

## Planning Sub-Committee B

Monday 22 November 2021

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

## Supplemental Agenda No. 2

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**TABLED ITEMS – MEMBERS PACK**

# Welcome to Southwark Planning Sub-Committee B

22 November 2021

## MAIN ITEMS OF BUSINESS

Item 7.1 – 21/AP/1207- 17- 21 Risborough  
Street, London, SE1 0HG

Item 7.2 – 21/AP/0179- 26-34 Upper Ground  
SE1 9PD

Item 7.3 - 21/AP/1615 - Development Site At  
Carpark Of Matson House, Slippers Place,  
London



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 7.1**

**21/AP/1207 – 17-21 RISBOROUGH STREET, SE1 0HG**

**Redevelopment of the site to construct seven storey office building (Class E(g)) with roof terrace, plus basement with ancillary cycle parking, refuse storage, including plant facilities and installation of PV panels and green roof.**

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# SITE LOCATION PLAN





# AERIAL VIEW OF SITE



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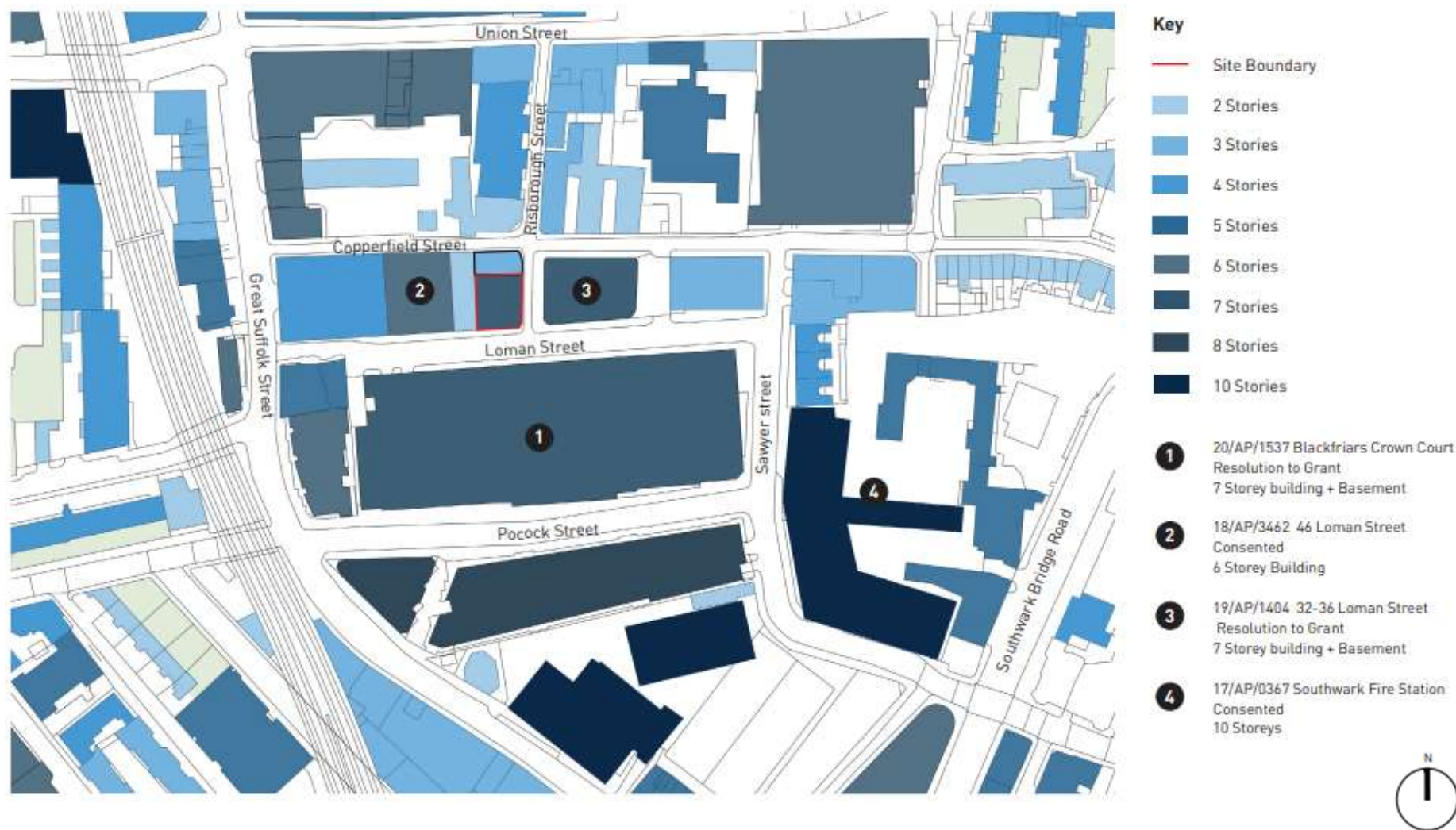


# EXISTING SITE



- Constructed in c.1998
- Three storey building with pitched roof
- Ground, first, second and mezzanine floor levels
- Building in current Use Class E(g) - Office

# SITE CONTEXT



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# PUBLICITY

Neighbours notified	Support	Neutral	Objection
519	0	0	5

## Summary of contributions

- Development too high and does not appear subservient to the surroundings; overdevelopment of the site
- The design and use of materials is out of keeping with the character of the area
- Lack of planting and urban greening
- The development would harmfully impact local ecology
- Significant increase in traffic and noise related pollution
- Harmful impact upon daylight and sunlight for nearby buildings
- Impact upon privacy by way of overlooking from upper floors
- Against principle of development for office and commercial premises
- Width of walkway and pavements not wide enough to accommodate building of this size.



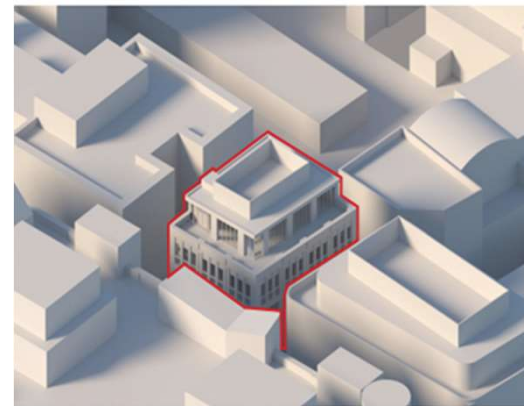
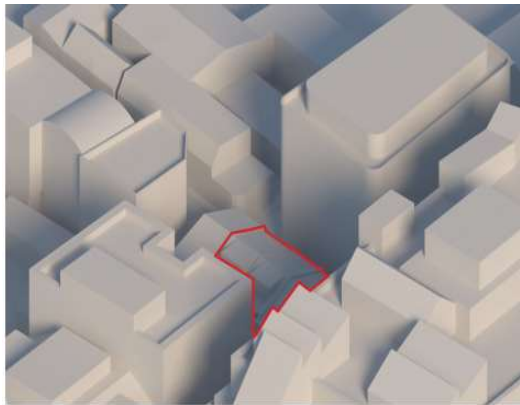
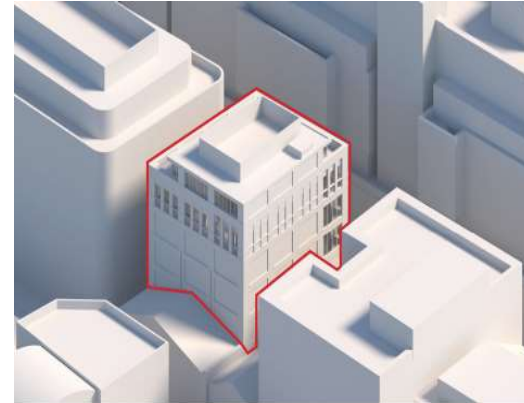
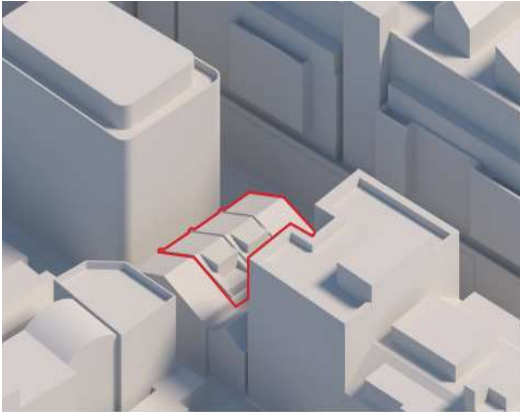
# LAND USE AND AFFORDABLE WORKSPACE

	Existing	Proposed	Change +/-
Office	918 sqm	1909 sqm	+991 sqm
Affordable Workspace	0 sqm	191 sqm	+191 sqm

