

Planning Sub-Committee B

Tuesday 15 June 2021

7.00 pm

Ground Floor Meeting Room - 160 Tooley Street, London SE1 2QH

Supplemental Agenda no. 2

List of Contents

Item No.	Title	Page No.
7.	Development management items:	1 - 31
	TABLED ITEM: Members pack.	

Welcome to Southwark Planning Sub-Committee B

15 JUNE 2021

MAIN ITEMS OF BUSINESS

Item 7.2 20/AP/1407- Falmouth Road Group
Practice, 78 Falmouth Road London SE1 4JW



Councillor Cleo Soanes (Chair)



Councillor Maria Linforth –Hall (Vice
Chair)



Councillor Sirajul Islam



Councillor Victoria Mills



Councillor David Noakes



Councillor Sandra Rhule



Councillor Martin Seaton



ITEM 7.2 - 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.

2



SITE BLOCK PLAN



4



@lb_southwark



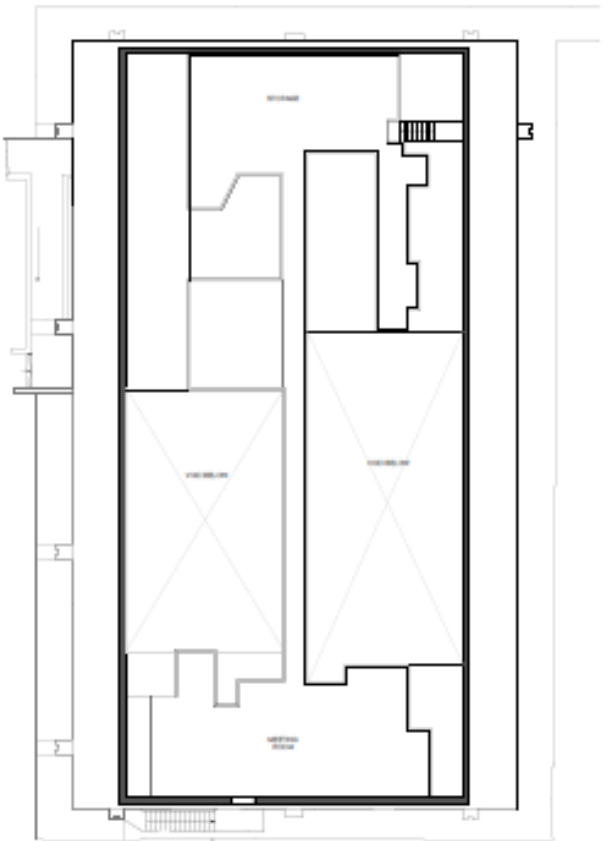
facebook.com/southwarkcouncil

