

Planning Committee (Major Applications) B

Wednesday 13 September 2023

6.30 pm

Ground Floor Meeting Room G01 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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Webpage: www.southwark.gov.uk

Date: 13 September 2023

Item No: 5.1 & 5.2	Classification: Open	Date: 13 September 2023	Meeting Name: Planning Committee (Major Applications) B
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Rotherhithe	
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 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 5.1: 23/AP/0562, 23/AP/0564, 23/AP/0565 and 23/AP/0566 - Units 1 And 4 Canada Water Retail Park and Maritime Street, London SE16

Additional information submitted by the applicant

4. In response to an enquiry regarding potential impacts on pedestrian routes from Canada Water Station to the Shopping Centre during construction the applicant has submitted a document titled 'Canada Water Dockside Site A and Dock Edge Works Indicative Hoardings and Pedestrian Routes'.
5. This document is attached to the Addendum.
6. The document provides a commitment to ensuring safe and secure accessible routes for pedestrians from Canada Water Station to the Surrey Quays Retail Park throughout the development works –with an emphasis on looking to maintain a direct route along the eastern edge when possible. An indicative hoarding plan has been provided.

7. The applicant recognises that during construction works to the eastern Dock Edge, there will likely be a need to close the route along the Dock Edge for limited periods of time so works can be undertaken safely without any danger to pedestrians. During these limited periods alternative routes will be provided along Surrey Quays Road to the east and along the western Dock Edge, so that pedestrians have safe and secure routes through the area. Closures will be kept to a minimum and undertaken in order to safeguard members of the public.
8. Officers confirm that there is an s106 obligation in the agreement attached to Outline Permission 21/AP/2655 and 21/AP/2610 (to which all of the RMAs will be bound) requiring submission of a full Construction Environment Management Plan (CEMP). At the time that this is submitted it will be a requirement for the Developer to coordinate construction activities including coordination of safe and accessible pedestrian routes around the site with adjacent schemes also under construction. It is the role of the Councils Network Development Management Team to ensure a coordinated approach is taken to CEMPs to ensure that all construction related activities are managed in a way to minimise disruption and harm, a key part of this is determining appropriate vehicles and pedestrian routes within the vicinity.
9. Finally British Land are currently constructing the dock edge enhancements to the western and southern edge of the dock. The works are expected to be complete by the end of 2024. This will include opening up the western edge of the dock as well as the new pedestrian bridge across the dock. As such it is highly likely that alternative safe, attractive pedestrian routes will be available from the station to the shopping centre before the eastern dock edge works are commenced.

Corrections and clarifications on the main report

Recommendation Paragraphs 1 and 458:

10. For clarity it is recommended that permission be granted for the following Reserved Matters pursuant to Outline Permission 21/AP/2655 relating to Units 1 and 4 Canada water Retail Park:
 - 23/AP/0562
 - 23/AP/0564
 - 23/AP/0565
11. And that permission be granted for the following Reserved Matters pursuant to Outline Permission 21/AP/2610 relating to Maritime Street
 - 23/AP/0566

Paragraph 37:

12. For clarity the NMA Application (23/AP/0571) was granted pursuant to Outline Permission 21/AP/2655.

Paragraph 311, 342 and 404

13. For clarity one cycle docking station will be provided as part of the development of Plot B and one within the vicinity of the site. The s106 obligation requires the locations to be agreed with TfL prior to first occupation of the Development.

Paragraph 340:

14. The number of short stay cycle parking spaces to be provided for Building A2 is 136.

ITEM 5.2: 23/AP/0798 - Eastern Edge Of Canada Dock Adjacent To Units 1 And 4 Canada Water Retail Park, London, Southwark, SE16

Additional information submitted by the applicant

15. An additional plan has been submitted in respect of the proposed layout of the dock edge enhancements specifically annotated with the dimensions of encroachment beyond the existing pontoon line. This plan is attached to the Addendum.

Additional representations received

16. At the time of publication of the report 5 representations had been received – 4 in support and 1 objection. Since publication two additional letters of support have been received.
17. A total of 7 representations now received – 6 in support and 1 objection

The following reasons for supporting the application were stated

“Surrey Docks Angling (SDA) fully support application 23/AP/0798 - Eastern Edge Canada Water Dock. (SDA) Committee Members have met with 'Art Invest Group' on several occasions for over two years. We welcomed Art Invest's interest in acknowledging the SDA from the outset. The application now meets all of our angling needs moving on to the future angling provision.

18. The other letter of support stated that they welcome the inclusion of this development.

Conclusion of the Director of Planning and Growth

19. Having taken into account the additional information provided by the applicant and the additional representations received, the council maintains its recommendation to grant permission as set out in the original committee reports.

REASON FOR URGENCY

20. 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

21. 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
	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

Canada Water Dockside - Site A and Dock Edge Works

Indicative Hoardings and Pedestrian Routes

11th September 2023

 @gt_llp

 gardiner.com

 marketintel.gardiner.com



The plan overleaf identifies how the Canada Water Dockside Project will ensure safe and secure accessible routes for pedestrians from Canada Water Station to the Surrey Quays Retail Park throughout the development works – with an emphasis on looking to maintain a direct route along the eastern edge when possible.

We anticipate there being a period of overlap between the works at Canada Water Dockside (Plot A and Eastern Dock Edge) and the adjacent Canada Water Masterplan (Plot A and the Western/Southern Dock Edges) being undertaken by British Land. We will work closely with British Land and their contractors throughout the works to ensure effective coordination, but at this stage we anticipate the works to the western and southern edges being completed or largely completed before the main set of works are undertaken at Canada Water Dockside. That will create a new safe, secure and accessible route to the west of the dock.

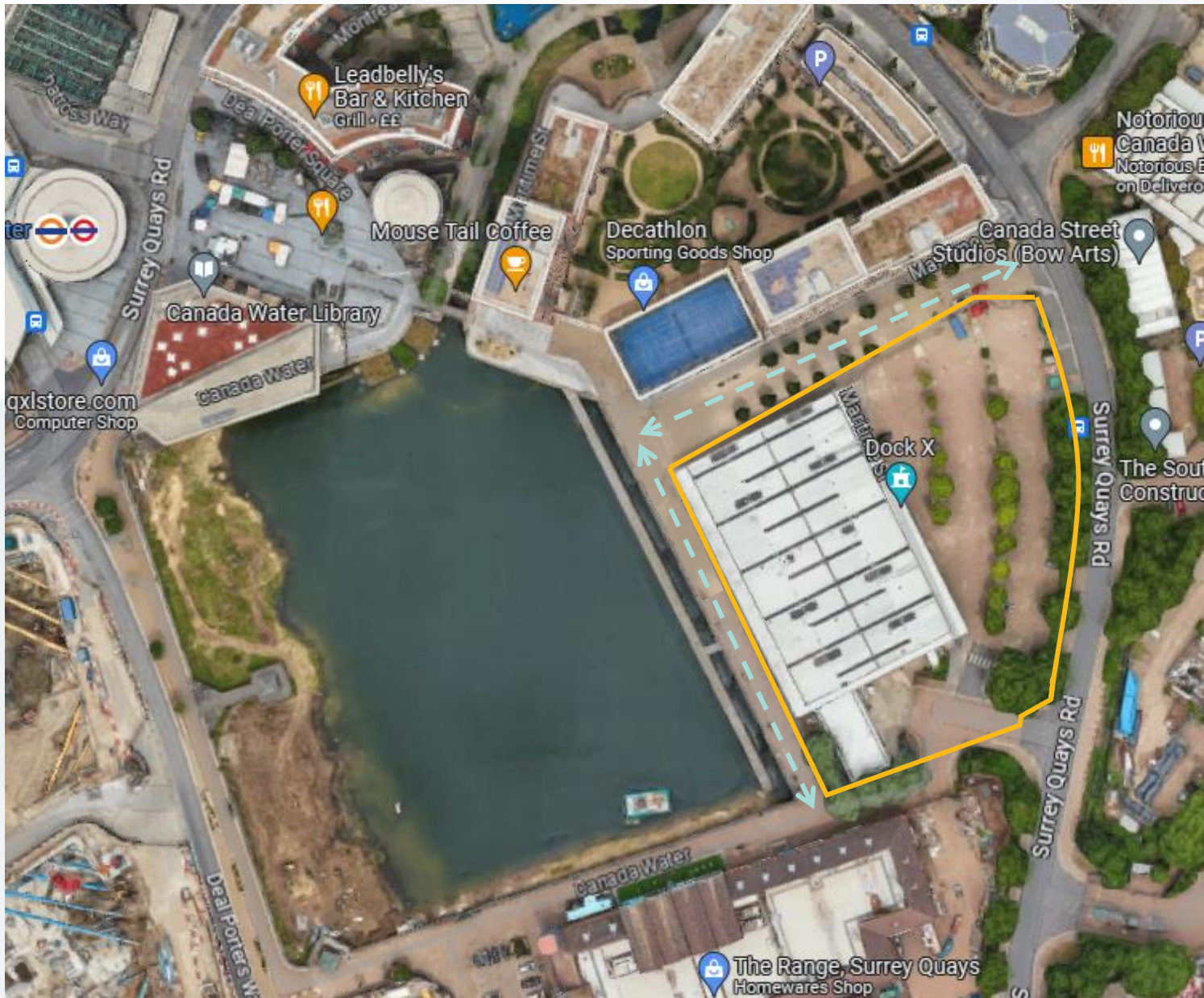
During our works to the eastern Dock Edge, we do anticipate the need to close the route along the Dock Edge for limited periods of time so that we can undertake works safely without any danger to pedestrians. During these limited periods we anticipate there being alternative routes along Surrey Quays Road to the east and along the western Dock Edge, so that pedestrians have safe and secure routes through the area. Closures will be kept to a minimum and undertaken in order to safeguard members of the public.

