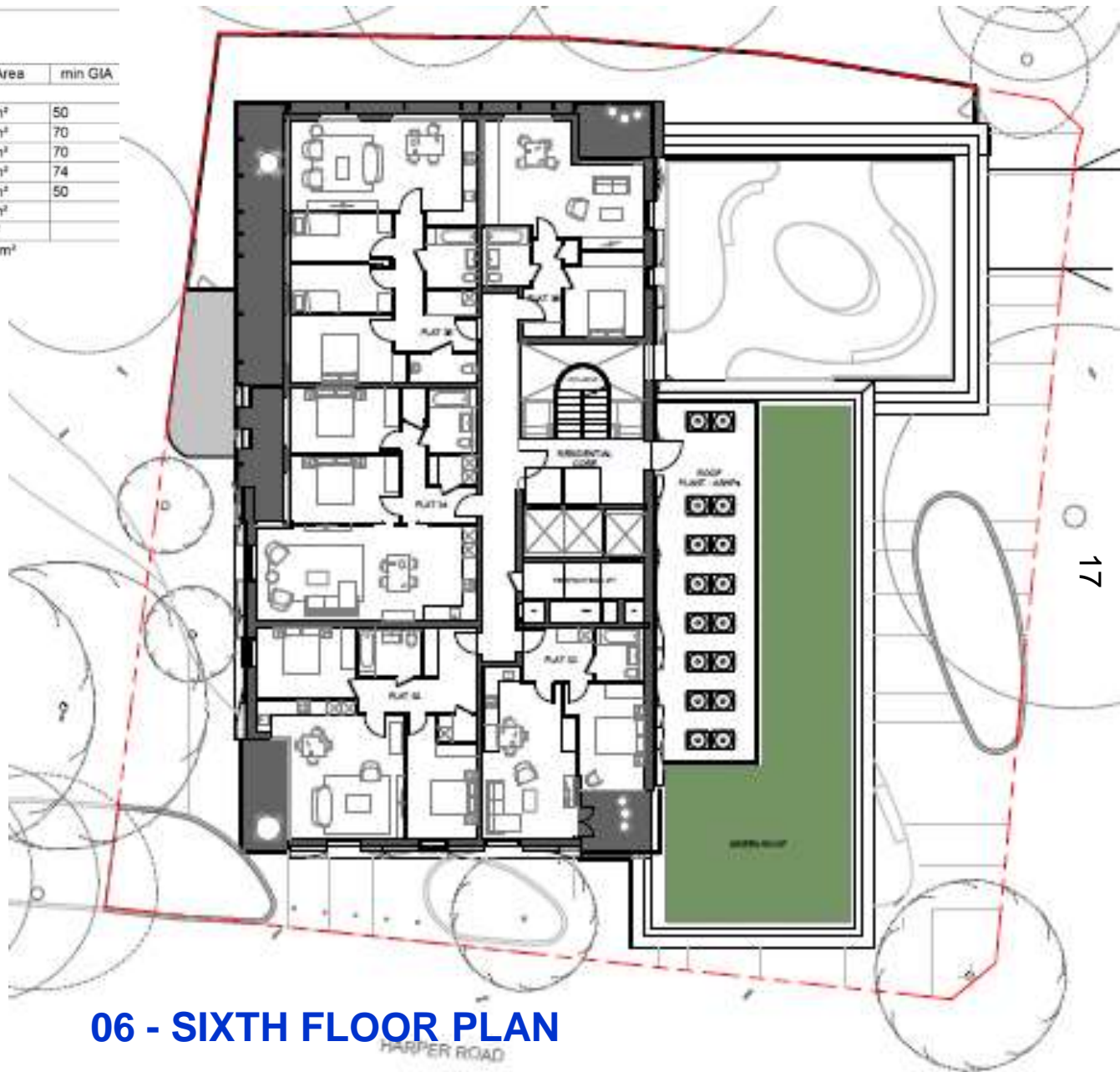
Name	Comments	Area	min GIA
FLAT 25	T1A - 1b, 2p	53 m <sup>2</sup>	50
FLAT 26	T2A - 2b, 4p	77 m <sup>2</sup>	70
FLAT 27	T3A - 2b, 4p	84 m <sup>2</sup>	70
FLAT 28	T4B - 2b, 4p (w)	87 m <sup>2</sup>	85
FLAT 29	T5C - 1b, 2p	54 m <sup>2</sup>	50
FLAT 30	T6A - 3b, 5p	98 m <sup>2</sup>	86
FLAT 31	T7A - 2b, 3p	65 m <sup>2</sup>	61
Resi Circulation	Resi General	80 m <sup>2</sup>	
Resi Plant	Resi General	6 m <sup>2</sup>	
Grand total: 9		604 m <sup>2</sup>	



