

# Planning Committee

Wednesday 9 March 2022

6.30 pm

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

## Supplemental Agenda No.1

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	Tabled items: Addendum report and members' pack	

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

Date: 9 March 2022

<b>Item No:</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 09 March 2022	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		Peckham	
<b>From:</b>		Director of Planning and Growth	

## PURPOSE

1. To advise members of recommended minor changes to a number of conditions included in the draft decision notice attached to the main agenda. These arise following further discussions with the applicant following the publication of the agenda.

## RECOMMENDATION

2. That members note and consider the amendments to the decision notice in reaching their decision.

## FACTORS FOR CONSIDERATION

3. The amendments relate to the following planning application on the main agenda:

### **Item 6.1:19/AP/1974 - Bradfield Club, 5-13 Commercial Way, London SE15 6DQ**

#### **Recommended revisions to the draft conditions**

#### **Condition 6 – Submission of an updated overheating assessment**

4. Revised timing of the trigger for submission of the details, as follows of:

#### ***Submission of Updated Overheating Assessment***

***Prior to commencement of works on site (excluding demolition and site clearance) an updated overheating assessment shall be submitted to the Local Planning Authority for approval in writing. This should provide TM52 modelling results reflecting the detailed design for a non-actively cooled scenario to demonstrate that passive measures are maximised to mitigate overheating and to assist in reducing active cooling demands as far as possible, relative to the results reported in the approved 'Energy Assessment' document (Ref.: EJ1142 Rev P4A dated August 2021). A strategy regarding building-user guidance on management of overheating risk is required to be submitted as part of this.***

*Reason:*

*In order to ensure opportunities for reducing relying on active cooling have been maximised and increase resilience to climate change, and to comply with Southwark Plan 2022 policy P69 ('Sustainability standards') and London Plan Policy SI4 ('Managing Heat Risk') and the National Planning Policy Framework 2021.*

**Condition 9 – Green and blue roofs and walls**

5. To include reference to relevant roof plans within the condition to the effect of:

***Green and blue roofs and walls***

*1. Details of the biodiversity (green/brown) roof(s) and wall(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:*

- a) Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm,*
- b) Or, extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014,*
- c) laid out in accordance with floor and roof plan **P-007 PL5 – SEVENTH FLOOR PLAN** hereby approved; and*
- d) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on minimum 75% wildflower planting, and no more than a maximum of 25% sedum coverage).*

*2. Details of the blue roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:*

- a) Blue roof with vegetation layer over structure.*
- b) laid out in accordance with floor and floor and roof plan **P-003 PL5 – THIRD AND FOURTH FLOOR PLAN, P-006 PL5 – SIXTH FLOOR PLAN and P-0R0 PL4 – ROOF PLAN** hereby approved; and*
- c) seeded or covered with a vegetation mat with an agreed mix of species within the first planting season following the practical completion of the building works.*

*The implementation of biodiversity roof(s) and walls shall be carried out*

*strictly in accordance with the details so approved and shall be maintained as such thereafter.*

*Discharge of this condition will be partially granted on receiving the details of the green/brown and blue roof(s) and Southwark Council agreeing the submitted plans, and fully granted once the green/brown roof(s) and green walls are completed in full in accordance to the agreed plans.*

*Reason:*

*To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G1 ('Green infrastructure'), G5 ('Urban greening'), G6 ('Biodiversity and access to nature'), and S113 ('Sustainable drainage') of the London Plan 2021, P60 ('biodiversity') and P68 ('Reducing flood risk') of the Southwark Plan 2022 and the National Planning Policy Framework 2021.*

**Condition 11 – Amendment to specified scale of detailed drawings required**

6. To amend the specified scale of detail drawings required from 1:5 to 1:10 to the effect of:

***Sectional Detail-Drawings***

*Before any above grade work hereby authorised begins (excluding demolition), section detail-drawings at a scale of ~~4:5~~ 1:10 together with 1:50 scale context drawings through all relevant parts of the proposal, to include at least:*

- i. Facades (reveals etc.), including:
 
  - Soffits of the cantilevering storeys;
  - Junctions of exposed structural elements (columns, beams and floors);
  - Head, cills and jambs of openings;
  - Parapets and roof edges;
  - Rooftop balustrades;*
- ii. Entrances (including any access sashes, security gates, entrance portals and awnings);*
- iii. Cycle store and service bay shutters;*
- iv. Typical windows;*
- v. Plant screening/ enclosure;*
- vi. Youth Club frontages and*
- vii. Signage zones;*
- viii. Gates and fencing to all external spaces;*

*to be constructed in the carrying out of this permission, shall be submitted to and approved in writing by the Local Planning Authority.*

*The development shall not be carried out other than in accordance with any such approval given.*

*Reason:*

*In order that the Local Planning Authority may be satisfied that the construction details to be used in the construction of the development achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme, in accordance with: Chapter 12 of the National Planning Policy Framework 2021, policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.*

### **Condition 12 – Amendment to delete the condition**

7. To delete condition 12 ('Design Mock ups') on the basis condition 13 (to be re-numbered as 'condition 12' - 'Materials schedule and presentation of sample materials on-site') will satisfy the design requirements.