The plan illustrates the indicative hoarding locations proposed for the Site A works, as well as the indicative pedestrian routes that will be managed as part of the Canada Water Dockside project.

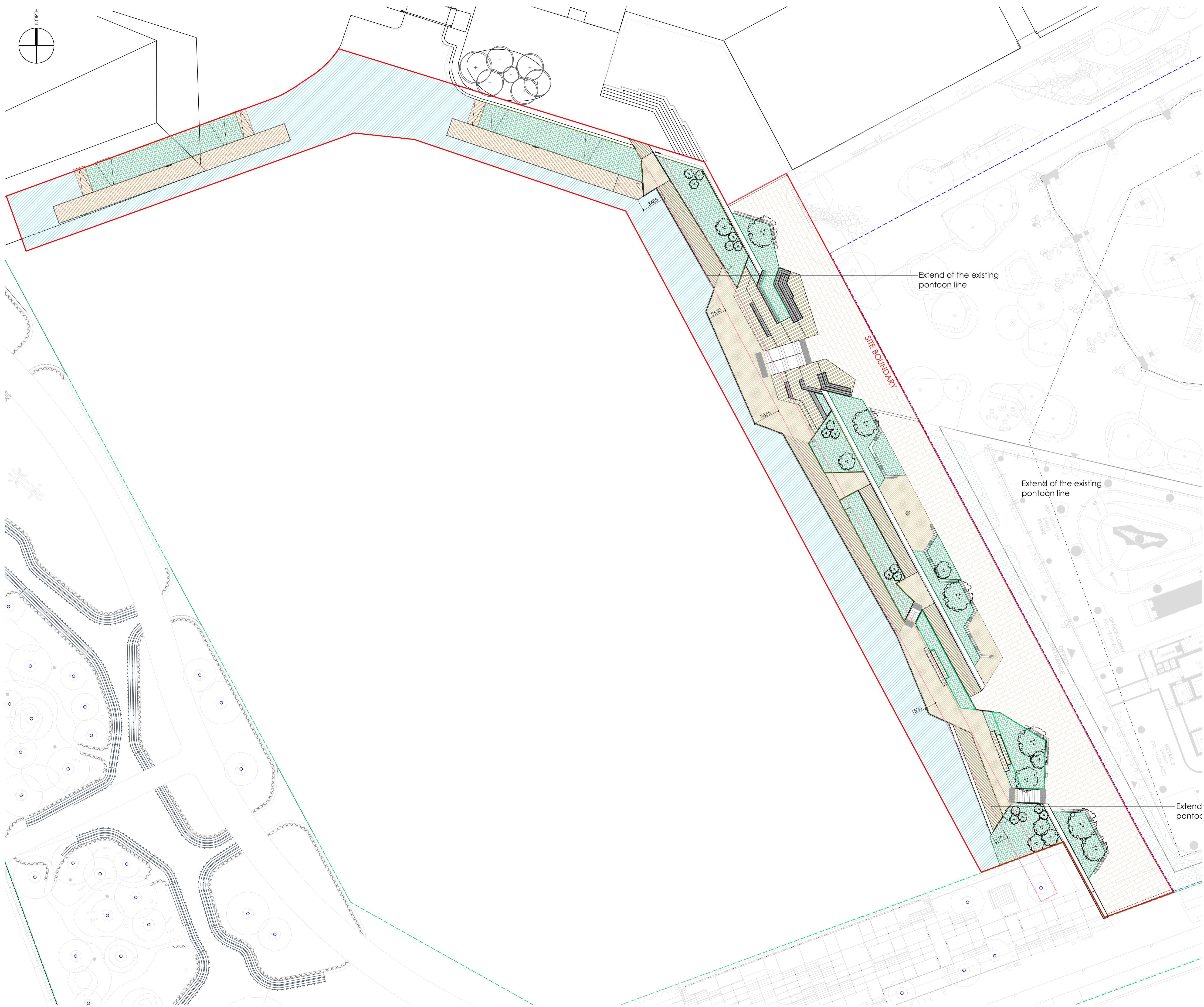
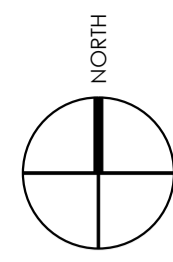
Because the eastern Dock Edge is adopted highway, approval will be required from the Council for any closures. Full details will be provided with the Construction Environmental Management Plan to discharge the associated planning conditions, including for example;

1. Height of hoarding
2. Lighting
3. Signage
4. Vision panels
5. Construction logistics
6. Supervisor contact details
7. Vehicle barriers

We will continue to work closely with the Council and British Land (and their contractors) throughout the works, and will communicate any temporary closures or changes to routes to the local community through our contractors's ongoing communications (anticipated to include regular newsletters and a phone line).



KEY	
	Indicative Hoarding
	Pedestrian Routes

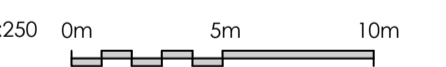


GENERAL NOTES.

This drawing remains the copyright of Andy Sturgeon Garden DeSngn Limited. All dimensions to be checked prior to commencement of any works, and/or preparation of any shop drawings on site. Any dimensional discrepancies and alterations to be referred to the deSngner. **DO NOT SCALE FROM THIS DRAWING.**

General Note:

- For landscape general arrangement refer to drawing number **CWD-ASD-DE-XX-DR-L-010-XX**
- For site levels refer to drawing number **CWD-ASD-DE-XX-DR-L-0101-XX**
- For planting details refer to drawing number **CWD-ASD-DE-XX-DR-L-0102-XX**
- For proposed tree details refer to drawing number **CWD-ASD-DE-XX-DR-L-0103-XX**



P01 04/23 Planning Issue	STY DR AS
Iss. Date	Issue notes



7 Marlborough Place, Brighton BN1 1UB
Tel: 01273 672575 info@andysturgeon.com www.andysturgeon.com

project no. drawing no. issue
CWD-ASD-DE-XX-DR-L-0104-XX P01

client Art-Invest Real Estate
project Canada Dock Eastern Dock Edge

drawing Landscape Plan with Existing Pontoon

scale 1:250@A1
1:500@A3

Welcome to Southwark Planning Committee B Majors Applications

13 September 2023

MAIN ITEMS OF BUSINESS

Item 5.1 - 21/AP/0562, 21/AP/0564, 21/AP/0565
21/AP/0566

Canada Water Dockside Masterplan
Units 1 and 4 Canada Water Retail Park & Maritime Street
London SE16

Item 5.2 - 23/AP/0798
Eastern Edge of Canada Dock Adjacent to Units 1 and 4
Canada Water Retail Park, London SE16



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Emily Tester



Councillor Ellie Cumbo



Councillor Sam Foster



Councillor Jon Hartley



Councillor Portia Mwangangye

The **PLANNING**
AWARDS 2019
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Item 5.1

23/AP/0562, 23/AP/0564, 23/AP/0565 & 23/AP/0566

Canada Water Dockside Masterplan

Units 1 and 4 Canada Water Retail Park & Maritime Street

23/AP/0562 - Reserved Matters Approval sought for construction of Building A1 (maximum height 110m AOD) comprising the following uses; offices (Class E), retail (E) and food and beverage (E), with landscaping, plant and associated works.

