

Planning Committee

Monday 24 April 2023

6.30 pm

Ground Floor Meeting Room G02ABC - 160 Tooley Street, London SE1
2QH

Supplemental Agenda No.1

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Date: 24 April 2023

Item No: 5, 6.1 & 6.2	Classification: Open	Date: 24 April 2023	Meeting Name: Main Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		London Bridge and West Bermondsey Chaucer	
From:		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 5: 22/AP/0485 - 87 NEWINGTON CAUSEWAY, LONDON, SE1 6BD

4. Since the publication of the report, planning officers have had further discussions with colleagues in Southwark Construction about the programme for the Elim Estate redevelopment. The £5.9m payment would allow this to progress with a potential start on site in December 2024, subject to the scheme achieving planning permission.

ITEM 6.1: 19/AP/0404 – 40-44 BERMONDSEY STREET VINEGAR YARD WAREHOUSE 9-17 VINEGAR YARD AND LAND ADJACENT TO 1-7 SNOWFIELDS, LONDON, SE1

Corrections and clarifications on the main report

Corrections to page 74

5. Whilst the financial contributions have been agreed, the £270,000 towards bus service improvements is still under discussion with Transport for London and will be finalised prior to any Stage II referral.

Correction to paragraph 64

6. This text should be amended to read 'The Class E(g) office space and affordable retail unit would be offered at a 75% of market rent'. This reflects the 25% discount on market rent agreed with the developer and set out in paragraph 63 of the report.

Correction to paragraph 361

7. The legitimate aims of the application are to provide a mixed user commercial development comprising office and retail space.

Additional condition

8. An additional condition should be added to the draft decision notice that requires an undertaking for fire access to be provided. This would be included on any decision issued. Additionally, officers seek delegated authority to make amendments and additions to the conditions prior to Stage II referral.

Additional consultation responses

9. The committee report accurately captures the number of consultation and re-consultation responses received from members of the public as of the date the report was sent to the Constitutional Team. Since that date, a further 10 objections have been received. The additional objections raise issues that have already been considered in the committee report and are summarised as follows:
 - Development is too high
 - Loss of daylight/sunlight
 - Loss of privacy
 - Out of keeping with the character of the area
 - Over development
 - Wind impacts
 - Too close to adjoining properties
 - In conflict with the local plan
 - There would be an increase in traffic
 - There would be an increase in pollution
 - There would be noise nuisance
 - There would be inadequate public transport provision
 - There would be inadequate parking
 - Affects local ecology
 - Increased risk/danger of flooding
 - More open space needed

- Strain on existing community facilities
 - There would be impacts on heritage and heritage assets
 - In appropriate scale and massing
 - Will set a dangerous precedent
 - Loss of blue sky
 - General dislike of the proposal.
 - Poor design.
10. Additional correspondence was received from the Old Bermondsey Forum seeking clarity on paragraph 374 of the report which states that the building has been identified in planning policy as being suitable for tall buildings however only part of the site benefits from a site allocation. Clarification on the policies is sought.
11. The Vinegar Yard Warehouse part of the site benefits from an allocation within the Southwark Plan 2022, NSP54, and this states that comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. The allocation states that taller buildings should be located towards the west of the site with building heights stepping down in height from west to east and that taller buildings should not detract from the primacy of The Shard. Together with the remainder of the Bermondsey Street part of the site, the entire application site is part of the London Central Activities Zone and the Bankside, Borough and London Bridge Opportunity Area.
12. The Bermondsey Street building reaches a maximum of 47.5m above grade (including rooftop plant). As a tall building, it is located within the London Central Activities Zone and the Bankside, Borough and London Bridge Opportunity Area where such high-rise intensification of development is generally appropriate. In any event and as set out in the Committee Report, any tall building is expected to also comply with policy P17 of the Southwark plan 2022. As part of the comprehensive assessment of the proposed development, officers have assessed the proposed tall building against Policy P17 which requires tall buildings to:
1. Be located at a point of landmark significance; and
 2. Have a height that is proportionate to the significance of the proposed location and the size of the site; and
 3. Make a positive contribution to the London skyline and landscape, taking into account the cumulative effect of existing tall buildings and emerging proposals for tall buildings; and
 4. Not cause a harmful impact on strategic views, as set out in the London View Management Framework, or to our Borough views; and
 5. Respond positively to local character and townscape; and
 6. Provide a functional public space that is appropriate to the height and size of the proposed building; and

7. Provide a new publicly accessible space at or near to the top of the building and communal facilities for users and residents where appropriate.
13. Officers have considered these points in full in the main body of the report (from paragraph 111 onwards) and concluded that the development would be in compliance with the aims and objectives of this policy and as such the proposal for a tall building in this location is considered to be policy compliant.
14. The OBNF have requested the full Design Review Panel comments (provided on the planning register and directly to the OBNF) and have queried the absence of the view of the site from the west, specifically a view taken eastwards from halfway down Melior Street. View 23 of the TVIA Addendum covers the view eastwards along Melior Street and is taken from the junction of Weston Street. A view has been provided of the proposed development on its own as well as a cumulative view whereby the approved schemes at Capital House and Becket House are shown in wireline. Officers are satisfied that View 23 is appropriate to allow an assessment of the impact of the scheme in views eastwards and this is presented (with image) in the Committee Report.
15. The OBNF have also requested copies of the Design and Conservation Team comments on this application. A copy of the draft comments with track changes showing the final agreed position on a range of design and heritage issues has been provided.
16. The Conservation Area Advisory Group (CAAG) have requested that their comments be published in full. The full comments from CAAG are set out below:

This was noted to be an application for a different scheme, with different architects, from that previously seen by the panel for an important and prominent pair of sites. The treatment of the extension of the old warehouse building on the Vinegar Yard part was thought to be generally more appropriate to its site and to the listed warehouse, though the detailed treatment of the building's elevations would benefit from further development. The reuse of the concrete frame of the existing building at the top of Bermondsey Street was appreciated too. As before, the diagonal pedestrian passageway through the scheme helping to link the two sites was welcome. However, there was much concern about the height and bulk of this upwardly extended building in relation to its neighbours. The panel thought that, despite the stepped back terracing, there would be significant overshadowing of the top of the street. The bulk and character of the extended building was also thought inappropriate in an important conservation area, at the top of this characterful street of period warehouses. The re-clad brick base was thought to lack appropriate character. Greater acknowledgement of the context of the building and references to its neighbours in the detailing and

choice of, perhaps, polychrome brickwork, was suggested. The building would have a major impact on this part of the street and it was not thought appropriate to its period townscape because of both its height and bulk and the lack of adequate context in its detailing and choice of materials. The planting shown on the terraces was welcome but there was some concern that some of the large trees shown could be vulnerable to the high winds that are becoming more prevalent due to climate change.

OBNF have requested copies of the Design and Conservation Team comments on this application. A copy of the draft comments with track changes showing the final agreed position on a range of design and heritage issues has been provided.

Conclusion of the Director of Planning and Growth

17. 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, Stage 2 referral to the Mayor and completion of a s106 agreement.

ITEM 6.2: 22/AP/1068 - 5-9 ROCKINGHAM STREET AND 2-4 TIVERTON STREET, SE1 6PF

Corrections and clarifications on the main report

Correction to paragraph 65 (Consultation responses from members of the public and local groups)

18. The committee report incorrectly stated that 20 unique objections had been received, when in fact 21 had been received. The table given at paragraph 65 of the committee report should, therefore, have read as follows:

<u>Original round of consultation: Summary table</u>		
Total number of respondents: 21	Total number of responses: 25	
The split of views between the 21 respondents was:		
In objection: 20	Neutral: 0	In support: 1

Correction to paragraphs 69-82 (Reasons in objection)

19. The objection not accounted for in the committee report was from the Ministry of Sound (MoS) nightclub, which operates from premises at 103 Gaunt Street. The concern raised by MoS's objection is that the proposed

residential use could threaten the ability of the nightclub to continue operating. On this basis, the MoS requested a deed of easement of noise be entered into by the owner of the site, noting that such a mechanism was secured in the Two Fifty One residential development when granted approximately a decade ago. The deed of easement would essentially grant a legal right for the nightclub to emit sound waves at the levels set out in the deed and for those sound waves to pass over the development.

20. Officers do not consider it necessary or proportionate to require the applicant to agree to a deed of easement, given the distance between the application site and the nightclub. Although a deed of easement may have been agreed at Two Fifty One, this development is located much closer to the nightclub (approximately 25 metres at the closest point) than the 5-9 Rockingham Street site (approximately 85 metres at the closest point). Suitable noise-related planning conditions are recommended in respect of 22/AP/1068, which would provide adequate protection for the future residents as well as existing surrounding uses.

Correction to paragraph 382 (Urban greening)

21. Paragraph 382 of the report contains an error at bullet point 4, as it suggests no green/brown roof is proposed when in fact the proposal would deliver 39.1 square metres of coverage. The bullet point should be amended as follows (typo in strikethrough, corrections in **bold**):

*“...roof areas have been maximised for use of services equipment to deliver the required Energy Strategy, resulting in ~~no~~ possibility of **limited opportunity for** green/brown roofs on the tower top.”*

Correction to paragraph 424 (Cycle parking)

22. Paragraph 424 contains a typo (typo in strikethrough, corrections in **bold**):

*“While for the purposes of this assessment, the long-stay ~~requirement~~ **provision** for the flexible commercial unit has been treated as zero, facilities could realistically be provided as part of the fit-out of the premises, given that the **Southwark Plan** requirement is low (2 spaces)”.*

Correction to paragraph 422 (Cycle parking)

23. Paragraph 422 of the report states that the 12 foldable bikes for free hire by students will be contained within lockers. The applicant has asked that this be corrected, as the exact storage format has not yet been finalised, and as such the cycles may not necessarily be kept in lockers. They may, for example, be kept behind reception. Accordingly, this item from paragraph 516 should be amended as follows (typo in strikethrough, corrections in **bold**):

“In addition to the 204 long-stay spaces detailed above, 12 pre-loaded folding cycles ~~lockers~~ (providing a total of 12 spaces) would be located within the foyer of the main building”.

Correction to paragraph 516 (Planning obligations)

24. To ensure continuity with the correction to paragraph 422, this item from paragraph 516 should be amended as follows (typo in strikethrough, corrections in **bold**):

LONG-TERM PROVISION OF FREE-OF-CHARGE CYCLES <u>S</u> LOCKERS	Prior to occupation, the pre-loaded folding cycles <u>s</u> lockers shall be installed and available for use, and thereafter for the lifetime of the development the cycles shall remain free-of-charge and for the exclusive use of student staying in the accommodation.
Applicant's Position: Agreed	

25. Paragraph 516 of the report states that submission and LPA approval of the Railway Arches (External) Works Specification will be required prior to implementation of the development. However, because the applicant needs to make use of the arches for storage through construction, they have asked that the trigger be changed to “prior to implementation of the use of the arches”. Officers consider this to be acceptable, and as such this item from paragraph 516 should be amended as follows:

Railway arches activation	
RAILWAY ARCHES (EXTERNAL) WORKS SPECIFICATION	Prior to <u>implementation of the use of the arches</u> , with the exception of any site clearance/ demolition and archaeological investigative works, the developer is to submit a ‘Railway Arches (External) Works Specification’ to the Council and receive its approval in writing. [...]
Applicant's Position: Agreed	

Recommended revisions to the draft conditions

Condition 1 – Approved Plans

26. On the date the committee report and draft decision notice were published (14 April 2023), the full set of approved plans and documents had not been agreed by the case officer. As such, draft condition 1 ***APPROVED***

PLANS’ did not list out the plans and documents. The plans and documents have now been agreed. Accordingly, these should be inserted into Condition 1 ‘*APPROVED PLANS*’ of the draft decision notice. The full list of plans and documents are provided at Appendix A of this Addendum.