- Secured through S106 legal agreement



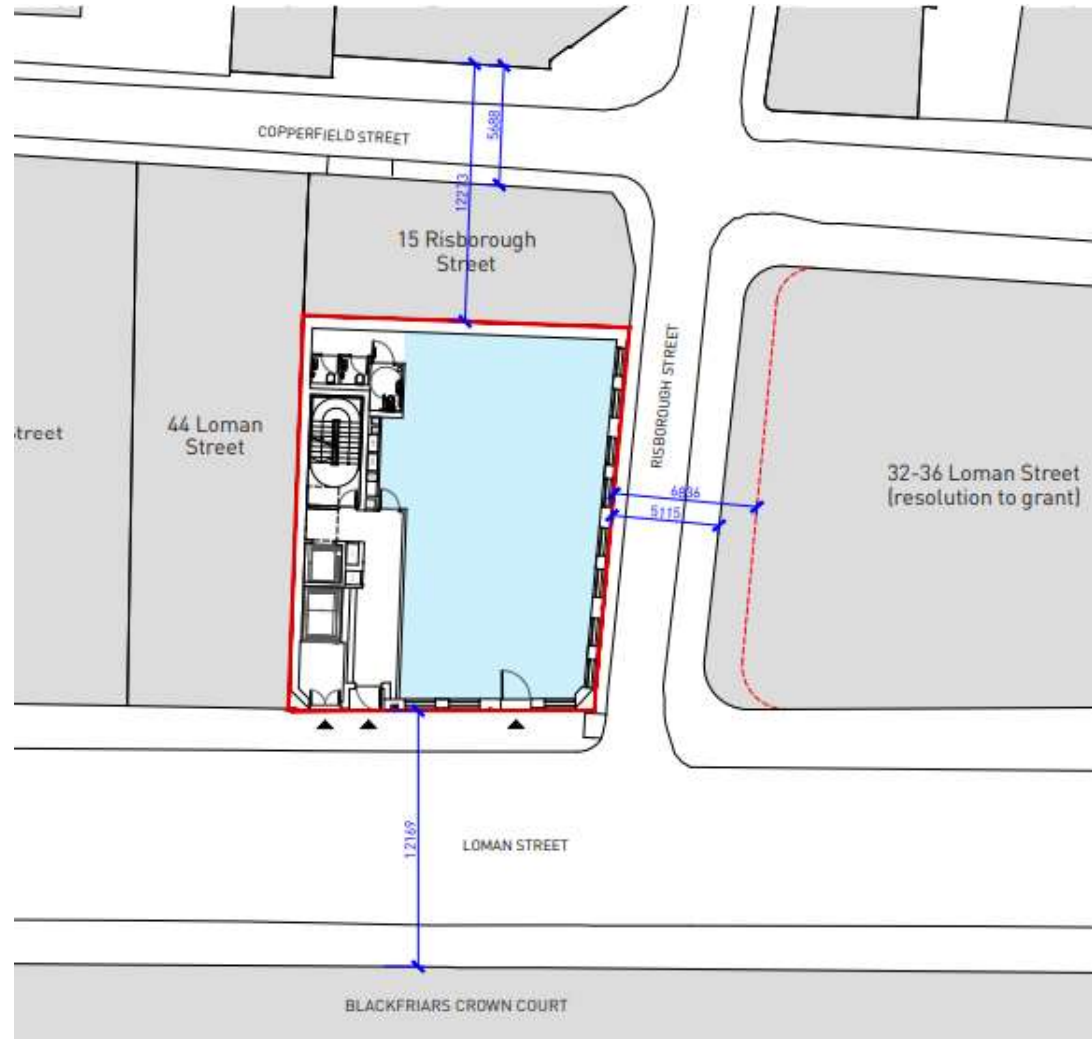
# EXISTING AND PROPOSED BUILDING



Existing Massing

Proposed Massing

# PROPOSED GROUND FLOOR PLAN

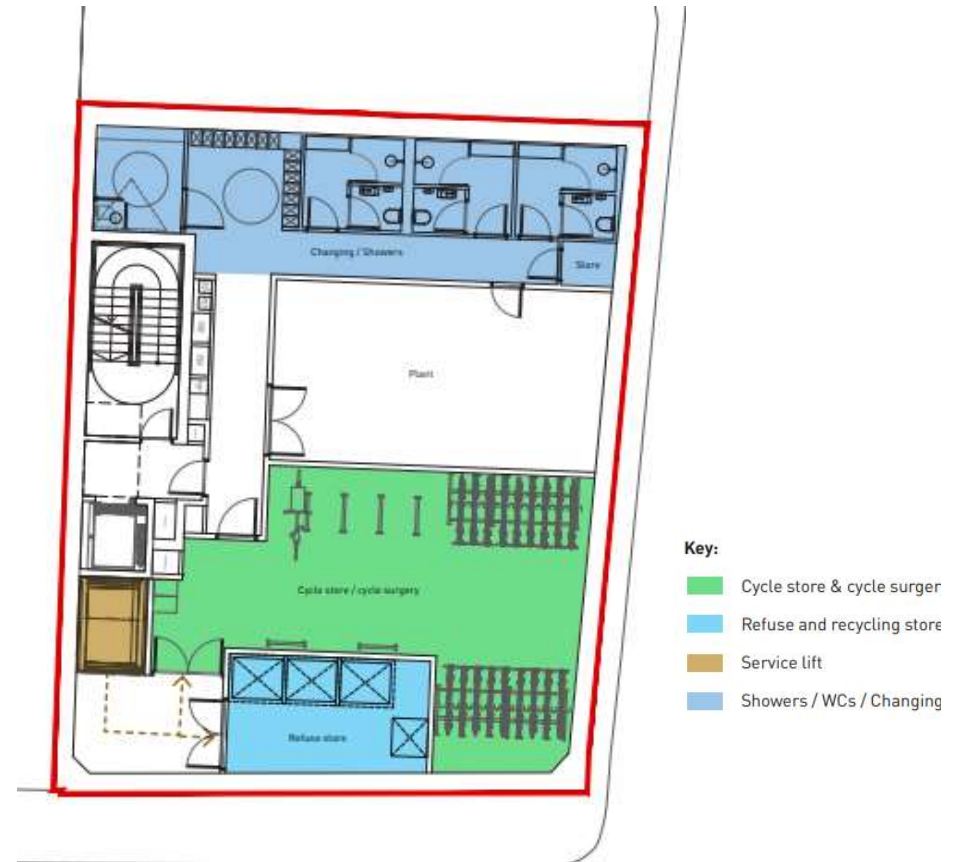




# TYPICAL FLOOR PLAN & BASEMENT PLAN



Typical Floor Plan



Basement Plan

# PROPOSED SIXTH FLOOR PLAN



Key:

 Amenity



# PROPOSED EASTERN ELEVATION





# PROPOSED SOUTHERN ELEVATION



# PROPOSED NORTHERN ELEVATION



# SUMMARY OF DESIGN

## Local context

- Existing building not considered to be of architectural merit or heritage value
- Not within conservation area nor within vicinity of listed buildings or other heritage assets

## Height, scale and massing

- Proposed footprint similar to existing building
- The proposed height of 7 storey building sits comfortably with adjacent townscape (32-36 Loman Street – 19/AP/1404 AND Blackfriars Crown Court – 20/AP/1537).
- Setback of top floor reduces impact making scale comfortable within surroundings

## Urban design

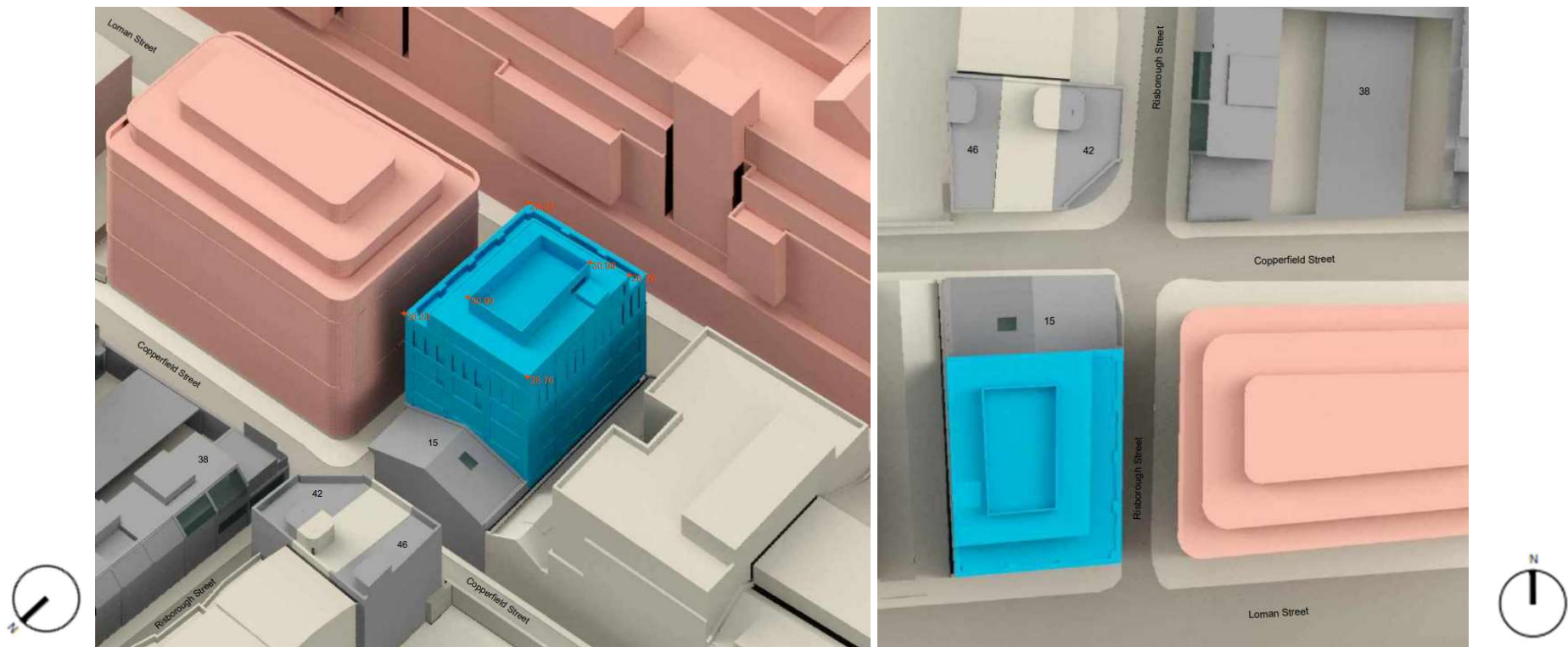
- Relocation of entrance onto Loman Street ensures good frontage
- Materials to be detailed by condition



# DAYLIGHT AND SUNLIGHT

The neighbours deemed most impacted from the development are:

- 46 Copperfield Street, 42 Copperfield Street, 38 Copperfield Street, 15 Risborough Street