4

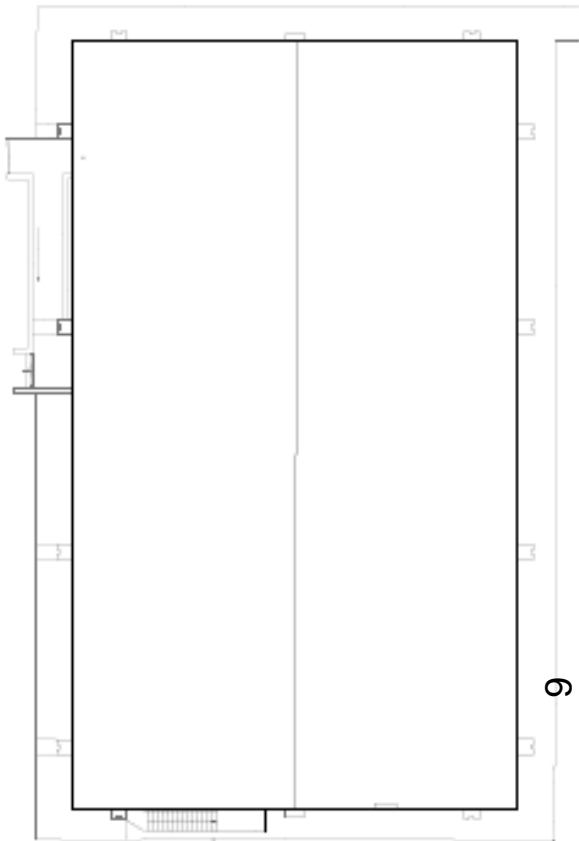




EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN

EXISTING FLOOR PLANS



NORTH ELEVATION

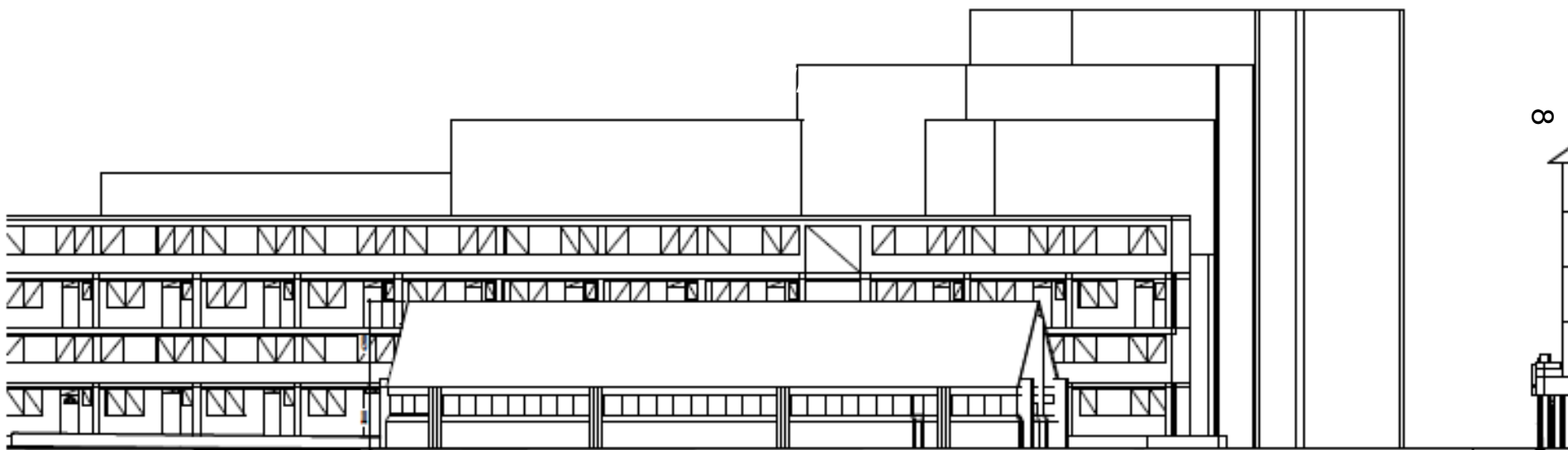
7



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

01 First Floor Total Area Schedule (GIA)

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



01 - FIRST FLOOR PLAN

02 Second Floor Total Area Schedule (GIA)

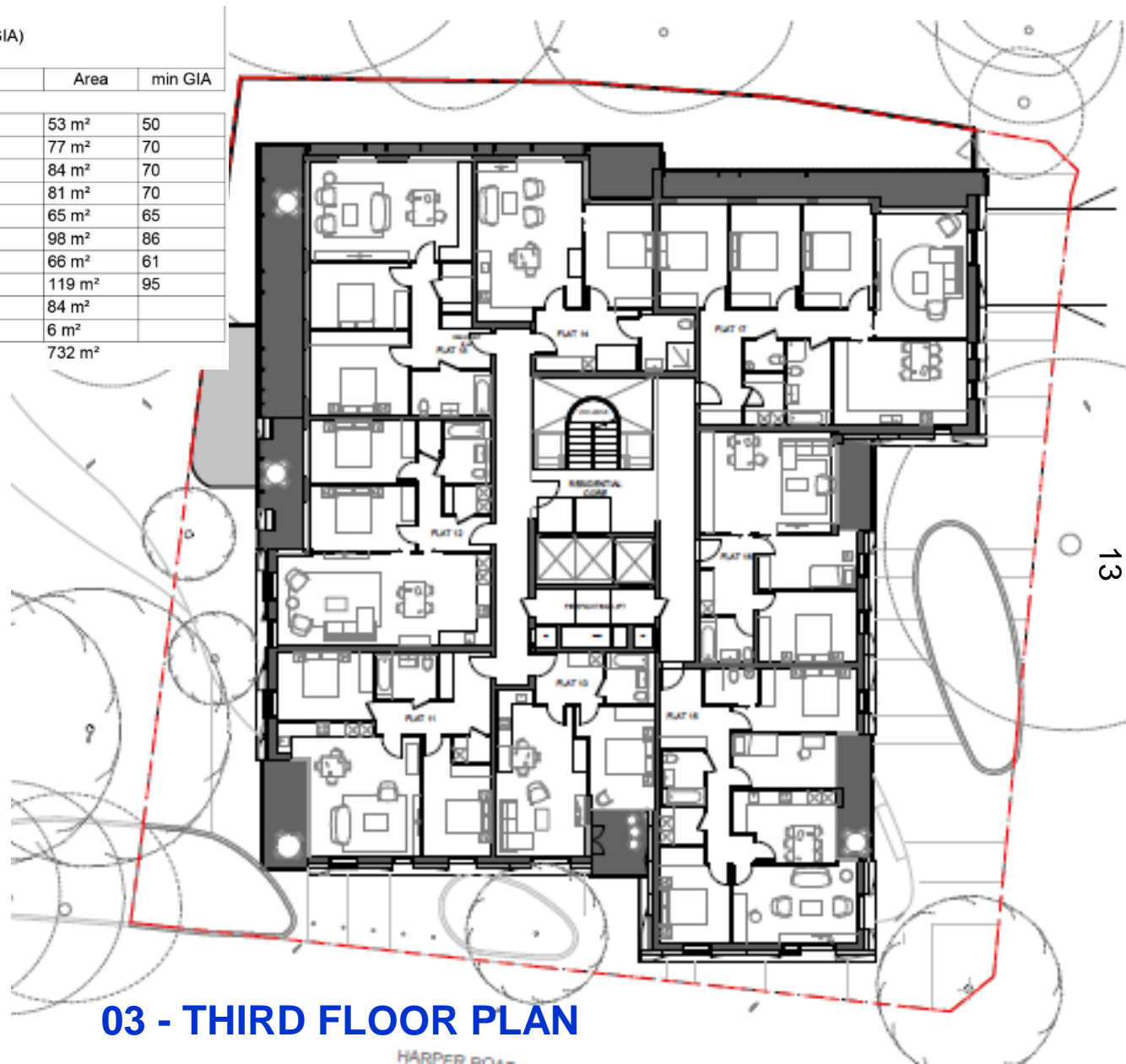
Name	Comments	Area	min GIA
FLAT 2	T1A - 1b, 2p	53 m ²	50
FLAT 3	T2A - 2b, 4p	77 m ²	70
FLAT 4	T3A - 2b, 4p	85 m ²	70
FLAT 5	T4B - 2b, 4p (w)	87 m ²	70
FLAT 6	T5A - 1b, 2p	56 m ²	50
FLAT 7	T6B - 3b, 5p	98 m ²	86
FLAT 8	T7A - 2b, 3p	66 m ²	61
FLAT 9	T8B - 3b, 6p (w)	125 m ²	115
Resi Circulation	Resi General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



