

# Planning Committee

Tuesday 26 July 2022

6.30 pm

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

## Supplemental Agenda No.1

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Date: 26 July 2022

<b>Item No:</b> 7, 8.1, 8.2 & 8.3	<b>Classification:</b> Open	<b>Date:</b> 26 July 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>		Rotherhithe, Surrey Docks & St Giles	
<b>From:</b>		Director of Planning and Growth	

## PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following items on the main agenda. These were received after the preparation of the report(s) and the matters raised may not therefore have been taken in to account in reaching the stated recommendation.

## RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

## FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and/or revisions have been received in respect of the following items on the main agenda:

**ITEM 7: TO RELEASE £487,532.15 OF S106 FUNDING FROM THE GREEN BUILDINGS FUND FOR ITS ADMINISTRATION; PROJECT DELIVERY AND MANAGEMENT; AND CARBON OFFSETTING AND CLIMATE CHANGE WORK.**

### Correction to Recommendation

4. Recommendation 1 bullet 1 states that we will employ 'three climate change officer roles (Grade 12) on two year fixed term contracts'. This should be amended to read, 'Three climate change officer roles, x 2 on Grade 12 and x 1 on Grade 11 on two year fixed term contracts'.

**ITEM 8.1: APPLICATION FOR: 21/AP/3775 - ZONE L CANADA WATER MASTERPLAN, SURREY QUAYS ROAD, SOUTHWARK, LONDON, SE16 7LL**

### Corrections and clarifications on the main report

**Correction to paragraphs 46, 51 and 293 (Brick colour)**

5. Paras 46 (page 16), 51 (page 18) and 293 (page 79) refer to the Block L2 brick colour being sandy yellow and the Block L3 brick colour being dark brown. The applicant considers a more accurate description of the colours to be “**light grey with warmth**” at Block L2 and “**mid grey with warmth**” at Block L3.

**Correction to paragraphs 210 and 211 (Overshadowing of communal external amenity areas)**

6. Paras 210 and 211 both refer to Area A and Area B as the two external spaces that do not achieve the 50% sun on ground requirement on the equinox. This is incorrect, as the two areas in question are actually **Area A and Area C**.

**Correction to paragraph 202 (Internal sunlight within the proposed dwellings)**

7. The description of sunlight testing given at para 202 was worded in a technically incorrect way (omission in strikethrough, corrections in **bold**):

*“The daylight and sunlight report submitted by the applicant has also assessed the proposed dwellings for internal sunlight levels using Annual Probable Sunlight Hours (APSH) test. The APSH test calculates the percentage of statistically probable hours of sunlight received by each window in both the summer and winter months. ~~March 21st through to September 21st is considered to be the summer period~~ **annually and during winter months only**, while September 21st to March 21st is considered the winter period. The guidelines suggest that windows should receive at least 25% total APSH with 5% of this total being enjoyed in the winter months”.*

**Correction to paragraph 435, 441 and 446 (Energy and carbon emission reduction)**

8. At para 435 (page 113), the report says domestic carbon emissions have been reduced by 63%. This is incorrect, and should read **64%**.
9. At para 441 (page 114), the report says the total per annum shortfall in savings relative to carbon zero would be 88.54 tonnes per year. This is incorrect, and should read simply as **88.5** tonnes per year.
10. At paragraph 446 (page 115) the carbon dioxide tonnage is referred to as 28.982 CO<sub>2</sub>e. This is incorrect, and should read **28,982** (comma not decimal point) CO<sub>2</sub>e.

**Recommended omission of draft conditions**

**Condition 2 – Tree Protection**

11. Following dialogue between planning officers, the Council's Urban Forester and the applicant it has been agreed that draft Condition 2 'Tree Protection' can be omitted because it effectively duplicates Condition 57 'Tree Protection Measures' of the OPP, and thus is superfluous.

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

### **Condition 6 – Post-Completion Urban Greening Factor Report**

12. Since the publication of the Draft Decision Notice, officers have agreed a small amendment to Condition 6, as follows (omission in strikethrough, corrections in **bold**):

#### *POST-COMPLETION URBAN GREENING FACTOR REPORT*

*Prior to first occupation of the development hereby consented, the applicant shall submit to and receive approval in writing from the LPA a Post-Completion Urban Greening Factor Report evidencing that the development has been constructed in full accordance with the details contained in the approved application stage Urban Greening Factor Report (ref: Public Realm Design and Access Statement - CWL00-TWN-XXX-XX-RP-LS-0000003 - issue 4 - dated 21.10.2021 - produced by Haworth Tompkins [Chapter 6, pages 117-119 specifically]), **or such other updated documents submitted to the LPA** and achieves the minimum score of 0.37.*

#### *REASON:*

*In order to ensure that the development has maximised opportunities for urban greening, in accordance with: the National Planning Policy Framework; Policy G5 (Urban Greening) of the London Plan 2021; and Policy P60 (Biodiversity) of the Southwark Plan 2022.*

### **Condition 7 – Protection of Residential Units from Adjacent Commercial Uses**

13. Since the publication of the Draft Decision Notice, officers have agreed a small amendment to the Condition 7 trigger, as follows (addition in **bold**):

#### *PROTECTION OF RESIDENTIAL UNITS FROM ADJACENT COMMERCIAL USES*

*Prior to first occupation of ~~any part of the development~~ **each flexible commercial/community unit** hereby consented, an Acoustic Testing and Mitigation Measures Report shall be submitted to and receive approval in writing from the Local Planning Authority.*

*The Acoustic Testing and Mitigation Measures Report shall:*

- *contain details of the specification of all vertical and horizontal partitions (party walls, floors and ceilings) between the residential units and any of the flexible commercial/community units granted consent;*
- *evidence that pre-occupation testing of the separating partitions was undertaken for airborne sound insulation in accordance with the methodology of ISO 16283-1:2014;*
- *contain full results of the sound transmission testing;*
- *demonstrate that party walls, floors and ceilings between any of the flexible commercial/community units to be used wholly or partly for Class A4 use (now Sui Generis drinking establishments) and residential dwellings have been designed to achieve a minimum weighted standardised level difference of 60dB DnTw+Ctr;*
- *demonstrate that party walls, floors and ceilings between any of the flexible commercial/community units to be used for Class A1, A2, A3, B1 or D1 uses (now all Class E) and residential dwellings have been designed to achieve a minimum weighted standardised level difference of 55dB DnTw+Ctr.*

*Once the Acoustic Testing and Mitigation Measures Report has been approved, the partitions shall be permanently maintained thereafter.*

**REASON:**

*To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises, in accordance with: the National Planning Policy Framework 2021; Policy D14 (Noise) of the London Plan 2022; and Policies P15 (Residential Design) and P56 (Protection of Amenity) of the Southwark Plan 2022.*

### **Additional Condition – Protection of Residential Units from Adjacent Commercial Uses**

14. Since the publication of the Draft Decision Notice, the Environmental Protection Team has requested the addition of a 'compliance' noise condition. This would complement the previously recommended 'pre-occupation' noise condition (Condition 7, referred to above). The wording of the additional condition is as follows:

#### **PROTECTION OF RESIDENTIAL UNITS FROM ADJACENT COMMERCIAL USES**

*The habitable rooms sharing a party wall/floor with any commercial use hereby permitted shall be designed and constructed to provide reasonable resistance to the*

*transmission of sound and operational noise limits set and maintained to ensure that noise from the non-residential activities does not exceed NR20 Leq, 5min within habitable rooms. Noise Rating curves should be expressed as a 5 minute linear Leq at the octave band centre frequencies 63Hz to 8kHz.*

**REASON:**

*To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises, in accordance with: the National Planning Policy Framework 2021; Policy D14 (Noise) of the London Plan 2022; and Policies P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.*

## **Additional information circulated by the applicant for the attention of Members**

### **Applicant summary of the Zone L proposal**

15. The applicant for 21/AP/3775 circulated a two-page summary of the Zone L proposal to Committee and Ward Members on 22.07.2022. A copy is provided at Appendix A of this addendum. The applicant circulated a similar two-page summary for the Zone F application (Item 8.2 of the Committee agenda), which is provided at Appendix B of this addendum.

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

16. Having taken into account the additional information, 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.

### **ITEM 8.2 APPLICATION FOR: 21/AP/4712 - ZONE F CANADA WATER MASTERPLAN, SURREY QUAYS ROAD, SOUTHWARK, LONDON, SE16 7LL**

#### **Report Clarifications and/or Additional Information**

17. Estimated CIL Liability.

The site is located within Southwark CIL Zone 2 and MCIL2 Band2 zone. Based on the floor areas provided in the accommodation schedules, the gross amount of CIL is approximately £8.4 million before relief (of which, £3.53m MCIL & £4.88m SCIL). It should be noted that this is an estimate, and the floor areas will be checked when related CIL Assumption of Liability is submitted after planning approval has been obtained. This

estimate does not take into account any relief arising from demolition credit or affordable housing.

18. The following minor clarifications are required to the report

- For clarity the maximum height of F2 is +115.56m AOD rather than +116.00m.
- Summary table page 6 – proposed commercial floorspace is measured in GIA in column two. The + figure in column three is measured in GEA and table on page 7 \* reference to Zone H is not relevant
- Paragraph 4 - Should be 39,734 not 39,743 sqm commercial floorspace
- The number of wheelchair units to be provided is 45 not 47 units. This equates to 11% of the total dwellings 14 x 1-bed, 26 x 2-bed and 5 x 3-bed
- Paragraph 112 – reference to Printworks building to be deleted and replaced with Plot F
- Paragraph 119 - The table after para 199 has a typo. Total figure for Dev Spec Cap should be 89,900 not 91,900
- Paragraph 139 – the wind assessment for Plot F has been assessed by a fully quantitative wind tunnel assessment for the Canada Water Masterplan ES not a qualitative assessment
- Paragraph 222 – the table for AIRE Scheme Scenario should be slightly tweaked

Block F1 has a total of 511 compliant rooms and 112 non-compliant rooms of which 70 are bedrooms and 42 LKD. In total there are 938 compliant rooms across Zone F and 136 non-compliant rooms (90 bedrooms and 46 LKD)

- Paragraph 251 – for clarity the overall surplus of communal amenity space to be provided within Zone F is 95.2 sqm not 135.6sqm - this is still a positive benefit of the proposal
- Paragraph 425 – for clarity the fire statement will comply with Part B of Schedule 1 to the Building Regulations 2010

19. The applicant has provided the following documents

- Plot F Briefing Note – Copy attached

### Recommended revisions to the draft conditions and informatives

20. The following amendments are required to conditions as published on the draft recommendation – Appendix 1
- An additional condition has been added in respect of the detailed landscaping proposals for The Higher Cut.
  - EPT recommended soundproofing conditions have been tweaked to ensure adequate protection between commercial and residential uses
  - The list of approved plans has been updated to reflect the full schedule
  - The order of the conditions has been tweaked to accord with the standard layout for decision notices
  - The correct reference for the Fire Strategy, WLC and CES statements have been updated
  - An additional informative has been added to make it clear that the detailed landscaping for the terraces is covered by Condition 74 of the OPP.

**An updated draft recommendation is attached for ease.**

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

21. Having taken into account the additional consultation responses and additional information, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report.

### **ITEM 8.3 APPLICATION FOR: 21/AP/1342 - BURGESS INDUSTRIAL PARK, PARKHOUSE STREET, LONDON SE5 7TJ**

#### Additional equalities information regarding the existing temporary uses on the site

22. At the request of officers, the applicant has provided additional information regarding the potential equalities impacts which could arise from the loss of the existing temporary uses on the site. This is set out in an Equality Statement Addendum.
23. The Equality Statement Addendum advises that the number of employees at the site has decreased significantly since the application Environmental



Statement was prepared. The planning summary table after paragraph 14 of the officer report and paragraph 100 of the officer report advise that there are currently 180 people employed at the site, with the businesses which employ them all on temporary leases. The Equality Statement Addendum advises that there are now only 13-14 people employed at the site, all of which are temporary jobs, and the table below is an update to the table at paragraph 79 of the officer report:

Existing occupiers at the site:

<b>Unit</b>	<b>Floorspace sqm (GIA)</b>	<b>Occupation details</b>
Unit 1	1,092.6	Vacant and derelict
Unit 2	991.7	Occupied by Out of Order Design and Arebyte as workshops.
Unit 3	1,173.8	Occupied by Arebyte as artists' studios
Unit 4	1,598	Vacant
Unit 5	1,563.9	Occupied by Out of Order Design and Arebyte as workshops.
Unit 6	1,260.8	Vacant. Used by Peachtree for storage.
Unit 7	572	Vacant. Occupied by Peachtree for storage.
Unit 9	677	Wholesale trade and maintenance of motorcycles
10-12 Parkhouse Street	2,104	Vacant office building with Prior Approval for residential
15-19 Parkhouse Street	1,010	Occupied by Tannery Arts Ltd. as a workshop
2 Parkhouse Street	515.5	Occupied by Continental Car Wash
<b>Total</b>	<b>12,559.3</b>	<b>5,931.9sqm occupied (47.2%)</b>

24. The Equality Statement Addendum advises that owing to the sensitive nature of some of the information required, it has not been possible to obtain a demographic breakdown of the existing employees and consequently whether there would be any disproportionate or differential adverse equality effects arising from the displacement of the existing businesses. Officers accept that there may be some information relevant to protected characteristics which business owners and employees may not be willing to disclose, therefore some potential impacts are unknown.

25. Paragraph 119 of the committee report sets out a potential equality impact in relation to race because the owner of the Continental Car Wash is from an ethnic minority background. The applicant has advised that there is potentially a second owner of a meanwhile use business who could be from an ethnic minority background. The applicant has been unable to provide further information about the characteristics of the other meanwhile uses, although there don't appear to be any obvious groups with protected characteristics who either own the businesses or use the services of the business therefore the applicant does not consider that anyone from a protected group would be disproportionately affected, save for the two business owners identified above.
26. The officer report sets out that relocation assistance would be provided for the owner of the continental car wash should it be required. Officers recommend that this be extended to the owner of the second business should it be required, and to any other businesses on the site with a proven protected characteristic; this could be secured through the s106 agreement.

#### Additional representations received

#### Objections

#### Joint response from Wells Way Triangle Tenants and Residents' Association and Friends of Burgess Park

27. The proposed development should be refused for the following reasons, which are material planning considerations:

#### Employment floorspace and affordable housing:

28. The scheme does not provide the required replacement employment space or the required 50% affordable housing. It only offers 43% industrial land and 35% affordable housing. The site is busy with many maker/manufacturing spaces suggesting there is demand for this type of space. Question whether there is any other support outside of the planning remit which the Council or applicant can give to support businesses to relocate and remain in Southwark.

#### Height of the tower and exemplary design:

29. Planning policy does not support a tall building in this location and is not required for way-finding; the 13-storey tower is taller than under the appeal scheme and the building heights are not graduated; insufficient information regarding building materials and finishes. The proposal would not deliver exemplary design in terms of dual aspect units, sunlight requirements and lack of windows to bathrooms.

#### Officer response:

30. These matters are considered comprehensively at paragraphs 72-107, 257-267 and 274-322 of the officer report. The Council's Local Economy Team (LET) would be best placed to advise on any support available to existing businesses and the applicant can be provided with the relevant contact details.
31. Six further objections have been received. The only new issues raised are that new drawings and reports have been posted on the Council's website after the consultation period ended, and the proposal is too similar to the appeal scheme.
32. Officer response – The new plans on the Council's website show changes made to the wheelchair accessible units within the development. This did not result in any changes to the external appearance or massing of the proposed development and were not subject to a re-consultation. A whole set of application drawings was reissued for inclusion in the draft recommendation, but did not introduce any new changes.
33. Some additional information and clarification was submitted in relation to daylight and sunlight which has been posted on the Council's website. However, there have been no changes to the massing of the proposed development which would affect daylight and sunlight to neighbouring properties since the re-consultation was carried out. Discussions have been ongoing with the Greater London Authority (GLA) regarding energy and sustainability, and additional or updated reports have been provided to address their comments. In accordance with the Council's Development Viability Supplementary Planning Document (SPD), viability reports connected with the application have now been made public.
34. The officer report details the changes between the appeal scheme and the current proposal, and how the proposed development has sought to address the Parkhouse Street Local Development Study.

### Supports

35. An additional 11 representations have been submitted in support of the application, and these do not raise any new issues beyond those already set out in the officer report.

### Update to paragraph 484 of the officer report - Fire safety strategy

36. This paragraph details how the Health and Safety Executive (HSE) requested that a Fire Statement Form be provided by the applicant. This was duly provided and sent to the HSE for comment.
37. At the time of writing no comments have been received from the HSE as to the adequacy of the Fire Statement form. As such it is recommended that condition 69 in the draft recommendation be amended as set out

below, to enable a new Fire Safety Statement to be submitted should the HSE require it.

### Fire Safety Strategy

38. Access to the site by fire appliances shall be maintained at all times, smoke and fire alarms and sprinklers shall be provide in accordance with the Fire Safety Statement by Sweco (Revision 2), and the 13-storey tower shall be provided with two stair cores. In the event that the Health and Safety Executive require the submission of a revised Fire Safety Statement or Fire Statement form, these shall be submitted to and approved in writing by the Council prior to the commencement of above grade works. The development shall be carried out in accordance with the details thereby approved and maintained as such thereafter.

### Circular Economy

39. Paragraphs 472 and 473 of the officer report set out how the applicant submitted a Circular Economy Statement but that it did not include a pre-demolition audit of the site; this was to be secured by way of a condition.
40. The applicant has now submitted a pre-demolition audit which shows that the predominant material currently on the site is concrete (70%), followed by brick (20%), metals (5%), timber (2%), gypsum (2%), insulation (1%) and others. The pre-demolition audit sets a target of diverting 95% of the demolition materials from landfill, and proposes measures including crushing the concrete and re-using it as a piling mat for the proposed development. The pre-demolition audit is not fully detailed however, because it was not possible to internally inspect all of the buildings. It is therefore recommended that condition 5 in the draft decision notice be amended as follows, including to address some additional technical requirements raised by the Greater London Authority (GLA). At the request of the GLA, two additional conditions are also recommended below.