Condition to be omitted – Protection of Residential Units from Adjacent Commercial Uses

27. Draft condition 11, entitled ‘*PROTECTION FROM VIBRATION AND RE-RADIATED NOISE*’ was attached to the draft decision notice at the request of the Council’s Environmental Protection Team. Since the draft decision notice was published on 14 April 2023, the Team has notified the case officer to this condition was requested in error. In the Team’s opinion, Condition 11 is not needed as sufficient protection against noise and vibration disturbance would be provided by the other draft conditions. Accordingly, it is recommended that, in the event Members resolve to grant planning permission for 22/AP/1068, this no longer be subject to the ‘*PROTECTION FROM VIBRATION AND RE-RADIATED NOISE*’ condition.

Conclusion of the Director of Planning and Growth

28. 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, Stage 2 referral to the Mayor and completion of s106 agreement.

REASON FOR URGENCY

29. 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

30. 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

Background Papers	Held At	Contact
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Individual files	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403
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APPENDIX A - LIST OF APPROVED PLANS AND DOCUMENTS TO BE INSERTED INTO CONDITION 1 OF THE DRAFT DECISION NOTICE FOR ITEM 6.2 (5-9 ROCKINGHAM STREET AND 2-4 TIVERTON STREET, SE1 6PF)

Proposed plans, sections and elevations

- 'Context elevation - Southwest' - ROCK-MLA-XX-XX-DR-A-ZZ_130001 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Context elevation - Northeast' - ROCK- MLA-XX-XX-DR-A-ZZ_130002 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'Context elevation - Northwest' - ROCK-MLA-XX-XX-DR-A-ZZ_130003 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 00' - ROCK-MLA-XX-00-DR-A-ZZ_310000 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 00 Mezzanine' - ROCK-MLA-XX-00-DR-A-ZZ_310001 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 01' - ROCK-MLA-XX-01-DR-A-ZZ_310010 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 02-03' - ROCK-MLA-XX-02-DR-A-ZZ_310020 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 04' - ROCK-MLA-XX-04-DR-A-ZZ_310040 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 05' - ROCK-MLA-XX-05-DR-A-ZZ_310050 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 06' - ROCK-MLA-XX-06-DR-A-ZZ_310060 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 07' - ROCK-MLA-XX-07-DR-A-ZZ_310070 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 08-20' - ROCK-MLA-XX-11-DR-A-ZZ_310080 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 21' - ROCK-MLA-XX-08-DR-A-ZZ_310210 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 22' - ROCK-MLA-XX-22-DR-A-ZZ_310220 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd

- 'GA Plan - Level 23' - ROCK-MLA-XX-23-DR-A-ZZ_310230 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level -1 Basement' - ROCK-MLA-XX-B1-DR-A-ZZ_310910 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA elevation - Southwest' - ROCK-MLA-XX-XX-DR-A-ZZ_330001 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'GA elevation - Northeast' - ROCK-MLA-XX-XX-DR-A-ZZ_330002 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA elevation - Northwest' - ROCK-MLA-XX-XX-DR-A-ZZ_330003 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'GA section - A-A - Tiverton Street' - ROCK-MLA-XX-XX-DR-A-ZZ_320001 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Base section - A-A - Tiverton Street' - ROCK-MLA-XX-XX-DR-A-ZZ_420001 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Base section - B-B - National Rail' - ROCK-MLA-XX-XX-DR-A-ZZ_420002 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Detailed elevation - Southwest' - ROCK-MLA-XX-XX-DR-A-ZZ_430101 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Detailed elevation - Northeast' - ROCK-MLA-XX-XX-DR-A-ZZ_430102 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'Detailed elevation - Northwest' - ROCK-MLA-XX-XX-DR-A-ZZ_430103 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Detailed elevation - Proposed arches' - ROCK-MLA-XX-XX-DR-A-ZZ_430105 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Typical bay study' - ROCK-MLA-XX-XX-DR-A-ZZ_430001 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Typical room layout' - ROCK-MLA-XX-XX-DR-A-ZZ_610001 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Wheelchair unit layout' - ROCK-MLA-XX-XX-DR-A-ZZ_610002 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'Outdoor furniture zone' - ROCK-MLA-XX-00-DR-A-312000 - Rev P009.08 - Dated 14.04.2023 - Produced by Macreanor Lavington Ltd
- 'Public Realm Area' - ROCK-MLA-XX-00-DR-A-311000 - Rev P009.06 - Dated 05.04.2023 - Produced by Macreanor Lavington Ltd

Planning documentation

- 'Planning Statement [except those parts superseded by the Addendum(s) (listed below)]' - ALUL3006 - No revision/version number - Dated 14 March 2022 - Produced by Turley
- 'Planning Statement Addendum' - No reference number - No revision/version number - Dated 14 July 2022 - Produced by Turley

- 'Planning Statement Addendum Letter' - No reference number - No revision/version number - Dated 17 October 2022 - Produced by Turley

Flood, drainage and subterranean impact documentation

- 'Flood Risk Assessment and Drainage Strategy V2' - 2021007-S-REP002 - Rev P6 - Dated 24.05.2023 - Produced by Cre8 Structures LLP
- 'Basement Impact Assessment' - Ref 2021007-S-REP003 - Rev P3 - Dated 02.03.2022 - Produced by CRE8 Structures LLP
- 'Archaeological Desk Based Assessment' - JAC27786 - Version 4 - Dated 09.03.2022 - Produced by RPS Consulting Services

Transport and construction management documentation

- 'Draft Delivery and Servicing Plan' - No reference number - No revision/version number - Dated March 2022 - Produced by Caneparo Associates
- 'Draft Student Travel Plan' - No reference number - No revision/version number - Dated March 2022 - Produced by Caneparo Associates
- 'Transport Assessment' - No reference number - No revision/version number - Dated March 2022 - Produced by Caneparo Associates
- 'Construction Management Plan pro forma' - No reference number - Rev 1 - Dated 09.03.2022 - Produced by HG Construction
- 'Construction Phase Plan' - No reference number - Issue 01 - Dated March 2022 - Produced by HG Construction

Fire safety documentation

- 'Pre-Planning Fire Strategy – RIBA Stage 2' - OF-000292-OFS-01-E - No revision number - Dated 14.10.2022 - Produced by Orion Fire Engineering
- 'Fire statement form' [Gateway One form] - No reference number - No revision number - Dated 14.10.2022 - Produced by Orion Fire Engineering

Biodiversity and ecology documentation

- 'Rockingham Street, Elephant & Castle, London - Biodiversity Net Gain Assessment' - ECO02202 - No revision/version number - Dated 04.03.2022 - Produced by RPS Consulting Services
- 'Ecology BREEAM Assessment' - ECO2202 - Version 03 - Dated 04.03.2022 - Produced by RPS Consulting Services
- 'Ecological Appraisal' - ECO02202 - Version 03 - Dated 04.03.2022 - Produced by RPS Consulting Services
- 'Phase 1 Geo-Environmental Preliminary Risk Assessment V2' - JER9387 - Revision R2 - Dated 03.03.2022 - Produced by RPS Consulting Services
- 'BREEAM Landscape and Ecology Management Plan' - ECO02202 - Version 04 - Dated 24.03.2022 - Produced by RPS Consulting Services

Energy and sustainability documentation

- 'Energy Assessment' - 210067-SDP-XX-XX-RP-ES-04701 - Version 08 - Dated 13.03.2023 - Produced by Silcock Dawson and Partners
- 'Circular Economy Statement' - 210067-SDP-XX-XX-RP-ES-04705 - Version 5.0 - Dated 29.11.2022 - Produced by Silcock Dawson and Partners
- 'Dwelling Overheating Risk Assessment' - 210067-SDP-XX-XX-RP-ES-04702 - Version 4.0 - Dated 07.11.2022 - Produced by Silcock Dawson and Partners
- 'Breeam New Construction 2018: Pre-Assessment Report' - LOE00006 - Final Version - Dated 07.03.2022 - Produced by RPS Consulting Services
- 'Whole Life-Cycle Carbon Assessment' - 210067-SDP-XX-XX-RP-ES-04703 - Version 3.0 - Dated 27.05.2022 - Produced by Silcock Dawson and Partners
- 'Sustainability Statement' - 210067-SDP-XX-XX-RP-ES-04704 - Version 2.0 - Dated 09.03.2022 - Produced by Silcock Dawson and Partners

Daylight and sunlight documentation

- 'Daylight and Sunlight Report' - No reference number - Version 1 - Dated 07.03.2022 - Produced by Consil
- 'Addendum Daylight and Sunlight Report' - No reference number - Final Version - Dated 08.11.2022 - Produced by Consil

Building management documentation

- 'Purpose Built Student Accommodation Management Plan' - No reference number - Rev D - Dated April 2022 - Produced by Homes for Students

Design and heritage documentation

- 'Design and Access Statement' [except those parts superseded by the Addendum(s) (listed below)] - No reference number - No revision/version number - Dated March 2022 - Produced by Macceanor Lavington
- 'Design and Access Statement Addendum' - No reference number - No revision/version number - Dated July 2022 - Produced by Macceanor Lavington
- 'Design and Access Statement Addendum' - No reference number - No revision/version number - Dated October 2022 - Produced by Macceanor Lavington
- '(Built) Heritage, Townscape and Visual Impact Assessment' - No reference number - No revision/version number - Dated March 2022 - Produced by Montagu Evans

Environmental documentation

- 'Pedestrian Level Wind Microclimate Assessment' - RWDI #2103580 - Rev B - Dated 06.10.2022 - Produced by RWDI

- 'Noise and Vibration Impact Assessment' - 1620012920-RAM-RP-XX-XX-AC-0001 - Version 03 - Dated 07.03.2022 - Produced by Ramboll
- 'Plant Impact Assessment' - 210067 - No revision/version number - Dated 16.12.2021 - Produced by Silcock Dawson and Partners
- 'Air Quality Assessment' - 1620012920 - Rev 6 - Dated 09.03.2022 - Produced by Ramboll

Community engagement documentation

- 'Statement of Community Engagement' - No reference number - No revision/version number - Dated March 2022 - Produced by Icen

Welcome to Southwark Planning Committee

24 April 2023

MAIN ITEMS OF BUSINESS

ITEM 5 - 22/AP/0485
87 NEWINGTON CAUSEWAY LONDON
SOUTHWARK SE1 6BD

ITEM 6.1 - 19/AP/0404
40-44 BERMONDSEY STREET VINEGAR YARD
WAREHOUSE 9-17 VINEGAR YARD AND LAND
ADJACENT TO 1-7 SNOWFIELDS, LONDON,
SE1

ITEM 6.2 - 22/AP/1068
5-9 ROCKINGHAM STREET AND 2-4 TIVERTON
STREET, LONDON, SE1 6PF

The **PLANNING**
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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

Item 5 - 22/AP/0485

87 Newington Causeway London Southwark SE1 6BD

Variation of the Section 106 Agreement relating to planning permission 16/AP/3144 [dated 29.01.2018] for: "Redevelopment of the site for a mixed use development comprising a basement/mezzanine basement, ground plus twenty-three floors to accommodate a 140 room hotel (levels 1-11), 48 residential units (levels 12-24), a retail unit (at ground floor), associated cycle parking, servicing and refuse and recycling, landscaping and private and communal residential amenity space (including at roof top level), external refurbishment to the front of the railway arches, and a new pedestrian route through the site linking Newington Causeway with Tiverton Street".