02 - SECOND FLOOR

03 Third Floor Total Area Schedule (GIA)

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



03 - THIRD FLOOR PLAN

04 Fourth Floor Total Area Schedule (GIA)

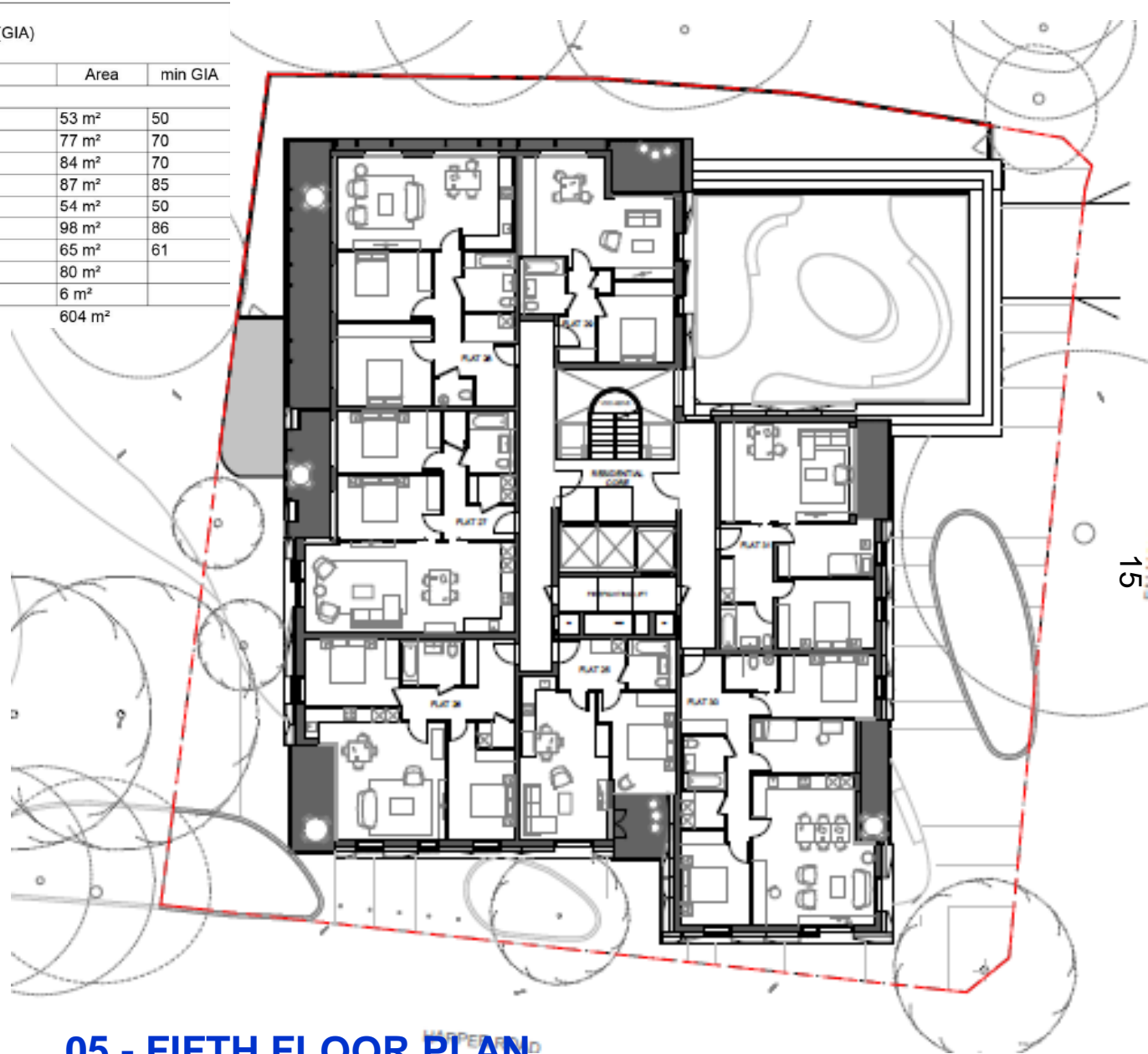
Name	Comments	Area	min GIA
FLAT 18	T1A - 1b, 2p	53 m ²	50
FLAT 19	T2A - 2b, 4p	77 m ²	70
FLAT 20	T3A - 2b, 4p	84 m ²	70
FLAT 21	T4B - 2b, 4p (w)	86 m ²	85
FLAT 22	T5C - 1b, 2p	54 m ²	50
FLAT 23	T6A - 3b, 5p	98 m ²	86
FLAT 24	T7A - 2b, 3p	65 m ²	61
Resi Circulation	Resi General	80 m ²	
Resi Plant	Resi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