### Amendment to condition 5 (Circular Economy)

41. Prior to the commencement of development, including demolition, an updated Circular Economy Statement demonstrating compliance with Part B of Policy SI 7 'Reducing waste and supporting the circular economy' of the London Plan 2021 and including:
- a fully detailed pre-demolition audit for all parts of the site;
  - scenario modelling demonstrating adaptability;
  - lean design options appraisal;
  - notification of the likely destination of all waste streams (beyond the Materials Recycling Facility);
  - written confirmation that the destination landfill(s) has/have the capacity to receive waste.

shall be submitted to and approved in writing by the Local planning Authority. The assessment shall develop a strategy for the implementation of circular economy principles in both the approved building's and wider site's operational phase, in addition to developing an end-of-life strategy for the development according to circular economy principles, including disassembly and deconstruction.

#### Additional condition (Circular Economy Post-Completion report)

42. Prior to the occupation of any phase of the development a post-construction monitoring report for that phase must be completed in line with the Greater London Authority's (GLA) Circular Economy Statement Guidance.
43. The post-construction monitoring report must be submitted to the GLA along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of that particular phase of the development.
44. Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials. The report must be submitted to [circulareconomystatements@london.gov.uk](mailto:circulareconomystatements@london.gov.uk)

#### Additional condition (Whole Life Carbon)

45. Prior to the occupation of the development the post-construction tab of the Greater London Authority's (GLA) Whole Life-Cycle Carbon Assessment template shall be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.
46. Confirmation of submission to the GLA shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.
47. Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings. The post-construction assessment should be submitted to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk), along with any supporting evidence as per the guidance.

#### Update to condition 47 (Refuse storage)

48. Before the first occupation of the buildings hereby permitted, the refuse storage for that building shall be provided as detailed on ~~the~~ drawing number 50664 5501 012 Rev E hereby approved and shall be made available for use by the occupiers of the dwellings/premises. The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Add the following supporting documents to the draft recommendation:

49. Fire statement form, pre-demolition audit report by adw developments, GLA whole life carbon assessment template, GLA whole life carbon memo, GLA circular economy memo, housing mix template dated 18/05/2022, Further savings beyond Building Regulations note by WBS Engineers, HTA unit compliance matrix for Southwark Revision M, Camberwell Union Dentist Provision note by Volterra, EIA non-technical summary dated February 2022, Arboricultural Impact Assessment by Arbeco dated 11<sup>th</sup> February 2022, EIA Statement of Conformity by Trium dated January 2022, Operational Waste Strategy by Santec Rev A, Fire Safety Statement by Sweco Rev 2, Design and Access Statement Addendum dated January 2022, Peachtree Services Camberwell Union document (commercial strategy) dated January 2022, Equality Statement by Volterra, Supplementary Planning Note: Height and Massing in relation to Policy D9 (C) of the London Plan 2021, Camberwell Social Union document, Outline Delivery and Servicing Plan Rev B by Santec, Transport Assessment Rev B by Santec, Response to GLA Drainage Comments dated 14<sup>th</sup> October 2021, Environmental Statement by Trium dated April 2021 volumes 1-3, Engagement Summary Template for the Development Consultation Charter, Design and Access Statement rev C, Planning Statement dated April 2021, Statement of Community Involvement dated 1 April 2021, Sustainability Statement dated April 2021, Utilities Report Final Issue CCQ-WBS-ZZ-XX-RP-MEP-00001 P03 dated March 2021, BREEAM 2018 Pre-Assessment WBS-ZZ-XX-RP-M-00003 P03 dated April 2021, Outline Construction Logistics Plan Rev A dated March 2021, Thermal Comfort Overheating Analysis WBS-ZZ-XX-RP-M-00002 P05 dated April 2021, Drainage Strategy dated March 2021, Energy Strategy Report WBS-ZZ-XX-RP-M-00001 P05 dated April 2021, Residential Travel Plan Rev A dated March 2021, Site-Wide Travel Plan Rev A dated March 2021, Circular Economy Statement by Waterman Building Services dated June 2022, Whole Life Carbon Assessment dated February 2022, Internal Daylight, Sunlight and Overshadowing Report (dated 01.02.2022), Daylight and sunlight Impacts on Consented Schemes Report (dated 16.06.2022), ES Chapter 10 Clarification Letters (dated 01.02.2022 and 04.03.2022), Equality Statement Addendum.

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

50. Having taken into account the information set out above, including alterations and additions to draft conditions and additional representations, the recommendation remains that planning permission should be granted subject to completion of a satisfactory legal agreement, referral to the Mayor of London, and informing the Secretary of State of the decision.

### **REASON FOR URGENCY**

51. 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**

52. The new information and corrections to the main reports and recommendations 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

## APPENDIX A - Applicant summary of the Zone L proposal

### CANADAWATER

## ZONE L Committee Briefing Document

British Land is seeking permission to transform the land to the rear of the Printworks along Quebec Way into a new residential quarter, delivering 237 new homes, of which 77% will be affordable (by habitable room). The proposals include open courtyards delivering exceptional public realm and play space, alongside flexibly designed units for retail, workspace and community use.



#### The vision

The proposals seek to deliver a series of high-quality, sustainable and energy efficient buildings comprising well-designed, safe and tenure blind homes.

We are achieving this by:

- Focusing on quality public realm (over 35% of the site will be publicly accessible open space or playspace), to create an environment suitable for all ages.
- Delivering a true mix of tenures, including 77% affordable housing, to address the pressing local need for new homes.
- Providing active ground floor uses, including flexible uses focused on local workspace or retail requirements.
- Adopting our corporate sustainability objectives and local planning policy requirements to ensure the new buildings are highly sustainable.

#### The team

The design team for Plots L1, L2 and L3 is led by the award-winning London-based architects, Haworth Tompkins; chosen for their track record of delivering high-quality mixed-tenure residential buildings, including Neptune Wharf in East London, and Somerleyton Road in Brixton.





## CANADAWATER



### Housing Delivery

- The scheme will deliver 237 high-quality new homes, 137 of which will be social-rented (64% by habitable room) and 37 intermediate tenure (13% by habitable room). All three buildings are tenure blind.



### Public Realm and Playspace

- 35% of the site is given over to new public realm and playspace with 25 trees proposed.
- Townshend Landscape Architects were appointed to design high-quality, low maintenance and climate resistant public realm to help establish this new residential neighbourhood.



### Residential Design Quality

- The new homes have been designed to meet or exceed the Council's space standards; amenity requirements and floor to ceiling heights.
- 70% of the new homes are dual or triple aspect.



### Car Parking and Cycle Parking

- In line with the Masterplan objectives to reduce the need to travel by private car and to encourage the use of alternative modes of transport, the site will be car free (other than disabled parking provision and a 'car club' space on Printworks Street - residents will be offered one years' free membership to the car club operator).
- High-quality cycle parking is proposed in all three buildings and travel plan measures will encourage the use of public transport.



### Energy and Sustainability

- The proposals follow the GLA energy hierarchy, with a range of passive and active measures proposed, including: high thermal performance; openable windows; deep window and balcony reveals; a high efficiency HVAC cooling system and rooftop mounted PV panels.
- Overall, the scheme achieves 63% savings against Part L.

## Community engagement for Zone L RMA



**4,368 views** of the virtual exhibition between 16 July - 1 August



**471 flyers** sent to direct neighbours to the site.



**450 unique users** visited the virtual exhibition.



**Meeting and tour** of the site took place with Southwark Council Leader and two Cabinet members.

20 July 2022

## APPENDIX B - Applicant summary of the Zone F proposal

### CANADAWATER

### Development Zone F Committee Briefing Document

British Land is seeking permission to provide 410 new homes, 37,000 sqm. of workspace and new retail units. The proposals include new public areas, roof terraces and pedestrian routes.



#### The vision

Zone F will provide 410 new homes and a mix of office and retail uses across two buildings known as Plot F1 and Plot F2. The buildings have been designed in accordance with the latest parameter plans, as well as being highly sustainable. They will feature verdant roof terraces and a mix of retail uses at ground floor to help activate the new public spaces which will be delivered as part of the masterplan.

#### The team

Development Zone F has been designed by architects, AHMM, alongside an industry leading team including AKT II and Sweco. The team collectively have particular experience in leading the development and deployment of high quality and sustainable architecture.



## CANADA WATER



### Height and Massing

- Plot F1 and F2 will vary in height from 33 to 36 storeys (including the ground floor). The Plot F2 podium building will be 10 storeys.
- The proposals are designed to ensure that the buildings sit comfortably in their context.
- The proposals for the buildings in Development Zone F were influenced by public engagement on the masterplan principles, including consultation with the Greater London Authority and Historic England.



### Biodiversity Improvements

- We plan to deliver a number of green spaces within Development Zone F. On levels 7 and 9 there will be large communal roof terraces for office users to create outdoor healthy work environments. On levels 4, 13, and 34 there will be residential roof terraces which are only accessible to adjoining tenancies and which will incorporate planting, seating and play space. The largest residential roof terrace is located on level 13.



### Sustainability

- To minimise embodied carbon, the project has been designed to facilitate construction through the use of innovative materials and techniques such as utilising cement replacements and low-carbon steelwork.
- The buildings meet and aspire to exceed the operational energy requirements of the Southwark Sustainable Design and Construction Supplementary Planning Document, Greater London Authority London Plan 2021 and Building Regulations Part L 2013.
- An all-electric energy system will be adopted – utilising air and water-source heat pumps to provide hot water and heating - and future proofing through the provision of a connection point to a District Heat Network.



### Cinema

- We are committed to ensuring our development contributes to a thriving local economy and the proposals across the masterplan include a mix of new shops, restaurants, leisure, entertainment, and community space. We remain in regular discussions with cinema operators to establish the demand to deliver an appropriate facility within the Masterplan.



### Play Space

- Play space is an important feature of the masterplan with the aim to help Canada Water become more playable and child friendly.
- Zone F provides all play space within the roof terrace of the development plot boundary and seeks to engage local children by providing access to play space and ecology, and a range of playful interactions.



### Housing

- The proposals provide homes to match the wider need for new market housing in Canada Water, and in compliance with the housing requirements of the S106 Agreement.
- Zone F is a car free development except for 2 residential blue badge parking spaces in The Higher Cut, and adjoining spaces on New Brunswick Street including a car club bay.
- There are c. 1,450 cycle parking spaces being provided associated with the residential and commercial uses.

## Community engagement for Zone F RMA



**2,490 e-newsletters** sent to the local community, signposting both the virtual exhibition and in-person events for Zone F.



**342 unique users** visited the virtual exhibition.



**120 people** interacted with across two 'Pop-up' events.



**Meeting invitations** sent to Rotherhithe and Surrey Docks councillors for a briefing.

22 July 2022

# Welcome to Southwark Planning Committee

26 July 2022

## MAIN ITEMS OF BUSINESS

### ITEM 8.1 - 21/AP/3775

ZONE L, CANADA WATER MASTERPLAN,  
SURREY QUAYS ROAD,  
SOUTHWARK

### ITEM 8.2 - 21/AP/4712

ZONE F, CANADA WATER MASTERPLAN,  
SURREY QUAYS ROAD,  
SOUTHWARK  
SE16 7LL

### ITEM 8.3 - 21/AP/1342

BURGESS INDUSTRIAL PARK, PARKHOUSE  
STREET, LONDON, SE5 7TJ

The **PLANNING**  
AWARDS 2019  
*Celebrating excellence in planning and placemaking*

**WINNER**

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



Councillor Richard Livingstone (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Reginald Popoola



Councillor Ellie Cumbo



Councillor Bethan Roberts



Councillor Richard Leeming



Councillor Nick Johnson

# 21/AP/3775 - ZONE L, CANADA WATER MASTERPLAN, SURREY QUAYS ROAD, SOUTHWARK

Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) relating to Development Zone L of the Canada Water Masterplan, comprising the construction of three residential buildings with flexible retail/workspace/ community uses (Classes A1-A4, B1 and D1) at ground floor level alongside car parking, cycle parking, landscaping, public realm, plant and associated works.



# MASTERPLAN AND SITE BOUNDARY



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# MASTERPLAN ZONES AND CURRENT DELIVERY STATUS

## Detailed Plots:

- **Plot A1** Office block with residential tower (186 units in 34 storey tower) – **Under construction**
- **Plot A2** Leisure centre and office – **Under construction**
- **Plot K1** 79 Residential dwellings – **Under construction**

## Outline Plots:

- **RMA Zone L** substation – **Granted**
- **RMA Printworks Street** – **Granted**
- **RMA The Dock** – **Granted, development has commenced**
- **RMA Plot H1** – **Resolution to grant, made at Committee of 11<sup>th</sup> July 2022**



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# RESERVED MATTERS FOR ZONE F AND ZONE L

## Zone F (below)

- 34 and 37 storey towers with 10 storey podium
- 410 dwellings – all private tenure
- 37,540 sq.m workspace
- 2,190 flexible retail space



## Zone L (below)

- 3 blocks (8 and 9 storeys)
- flexible commercial/community at ground floor
- 237 homes – 137 social rent, 37 int and 63 private





# OUTLINE PERMISSION CONTROL DOCUMENTS

- The OPP approves a series of a plots and a range of potential uses and floorspace caps for each plot within the outline elements.
- The RMA's need to accord with a set of parameter plans, the design codes and the development specification

Development Zone	Use Class	Zone B GEA SQ M	Zone C GEA SQ M	Zone D GEA SQ M	Zone E GEA SQ M	Zone F GEA SQ M	Zone G GEA SQ M	Zone H GEA SQ M	Zone J GEA SQ M	Zone L GEA SQ M	Zone M GEA SQ M	Zone N GEA SQ M	Zone P GEA SQ M	MAXIMUM GEA CAP BY USE (SQ M)
Retail	A1-A5	9,000	2,800	32,700	6,600	3,700	21,700	5,300	3,000	800	400	500	150	86,650
Workspace	B1	41,500	27,600	80,300	19,000	38,500	5,000	67,600	1,500	11,500	-	-	-	282,500
Hotel	C1	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500
Assisted Living	C2	-	-	-	3,700	-	15,500	14,400	20,200	9,700	-	-	-	35,700
Residential	C3	27,300	23,000	34,700	13,600	57,700	44,200	41,200	57,700	27,600	4,500	-	-	331,500
Community Facilities	D1	4,600	-	4,600	2,900	33,500	5,000	-	4,000	4,000	2,500	-	150	45,650
Leisure/ Cultural	D2	-	-	20,000	7,500	7,500	-	25,000	-	-	-	-	-	51,500*
Night Club	Sui Generis	-	-	1,500	-	-	-	1,500	-	-	-	-	-	1,500
Student Accommodation	Sui Generis	27,300	23,000	-	-	31,200	30,000	-	-	-	-	-	-	50,300
Energy Centre	Sui Generis	2,000	2,000	-	-	-	-	-	-	-	-	-	-	2,000
Primary Sub-Station	Sui Generis	-	-	-	3,000	-	-	-	-	3,000	-	-	-	3,000
Multi-Storey Car Park	Sui Generis	-	17,200	-	17,200	-	-	-	-	-	-	-	-	17,200
Petrol Filling Station	Sui Generis	-	3,000	-	3,000	-	-	-	-	-	-	-	-	3,000
Transport Infrastructure (potential second entrance to SQ Station)	Sui Generis	500	-	-	-	-	-	-	-	-	-	500	-	500
Flexible Events Space	Sui Generis	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000
Parking and Plant	-	10,200	7,300	30,400	10,500	8,000	31,000**	18,400	13,700	3,400	400	250	200	133,750
Public Toilets	Sui Generis	-	-	-	-	-	-	-	-	-	-	-	-	500***
<b>MAXIMUM GEA CAP PER ZONE (SQ M) (excluding public toilets, parking and plant)</b>	-	76,000	48,900	159,800	36,600	89,900	65,900	82,500	60,700	29,800	5,200	750	150	
<b>TOTAL MAXIMUM GEA CAP (SQ M) (excluding public toilets, parking and plant)</b>	<b>656,200</b>													

Above: development quantum caps for Zone F

# OUTLINE PERMISSION CONTROL DOCUMENTS

Development Zone	Use Class	Zone B GEA SQ M	Zone C GEA SQ M	Zone D GEA SQ M	Zone E GEA SQ M	Zone F GEA SQ M	Zone G GEA SQ M	Zone H GEA SQ M	Zone J GEA SQ M	Zone L GEA SQ M	Zone M GEA SQ M	Zone N GEA SQ M	Zone P GEA SQ M	MAXIMUM GEA CAP BY USE (SQ M)
Retail	A1-A5	9,000	2,800	32,700	6,600	3,700	21,700	5,300	3,000	800	400	500	150	86,650
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Hotel	C1	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500
Assisted Living	C2	-	-	-	3,700	-	15,500	14,400	20,200	9,700	-	-	-	35,700
Residential	C3	27,300	23,000	34,700	13,600	57,700	44,200	41,200	57,700	27,600	4,500	-	-	331,500
Community Facilities	D1	4,600	-	4,600	2,900	33,500	5,000	-	4,000	4,000	2,500	-	150	45,650
Leisure/ Cultural	D2	-	-	20,000	7,500	7,500	-	25,000	-	-	-	-	-	51,500*
Night Club	Sui Generis	-	-	1,500	-	-	-	1,500	-	-	-	-	-	1,500
Student Accommodation	Sui Generis	27,300	23,000	-	-	31,200	30,000	-	-	-	-	-	-	50,300
Energy Centre	Sui Generis	2,000	2,000	-	-	-	-	-	-	-	-	-	-	2,000
Primary Sub-Station	Sui Generis	-	-	-	3,000	-	-	-	-	3,000	-	-	-	3,000
Multi-Storey Car Park	Sui Generis	-	17,200	-	17,200	-	-	-	-	-	-	-	-	17,200
Petrol Filling Station	Sui Generis	-	3,000	-	3,000	-	-	-	-	-	-	-	-	3,000
Transport Infrastructure (potential second entrance to SQ Station)	Sui Generis	500	-	-	-	-	-	-	-	-	-	500	-	500
Flexible Events Space	Sui Generis	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000
Parking and Plant	-	10,200	7,300	30,400	10,500	8,000	31,000**	18,400	13,700	3,400	400	250	200	133,750
Public Toilets	Sui Generis	-	-	-	-	-	-	-	-	-	-	-	-	500***
<b>MAXIMUM GEA CAP PER ZONE (SQ M) (excluding public toilets, parking and plant)</b>	-	76,000	48,900	159,800	36,600	89,900	65,900	82,500	60,700	29,800	5,200	750	150	
<b>TOTAL MAXIMUM GEA CAP (SQ M) (excluding public toilets, parking and plant)</b>	<b>656,200</b>													