**05 - FIFTH FLOOR PLAN**

06 Sixth Floor Total Area Schedule (GIA)

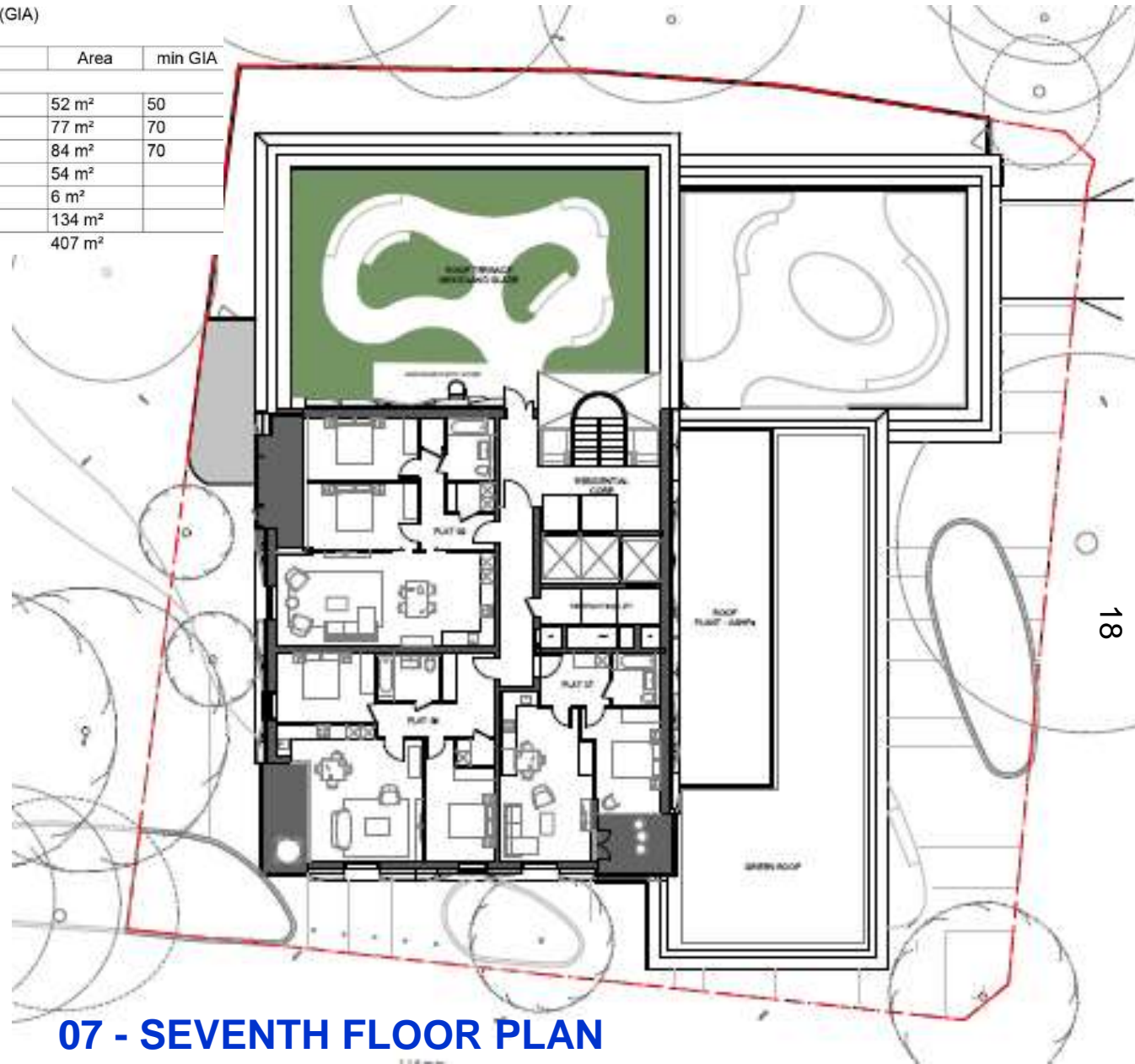
Name	Comments	Area	min GIA
FLAT 32	T1A - 1b, 2p	53 m <sup>2</sup>	50
FLAT 33	T2A - 2b, 4p	77 m <sup>2</sup>	70
FLAT 34	T3A - 2b, 4p	85 m <sup>2</sup>	70
FLAT 35	T4C - 3b, 4p	89 m <sup>2</sup>	74
FLAT 36	T5C - 1b, 2p	56 m <sup>2</sup>	50
Resi Circulation	Resi General	62 m <sup>2</sup>	
Resi Plant	Resi General	6 m <sup>2</sup>	
Grand total:		427 m <sup>2</sup>	