04 - FOURTH FLOOR PLAN

05 Fifth Floor Total Area Schedule (GIA)

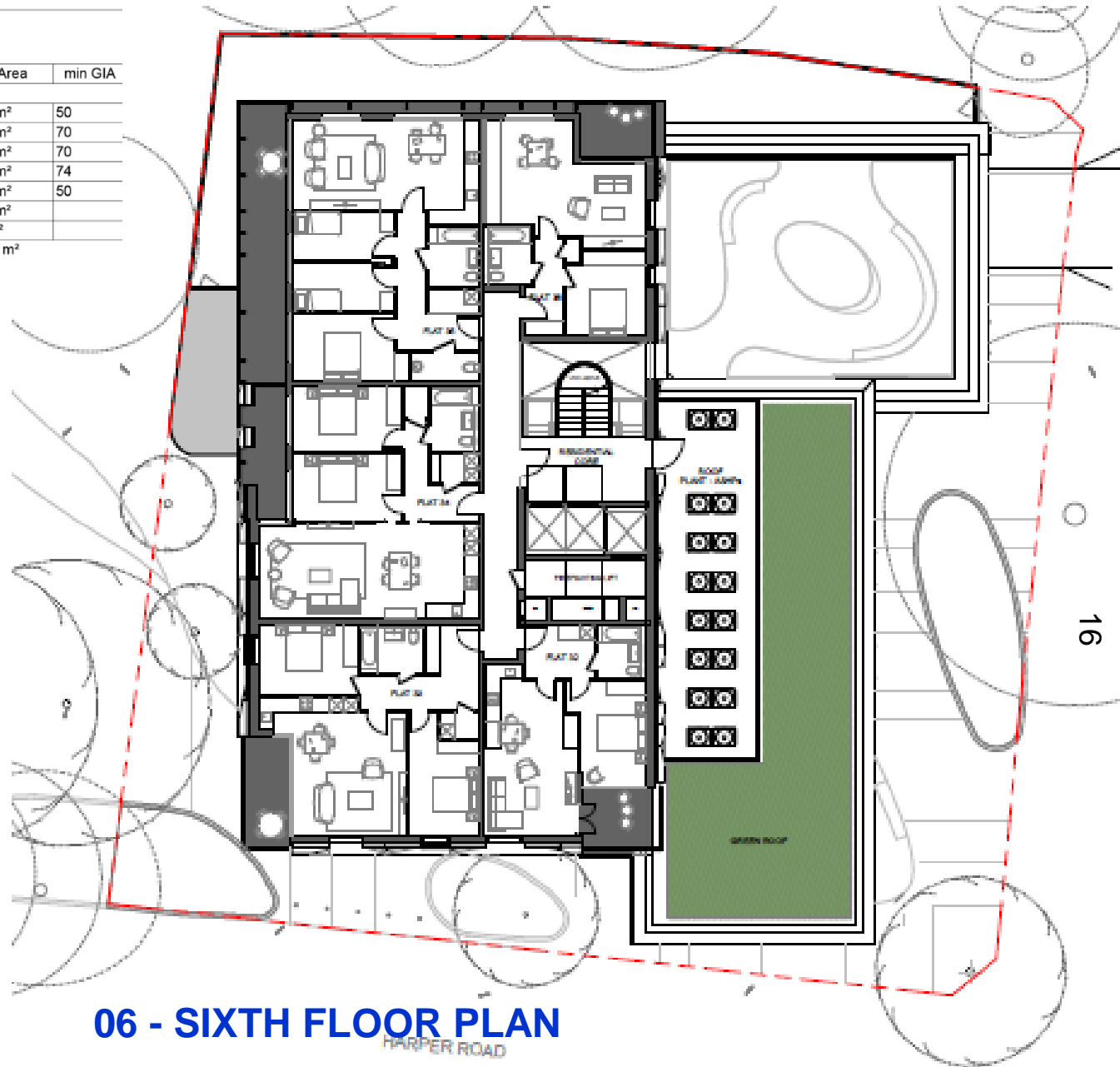
Name	Comments	Area	min GIA
FLAT 25	T1A - 1b, 2p	53 m²	50
FLAT 26	T2A - 2b, 4p	77 m²	70
FLAT 27	T3A - 2b, 4p	84 m²	70
FLAT 28	T4B - 2b, 4p (w)	87 m²	85
FLAT 29	T5C - 1b, 2p	54 m²	50
FLAT 30	T6A - 3b, 5p	98 m²	86
FLAT 31	T7A - 2b, 3p	65 m²	61
Resi Circulation	Resi General	80 m²	
Resi Plant	Resi General	6 m²	
Grand total: 9		604 m²	