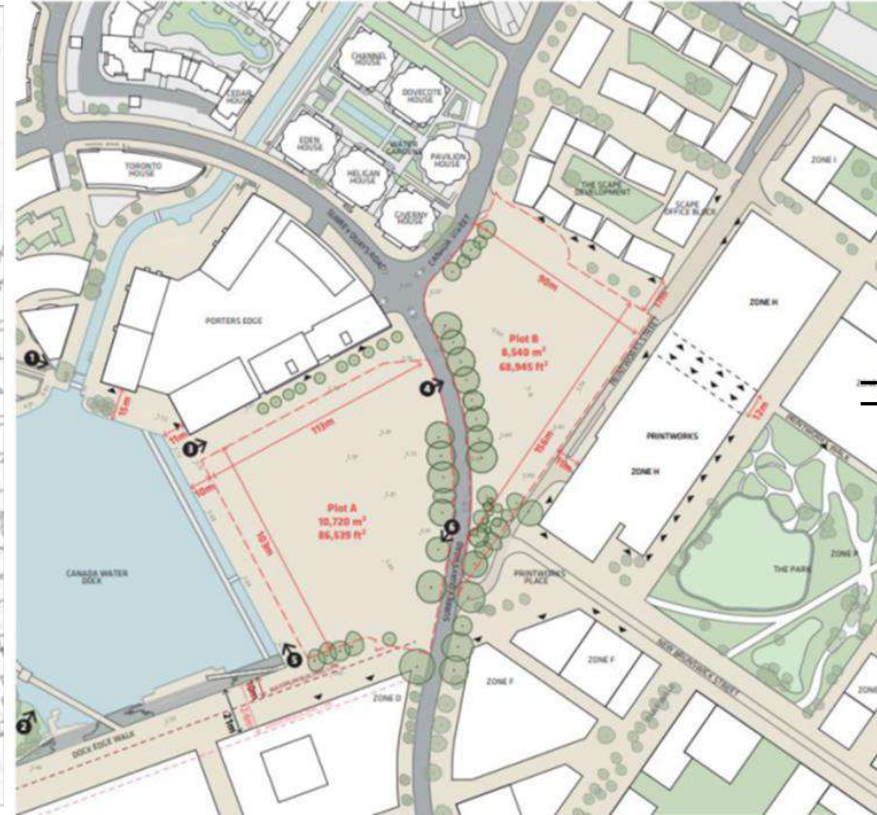
23/AP/0564 - Reserved Matters Approval sought for construction of Building A2 (maximum height 55.2m AOD) comprising the following uses; offices (Class E), retail (E) and food and beverage (E), with cycle parking, landscaping, loading bay, plant and associated works.

23/AP/0565 - Reserved Matters Approval sought for construction of a basement spanning Plots A1 and A2 comprising cycle parking, plant space and ancillary floorspace and associated works (all ancillary Class E) to support office and retail/food and beverage uses in Plots A1 and A2.

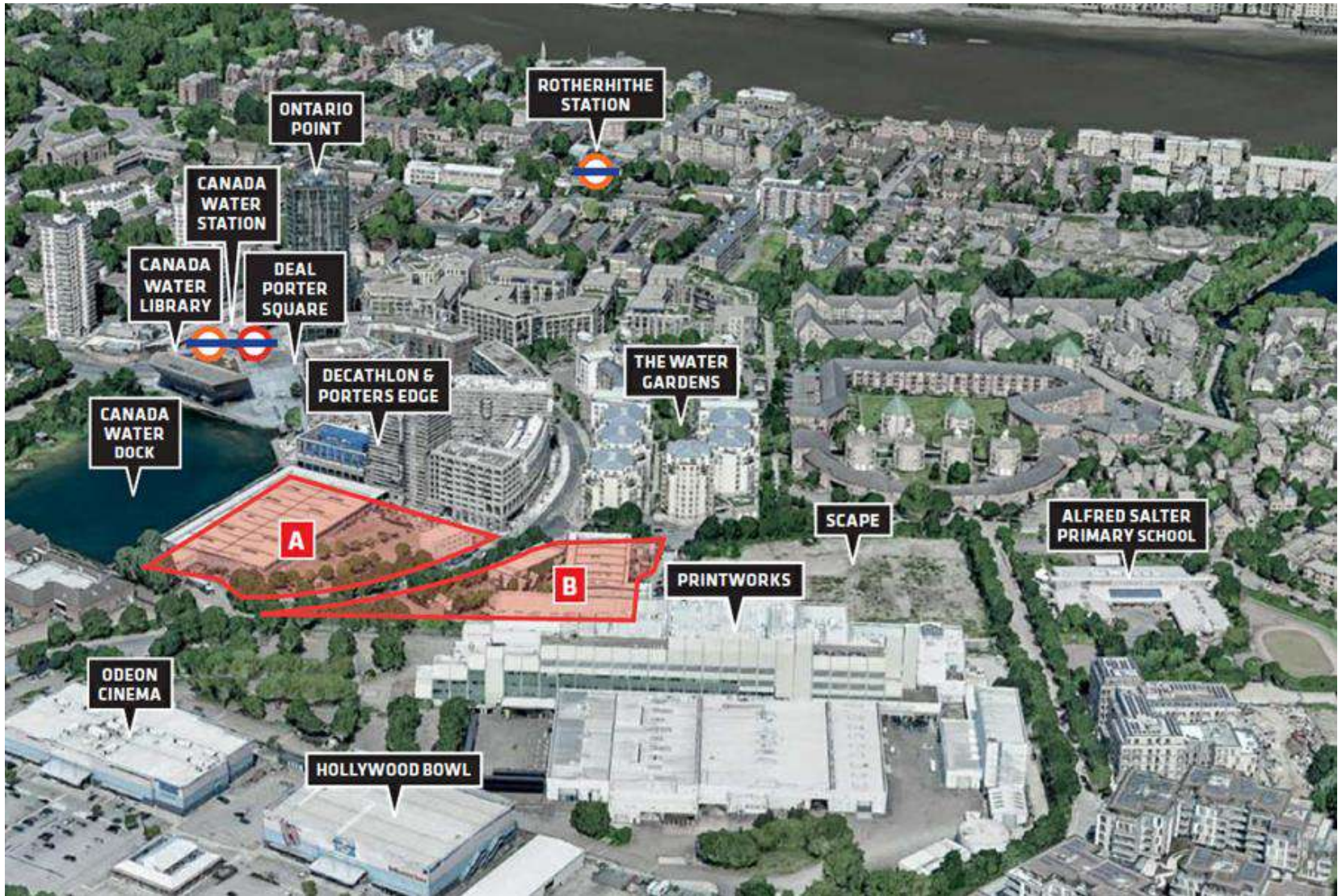
23/AP/0566 - Approval of Reserved Matters (access, appearance, landscaping, layout and scale) in respect of hard and soft landscaping to create a shared public realm space for use by pedestrians and vehicles on Maritime Street.

