

# Planning Committee

Tuesday 4 October 2022

6.30 pm

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

## Supplemental Agenda No.1

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5.	<b>Development Management</b> Tabled items: addendum report, members' pack, briefing note by objectors to item 5.1	1 - 55

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

Date: 4 October 2022

<b>Item No:</b> 5.1 & 5.2	<b>Classification:</b> Open	<b>Date:</b> 4 October 2022	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Wards or groups affected:</b>		North Walworth & Old Kent Road	
<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 planning applications on the main agenda. These were received after the preparation of the report 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. Report clarifications are required in respect of the following planning application on the main agenda, and additional information has been received:

**Item 5.1 – 21/AP/1819: Plot H1 Elephant Park, Land Bounded by Walworth Road, Elephant Road, Deacon Street and Sayer Street North, Elephant and Castle, London, SE1**

### Report Clarifications and/or Additional Information

4. Corrections to one paragraph of the committee report should be noted by the Planning Committee. Paragraph 37 of the report refers to an incorrect number of retained trees. There are 9 existing trees on the Walworth Road frontage, of which 7 are to be retained, 1 would be removed and 1 may be removed depending on its future health. Paragraph 37 should be corrected as 18 new trees are proposed (not 17 as stated).
5. A copy was provided of a variation to the memorandum of understanding between Lendlease, the Council, and NHS organisations; the original memorandum is mentioned in paragraphs 112 and 113 of the committee report. This short document, signed on 16 September 2022 agreed firstly

the name change of the CCG to the “South East London Integrated Care System”, and secondly the target date (for agreeing the heads of terms for the lease of a health hub) be extended from 29 July 2022 to be 12 months following the grant of planning permission, and can be further varied by agreement.

### Additional consultation responses received

6. Subsequent to the publishing of the committee report an additional 3 representations were received raising the following summarised issues:
  - There is no need for more office space. Office landlords can't find tenants, companies don't want the expense of office space when staff are working remotely.
  - Council owned social housing is urgently required instead.
  - Trader and market traders must be given space to relocate.
  - It is too big, too tall, too ugly and too dense. Development too high.
  - Cause loss of character of the area. Out of keeping with character of area.
  - Over development.
  - More open space needed on development. The tiny park is a joke and inadequate for a heavily congested area with poor air quality.
  - Affect local ecology.
  - Overshadowing of the trees and park which need light.
  - Conflict with local plan.
  - Inadequate public transport provisions.
  - Increase in traffic.
  - Increase of pollution.
  - Increase danger of flooding. Only impermeable paving has been installed.
  - Loss of light.
  - Loss of privacy.
  - Not enough information given on the application.
7. Further objection comments from Southwark Law Centre were received in a briefing paper, attached to this addendum, raising issues about housing, viability, health hub, community space, design and massing, affordable retail, carbon reduction and social rent enforcement action.
8. Further comments from the NHS South East London CCG in support of the proposed health hub were received.
  - As part of the development, it is important that health provision is considered. A new state of the art health hub could provide excellent healthcare facilities for people and communities within the area. The hub could also help to meet the needs of the diverse and increasing population in the area. A hub would also provide equity of access across the borough as it will aim to mirror the provision of a main

health hub in Dulwich so there is similar health service provision in the north of the borough.

- A health hub has not yet been given planning permission as part of Elephant Park. In the event of planning permission being granted, the CCG will work closely with partners to ensure that people and communities in the area can access the best services possible, including care from local GPs. This would mean new facilities for existing practice(s) and local GPs to work from that would enhance the care they're able to provide and avoid potential closures. As seen in other areas, the CCG would expect other health and wellbeing services to be co-located with the practice including diagnostic services (e.g. blood testing, ultrasound scanning), secondary care services, mental health services as well as voluntary care services and other community uses enabling patients to receive more joined up care in a single location.
- Previous developments in the borough, similar to what is proposed at Elephant and Castle, have seen a continuity of high-quality care in an improved facility for local people. Without the required planning permission, the CCG has had no formal discussions with primary care providers about this and no decisions have been taken.
- If permission is granted, the CCG would seek to talk with existing care providers in the immediate area and other partners to establish a proposal showing options for the future of GP provision in the area. The CCG would look to meaningfully engage with people and communities in the development and implementation of any proposal and to consult if the proposal represented a significant change in the provision of care in the area.
- As far as the CCG is aware, both the Princess Street Surgery and Manor Place Surgery have no immediate plans to move or close their practices and will continue to provide high quality care and support to people in the Elephant and Castle area.
- The CCG has been trying to secure a health hub in this area for about 25 years and are fully engaged and supporting of the proposals for a health and wellbeing hub and have informed the current proposals and space requirements.
- The CCG has engaged architects to undertake a piece of work looking at the local population health needs and demand to inform the service mix for the new hub, this should be complete in October. The CCG is also engaging an extensive engagement process with local stakeholders, voluntary groups and the public about what services are needed at the new hub.
- The CCG wants to make sure that the services in the new health and wellbeing hub are designed to meet the needs of the local population and that the hub has a real link with planned community spaces and is developed as a vibrant community hub. To get this right will require involvement of the local community and the CCG is looking at how to best do this and timescales at the moment, it will be taken to the Southwark Strategic Partnership Board (co-chaired by the council) in the first week November.

## CONCLUSION OF THE DIRECTOR OF PLANNING AND GROWTH

9. Having taken into account the additional consultation responses and additional information, the recommendation remains that planning permission should be granted, subject to the conditions and completion of a planning agreement as set out in the report.

### Item 5.2: 21/AP/4757 ILBERTON WHARF, 1-7 ROLLINS STREET, LONDON, SOUTHWARK, SE15 1EP

#### Corrections and clarifications on the main report

10. The following paragraphs regarding energy figures and contribution should be replaced in the main report.

#### Paragraph 259 – Be Lean:

11. For this stage the proposed development achieves a **28%** reduction below the baseline site-wide. This represents a **25%** reduction for domestic areas and a **38%** reduction for the non-domestic areas using SAP10.

#### Paragraph 264 – Be Clean:

12. The proposed communal ASHP heating system, supplying both space heating and domestic hot water supply to all units, produces a **42%** carbon reduction for the Domestic assessment and a **0%** reduction for the Non-domestic areas, resulting in an overall site-wide carbon reduction of **34%** at the Be Clean stage.

#### Paragraph 267 – Be Green:

13. The proposed implementation of low and zero carbon technologies, a combination of solar PV serving the units, and a VRF/ASHP system for the commercial spaces, provides an overall site-wide carbon reduction of **5%** - comprised of a **2%** carbon reduction for the Domestic areas, and a **20%** carbon reduction for the Non-domestic areas.

#### Paragraph 268 – Overall energy savings:

14. The Overall energy savings is 67%.

#### Paragraph 269 – Carbon off-set contribution:

15. The revised contribution amounts to £208,444

#### Paragraph 293 – S106 Obligations table for energy contribution:

16. The revised contribution amounts to £208,444

## **CONCLUSION OF THE DIRECTOR OF PLANNING AND GROWTH**

17. Having taken into account the amendments to the original report the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report, completion of a s106 agreement, and referral to the Mayor of London.

## **REASON FOR URGENCY**

18. Applications are required by statute to be considered as speedily as possible. The applications have 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**

19. The additional information and responses have been received since the original reports were published. 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

4 October 2022

## MAIN ITEMS OF BUSINESS

### Item 5.1 Plot H1 Elephant Park

Plot H1 Elephant Park,  
Land Bounded By Walworth Road, Elephant Road,  
Deacon Street And Sayer Street North  
London SE1

### Item 5.2 Ilderton Wharf

1-7 Rollins Street, London, SE15 1EP

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

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**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

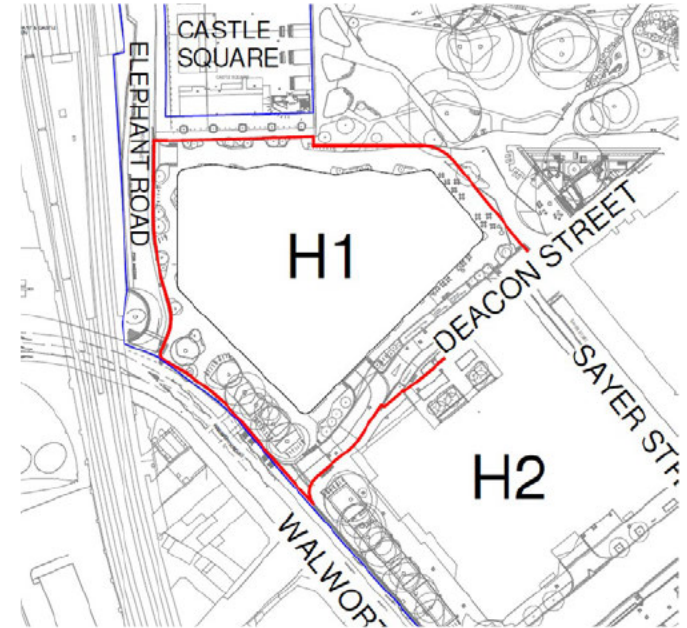
## 21/AP/1819 – Plot H1 Elephant Park (Land Bounded By Walworth Road, Elephant Road, Deacon Street And Sayer Street North), Elephant And Castle, SE1

Redevelopment of the site to provide an 18-storey building (including a mezzanine floor) plus basement and rooftop plant providing office floorspace (Class E(g)(i)) and areas of floorspace for the following flexible uses: office/retail/services/food and drink/medical or health floorspace (Class E(g)(i), E(a), E(c), E(b) or E(e)), including ancillary cycle parking, accessible car parking, servicing, plant, roof terraces, landscaping, public realm improvements and other associated works incidental to the development.