05 - FIFTH FLOOR PLAN

06 Sixth Floor Total Area Schedule (GIA)

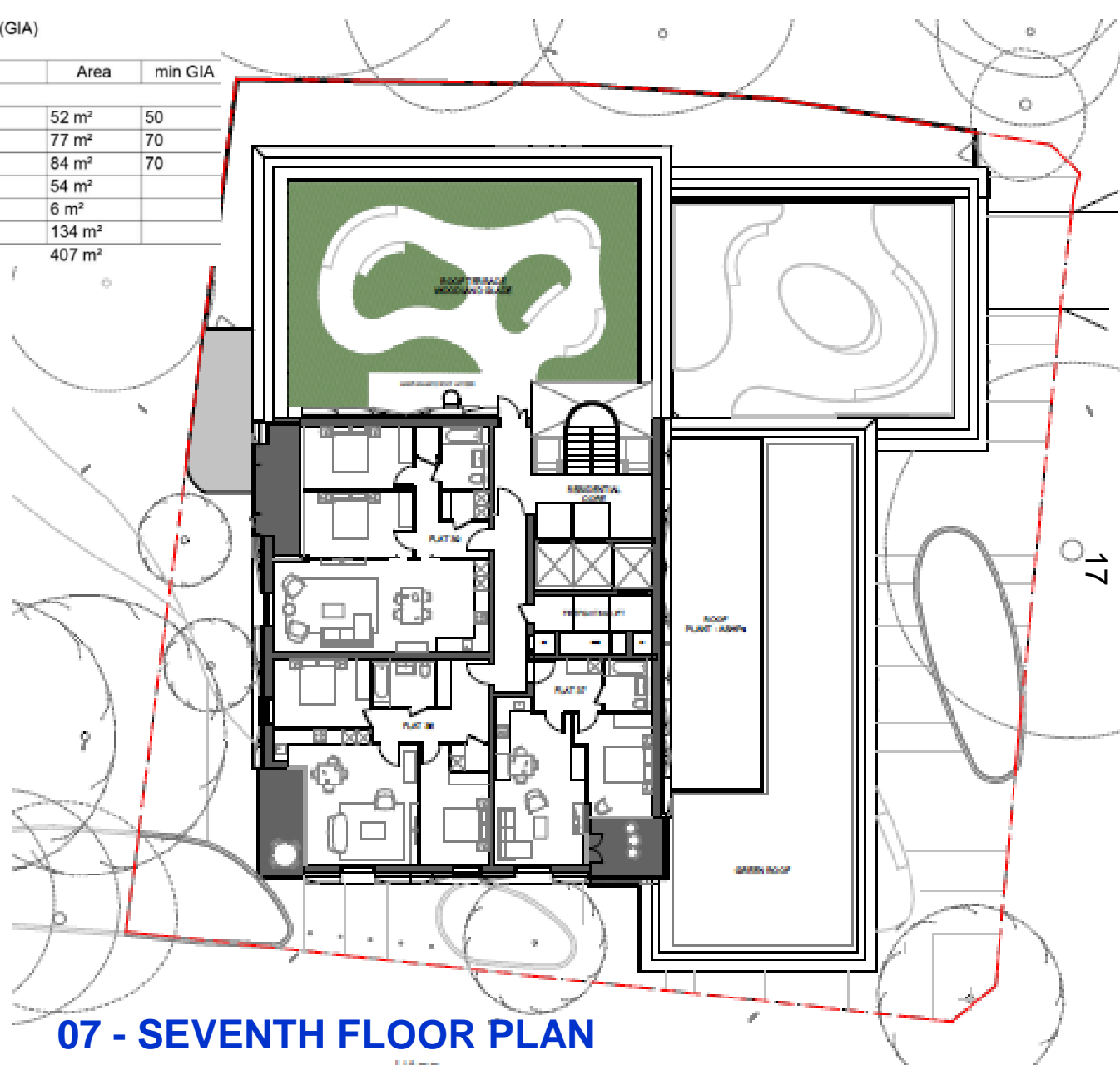
Name	Comments	Area	min GIA
FLAT 32	T1A - 1b, 2p	53 m ²	50
FLAT 33	T2A - 2b, 4p	77 m ²	70
FLAT 34	T3A - 2b, 4p	85 m ²	70
FLAT 35	T4C - 3b, 4p	89 m ²	74
FLAT 36	T5C - 1b, 2p	56 m ²	50
Resi Circulation	Resi General	62 m ²	
Resi Plant	Resi General	6 m ²	
Grand total: 7		427 m ²	