# DAYLIGHT AND SUNLIGHT

## 46 Copperfield Street

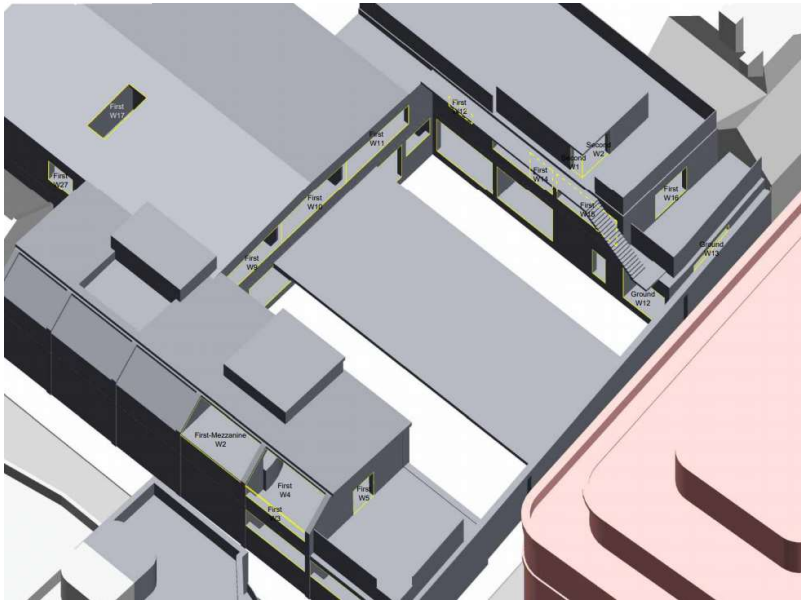


Vertical Sky Component (VSC)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30%	31-40%	41%+
6	0	0	0	6	0
Annual Probably Sunlight Hours (APSH)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30%	31-40%	41%+
3	1	33	2	0	0

## 42 Copperfield Street

Vertical Sky Component (VSC)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30%	31-40%	41%+
7	4	57	0	2	1
Annual Probably Sunlight Hours (APSH)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30%	31-40%	41%+
2	2	50	1	0	0

# DAYLIGHT AND SUNLIGHT



## 38 Copperfield Street

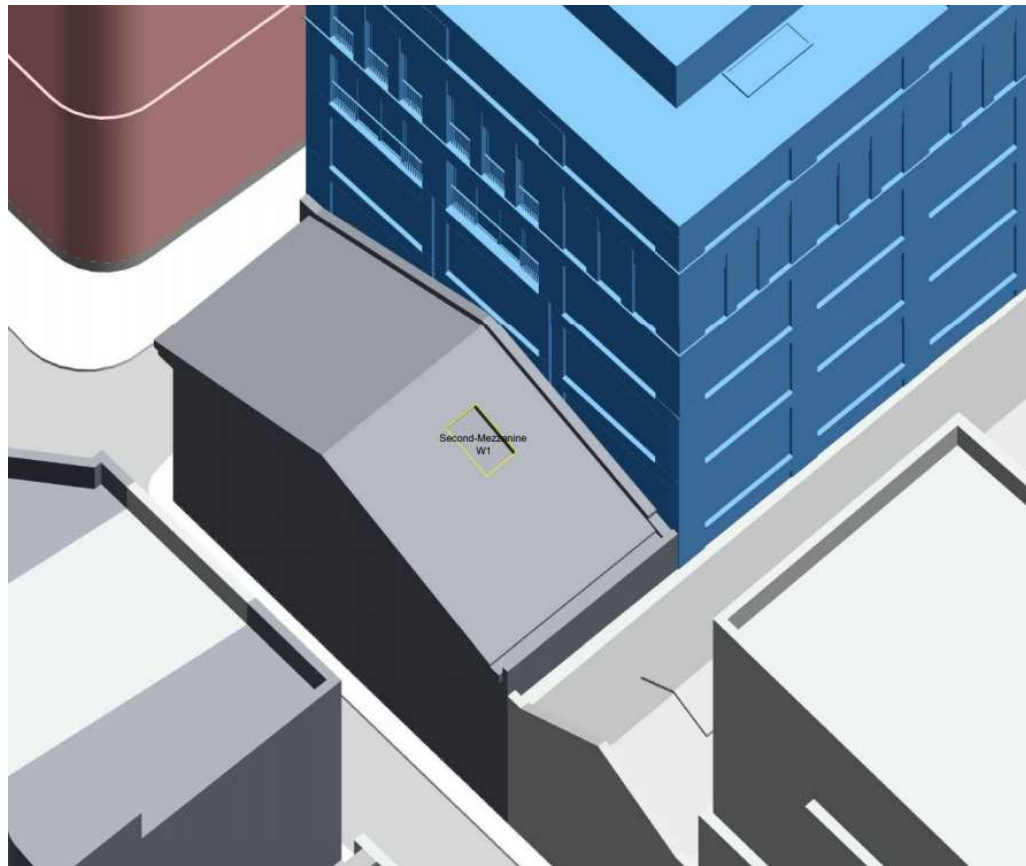
Vertical Sky Component (VSC)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30%	31-40%	41%+
32	32	100	0	0	0
Annual Probably Sunlight Hours (APSH)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30%	31-40%	41%+
9	9	100	0	0	0

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# DAYLIGHT AND SUNLIGHT

## 15 Risborough Street



### Vertical Sky Component (VSC)

Windows			Loss		
Total	Pass	BRE compliant %	20-30%	31-40%	41%+
1	0	0	0	1	0

### Annual Probably Sunlight Hours (APSH)

Rooms			Loss		
Total	Pass	BRE compliant %	20-30%	31-40%	41%+
1	0	0	0	0	1

# ECOLOGY AND SUSTAINABILITY

## Proposed Urban Greening Factor Calculations

Urban Greening Factor score: **0.40**

The London Plan requirement: 0.30

### Includes:

*Extensive green roof*

*Modular green wall*

*Permeable paving*

## Carbon off-set contributions

- Energy Strategy demonstrates 35% carbon efficiency savings
- PV panels installed at roof level
- In-lieu monetary contribution
- Secured through S106 legal agreement



# PLANNING OBLIGATIONS

**Purpose: sought to reduce or mitigate the impacts of development**

Planning Obligation	Mitigation	Applicant Position
<b>Affordable workspace provision</b>	10% of affordable workspace to be provided = 191 sqm of affordable workspace.	Agreed.
<b>Carbon off-set contribution</b>	370 tonnes of CO2 required to be off-set over 30 years; 12.3 tonnes per annum x £2850 = £35,150 to be contributed.	Agreed.
<b>Enter into S278 agreement for Highway Works</b>	<ul style="list-style-type: none"> <li>• Resurfacing of any damaged highway infrastructure such as kerbs, footways etc</li> <li>• Review existing and proposed signage</li> <li>• Refresh road markings after construction</li> </ul>	Agreed.

# PROPOSED VISUALISATION – LOMAN STREET



## **ITEM 7.2**

**21/AP/0179 – 26 – 34 Upper Ground SE1 9PD**

**Construction of a part two, part five storey extensions to provide additional office accommodation (E(g)(i) Class) and associated cycle parking and refuse storage**

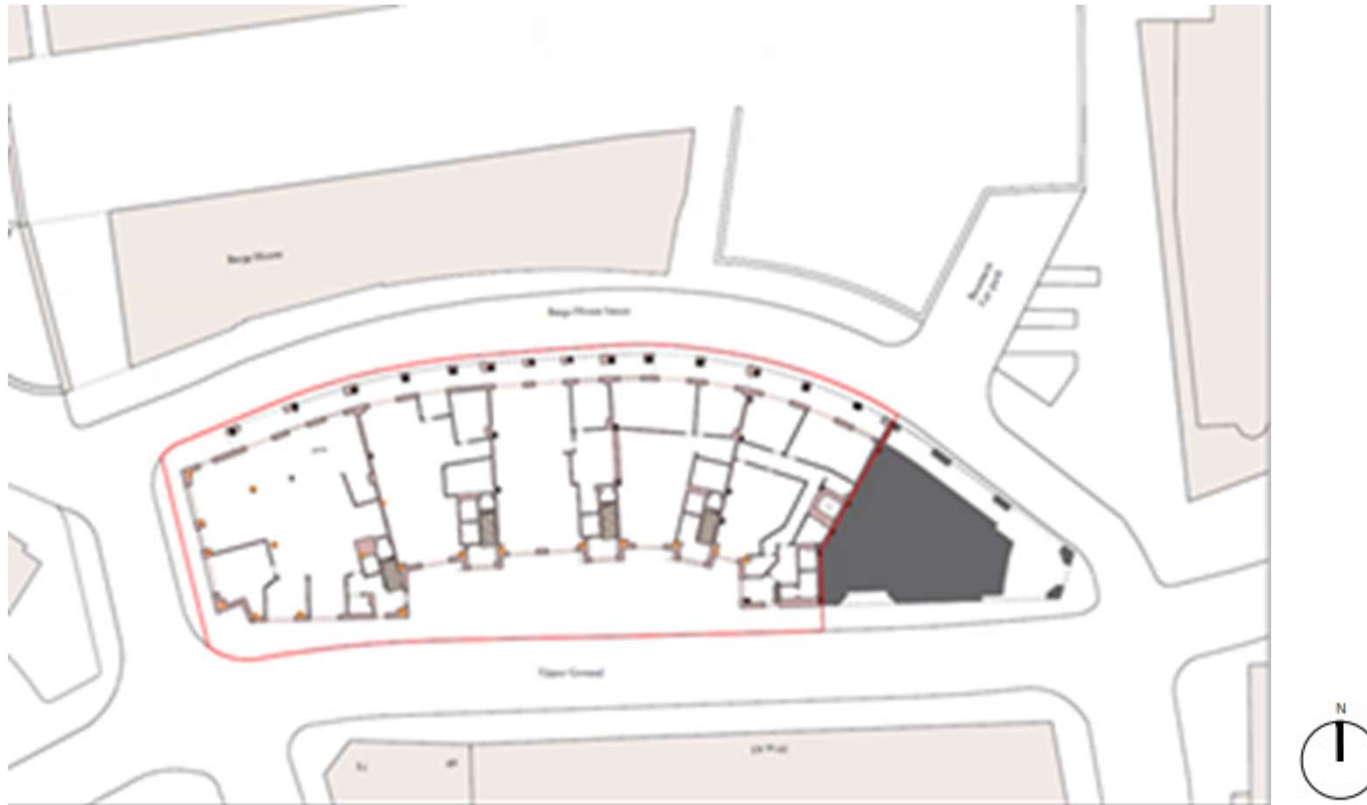
# PUBLICITY

Neighbours notified	Support	Neutral	Objection
468	2	0	8

## Summary of contributions

- Principle of additional office space not justified due to reduced need
- The height and detailed design would be out of keeping with the character of the area and the site would be overdeveloped
- Noise nuisance, loss of light and privacy and close proximity to neighbours
- Inadequate parking provision, loss of parking, increase in traffic and inadequate access
- Loss of ecology, open space and landscaping.

