

Planning Committee (Major Applications) B

Tuesday 12 December 2023

6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1
2QH

Supplemental Agenda

List of Contents

Item No.	Title	Page No.
6.	Development Management	1 - 76

Contact

Gregory Weaver on 020 7525 3667 or email: greg.weaver@southwark.gov.uk
Webpage: www.southwark.gov.uk

Date: 12 December 2023

Item No: 6.1 & 6.2	Classification: Open	Date: 12 December 2023	Meeting Name: Planning Committee (Major Applications) B
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Old Kent Road & Borough, Bankside And Walworth	
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:

FACTORS FOR CONSIDERATION

4. Correction and addition to the conditions on the draft decision notice in respect of the following item on the main agenda.

ITEM 6.1: 23/AP/1862 - 747-759 & 765-775 Old Kent Road and Land at Devonshire Grove, London, SE15 1NZ

Additional information since publication of the main report

5. At the time of writing the committee report, the Council's list of locally listed buildings was in draft and unadopted. For this reason, the committee report refers to list as a "draft" multiple times. The majority of these references are made in the section entitled 'Design'.
6. However, the Local List received approval from the Council's Cabinet in November 2023. All of the non-designated heritage asset structures

referred to in the body of the committee report made it onto the adopted list of over 2,400 structures.

7. On account of this, all references to the “draft local list” (and variations thereof) made within the committee report should be read instead as the “adopted local list”.

Corrections and clarifications on the main report

Clarification to paragraph 10 (Executive summary)

8. The penultimate sentence of paragraph 10, which is concerned with describing the proposed building heights, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*“The buildings would step down in height from the site’s northeastern extremity towards the Old Kent Road high street, with the tallest being 33 storeys and the shortest ~~46~~ **15**.”*

Correction to paragraph 22 (Planning history of the application site and nearby sites)

9. The table given at paragraph 22 contains an error with regard to the number of cycle parking space. It should have read as follows (typo in strikethrough, corrections in **bold**):

<u>Greening, Drainage and Sustainable Transport Infrastructure</u>			
Criterion	Existing	Proposed	Change +/-
Cycle parking spaces	0	918 <u>1,101</u>	+918 <u>1,101</u>

Correction to paragraphs 53 and 55 (Details of proposal)

10. The second sentence of paragraph 53, which provides an overview of the PBSA communal amenity spaces within Buildings A and B, contain errors with regard to the total floor area.
11. Paragraph 53 should have read as follows (typo in strikethrough, corrections in **bold**):

*“The lower floors would contain cycle storage space and various communal amenity spaces such as lounge areas, a gym, a quiet study zone, on-site laundry and a management office. These communal amenity spaces would amount to ~~987.8~~ **932.5** square metres in total, equating to an average of ~~1.54~~ **1.45** square metres per student...”*

12. Paragraph 55 should have read as follows (typo in strikethrough, corrections in **bold**):

*“In a similar arrangement to Building A, the lower storeys would comprise communal student amenity space and cycle storage, with the upper floors containing cluster flats (i.e. en-suite bedrooms sharing living/kitchen/dining facilities), studios and premium studios. In total, 427.8 **400.6** square metres of internal communal amenity space would be provided, equating to 4.43 **1.34** square metres per student”.*

Correction to paragraph 91 (Pre-application engagement and mid-application amendments)

13. The third bullet point of paragraph 91, which is concerned with the steps taken by the applicant to optimise integration of the residential uses, contains an error. The bullet point should read as follows (typo in strikethrough, corrections in **bold**):

*“ • developing the internal layouts of the dwellings and ~~PBCL~~ **PBSA** units to achieve optimised configurations that perform well with respect to technical considerations such as dual aspect and daylight/sunlight receipt”.*

Correction to paragraph 104 (Legal context)

14. The second sentence of paragraph 104, which sets out the legal background to planning decisions, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*“In this instance the development plan comprises the London Plan 2021 and the ~~draft Old Kent Road Area Action Plan 2020~~ **Southwark Plan 2022**”.*

Correction to paragraph 159 (Principle of the proposed development in terms of land use)

15. The first sentence of paragraph 159, which is concerned with the policy position on Class E uses at this site, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*“With regard to the principle of demolishing the HSS (Class E) premises, there is no objection principle in land use terms subject to ~~at least the same quantum being re-provided in the proposed development~~ **replacement of existing employment space**”.*

Correction to paragraph 290 (Principle of the proposed development in terms of land use)

16. The first bullet point of paragraph 290, which is concerned with the ‘default scenario’ for the commercial unit at the base of Building C,

contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

To account for the 'default scenario', the Section 106 Agreement will include a dedicated affordable workspace schedule. This will ensure, among other things, that:

*• the workspace is provided for a 30-year period at a peppercorn rent for months ~~0-11~~ **0-5**, and then from ~~12 months~~ **month 6** until the end of the affordable workspace lifetime at no more than £15/sq.ft”.*

17. The same change of “months 0-11” to “months 0-5” should also be applied to Item 11 within Appendix 8 (the Section 106 heads of terms).

Correction to paragraph 352 (Affordable housing and development viability)

18. The first sentence of paragraph 352, which is concerned with the pace of affordable housing delivery, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*“...the commencement of Buildings C and D (the affordable housing) has been foregrounded in the construction programme, with both buildings ~~preceding any commencement of Building A or B~~ **completing before the completion of the final PBSA building**”.*

Correction to paragraph 425 (Quality of residential accommodation – Conventional housing)

19. The second sentence of paragraph 452, which is concerned with the aspect and outlook from the proposed Class C3 homes, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*“All the single-aspect units would be one- or two-bedroomed, none would face within ~~90~~ **45** degrees of due north...”.*

Correction to paragraph 660 (Public realm, landscaping and trees)

20. The second sentence of paragraph 660, which is concerned with calculating the public open space requirement generated by the residential uses within the proposed development, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

“The proposal hereunder consideration would deliver the equivalent of 514 dwellings, producing a requirement for 2,570 square metres of public open space. The 514-equivalent dwelling yield is calculated as follows:

- one third of the 941 PBSA units (or part thereof) which is ~~514~~ **314**; plus
- the 200 conventional homes.

Correction to the description accompanying Image 108 (after paragraph 712)

21. The description accompanying this image contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*“Image 108 (above): Indicative long-term layout of the junction, showing how the Asylum Road arm would be moved approximately 15 metres to the ~~southwest~~ **southeast** to align with Devonshire Grove, thereby creating a four-way junction”.*

Correction to paragraph 760 (Transport)

22. The first sentence of paragraph 760, which is concerned with refuse storage arrangements, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*“With regard to the ~~420~~ **200** conventional housing units, it will be the responsibility of the residents to transport their waste from their apartment to the bins provided in the communal bin store at ground floor level”.*

Clarification to paragraph 765 (Transport)

23. The second sentence of paragraph 765, which is concerned with the policy position regarding wheelchair parking provision, suggests that the PBSA requirements are 3% of one third of the total number of bedspaces.
24. The applicant has requested that this Addendum clarifies the London Plan minimum requirement. The minimum requirement is for residential development proposals of ten or more units to deliver, for 3% of dwellings, at least one designated disabled persons parking bay per dwelling, and for these bays to be made available from the outset. The London Plan provides no clarity as to how to convert PBSA into conventional housing for the purposes of this calculation.

Clarification to paragraph 777 (Transport)

25. The first sentence of paragraph 777, which is concerned with the PBSA long-stay cycle parking, contains an error. The sentence should read as follows (clarification in **bold**):

“In an effort to address the shortfall from the policy minimum of 941 spaces, the applicant has proposed to supplement the long-

*stay stands with a pre-loaded 12-bike locker bank **in each of the PBSA buildings (i.e. 24 in total).***"

Correction to paragraph 782 (Transport)

26. Paragraph 782, which is concerned with the long-stay cycle parking for the conventional housing, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*"With regard specifically to the conventional housing, in total 363 secure long stay cycle parking spaces would be provided – these would be located at ground and basement levels. At Block D **C**,*

- 134 spaces would be provided in this mix of formats:*
- 54 two-tier Josta Stands [108 spaces] (81% of the total);*
- 19 standard Sheffield Stands [19 spaces] (14% of the total);*
- and*
- ~~42~~ **7** Sheffield Stands for use by accessible/larger cycles [~~42~~ **7** spaces] (5% of the total)."*

Correction to paragraph 882 (Energy and sustainability)

27. The second sentence of paragraph 882, which is concerned with the final stage of the overheating hierarchy, contains an error. The sentence should read as follows (typo in strikethrough):

"Notwithstanding that active cooling systems are not necessarily required, the applicant is opting to include them in the ~~PBSA and~~ commercial parts of the proposal.

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 Stage 2 referral to the Mayor, the completion of a Section 106 Agreement, notification to the Secretary of State, and the placement of a statement on the public register pursuant to Regulation 28 of the EIA regulations.

ITEM 6.2: 22/AP/4006 – 38-42 Southwark Bridge Road, SE1 9EJ

PURPOSE

29. To advise members of observations 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 recommendation stated.

RECOMMENDATION

30. That members note and consider the late observations and information received in respect of each item in reaching their decision.

KEY ISSUES FOR CONSIDERATION

31. Late observations, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 6.2 22/AP/4006 38-42 SOUTHWARK BRIDGE ROAD

Planning conditions (Draft decision notice)

32. Update draft condition 1 with the latest revisions and drawing references. The revised list of approved plans is copied below.

The development shall be carried out in accordance with the following approved plans:

Reference no./Plan or document name/Rev.	Received on:
P0001 PROPOSED SITE CONTEXT PLAN	23/11/2022
P0161 PEABODY ELEVATION - PROPOSED	23/11/2022
P0162 PROPOSED SOUTH ELEVATION (REV A)	05/09/2023
P0163 PROPOSED WEST ELEVATION (REV A)	05/09/2023
P0164 PEABODY ESTATE ELEVATION - PROPOSED (REV B)	14/08/2023
P0153 PROPOSED SECTION CC	23/11/2022
P0152 PROPOSED SECTION BB (REV A)	14/08/2023
P0151 PROPOSED SECTION AA	23/11/2022
P0109 PROPOSED ROOF PLAN	23/11/2022
P0108 PROPOSED ROOF TERRACE PLAN	23/11/2022
P0107 PROPOSED LEVEL 07 PLAN	23/11/2022
P0106 PROPOSED LEVEL 06 PLAN	23/11/2022
P0105 PROPOSED LEVEL 05 PLAN	23/11/2022
P0104 PROPOSED LEVEL 04 PLAN	23/11/2022
P0103 PROPOSED LEVEL 03 PLAN (REV A)	05/09/2023
P0102 PROPOSED LEVEL 02 PLAN	23/11/2022
P0101 PROPOSED LEVEL 01 PLAN (REV A)	05/09/2023
P0100 PROPOSED LEVEL 00 PLAN (REV A)	05/09/2023