10

Site Boundary



Existing Site Context



12

Current Site and Surroundings



13



EXISTING BUILDING FROM DOCK EDGE



EXISTING SERVICING ACCESS



VEHICLE ACCESS POINT FROM SURREY QUAYS ROAD



VIEW FROM THE DOCK EDGE WALK



VIEW TO PORTERS EDGE FROM SOUTHWEST CORNER



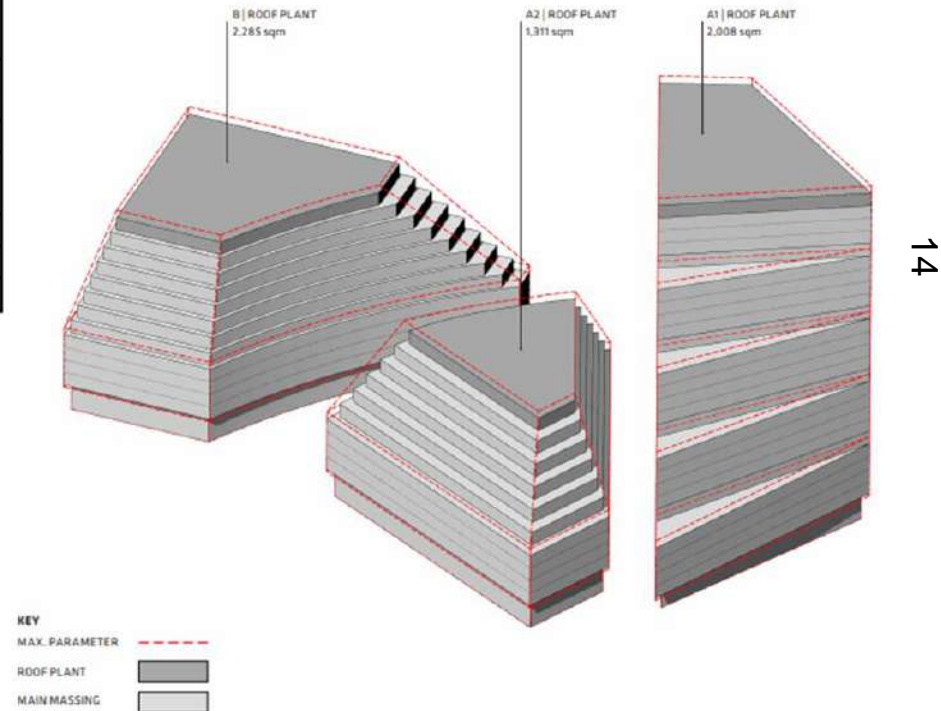
VIEW TO SURREY QUAYS ROAD FROM SOUTHWEST CORNER

Outline Permission & Conformity

Land Use	Consented floorspace (sqm GEA)	Plot A1 RMA	Plot A2 RMA	Remaining floorspace (sqm GEA)
Retail/professional services/food and drink (E(a/b/c))	5,000	777	808	3,415
Learning and non-residential institutions/local community (F1/F2)	300 - 750	0	0	300 - 750
Medical or health (E(e))	3,000	0	0	3,000
Indoor sport, recreation or fitness (E(d))	1,500	0	0	1,500
NON-WORKPLACE SUB-TOTAL	2,000 - 7,000	777	808	415 - 5,415
Workplace (E(g)(i))	143,780	59,273	33,853	50,654
ABOVE GROUND SUB-TOTAL	145,780	60,050	34,661	51,069
Roof Plant	5,604	822	582	4,200
Basements	13,006	3,661	2,131	7,214
TOTAL	164,390	64,533	37,374	62,898

Approved range and quantum (sqm GEA) of development for the Masterplan site (this includes Plot B) together with confirmed proposals for Building A1 and A2