### **Condition 20 (renumbered as 'condition 19') – Specify 'residential occupation**

8. To specify 'prior to first residential occupation' in the trigger point for the requirements of the condition to the effect of:

#### ***Urban Greening Certification***

*a) Prior to first **residential** occupation of the development hereby consented, an interim report/letter (together with any supporting evidence) from a suitably qualified landscape specialist shall be submitted to and approved in writing by the LPA. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve or exceed the agreed UGF score of 0.41.*

*b) Within six months of first occupation of the development hereby permitted, a post construction certificate prepared by a suitably qualified landscape specialist (or other verification process agreed with the LPA) shall be submitted to and approved in writing by the LPA, confirming that the agreed UGF score of 0.41 has been met.*

*Reason:*

*To ensure the proposal complies with: the National Planning Policy Framework 2021; Policy G5 (Urban Greening) of the London Plan 2021 and policy P59 ('Green infrastructure') of the Southwark Plan 2022.*

### **Condition 21 (renumbered as 'condition 20') – Amendment to servicing hours**

9. To extend servicing hours to include specific reference to use of the on-site servicing bay for events and activities hosted at the youth club which reflects opening hours, to the effect of:

***Servicing hours***

*Any **on-street** deliveries or collections to the youth club element of the development shall only be between the following hours:*

*08:00 - 20:00 Monday to Saturday  
10:00 - 16:00 on Sundays and Bank Holidays.*

***With the exception of the use of the on-site servicing bay associated with the use of the club for events and activities aligned with the permitted opening times as follows:***

***07:00 – 21:00 Sunday to Friday  
07:00 – 00:00 Saturdays***

*Reason*

*To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance, and to reduce vehicle movements on the local road network during peak times, in accordance with: the National Planning Policy Framework 2021; Policy T7 ('Deliveries, Servicing and Construction') of the London Plan 2021 and policy P50 ('Highways Impacts') of the Southwark Plan 2022.*

**Condition 22 (renumbered as 'condition 21') – Amendment to youth club opening hours**

10. To amend the opening hours of the youth club to allow the building to be used until midnight on Saturdays. This is consistent with the license for the existing club.

***Hours of use – youth club***

*The opening hours of the youth club use shall be limited to ~~07:00–23:00~~ **daily**.*

***07:00 – 23:00 Sunday to Friday  
07:00 – 00:00 Saturdays***

*Reason:*

*To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2021 and Southwark Plan 2022 policy P56 ('Protection of amenity').*

**Conclusion of the Director of Planning and Growth**

11. Having taken into account the changes to the conditions, and following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of a s106 agreement.

### **REASON FOR URGENCY**

12. 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**

13. The changes to the recommended conditions have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

### **BACKGROUND DOCUMENTS**

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

# Welcome to Southwark Planning Committee 9 March 2022

## MAIN ITEMS OF BUSINESS

### 5.1- 19/AP/1974

Bradfield Club, 5-13 Commercial Way, London  
SE15 6DQ



Southwark Free Wi-Fi  
Password  
**Fr33Wifi!**



Councillor Martin Seaton (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Bill Williams



Councillor James Coldwell



Councillor Dan Whitehead



Councillor Richard Livingstone



Councillor Damian O'Brien



**19/AP/1974**

**Bradfield Youth Club**

**5 – 13 Commercial Way, London SE16 6DQ**

**Full planning permission for:**

Demolition of existing buildings and construction of a part 3, part 5, part 6 and part 9 storey building (34.2m AOD), comprising 48 residential units and replacement youth club and associated community services (Class F2 use) with associated landscaping, car and cycle parking, servicing and refuse facilities.