P0099 PROPOSED BASEMENT LEVEL B1 PLAN	23/11/2022
P0098 PROPOSED SUB BASEMENT B2 PLAN (REV B)	20/09/2023
D0164 EXISTING NORTH ELEVATION: DEMOLITION EXTENT	23/11/2022
D0162 EXISTING SOUTHWARK BRIDGE ROAD ELEVATION; DEMOLITION EXTENT	23/11/2022
D0161 EXISTING SOUTHWARK STREET ELEVATION; DEMOLITION EXTENTS	23/11/2022
D0151 EXISTING SECTION AA & BB; DEMOLITION EXTENTS	23/11/2022
D0106 EXISTING ROOF PLAN; DEMOLITION EXTENTS	23/11/2022
D0105 EXISTING LEVEL 05 PLAN; DEMOLITION EXTENTS	23/11/2022
D0104 EXISTING LEVEL 04 PLAN; DEMOLITION EXTENTS	23/11/2022
D0103 EXISTING LEVEL 03 PLAN; DEMOLITION EXTENTS	23/11/2022
D0102 EXISTING LEVEL 02 PLAN; DEMOLITION EXTENTS	23/11/2022
D0101 EXISTING LEVEL 01 PLAN; DEMOLITION EXTENTS	23/11/2022
D0100 EXISTING LEVEL 00 PLAN; DEMOLITION EXTENTS	23/11/2022
D0099 EXISTING BASEMENT LEVEL B1 PLAN; DEMOLITION EXTENTS	23/11/2022
D0098 EXISTING SUB-BASEMENT LEVEL B2 PLAN; DEMOLITION EXTENTS	23/11/2022
P2601 CYCLE STORE PLAN	20/09/2023
106475-PEF-XX-00-DR-D-0004-P03 PROPOSED HIGHWAY LEVELS SOUTHWARK STREET	20/09/2023
106475-PEF-XX-00-DR-D-0003-P02 PROPOSED HIGHWAY LEVELS SOUTHWARK BRIDGE ROAD	20/09/2023
DOC114 TERRACES (REV B)	05/09/2023
REVISED ILLUSTRATIVE LANDSCAPE PROPOSAL	05/09/2023

33. Update to condition 3 to include submission of a separate demolition environmental management plan and construction environmental management plan. The revised condition should would read:

Part (a): Prior to any demolition hereby approved, details of a Demolition Environmental Management Plan (DEMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The development shall only be demolished in accordance with the approved DEMP which shall include:

- A detailed specification of demolition works including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.
- Follow current best construction practice, including the following:
 - Southwark Council's Technical Guide for Demolition & Construction 2016, available from <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>;
 - S61 of Control of Pollution Act 1974;
 - The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
 - BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
 - BS 7385-2:1993 Evaluation and measurement for vibration in buildings.
 - Guide to damage levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings – vibration sources other than blasting
 - Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>
 - Relevant CIRIA and BRE practice notes.

Part (b): Following demolition works, no other construction works shall take place until a written Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction

site management and to use all best endeavours to minimise off-site impacts, and will include all information listed above (under part a).

All demolition and construction work shall be undertaken in strict accordance with the approved DEMP and CEMP and other relevant codes of practice.

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2023) and Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing Waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

34. Update to condition 8 to revise the pre-commencement trigger wording to exclude demolition to slab level, before the submission of the phase 1 contamination report.
35. Update to draft condition 23 for landscaping management plan to revise the trigger wording to prior to occupation of development.
36. Update to draft condition 25 to revise '16,917 sqm (GIA) of Class E floorspace' to '16,917 sqm (GIA) of Class E (g) floorspace.'
37. Add new draft condition for the submission of a sustainable urban drainage strategy. The new condition would be number 10 and the subsequent condition numbering would be updated accordingly. The new condition would read:

Prior to commencement of any works (excluding demolition and site clearance) full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units, details of flow control measures, and final sewer connection details. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment and SuDS Strategy prepared by Heyne Tillett Steel (dated September 2023). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows off-site. The applicant must submit a CCTV survey of the site, with updated drainage design drawings, to clearly demonstrate the locations of connections to the Thames Water sewer. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

38. Delete of draft condition 16 for a scheme of sound insulation for noise from amplified music as this is not reasonable for an office development. The condition is intended for uses such as music venture and pubs. The subsequent condition numbering would be updated accordingly.

Draft planning obligations (S106 agreement)

39. Update to the planning obligations table under paragraph 195 of the main report, to remove *'improved cycle lane/drainage on the proximate section of Southwark Bridge Road and Southwark Street plus dedication of the sliver of land'* from the list of Highways works / improvements.
40. For clarification, the list of Highways works / improvements in the planning obligations table under paragraph 195 of the main report, include S278 works and S106 financial contributions that are to be secured through the S106 agreement, in consultation with TfL and London Borough of Southwark.

REASON FOR URGENCY

41. 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

42. 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
Individual files	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

Welcome to Southwark Planning Committee B Majors Applications

12 December 2023

MAIN ITEMS OF BUSINESS

Item 6.1 – 23/AP/1862

747-759 & 765-775 Old Kent Road and Land at
Devonshire Grove, London, SE15 1NZ

Item 6.2 – 22/AP/4006

38-42 Southwark Bridge Road, SE1 9EJ



Southwark Free
Wi-Fi Password
Fr33Wifi!



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Emily Tester



Councillor Ellie Cumbo



Councillor Sam Foster



Councillor Jon Hartley



Councillor Portia Mwangangye

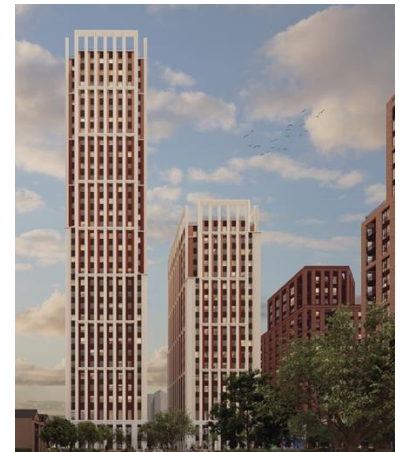
Item 6.1 - 23/AP/1862

747-759 and 765-775 Old Kent Road and Land at Devonshire Grove,
London SE15 1NZ

Full planning permission for:

Phased mixed-use redevelopment of the site, comprising:

- Demolition of all existing buildings/structures, site clearance and excavation;
- Construction of buildings to provide residential dwellings (Class C3) and flexible commercial, business and service space (Class E);
- Construction of buildings to provide purpose built student accommodation including associated amenity and ancillary space, flexible commercial, business, service and community spaces within Classes E/F2(b) (Sui Generis); and
- Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development.



13

The map shows a residential and commercial area in Doncaster. A red outline highlights a specific area within the map, likely the subject of the planning application. The area is bounded by Devon Street to the north, Rising Bolland to the east, and Old Kent Road to the south. The map includes labels for 'DEVON STREET', 'Rising Bolland', 'Nice Business Park', 'Sylvan Grove', 'Sylvan Terrace', 'OLD KENT ROAD', and 'HILLBECK'. A red outline highlights a specific area within the map, likely the subject of the planning application. Other labels include 'Public Recycling Facility', 'El Sub Sta', 'Shelter', and various building numbers.



Existing Site

SITE AREA

0.072 hectares

BOUNDED BY

NE: Daisy Business Park and the Council-owned Devonshire Yard

SE: Sylvan Grove

SW: Old Kent Road

NW: Devonshire Grove

EXISTING LAWFUL USES

Sui Generis	Petrol Station (94.32 sq.m)
Class E	Former HSS Hire Store (2,625.34 sq.m)








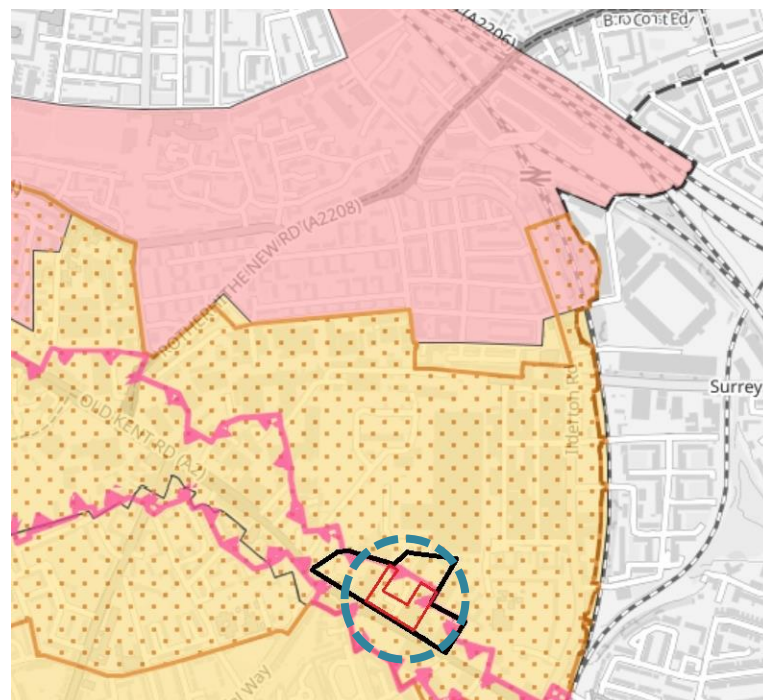
15

Policy designations

The site is within:

- NSP69 (Devon Street and Sylvan Grove) in the Southwark Plan 2022;
- Old Kent Road Area Vision AV13;
- Old Kent Road Opportunity Area;
- Old Kent Road Strategic Cultural Area;
- Old Kent Road Action Area Core;
- the Urban Zone;
- Hot Food Takeaway Primary School Exclusion Zone;
- East Southwark Critical Drainage Area;
- Flood Zone 3;
- the Air Quality Management Area;
- “East Central” Multi-Ward Forum Area; and
- CIL Charging Zone 2.

-  Opportunity Area (Old Kent Road)
-  Action Area (Old Kent Road)
-  Action Area Core (Old Kent Road)
-  Site Allocation (NSP 69 and OKR 18 – Devon Street and Sylvan Grove)
-  District Town Centre (Old Kent Road)



16

Site allocation OKR18 from the draft AAP

OKR18 expects redevelopment to:

- deliver **new homes**; and
- **replace existing on-site employment floorspace** (to be consistent with the building and land use types shown in Figure SA4.3, see right); and
- provide **community uses**; and
- enable **walking and cycling connections** between Manor Grove, Tustin Estate and the future Livesey Park;
- provide a **new access road to the SIWMF**.

OKR18 expects redevelopments to align with these design expectations:

- **reinforce the frontages on Old Kent Road** with shopping/retail uses at ground floor and workspaces;
- Architecture should **complement the Victorian terraces**, with the overall impression being of “**a new area firmly founded in its rich heritage**”.