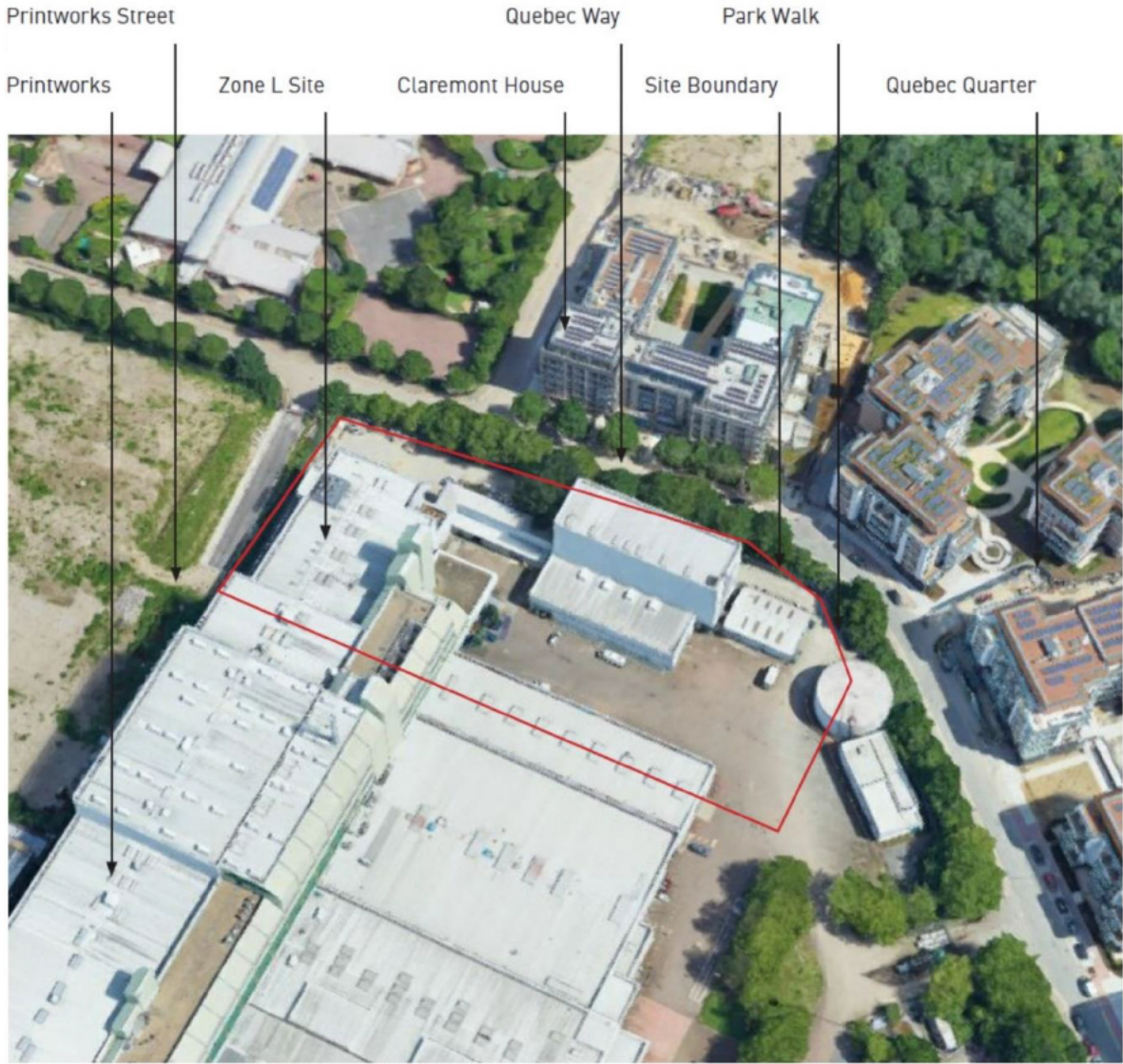
Above: development quantum caps for Zone L

# 21/AP/3775 - ZONE L, CANADA WATER MASTERPLAN, SURREY QUAYS ROAD SOUTHWARK

Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) relating to Development Zone L of the Canada Water Masterplan, comprising the construction of three residential buildings with flexible retail/workspace/ community uses (Classes A1-A4, B1 and D1) at ground floor level alongside car parking, cycle parking, landscaping, public realm, plant and associated works.



# SITE LOCATION



# EXISTING SITE PHOTOGRAPHS



View from the bend of Quebec Way



View north from outside Quebec Quarter



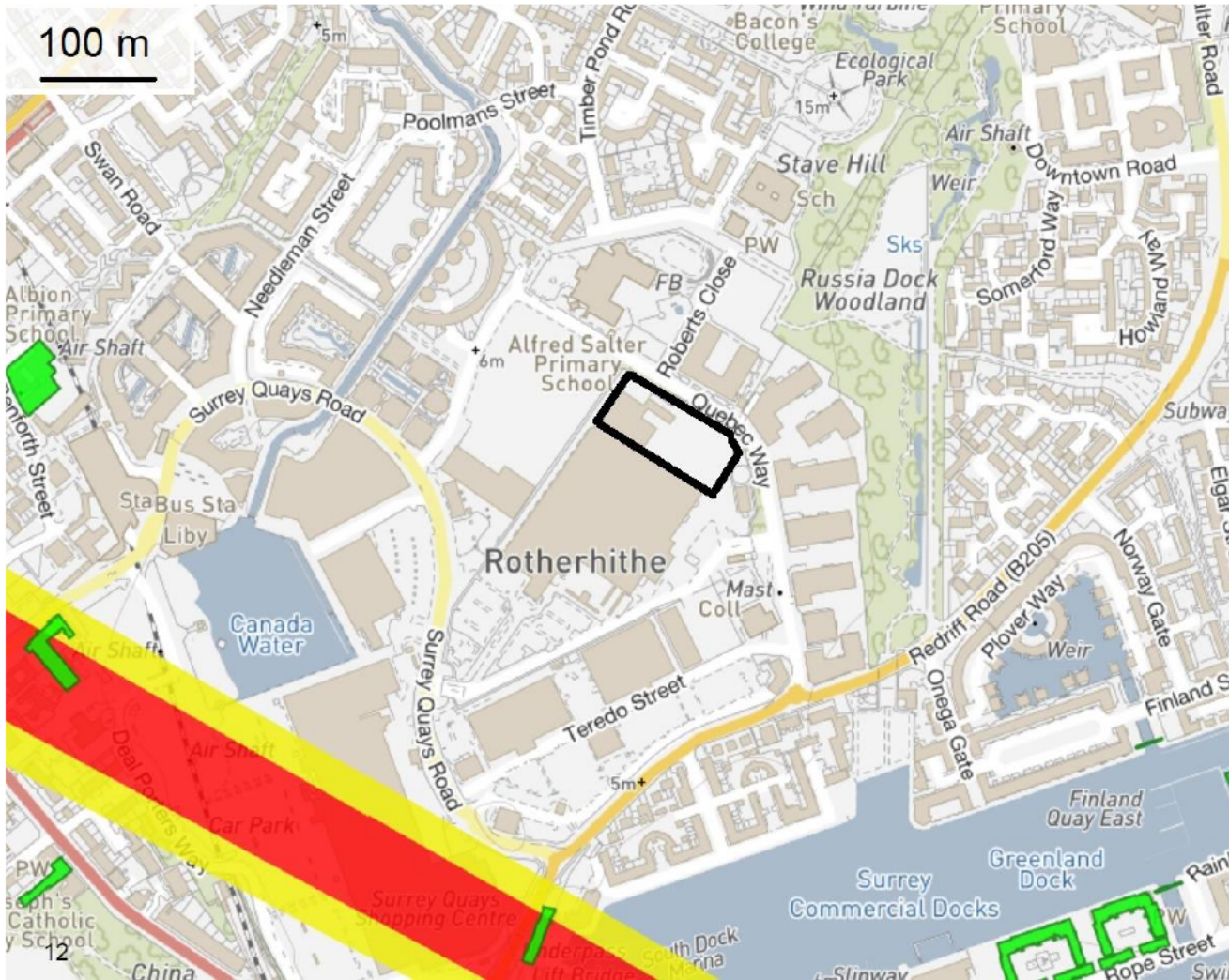
View south along Roberts Close



View from junction of Quebec Way and Printworks St

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# CONTEXT



KEY DESIGNATIONS
Southwark Plan Site Allocation 81
CW Opportunity Area
CW Major Town Centre
CW Action Area
Strategic Cultural Area
Rotherhithe Vision Area

## Key to map

-  Boundary of Zone L
-  Listed building
-  LVMF corridor and wider setting consultation area

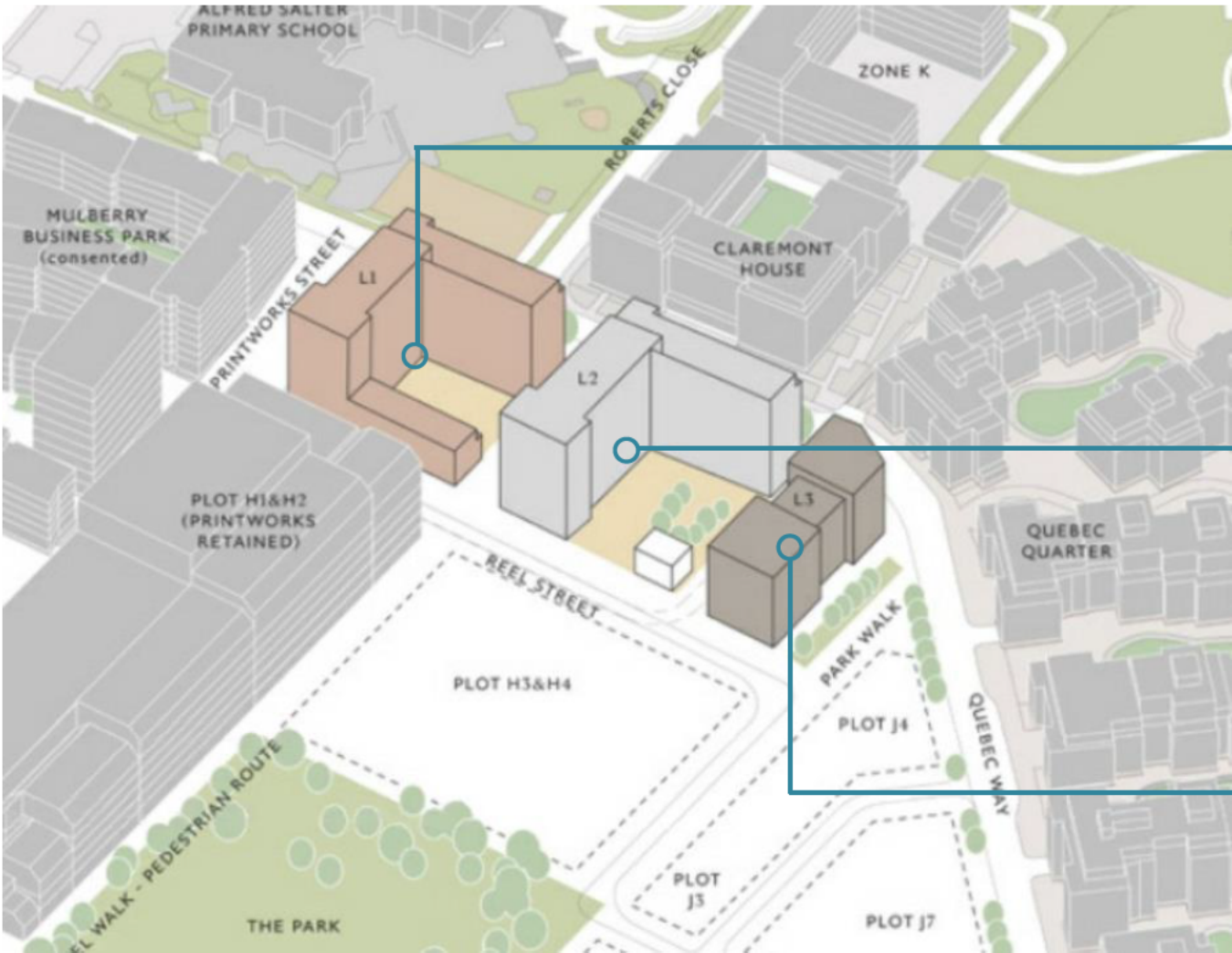
# OVERVIEW OF THE PROPOSAL

USES	
Residential	<b>22,775</b> sq.m GIA 237 dwellings
Flexi commercial / community	<b>414</b> sq.m GIA
Substation	<b>92</b> sq.m GIA
Total floorspace	<b>23,281</b> sq.m GIA
BUILDING DESIGN	
Height (at max point)	<b>9 storeys / 30.63</b> metres above ground (36.13 metres AOD)
Materiality	Brick, masonry and metalwork (in red, sandy brown and brown tones)
PUBLIC REALM	
New spaces	<b>Reel Walk, L2 square, L3 piazza</b> and the <b>interim landscaped space at the northern end of Park Walk</b>
Improved spaces	<b>Quebec Way</b> to north of site



30

# OVERVIEW OF THE PROPOSAL









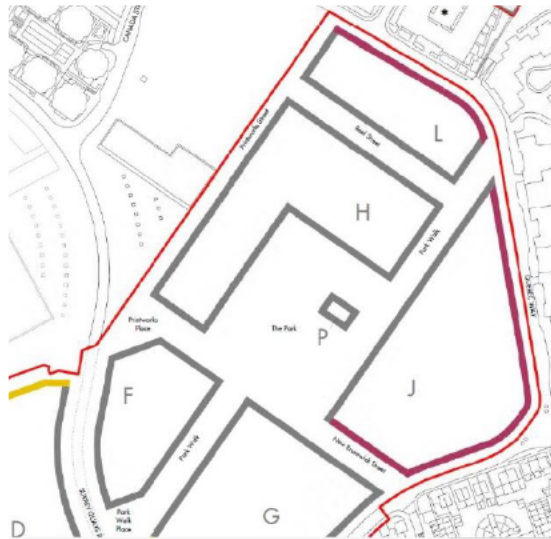
31









# LAND USE: AMOUNT AND OPP CONFORMITY

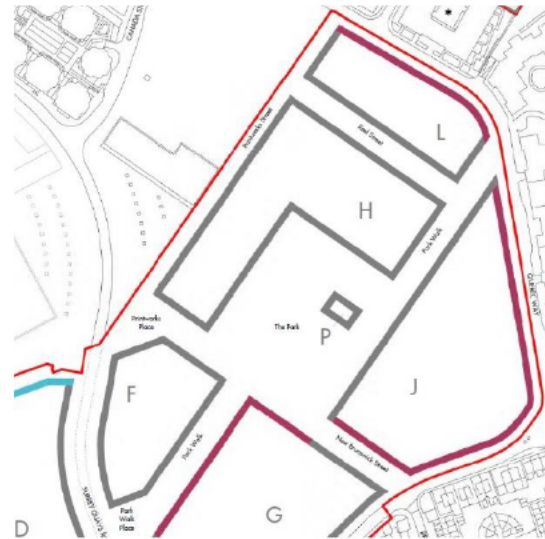
## KEY Ground Floor Use

-  Planning Application Boundary
-  Boundary of Detailed Proposal sites in respect of which detailed approval is sought
-  Development Zone Reference
-  Predominantly shops/food & drink/ community & leisure uses (A1/A2/A3/A4/A5/D1/D2)
-  Predominantly residential (C2/C3)
-  May be any use(s) permitted in accordance with Development Specification.



## KEY First Floor Use

-  Planning Application Boundary
-  Boundary of Detailed Proposal sites in respect of which detailed approval is sought
-  Development Zone Reference
-  Predominantly commercial (B1)
-  Predominantly residential (C2/C3/Sui Generis)
-  May be any use(s) permitted in accordance with Development Specification.