06 - SIXTH FLOOR PLAN

HARPER ROAD

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



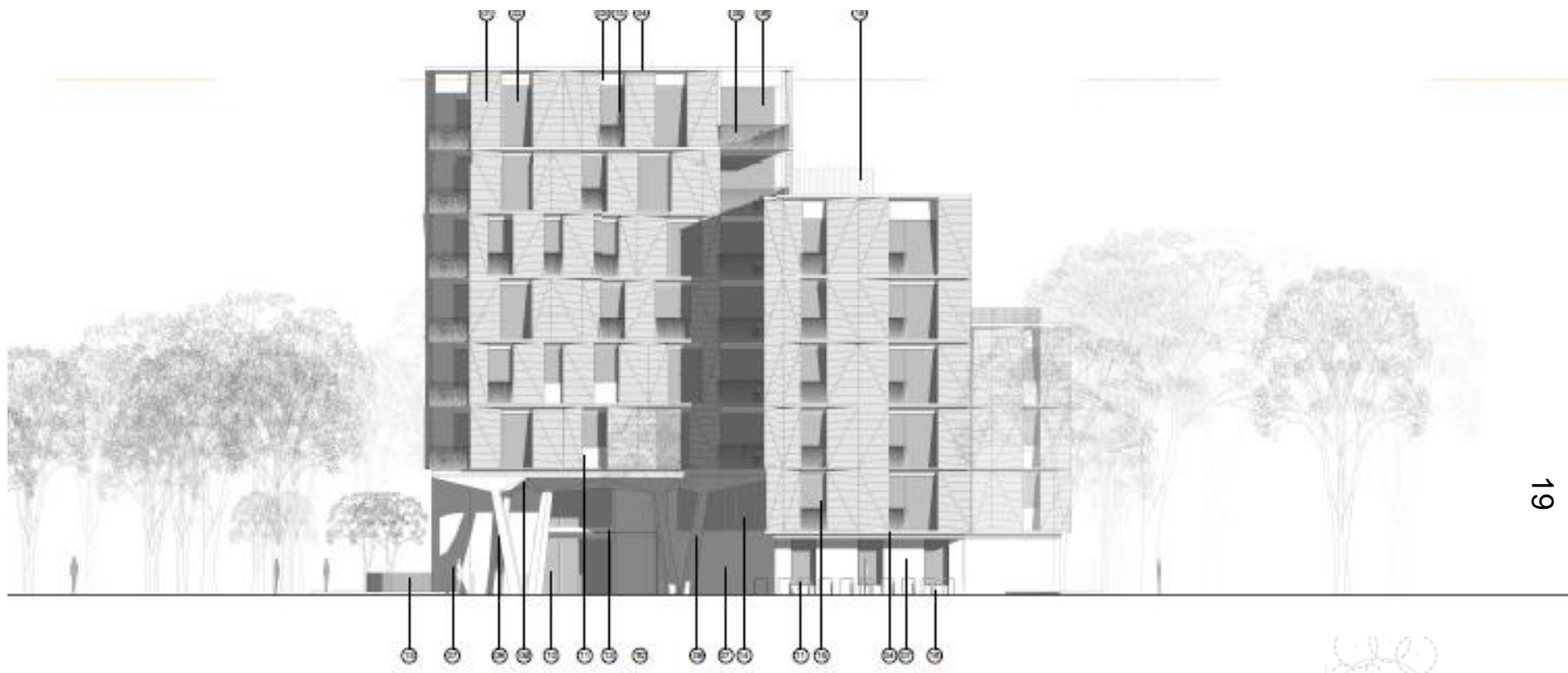
1 2 TOTAL AREA OF PLANTING BEDS: 122SQM

3 TOTAL AREA OF GREEN ROOF: 105 SQM

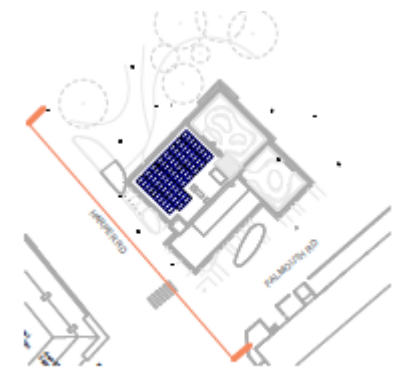
4 TOTAL AREA OF BI SOLAR GREEN ROOF: 193 SQM
TOTAL AREA OF PVS: 134 SQM
TOTAL POWER DC: 28.08 kWp