The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

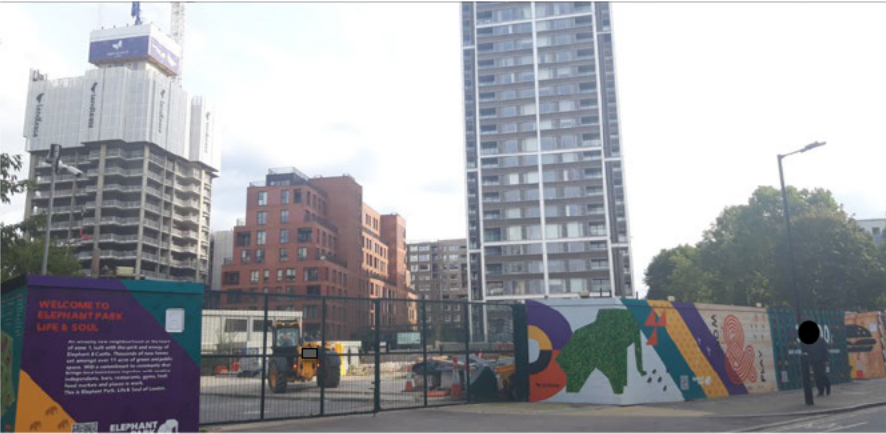


# Site plan and context



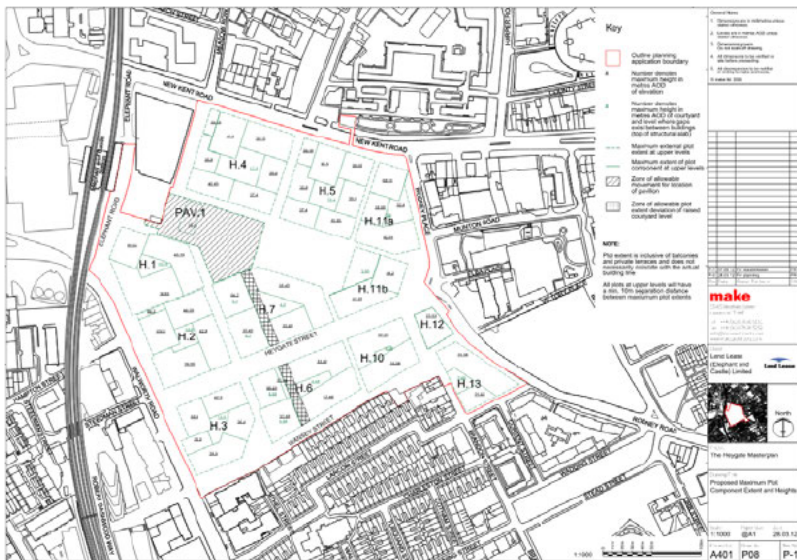
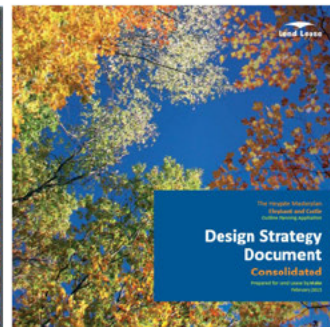
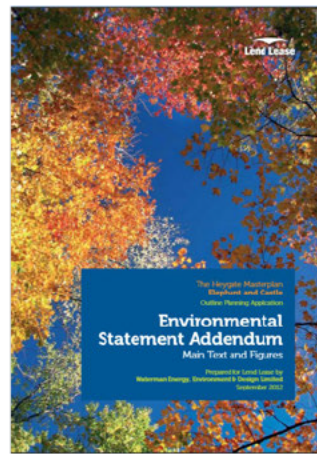
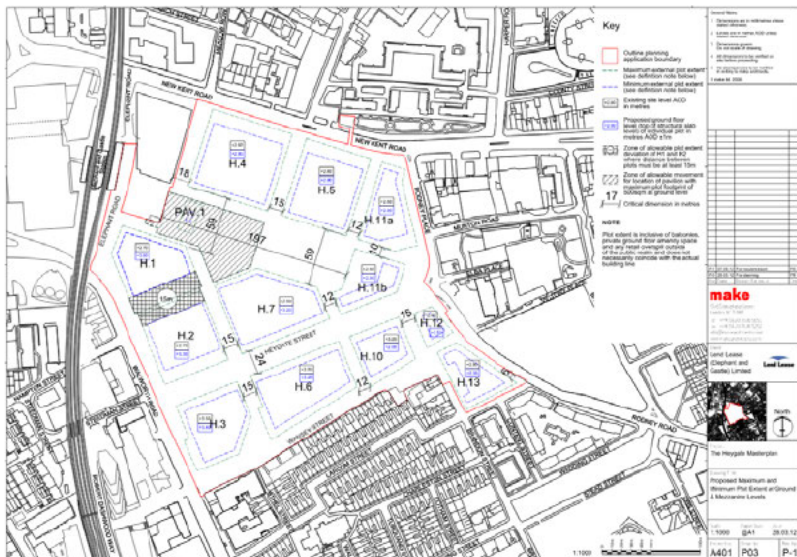
- CAZ
- Opportunity Area
- Town Centre
- PTAL 6B
- Heritage designations

# Existing site



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# Outline planning permission (OPP)



**SOUTHWARK COUNCIL**  
TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

**OUTLINE PLANNING PERMISSION WITH LEGAL AGREEMENT**

Applicant: **Lead Lease (Elephant and Castle) Limited** U58 Registered Number 12047102  
Date of Issue of this document: 27/03/2013

**Reasons for granting permission:**  
The planning application accords with the provisions of the development plan and in particular with the relevant policies of the Core Strategy (2011), Southwark Plan 2007 and the London Plan (2011) as listed below. The planning application is also consistent with the provisions of the National Planning Policy Framework. The planning application was considered with regard to various policies, but not exclusively.

**Strategic objectives of the Core Strategy 2011:**  
Strategy Policy 1 - Sustainable development requires development to improve the places we live and work in and create healthier communities in the future through active recreation.  
Strategy Policy 2 - Sustainable transport states that we will encourage walking, cycling and the use of public transport rather than travel by car.  
Strategy Policy 4 - Places for learning, enjoyment and healthy lifestyles advises that there will be a wide range of well used community facilities that provide spaces for many different community activities in accessible areas.

Dated 27th March 2013

- (1) The Mayor and Burgesses of The London Borough of Southwark
- (2) Lead Lease (Elephant & Castle) Limited
- (3) Transport for London
- (4) Lead Lease Europe Holdings Limited

Agreement pursuant to Section 106 of the Town and Country Planning Act 1990, Section 113 of the Local Government Act 1972 and other powers in relation to land known as **The Heviate Estate, Elephant and Castle, London**

Ref: LEG/PP/L/5106/N6/63375

Enviroads LLP  
One Wood Street  
London  
EC1V 7WS  
Tel 0845 497 9797  
Fax 0845 497 0318  
e: +44 (0) 20 7949 9999  
UK 154280 Cheapside 8  
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# Outline planning permission (OPP)

LAND USE	USE CLASS	MIN GEA M2	MAX GEA M2
RESIDENTIAL	C3	160,579	254,400
RETAIL	A1/A2/A3/A4/A5	8,000	16,750
BUSINESS	B1	3,000	5,000
COMMUNITY AND CULTURE	D1	1,500	5,000
LEISURE	D2	1,500	5,000
SUI GENERIS (ENERGY CENTRE)	SUI GENERIS	500	925
<b>SUB-TOTAL</b>		<b>175,079</b>	<b>287,075</b>
PARKING, SERVICING, PLANT AND STORAGE	-	17,000	43,666
<b>TOTAL</b>	-	<b>192,079</b>	<b>330,741</b>

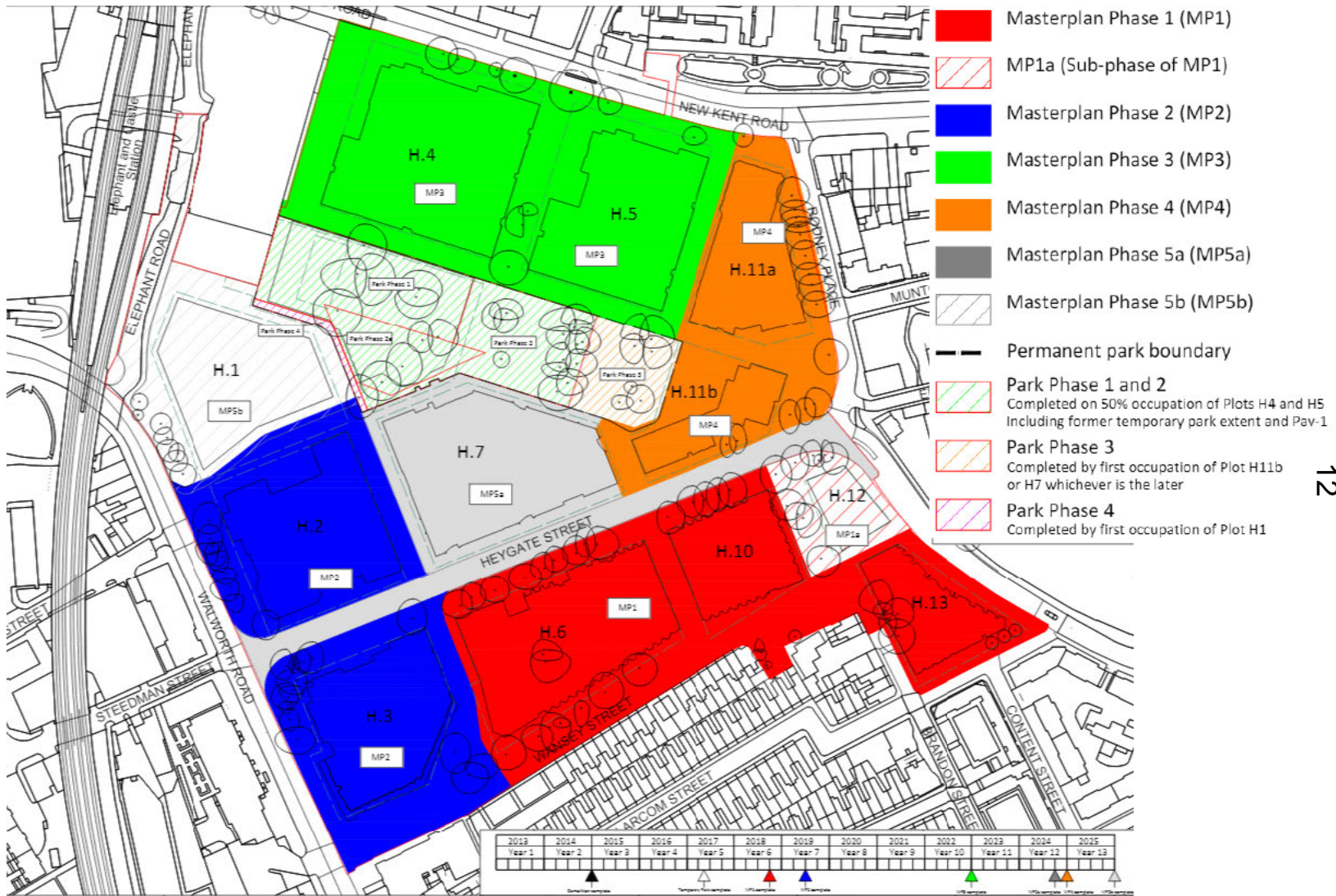
4.6 Table 4.2: Maximum\*\* and Minimum\*\*\* Floorspace in each Development Plot

DEVELOPMENT ZONE REFERENCE	MIN GEA M2	MAX GEA M2
Plot H1	22,491	36,100
Plot H2	26,900	43,210
Plot H3	15,984	25,678
Plot H4	32,359	51,936
Plot H5	25,641	40,991
Plot H6	15,564	24,967
Plot H7	28,160	45,131
Plot H10	6,537	10,354
Plot H11a	13,045	24,628
Plot H11b	16,011	22,993
Plot H12	500	3,300
Plot H13	5,878	9,491
Plot PAV.1	50	1,000
<b>TOTAL</b>	<b>209,934</b>	<b>337,404 **</b>