**06 - SIXTH FLOOR PLAN**

07 Seventh Floor Total Area Schedule (GIA)

Name	Comments	Area	min GIA
FLAT 37	T1A - 1b, 2p	52 m <sup>2</sup>	50
FLAT 38	T2A - 2b, 4p	77 m <sup>2</sup>	70
FLAT 39	T3A - 2b, 4p	84 m <sup>2</sup>	70
Resi Circulation	Resi General	54 m <sup>2</sup>	
Resi Plant	Resi General	6 m <sup>2</sup>	
WOODLAND GLADE TERRACE	Shared Amenity	134 m <sup>2</sup>	
Grand total: 6		407 m <sup>2</sup>	

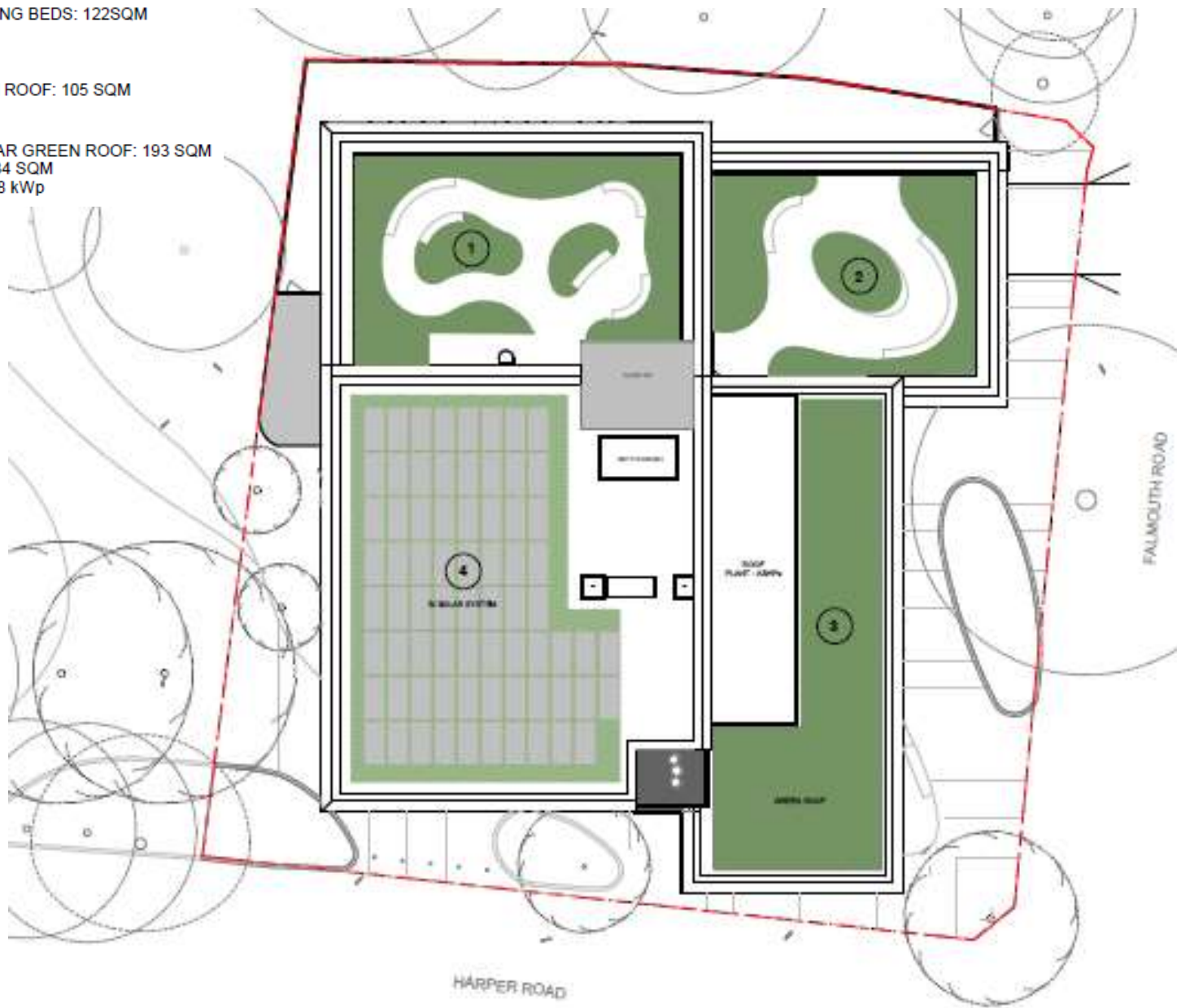


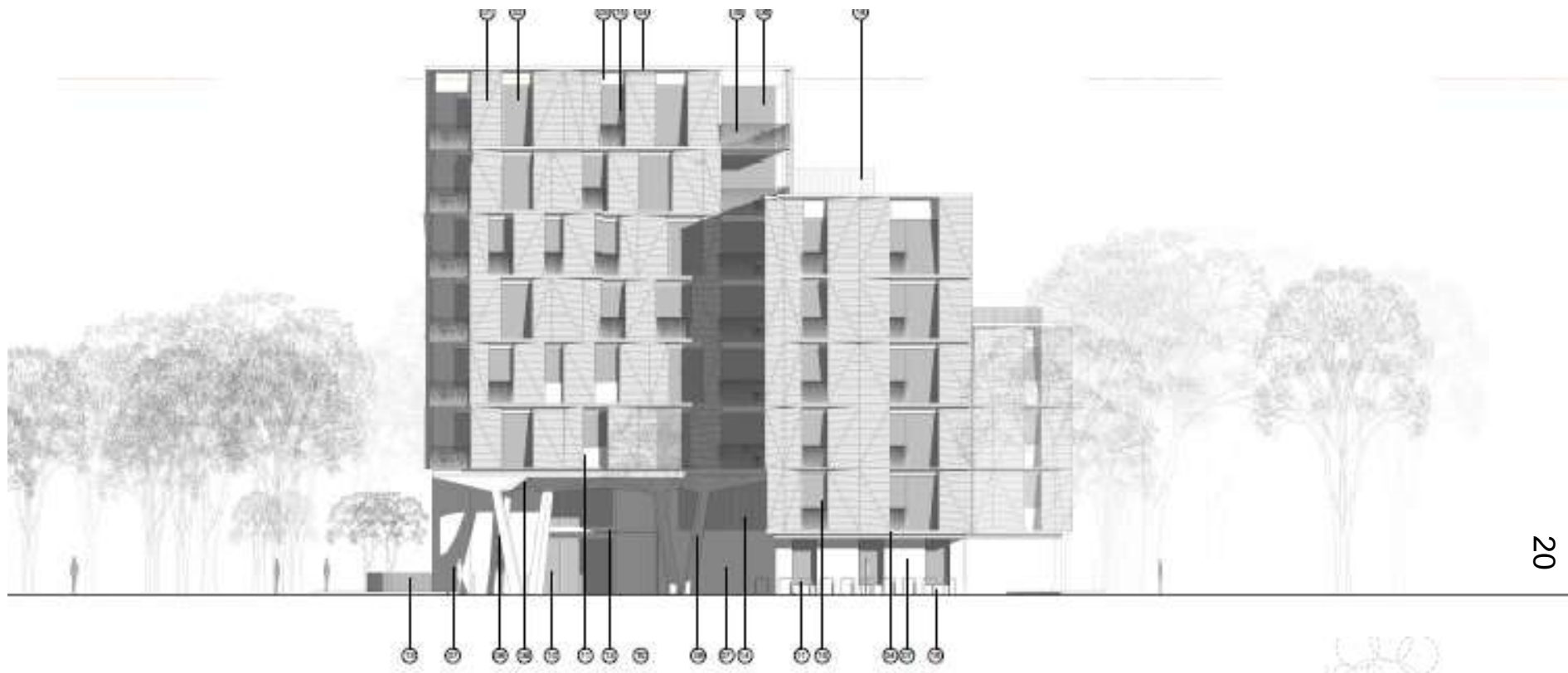
**07 - SEVENTH FLOOR PLAN**

1 2 TOTAL AREA OF PLANTING BEDS: 122SQM

3 TOTAL AREA OF GREEN ROOF: 105 SQM

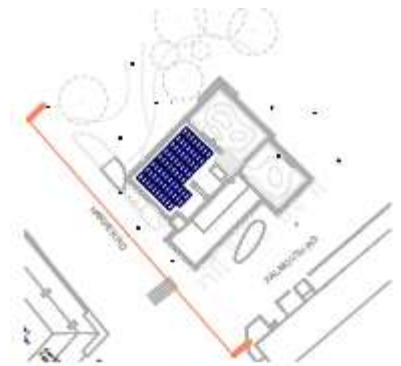
4 TOTAL AREA OF BI SOLAR GREEN ROOF: 193 SQM  
TOTAL AREA OF PVS: 134 SQM  
TOTAL POWER DC: 28.08 kWp