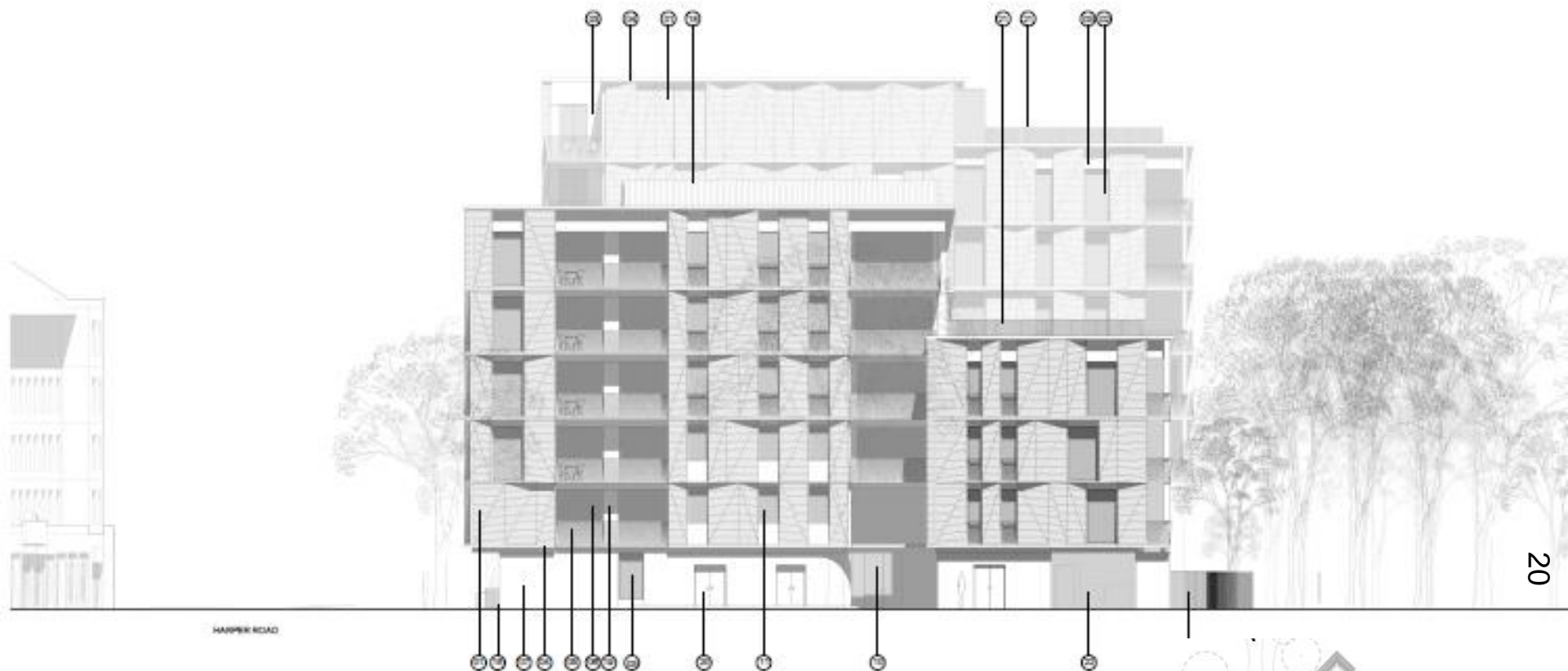
18



SOUTH ELEVATION - HARPER ROAD

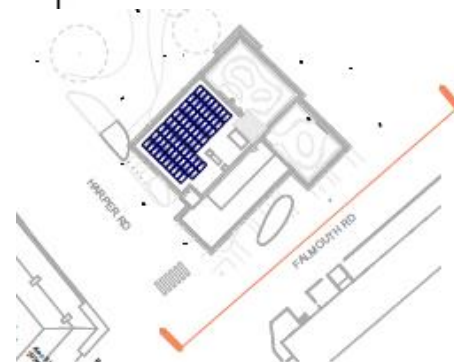


SITE PLAN AT 1:1000

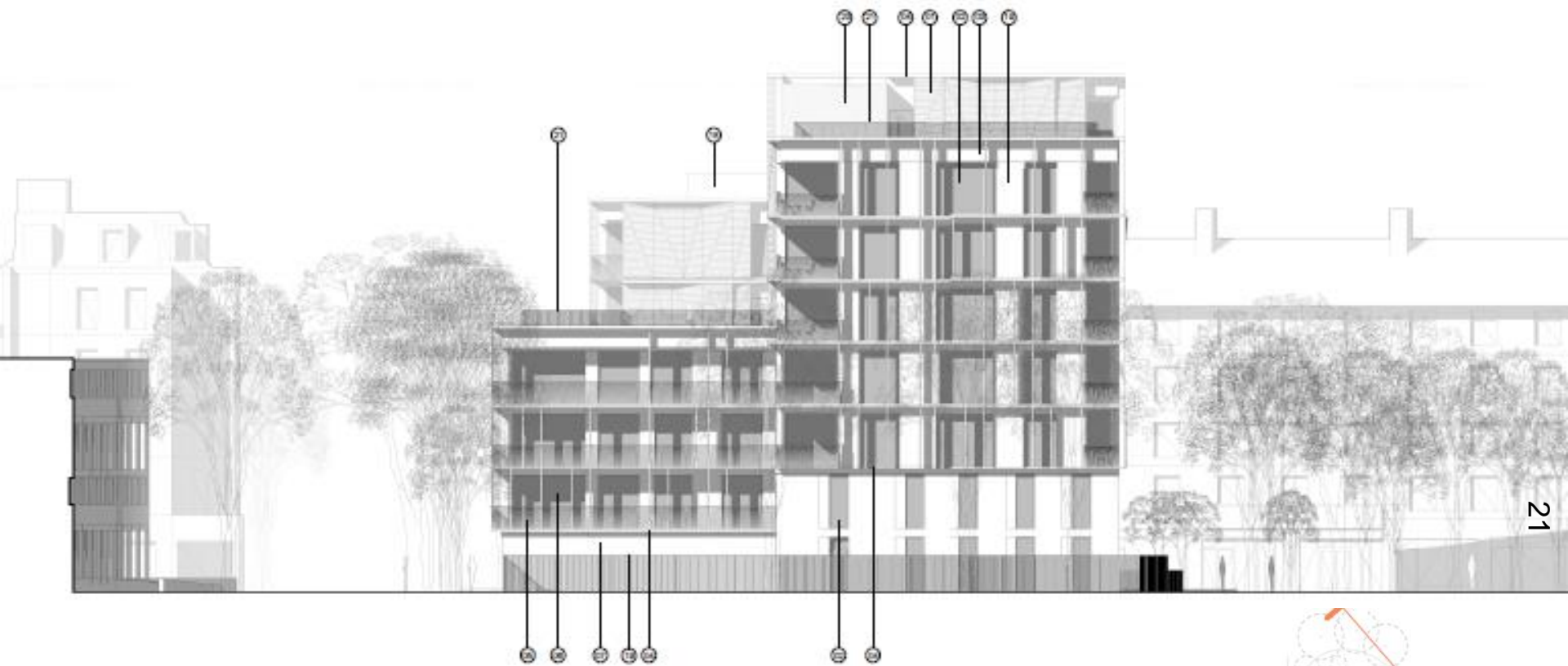


20

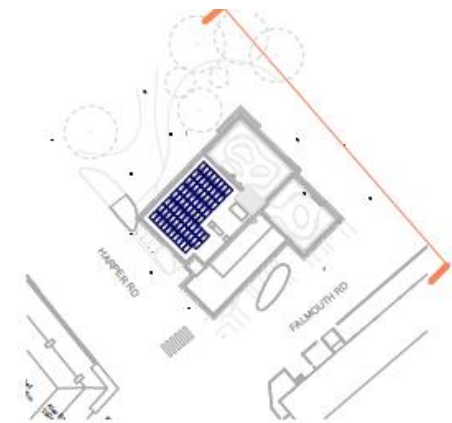
EAST ELEVATION - FALMOUTH ROAD



SITE PLAN AT 1:1000



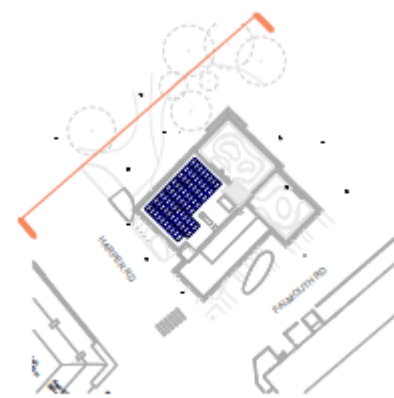
NORTH ELEVATION - DICKENS SQUARE PARK



SITE PLAN AT 1:1000



WEST ELEVATION - DICKENS SQUARE PARK



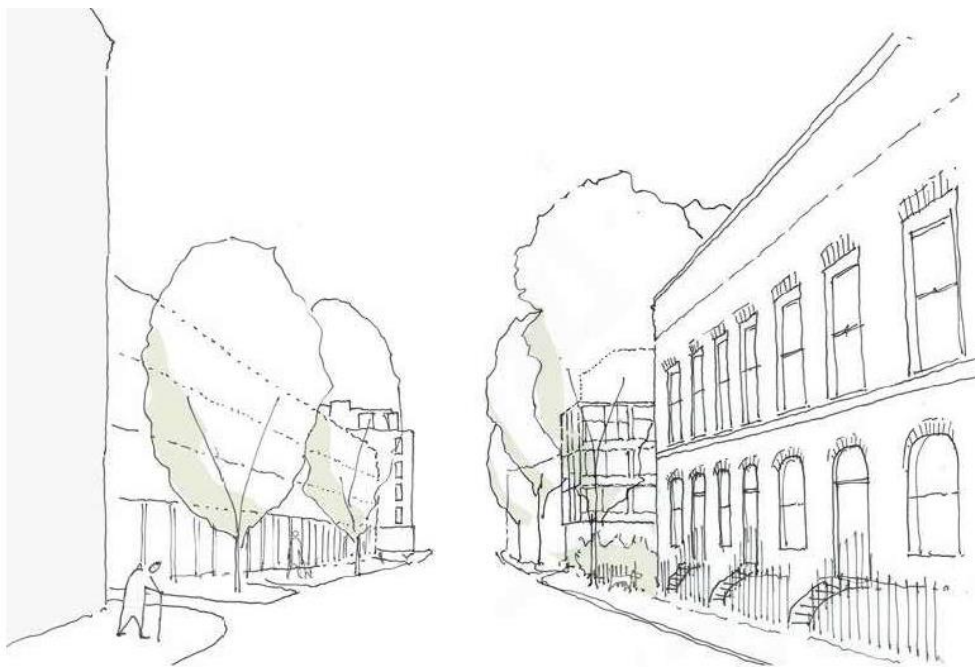
SITE PLAN AT 1:1000











SKETCH VIEW



PHOTO (TAKEN 10TH JUNE 2021)

VIEW SOUTHWARD FROM FALMOUTH ROAD



KEY:

DOCUMENT: P227_LONG VIEWS
78 Falmouth Road, London, SE1 4AW
Date: 05.06.21

4

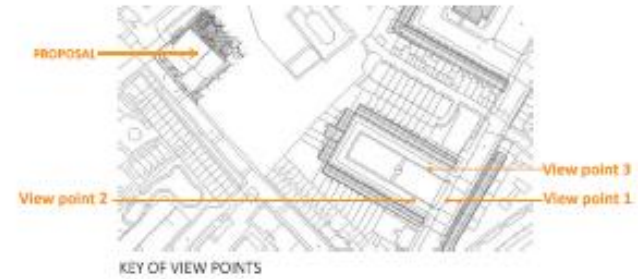
TAS ARCHITECTS

VIEW FROM FALMOUTH ROAD TOWARDS THE CONSERVATION AREA

2.1 VIEWS OF PROPOSED FROM MERRICK SQUARE

Indicative views have been taken from Merrick square to assess whether the proposals could be visible. It has been concluded with the existing trees in place the proposal is not visible.

With the trees all entirely removed it shows a small corner being visible in the distance of view 1. This is considered negligible as this view point is indeed completely screened by trees even in the winter condition, as shown.