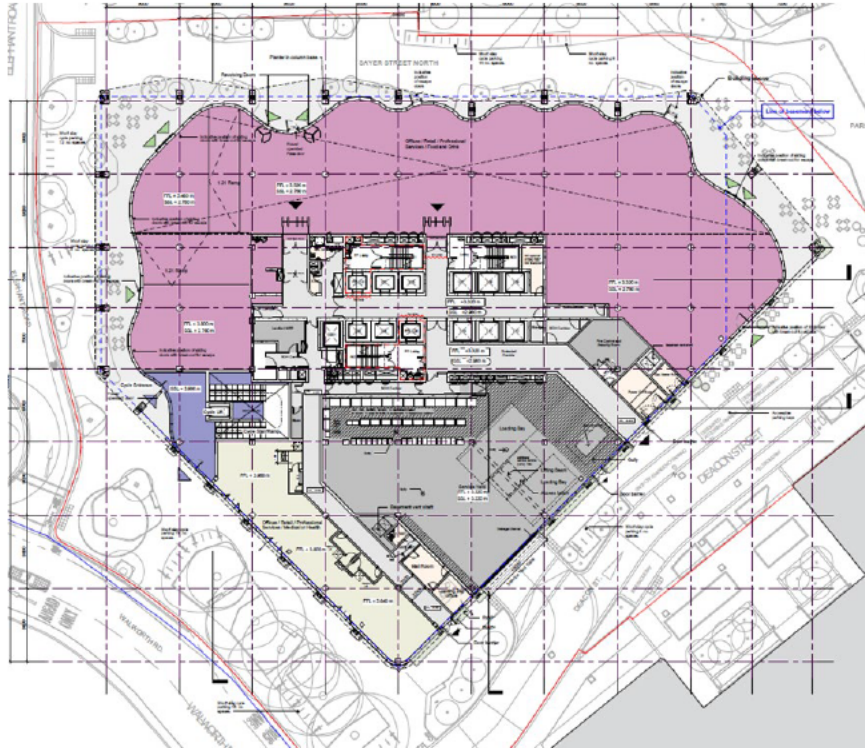
**\*\* NB.**

The cumulative total of the maximum floorspace figures for each plot in Table 4.2 exceeds the maximum floorspace proposed for the site in paragraph 4.2 above. This is to allow flexibility in the detailed design and delivery of individual plots. The total floorspace of all plots across the Site will not, however, exceed the maximum of 330,741 m<sup>2</sup> stated in paragraph 4.2.

# Outline planning permission (OPP)



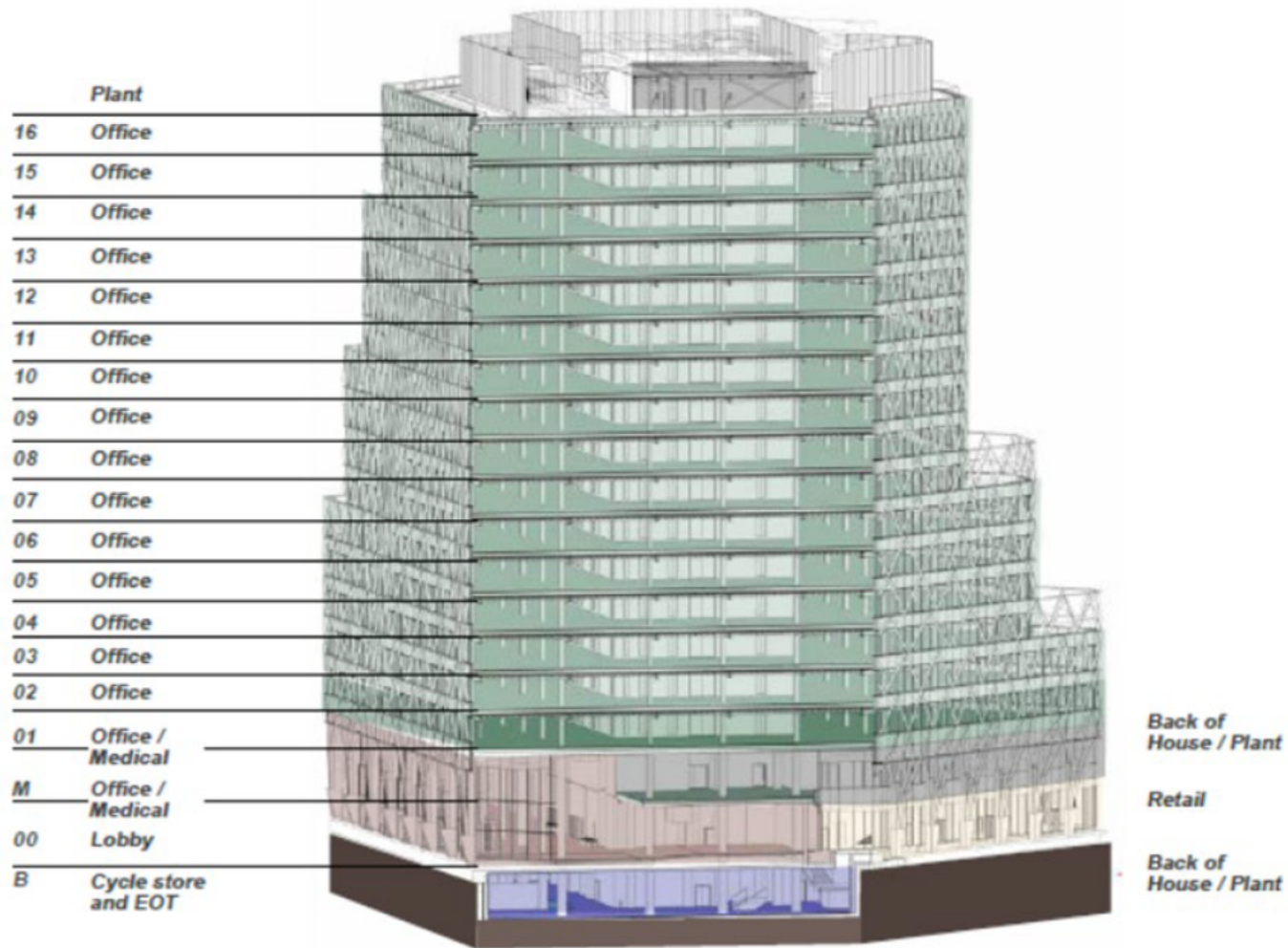
# Proposal



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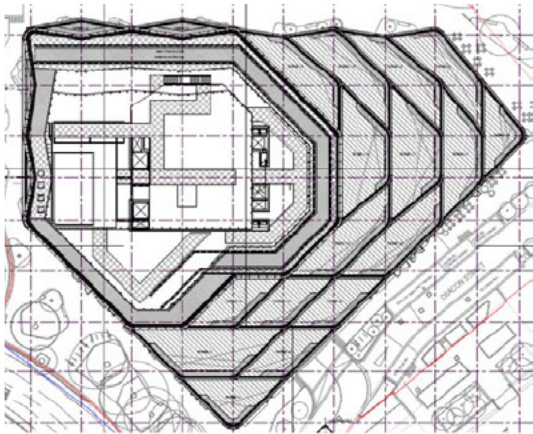
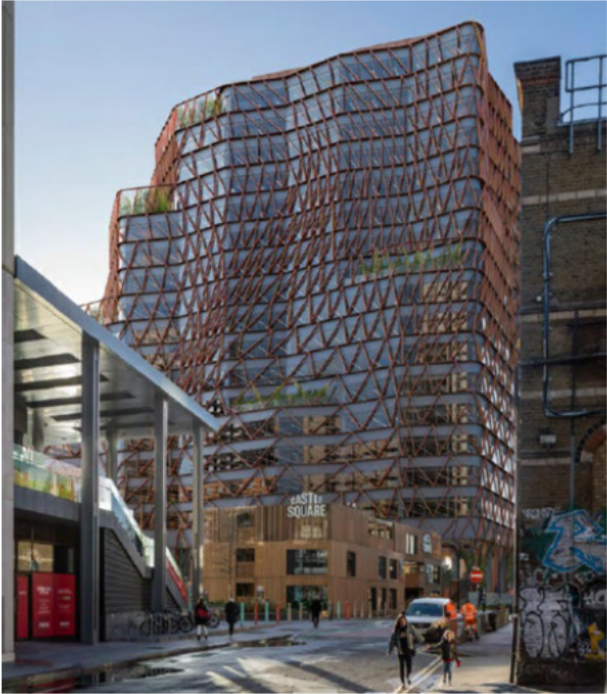
Land Use	Floor level of the building	NIA (sqm)	GIA (sqm)	GEA (sqm)
Offices	2-16	40,181	48,750	48,960
Offices or health	Mezzanine and 1	4,301	6,729	6,796
Offices/retail/services/health	Ground	259	264	277
Offices/retail/services/restaurant	Ground	1,659	1,664	1,704
Ancillary (servicing yard, cycle storage, plant)	Basement, ground and roof	n/a	5,566	6,258
<b>Total</b>	<b>All</b>	<b>46,400</b>	<b>62,974</b>	<b>63,996</b>

# Proposal



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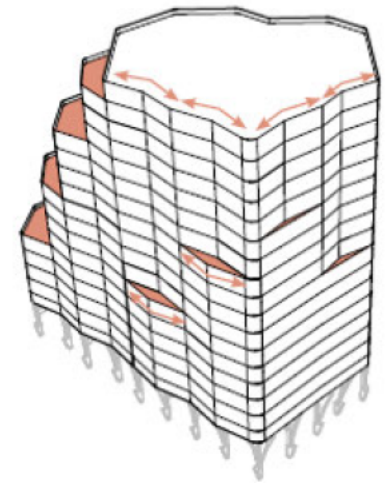
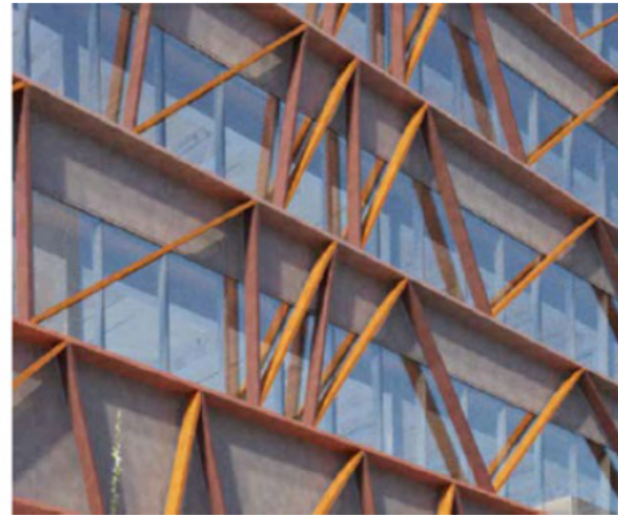
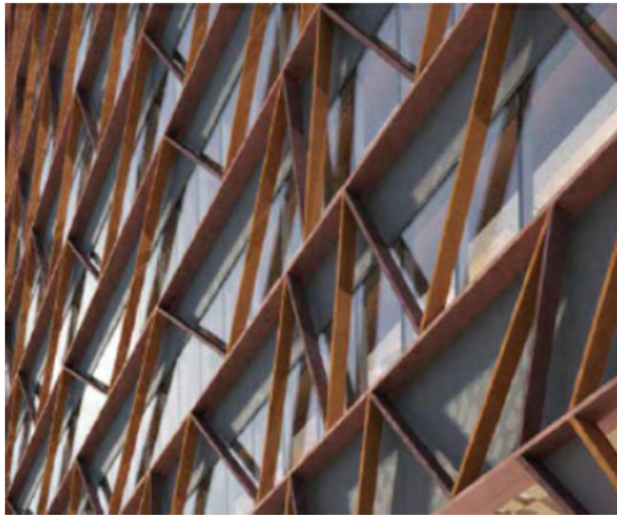
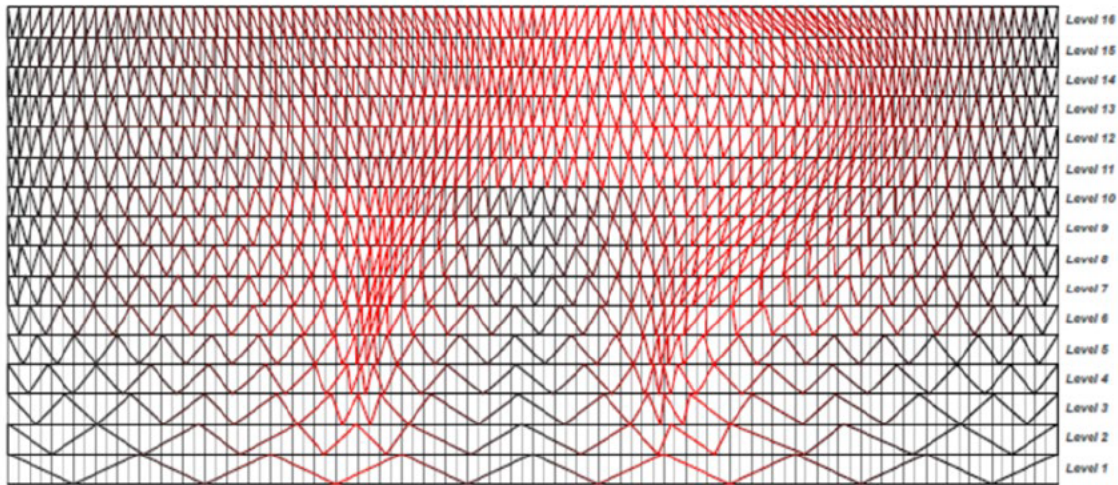
# Proposal