# SITE LOCATION PLAN

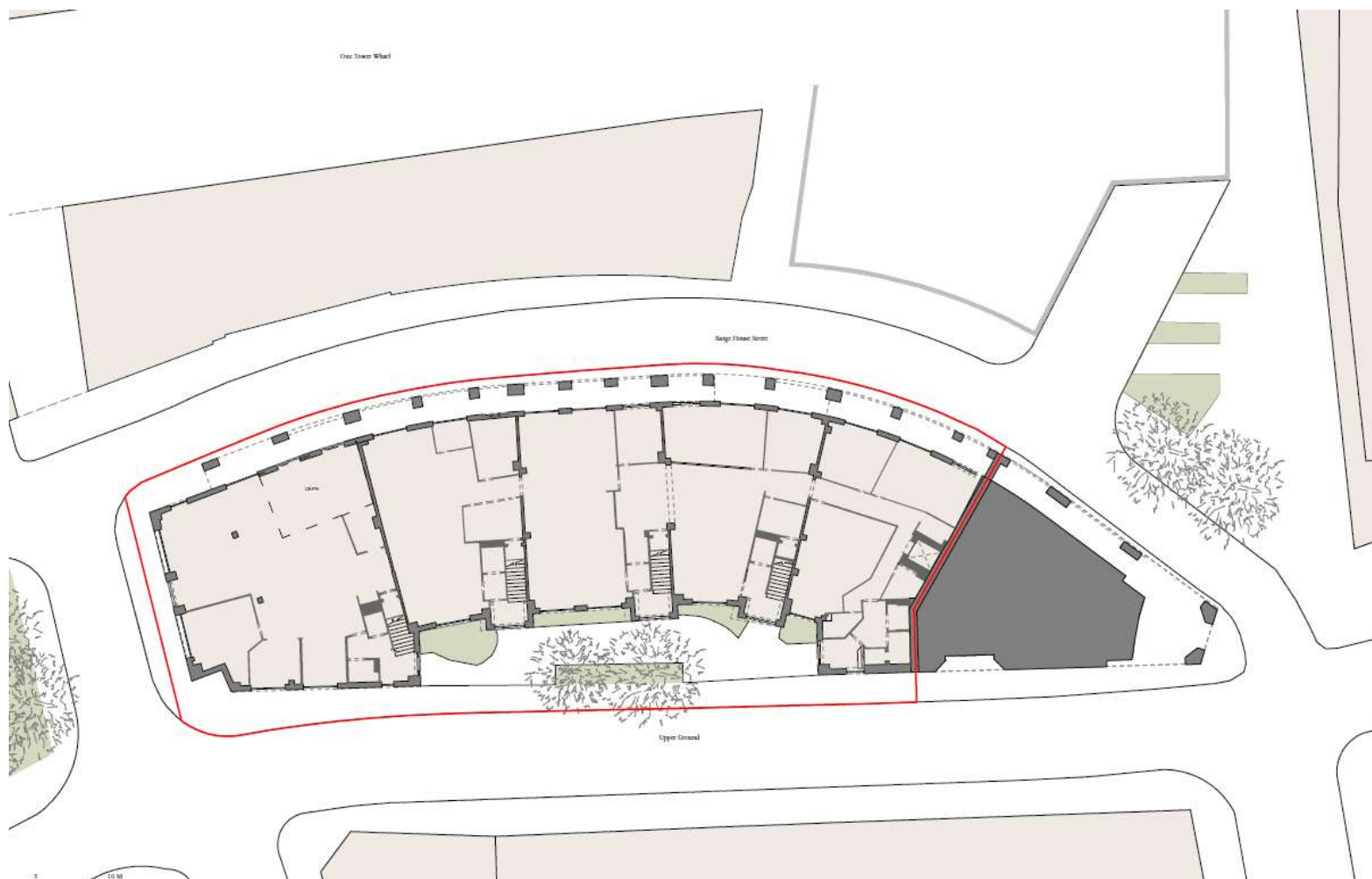




## EXISTING VIEW FROM EAST ALONG BARGE HOUSE STREET



# EXISTING GROUND FLOOR PLAN



## EXISTING BUILDING VIEW (WEST)

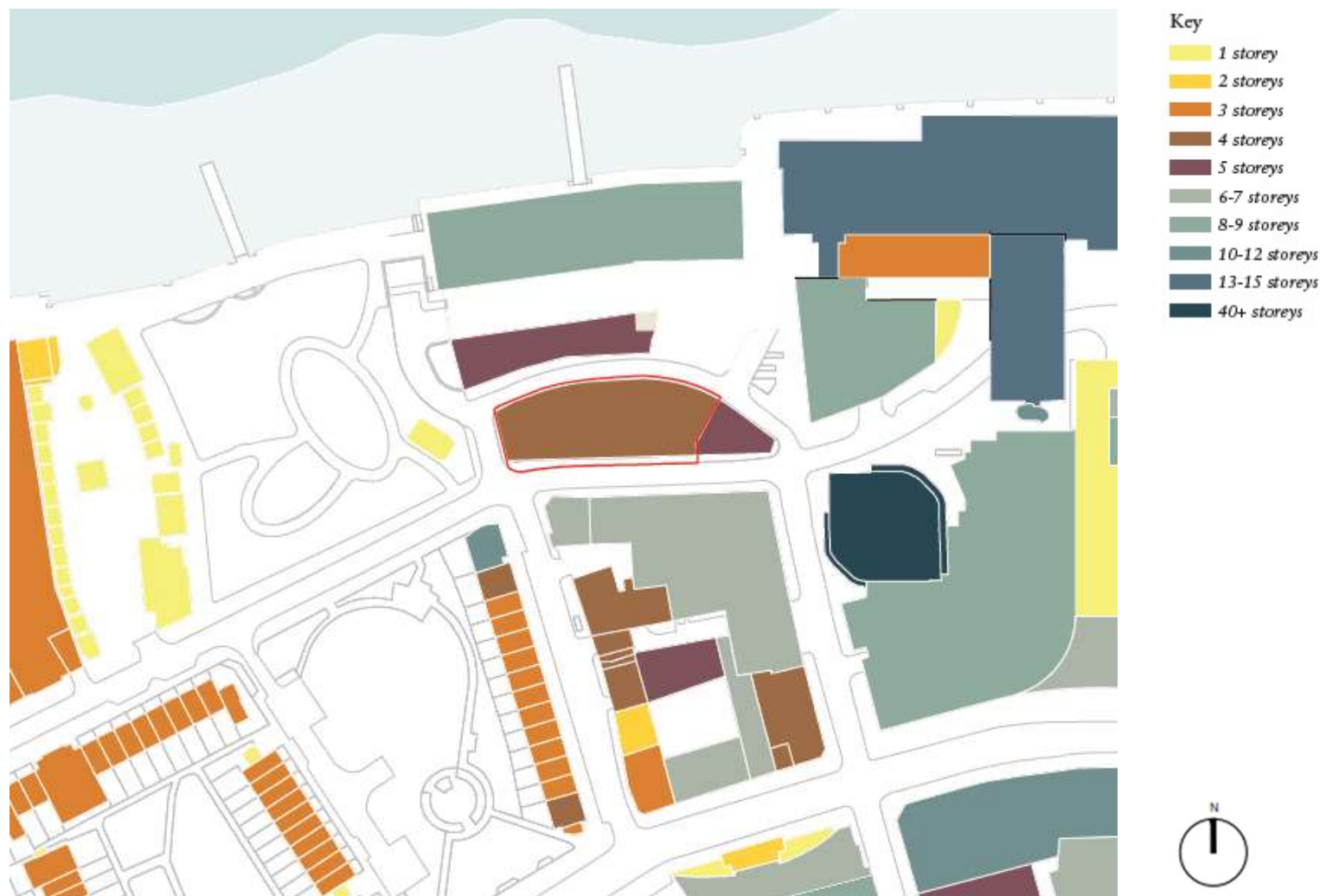




# AERIAL VIEWS

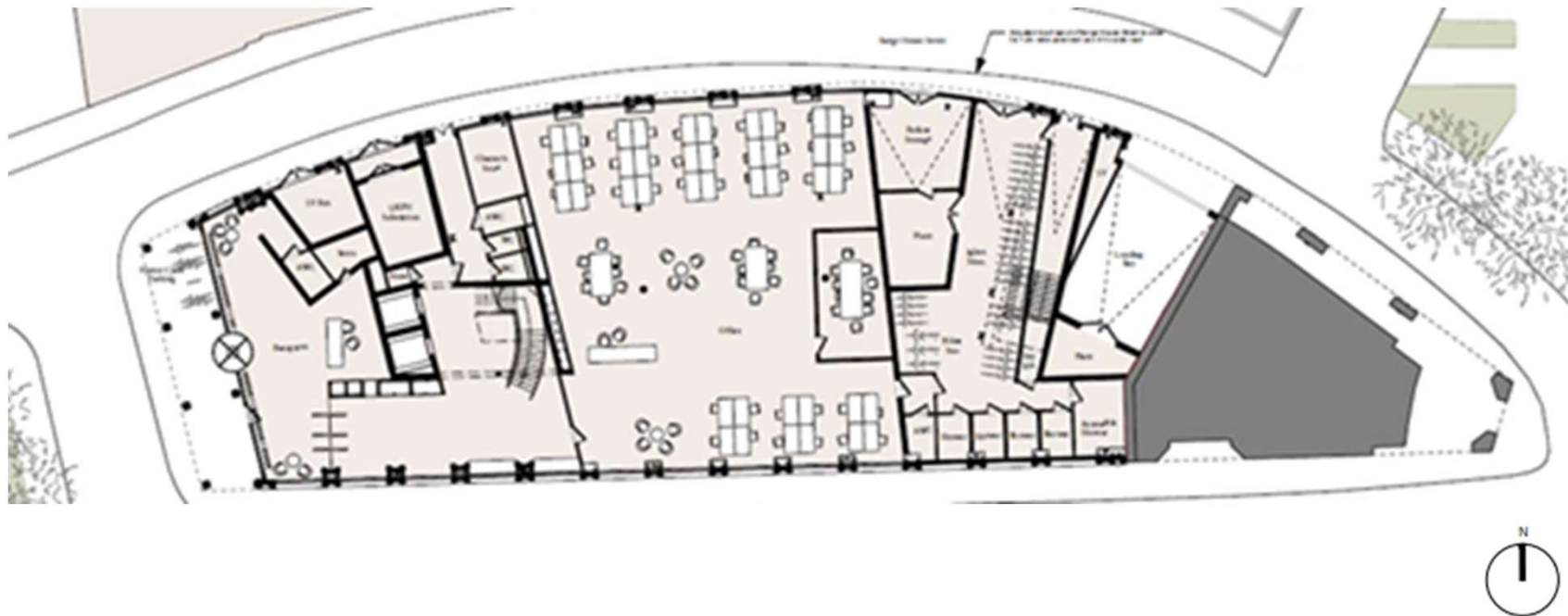


# BUILDING HEIGHTS IN IMMEDIATE VICINITY





# PROPOSED GROUND FLOOR



# SITE CONTEXT



# PROPOSED SOUTH AND WEST ELEVATIONS



# PROPOSED SOUTH ELEVATION





# EXISTING AND PROPOSED WEST ELEVATION



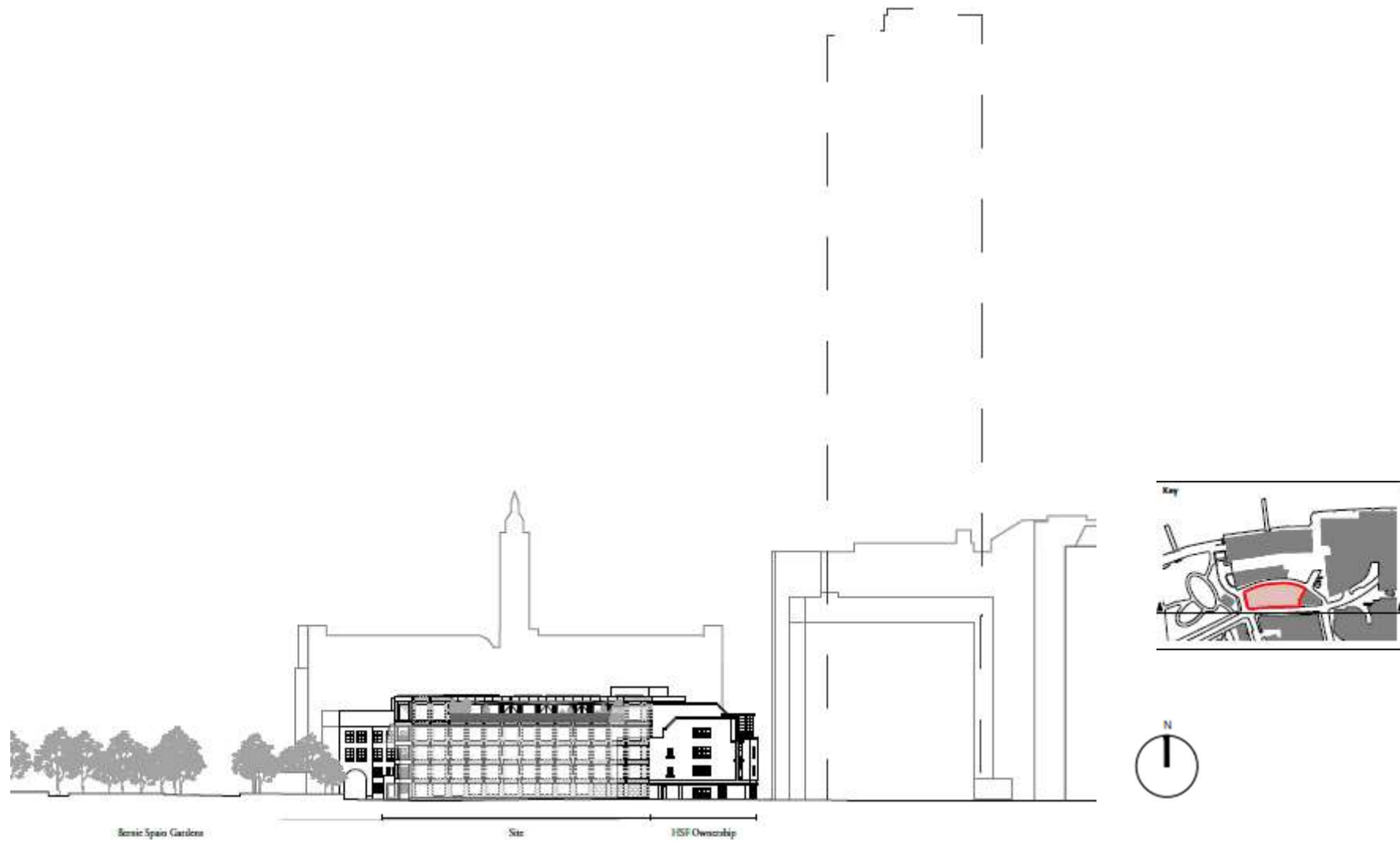