17

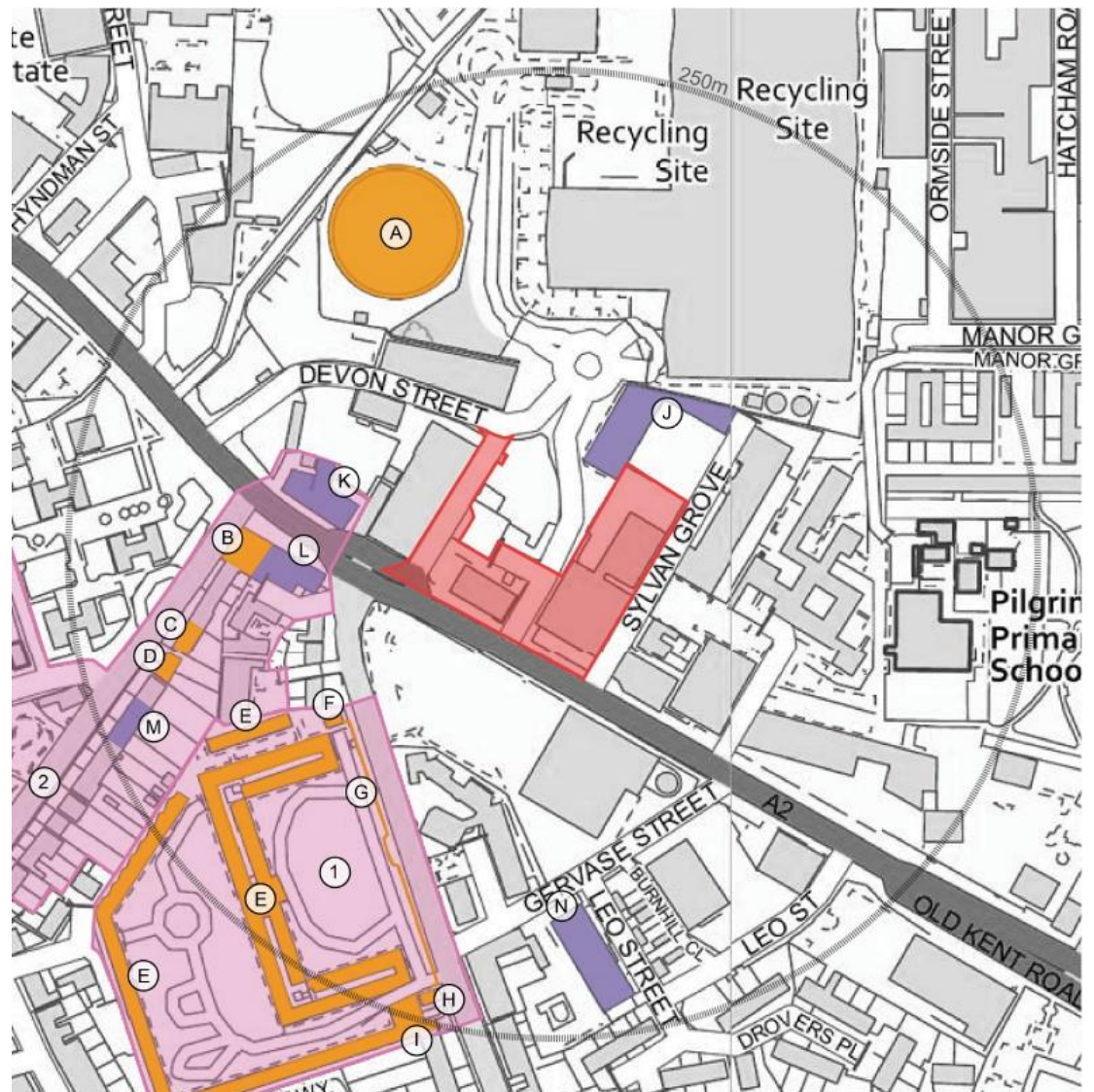
Heritage designations

Conservation areas:

- ① Caroline Gardens
- ② Kentish Drovers and Bird in Bush

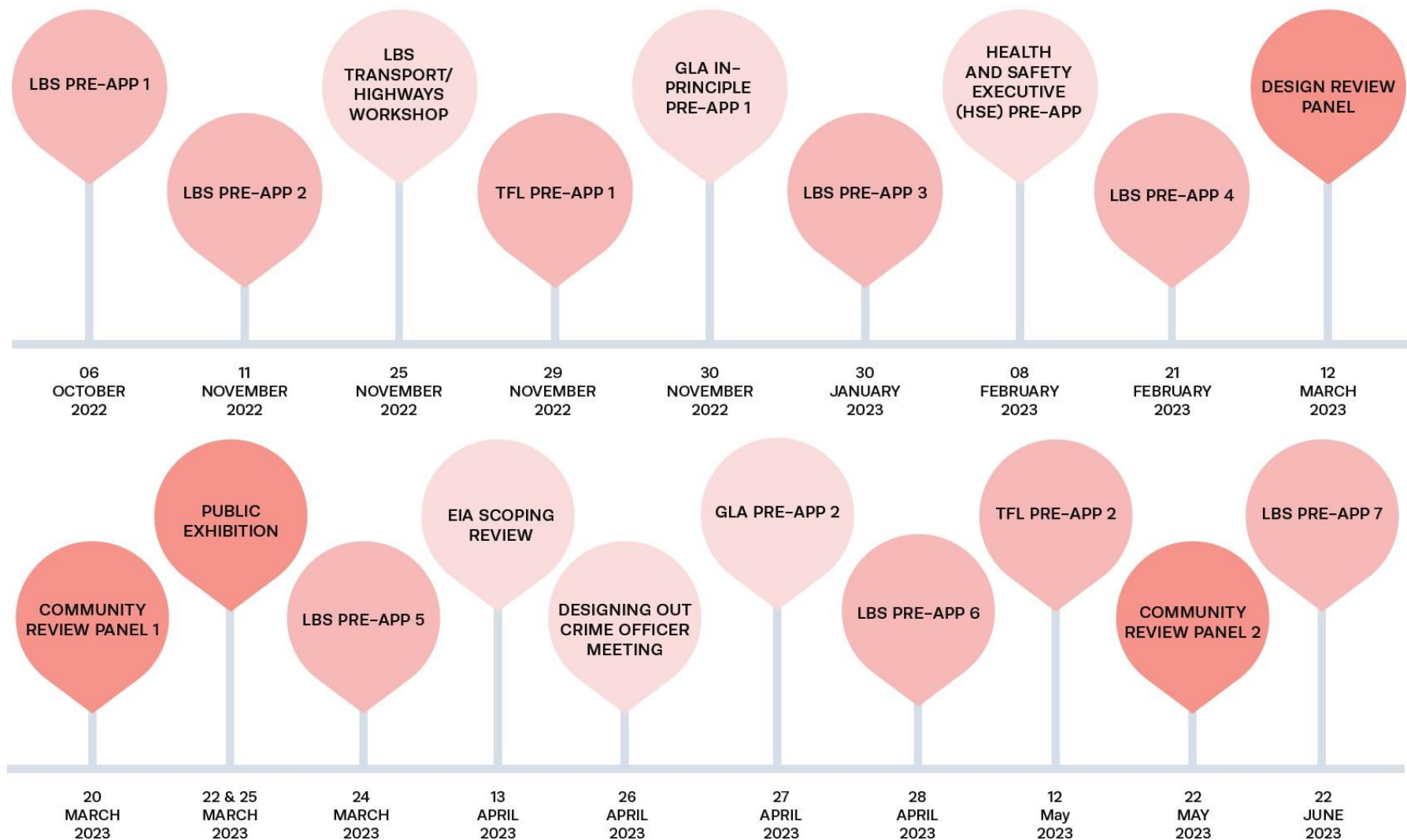
Listed buildings:

- Grade II listed building
- ① No. 13 Old Kent Road former gasworks
- ② The Kentish Drovers Public House
- ③ Doddington Place
- ④ Doddington Cottages
- ⑤ Licensed Victuallers Benevolent Institution (Caroline Gardens)
- ⑥ North Lodge to Licensed Victuallers Benevolent Institution
- ⑦ Railings and gates to Caroline Gardens
- ⑧ South Lodge to Licensed Victuallers Benevolent Institution
- ⑨ No. 12A Asylum Road
- Draft locally listed building
- ⑩ Daisy (Nice) Business Park, 19 & 35 Sylvan Grove
- ⑪ Nos. 719-733 (odd) Old Kent Road
- ⑫ Nos. 720a-726 (even) Old Kent Road
- ⑬ Nos. 314-320 Commercial Way
- ⑭ Grenier Apartments, 18 Gervase Street



18

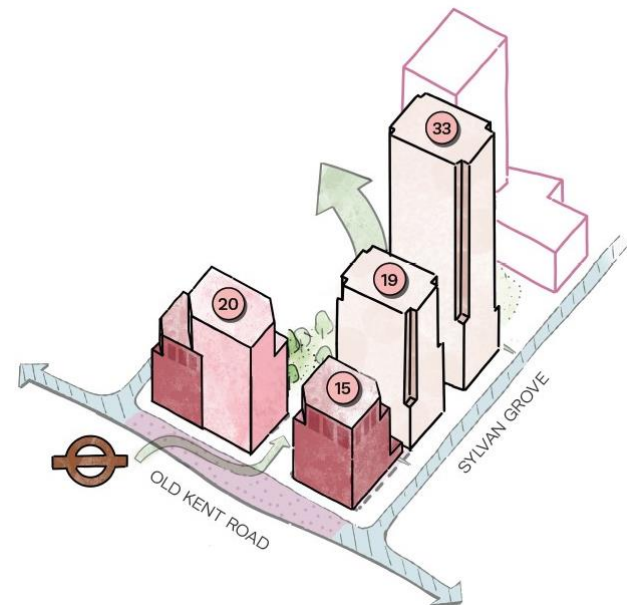
Pre-application engagement



19

Overview of the proposal

USES	
941-bedspace PBSA	30,830.0 sq.m GIA
200 conventional (Class C3) dwellings	14,058.8 sq.m GIA
2 flexible commercial units	727 sq.m GIA
1 publicly-accessible cafe (within the PBSA)	86 sq.m GIA
1 community hub	95.4 sq.m GIA
Total floorspace	c.45,800 sq.m GIA



DESIGN	
Height of Building A (i.e. max height)	33 storeys (113.45 metres above ground levell)
Heights of Buildings B, C and D	19, 15 and 20 storeys (69.28, 54.52 and 70.52 metres above ground level)
Materiality of buildings	A and B: White and cream metal frame , with coloured panels; C and D: Brick (reds and buff), with deep red frames and balustrades.