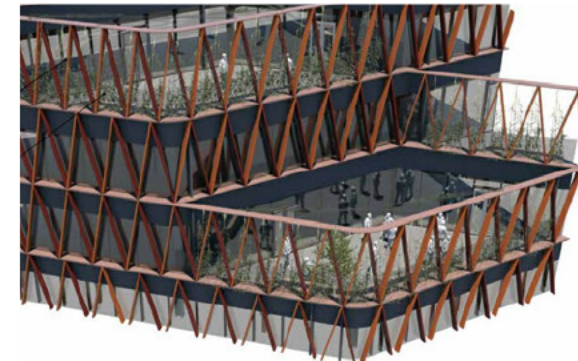
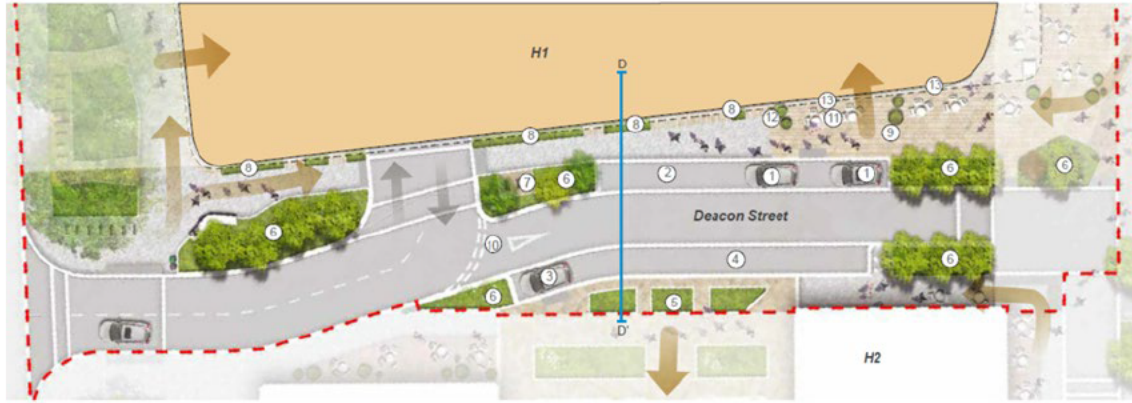
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# Proposal



# Proposal

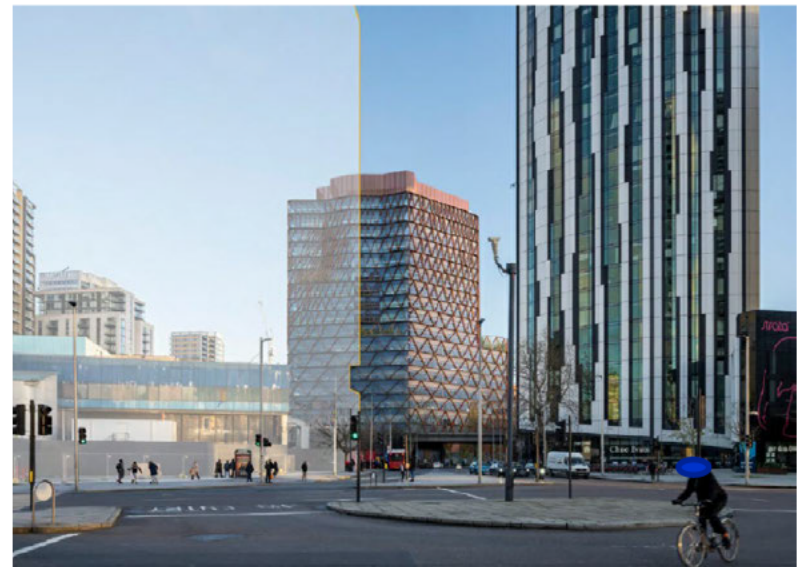
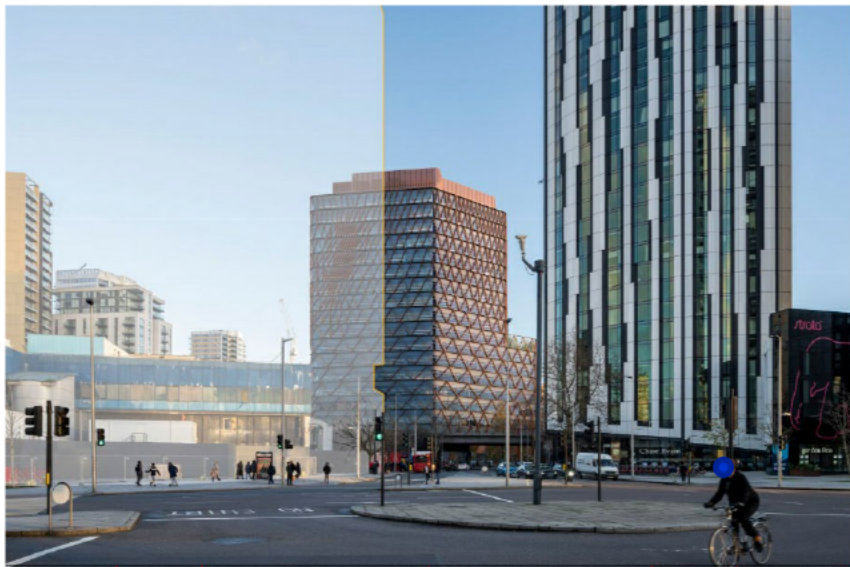
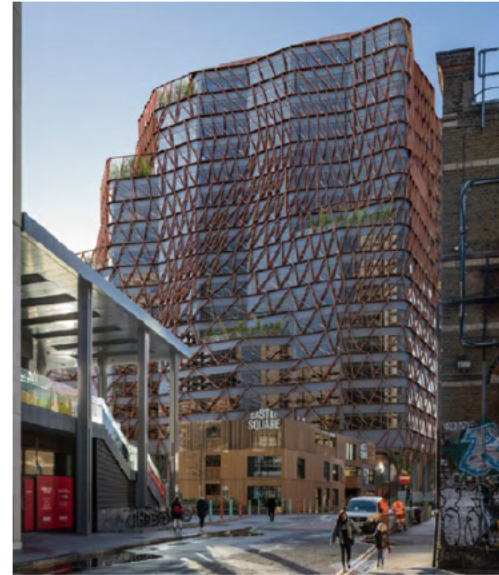


# Proposal - revisions

Initial design



Revised design



## Consultation

Over 430 objections to the first consultation with common topics:

- the principle of the office use as there is no demand or need for office space;
- the plot should be used to provide more homes (especially affordable homes) instead;
- the building is too large, tall and unattractive;
- it will harm neighbour amenity;
- it will overshadow the park and harm ecology;
- the additional traffic and public transport crowding;
- environmental impacts;
- strain on community facilities; and
- the lack of community engagement by the applicant.

2 neutral comments.

Over 50 comments in support were made that:

- add to the mix of uses in the masterplan, provide jobs, commercial space, a health hub, public atrium, activity and help support the local area;
- the height and design are appropriate for this location;
- it provides public realm and landscaping; and
- it is a sustainable location.

Statutory consultees, including the GLA.

# Consultation

Re-consultation on the amendments resulted in

- 39 further objections (stating that the amendments do not address the earlier objections, repeating other issues) including from SLC who are raising objections in terms of the relationship with the OPP masterplan's obligations, the design, the health hub, the health being at the expense of affordable workspace, the loss of the wildflower meadow and open space.
- 3 comments in support including from Guy's and St Thomas' NHS Foundation Trust

Addendum summarises the further objection and CCG comments in support received

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## Assessment

- Principle of the proposed development in terms of land uses
- Reconciliation and compliance with the outline planning permission
- Environmental impact assessment
- Design – including layout, building heights and fire safety
- Heritage considerations
- Landscaping, trees and urban greening
- Ecology and biodiversity
- Archaeology
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport and highway impacts – including servicing, car parking and cycle parking
- Environmental matters
- Energy and sustainability
- TV, radio and telecoms networks
- Aviation
- Planning obligations
- CIL
- Other matters
- Planning balance

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# Assessment

## Proposed uses

- Offices
- Retail, professional services, café and restaurant
- Health
- Affordable workspace

No proposed housing

# Assessment

## Reconciliation with OPP masterplan

- Minimum OPP floorspace of uses exceeded by the other plots, except for office.
- If Plot H1 came forward as RMA, it would need to provide office space so that site-wide minimum is achieved
- Application proposes at least 48,960sqm so site-wide minimum and maximum exceeded.
- Affordable housing
- Park area and public realm area exceeded
- Energy centre operational
- Highway works
- Financial payments
- Management plans