EXISTING



PROPOSED



# PROPOSED SOUTH ELEVATION



# EXISTING AND PROPOSED SOUTH ELEVATION



EXISTING



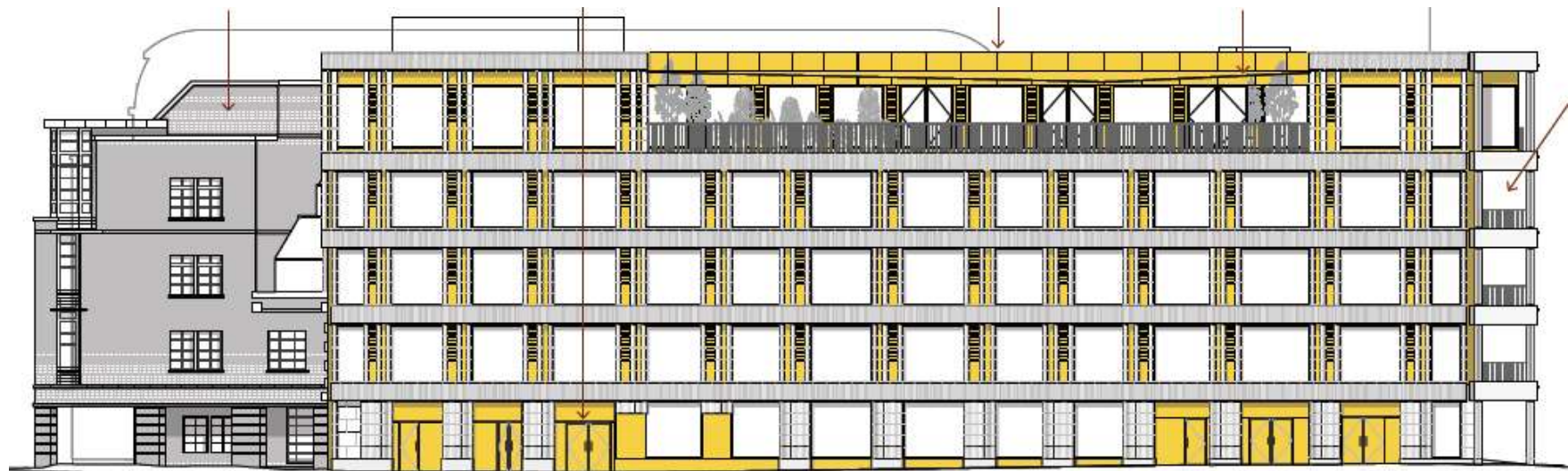
PROPOSED

# BARGE HOUSE STREET VIEW TO THE WEST





# PROPOSED NORTH ELEVATION



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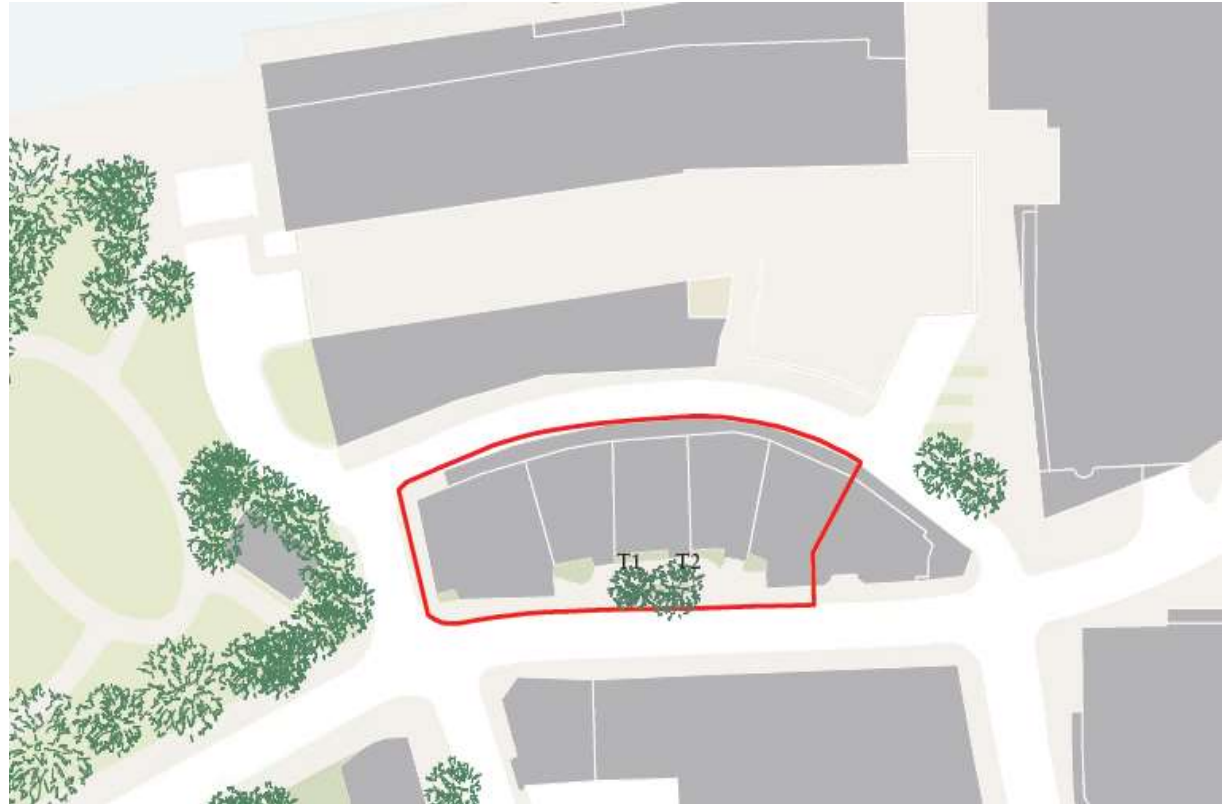
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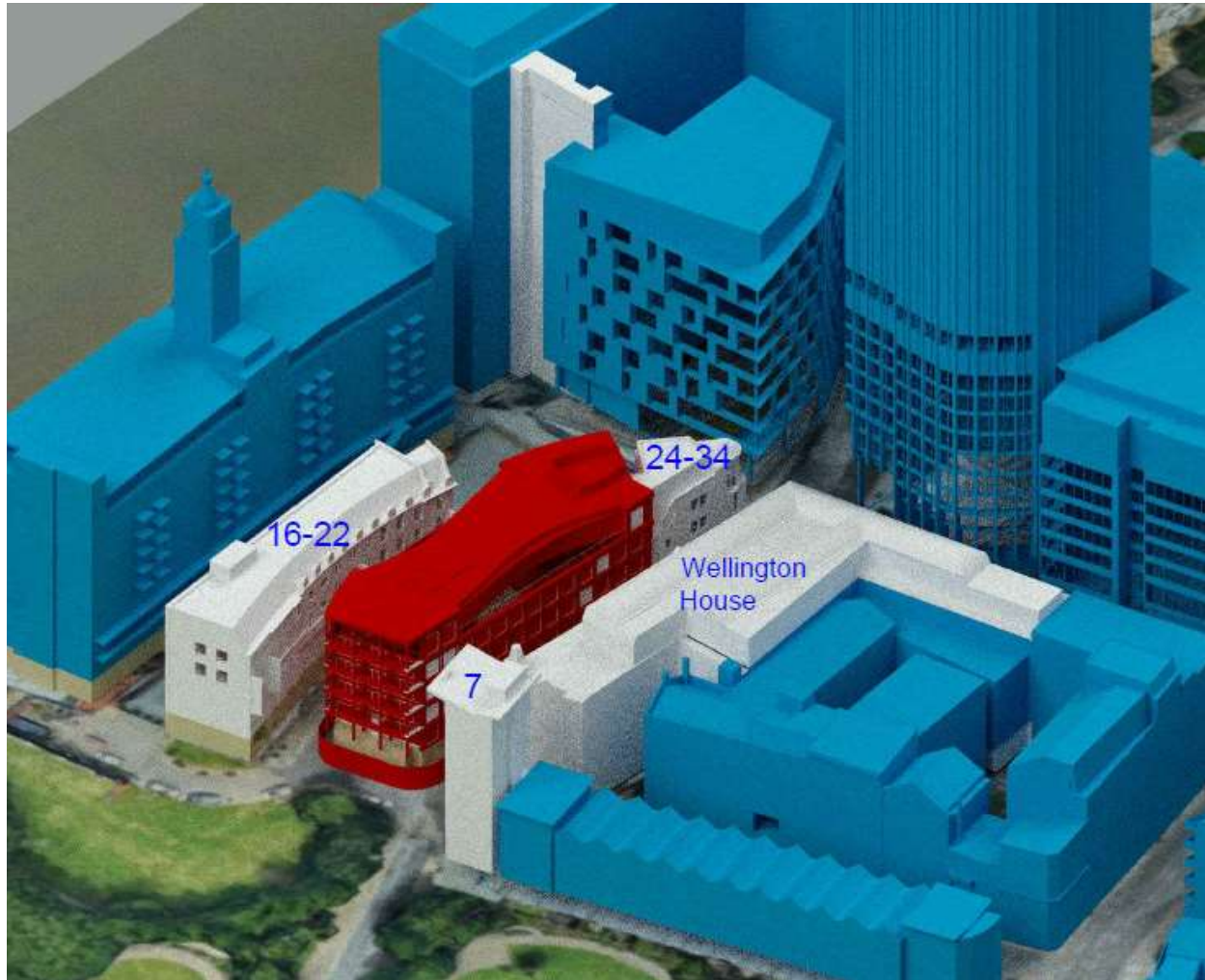
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# EXISTING LANDSCAPING