## How the proposal conforms:

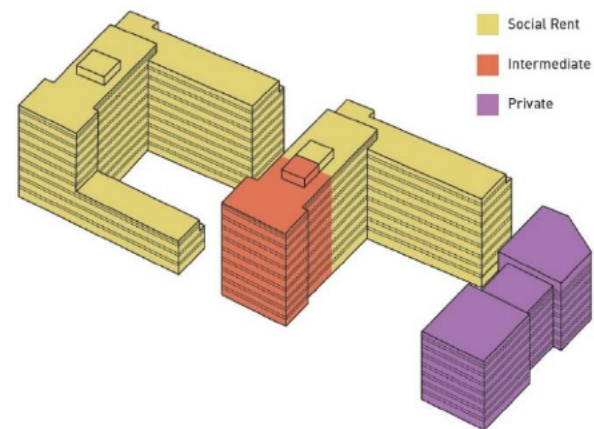
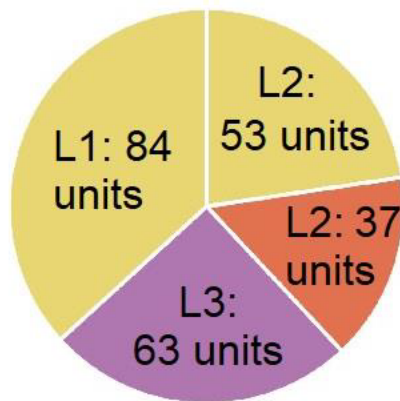
- ✓ Predominantly residential uses along northeastern boundary
- ✓ A range of other non-residential uses away from the northeastern boundary
- ✓ Residential floorspace cap of 27,500 sq.m not breached
- ✓ Workspace floorspace cap of 11,500 sq.m not breached
- ✓ Retail floorspace cap of 800 sq.m not breached
- ✓ Community floorspace cap of 4,000 sq.m not breached

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# HOUSING: TENURE MIX

Dwelling size	Open market (private)		Affordable, social rent		Affordable, intermediate		Total, all tenures	
	No. of homes	No. of habitable rooms	No. of homes	No. of habitable rooms	No. of homes	No. of habitable rooms	No of homes (% of total)	No. of habitable rooms (% of total)
Studio	19	30	0	0	0	0	<b>19</b> (8.0%)	<b>30</b> (3.8%)
1 bed	13	26	33	66	21	42	<b>67</b> (28.3%)	<b>134</b> (17.0%)
2 bed	25	98	60	211	16	57	<b>101</b> (42.6%)	<b>366</b> (46.5%)
3 bed	6	30	40	201	0	0	<b>46</b> (19.4%)	<b>231</b> (29.4%)
4 bed +	0	0	4	26	0	0	<b>4</b> (1.7%)	<b>26</b> (3.3%)
Total (as %)	<b>63</b>	<b>184</b> (23%)	<b>137</b>	<b>504</b> (64%)	<b>37</b>	<b>99</b> (13%)	<b>237</b> (100%)	<b>787</b> (100%)

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# HOUSING: AFFORDABLE HOUSING DELIVERY SEQUENCING ACROSS THE CWM

Anticipated sequence	No. of homes in Zone	No. of hab rooms In Zone	No. of affordable hab rooms in Zone	Affordable hab rooms as a % of total in Zone	Affordable hab rooms as a % of running Masterplan-wide total
1. Zone A1	186	605	25	4.1%	<b>4.1%</b> (of 605)
2. Zone K	79	258	258	100%	<b>32.8%</b> (of 863)
3. Zone L	237	787	603	76.6%	<b>53.7%</b> (of 1650)

The delivery of Zone L would bring the running total of homes to over 500, meaning the first milestone would be reached. As shown above, the 35% minimum **would** be achieved at this milestone, with **53.7% of habitable rooms in affordable tenures.**

4. Zone F	410	1161	0	0	<b>31.5%</b> (of 2811)
5. Zone G	419	1,311	863	65.8%	<b>42.4%</b> (of 4122)

The delivery of Zone G would bring the running total of homes to over 1000, meaning the second milestone would be reached. As shown above, the 35% minimum **would** be achieved at this milestone, with **42.4% of habitable rooms in affordable tenures.**

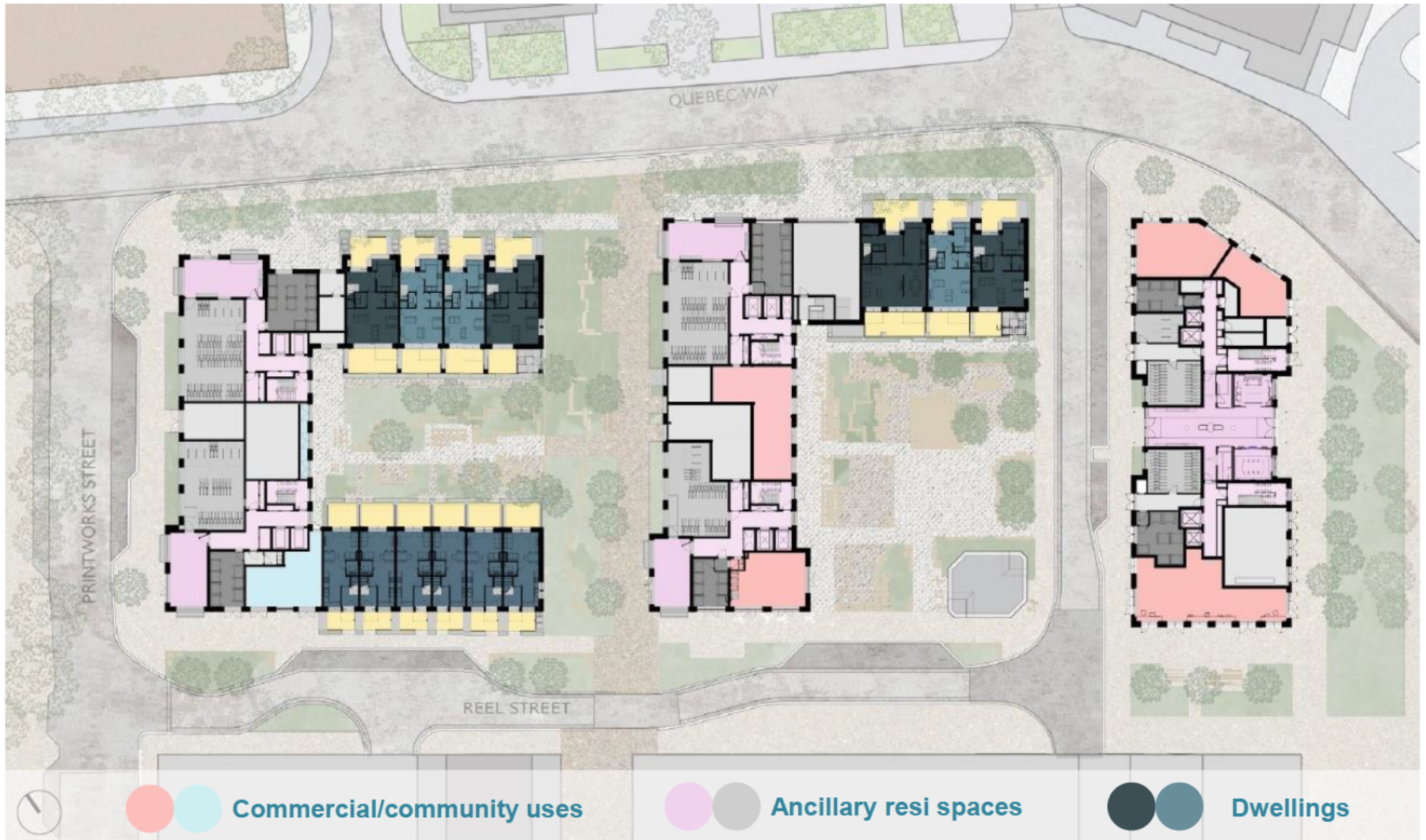
34

# HOUSING: DISTRIBUTION OF DWELLINGS BY SIZE ACROSS THE THREE BLOCKS

Size	Block L1	Block L2	Block L3	Total	
Studio	<b>0</b>	<b>0</b>	<b>19</b>	<b>19</b>	<b>86</b> 36.3% of all 237 homes
			100% of studios	8.0% of all homes	
1b2p	<b>17</b> 25.4% of 1b2p's	<b>37</b> 55.2% of 1b2p's	<b>13</b> 19.4% of 1b2p's	<b>67</b> 28.3% of all homes	<b>101</b> 42.6% of all 237 homes
2b3p	<b>17</b> 38.6% of 2b3p's	<b>27</b> 61.4% of 2b3p's	<b>0</b>	<b>44</b> 18.6% of all homes	
2b4p	<b>24</b> 42.1% of 2b4p's	<b>8</b> 14.0% of 2b4p's	<b>25</b> 43.9% of 2b4p's	<b>57</b> 24.0% of all homes	<b>46</b> 19.4% of all 237 homes
3b4p	<b>10</b> 90.9% of 3b4p's	<b>1</b> 9.1% of 3b4p's	<b>0</b>	<b>11</b> 4.6% of all homes	
3b5p	<b>12</b> 48.0% of 3b5p's	<b>13</b> 52.0% of 3b5p's	<b>0</b>	<b>25</b> 10.6% of all homes	<b>10</b> 4.2% of all homes
3b6p	<b>2</b> 20.0% of 3b6p's	<b>2</b> 20.0% of 3b6p's	<b>6</b> 60.0% of 3b6p's	<b>10</b> 4.2% of all homes	
4b6p	<b>2</b> 66.7% of 4b6p's	<b>1</b> 33.3% of 4b6p's	<b>0</b>	<b>3</b> 1.3% of all homes	<b>1</b> 0.4% of all homes
5b7p	<b>0</b>	<b>1</b> 100% of 5b67p's	<b>0</b>	<b>1</b> 0.4% of all homes	
All	<b>84</b> 35.4% of all homes	<b>90</b> 38.0% of all homes	<b>63</b> 26.6% of all homes	<b>237</b> 100% of all homes	

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# LAYOUT: GROUND LEVEL



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# LAYOUT: TYPICAL MIDDLE FLOOR



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# LAYOUT: NINTH FLOOR

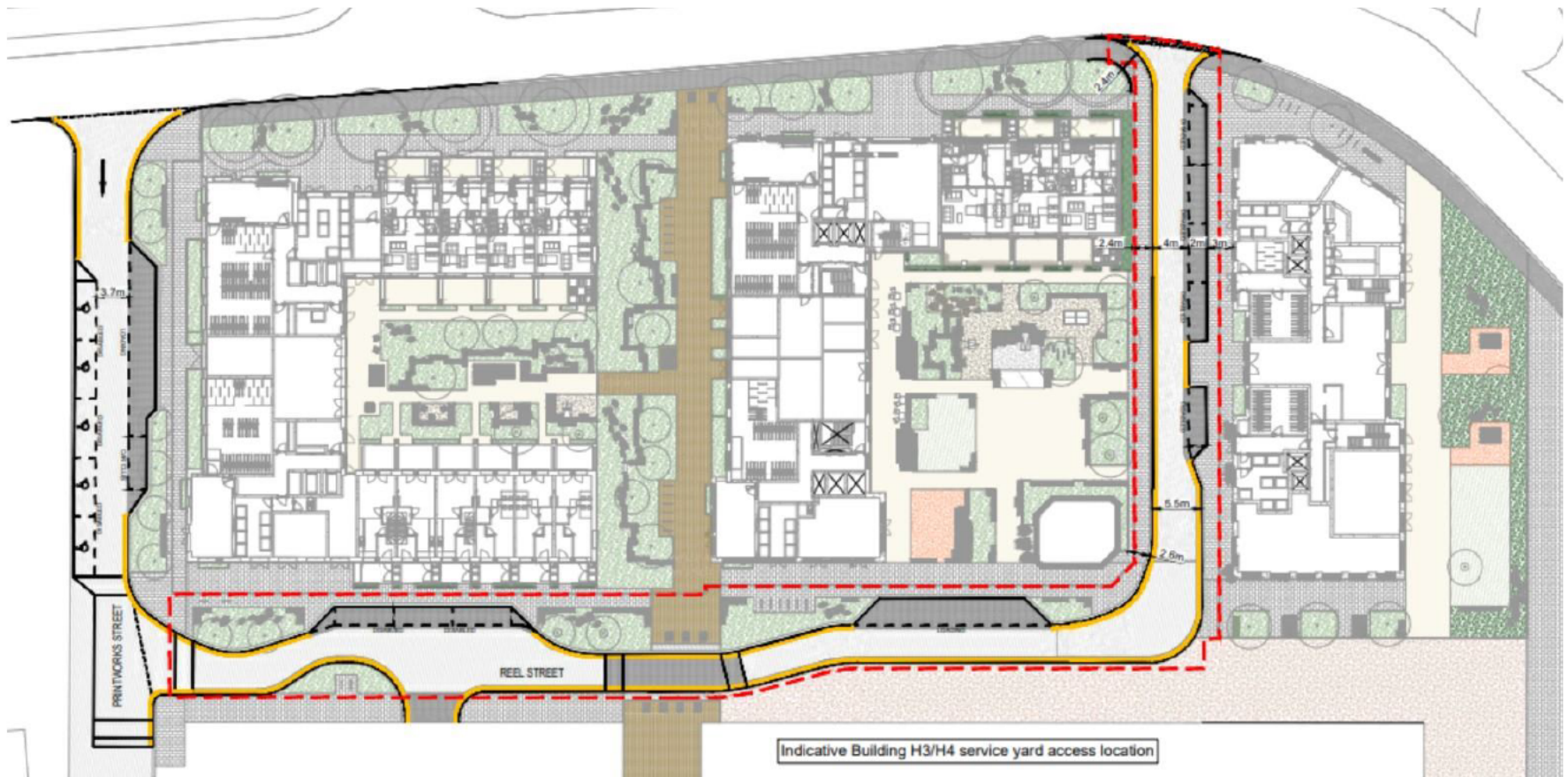


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# LAYOUT: RELATIONSHIP OF ZONE L TO THE REEL STREET RMA

Reel Street is a new unadopted one-way vehicular route that abuts and bisects Zone L. It will connect Printworks Street to Quebec Way. It is the subject

of RMA 21/AP/3793 (currently under the LPA's consideration). Its relationship to the Zone L blocks and public spaces is shown below

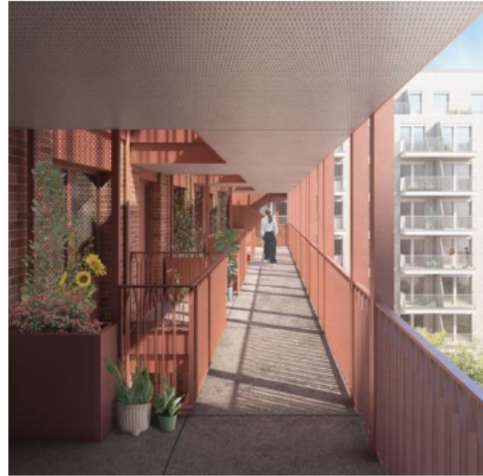




# RESIDENTIAL USE: HOUSING TYPOLOGIES



**Maisonettes** (front and rear visualisations)



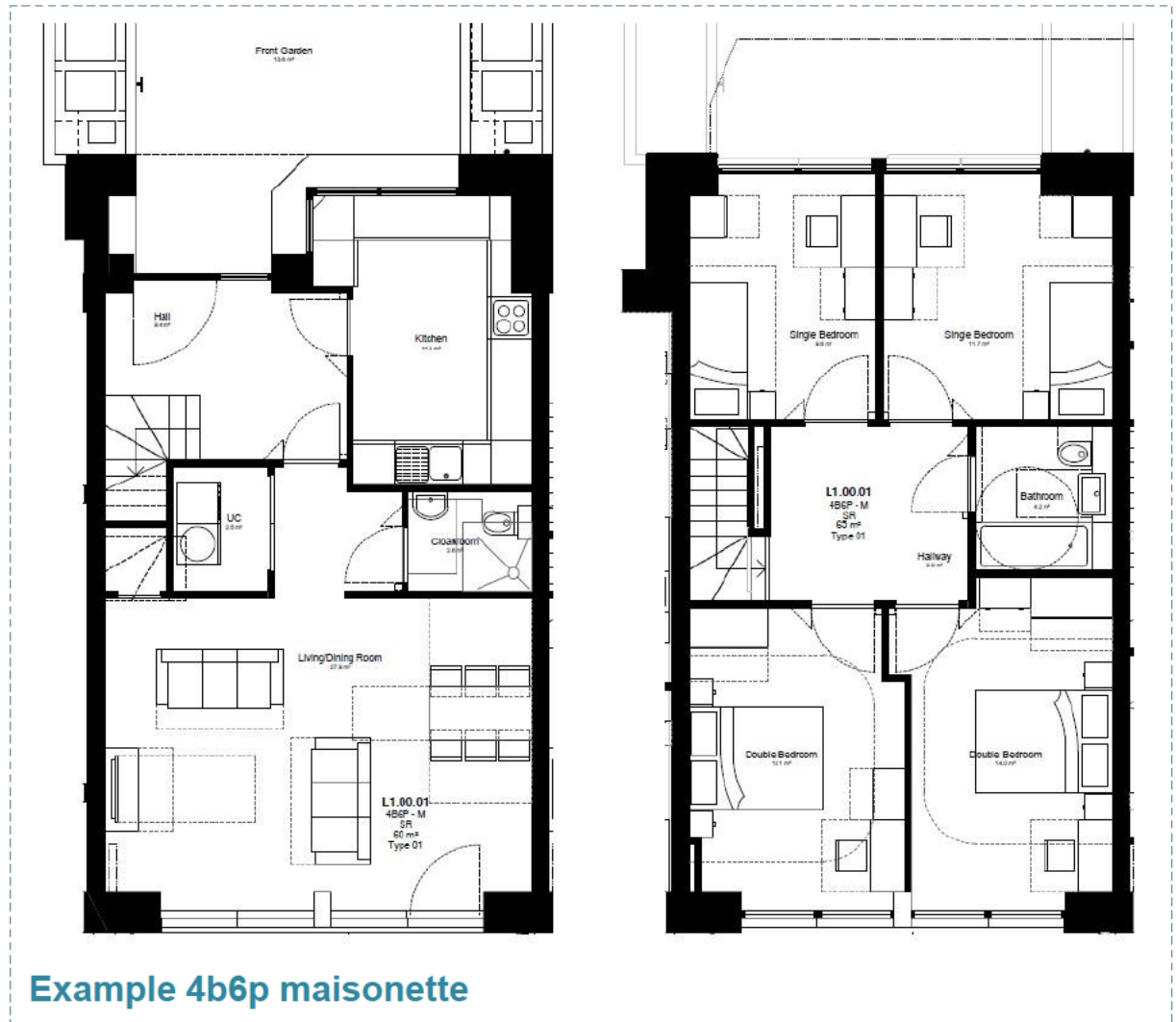
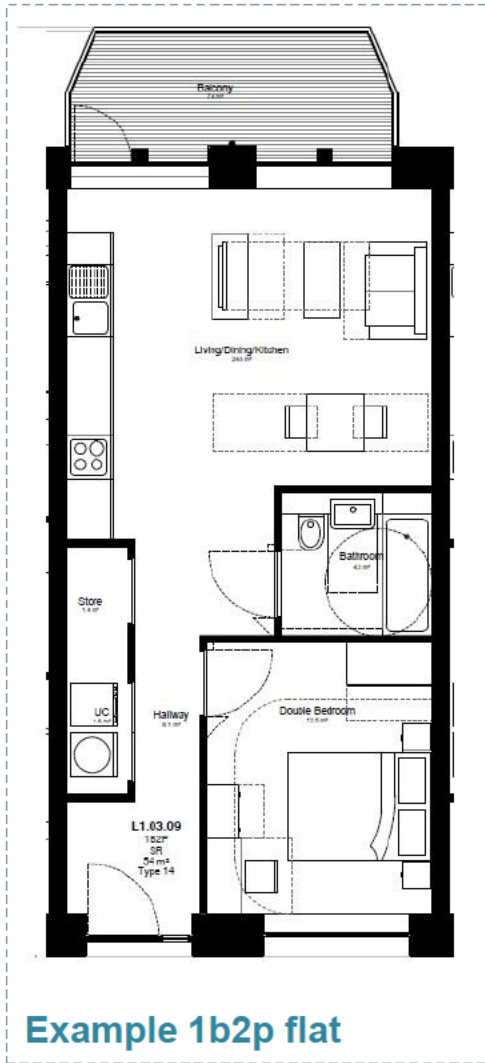
**Deck access flats** (top) and **core-access flats** (bottom)