Use Class	OPP minimum floor area (sqm GEA)	OPP maximum floor area (sqm GEA)	Cumulative (sqm GEA) without Plot H1	Has the OPP minimum area been achieved ?	Remaining floor area from the maximum (sqm GEA)
C3 residential	160,579	254,400	252,414	Yes	1,986
A1-A5 retail	8,000	16,750	8,099	Yes	8,651
B1 business	3,000	5,000	816	No	4,184
D1 community	1,500	5,000	1,728	Yes	3,272
D2 leisure	1,500	5,000	1,679	Yes	3,321
Sui generis (energy centre)	500	925	787	Yes	138
<b>Sub total for uses</b>	<b>175,079</b>	<b>287,075</b>	<b>265,523</b>	<b>Yes</b>	<b>21,552</b>
Parking, servicing, plant and storage	17,000	43,666	17,759	Yes	25,907
<b>Total</b>	<b>192,079</b>	<b>330,741</b>	<b>283,282</b>	<b>Yes</b>	<b>47,459</b>

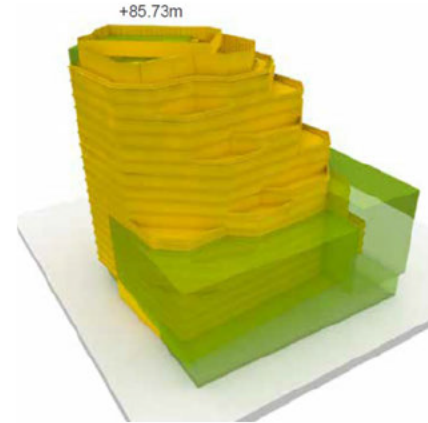
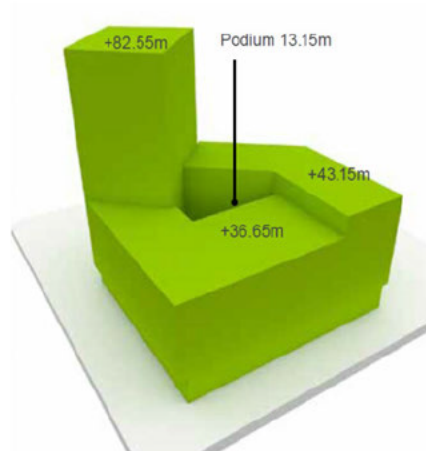
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# Assessment

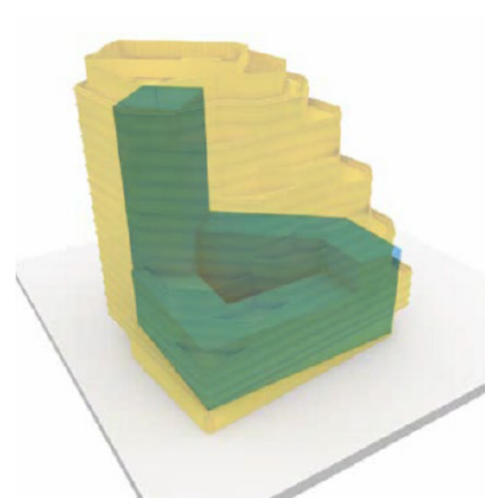
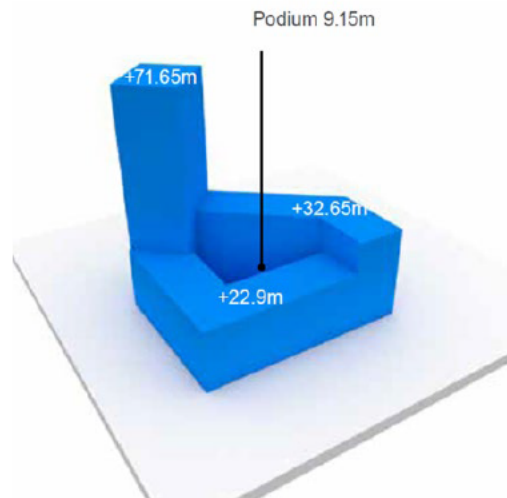
## Design - massing comparison with OPP

Maximum OPP parameters



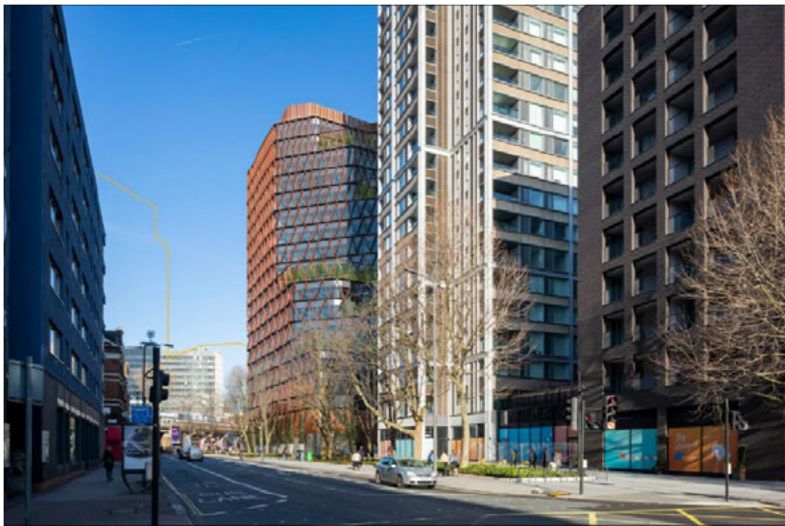
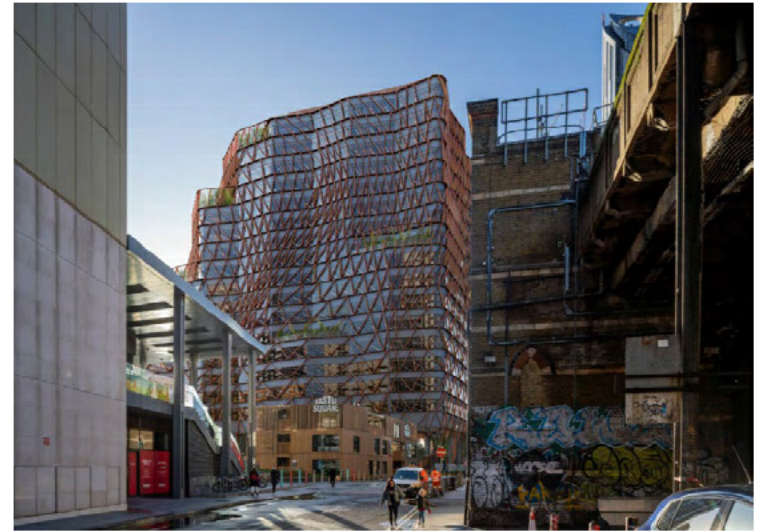
H1 proposal in yellow

Minimum OPP parameters



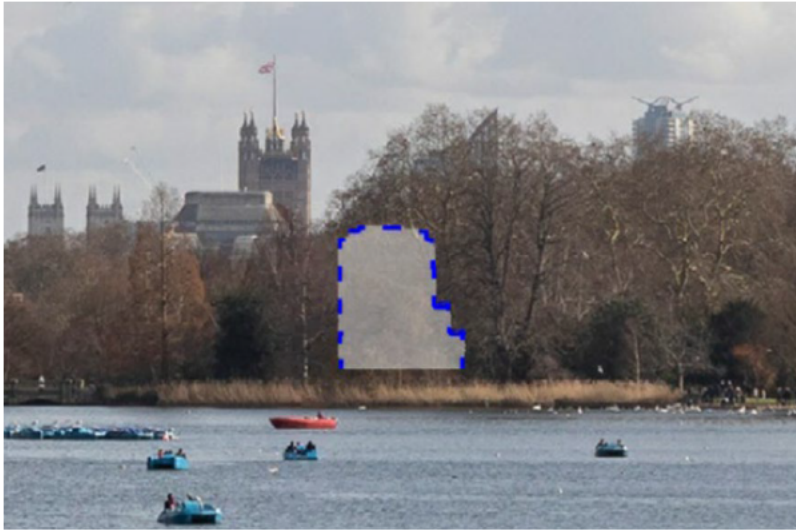
# Assessment

## Design



# Assessment

## Design and heritage



# Assessment

## Neighbour amenity impacts

- Privacy
- Outlook
- Light pollution
- Solar glare
- Noise and vibration
- Daylight
- Sunlight

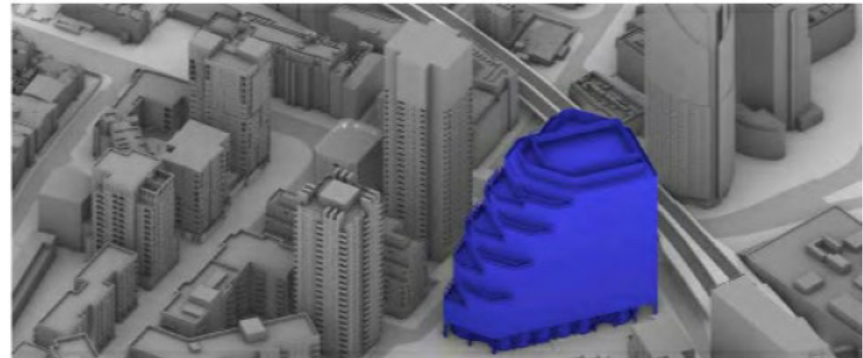


Fig. 13: H1 Development

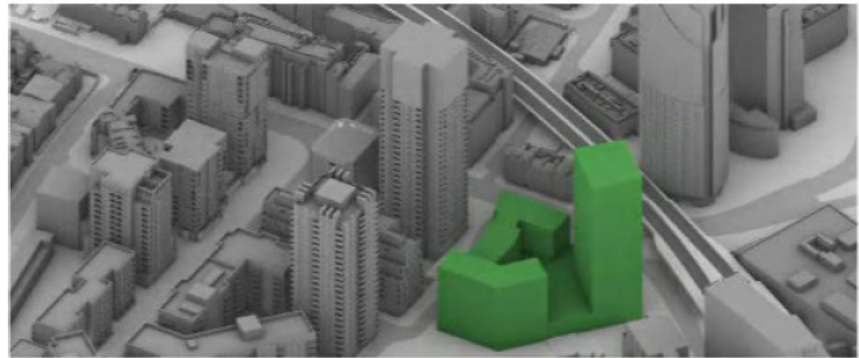


Fig. 11: OPP Illustrative Massing

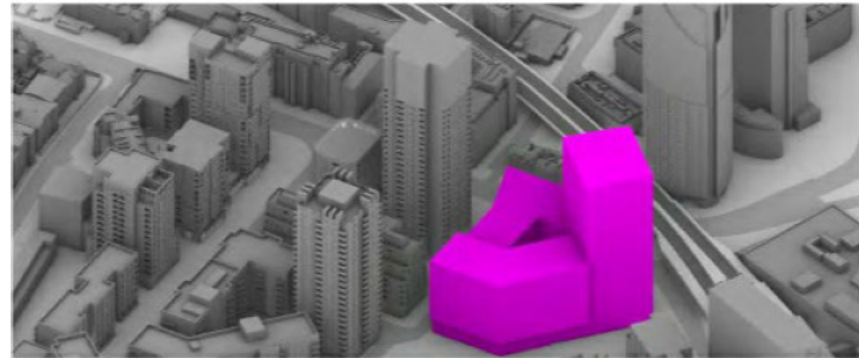


Fig. 12: OPP Maximum Achievable Massing

# Assessment

## Neighbour amenity impacts



Fig. 15: VSC reductions to windows, OPP Maximum Achievable Massing v HI Development