15

Approved Affordable Accommodation

Bedrooms	Social Rent	Shared Ownership
One	5	2
Two	2	4
Three	1	2

16

Reasons Registered Providers provided for not being interested.

- Number of dwellings being too small for RPs
- A reduced appetite for s106 purchases
- The location not being a priority for RPs
- The height at 24 storeys being against RP strategies
- Income caps on the shared ownership
- Service charges

Applicant's Offer	Savills (for the applicant)	Avison Young (for the council)
£5.95m	£5.79m	£5.560m <i>£5.386m (using Savills' input)</i>

18

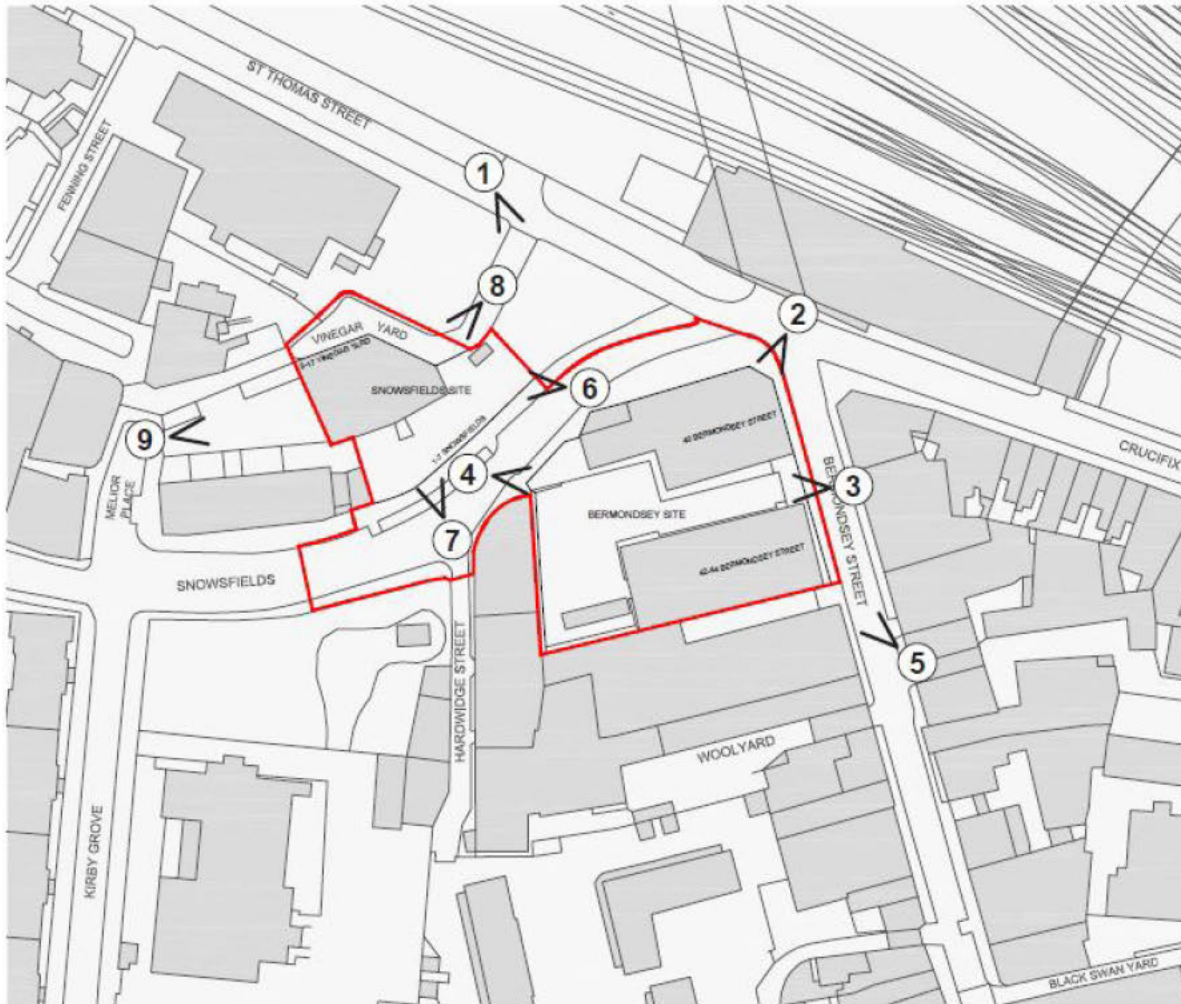
Item 6.1 - 19/AP/0404

40-44 Bermondsey Street Vinegar Yard Warehouse 9-17 Vinegar Yard And Land Adjacent To 1-7 Snowsfields London SE1

Refurbishment and extension of existing Vinegar Yard Warehouse (equivalent of 7 storeys and 26.188m AOD), demolition of 42-44 Bermondsey Street and retention and extension of 40 Bermondsey Street to form two buildings (equivalent of 12 storeys and 50.425m AOD) to provide office space (Class E); retail space (Class E); new landscaping and public realm including a new pedestrianised route through the site; vehicular access; associated works to public highway; ancillary servicing; plant; storage and associated works.

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Site Location



🕒 Site Location Plan
Not to Scale

Existing site context (aerial view)



Aerial view of the site and context

Existing site buildings (Bermondsey Street)



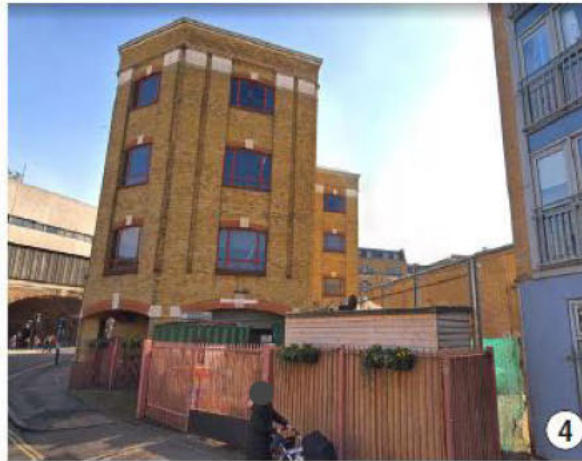
From St. Thomas Street towards 40 Bermondsey Street



From Bermondsey Street towards courtyard of 40 Bermondsey Street



From angle of Bermondsey and St. Thomas towards 40 Bermondsey Street



From Snowsfields towards courtyard of 40 Bermondsey Street



From Bermondsey Street towards 42-44 Bermondsey Street

Existing site buildings (Vinegar Yard Warehouse)



From Snovsfields towards the Leather Warehouse



From Vinegar Yard towards the Leather Warehouse

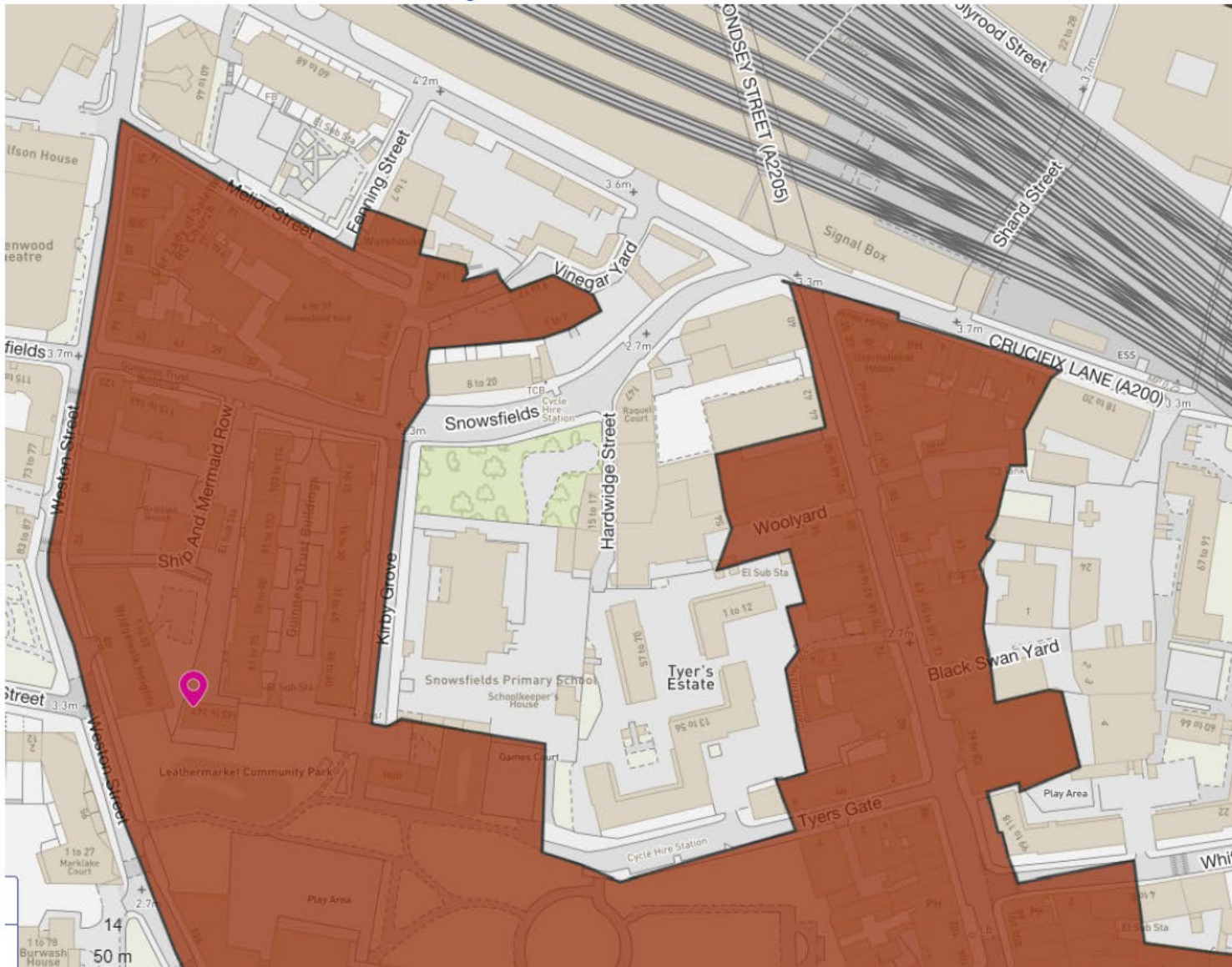


From Hardwide Street towards the Leather Warehouse



From Melior Street towards the Leather Warehouse

Bermondsey Street Conservation Area



Comparison to originally submitted scheme

Proposed Use	Original Scheme	Revised Proposals
Class B /Class E Office	21,522sqm	15,716sqm
Class A1-4/Class E Retail	1,281sqm	351sqm
Total	22,803sqm	16,067sqm
Building Heights	Original Scheme	Revised Proposals
Bermondsey Street Building	5/10 storeys + basement	5/11 storeys + basement
Vinegar Yard Warehouse Extension	17 storeys + basement	6 storeys + basement