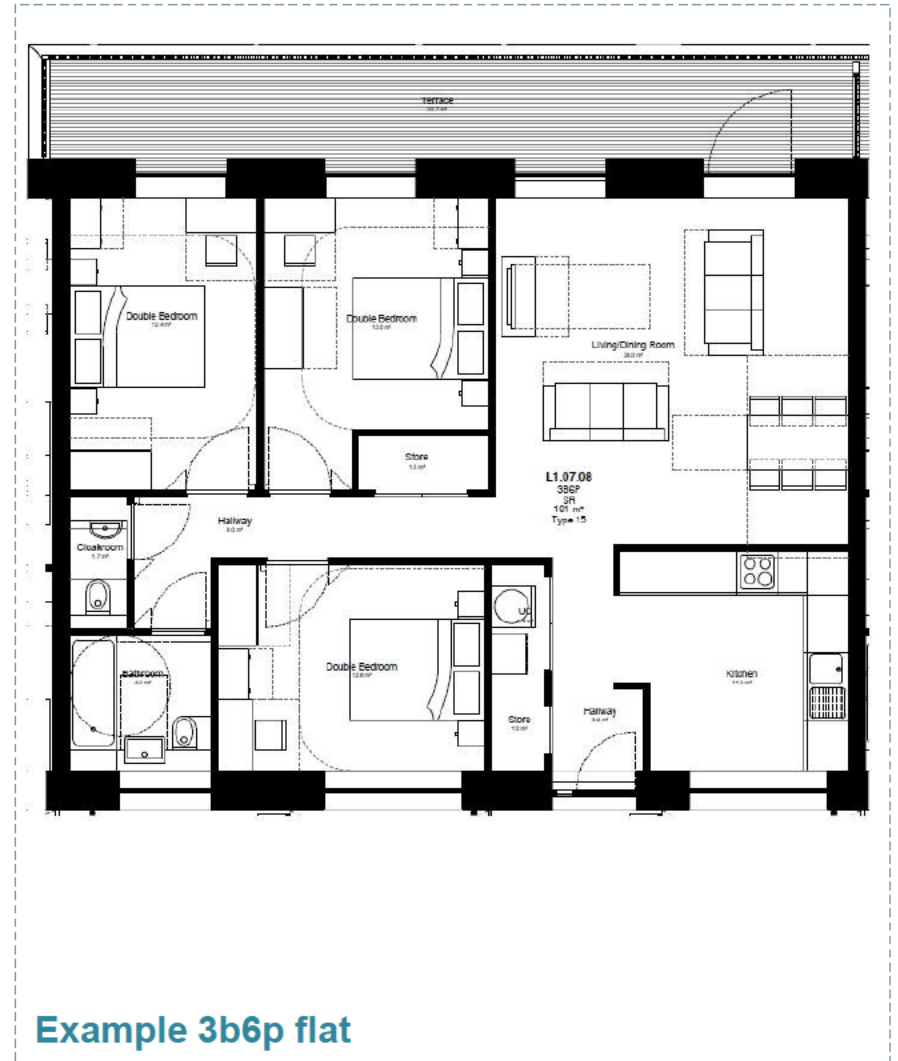
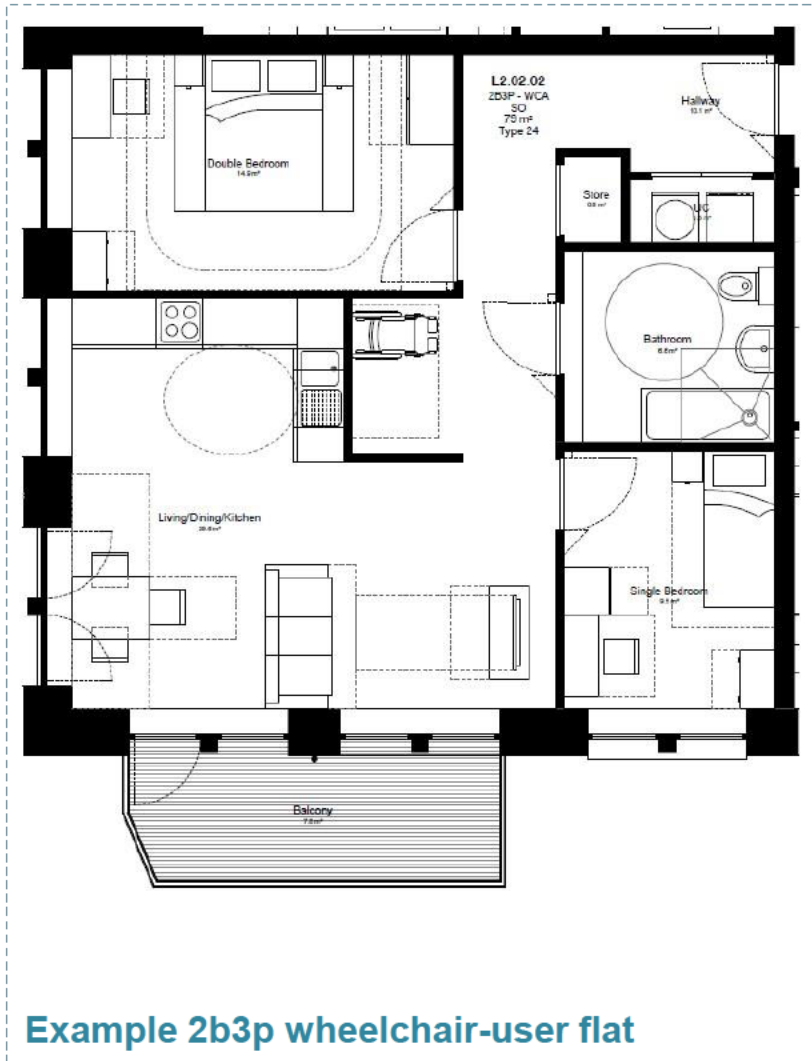
**L3 townhouses** (front elevation and rear visual)

40

# RESIDENTIAL USE: DWELLING LAYOUTS



# RESIDENTIAL USE: DWELLING LAYOUTS

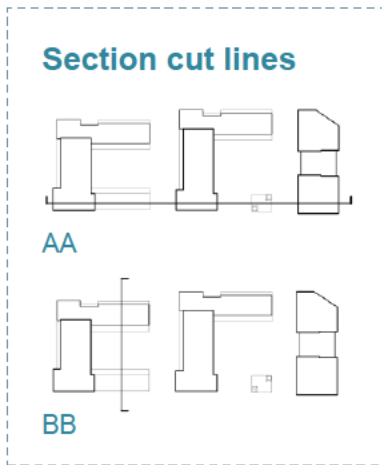
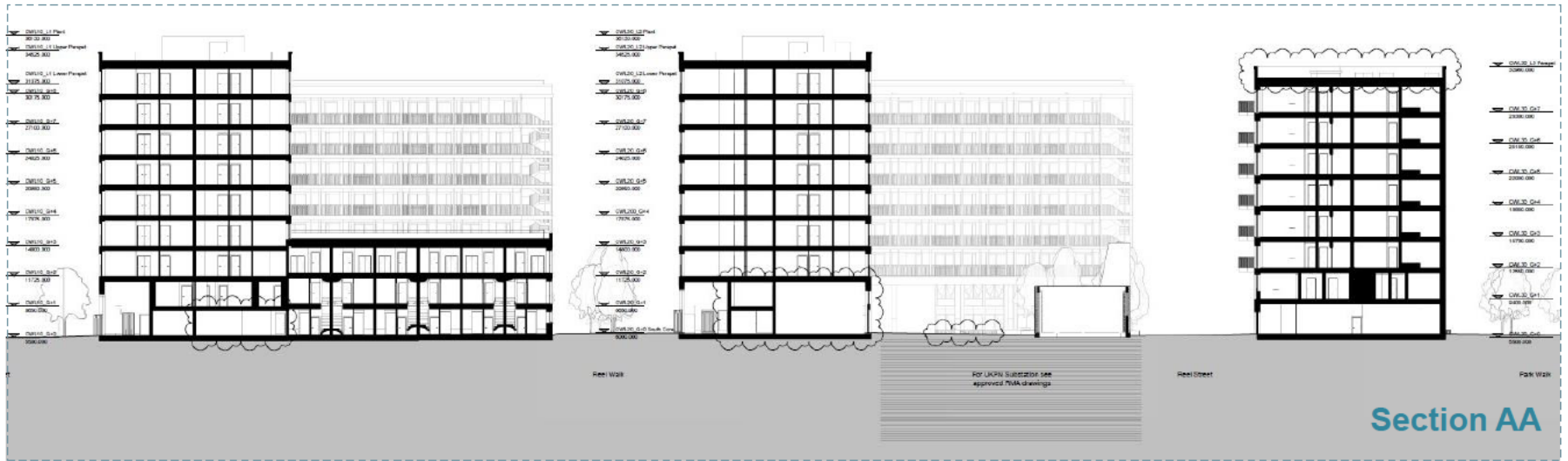


# COMMERCIAL USE: DISTRIBUTION OF USES AND ASSOCIATED SPILL-OUT AREAS



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# ARCHITECTURE: PROPOSED SECTIONS



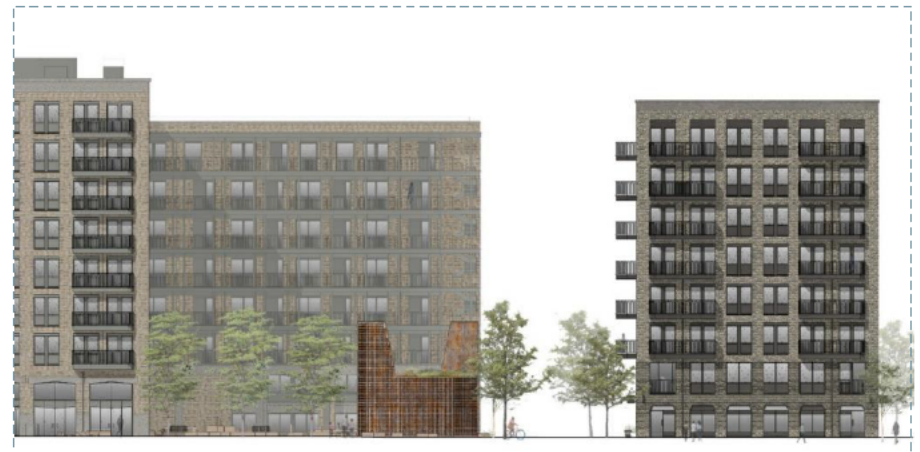
# ARCHITECTURE: PROPOSED ELEVATIONS



Quebec Way elevation



Sectional elevation through L1



Reel Street elevation (of L2, the substation and L3)

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# ARCHITECTURE: MATERIALITY AND DETAILED DESIGN

## Materiality

The architectural concept is for each building to be clad in materials that share a tone – dark brown for L3, sandy brown for L2 and red/terracotta for L1.



## Detailed design

### Key

- 1 Brick in stretcher bond with light coloured brushed mortar
- 2 Masonry copings and parapets
- 3 Double glazed windows and doors
- 4 Metal 'T' detail to top and centre of window assembly
- 5 Steel faced projecting balcony, colour to match windows
- 6 Steel balustrading to balconies, colour to match windows
- 7 Steel balustrade at roof level



# ARCHITECTURE: SUBSTATION



View of substation from the L2 square



View of substation from the L3 piazza

The substation enclosure would be formed of **perforated weathered steel** with finer punctuations around the lower half of the compound. The metalwork finish would be a **blend of orange, brown and cream tones** – referencing the colouration of Blocks L1, L2 and L3. The **two tapered chimneys** would add a **playful twist** to the structure.





# PUBLIC REALM: PROPOSED OUTDOOR SPACES



Reel Walk



L2 square



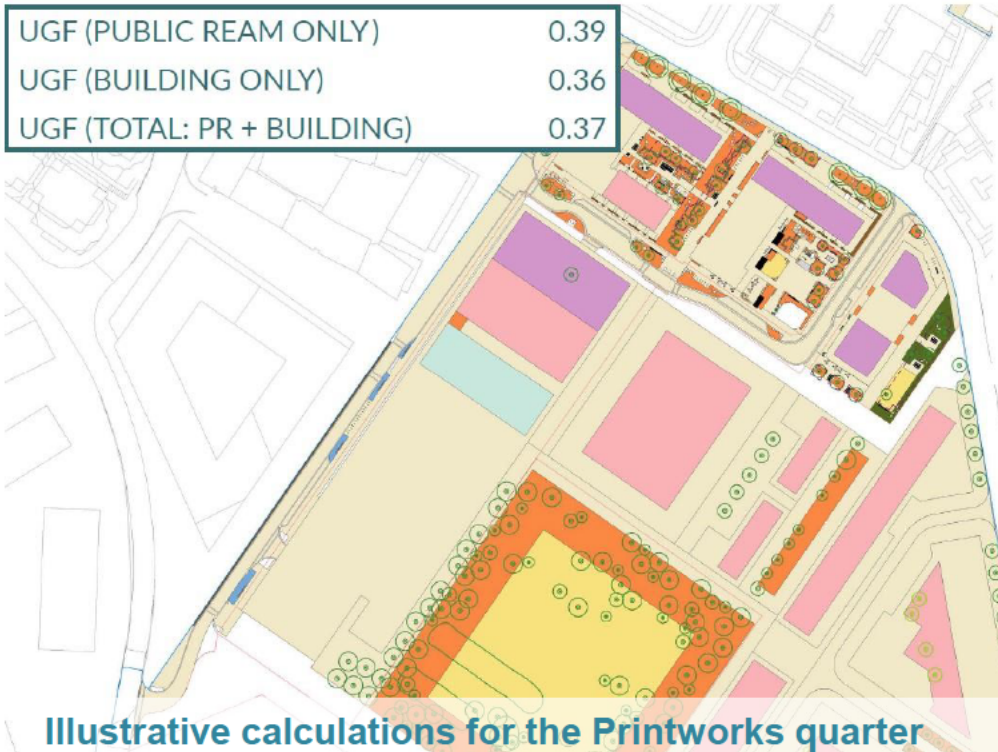
L1 courtyard



Interim landscape on Park Walk (north section)