# Site location



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## Aerial image of site



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# Existing Site Photographs



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# Context



Conservation Area Boundary  
Grade II Listed Buildings



# Context



# Overview of the proposal

## USES

Enhanced Bradfield Youth Club (Class F2)	Approx. 764sqm GIA including hall, café, social space, studio rooms across ground and first floor levels
Residential units	48 total, comprising 17 affordable (x12 social rent, x5 shared ownership)

## BUILDING DESIGN

Height (at max point)	9 storeys/ 34.2m metres AOD (29.9 AGL)
Materiality and architecture	Massing concentrated towards junction, set backs and facade reliefs in brick-led composition contributes positively to existing and emerging context

## AFFORDABLE HOUSING AND QUALITY OF ACCOMMODATION

Affordable housing	17 affordable units = 42% affordable housing by habitable room (32% social rent, 10% intermediate (shared ownership))
Quality of accommodation	Tenure blind, minimum space standards exceeded, 65% dual aspect, vertical stacking, childplay space for all age groups 0 - 17 provided on site, 25% family sized housing

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# Public consultation responses: Number of representations

## CONSULTATION RESPONSES October 2019: SUMMARY TABLE

NO. OF REPRESENTATIONS: **48**

Of the representations, the split comprises:

In objection: **26**

Neutral: **0**

In support: **22**

## CONSULTATION RESPONSES November 2021: SUMMARY TABLE

NO. OF REPRESENTATIONS: **18**

Of the representations, the split comprises:

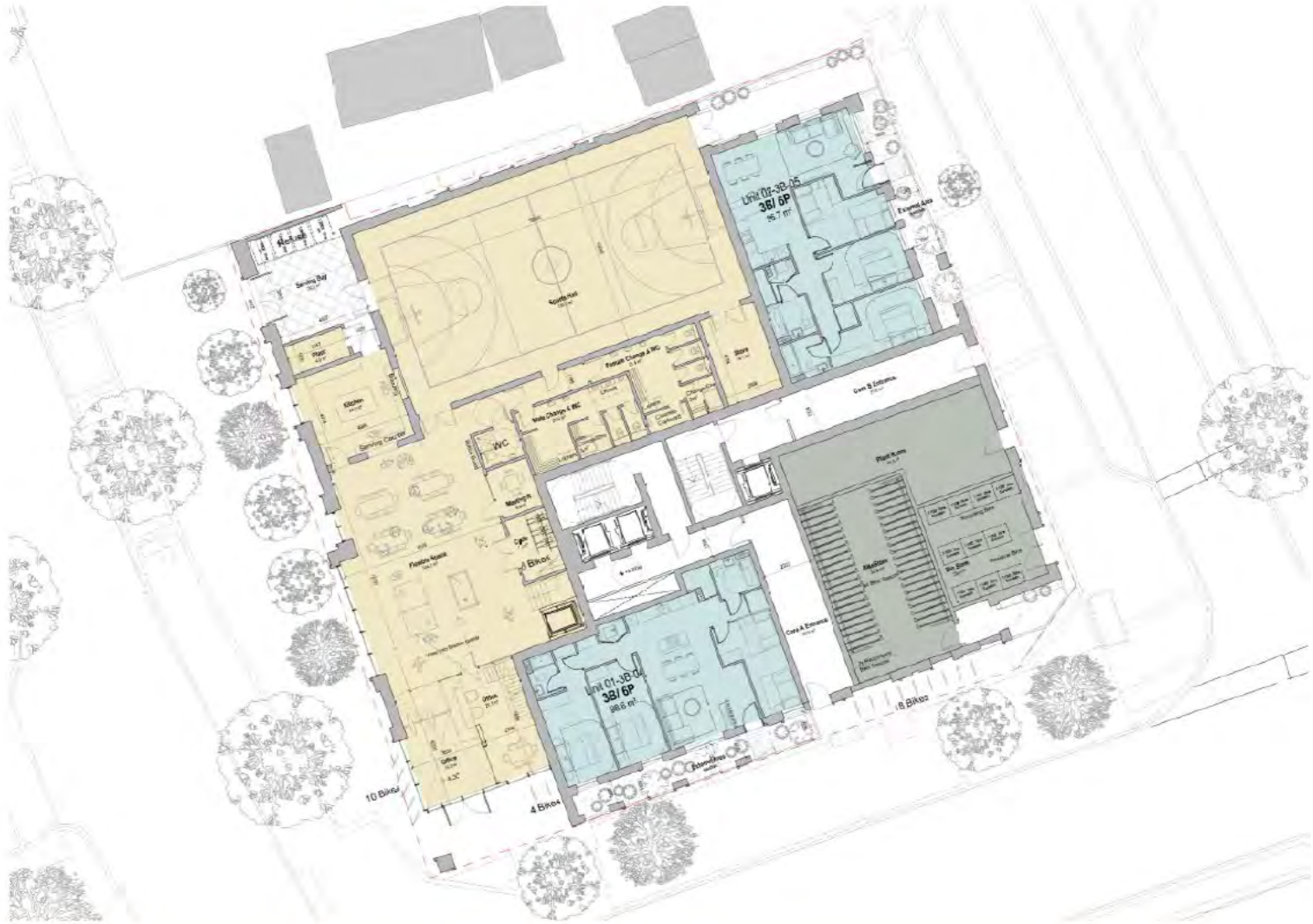
In objection: **5**

Neutral: **1**

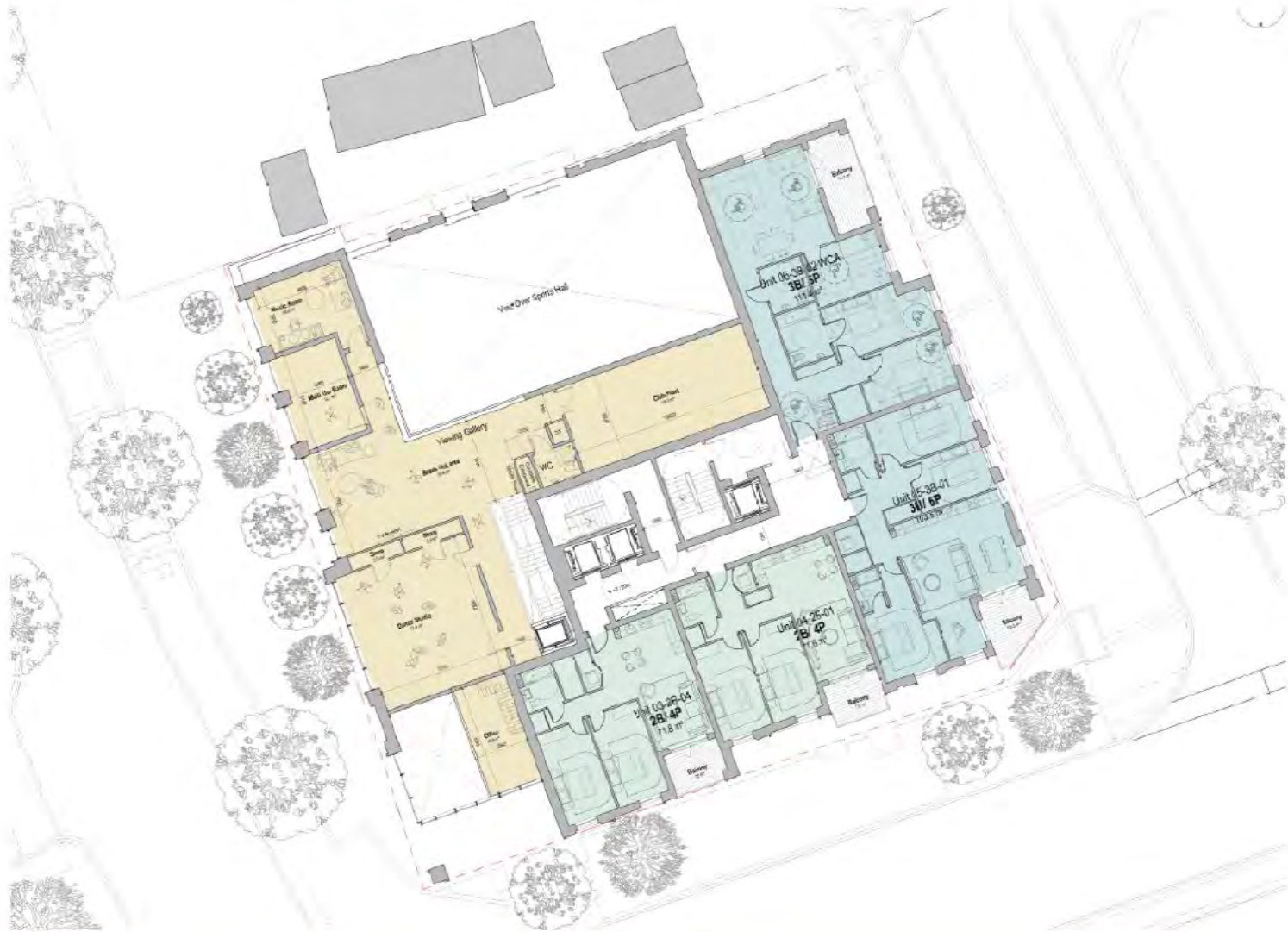
In support: **12**



# Proposed ground floor