PUBLIC REALM	
New spaces	Four new areas of public realm , totalling 1,685 square metres; Enlarged footways (with SUDs/ planting) along Devonshire Grove, Old Kent Road high street and Sylvan Grove
Improved spaces	Funding for public realm in the OKROA (£181,435) ; Funding for play enhancements in the OKROA (£54,964)

20

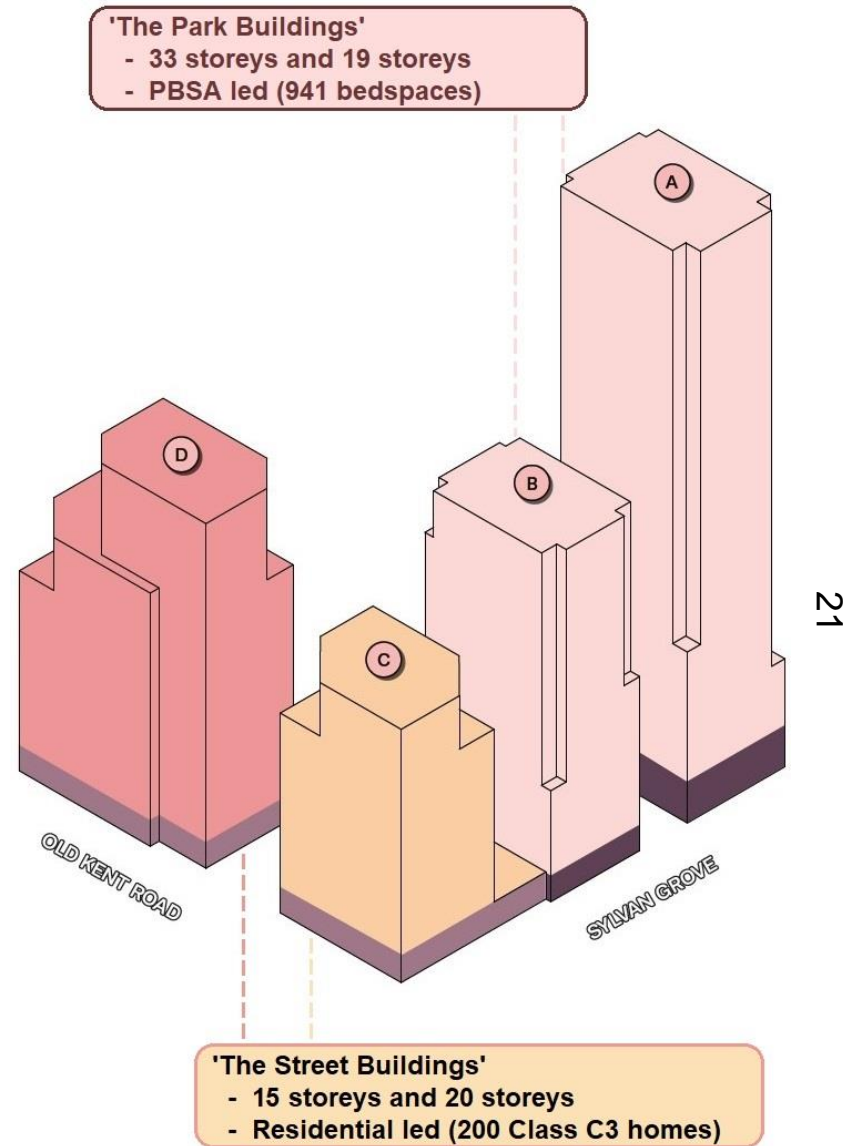
Key aspects of the proposal

Buildings A and B

- PBSA-led;
- **941 student bedspaces**, supported by 1333.1 square metres of internal communal facilities;
- Public-facing ground floor uses include the café and the community hub.

Buildings C and D

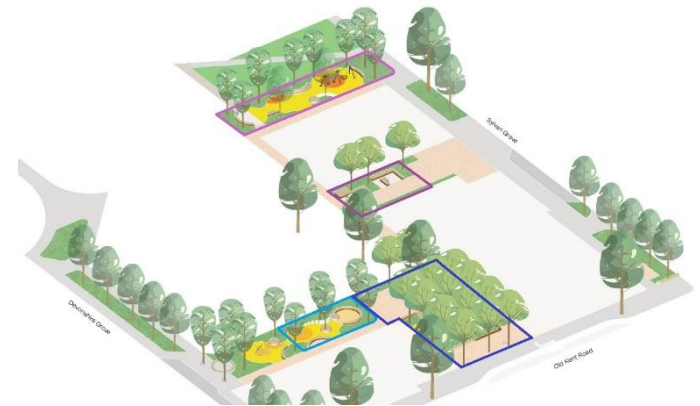
- Conventional housing led;
- **200 homes in total**, including some larger family homes, in a tenure split of:
 - **75 Shared Ownership** (all in Building C);
 - **125 Social Rent** (all in Building D);
- Rooftop communal amenity spaces for the homes;
- Two commercial units fronting onto the high street, one potentially to be a GP surgery.



Key aspects of the proposal

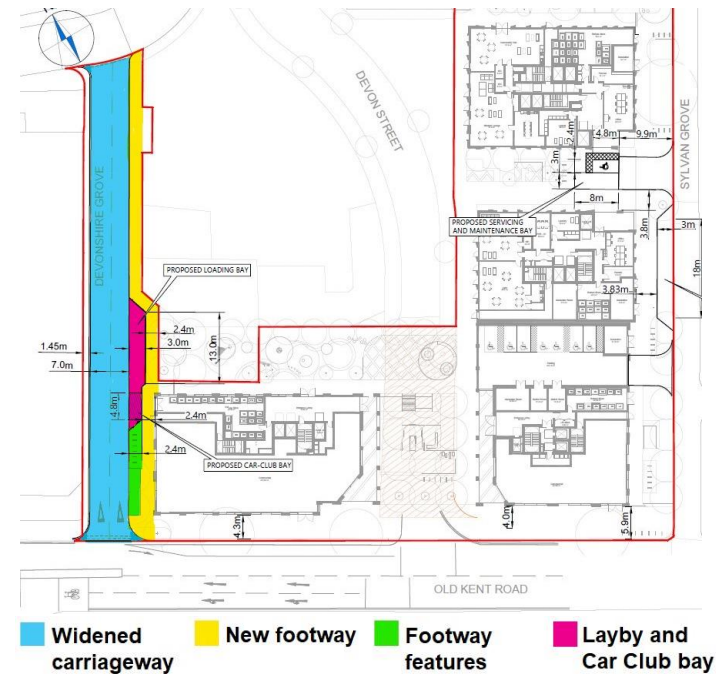
Public space

- **23% of site** given over to public space;
- Four character areas – The Grove, Grove Play, Assembly Gardens and Sylvan Gardens;
- **Playspace integrated within the public realm;**
- Bandstand as ‘centrepiece’ of The Grove.



Highway reconfigurations

- Existing no-through road **Devonshire Grove to be widened**, with works to:
 - include new footway, an inset loading layby, a Car Club bay and street trees;
 - Enable two-way movement from the Old Kent Road high street to the SWIMF;
- Existing **Devon Street (South Arm) to be stopped-up** towards the end of the construction programme.



Extant planning permission

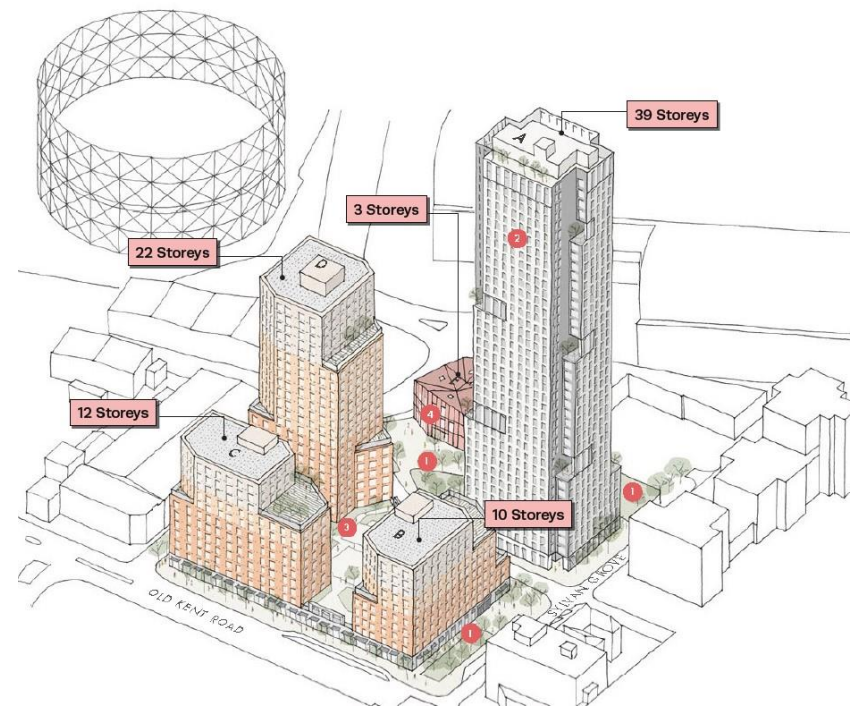
The site benefits from extant planning permission (ref: 19/AP/1239).

The two applications **share**:

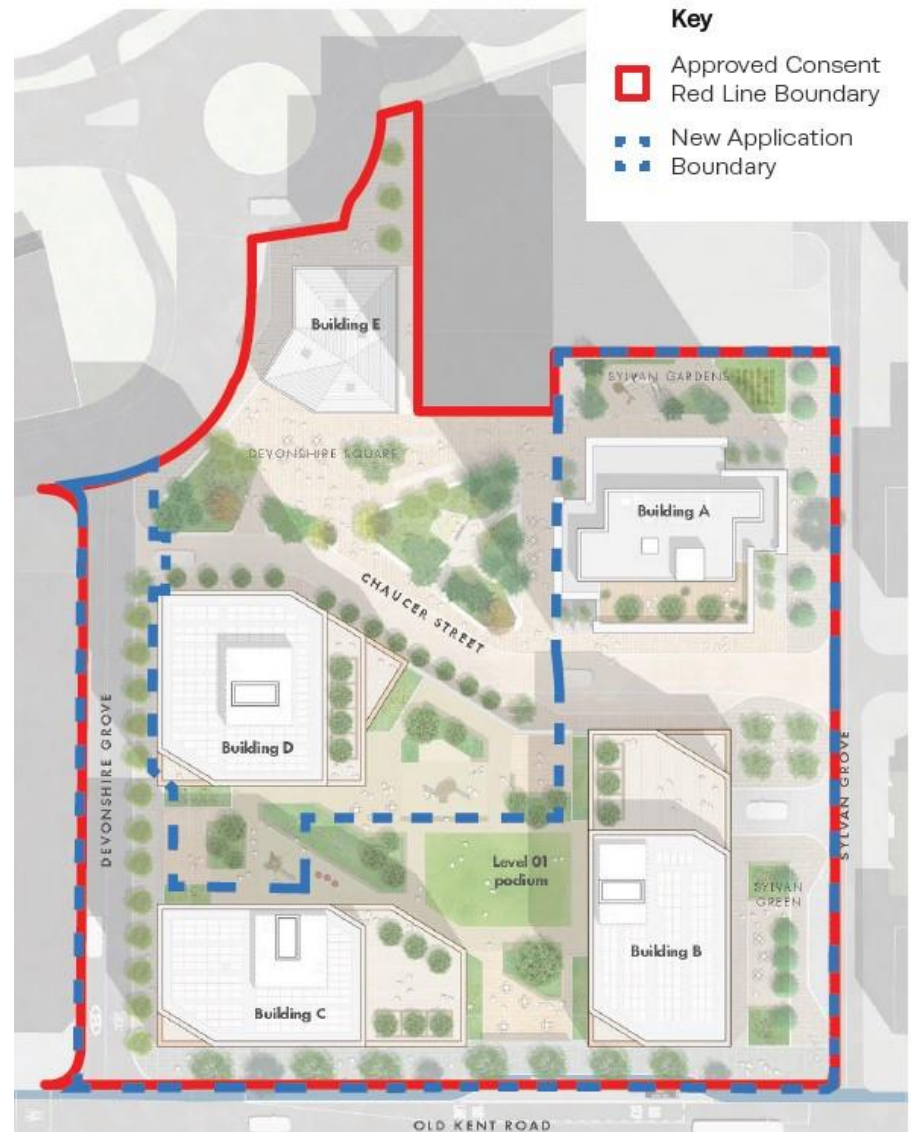
- a similar **level of Class C3 affordable housing (over 40%)**;
- the concept of **street blocks on the high street**, with **taller buildings set back** behind these;
- the provision of the **east-west route**;
- the delivery of the **reconfigured Devonshire Grove**.