25

Comparison to originally submitted scheme (Vinegar Yard Warehouse)

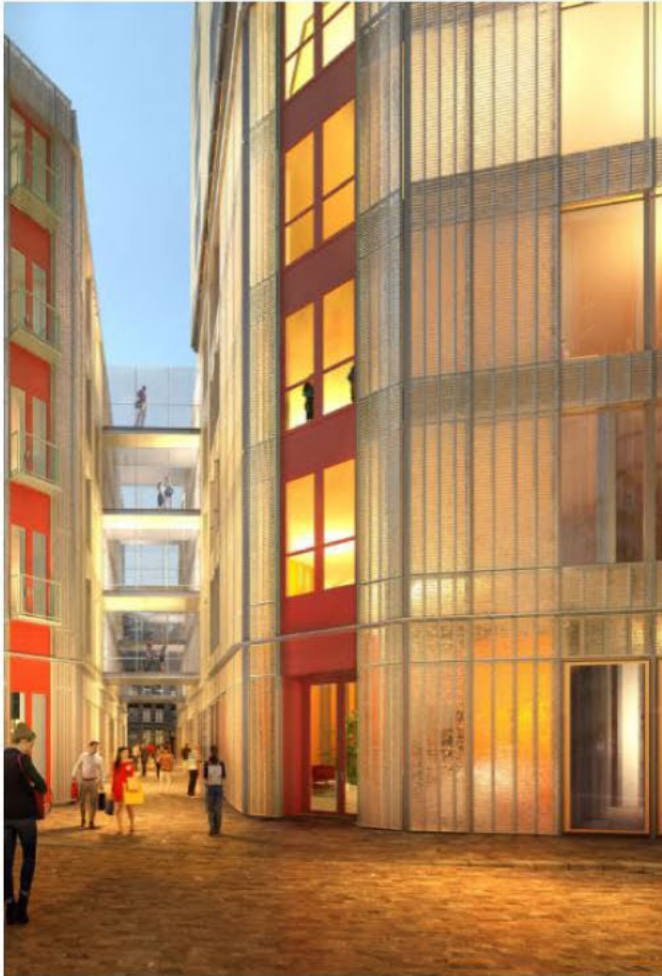


RPBW designed warehouse scheme



Amended warehouse scheme, without any development over the warehouse itself

Comparison to originally submitted scheme (Bermondsey Street)



RPBW designed materiality, incorporating glass bricks



Amended materiality - masonry design to lower floors

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Comparison to originally submitted scheme (public realm)



The RPBW designed scheme for the public space in front of the Leather Warehouse comprised of hard landscaping with one tree indicated. It was intended as a pedestrian through route rather than a place to pause.



The amended scheme creates a greener public space in front of the Leather Warehouse than the RPBW design, with opportunity to sit and enjoy the space. Soft landscaping is incorporated which is beneficial for both biodiversity and sustain urban drainage.



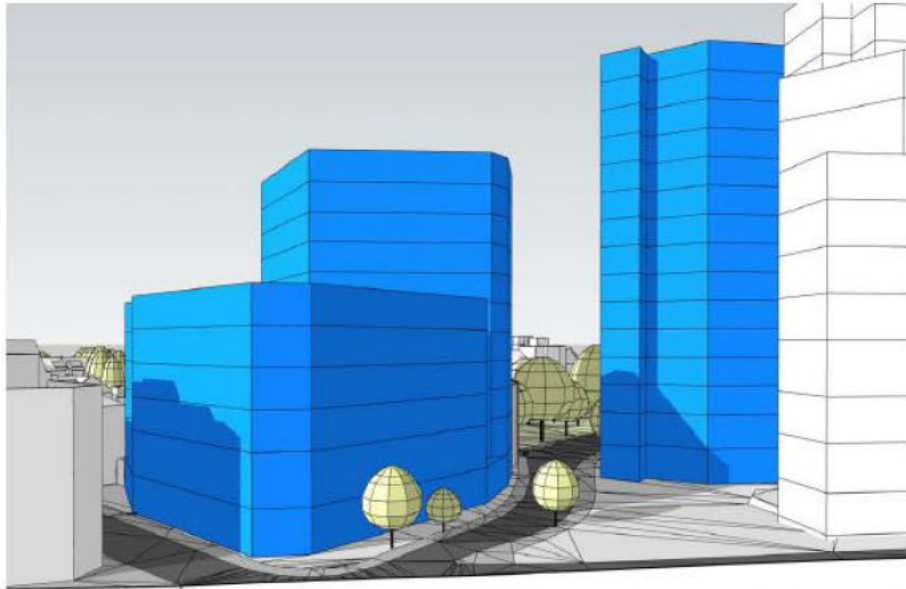
RPBW designed public realm



Amended public realm

Massing Comparison

RENZO PIANO BUILDING WORKSHOP
February 2020



6 / 11 storey building at Bermondsey Yards, and 15 storey Leather Warehouse

STUDIO RHE + JRA
April 2022



Refine the environment of the internal street beneath the Bermondsey Yards building. Develop the facade retention detailing.

Bermondsey Street Building South/West Elevation



Bermondsey Street Building east elevation



Bermondsey Street Building North Elevation



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Vinegar Yard Warehouse North Elevation



Leather Warehouse with external staircase absorbed within the building

Public Realm



New Yard/Pedestrian Route



Amended Yard looking towards Snowsfields

View north on Bermondsey Street (Time and Talents building)



View north on Bermondsey Street (Lamb Walk)



View from Bermondsey Street/Tanner Street Park



View north on Bermondsey Street (Whites Grounds)



View north Bermondsey Street (Tyers Gate)



40

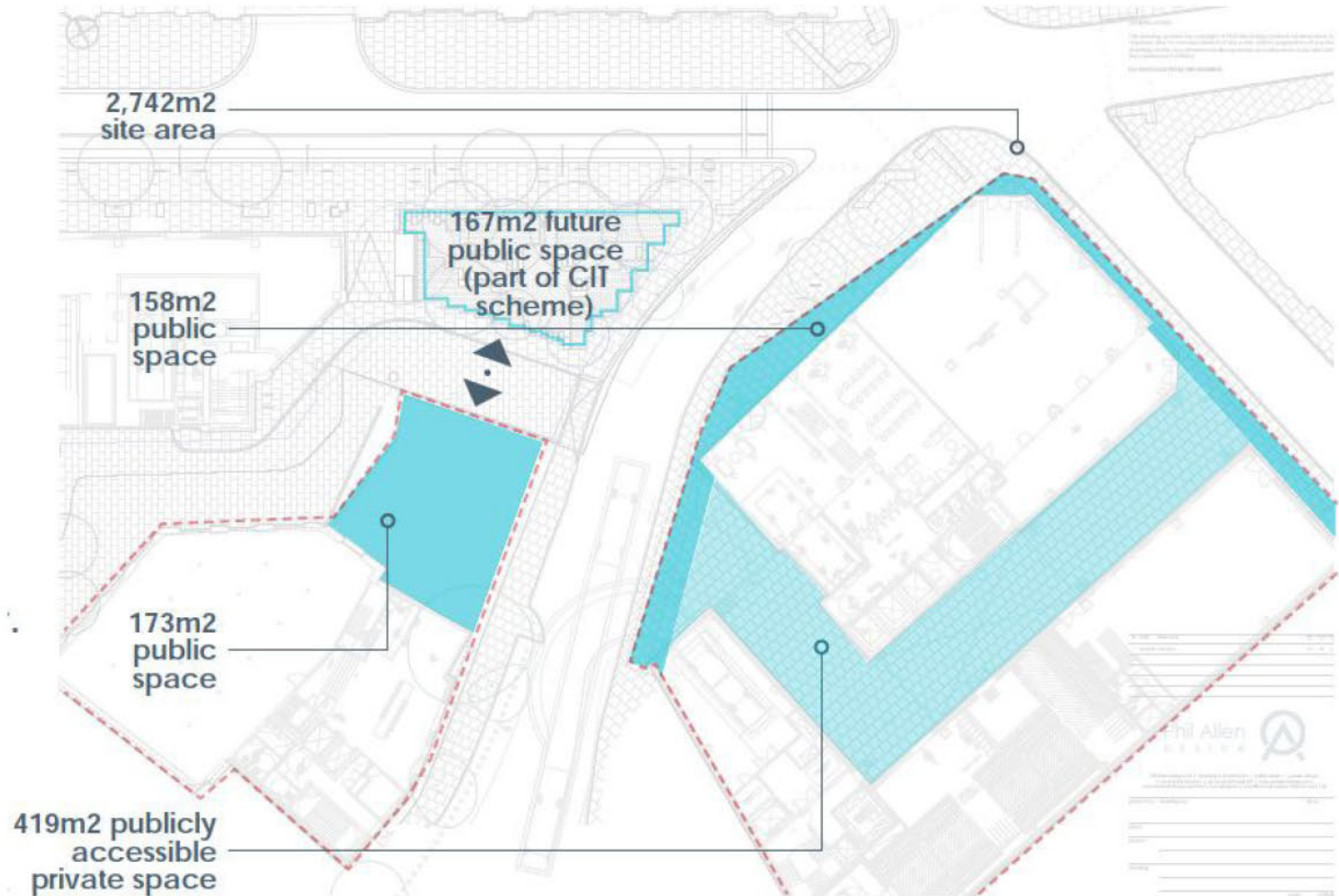
View north Bermondsey Street (Black Swan Yard)



View along Melior Street



New Public Realm Quantums



Landscaping and Public Realm



Proposed Amenity Space Planting



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Indicative Roof Terrace Planting