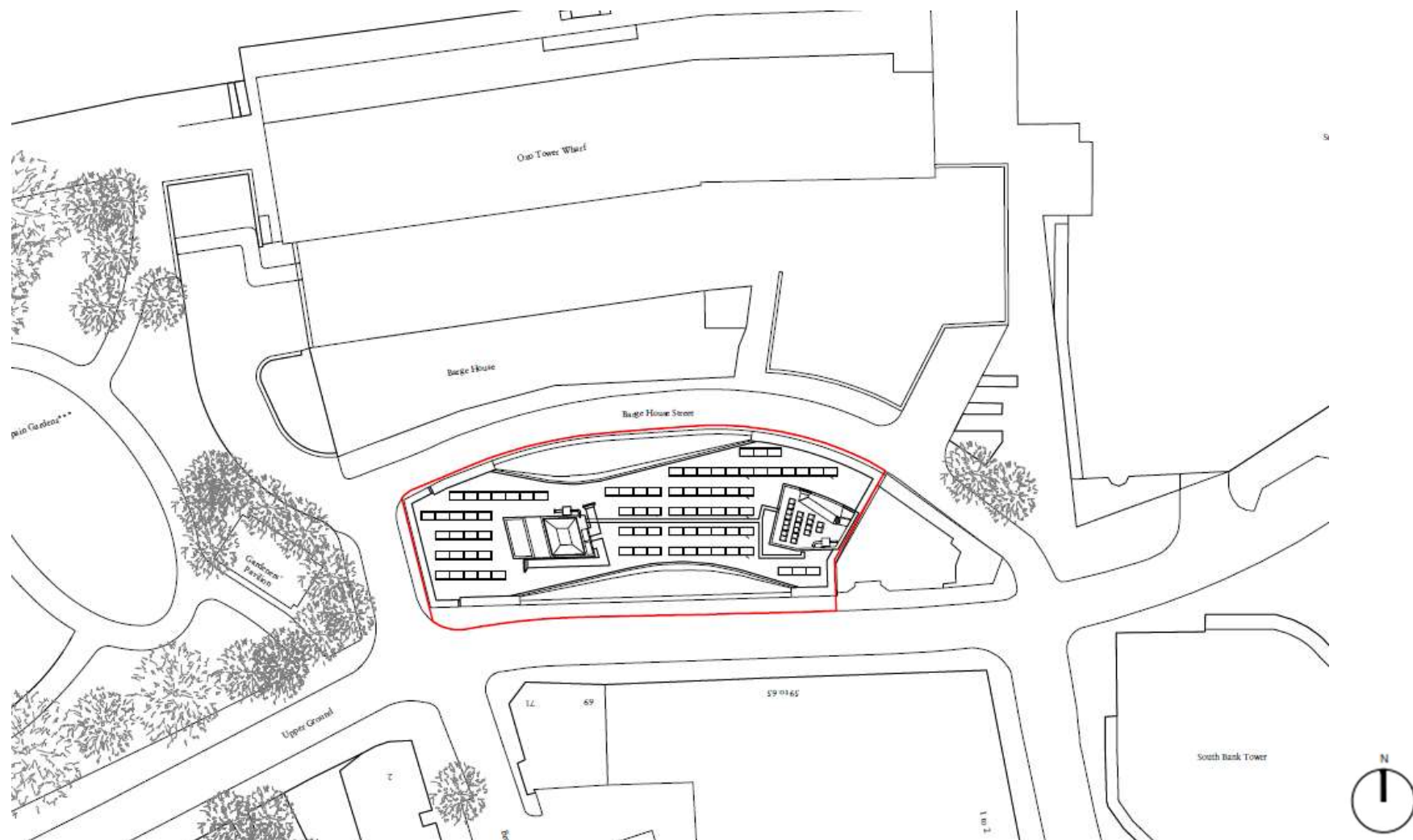
# DAYLIGHT AND SUNLIGHT



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# PROPOSED ROOF PLAN





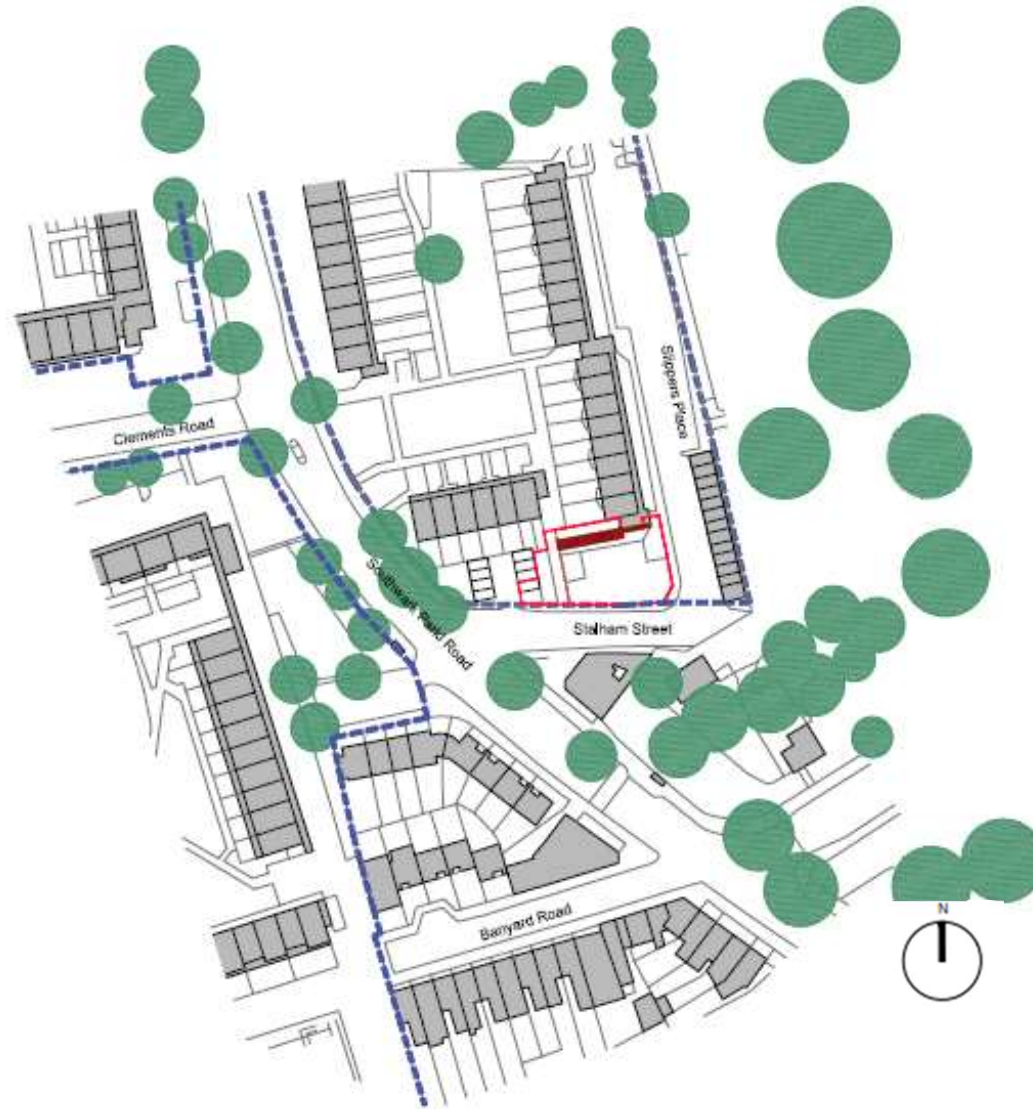
## **ITEM 7.3 - 21/AP/1615**

### **Development Site At Carpark Of Matson House, Slippers Place, London**

Redevelopment of an existing car park to create 18 residential units (use class C3) in a part 1, part 8 storey building, demolition of existing pram stores and part of an existing refuse store, adjustments to car parking, new landscape and amendments to existing estate paths.



# SITE PLAN



## OVERVIEW

No. of homes	18 council homes, all social rent Density- 1060 Hr/Ha
Dwelling mix	7 x 1 bed (39%) 7 x 2 bed (39%) 4 x 3 bed (22%) 1 wheelchair accessible unit
Outdoor amenity space	14 homes over 10 sq. m. balconies 4 x 2 bed homes 7.1 sq. m. balconies 62 sq. m. communal open space
Playspace	None on site - £23,918.40 financial

## DESIGN

Height (at max point)	8 storeys (25m to parapet and 29m to lift overrun)
Materiality	2 colours of brick

# PUBLIC CONSULTATION RESPONSES

## CONSULTATION RESPONSES: SUMMARY TABLE

**No. of comments: 16**

In objection: 16

Neutral: 0

In support: 0

### Summary of objections:

- Loss of pram sheds and parking
- Character and design
- Scale, height and massing
- Housing mix
- Lack of playspace
- Daylight and sunlight
- Privacy
- Refuse storage
- Construction impacts
- Anti-social behaviour

# EXISTING SITE PHOTOGRAPHS



Key



1 View from Southwark Park Road



2 View of the site from Slippers Place and Stalham Street corner



3 View from Slippers Place towards Southwark Park Road



4 View from Southwark Park Road through the adjacent car parking area



5 View from The Stanley Arms





# QUALITY OF ACCOMODATION

- Density
  - Urban Denisty Zone- 200-700Hr/Ha
  - Development is 1060Hr/Ha
- London Plan and New Southwark Plan- no density matrix
  - Design led approach
  - Exemplary quality of design
- 18 social rented units including 1 wheelchair accessible unit