The two applications **differ** in terms of, amongst other things:

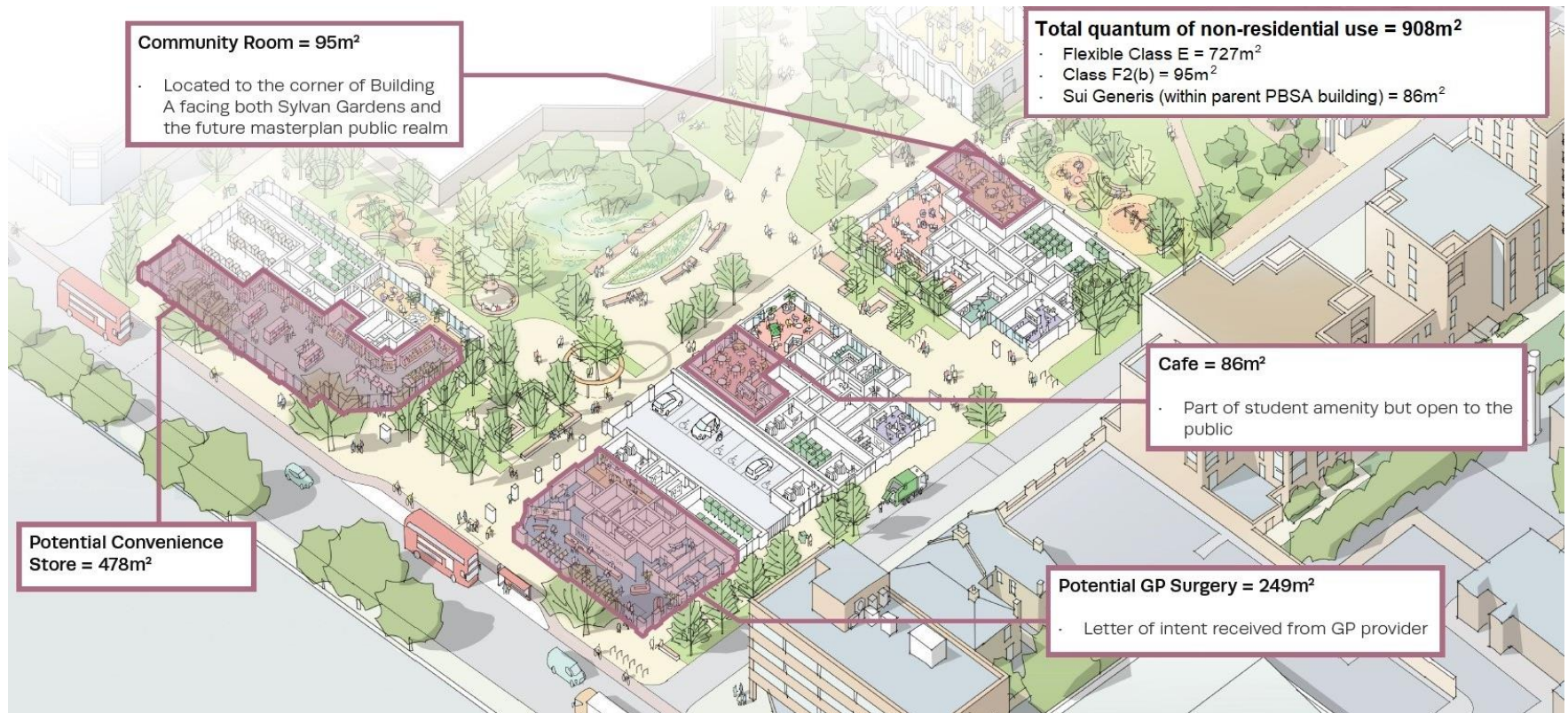
- the red line **boundary of the site**;
- types and quanta of **land use**;
- **building heights and disposition**;
- **architectural design**;
- **community facilities**;
- **public space offer**.



Extant planning permission



Internal layout – Ground floor



Affordable housing offer

Housing composition by habitable room: Summary table						
Land use	Sub-type	Total no. hab rooms (/hab room equivalent)		As % of total hab rooms		
Conventional housing (Class C3)	Social rent dwellings	496	725		27.9%	40.8%
	Shared ownership dwellings	229			12.9%	
PBSA (Sui Generis)	Cluster bedrooms	604	714	1,051	34.0%	59.2%
	Cluster l/k/d's	110			6.2%	
	Studios	228	337		12.8%	
	Premium studios	109			6.2%	
	Communal amenity	Excluded from hab room calculations				
		Total	1,776	100%		

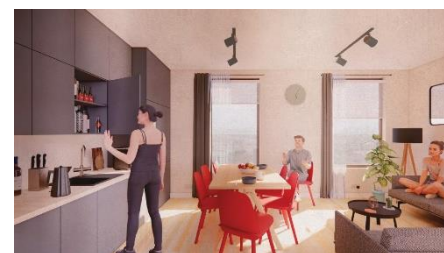
40.8%
affordable housing
by habitable room

Applies the
Blended methodology
due to public land element

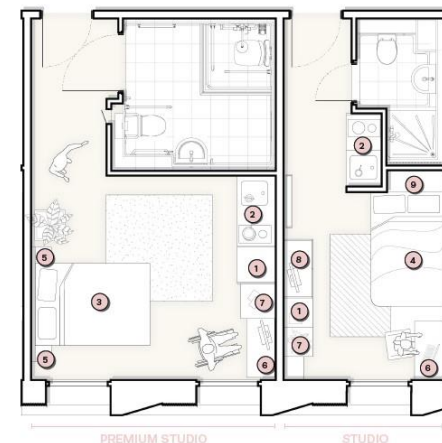
26

PBSA accommodation

Internal communal facilities within the PBSA: Summary table			
Building	Floor	Facility	Size (sq. m)
A	00	Private dining room	30.6
	00	Student lounge	92.6
	02	Gym, library, break-out room	385.1
	03	Quiet study, silent study, cinema	425.3
		Total:	932.5
B	00	Cafe	86.5
	00	Private dining room	30.8
	00	Student lounge	63.5
	01	Gym, break-out room	111.4
	02	Quiet study, silent study	108.3
		Total:	400.6
Total across both buildings:			<u>1333.1</u>
Average per PBSA bedspace:			<u>1.4</u>
<i>Not included in calculation</i>		<i>Back-of-house space including laundry facilities, toilets, storage, parcel store, reception/office etc.</i>	



27



Conventional housing

Distribution of dwelling sizes across affordable tenures: Summary table

Unit size	Social rent	Intermediate	Total
1-bed	39 (31.2% of all SR)	36 (48.0% of all SO)	75 (37.5%)
2-bed	45 (36.0% of all SR)	39 (52.0% of all SO)	84 (42.0%)
3-bed	37 (29.6% of all SR)	0	37 (18.5%)
4-bed	4 (3.2% of all SR)	0	4 (2.0%)
All units	<u>125</u>	<u>75</u>	<u>200</u> (100%)

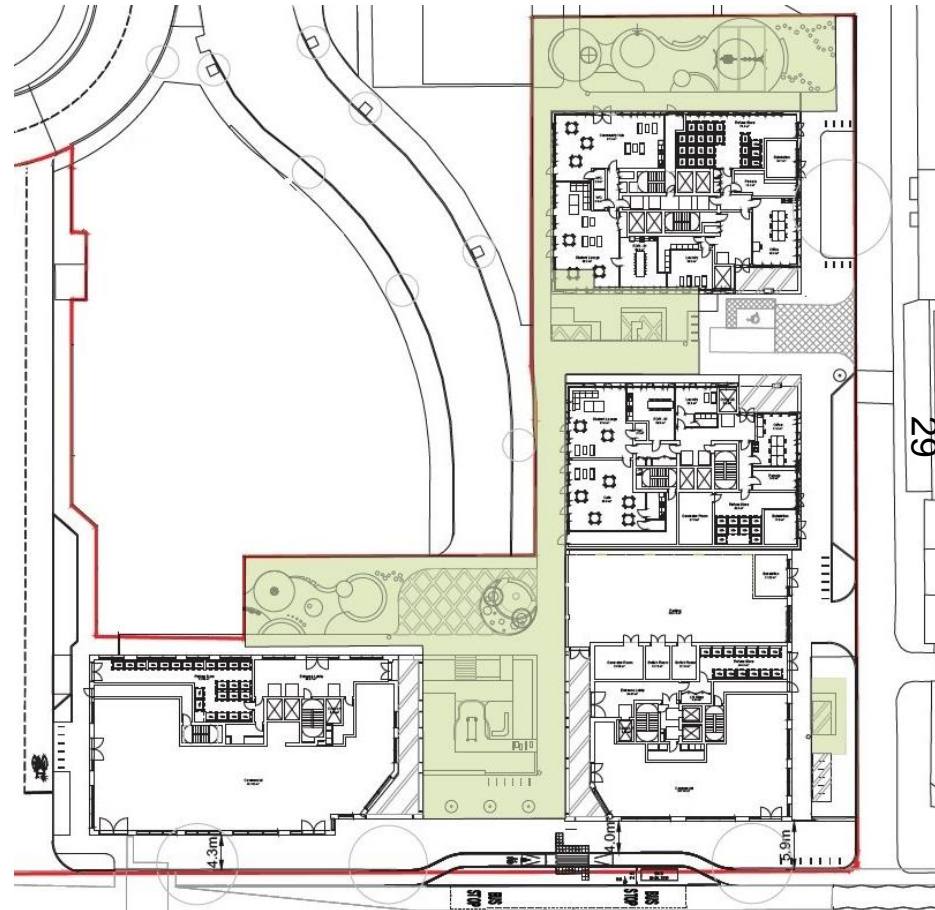
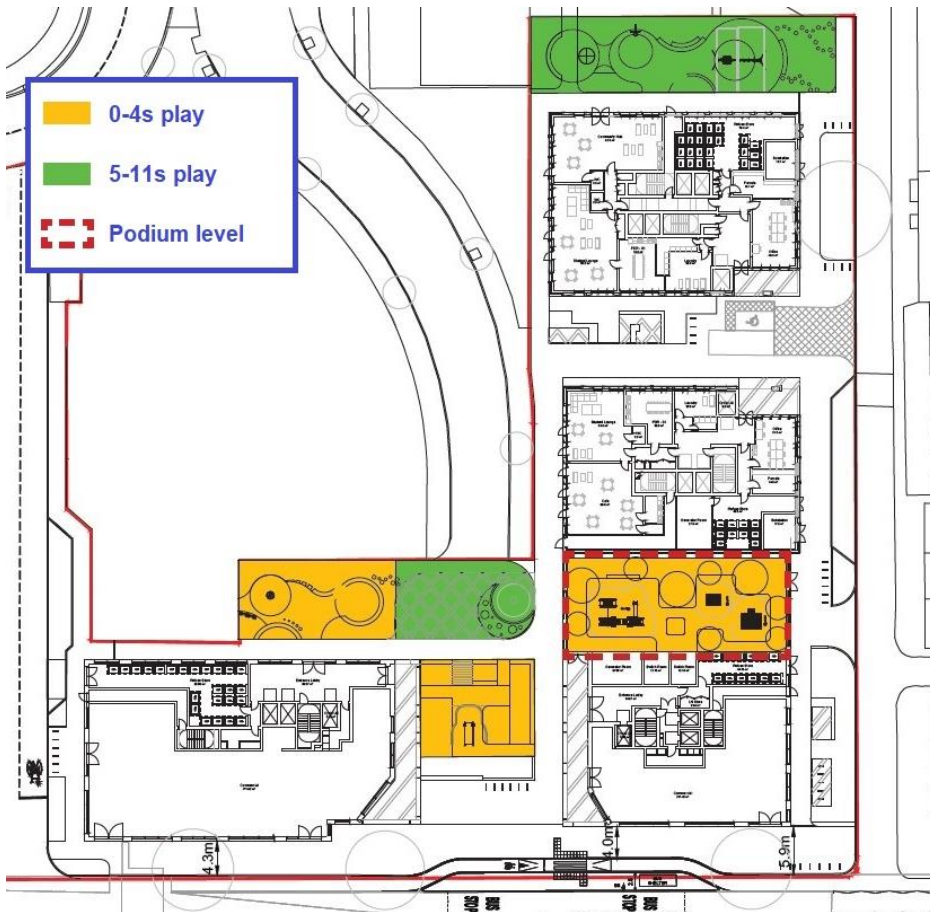