Fig. 16: NSL reductions to rooms, OPP Maximum Achievable Massing v HI Development

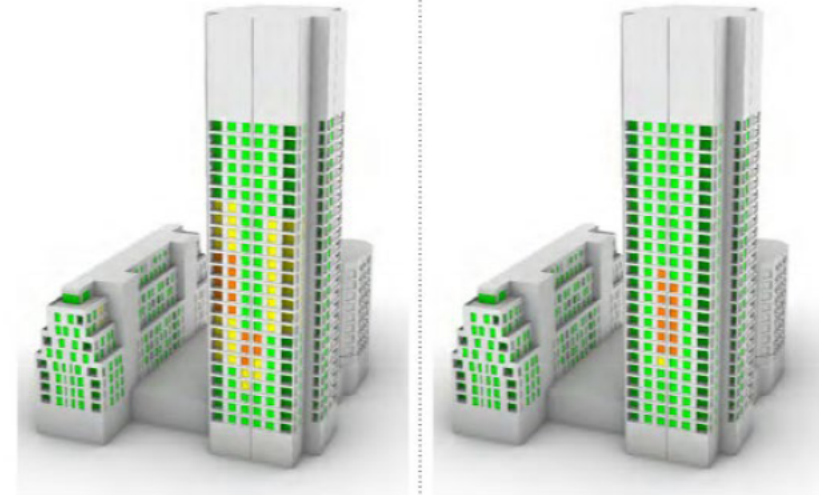
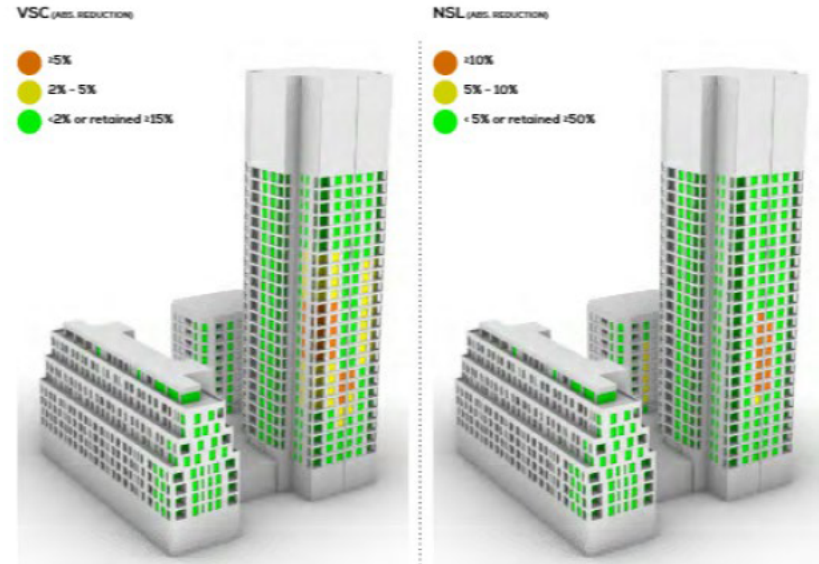


Fig. 32: VSC and NSL reductions to rooms, OPP Maximum Achievable Massing v HI Development

Harm from loss of daylight and sunlight to be considered in the overall planning balance

# Assessment

## Carbon and sustainability

- Be lean measures – 24% reduction
  - Be clean measures – 14% reduction by connection to DHN
  - Be green measure – 0%
  - Total on-site 38% carbon reduction. Offset payment.
  - Be seen, decarbonisation plans for DHN
- 
- BREEAM Outstanding
  - Whole life carbon
  - Circular economy

# Assessment

## Planning obligations

- Health hub provision as priority option
- Affordable workspace as second scenario
- Control of the flexible uses applied for
- Ground floor lobby
- Energy statement, carbon offset payment, be seen monitoring
- CEMP
- Employment and skills (construction and end use)
- Local procurement
- Highway works
- Public realm
- Transport mitigation and funding
- Travel plan
- Health hub transport
- Delivery and servicing plan
- Monitoring fee

# Assessment

## Planning balance

**Harms:** losses of daylight and sunlight to nearby residential properties. These impacts cannot be mitigated.

**Public benefits:**

1. Provision of a substantial quantum of new high-quality office space and the associated jobs.
2. Provision of a health hub for the NHS or similar public health operator.
3. If a health hub is not progressed, the proposal would provide affordable workspaces.
4. Construction phase jobs and training opportunities.
5. End use jobs and training.
6. Local procurement.
7. 0.39 hectares of landscaped public realm, off site highways works, improving connectivity around the plot.
8. Provision of a public lobby area of at least 500sqm.
9. Payment of Mayoral CIL and borough CIL.
10. Financial contributions for transport improvements for the train station improvements (or the Northern Line Ticket Hall), cycle docking station, bus services and Legible London.



## Recommendation

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London; and
2. That environmental information be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
3. That the Planning Committee in making their decision has due regard to the potential equalities impacts that are outline in the report; and
4. That following the issue of planning permission, the Director of Planning and Growth write to the Secretary of State notifying them of the decision, pursuant to Regulation 30(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; and
5. That following issue of the planning permission, the Director of Planning and Growth shall place a statement on the statutory register pursuant to regulation 28 of the Town and Country Planning (Environmental Impact Assessments) Regulations and for the purposes of regulation 28(1)(h) the main reasons and considerations on which the local planning authority's decision is based shall be set out as in this report; and
6. In the event that the requirements of paragraph 1 above are not met by 4 April 2023 the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 429 of the report

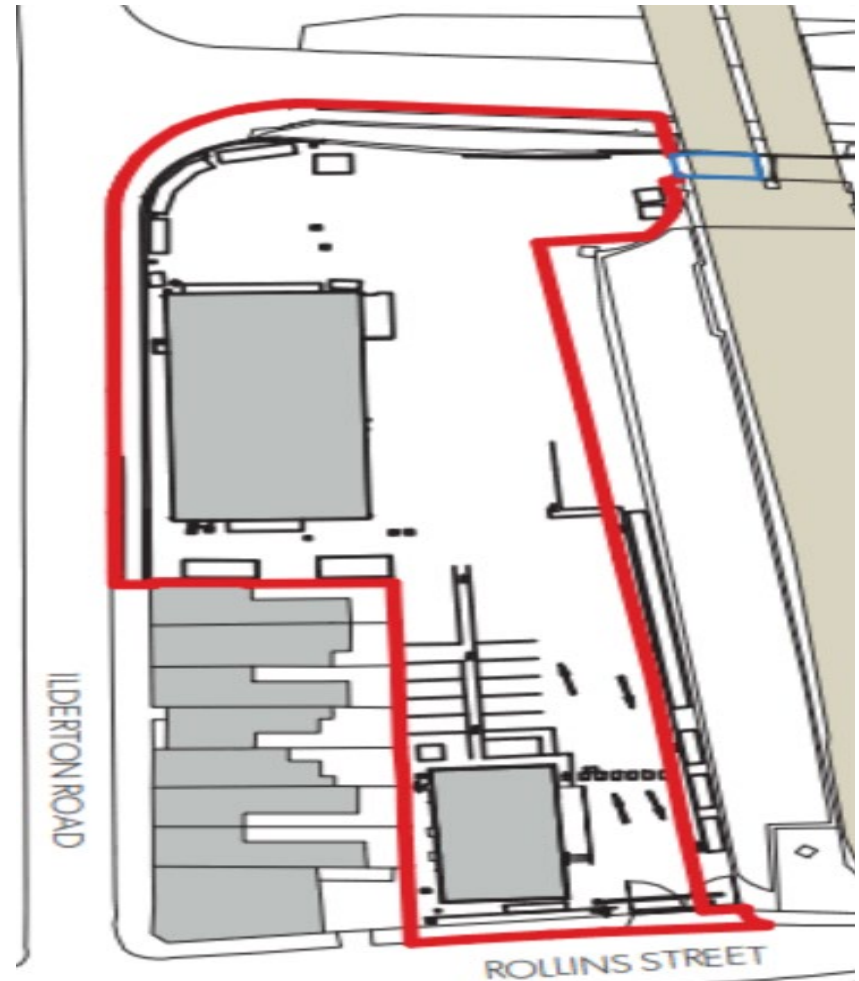
## Item 7.2 21/AP/4757 Iderton Wharf, 1-7 Rollins Street London SE15 1EP

Demolition of existing buildings and erection of a mixed use development comprising a building of part 9, 23 and 25 storeys above ground to provide a replacement builders merchants with associated office, trade counter sales area, showroom and external storage/racking, a commercial unit fronting Iderton Road (Use Class E) 170 residential apartments (Use Class C3) and other associated infrastructure.

33

## EXISTING SITE

- Located on the corner of Ilderton Road and Surrey Canal Road
- Jewson warehouse and operational yard
- Old Kent Road Opportunity Area
- Within site allocation OKR16
- Not within the boundaries of a conservation area



# OLD KENT ROAD AREA ACTION PLAN

## OLD KENT ROAD

AREA ACTION PLAN / OPPORTUNITY AREA PLANNING FRAMEWORK CONSULTATION  
DECEMBER 2017





# PROPOSED SCHEME



## HOUSING MIX AND AFFORDABLE HOUSING

	Block A		Block B				TOTAL		
	Social Rent		Intermediate		Private				
	Units	HR	Units	HR	Units	HR	Units	HR	%
<b>1 Bed</b>	5	10	8	16	40	80	53	106	31.2%
<b>2 Bed</b>	16	48	12	36	54	162	82	246	48.2%
<b>3 Bed</b>	0	0	6	24	15	60	21	84	12.4%
<b>4 Bed</b>	14	70	0	0	0	0	14	70	8.2%
	35	128	26	76	109	302	170	506	100%

- 170 new residential units
- 40.3% Affordable based on habitable rooms.
- 69% of units 2 beds+
- 10.5% (16 units) will be wheelchair accessible units