# Proposed first and second floor



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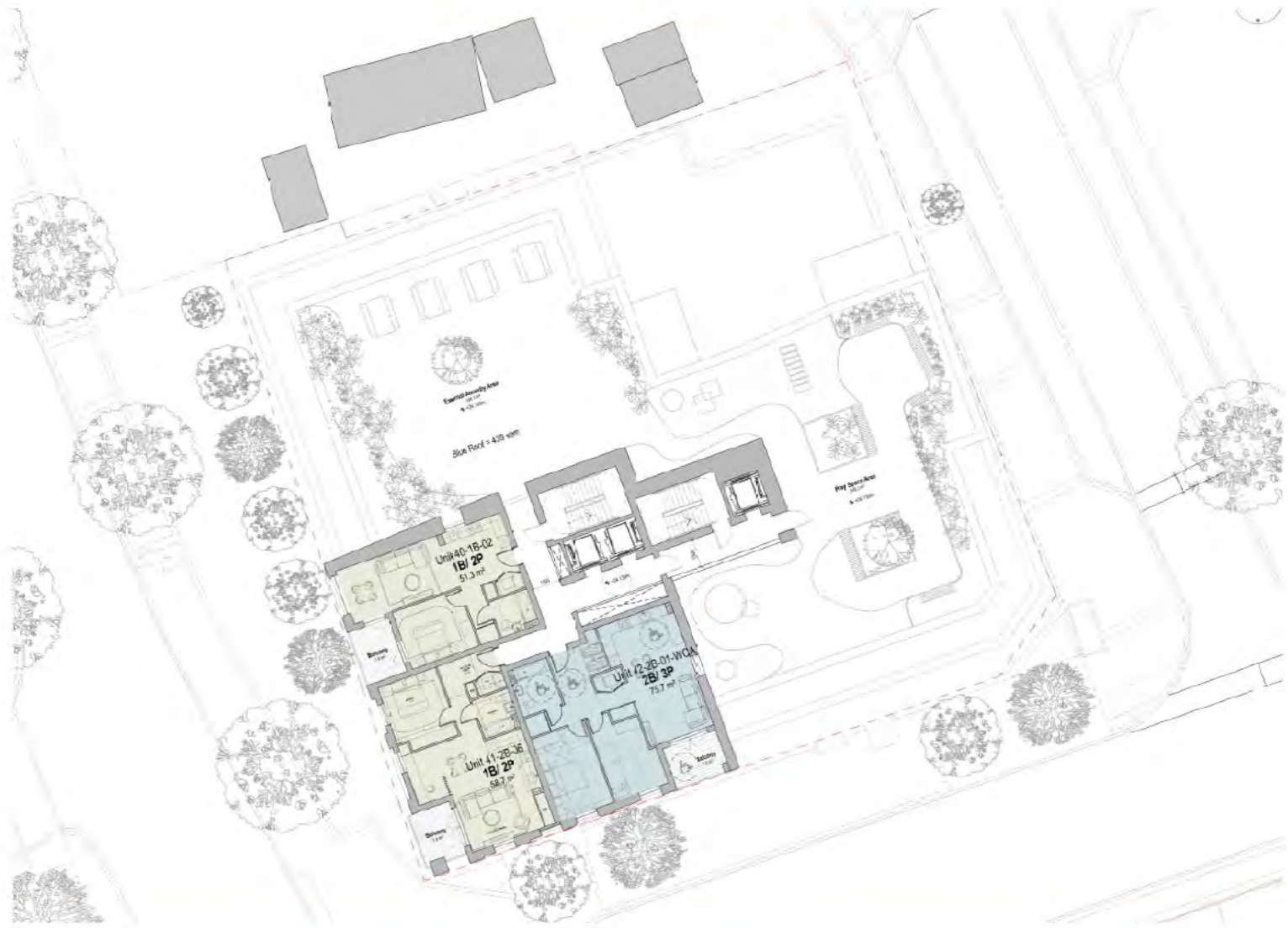
# Proposed third and fourth floor