# URBAN GREENING FACTOR

UGF (PUBLIC REAM ONLY)	0.39
UGF (BUILDING ONLY)	0.36
UGF (TOTAL: PR + BUILDING)	0.37



Illustrative calculations for the Printworks quarter

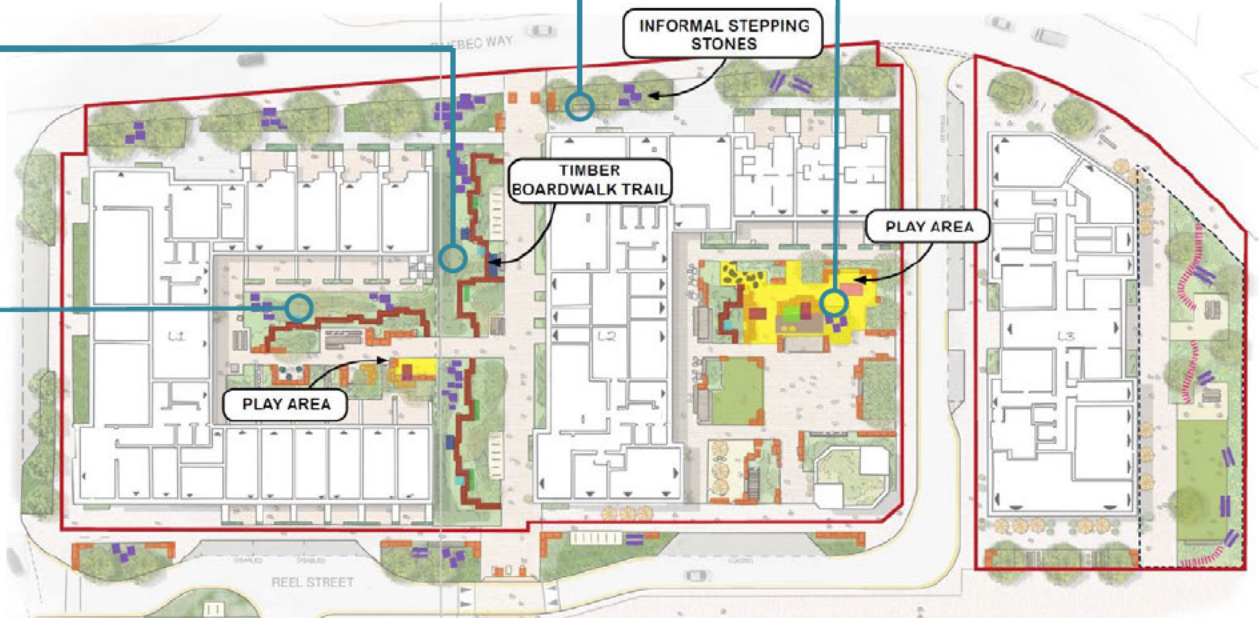
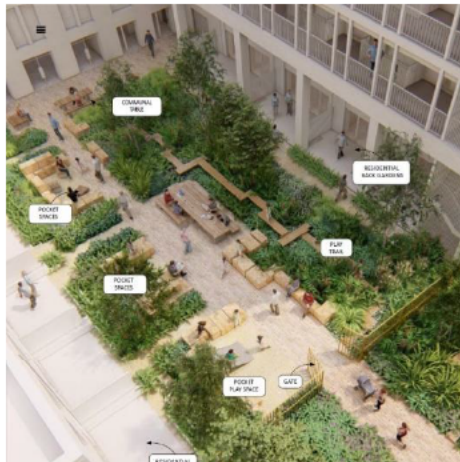
Surface Cover type	Factor
Semi natural vegetation (eg. Woodland, flower-rich grassland) created on site	1
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1
Intensive green roof of vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm	0.8
Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.8
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) - meets the requirements of GRO code 2014	0.7
Flower-rich perennial planting	0.7
Rain gardens and other vegetated sustainable drainage elements	0.7
Green wall - modular system or climbers rooted in soil	0.6
Hedges (line of mature shrubs one or two shrubs wide)	0.6
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree	0.6
Groundcover planting	0.5
Amenity grassland (species-poor, regularly mown lawn)	0.4
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014	0.3
Water features (chlorinated) or unplanted detention basins	0.2
Permeable paving	0.1
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	0

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## Assumptions:

- CW Masterplan has a mixture of residential and commercial developments so the **UGF target score aims to achieve the average of 0.4 and 0.3 = 0.35.**
- **Tree coverage based on tree sizes when first planted** (all trees to be 40-60cm girth) small tree - 1.3m radius / 5.3m<sup>2</sup> canopy (min. soil provision: 12m<sup>3</sup> / tree) medium tree - 1.9m radius / 11.3m<sup>2</sup> canopy (min. soil provision: 14.4m<sup>3</sup> / tree) large tree - 2.6m radius / 21.2m<sup>2</sup> canopy (min. soil provision: 24m<sup>3</sup> / tree)

# RESIDENTIAL FACILITIES: PLAY SPACE



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# PUBLIC CONSULTATION RESPONSES: NUMBER OF REPRESENTATIONS

## CONSULTATION RESPONSES: SUMMARY TABLE

NO. OF REPRESENTATIONS: **9**

NO. OF UNIQUE REPRESENTATIONS: **9**

Of the unique representations, the split comprises:

In objection: **8**

Neutral: **1**

In support: **0**

## Public consultation responses: Summary of main objections/concerns

- **Design**

- **Excessive height | harmful to or not in-keeping with local character | over-development and/or too dense**

- **Amenity Impacts**

- **Loss of light | loss of privacy | overshadowing**

- **Social infrastructure burden**

- **Increase pressure on public services | increase in the local population**

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# PUBLIC CONSULTATION RESPONSES: SUMMARY OF MAIN OBJECTIONS/CONCERNS

- **Public space, greening and landscaping**
  - **Loss of mature trees is unacceptable and/or sapling replacement is insufficient ; commitments/details regarding biodiversity are lacking/underwhelming ; development needs to meet biodiversity requirements of the Southwark Local Plan, London Plan and best practice guidance**
- **Developer approach and community engagement**
  - **Affordable housing/social housing should be spread equally across masterplan site, not concentrated in particular zones ; developer has not responded to local feedback adequately ; Masterplan needs to be amended as a result of pandemic**
- **Conflict with hybrid planning permission**
  - **Block L2 exceeds height limit imposed under OPP and approved Parameter Plans**

# SUMMARY

- Land use **fully compliant with the OPP and development plan policies**
- Proposed quantum of floorspace and range of uses to be provided sits within the approved Development Specification for this plot.
- The proposed development would deliver a **significant number of new residential units**, including a number of **larger family homes in affordable tenures**. The homes would benefit from a good quality of outlook and access to high quality outdoor amenity facilities. The proposal includes wheelchair homes and 8 Blue Badge spaces. Overall, the **quality of accommodation is very good.**
- Obligations secured as part of the OPP include provision of affordable retail, affordable workspace and community space within the masterplan development, which could be delivered by Zone L.
- New **high quality public realm** would be delivered – Reel Street, the L2 square, the L3 piazza, an interim landscape on Park Walk, as well as an improved footway environment incorporating trees and planting.
- Proposal **responds positively to climate change** policies

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# Thank you

If you have any further questions, please contact Patrick or Colin:

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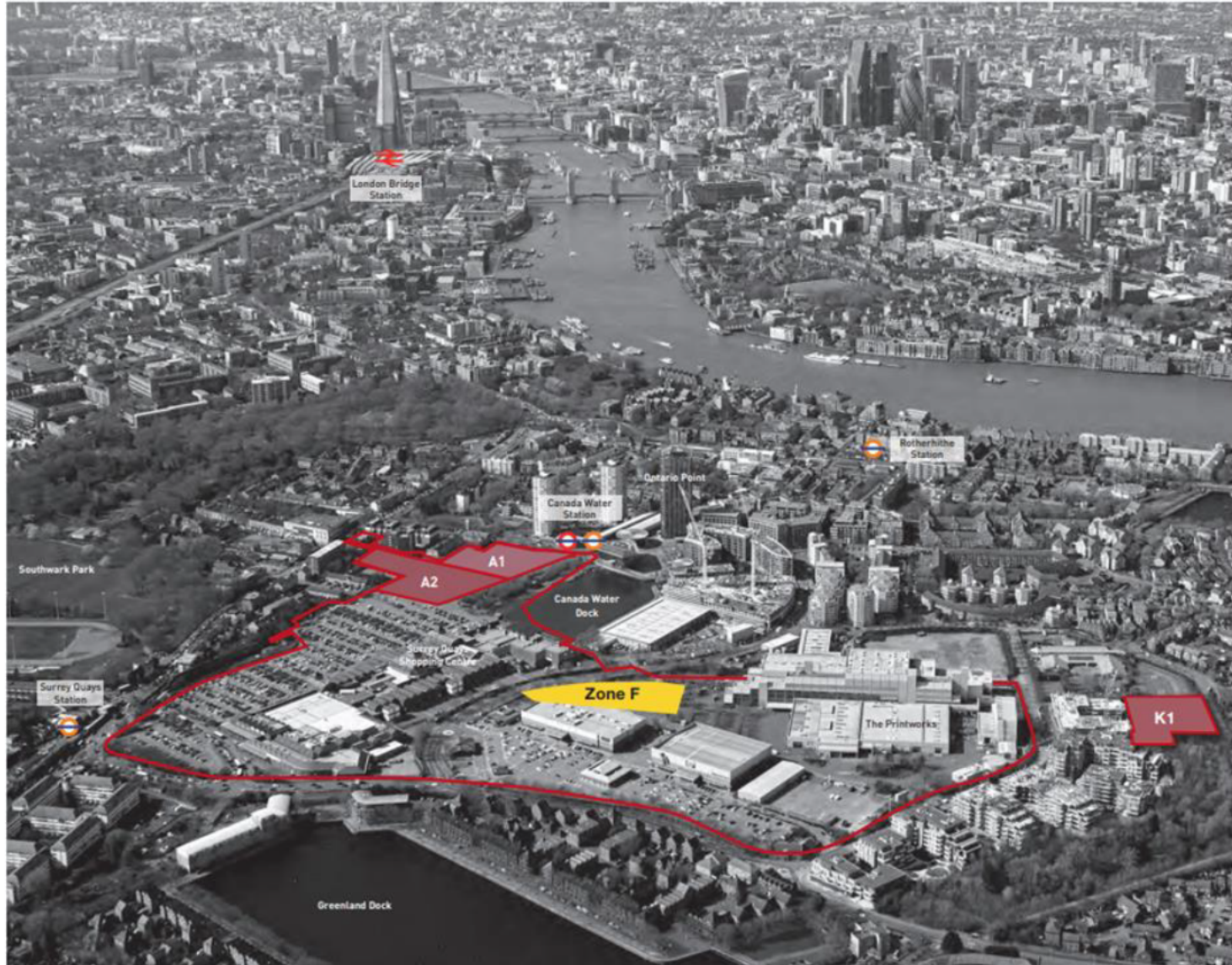
# 21/AP/4712 - ZONE F, CANADA WATER MASTERPLAN, SURREY QUAYS ROAD, SOUTHWARK SE16 7LL

Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) relating to Development Zone F of the Canada Water Masterplan, comprising a residential-led (Class C3) building and a combined office (Class B1) and residential (Class C3) building, both of which would include flexible retail/workspace (Classes A1-A4 and B1) at ground floor level alongside disabled car parking, cycle parking, servicing provision, landscaping, public realm, plant, a single-storey basement and associated works.





# MASTERPLAN BOUNDARY AND PLOT F LOCATION



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# OUTLINE PLANNING PERMISSION ZONES



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# PLOT F SITE BOUNDARY AND EXISTING SITE PHOTOS



Selection of Existing Site Photos (source: AHMM)



Key Plan (Source: Google Map)

— Parameter Plan Zone F Boundary (refer to submission drawings for application boundary)

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# OUTLINE PERMISSION DEVELOPMENT SPECIFICATION FOR ZONE F AND PROPOSAL



Development Zone	Use Class	Zone B GEA SQ M	Zone C GEA SQ M	Zone D GEA SQ M	Zone E GEA SQ M	Zone F GEA SQ M	Zone G GEA SQ M	Zone H GEA SQ M	Zone J GEA SQ M	Zone L GEA SQ M	Zone M GEA SQ M	Zone N GEA SQ M	Zone P GEA SQ M	MAXIMUM GEA CAP BY USE (SQ M)
Retail	A1-A5	9,000	2,800	32,700	6,800	3,700	21,700	5,300	3,000	800	400	500	150	86,650
Workspace	B1	41,500	27,000	80,300	19,000	38,500	5,000	67,600	1,500	11,500	-	-	-	282,500
Hotel	C1	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500
Assisted Living	C2	-	-	-	3,700	-	15,500	14,400	20,200	9,700	-	-	-	35,700
Residential	C3	27,300	23,000	34,700	13,600	57,700	44,200	41,200	57,700	27,000	4,500	-	-	331,500
Community Facilities	D1	4,600	-	4,600	2,900	33,500	5,000	-	4,000	4,000	2,500	-	150	45,650
Leisure/ Cultural	D2	-	-	20,000	7,500	7,500	-	25,000	-	-	-	-	-	51,500*
Night Club	Sui Generis	-	-	1,500	-	-	-	1,500	-	-	-	-	-	1,500
Student Accommodation	Sui Generis	27,300	23,000	-	-	31,200	30,000	-	-	-	-	-	-	50,300
Energy Centre	Sui Generis	2,000	2,000	-	-	-	-	-	-	-	-	-	-	2,000
Primary Sub-Station	Sui Generis	-	-	-	3,000	-	-	-	-	3,000	-	-	-	3,000
Multi-Storey Car Park	Sui Generis	-	17,200	-	17,200	-	-	-	-	-	-	-	-	17,200
Petrol Filling Station	Sui Generis	-	3,000	-	3,000	-	-	-	-	-	-	-	-	3,000
Transport Infrastructure (potential second entrance to SQ Station)	Sui Generis	500	-	-	-	-	-	-	-	-	500	-	-	500
Flexible Events Space	Sui Generis	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000
Parking and Plant	-	10,200	7,300	30,400	10,500	8,000	31,000**	18,400	13,700	3,400	400	250	200	133,750
Public Toilets	Sui Generis	-	-	-	-	-	-	-	-	-	-	-	-	500***
<b>MAXIMUM GEA CAP PER ZONE (SQ M) (excluding public toilets, parking and plant)</b>	-	<b>76,000</b>	<b>48,900</b>	<b>159,800</b>	<b>36,600</b>	<b>89,900</b>	<b>65,900</b>	<b>82,500</b>	<b>60,700</b>	<b>29,800</b>	<b>5,200</b>	<b>750</b>	<b>150</b>	
<b>TOTAL MAXIMUM GEA CAP PER ZONE (SQ M) (excluding public toilets, parking and plant)</b>	<b>656,200</b>													

Land Use	Permitted Allowance (GEA sqm)	Development Plot F1 Proposals (GEA sqm)	Development Plot F2 Proposals (GEA sqm)	Overall Development Zone F Proposals (GEA sqm)
Residential	57,700	26,103	20,715	46,818
Workspace	38,500	-	37,541	37,541
Retail	3,700	460	1,733	2,193
Parking and Plant	8,000	1,636	6,080	7,716

Unit	F1 Proposed		F2 Proposed		Total Proposed	
	No.	%	No.	%	No.	%
Studio	16	7%	15	9%	31	7.56%
1b2p	74	31%	58	33%	132	32.20%
2b4p	121	51%	88	50%	209	50.97%
3b6p	24	10%	14	8%	38	9.26%
<b>Total</b>	<b>235</b>	<b>100%</b>	<b>175</b>	<b>100%</b>	<b>410</b>	<b>100%</b>

Proposal sits comfortably within the permitted land use and quantum's of development for this Zone  
Unit mix is compliant with the Outline Permission

# PROPOSED SITE LAYOUT AND GROUND FLOOR



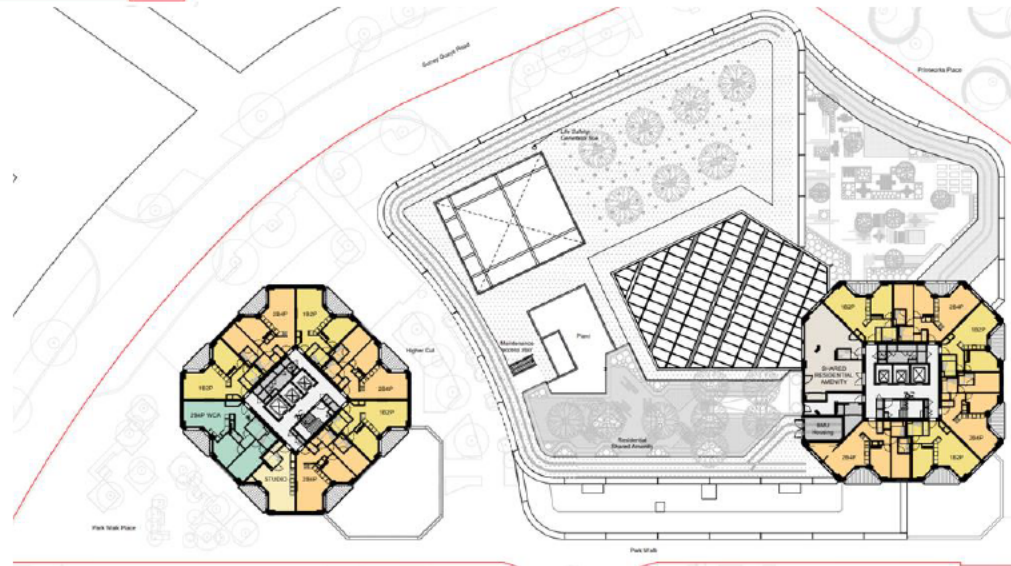
- Block F1 and F2 separated by The Higher Cut Public Realm
- Block F1 – ground floor flexible retail/workspace and residential lobby
- Block F2 – ground floor flexible retail/workspace, office lobby and residential lobby
- F1 to be serviced by onstreet loading bay Surrey Quays Road
- F2 to be served by internal loading bay from Surrey Quays Road

# PROPOSED FIRST AND UPPER FLOORS



Above: First floor layout  
F1 - residential cycle store  
F2 - office floorspace and first floor of residential in the tower element (bottom right corner)

Below: Office 10<sup>th</sup> floor and residential 13<sup>th</sup> floor  
Showing use of office podium roof space and residential towers



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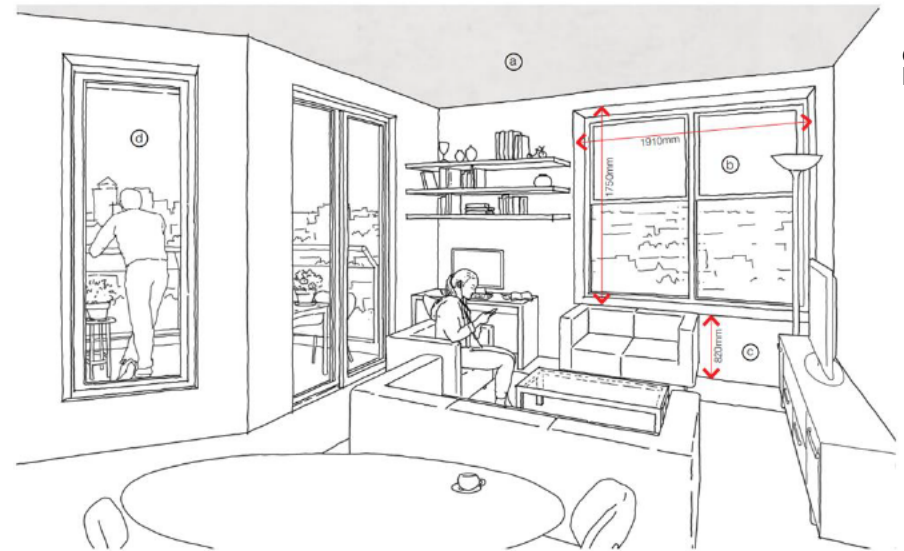
# TYPICAL RESIDENTIAL LAYOUTS



Above: Typical one, two and three bed layouts

Right: Illustrative internal layout to show aspect

Below: Typical two bed wheelchair unit



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# AMENITY SPACE, TERRACES AND LANDSCAPING

UGF - Podium Landscape Plot F - Combined Podium Terraces		
Total contribution figure	2083	Target UGF 0.35
Total Building Footprint Area in m2	5969m2	
Urban green factor	0.34	
UGF - Ground Floor Landscape Plot F -Ground Floor		
Total contribution figure	503.5	Target UGF 0.35
Total Site excluding building footprint (GF landscaping area)	3259m2	
footprint (GF landscaping area)	0.15	
UGF - Full Site Plot F - Combined UGF		
Total contribution figure	2586.5	Target UGF 0.35
Total Site Area in m2	9228m2	
Urban green factor	0.28	



## Overview from the West

- F2 office, shared rooftop garden**  
The office occupants will have access to a large external amenity space located on level 9 above the office entrance facade.
- F2 Residential**  
The residents in Plot F2 has access to a green amenity space above the Level 9 office floor plate.
- F1 Residential (not visible in this view)**  
The 'nib' of the Plot F1 residential tower provides valuable rooftop external amenity space along Park Walk for use by residents, whilst terraces on the penultimate floors of the taller F1 tower will offer residents of Plot F1 access to panoramic views across London.
- F1 Residential Tower Tops**  
Residents in Plot F1 will have access to rooftop amenity space at the top of the tower.
- Balconies**  
All typical units in each residential towers (apart from one studio) have at least one private 9.5sqm balcony, with the typical three bedroom units having two. Some units at the tops of the buildings benefit from even larger private terrace spaces.
- F2 Office terrace (not visible in this view)**  
A secondary tenant dedicated terrace is located on level 7 where the massing steps back facing Park Walk.
- Biodiverse roof**  
Where areas of the roof terrace are inaccessible, a green roof is proposed to promote biodiversity and create a vibrant visual amenity.