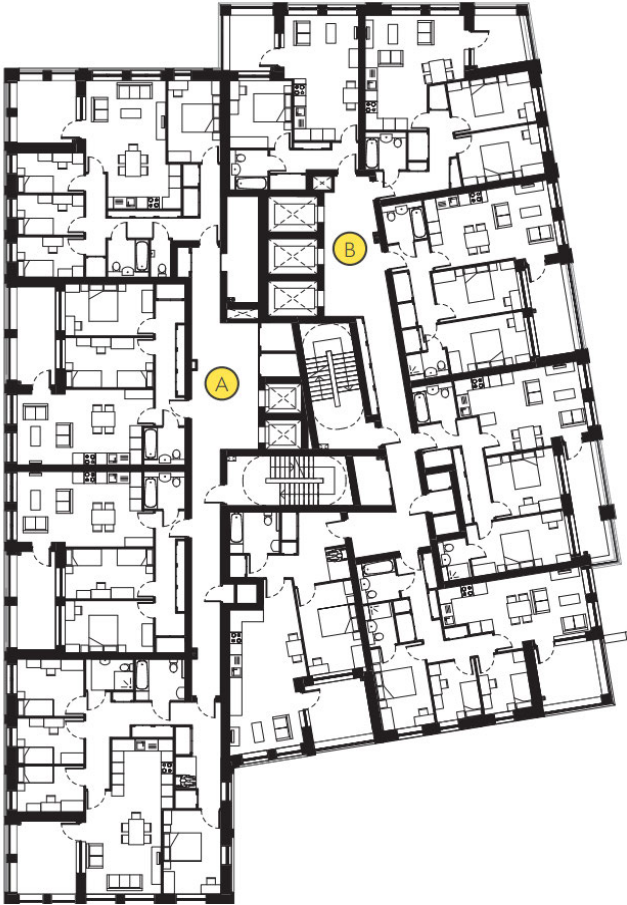
# PROPOSED JEWSON COMMERCIAL SPACE



Gross internal areas of proposed commercial spaces in sqm (GIA)	
Commercial workspace GIA	97.3
Covered yard GIA	676
Covered yard mezzanine GIA	214.6
<b>GIA total (sqm)</b>	<b>987.9</b>

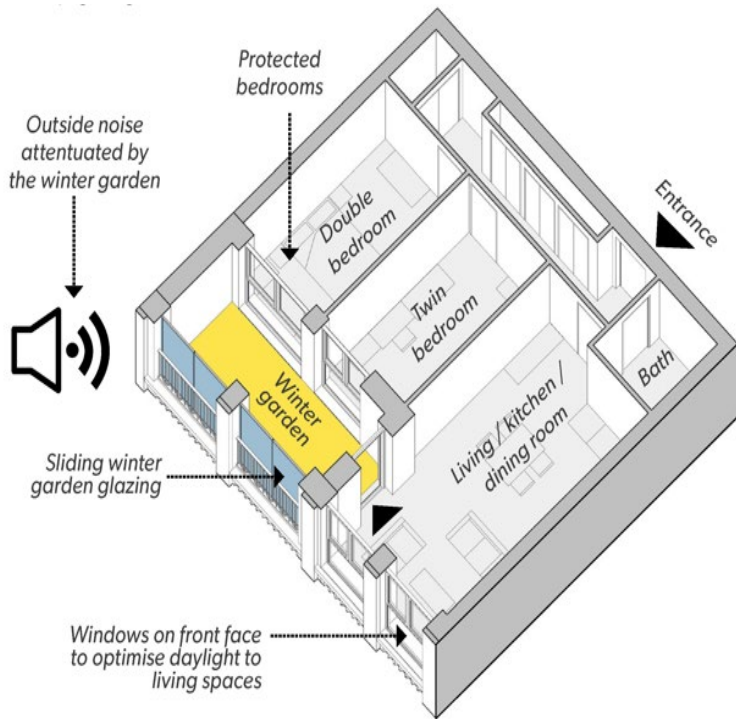


## QUALITY OF ACCOMMODATION



- Two residential blocks consisting of Social Rent in Block A and intermediate and private sale units in Block B
- Private amenity consists of balconies and winter gardens
- No north facing single aspect units
- No more than 6 units per floor with a centralised lift location to avoid long corridors
- 58% Dual aspect units with all 4 bed units being dual aspect

# QUALITY OF ACCOMMODATION – WINTER BALCONIES



Cutaway 3d view of 2 bed apartment in Block A



Location of 2 bed apartment in Block A against Ilderton Road



Inhabited plan of 2 bed apartment in Block A against Ilderton Road

# TENURE BLIND ACCESS - RESIDENTIAL



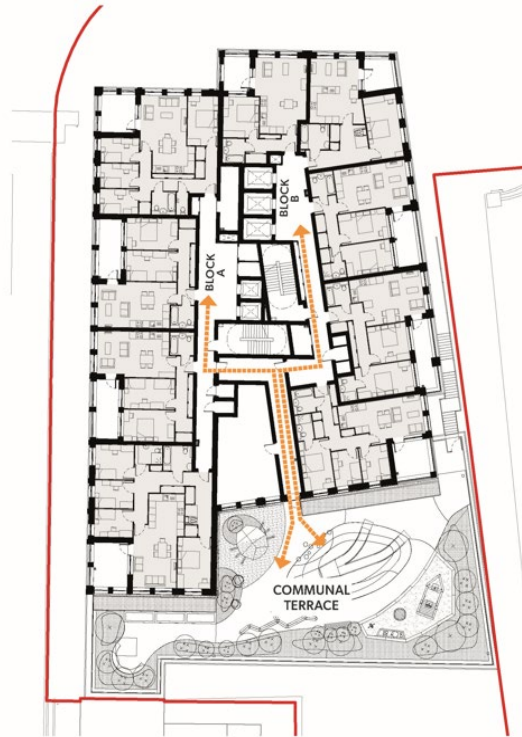
*View of residential entrances*



*Ground floor plan with residential entrances highlighted*

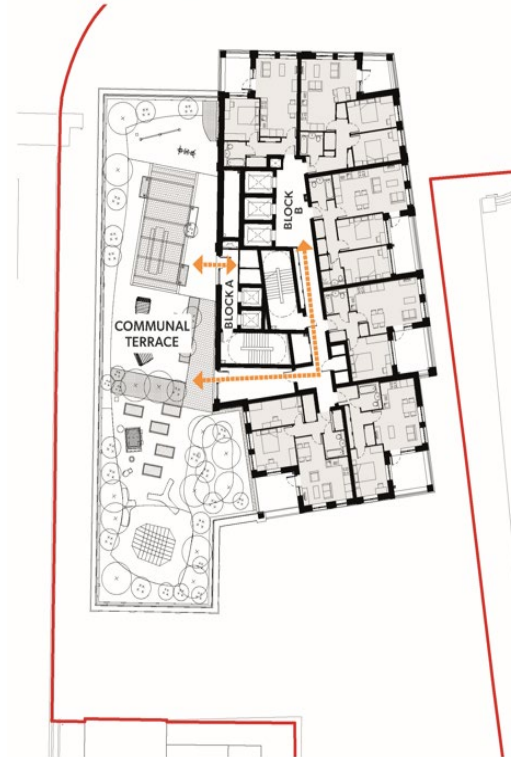
## TENURE BLIND ACCESS - COMMUNAL

FIRST FLOOR TERRACE



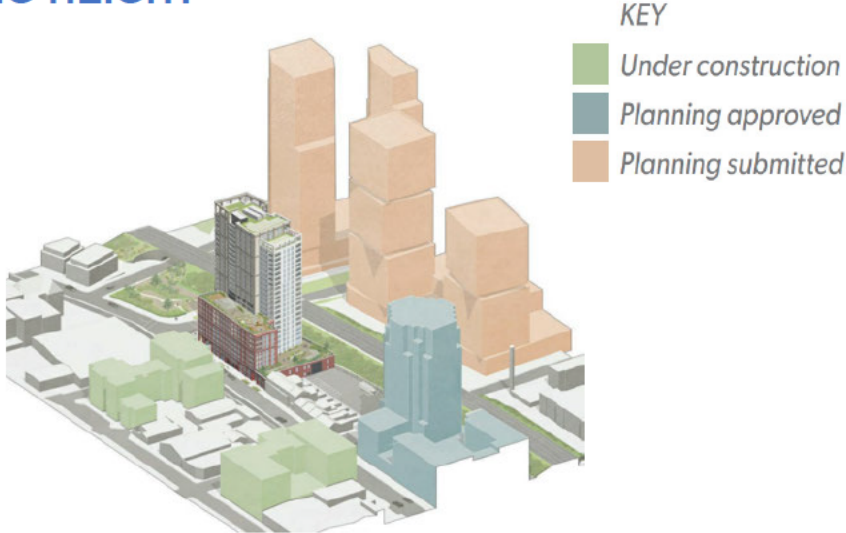
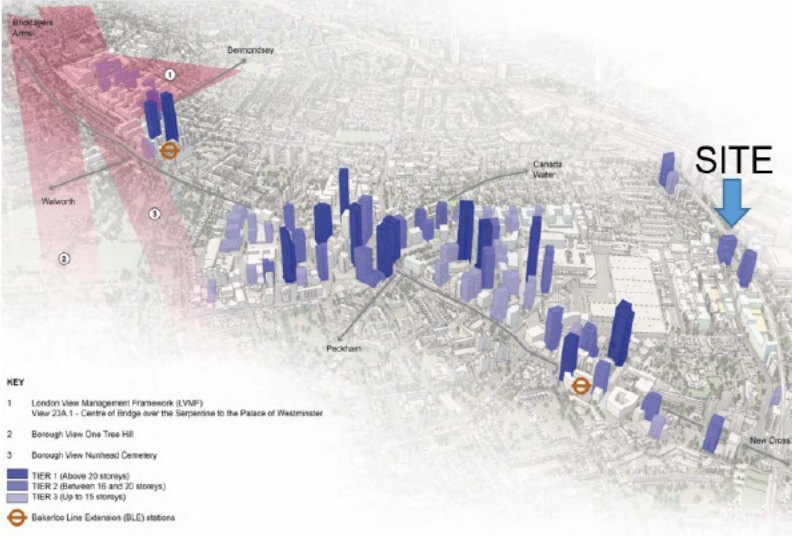
*Both blocks and all tenures access the first floor communal terrace*

EIGHTH FLOOR TERRACE



*Both blocks and all tenures access the eighth floor communal terrace*

# BUILDING HEIGHT



## IMPACT TO NEIGHBOURING OCCUPIERS



- Most at risk occupiers are located at 209-225 Ilderton Road and 62 Hatcham Road
- Submitted BRE Assessment demonstrates that potential affected windows retain high levels of daylight using the Vertical Sky Component methodology

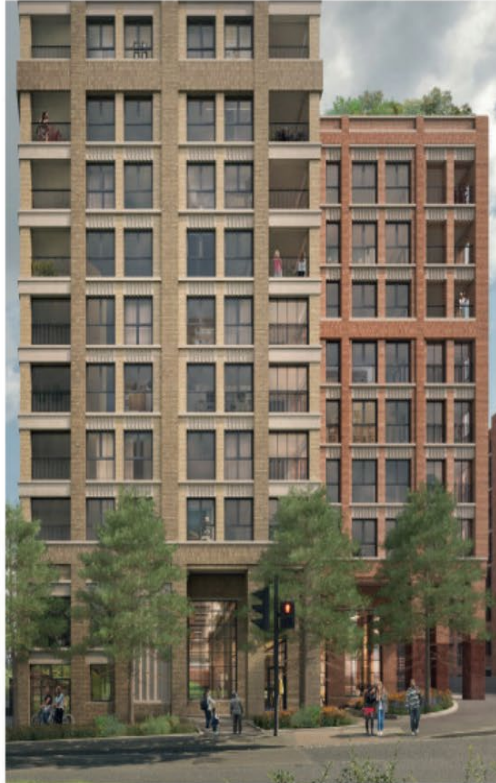
## DESIGN AND MATERIALITY



*Brown brick - Nelissen - Vinalmont - or equal approved*



*Buff brick - Nelissen - Anderlecht- or equal approved*



*View of the northern elevation showing Block B to the left and A to the right*



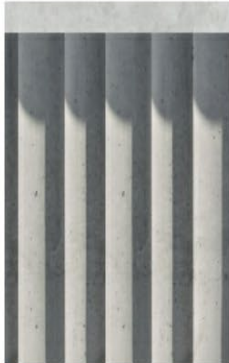
*Red brick with red mortar- Nelissen - Rosado - or equal approved*



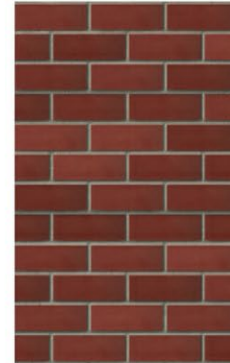
*Red brick with natural mortar - Nelissen - Rosado- or equal approved*



*White brick - Nelissen- Blanco - or equal approved*



*Precast concrete*



*Glazed brick slip tiles - Craven Dunmill - Red 2 - or equal approved*



*Precast concrete*

## AMENITY, PLAYSPACE AND SUSTAINABILITY



- 67% savings on carbon reduction with carbon net zero contribution of £208,444 secured in the S106
- Intention to connect to SELCHP that will increase carbon savings
- Urban Greening Factor of 0.42
- Communal amenity and playspace located on podium and 8<sup>th</sup> floor levels
- Communal amenity and playspace requirements exceed minimum requirements on site.