Building envelopes created by approved Outline Parameter Plans



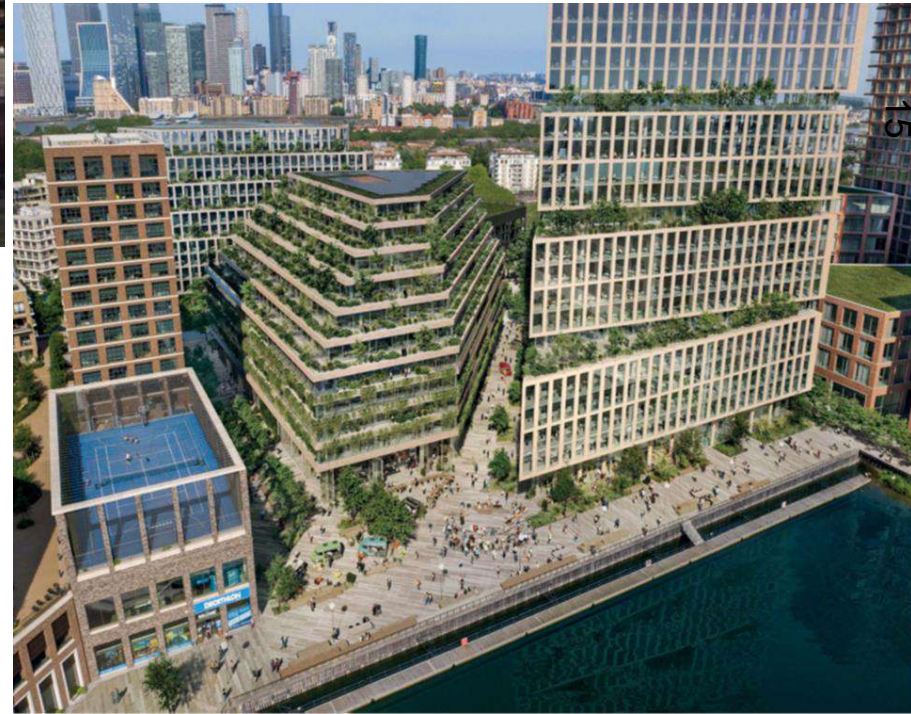
14

CGIs – Outline proposals

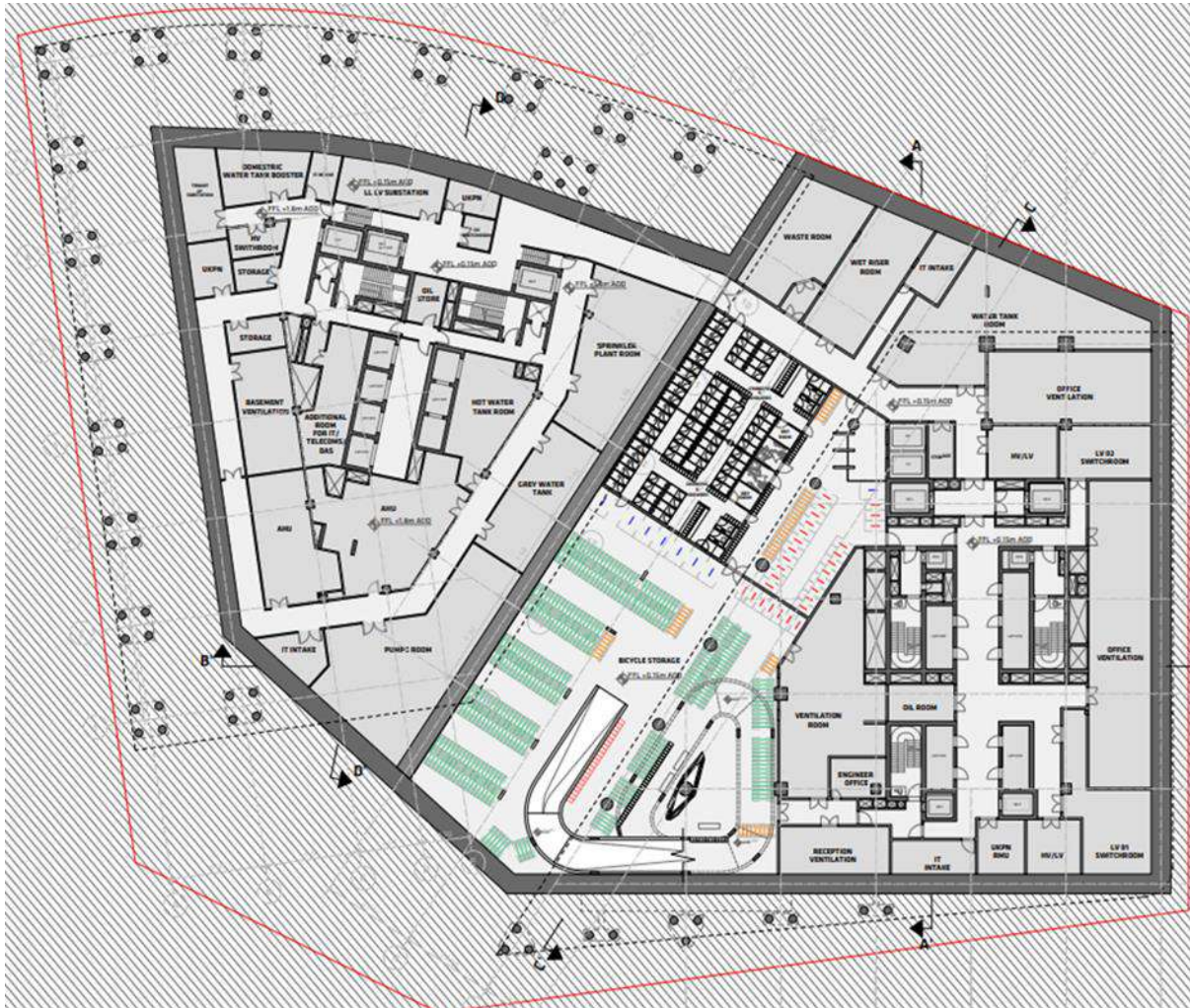


View of Waterfront Square →

← View of Blocks A1 and A2 from Canada Water Dock



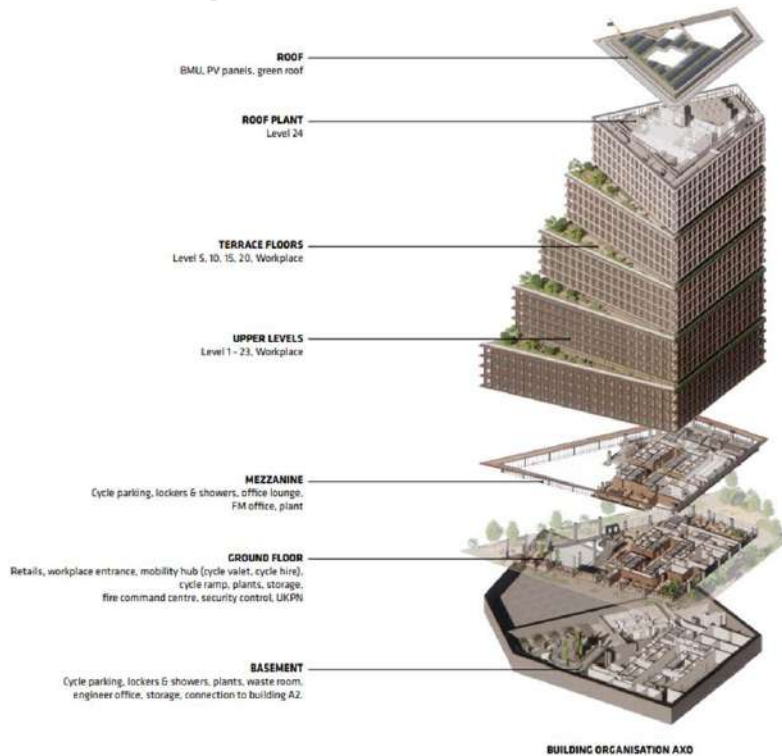
Basement



- Combined basement for A1 and A2
- Basement will be accessed via a single point of access/egress from Surrey Quays Road adjacent to Maritime Street
- Will accommodate uses that are ancillary to the above ground uses, including plant, cycle parking, servicing and storage.

10

Building A1

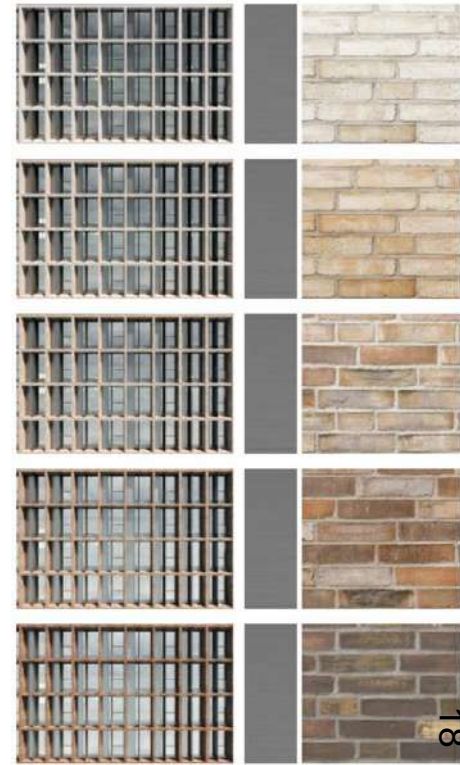
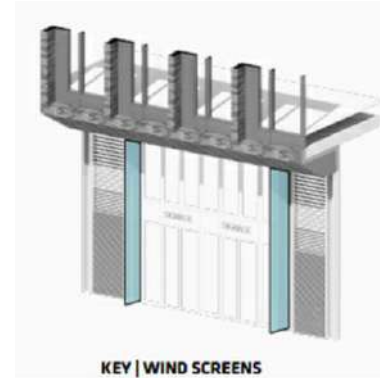


17



- 3,450 – 4,485 FTEs
- 59,273 sqm workspace
- 777 sqm retail/food & beverage on the ground floor
- 6,025 sqm affordable workspace (of which 486 sqm would be affordable retail)
- 1,446 cycle parking spaces

Building A1



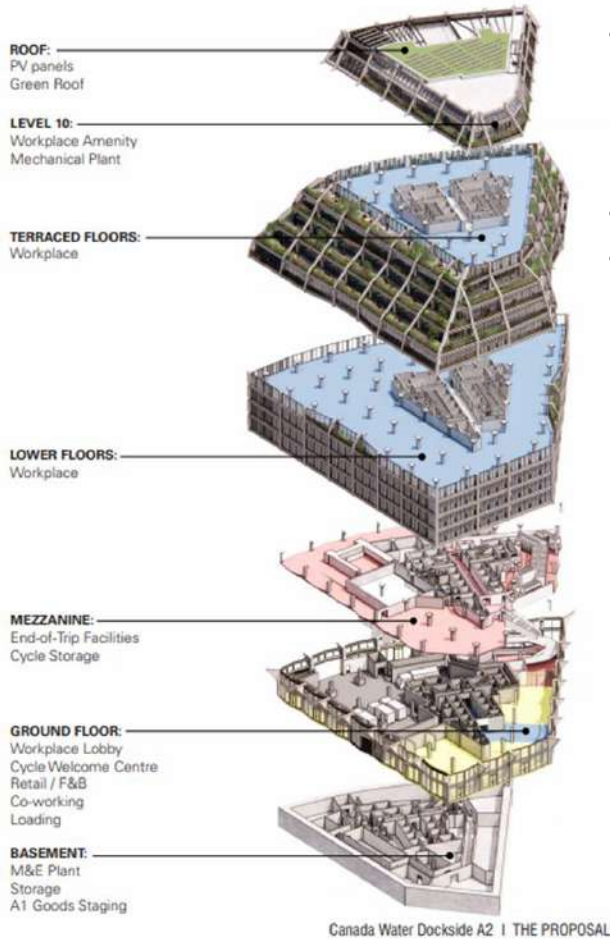
Approach to materiality



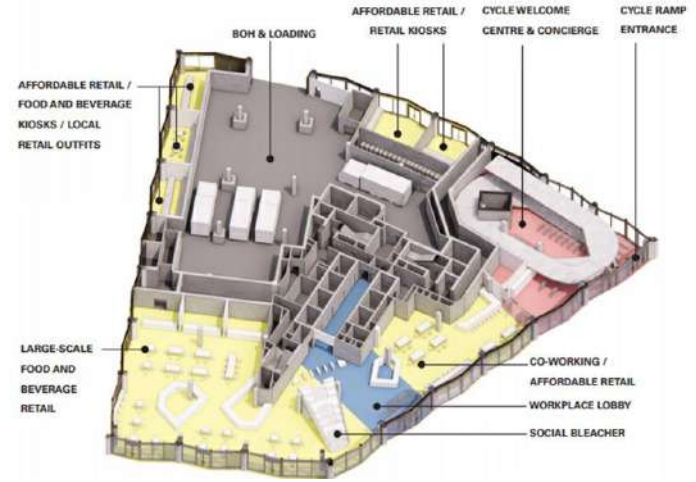
Approach to ground floor facade & elevation