68% homes
are dual
aspect

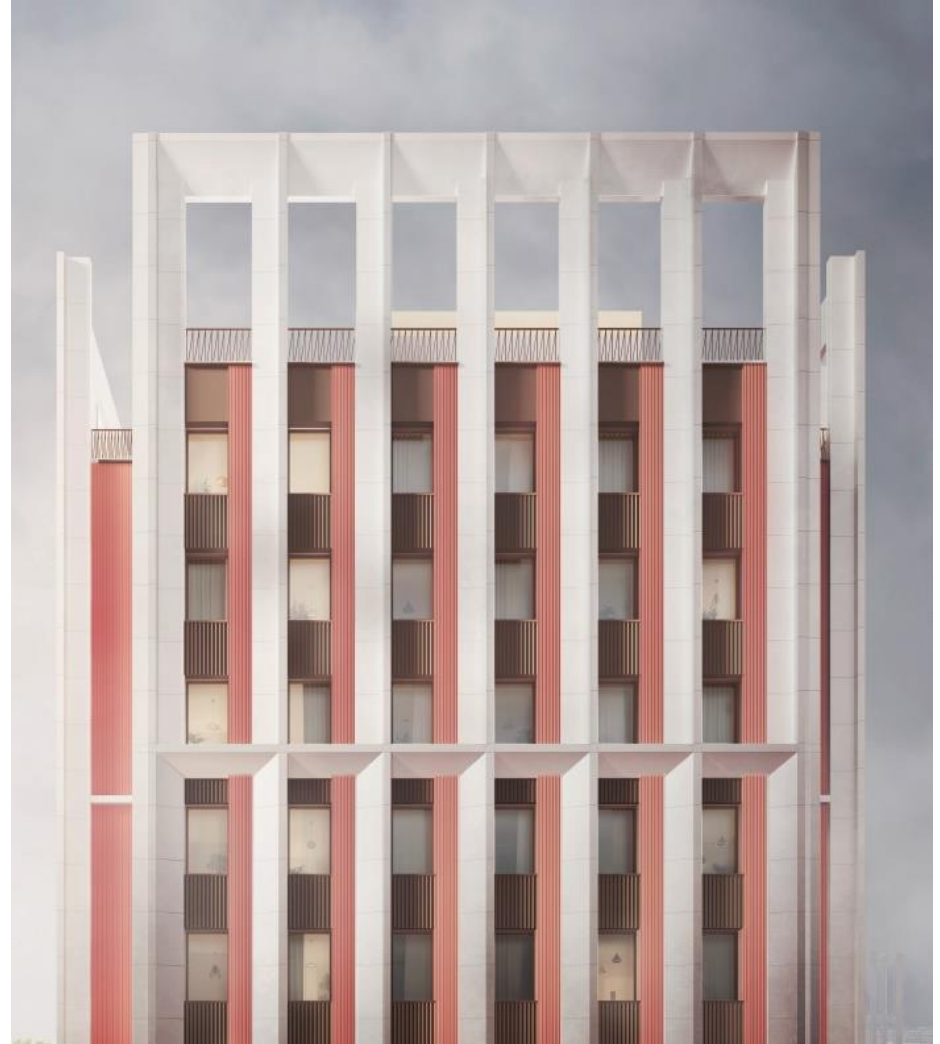
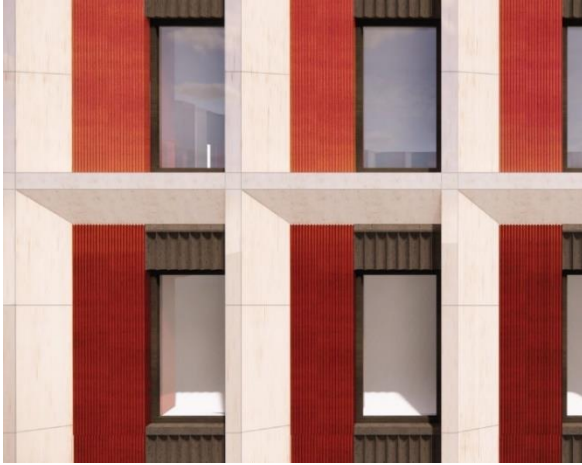
12.5% of
homes are
to an M4(3)
spec

28

Play space and public open space provision

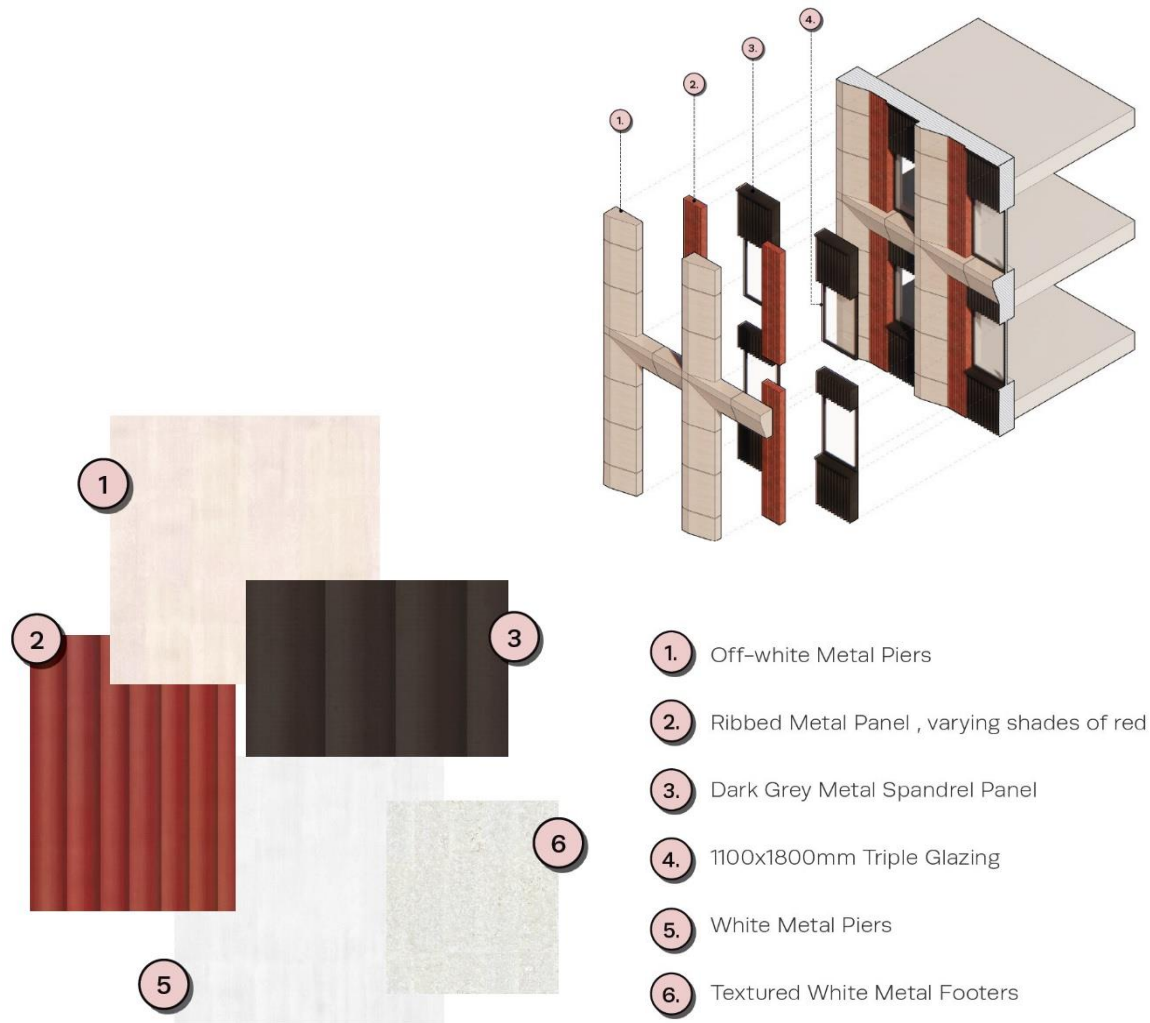


Architecture – materiality and detailing (Buildings A and B)



30

Architecture – materiality and detailing (Buildings A and B)