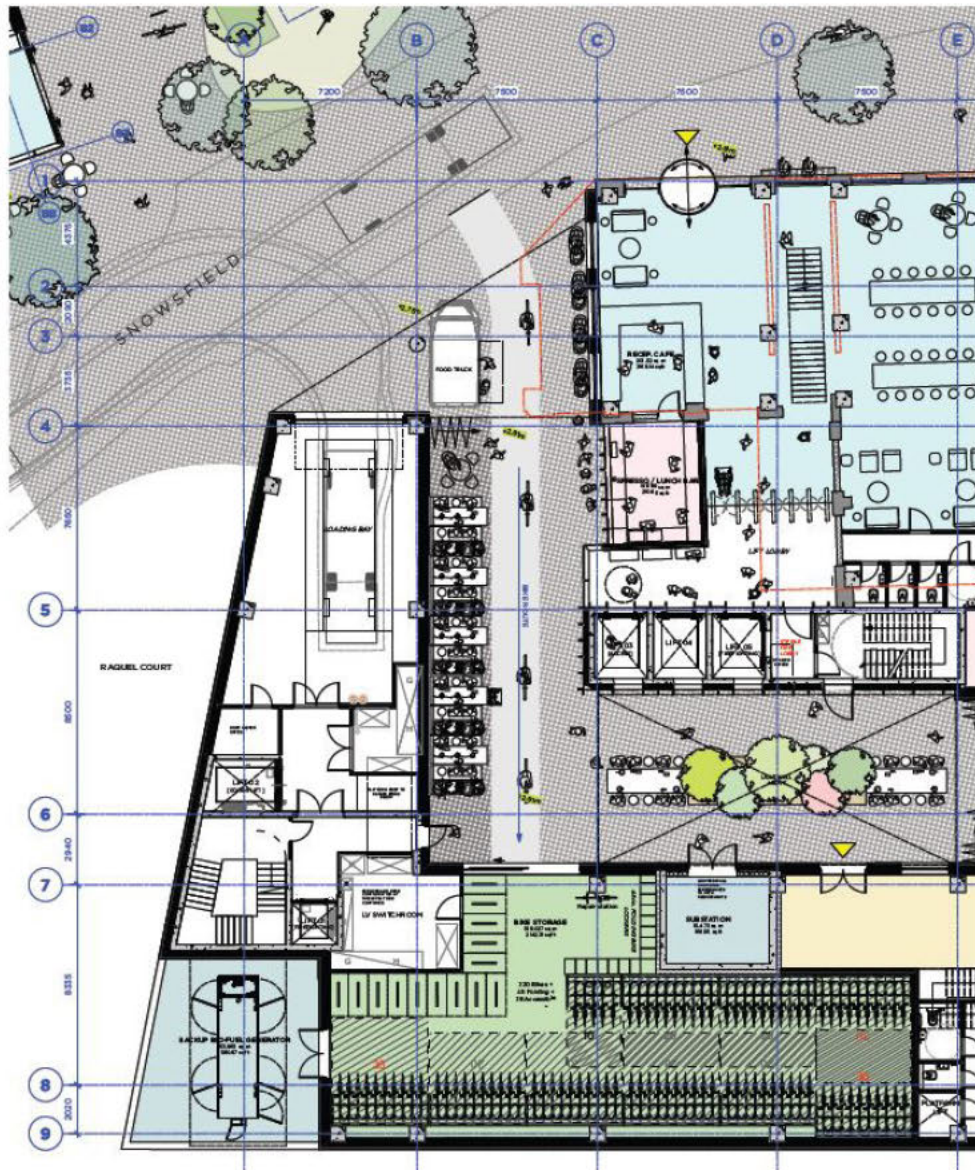
46

Scheme integration and connectivity



47

Bermondsey Street loading bay and cycle parking



Summary

- Provision of a significant uplift in employment floorspace and the creation of up to 915 new high quality jobs;
- The provision of highly sustainable buildings that together provide a 54% reduction in carbon emissions;
- The provision of 1,572sqm of affordable workspace provided at a discount of 25% on market rent levels and protected as such for 30 years;
- The provision of a new route linking Bermondsey Street and Snowfields that will improve pedestrian linkages and support increased connectivity;
- The refurbishment and restoration of the Vinegar Yard Warehouse;
- The provision of a high quality public realm and improved landscaping and green spaces.

Item 6.2 - 22/AP/1068

5-9 Rockingham Street and 2-4 Tiverton Street, London, SE1 6PF

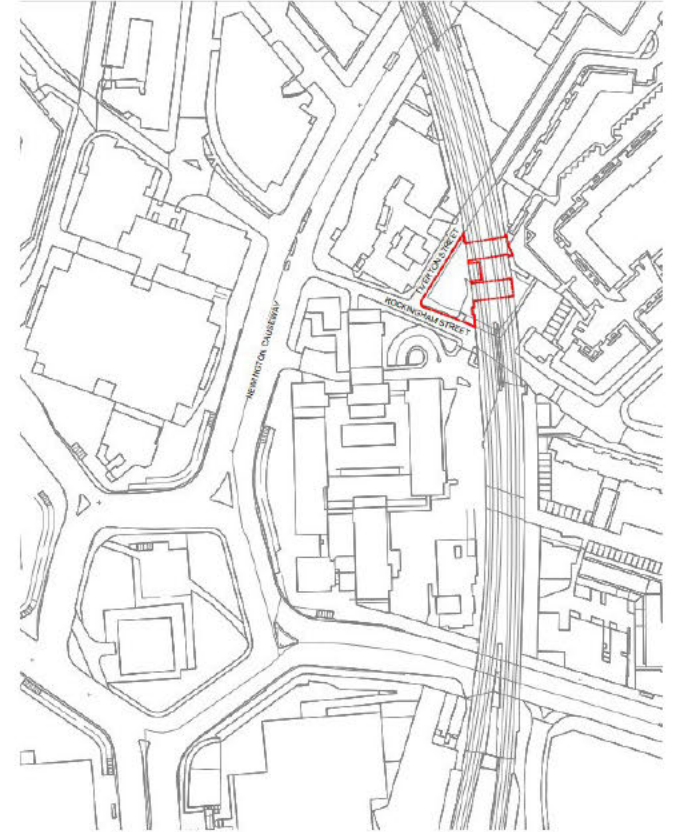
Redevelopment of site to provide a 24-storey building plus basement consisting of purpose-built student accommodation (Sui Generis), and commercial uses (Use Class E) at ground floor, and the development of the associated railway arches to provide commercial space (Use Class E), plant, refuse and cycle storage, and associated access and public realm works

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Site location



Aerial view looking northwards, with site edged red (image date: circa 2017)



Location plan with site edged red

Existing Site

SITE AREA

0.0783 hectares

BOUNDED BY

NE: Viaduct

S: Rockingham Street

NW: Tiverton Street

EXISTING LAWFUL USES

Main triangular part of the site:

- Class E[g][a] (**Retail**)
- approx. 78%
- Class E[g][b] (**Dining**)
- approx. 9%;
- Class E[g][i] (**Office**)
- approx. 13%

Railway arches: **Nil land use**



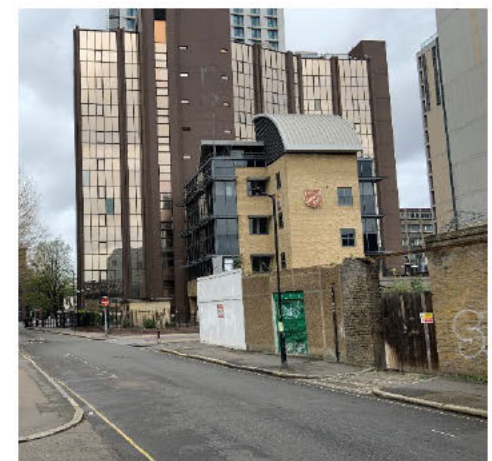
View looking south from Tiverton Street



Looking southwest from under the viaduct on Tiverton Street



Looking north from the junction of Tiverton Street and Rockingham Street



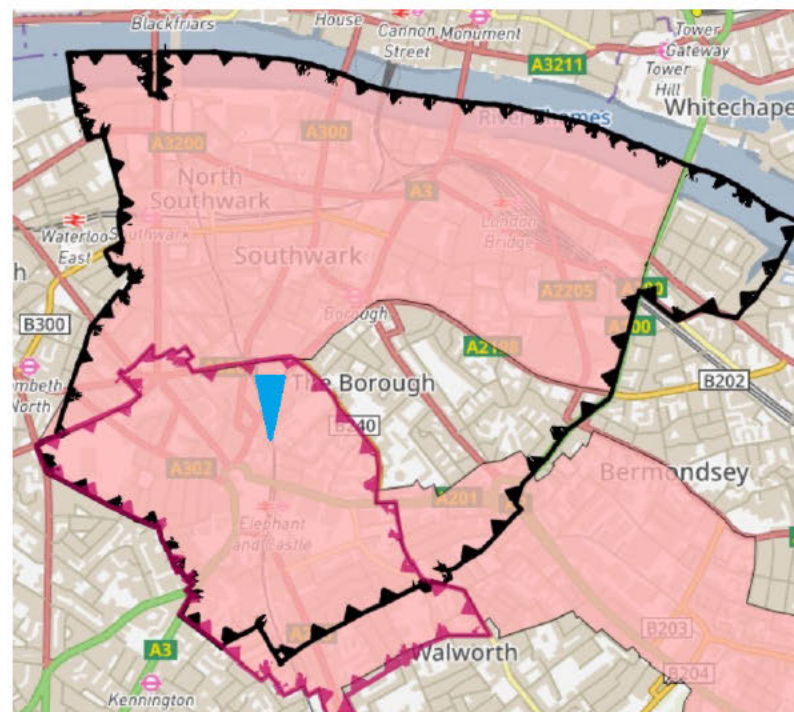
Looking west from under the viaduct on Rockingham Street

Policy designations

The site is within:

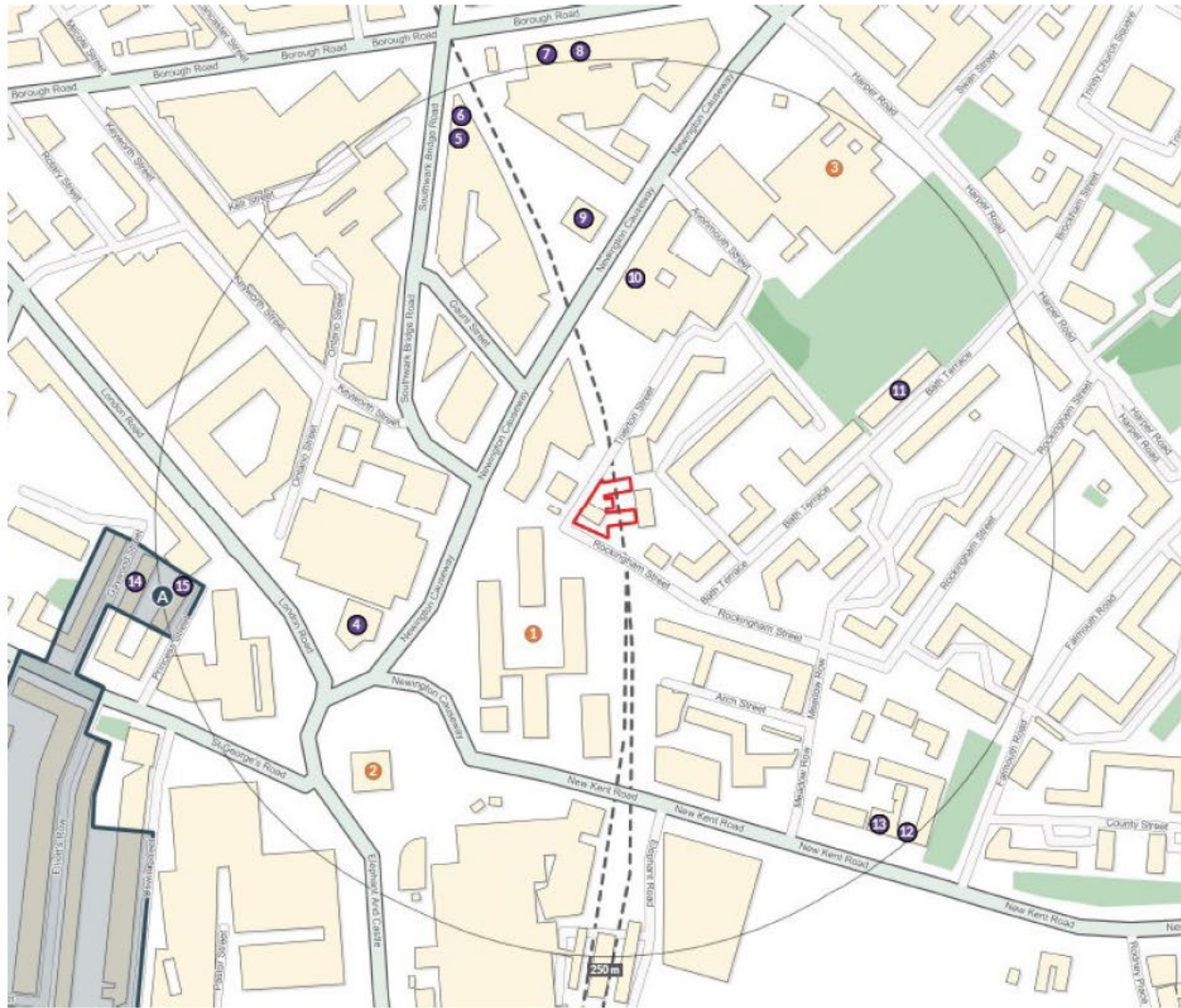
- the Central Activities Zone (CAZ);
- Elephant and Castle Area Vision AV.09;
- Elephant and Castle Opportunity Area;
- Elephant and Castle Major Town Centre;
- Elephant and Castle Strategic Cultural Area;
- Better Bankside Business Improvement District Area;
- the Low Line (Route 2 - Camberwell to the River Thames);
- Flood Zone 3
- the Air Quality Management Area;
- “North-West” Multi-Ward Forum Area; and
- CIL Charging Zone 1.

- Elephant and Castle Major Town Centre 
- Opportunity Areas 
- Central Activities Zone 
- 5-9 Rockingham Street 



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Heritage designations



Conservation Areas

- A. Elliot's Row

Listed Buildings

Grade II Listed Buildings

1. Metro Central Heights
2. Michael Faraday Memorial
3. Inner London Sessions Court

Locally Listed

Southwark Draft Local List

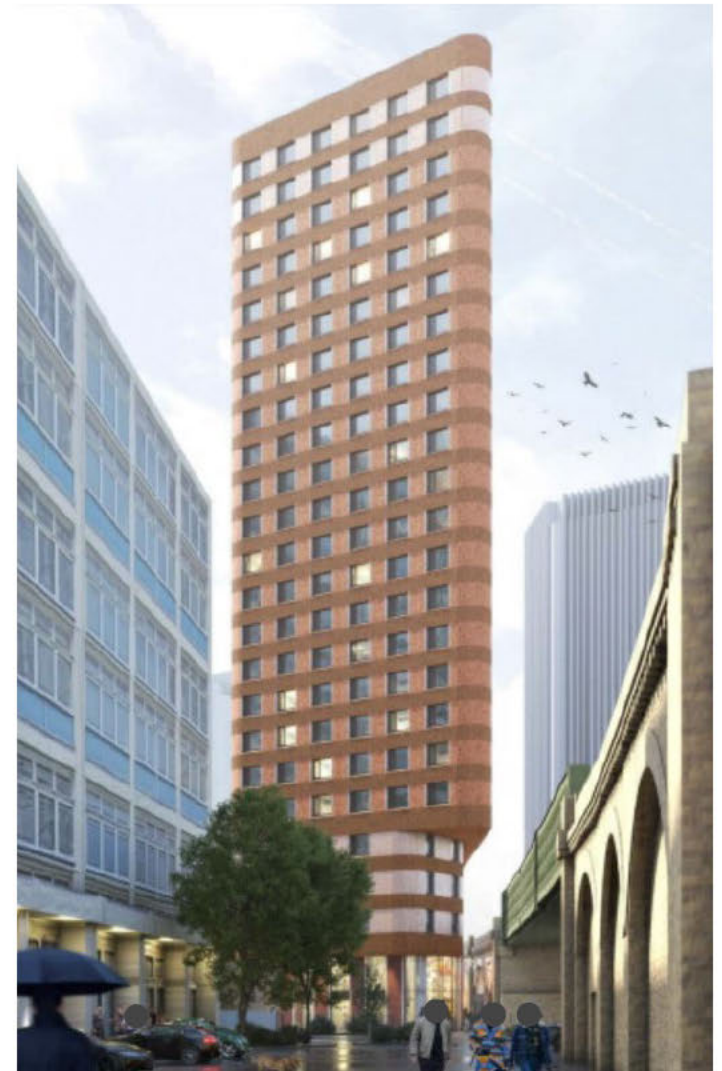
4. 70-72 Elephant & Castle London Underground Station, South London House
5. 233 Southwark Bridge Road
6. 231 Southwark Bridge Road
7. 82 Borough Road
8. 83 Borough Road
9. 56-62 Newington Causeway
10. 73-75 Newington Causeway
11. Devonshire House, Bath House, Trinity House, Bath Terrace
12. 83 New Kent Road
13. 81 New Kent Road
14. 8-22 Gaywood Street
15. 7-19 Princess Street

Overview of the proposal

USES	
244-bespace student housing	7,844 sq.m GIA
Flexible retail/service/dining unit	67 sq.m GIA
Total floorspace	7,911 sq.m GIA

DESIGN	
Height (at max point)	24 storeys / 70.67 metres above ground level (73.14 metres AOD)
Materiality of building	Brick (mainly red, with white elements) metal window and door frames
Materiality of arches	Metal framing system , mainly glazed with some decorative panels and feature lighting

PUBLIC REALM	
New spaces	New c. 25 metre long stretch of the Low Line; Enlarged Rockingham Street footway
Improved spaces	Funding for Newington Gardens

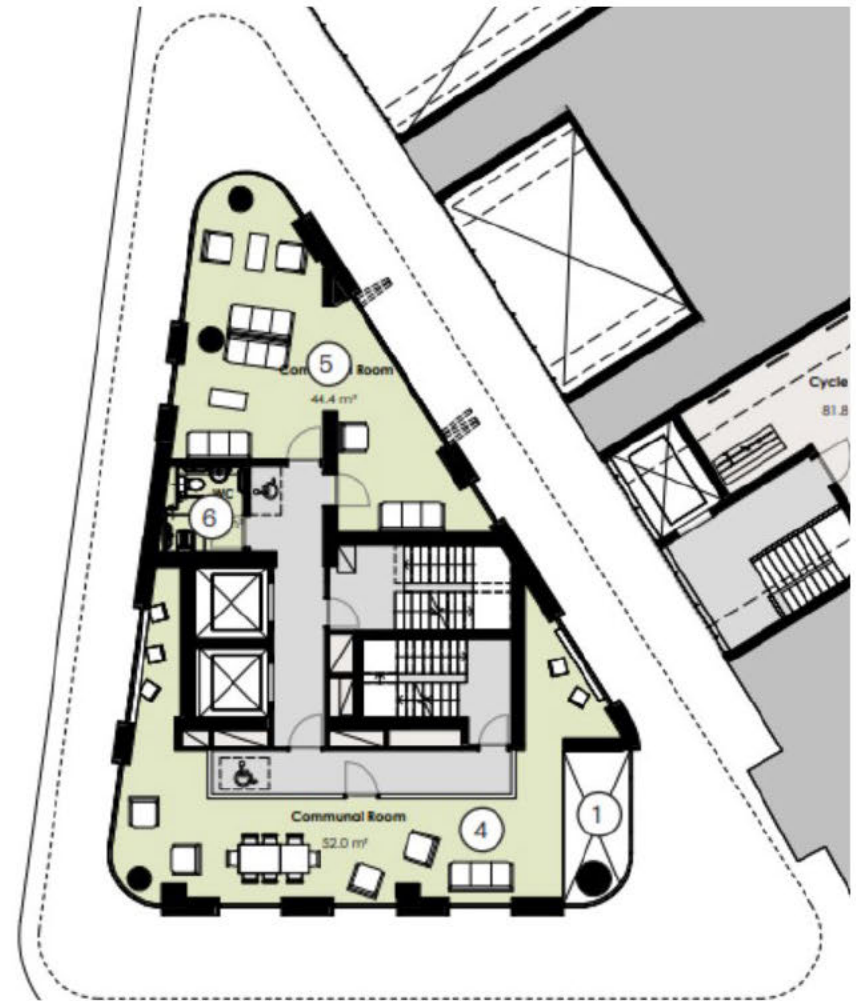


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Internal layout



Ground floor plan



First floor plan

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Internal layout



Second floor plan



Top floor plan

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Student accommodation

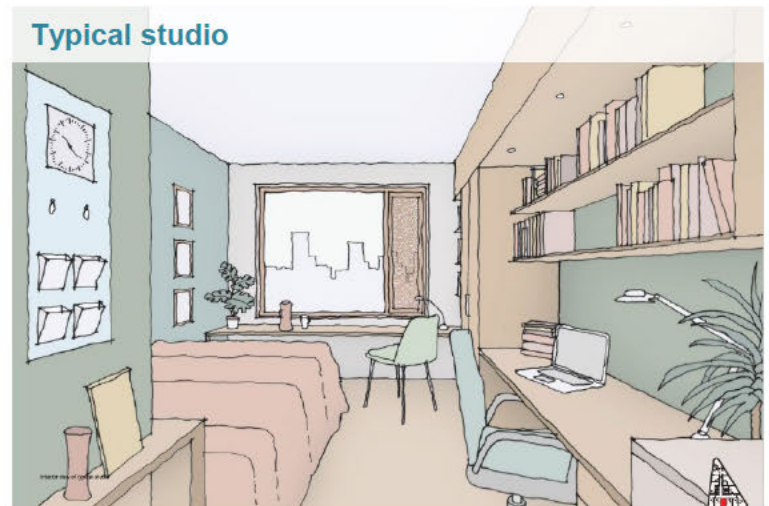
Communal facilities: two student communal hubs, study/library space, laundry room, top floor lounge, quiet study rooms