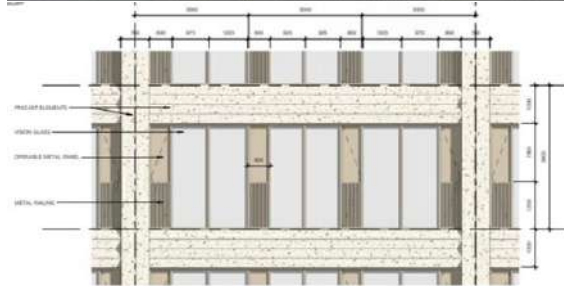
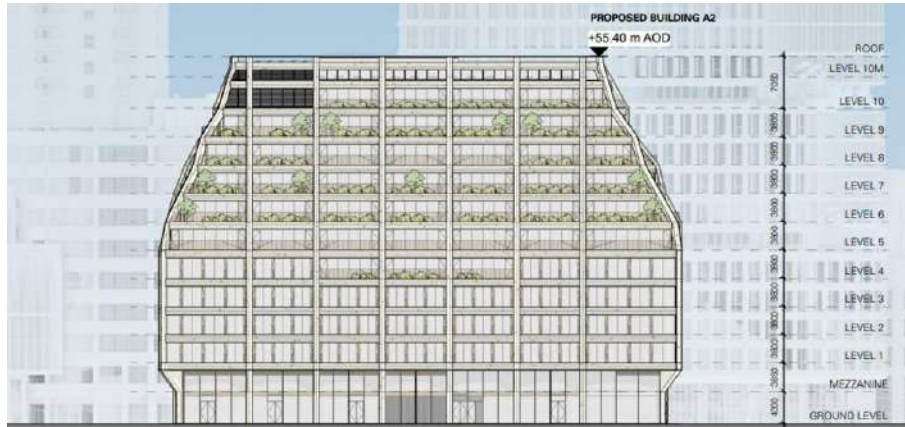
Building A2



- 1,985 – 2,580 FTEs
- 33,853 sqm of workspace
- 808 sqm retail/food and beverage
- 959 sqm of affordable workspace of which 736 sqm would be affordable retail
- Public toilets
- 752 cycle parking spaces



Building A2



Building A1 and A2



Wireline Views including emerging context (BL development shown in wire line)



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Wireline Views including emerging context (BL development shown in wire line)



23

Wireline Views including emerging context (BL development shown in wire line)



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Public Realm



Maritime Street will be transformed into a pedestrian priority linear space.

Waterfront Square intended to create areas of soft and hard landscape as a gathering space, together with spill out space for the commercial units and accommodating key connections from Deal Porters Square to Printworks Place. The Waterfront Square proposals are designed to coordinate with the Dock Edge proposals

Surrey Quays Road - a key existing route. It is envisaged as a place for incidental seating and play

The Boulevard acts as a primary desire line from Canada Water station and Deal Porter Square to Printworks Place. Activated by retail uses and lobby entrances to the commercial buildings.

Dock Edge Walk forms a continuation of a key route leading from Southwark Park to the new park within the proposed BL masterplan

Eastern Dock Enhancements – public realm enhancements to be delivered as part of Phase 1 but subject to a separate planning application

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Waterfront Square & Dock Edge Public Realm



Maritime Street Public Realm



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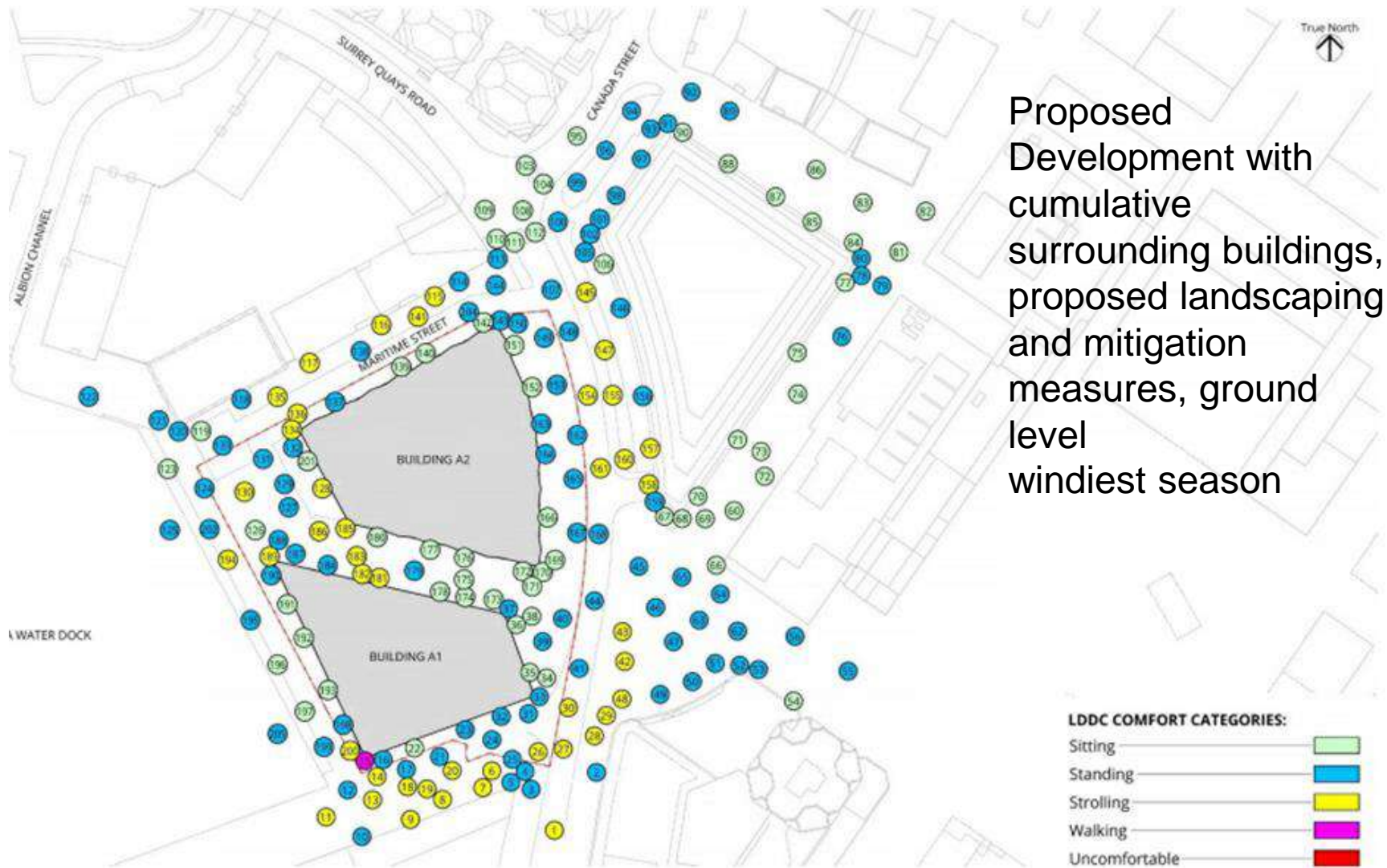
The Boulevard Public Realm