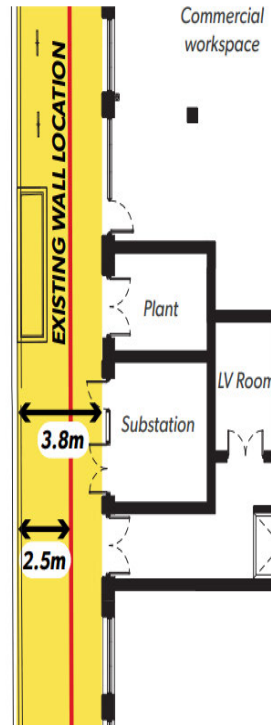


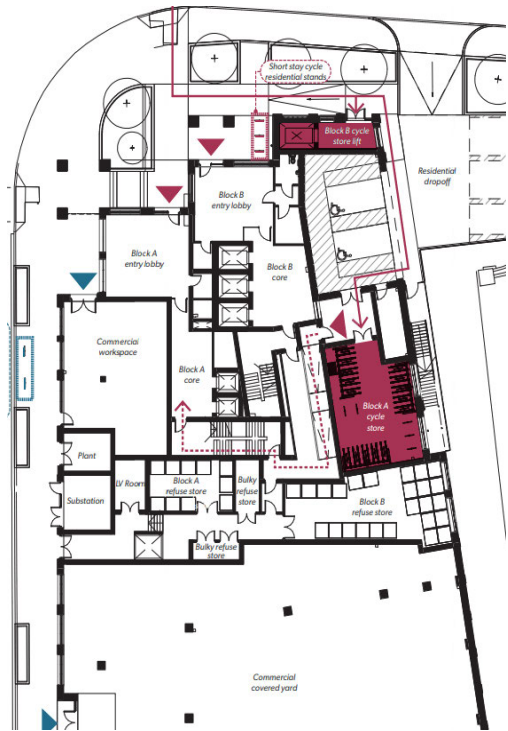
## PUBLIC REALM

- Active frontages created to enhance relationship with streetscene
- The development is set back from both roads
- Improved permeability for pedestrians moving past the site

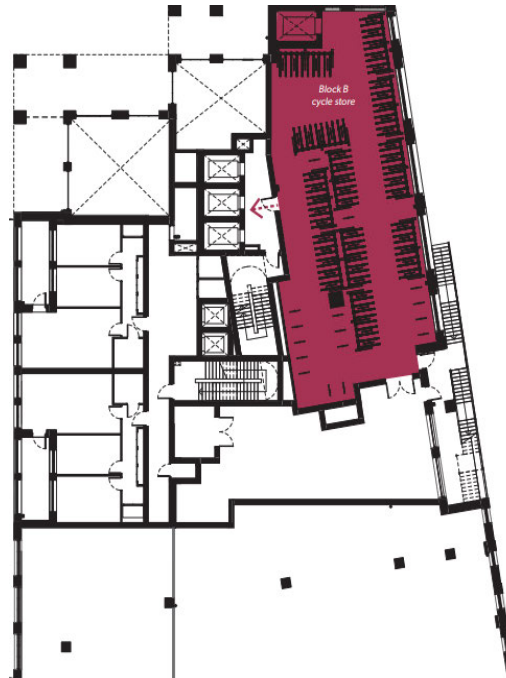


ILDERTON ROAD





## TRANSPORT



### Residential long stay bicycle demand

	1 beds	2 beds	3 beds	4 beds	Totals
<b>Block A</b>	5	16	0	14	<b>35</b>
<b>Block B</b>	48	66	21	0	<b>135</b>
<i>Bicycle requirement</i>	1.5	2	2	2	
<b>Block A spaces required</b>	7.5	32	0	28	<b>67.5</b>
<b>Block B spaces required</b>	72	132	42	0	<b>246</b>

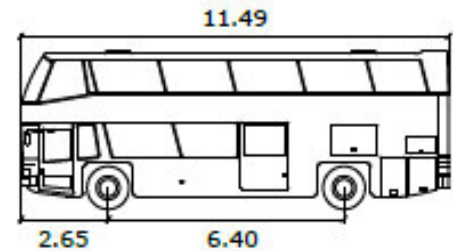
### Bicycle stand spaces provided

	Sheffield stand spaces	Sheffield stands spaces beneath racks	Raised rack spaces	Totals
<b>Lower bike store (Block A)</b>	10	30	30	<b>70</b>
<b>Upper bike store (Block B)</b>	32	110	110	<b>252</b>
	Sheffield stands		Raised rack stands	
<b>Percentage of types</b>	57%		43%	

- Policy compliant cycle parking

- Car free development

## TRANSPORT – BUS/SURREY CANAL ROAD



<b>Alexander Dennis Enviro 400</b>	
	meters
Width	: 2.55
Track	: 2.55
Lock to Lock Time	: 6.0
Steering Angle	: 51.2

- Improvements to Surrey Canal Road/Iderton Road junction to facilitate double decker bus

- Improvements to Rollins Street/Iderton Road junction

## CGI VIEWS OF DEVELOPMENT



## CGI VIEWS OF DEVELOPMENT



## SUMMARY

- 170 residential units to the borough's housing stock
- 35 Affordable social rented units including all four beds
- Cycle parking in accordance with London Plan
- Uplift in employment opportunities for Jewson on an improved floorspace
- High quality of accommodation for future residents
- Compliant with aims and objectives of OKR16
- Two objections to the scheme

## **Briefing for Planning Committee members – Plot H1, Elephant Park – 21/AP/1819**

We refer to the above application being considered at Planning Committee on 4 October 2022.

We raise the following material objections:

### **Housing**

1. This application is the final plot of Elephant Park, on the site of the demolished Heygate Estate. The Applicant holds an Outline Planning Permission (OPP) to build homes on Plot H1. The proposal to build an office block instead of housing is a radical change of direction. **The loss of housing that could be secured under the OPP, or could otherwise be built on the plot should be considered by the committee in determining the application.**
2. The Applicant says that it has delivered all the housing required by the OPP. However, it has only delivered 25% affordable housing and only 100 social rented homes (out of 2,689 homes in total). H1 is also a brownfield site that should be optimised for housing, according to London Plan policy (also called H1). **A fresh viability assessment should be conducted to establish whether the maximum amount of affordable housing has been delivered under the OPP.**

### **Health hub**

3. The Applicant offers a health hub as a preferred alternative to 10% affordable workspace, justifying this by 'exceptional circumstances'. However, the Applicant then gives a range of options, with no guarantee that a health hub will be the option delivered. **The Application should not be approved until this is settled.**
4. A second matter of concern is the short 30-year length of a health hub lease. This compares to the 250-year lease granted by the Applicant to Southwark for the Walworth Library. **Should a health hub be built, the length of the lease should at least match that given for the Library.**
5. A third concern is the probable loss of the Princess St and Manor Place surgeries, should the hub be built. While it will no doubt provide more up-to-date facilities than the surgeries, the impact for future local health provision and the impact on users of those existing facilities (eg in terms of potentially longer journey distances), beyond the development site, **demand a comprehensive public consultation before, not after, the determination of this application.**

### **Community space**

6. The community space provided by the Applicant is largely taken up by amenities (library, nursery). There is little available for the local community to let at affordable cost, for civic, social and other events. The terms for the community space supposedly made available for rent which has been long promised (the Trunk) have not been concluded. **The Application should not be approved unless the community space is improved and leasing and letting arrangements are finalised.**

### Design and massing

7. The Applicant proposes a building higher and twice the mass of the building consented under the OPP, which was designed with extensive local consultation which has been almost entirely absent in relation to this application. The proposed B1 office floorspace doubles that consented in the OPP. **The proposed building will dominate views and reduce sunlight in Elephant Park and have severe negative impacts on neighbouring buildings.**
8. The Design Review Panel said that the proposed building had an '*overly bulky character and deep plan of design*' and as far as we are aware the proposal has not been returned to the Design Review Panel (DRP) for comment. **The Application should not be approved until a referral back to the DRP has been made.**

### Affordable retail

9. A large number of local businesses, from black and ethnic minority backgrounds, have been displaced by the Elephant's regeneration and the demolition of the shopping centre. **The Applicant has obligations under the OPP to help relocate some of these traders by providing affordable retail and workspace.**
10. The Applicant has not yet met that obligation, supplying only 902sqm, against a requirement of 960sqm. While this is a relatively small amount, the requirement is a minimum and still leaves many traders without premises, including La Bodeguita, one of the Elephant's largest independent traders. Arch 7 traders also face relocation. H1 should be used to help as many remaining displaced traders as possible. **The Application should not be approved until the minimum 960sqm of affordable retail space is in occupation.**

### Carbon reduction

11. This proposal is not compliant with the energy policy requirement to reduce CO2 by 40%, achieving only 38%. While this may only appear to be a relatively small deficit, if Southwark is to reach its target of being carbon neutral by 2030 it should be met on-site in full. It is also a long way short of the pledge made for the Elephant regeneration by the then Lendlease Europe Chief Executive, as a founding project, under the Bill Clinton Climate Initiative, to be a Climate Positive Development and to strive to reduce the amount of on-site CO2 emissions to below zero. **The Application should not be approved without a full 40% on-site CO2 reduction and further detailed commitments to investment in non-carbon energy sources.**

### Social rent enforcement action

12. The Council has an outstanding enforcement action for a social rent property on Elephant Park, to establish whether or not the home is being properly let at a social rent. This raises a question about whether or not social rents are being charged for the hundred Elephant Park social rented units, in accordance with the OPP's s106 agreement. **The Application should not be approved until the enforcement action is resolved.**