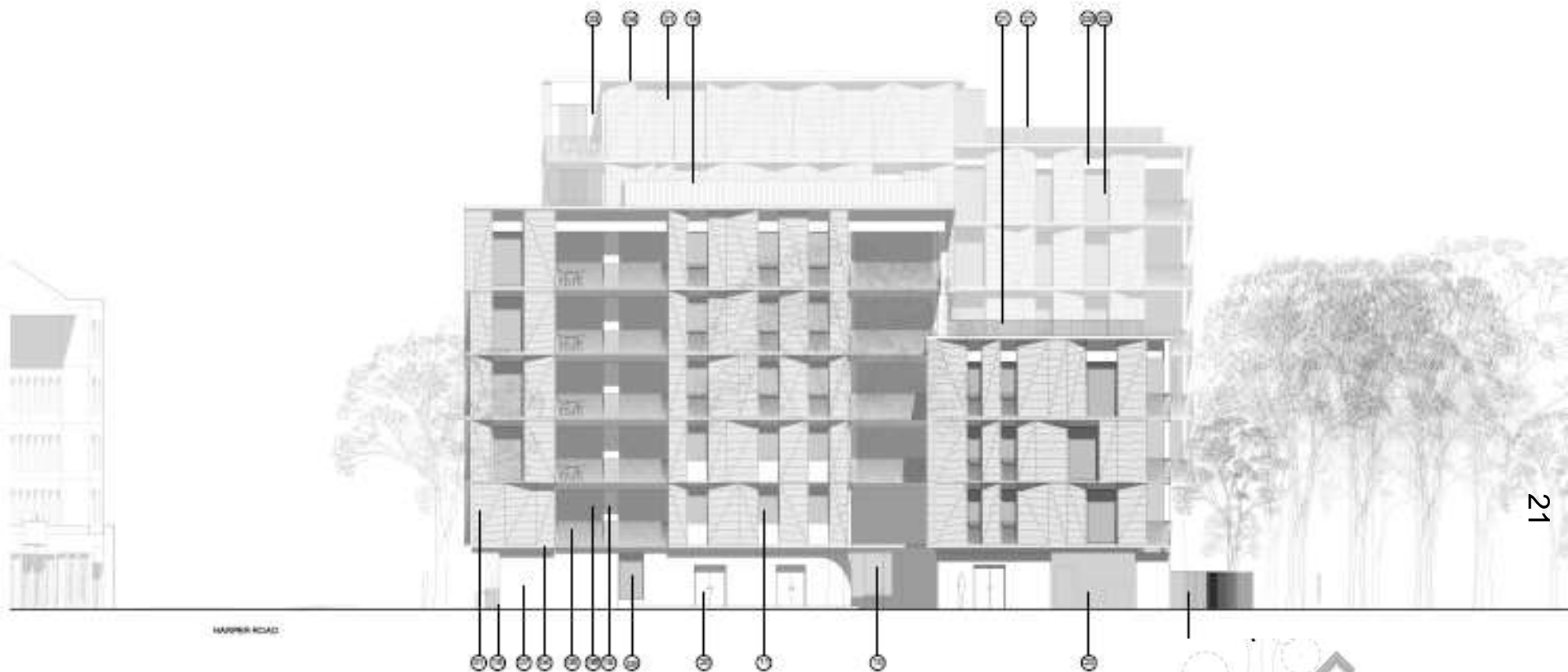


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## SOUTH ELEVATION - HARPER ROAD