# Proposed fifth floor



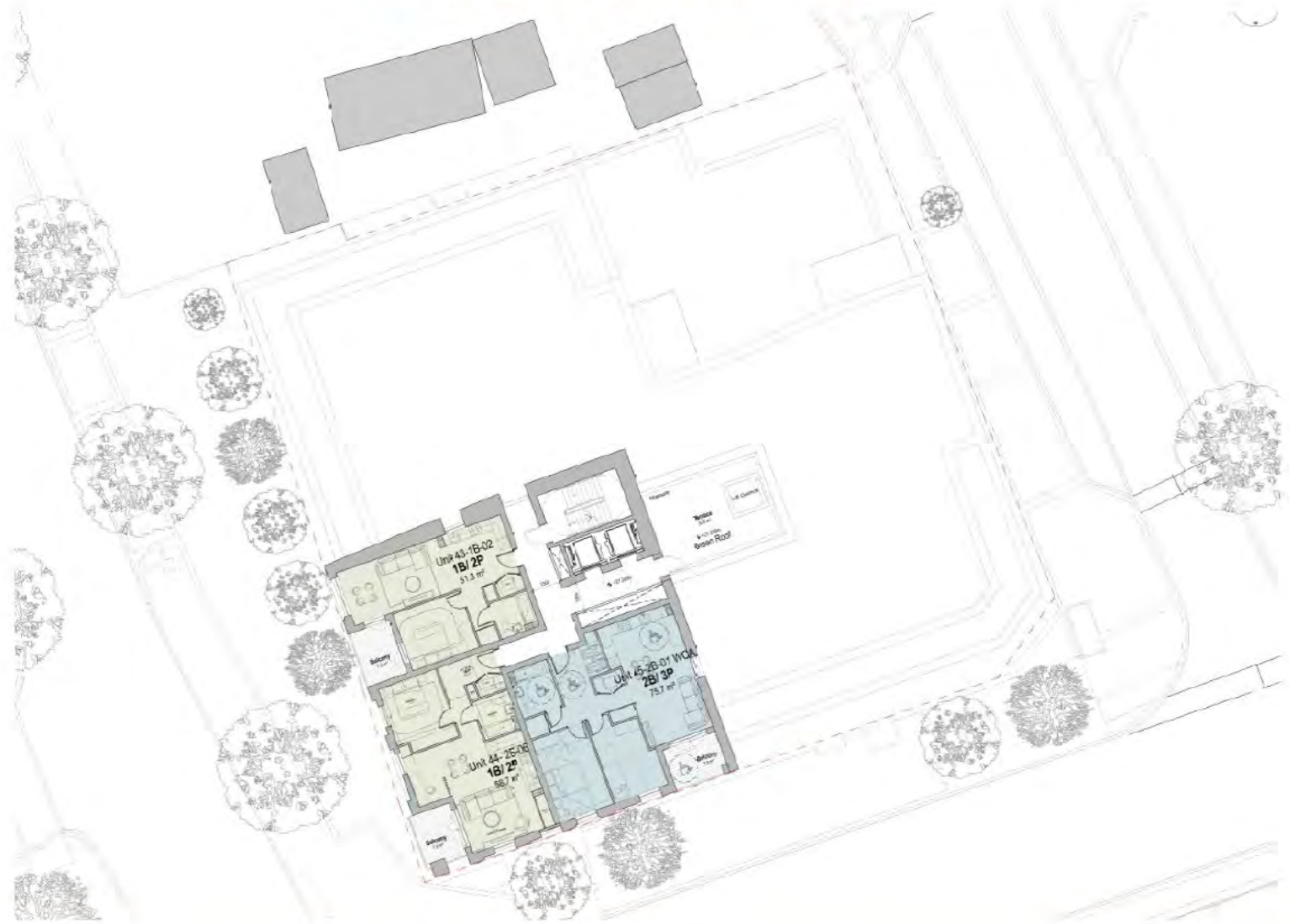
# Proposed sixth floor



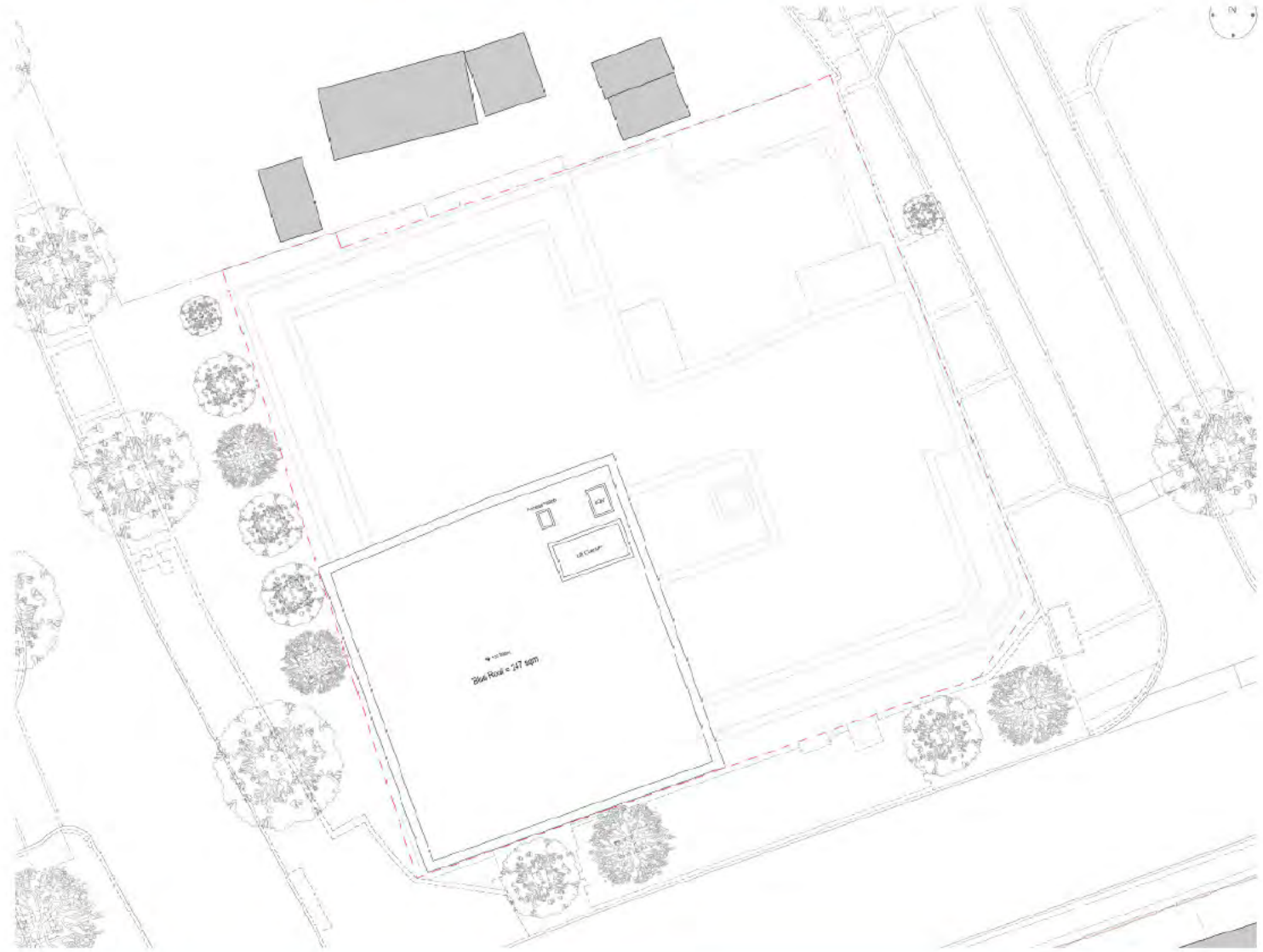
20



# Proposed seventh floor



# Proposed roof plan



# Proposed elevations

## South (Commercial Way)



## West (Pentridge Street)



## East (Chandler Way)



## North (Nursery)





## Proposed view from Commercial Way looking north east



## Proposed view from Lidgate Road looking east





# Proposed view from Commercial Way/Southampton Way junction looking east



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## Proposed view from Commercial Way looking west