Communal provision per student: Average of 1.34 sq.m

Studio sizes: Between 16.0 sq.m and 26.5 sq.m GIA

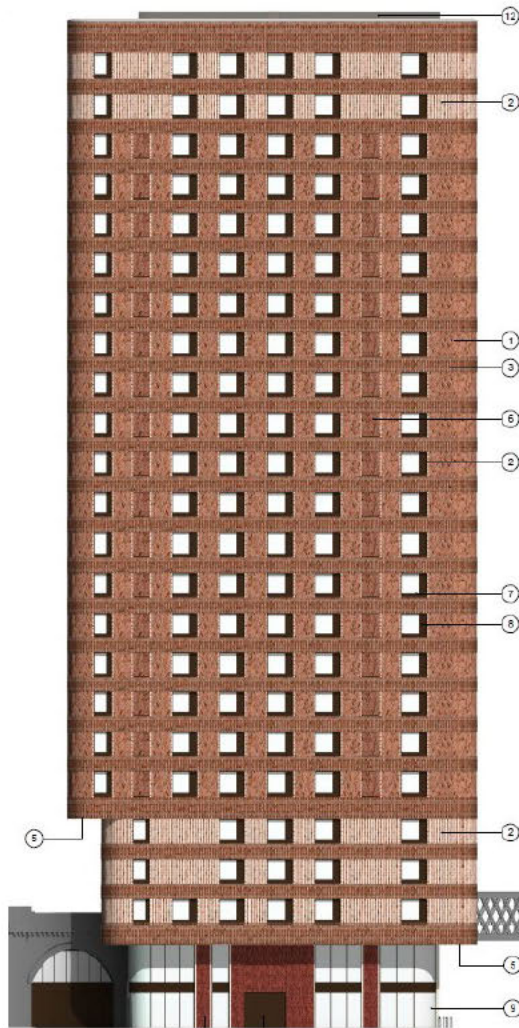
Two-dio sizes: Between 44.1 sq.m and 44.4 sq.m GIA, with the bedrooms being between 13.6 sq.m and 16.8 sq.m GIA

Typical layout of a studio

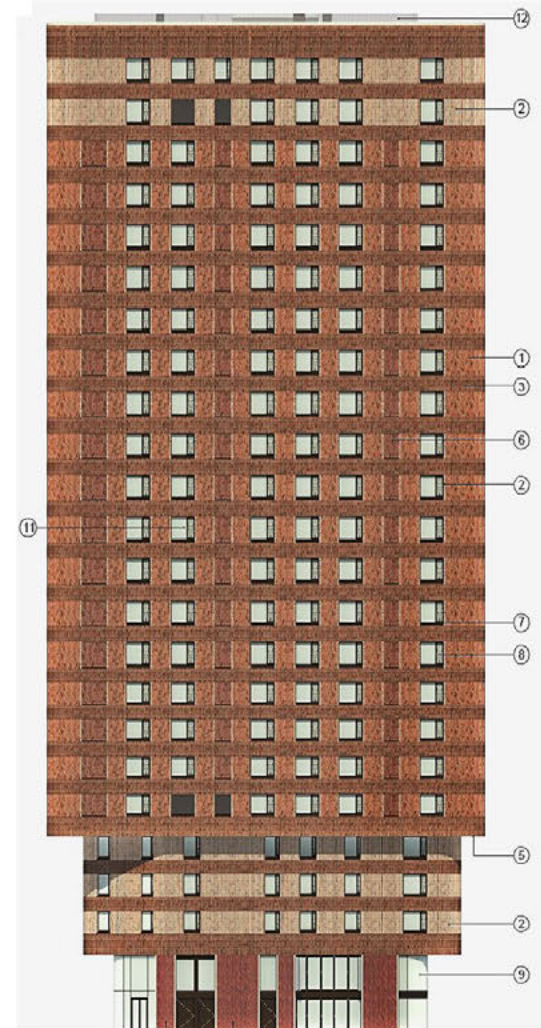


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Proposed elevations



Rendered Tiverton Street elevation



Rendered Low Line elevation

Comparison with the previous/implemented scheme

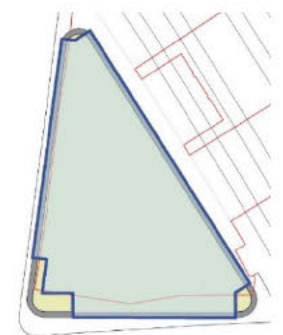


Section of previous/implemented scheme (left) and proposed scheme (right)

Ground floor plan (previous vs proposed)



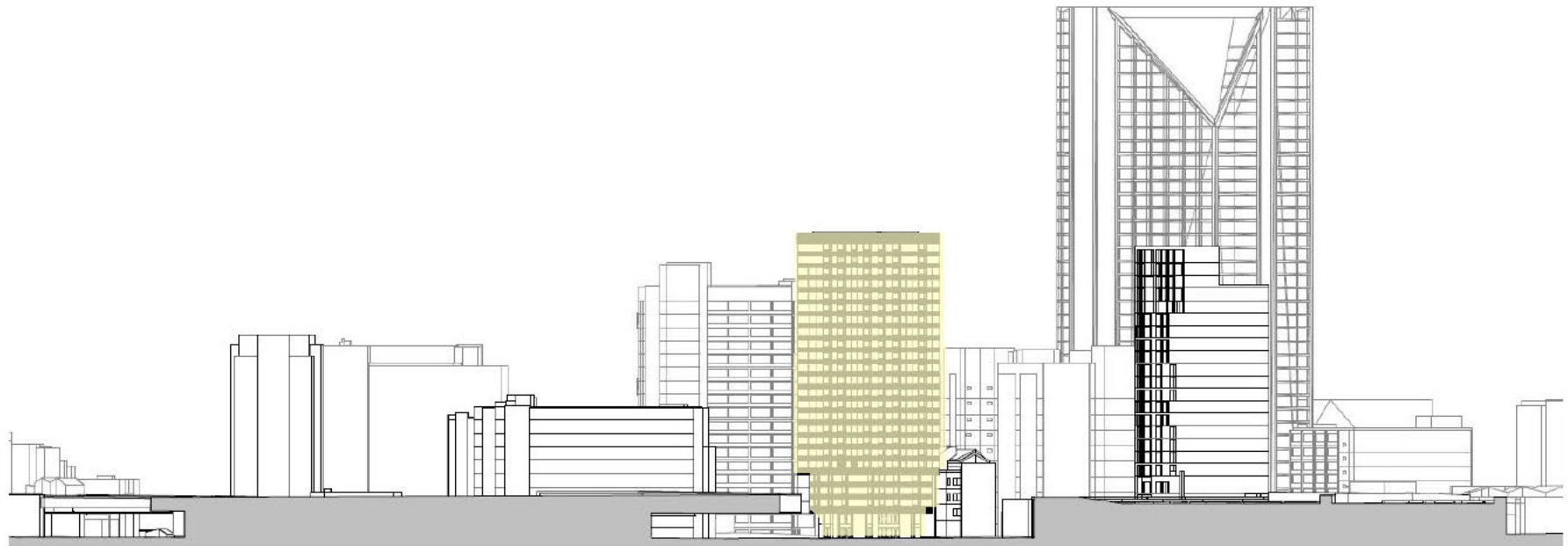
Typical upper floor plan (previous vs proposed)



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The shaped filled and edged in blue is the previous/implemented scheme; the shaped filled in yellow and edged in grey is the 22/AP/1068 proposal.

Long section through site



Proposed south-to-north section (proposed building highlighted yellow)

Proposal in townscape context



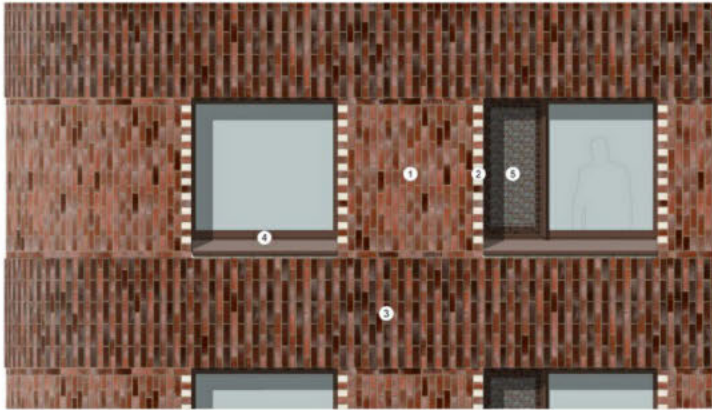
Proposed view looking northwards towards Metro Central Heights from the Elephant and Castle peninsula, from a position just north of the entrance to the underground station. The proposed building is visible in the centre background.

Townscape visualisations



Proposed view looking northwestwards towards the site from the junction of Meadow Row and Rockingham Street. The proposed building is visible in the centre midground.

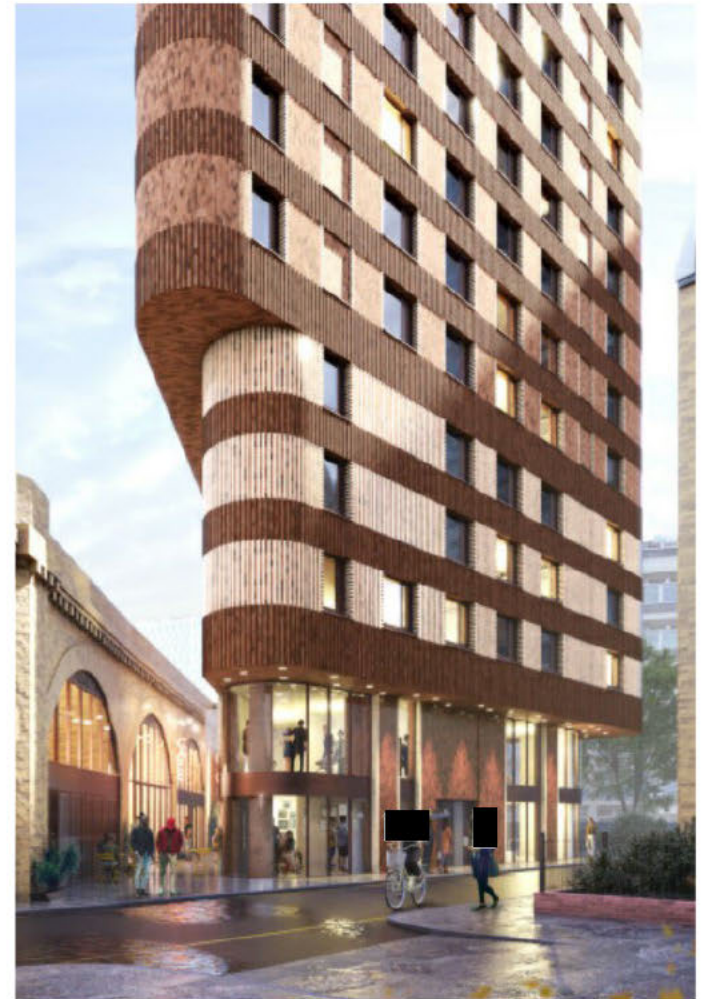
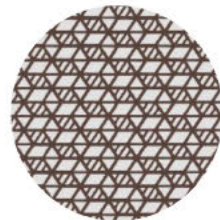
Architecture