Surrey Quays Road and Printworks Place Public Realm



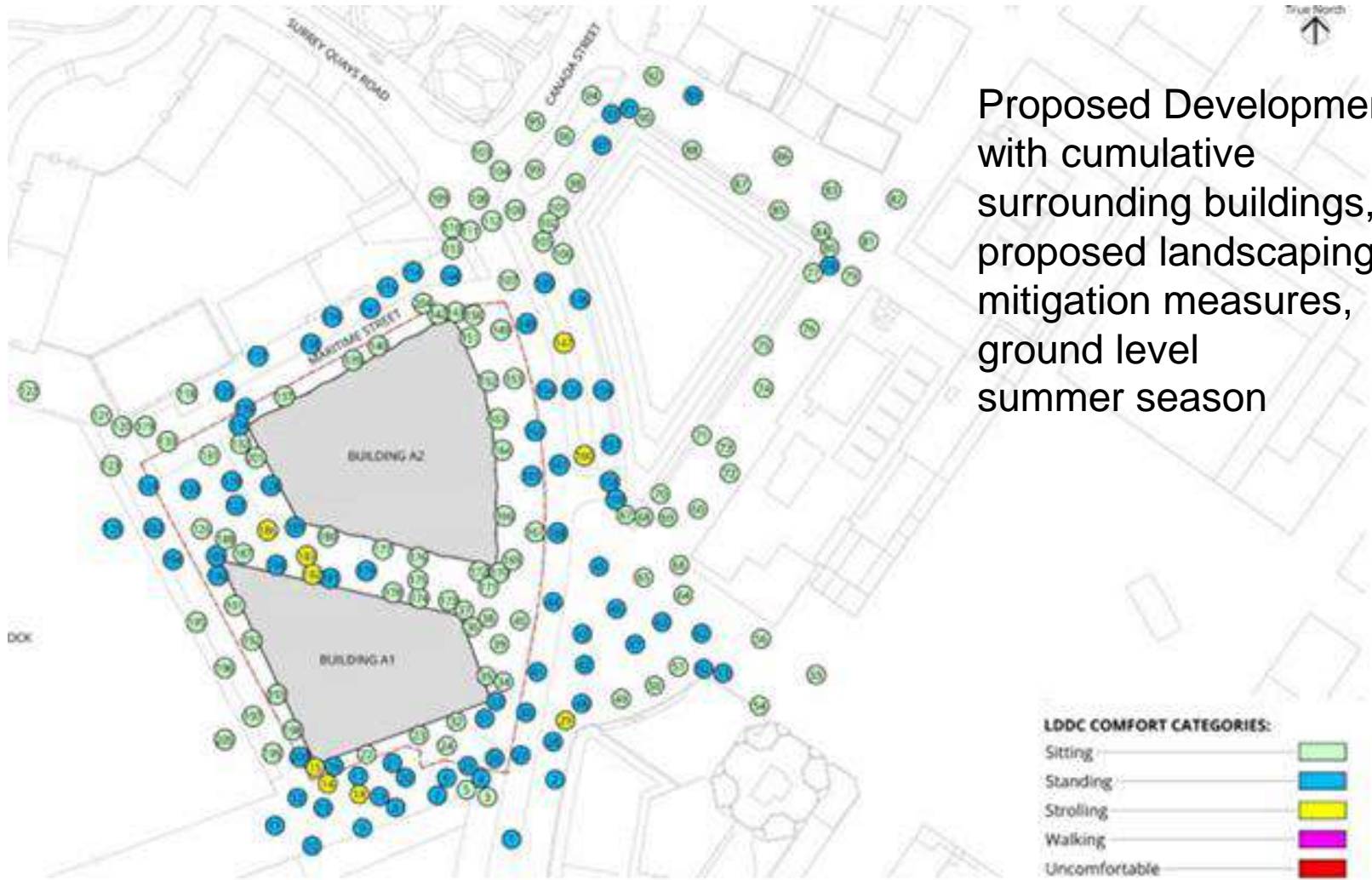
Wind



Proposed Development with cumulative surrounding buildings, proposed landscaping and mitigation measures, ground level windiest season

30

Wind



Proposed Development with cumulative surrounding buildings, proposed landscaping and mitigation measures, ground level summer season

Urban Greening Factor & Biodiversity Net Gain

Public Realm A1 (as part of A1 RMA)			
	Factor	Area	Proposed Factor
Semi natural vegetation (e.g. existing trees)	1.0	129 m ²	129
Flower rich perennial planting	0.7	440.5 m ²	308.5
Standard trees	0.8	154 m ²	123
Total			560.5

Public Realm A2 (as part of A2 RMA)			
	Factor	Area	Proposed Factor
Semi natural vegetation (e.g. existing trees)	1.0	438.5 m ²	438.5
Flower rich perennial planting	0.7	725.5 m ²	508
Standard trees	0.8	566.5 m ²	453
Total			1399.5

Public Realm Maritime Street			
	Factor	Area	Proposed Factor
Semi natural vegetation (e.g. existing trees)	1.0	197 m ²	197
Flower rich perennial planting	0.7	441.5 m ²	309
Standard trees	0.8	148.5 m ²	119
Permeable paving / blue roof	0.1	244.5 m ²	24.5
Total			649.5

Plot B (Public Realm + Building)		Proposed Factor
<i>Proposed Factor from Alternative Masterplans</i>		3804

Building A1 (as part of A1 RMA)			
	Factor	Area	Proposed Factor
Extensive green roof	0.7	545.5 m ²	382
Intensive green roof	0.8	463 m ²	370.5
Hedging	0.6	290.5 m ²	174
Trees on the roof terrace	0.8	32.5 m ²	26
Permeable paving / blue roof	0.1	1411 m ²	144
Total			1096.5

Building A2 (as part of A2 RMA)			
	Factor	Area	Proposed Factor
Extensive green roof	0.7	470.5 m ²	329.5
Intensive green roof	0.8	695 m ²	487
Trees on the roof terrace	0.8	20 m ²	16
Permeable paving / blue roof	0.1	1784 m ²	178.5
Total			1011

TOTAL PROPOSED FACTOR - CURRENT MASTERPLAN 8521

Current Masterplan
 Proposed Factor: 8521
 RMA Area: 20820m²
UGF: 0.41
Note: UGF score rounded to 2 decimal places

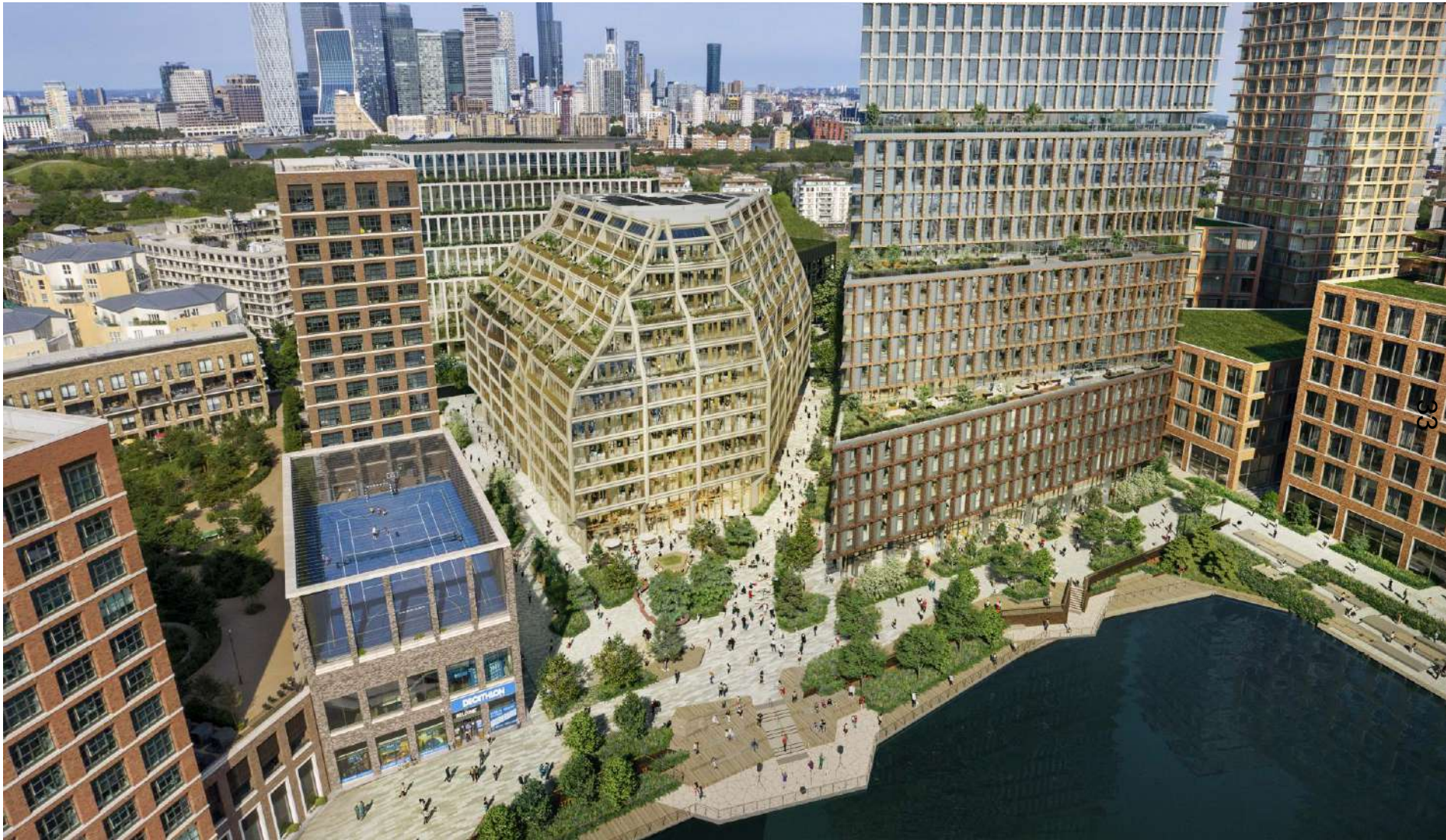
OVERALL MASTERPLAN
 Proposed Factor: 8521
 RMA Area: 20820m²
UGF: 0.41
Note: UGF score rounded to 2 decimal places