View 1 (with trees - Worst case winter condition)



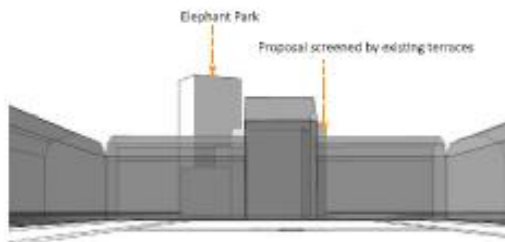
View 2 (with trees - Worst case winter condition)



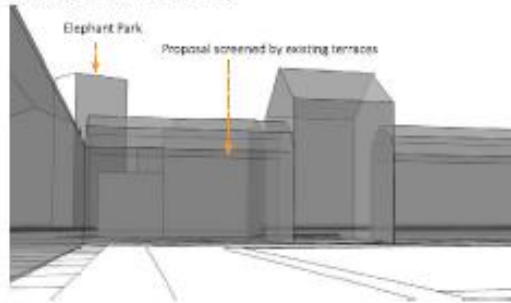
View 3 (with trees - Worst case winter condition)



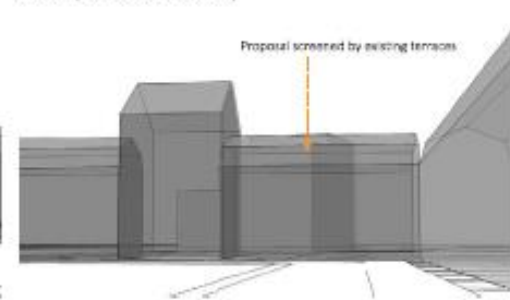
View 1 (with trees all removed)



View 2 (with trees all removed)



View 3 (with trees all removed)



DOCUMENT: P237_LONG VIEWS
78 Falklands Road, London, SE1 4AW
Date: 28.06.21

4

TAS ARCHITECTS

VIEWS FROM WITHIN MERRICK SQUARE

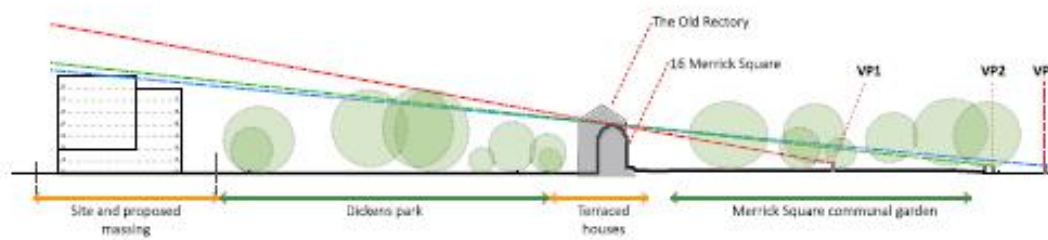
2.2 MASSING IMPACT OF PROPOSED FROM MERRICK SQUARE

An outline section has been taken through the tallest section of the proposed building and outlines the views from Merrick Square. The lines of view are shown over the smaller houses again for the purposes of outlining the worst case scenario. The section indicates that the proposal sits below the line of sight from Merrick Square.



CONTEXTUAL SITE PLAN

CONTEXTUAL SECTION OF PROPOSAL



DOCUMENT: P227_LONG VIEWS
78 Falmouth Road, London, SE1 4JW
Date: 06.06.22

TAS ARCHITECTS

SECTION FROM WITHIN MERRICK SQUARE