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# ILLUSTRATIVE URBAN GREENING

## CENTRAL QUARTER UGF

UGF (PUBLIC REALM ONLY)	0.32
UGF (PLOT F BUILDING ONLY)	0.34
UGF (PLOT G BUILDING ONLY)	0.43
UGF (TOTAL: PR + BUILDING)	0.37

- PLOT F&G BY OTHERS



**NOTE:**

- TREE COVERAGE BASED ON TREE SIZES WHEN FIRST PLANTED (ALL TREES TO BE 40-60CM GIRTH)  
 SMALL TREE - 1.3M RADIUS / 5.3M<sup>2</sup> CANOPY (MIN. SOIL PROVISION: 12M<sup>2</sup> / TREE)  
 MEDIUM TREE - 1.9M RADIUS / 11.3M<sup>2</sup> CANOPY (MIN. SOIL PROVISION: 14.4M<sup>2</sup> / TREE)  
 LARGE TREE - 2.6M RADIUS / 21.2M<sup>2</sup> CANOPY (MIN. SOIL PROVISION: 24M<sup>2</sup> / TREE)

Surface Cover Type	Factor
Seed natural vegetation (e.g. Blackbird, Thrush etc) planted or sown on site	1
Wetland or open water (e.g. wetland, not stream) maintained or introduced on site	1
Intensive green roof of vegetation (e.g. Shrub) Vegetated sections only. Substrate minimum depth of 150mm	0.8
Standard trees planted in natural soils or in constructed tree pits with minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.8
Extensive green roof with substrate of maximum depth of 100mm (or follow British vegetation standard) meets the requirements of GBC code 2014	0.7
Flower-rich perennial planting	0.7
Rain gardens and other vegetated outdoor drainage elements	0.7
Green wall - modular system or shelves mounted to wall	0.6
Hedges (line of mature shrubs less or two shrubs wide)	0.6
Standard trees planted in pits with soil volume less than two thirds of the projected canopy area of the mature tree	0.6
Groundcover planting	0.6
Aerobically grown lawn (perennial grass, regular mow level)	0.4
Extensive green roof of substrate soil or other lightweight system that do not meet GBC Code 2014	0.3
Water features (decorative) or integrated decorative basins	0.2
Permeable paving	0.1
Sealed surfaces (e.g. concrete, asphalt, bitumen paving, etc)	0

TOTAL SITE AREA:	33110 sqm
BUILDING FOOTPRINT:	20637 sqm
SITE AREA EXCLUDING BUILDING FOOTPRINT:	12473 sqm
URBAN GREEN FACTOR (PUBLIC REALM ONLY):	0.32
URBAN GREEN FACTOR (BUILDING + ROOF ONLY):	0.40
URBAN GREEN FACTOR (TOTAL):	0.37

PLOT F & G			
Surface Cover Type	Factor	Area (sqm)	Contrib (sqm)
FLOWER-RICH PERENNIAL PLANTING	0.7	3411	1686
HEDGES	0.6	32	19
PERMEABLE PAVING	0.1	4444	444
SEALED SURFACES	0	44467	0
Grand total:	119	51353	2151
STANDARD TREES PLANTED IN NATURAL SOILS	0.8	971	777
STANDARD TREES PLANTED IN PITS	0.6	11	6
Grand total:	68	982	783
MFG & FWP			
Surface Cover Type	Factor	Area (sqm)	Contrib (sqm)
FLOWER-RICH PERENNIAL PLANTING	0.7	126	88
RAIN GARDENS	0.7	716	501
SEALED SURFACES	0	4054	0
Grand total:	29	4896	590
STANDARD TREES PLANTED IN NATURAL SOILS	0.8	490	392
Grand total:	38	490	392

TOWNSHEND LANDSCAPE ARCHITECTS

# MASSING AND SCALE



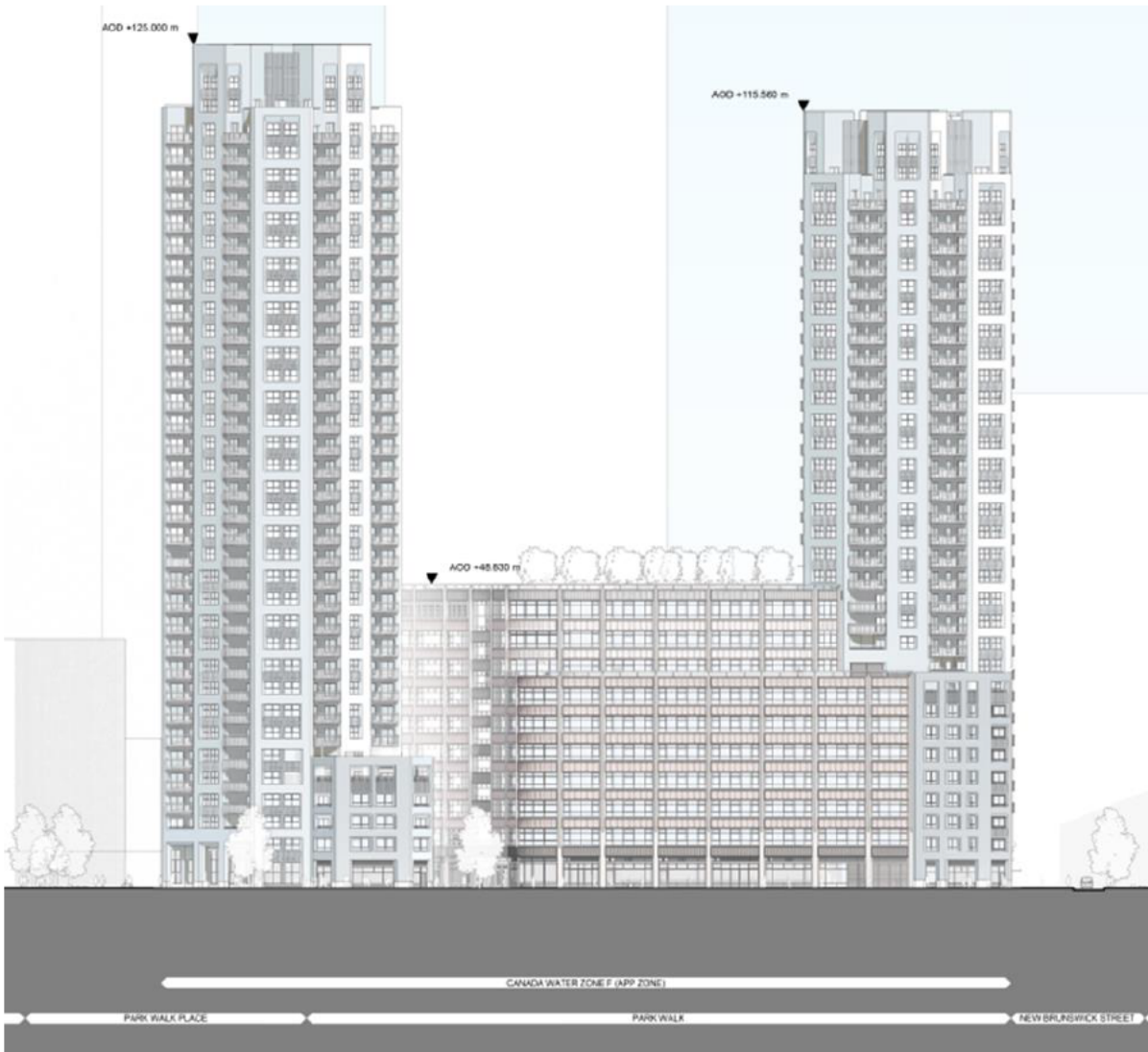
## Massing Overview

The final massing consists of:

1. F1: A slender, octagonal residential tower of G+36 storeys that meets the ground with an 'amenity foot'.
2. F2: A podium office building of up to G+9 storeys, with external terraces at levels 9 and 7.
3. F2: A G+33 storey octagonal residential tower that knits carefully into the podium building, with a G+8 storey shoulder that ties through with the lower datum along Park Walk and provides a symmetrical relationship with Plot G to the east.

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# PROPOSED ELEVATIONS & ARCHITECTURAL TREATMENT



Material Concept



Illustration view of the 'crown' at the top of the residential towers, showing the interplay between different forms



Above: Illustrative view looking across Surrey Quays Road towards Park Walk Place and Plot F1, with Plot F2 beyond.

Right: Illustrative raised view from the north of Printworks Place and the Plot F2 Office Entrance

# CGIs

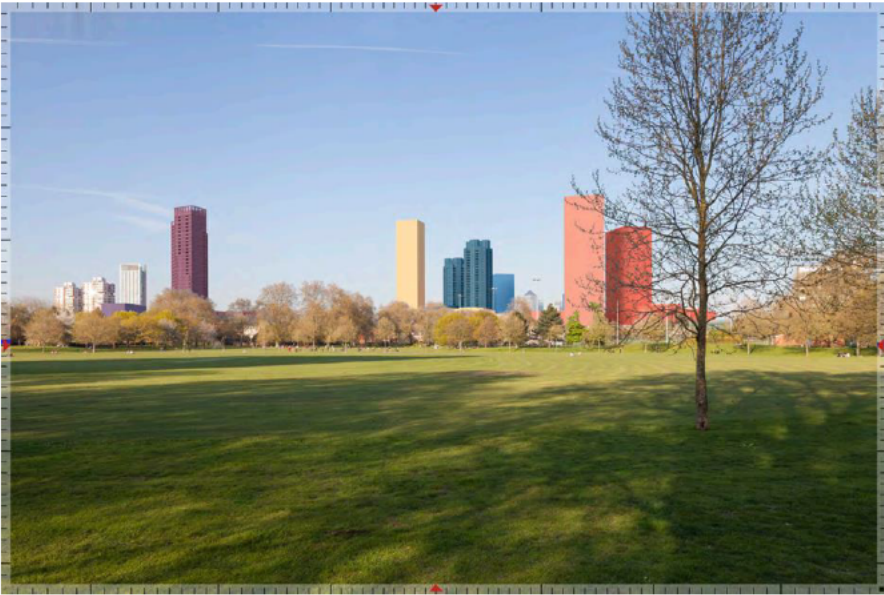
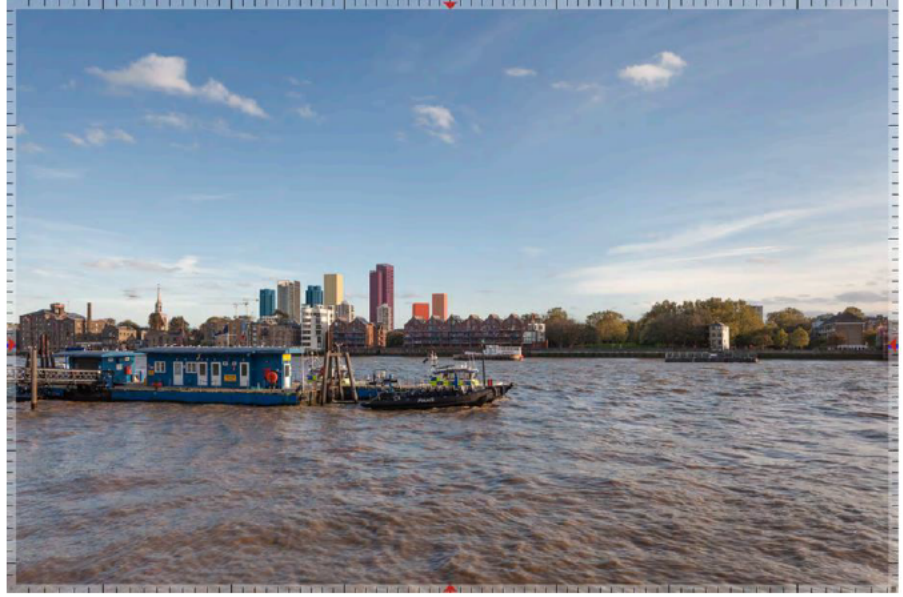


Above: Illustrative street-level view of Printworks Place and the Plot F2 Office Entrance

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Right: Illustrative view from The Park looking towards the Plot F2 residential tower, and F1 tower beyond.

# VERIFIED VIEWS



- Plot A1
- Plot A2
- Plot B
- Plot C
- Plot D
- Plot E
- Plot F
- Plot G
- Plot H
- Plot J
- Plot K
- Plot L
- Plot M
- Plot N
- Plot P

View of Plot F with illustrative outline scheme

- London Bridge
- Waterside Gardens
- Southwark Park

# PUBLIC REALM



The Higher Cut landscape proposal

# IMPACT ON NEIGHBOURS

No harm to existing or proposed neighbours

- Proposed neighbours to the east – Printworks workspace building
- Proposed neighbours to the north, west and south – recently approved AIRE commercial redevelopment



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# SUMMARY

- Land use fully compliant with Outline Planning Permission and development plan policies
- Proposed quantum of floorspace and range of uses to be provided sits comfortably within the approved Development Specification for this plot.
- The proposed development would deliver a significant amount of commercial floorspace creating the opportunity for 2,225 – 2,895 FTE jobs, which would make a positive contribution employment opportunities in the Borough.
- Proposal would deliver 410 high quality dwellings with compliant units size mix and tenure
- 1248 cycle parking spaces
- Car free save for 7 blue badge spaces (2 commercial and 5 residential)
- Obligations secured as part of the OPP include provision of affordable retail and workspace within the masterplan development, which could be delivered within this phase.
- Robust high quality buildings proposed which will make a positive contribution to the townscape
- New high quality public realm – Higher Cut and surrounding street networks
- Positive response to climate change polices non-residential onsite carbon saving of 43%, residential 64.9%. Air and Water Source Heat Pumps for heating and hot water demand

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# Thank you

If you have any further questions, please contact Gemma or Colin:

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Colin Wilson (Group Manager)

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# **21/AP/1342 - BURGESS INDUSTRIAL PARK, PARKHOUSE STREET, LONDON, SE5 7TJ**

Demolition of the existing buildings and redevelopment of the site to provide residential units (Class C3), flexible commercial floorspace (Class E) and community floorspace (Class F) within 12 blocks of between 2-13 storeys, with car and cycle parking and associated hard and soft landscaping and public realm improvements.