- All homes meet or exceed minimum space standards
- All homes at least dual aspect and comply with BRE guidance in terms of Average Daylight Factor
- All homes have access to private balconies - 14 units over 10 sq. m. balconies and 4 x 2 bed units 7.1 sq. m. balconies
- Ground floor wheelchair accessible unit has access to 18 sq. m. garden
- 62 sq. m. communal amenity space to the west

# IMPACT ON AMENITY OF NEIGHBOURS

## PRIVACY, OUTLOOK AND SENSE OF ENCLOSURE

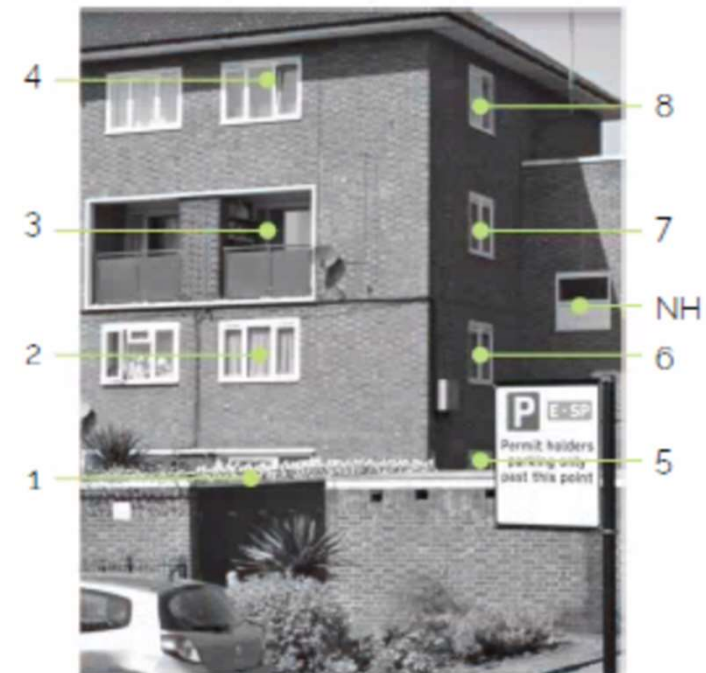
- Distance to Stanley Arms over 12m
- Matson House to the north has no residential windows overlooking the application site
- The stairwell windows of Matson House which do not serve habitable rooms would be blocked up but are served by secondary windows
- Hickling House is to the north west of the site so the east and south facing windows do not have direct sight lines of the site



## DAYLIGHT AND SUNLIGHT

- All neighbouring rooms and windows comply with BRE guidance in terms of VSC with the exception of 4 windows in Hickling House (Windows 5, 6, 7, 8)
- The affected windows serve living rooms and bedrooms - the living rooms are also served by windows onto the balcony
- All rooms comply with BRE guidance in terms of NSL and therefore retain acceptable levels of daylight distribution

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	40%+
36	32	88.89%	1	1	2
No Sky Line (NSL)					
Room			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	40%+
4	4	100%	0	0	0





# Shadow Studies

SKETCH Shadow Studies for Slippers Place & Matson House in March 21st



Existing view in March at 09.00am



Existing view in March at 12.00pm



Existing view in March at 13.00pm



Existing view in March at 15.00pm



Proposed view in March at 09.00am



Proposed view in March at 12.00pm



Proposed view in March at 13.00pm



Proposed view in March at 15.00pm

**Slippers Place Southwark**

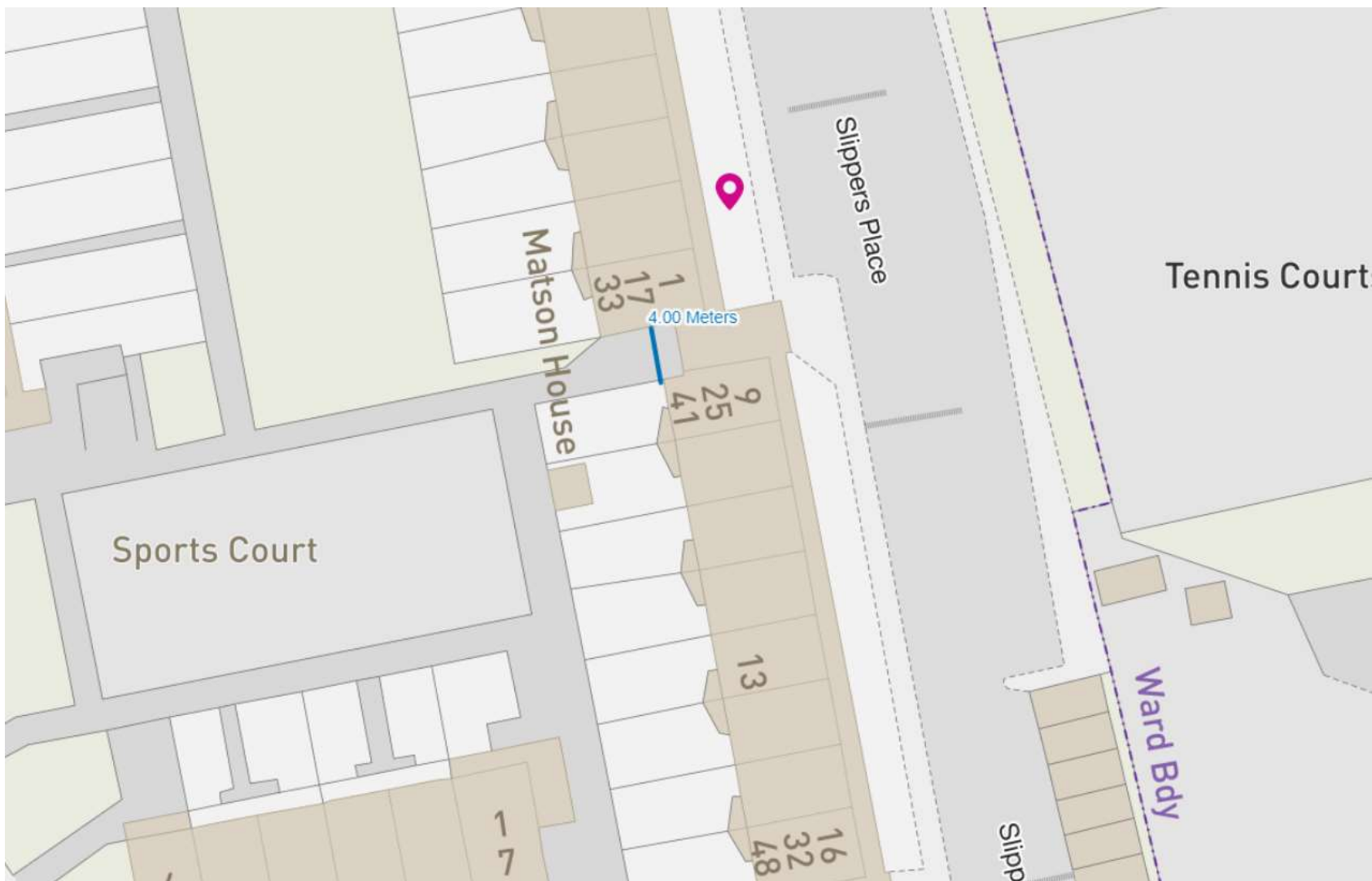
**FBMArchitects**

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 Proposed building  
 Site boundary