Architecture – Buildings A and B in close-range views

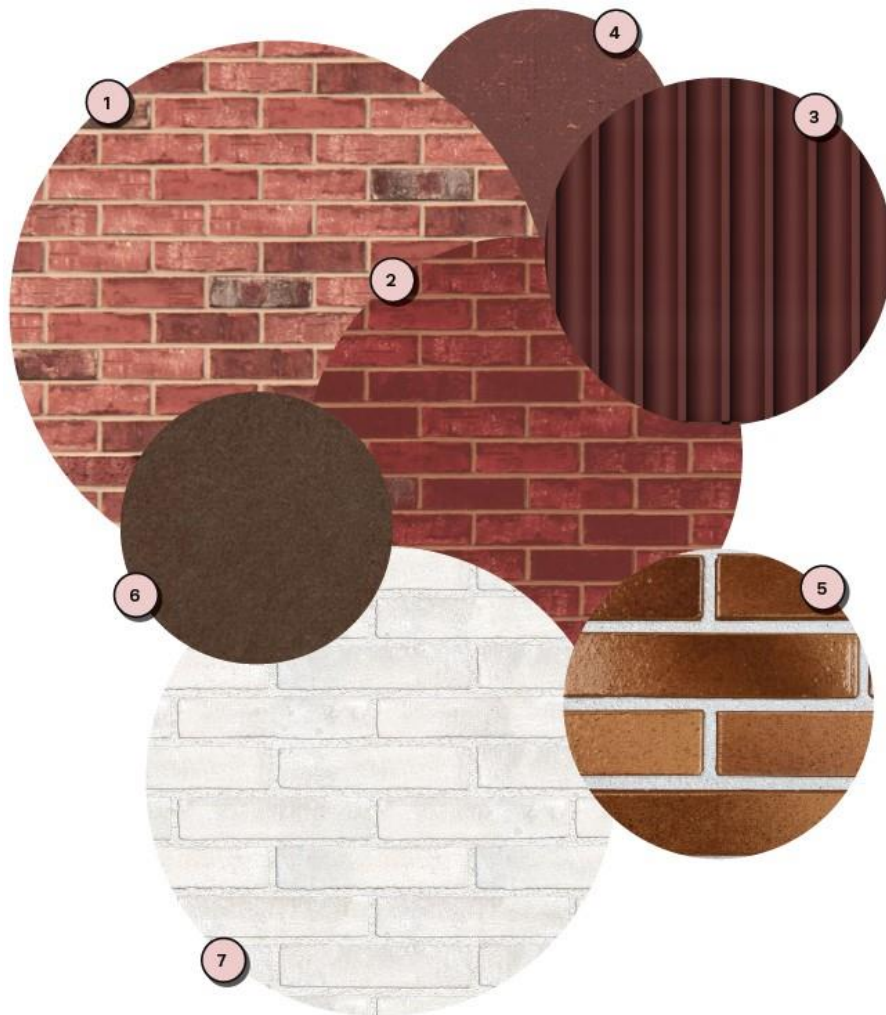


Architecture – materiality and detailing (Buildings C and D)

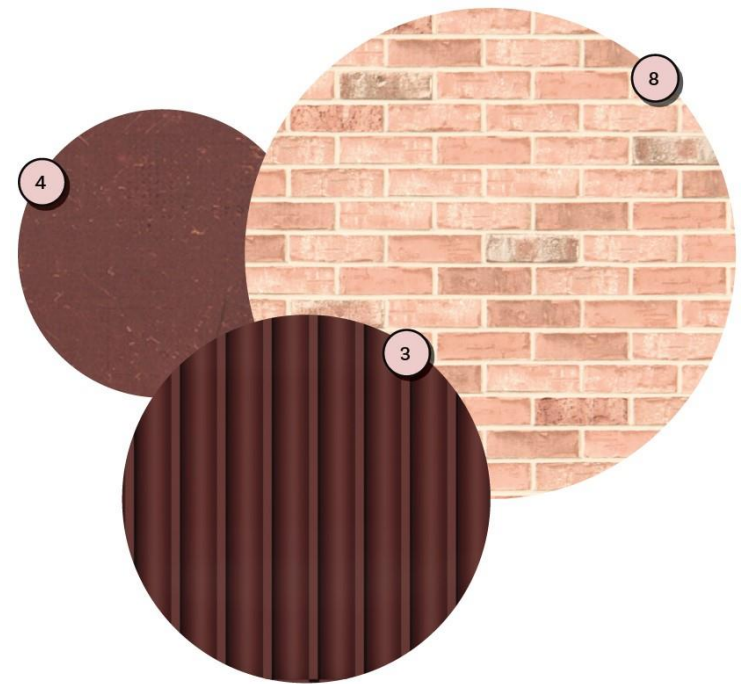


33

Architecture – materiality and detailing (Buildings C and D)



Materials palette up to Storey 15 on Blocks C and D



Materials palette for taller element of Block D

- 1 Red Brick, flush joint
- 2 Dark Red Brick, flush joint
- 3 Red pre-cast concrete panels and banding
- 4 Red coloured metalwork to fenestration and balconies
- 5 Bronze Glazed Brick to base of buildings
- 6 Bronze coloured metalwork to ground floor
- 7 White Brick to base of buildings
- 8 Lighter tone Beige Brick, flush joint

Architecture – Buildings C and D in close range views



35

Townscape impact – View from Caroline Gardens

Existing view



Proposed view



36

Townscape impact – View from Caroline Gardens

Proposed view



Cumulatives view

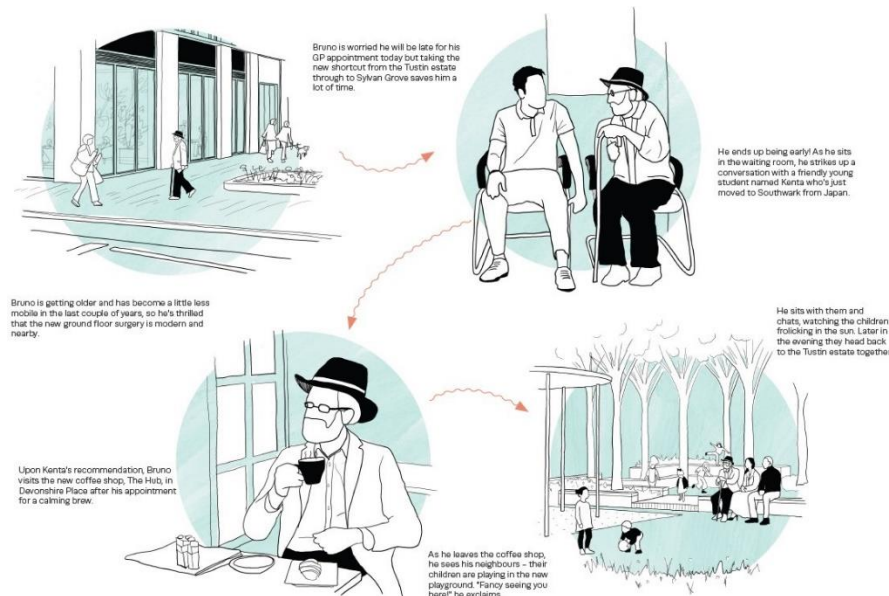


Community integration

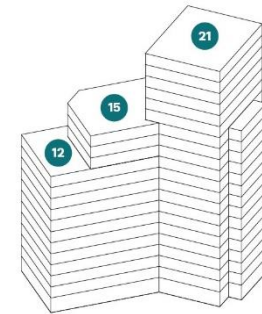
The proposal has been designed with the principles of Good Growth in mind, as outlined in the London Plan. It seeks to deliver an environment that is socially and economically inclusive, as well as environmentally sustainable.

Foundations of the new community:

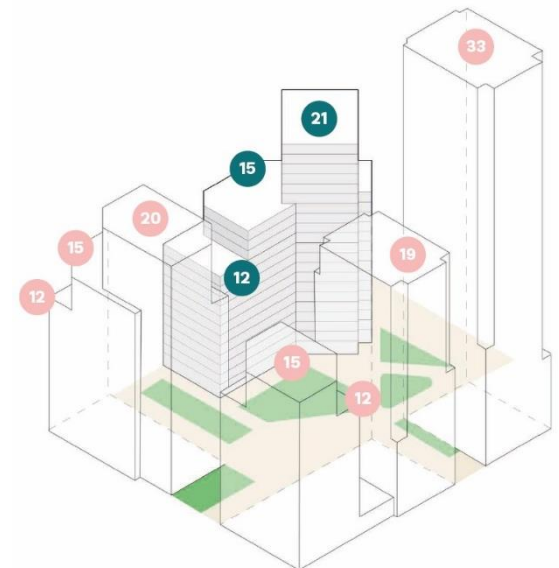
- A **community hub**;
- New **flexible retail space** suitable for a convenience retail store, a café, and a GP surgery; ∞
- Sustainable transport solutions (**car-free** except blue badge and a car club facility), with **new bus stops and cycle routes facilitated**;
- The promotion of improved physical and environmental wellbeing through a **new public realm, including a 'centrepiece' bandstand**, where conventional residential occupiers can mix with the student and existing populations;
- A new destination for young children, with **new play space and a community hub**;
- For local unemployed residents, the proposed development will provide **new opportunities for jobs, in addition to training and skills development**.



Inter-relationship with the Council-owned “Devonshire Yard” land



Feasibility study massing model



Feasibility study massing model in the context of the Devonshire Place proposal

39

Inter-relationship with the Council-owned “Devonshire Yard” land



40

Public consultation responses

CONSULTATION RESPONSES: SUMMARY TABLE		
NO. OF REPRESENTATIONS: 13		NO. OF UNIQUE REPRESENTATIONS: 13
Of the unique representations, the split comprises:		
In objection: <u>2</u>	Neutral: <u>0</u>	In support: <u>11</u>

Summary of main reasons for objection

- Quality of student accommodation:
 - **The student rooms are considered to be ‘mean’ and below an acceptable space standard, with inadequate storage space, and the majority being single-aspect;**
 - **the site location is unsuitable for student accommodation, with:**
 - **poor transport links (no tube or mainline stations close by, now or in the foreseeable future); and**
 - **no significant open space and recreation facilities nearby.**

41

Summary of main reasons for objection

- Locational and land use appropriateness
 - **A scheme of this size and density, dominated by one use (PBSA), with a very large number of units of one accommodation type for one generation, is ill fitted to the location.**
- Architectural design and heritage impacts
 - **The proposal is too dense (i.e. excessive number of homes proposed given the site area);**
 - **the proposed development, in comparison with the extant hybrid permission, increases the density of building on the site;**
 - **there is no architectural distinctiveness to the buildings;**
 - **the cladding proposed for Buildings A and B would look cheap;**
 - **the buildings would negatively impact on the skyline of surrounding conservation areas;**
 - **the buildings would negatively alter the setting of some nearby listed buildings.**

42

Summary of main reasons for objection

- Amenity
 - **Buildings A, B and C are uncomfortably close together, raising questions about overlooking.**
- Public realm, landscaping and communal amenity space
 - **The landscaping of the open areas between the buildings is uninspiring with an excess of paved area;**
 - **the proposed development, in comparison with the extant hybrid permission, makes an inferior amenity and outside space offer;**
 - **the proposed development, in comparison with the extant hybrid permission, would achieve inferior sunlight levels within the external spaces.**
- Agent of change
 - **The development has the potential to curtail/compromise the activities of Veolia as operator of SWIMF.**

43

Summary of main reasons for support

- Architectural design and heritage impacts
 - **Attractive proposal that is in keeping with current and proposed developments such as the Ledbury Estate.**
- Residential uses
 - **The planning application would deliver the same level of affordable housing as the extant permission;**
 - **the proposal would deliver affordable homes on-site;**
 - **the proposed affordable housing is needed by the local community;**
 - **the proposal incorporates family sized social rent homes;**
 - **the proposed PBSA would provide support to the businesses on Old Kent Road; and**
 - **the proposed PBSA would deliver significant local benefits, in that it would enable the delivery of on-site affordable housing.**

44

Summary of main reasons for support

- Potential healthcare facility
 - **The proposal has considered how a new doctors surgery could be accommodated on site;**
 - **a potential new GP surgery would benefit the local community; and**
 - **the developer has positively collaborated with a healthcare provider (a letter of intent has been supplied by Nexus Group).**
- Public realm, landscaping, communal open space and playspace
 - **The extent of new open space, including green space, would be a benefit to the area; and**
 - **the development would provide children's play space and spaces for local people to grow plants and food - none of which currently exist in this area.**
- Social integration considerations and public safety
 - **A safer environment would be created, with the applicant making efforts to reduce and design-out crime.**