Detailed elevation of typical upper floor

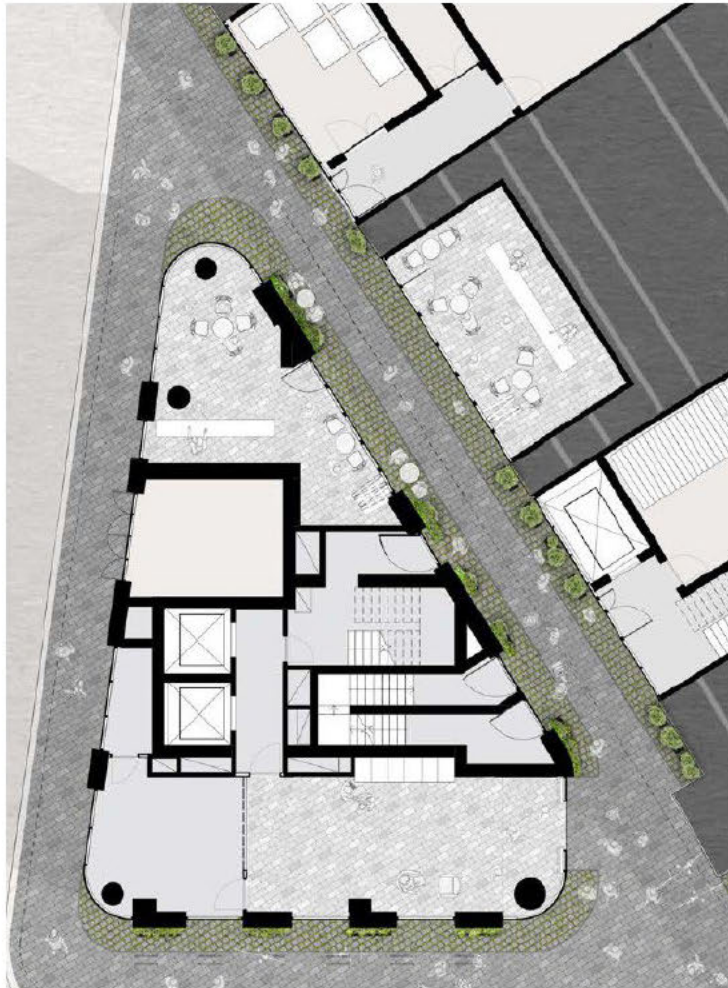


View looking north from Rockingham Street



View looking south along the arches

Unlocking a section of the Low Line



Ground plan, showing the Low Line route running northeast-to-southwest alongside the three arches



Visualisation of the proposed Low Line route



Elevation of the three railway arches to be refurbished

Payment-in-lieu offer

The proposal has been viability tested by:

- the Council (using our viability specialist, BNP Paribas); and
- the GLA's viability team (as part of the Stage 1 referral process).

The applicant has offered a Payment-in-lieu equivalent to 35% of the habitable rooms i.e.

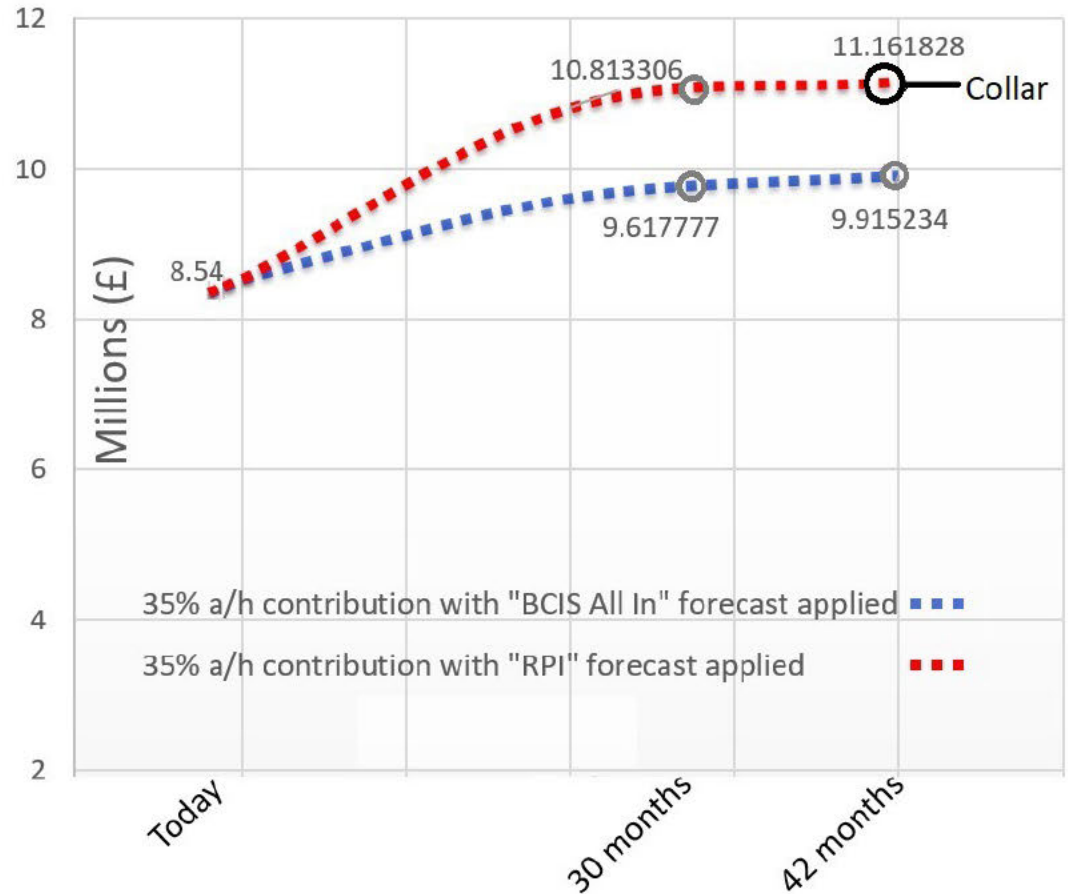
$$35\% \text{ of } 244 = 85.4$$

At a rate of £100,000/ hab room i.e.
 $\text{£}100\text{k} \times 85.4 = \text{£}8.54 \text{ million}$

But with a collar, set at the equivalent of a worst-case scenario inflation forecast, which is:

$$\underline{\underline{\text{£}11,161,826}}$$

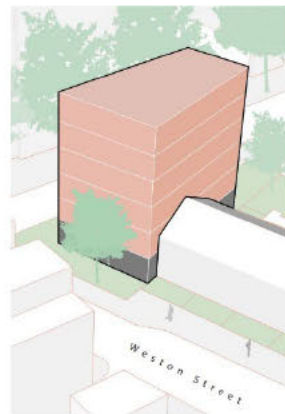
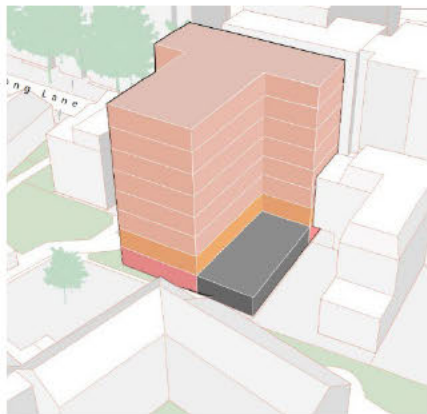
Summary of applicant's offer to 'collar' the PiL



Payment-in-lieu in detail

AFFORDABLE HOUSING PAYMENT IN-LIEU	<p>Applicant is to pay a minimum of £8,540,000 (subject to BCIS All in Tender Price Index). The total sum is to be paid in three tranches linked to stages of construction, as follows:</p> <ul style="list-style-type: none">• Instalment 1: 25% prior to implementation (i.e. £2,135,000 BCIS All in Tender Price Index-linked);• Instalment 2: 50% prior to completion (i.e. £4,270,000 BCIS All in Tender Price Index-linked); and• Instalment 3: 25% prior to first occupation (i.e. £2,135,000 BCIS All in Tender Price Index-linked) <p>Applicant's Position: Agreed</p>
AFFORDABLE HOUSING PAYMENT IN-LIEU COLLAR	<p>When Instalment 3 is triggered, if the total PiL paid by the applicant (i.e. all three instalments) would amount to less than the agreed 'collar' of £11,161,826, the applicant must:</p> <ul style="list-style-type: none">• pay Instalment 3 baseline amount (of £2,135,000 BCIS All in Tender Price Index-linked) plus• the outstanding difference necessary to bring the total PiL paid up to £11,161,826. <p>Applicant's Position: Agreed</p>
AFFORDABLE HOUSING LATE STAGE REVIEW	<p>The Late Stage Review cap shall be £1,300,000.</p> <p>Applicant's Position: Agreed</p>

Potential use of payment-in-lieu



Elim Estate

- Approximately 32 new homes, all to be social rent
- New community space
- Indoor recreation facilities



Rodney Place

- Approximately 9 new homes
- One ground floor commercial unit



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Public consultation responses

CONSULTATION RESPONSES: SUMMARY TABLE

NO. OF REPRESENTATIONS: **25**

NO. OF UNIQUE REPRESENTATIONS: **21**

Of the unique representations, the split comprises:

In objection: **20**

Neutral: **0**

In support: **1**

Summary of main reasons for objection

- **Design**

- **Excessive height ; poor quality design ; harm to the setting of Grade II listed Metro Central Heights ; public realm offer is of a poor quality**

- **Amenity impacts**

- **Daylight/ sunlight loss ; overlooking ; noise disturbance ; wind impact ; cumulative impacts together with redevelopment of the S.A.H**

- **Relationship to other sites**

- **Development may curtail the redevelopment of the S.A.H site ; may harm the ongoing successful functioning of the MoS nightclub**

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Summary of main reasons for objection

- **Uses**

- **Student accommodation not needed ; conventional housing would be a more appropriate use ; no community uses/facilities proposed**

- **Quality and management of student accommodation**

- **Student Management Plan is inadequate ; bedrooms facing the railway will have unacceptable living conditions ; inadequate facilities within the building for the number of student occupiers**

- **Transport**

- **Move-in move-out arrangements inadequate ; increased traffic ; increase car use by students ; danger to trains from falling items**

- **Economic impact**

- **Student accommodation does not provide many economic benefits ; only a few low skilled, low wage jobs ; students pay no council tax**

- **Construction phase impacts**

- **Increased traffic ; increased noise, dust and poor air quality**

Benefits of proposal

- Would **meet a demonstrable need for student housing**, in an appropriate location being within a few minutes' walk of two of the borough's HEIs
- Payment-in-lieu of **£8.54 million** (with a collar, guaranteeing a minimum payment of £11.16 million at occupation stage), equivalent to 35% affordable housing, which will be for the Council Homes Building Programme
- New retail floorspace and activation of railway arches, **supporting London's tourism function and adding to the vitality and vibrancy of Elephant and Castle Major Town Centre**
- Enhanced and activated Tiverton Street and Rockingham Street frontages
- Provision of new public realm in form of a **c.25 metre long section of the Low Line**
- **17 jobs, 17 short courses and 4 apprenticeships for unemployed Southwark residents** during the construction phase, and potential to deliver **7 FTE end use jobs**
- BREEAM 'Excellent' targeted
- **High quality architecture**
- Height of the proposal would be **no taller than the previous/implemented scheme** and the design appropriately responds to the surrounding context.
- Good quality student homes, with **financial investment in Newington Gardens**

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Thank you