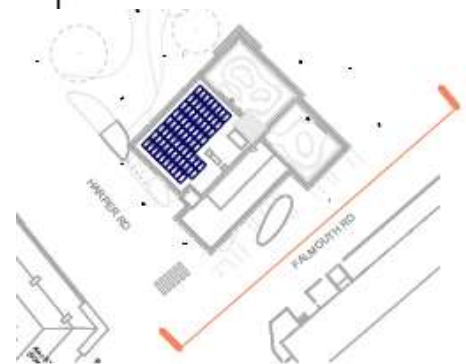


SITE PLAN AT 1:1000

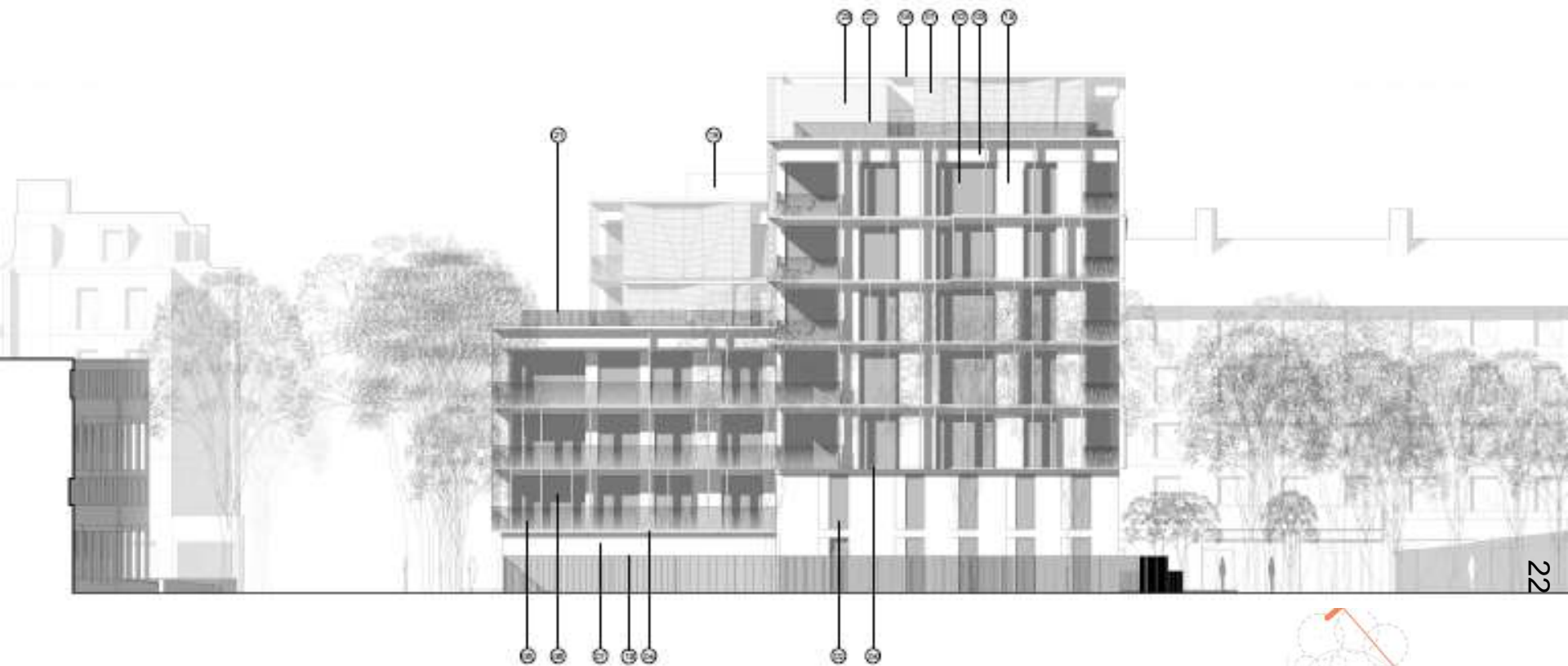


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## EAST ELEVATION - FALMOUTH ROAD