SKETCH\_ Rev A  
Proposed site plan

DRAFT





# DESIGN

- 8 storeys (25m to parapet and 29m to top of lift overrun)
- 2 storeys higher than Matson House to bookend the long deck-access block
- Wider townscape has a varied character with taller buildings
- Stepped profile reduces any sense of bulk
- 2 colours of brick (pink/red and buff/yellow) creates visual interest
- Would not affect the setting of Grade II listed Southwark Park – mostly visible from in the backdrop to the tennis courts which are not an original feature





# PROPOSED NORTH AND SOUTH ELEVATIONS



# PROPOSED WEST AND SOUTH ELEVATIONS



## PROPOSED VIEW FROM SOUTHWARK PARK ROAD





# LANDSCAPING

- The site has limited ecological value – Urban Greening Factor 0.05
- Urban Greening Factor would be increased to 0.35
- 62 sq. m. open space would be provided on site including sold landscaping and new planting
- Biodiverse green roof
- No playspace provided on site but a financial contribution of £23,918.40 would be secured





# TRANSPORT

- Car-free development with one wheelchair accessible parking space
- Loss of 12 car parking spaces - parking survey found 7 cars parked on site overnight
- 67 out of 82 parking spaces on surrounding streets were occupied meaning 15 spaces unoccupied
- 33 cycle parking spaces at ground floor
- Refuse storage at ground floor
- Amended entrance proposed to Matson House refuse storage
- Construction Management Plan to be submitted via condition



# PROPOSED GROUND FLOOR PLAN

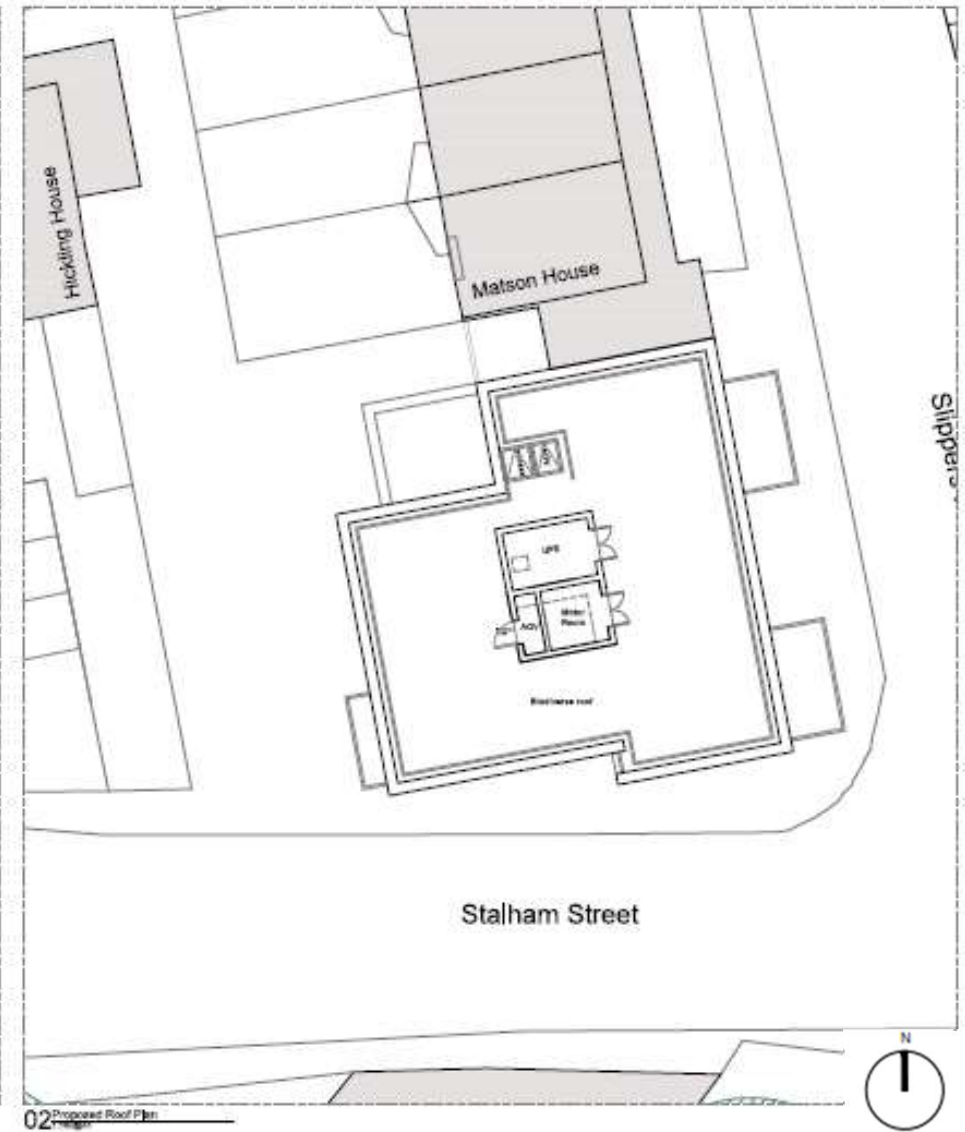
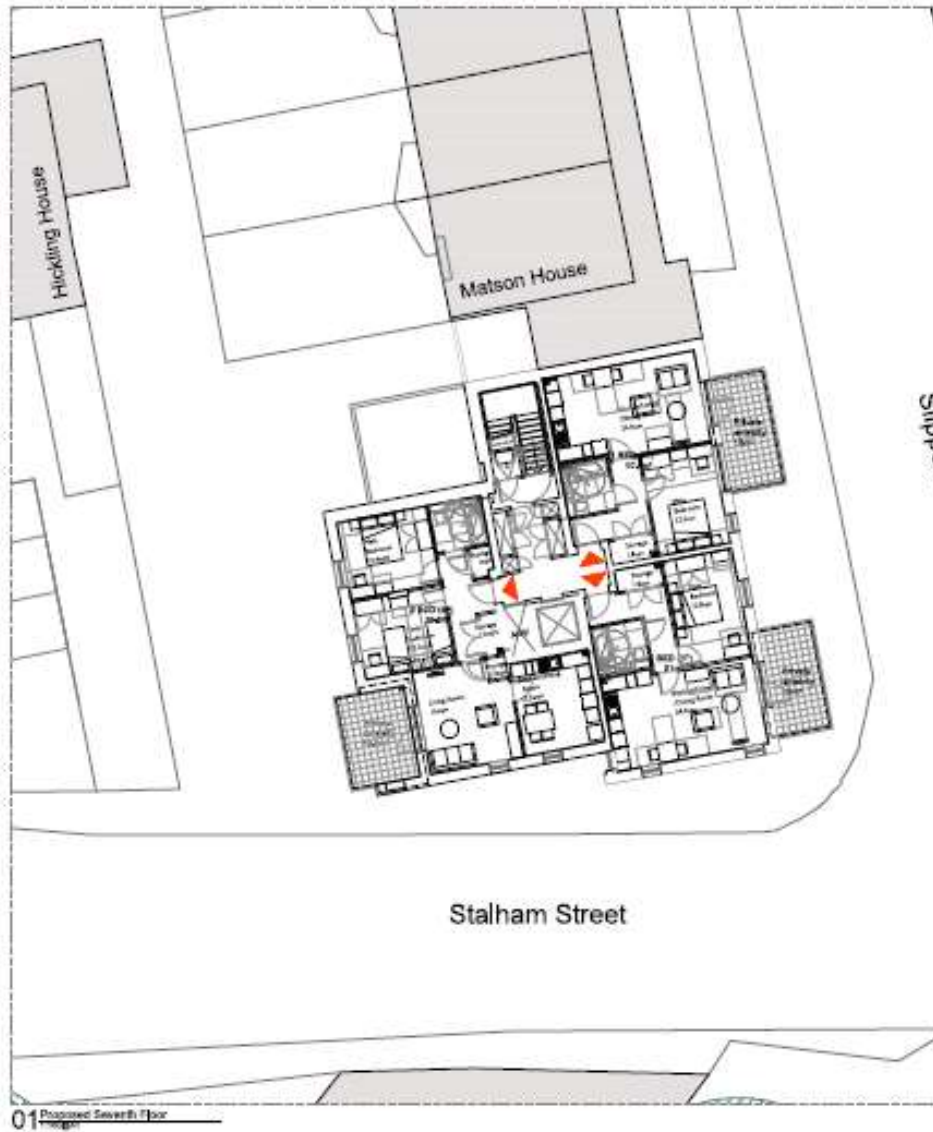


# PROPOSED FIRST TO SIXTH FLOOR PLANS





# PROPOSED SEVENTH FLOOR AND ROOF PLANS





# OTHER

- Development would connect to extension of the Arica House SELCHP district heating system
- Financial contribution for carbon offset payment of £10,545
- Conditions recommended to ensure appropriate noise levels
- Acceptable levels of air quality and no further mitigation required
- Condition recommended for further details of land contamination
- Low risk from surface water flooding
- Conditions recommended for sustainable drainage details and piling
- Condition recommended for Secured by Design accreditation
- Fire Statement meets requirements of London Plan Policy D12