A1 RMA
 Proposed Factor: 1657
 RMA Area: 3850m²
UGF: 0.43
Note: UGF score rounded to 2 decimal places

A2 RMA
 Proposed Factor: 2410.5
 RMA Area: 6870m²
UGF: 0.35
Note: UGF score rounded to 2 decimal places

Maritime Street
 Proposed Factor: 649.5
 RMA Area: 1560m²
UGF: 0.42
Note: UGF score rounded to 2 decimal places

Biodiversity Net Gain Score 41.9%





- Land use fully compliant with Outline Planning Permission and development plan policies
- Proposed quantum of floorspace and range of uses to be provided sits comfortably within the approved Development Specification.
- The proposed development would deliver a significant amount of commercial floorspace, affordable workspace and employment opportunities in the Borough.
- New buildings are high quality making a positive contribution to the townscape
- New high quality public realm
- Positive response to climate change polices
- Significant package of mitigation measures secured in the Outline s106 Agreement

Item 5.2

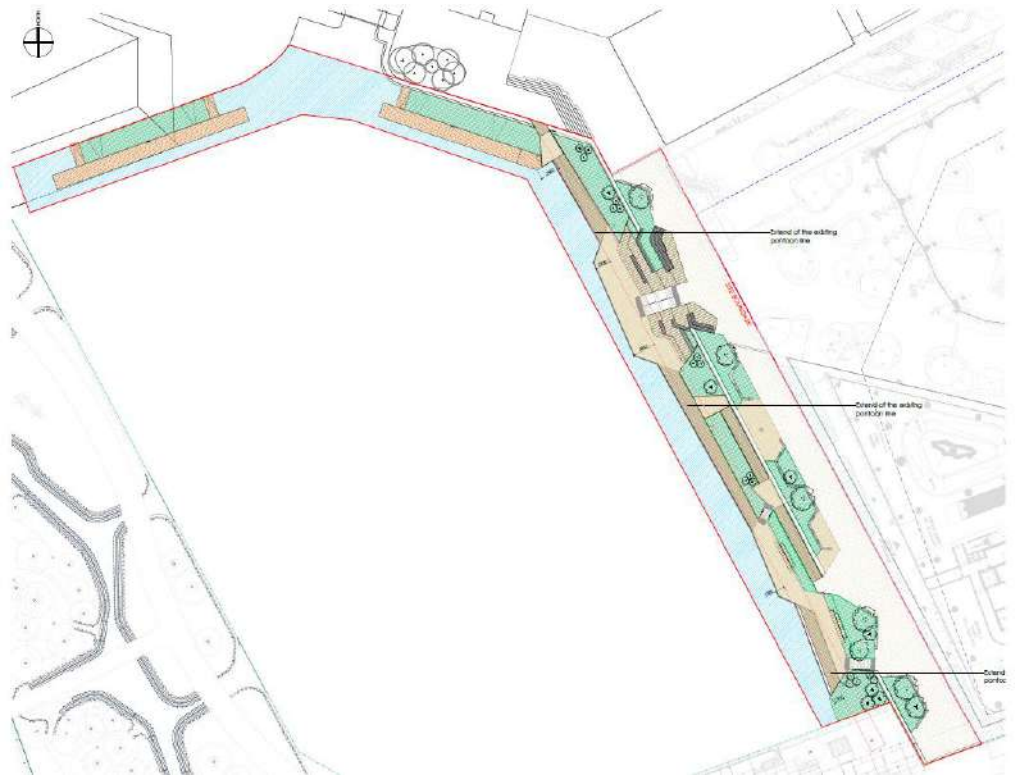
23/AP/0798

Eastern Edge of Canada Dock Adjacent to Units 1 and 4 Canada Water Retail Park, SE16

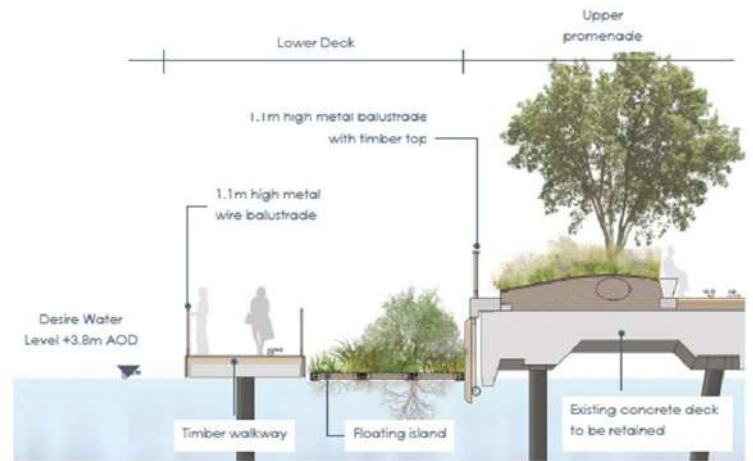
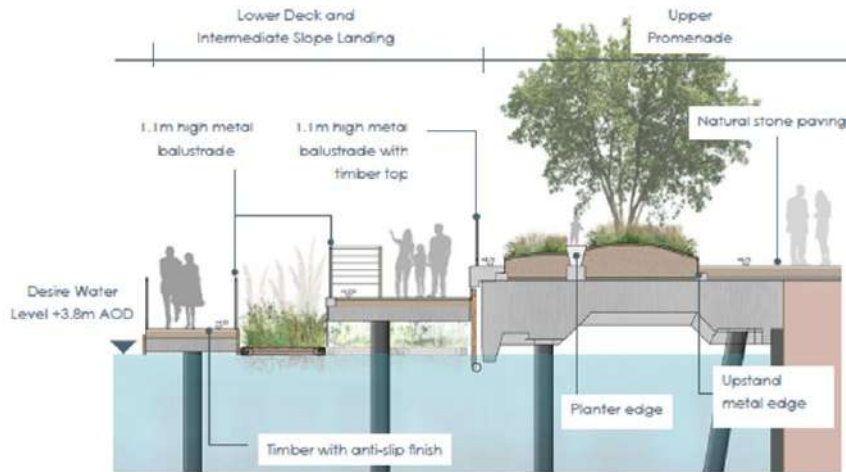
Proposal: Works to improve and enhance the eastern edge of Canada Dock, including the creation of a public pedestrian promenade at ground level and lower level boardwalk with associated amenity space, soft landscaping, tree planting and associated works together with the relocation and refurbishment of the existing fishing pontoon and the creation of a new fishing pontoon.

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Dock Enhancements



Upper & Lower Deck & Amphitheatre



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Access Strategy, Lighting & Wind