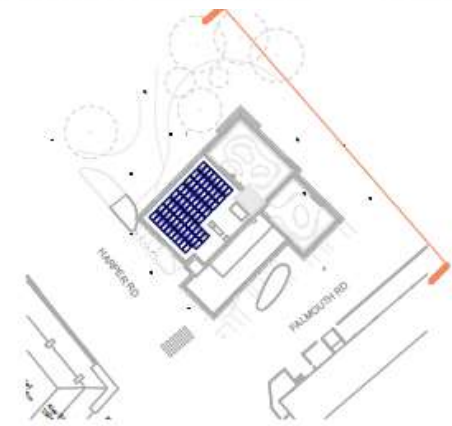


SITE PLAN AT 1:1000

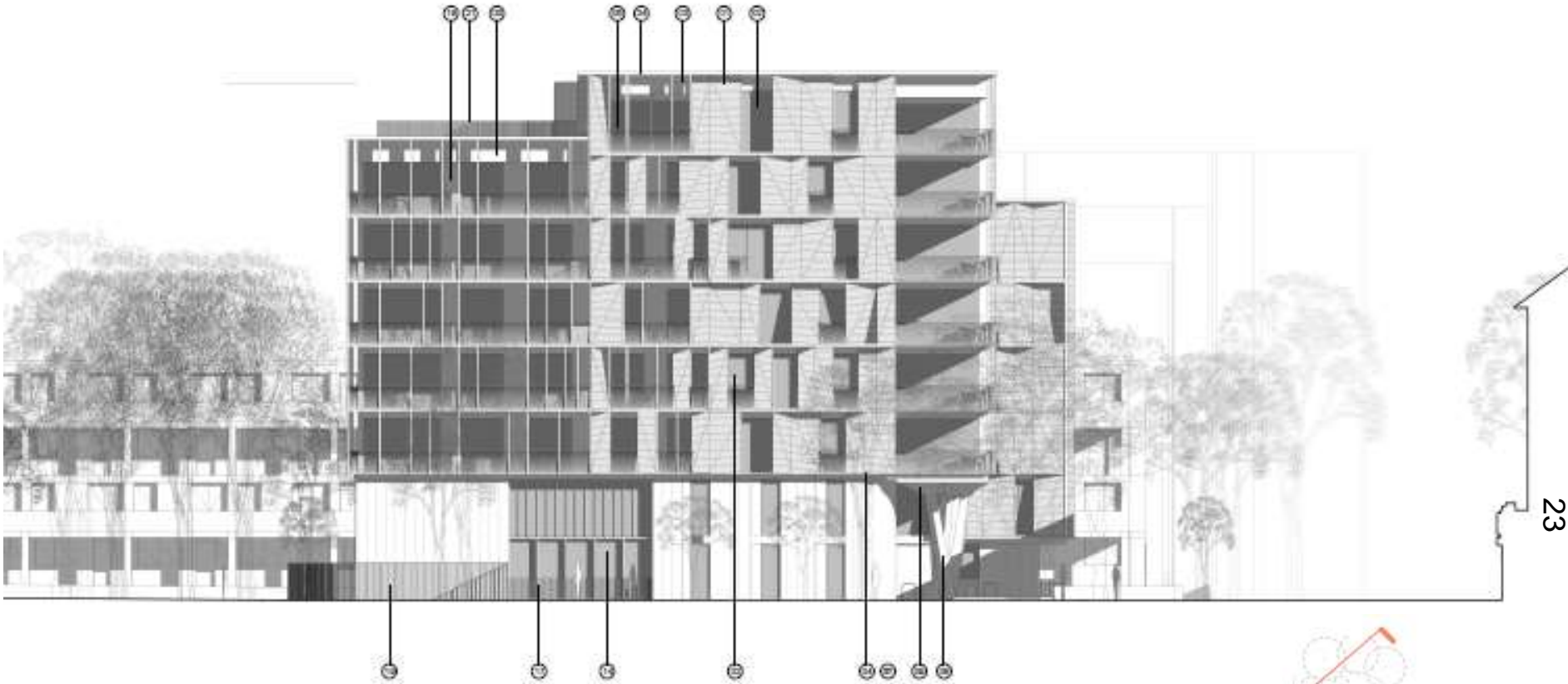


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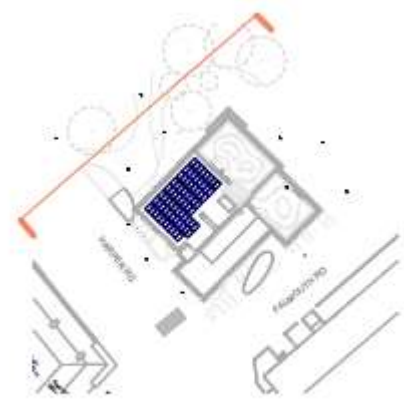
## NORTH ELEVATION - DICKENS SQUARE PARK



SITE PLAN AT 1:1000



# WEST ELEVATION - DICKENS SQUARE PARK



SITE PLAN AT 1:1000











**PLANNING SUB-COMMITTEE A AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2020-21**

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Councillor Adele Morris (Vice-Chair)	1	Environmental Protection Team	
Councillor Maggie Browning	1		
Councillor Sunil Chopra	1		
Councillor Richard Leeming	1	Communications	By email
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Councillor Martin Seaton	1		
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Councillor Peter Babudu			
Councillor Paul Fleming			
Councillor Renata Hamvas			
Councillor Victoria Olisa			
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Planning Team - Philippa Brown / Affie Demetriou - Hub 2 Level 5, Tooley St.	By email		
Margaret Foley, Legal Services (label provided)	1		