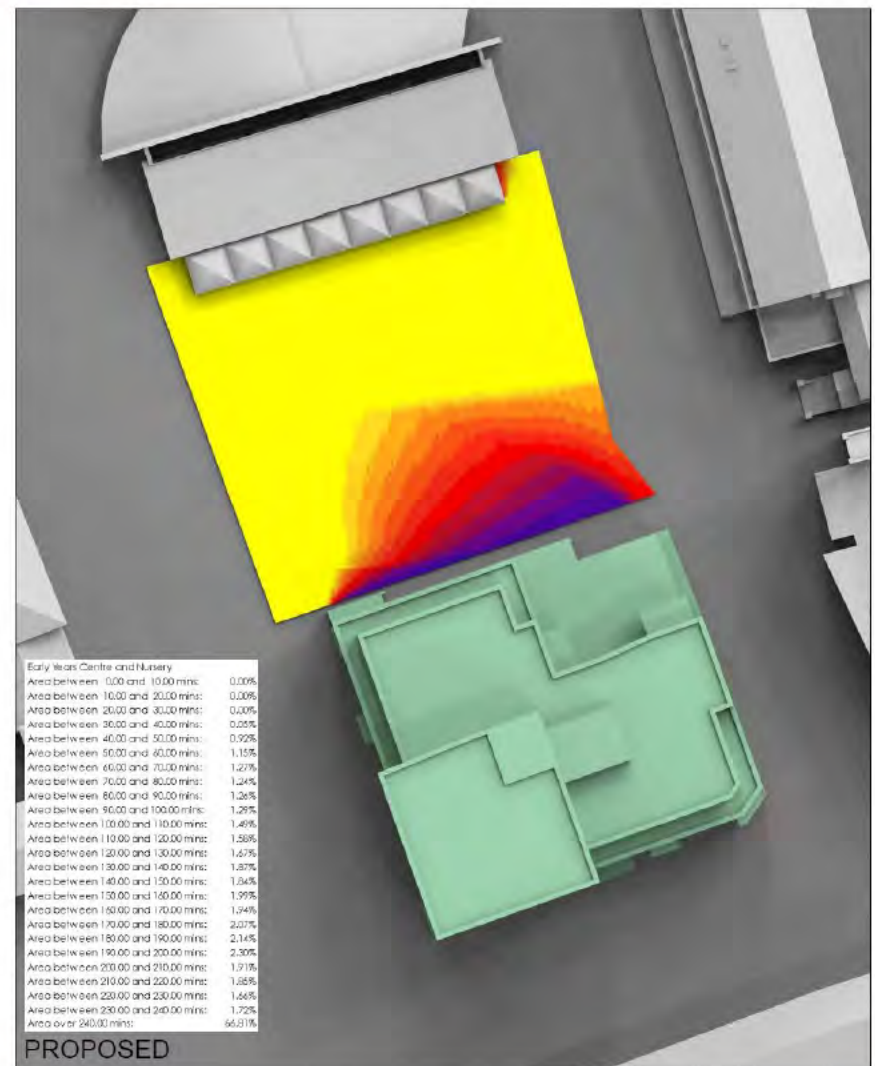
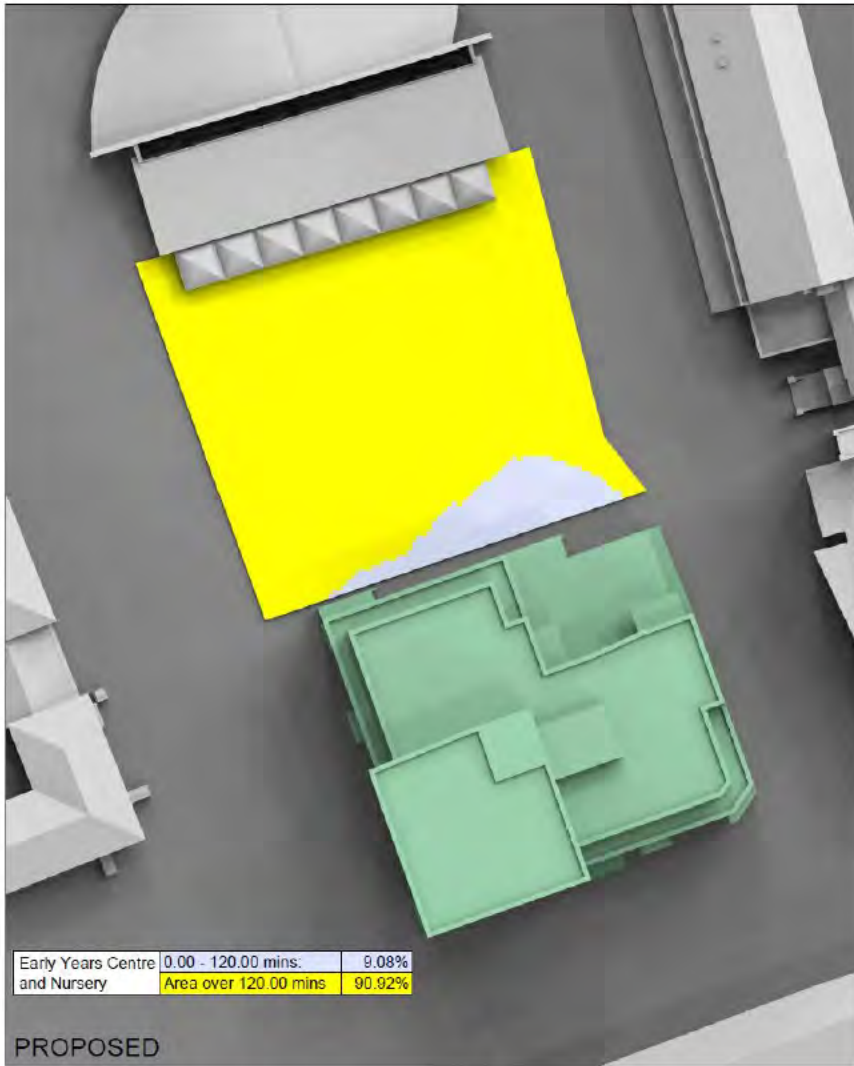


## Anne Burnadt Nursery



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# Overshadowing assessment





# Revisions to the north elevation and fifth floor massing



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## Energy and sustainability

- **Minimum 40% reduction of on-site carbon dioxide emissions – compliant with Southwark Plan 2022**
- **Renewable energy generation through air-source heat pumps**
- **BREEAM level Excellent targeted for youth club**



## Benefits of scheme

- **Reprovided and substantially enhanced Bradfield Youth Club facility for the local community**
- **High level of affordable housing provision and exceeding minimum 35% requirement**
- **Optimises a currently under-utilised inner London site in an accessible location**
- **High quality of residential accommodation and a design of a scale and height appropriately responding to context and contributing positively to the streetscape**
- **Further contributions to be secured in the Section 106 Agreement**

# Thank you

To view the application, associated documents and public comments please follows this link:

[Public Access for Planning: 19/AP/1974](#)

If you have any further questions, please contact Thomas or Yvonne:

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