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# Site location plan



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# Aerial Photograph Of Site



# Site photographs



Existing buildings view from Wells Way



Existing building 10-12 Parkhouse Street



Existing building - Proposed block B



Existing yard rear of 1-13 Parkhouse St

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# Former Preferred Industrial Location (PIL)



# Extent of site allocation NSP 25 with application site in red





# Images from Local development study



**Extent of LDS area**

- Existing buildings
- Potential building heights
- Potential building heights
- Potential building heights
- Potential building heights
- Potential building heights



**Potential building heights**



**Potential site layout**

## Plan showing location of neighbouring proposed developments



# Images of consented schemes – 21-23 and 25-33 Parkhouse Street



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# Proposed site layout plan



# Proposed first floor plan



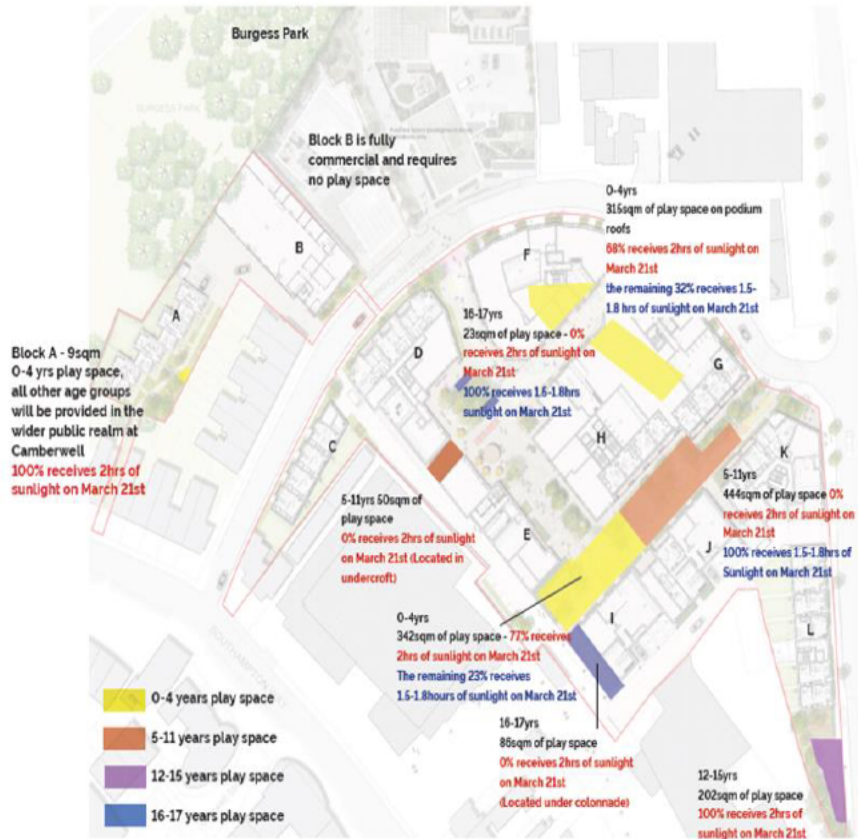
# Proposed second floor plan (residential only)



# Proposed building heights



# Proposed play provision



# Proposed servicing routes





## View along Parkhouse Street



## View along Wells Way



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# View from Coleman Road



## View along Parkhouse Street looking east



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# View within Garden Square looking north



# View of Garden Street



# View of commercial mews



# View of blocks A and B

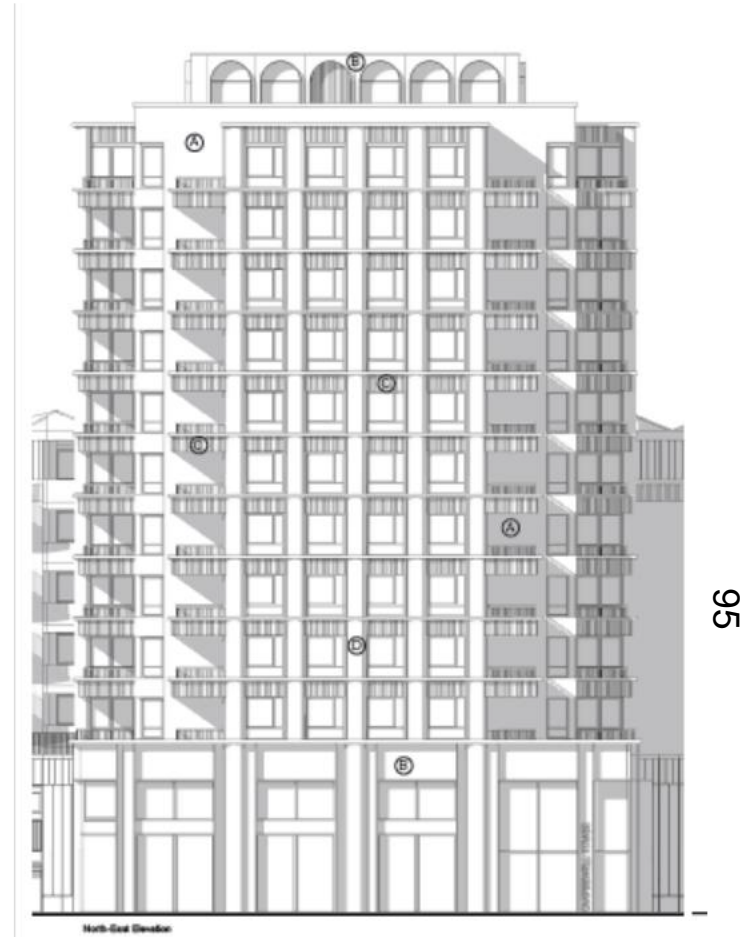


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# Proposed units fronting the Garden Street



## Proposed blocks F and L



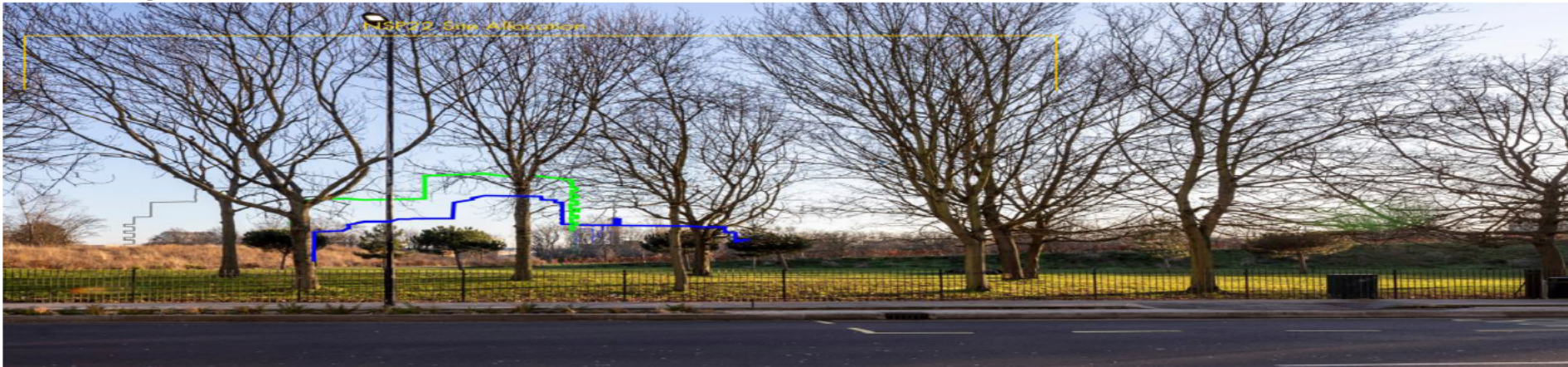
## Proposed tower, block H



# Proposed view from Burgess Park (view 7)



# Proposed view from Albany Road (view 6, proposal outlined in blue)



# Cumulative view from Burgess Park (view 4, proposal outlined in blue)



## Image of Collingwood House (view 10)

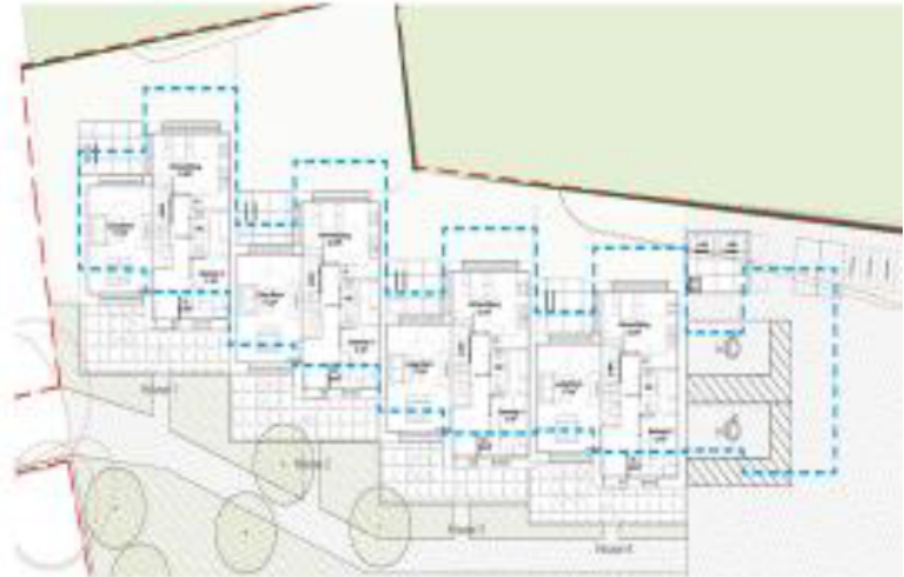


# Appeal comparison slides

Appeal scheme layout



Proposed block A with footprint of appeal scheme overlaid in blue

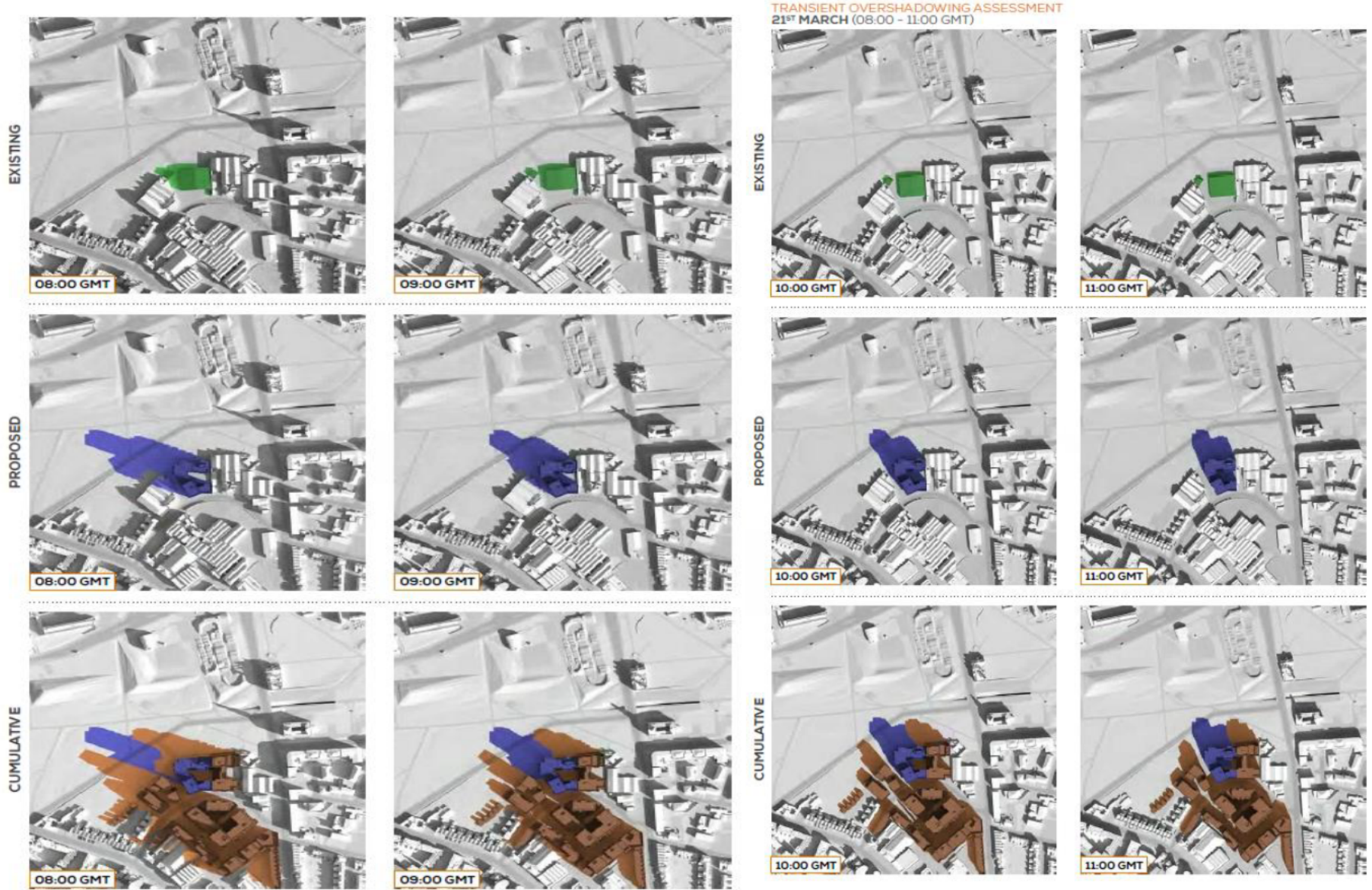


## LDS comparison image

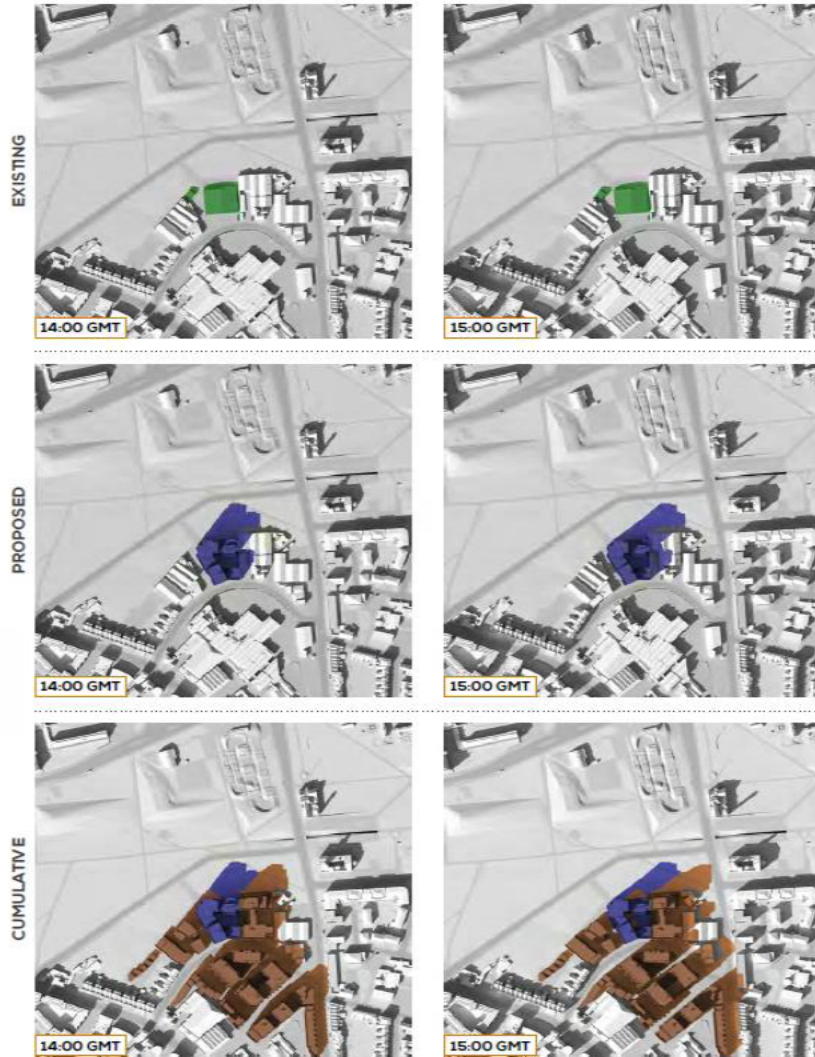




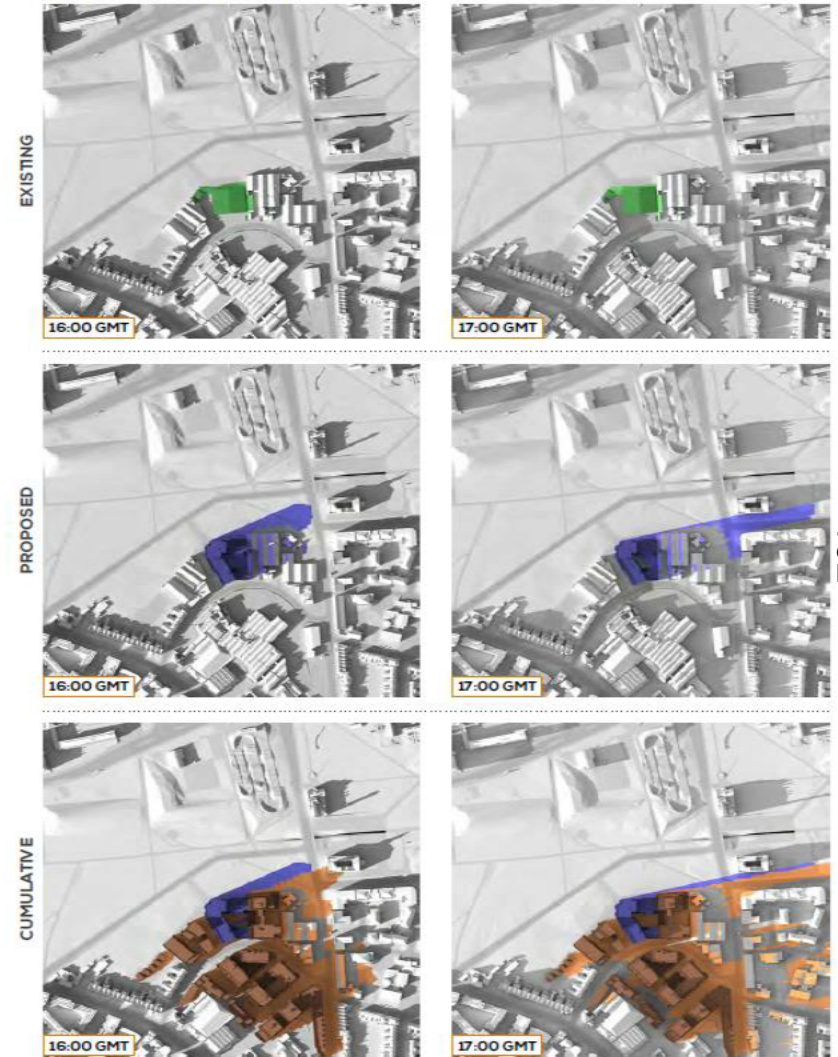
# Transient overshadowing studies



# Transient overshadowing studies



TRANSIENT OVERSHADOWING ASSESSMENT  
21<sup>ST</sup> MARCH (16:00 - 17:00 GMT)



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