45

Summary of main reasons for support

- Developer engagement
 - **The developer has consulted extensively with the Tustin Community Association and the Ledbury Tenants and Residents' Association;**
 - **The main meanwhile occupier appreciates the developer's ongoing help**
- Local economy
 - **The development would provide business space, and deliver new job opportunities for local people.**
- Social integration considerations
 - **There has been careful consideration given to the creation of spaces where the new residents and students can mix;**
 - **the new amenities, open spaces, and services delivered by the development would provide:**
 - **opportunities and benefits for the existing community, not just the future residents; and**
 - **places and spaces where these communities can mix and integrate.**

46

Benefits of proposal

- Would **provide 40.8% affordable housing in site**, in a policy compliant tenure split, with all the internal accommodation being of a high quality, supported by communal gardens and play space;
- The 941-bedspace 'direct let' PBSA would achieve high standards of residential design, with a Student Management Plan to be secured by planning obligation;
- A **community hub, café** and two **employment-generating** uses fronting onto the Old Kent Road high street, one of which is envisaged as a **healthcare facility (to be let to an NHS GP Practice on terms equivalent to affordable workspace)**;
- Major contribution towards the borough's housing targets (1.4% of the target of 40,035 additional units up to the year 2036);
- Enhanced/activated frontages, together with rationalisation of the highway network;
- Provision of **new public realm, totalling 1,685 square metres**;
- **108 jobs, 108 short courses and 27 apprenticeships for unemployed Southwark residents** during the construction phase, and potential for **61 FTE end use jobs**;
- BREEAM 'Excellent' targeted, **UGF of 0.43**, and **51% carbon savings** beyond Part L;
- **High quality architecture**, with the max height being no taller than the extant scheme;
- Financial **investment in public open space and play space in the OKR area**, plus other **contributions (e.g. bus service enhancements, local public realm improvements)**.

47

Thank you



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

Patrick Cronin (Case Officer)
E: patrick.cronin@southwark.gov.uk

Colin Wilson (Head of Service)
E: colin.wilson@southwark.gov.uk

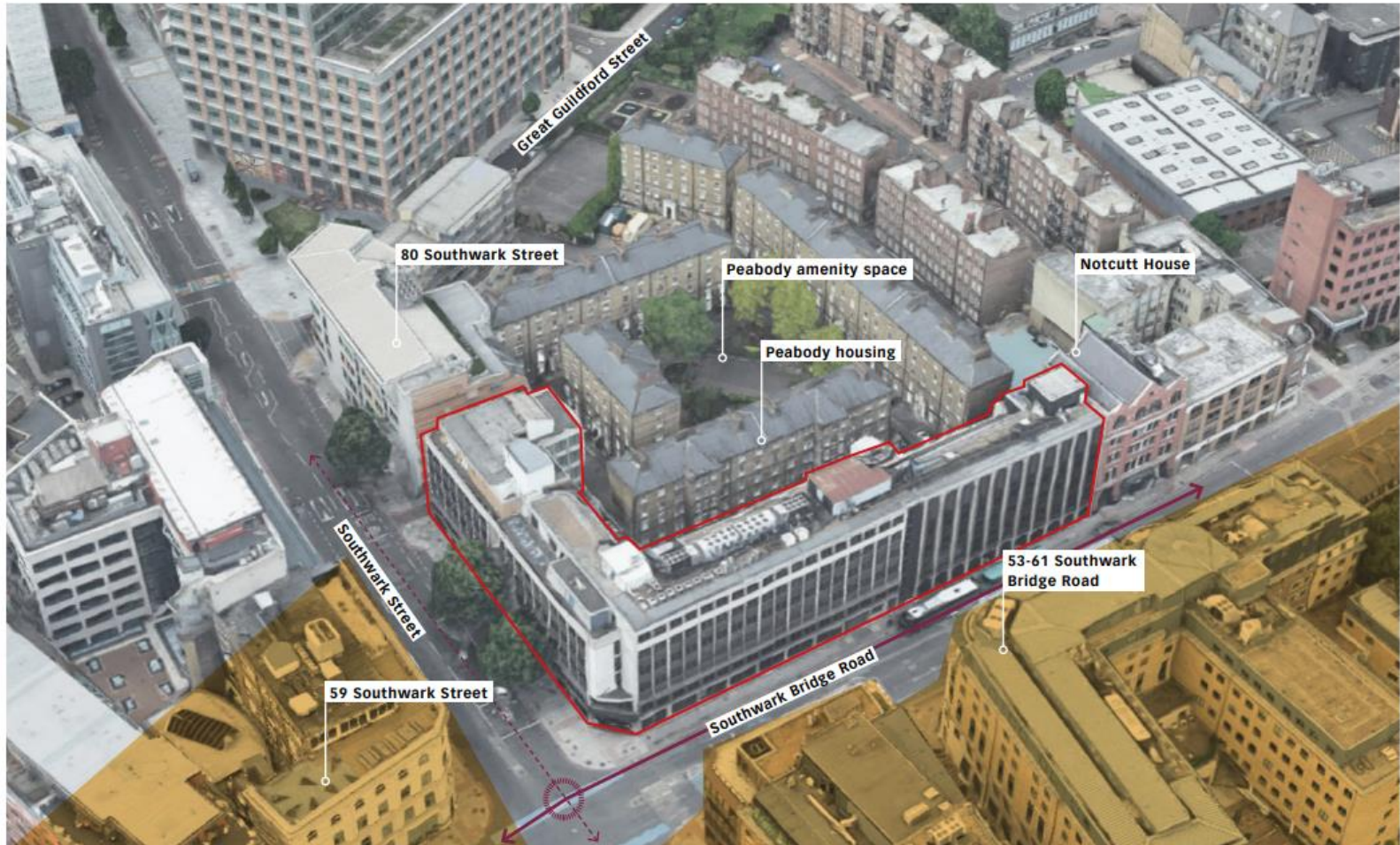
Item 6.2

22/AP/4006 38-42 Southwark Bridge Road SE1 9EJ

Demolition of the existing redundant office building (Class E) and the construction of a replacement building to deliver additional office (Class E) floorspace along with other associated works

49

Existing site context



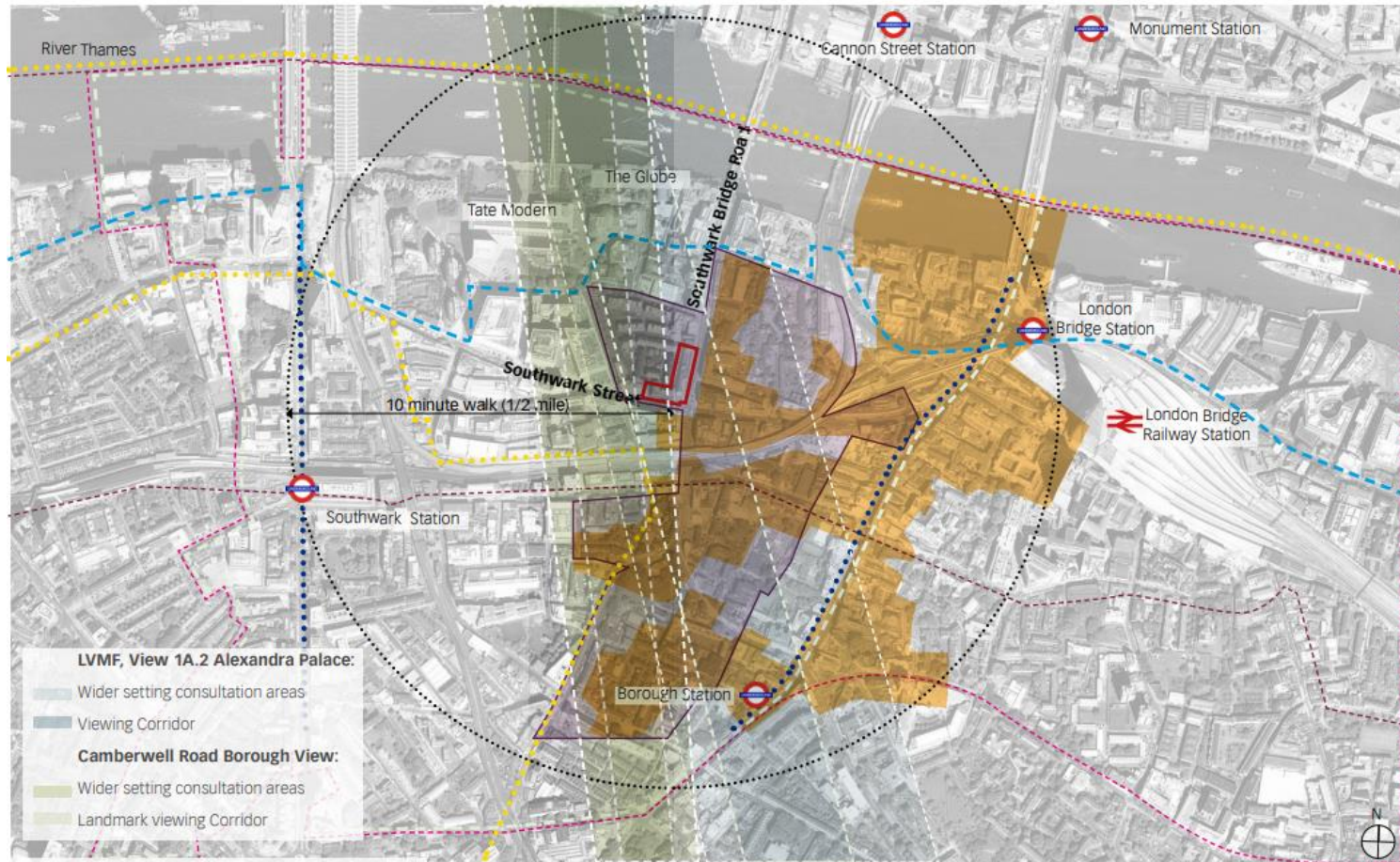
Aerial view from the east, looking west



key:

- site
- Thrale Street Conservation Area

Wider context



01 Key planning constraints map

Camberwell Road
Borough View

Key: Planning Constraints Map

- Site line
- Strategic Cultural Area
- Bankside, Borough & London Bridge Opportunity Area (BBLBOA)
- Bankside and Borough District Town Centre
- BBLBOA Character Area 'The Borough'
- Surrounding Conservation Areas
- North Southwark & Roman Roads Archaeology Priority Zone
- Shopping Areas
- Thames Policy Area

Consultation Responses

Neighbours letters date of posting	Site notice date of display	Press notice date of publication	Number of Public comments received	Support	Neutral	Objection
07.12.2022	14.12.2022	08.12.2022	5	0	1	4

52

Site photographs



View from Southwark Street looking west



View from Southwark Bridge Road looking south

Site photographs



View from Peabody Estate flat looking north-east



View from Peabody service lane looking south-east

Land use

	Existing	Proposed	Change +/-
Use Class E (g)	13,675.4 sqm	16,917.0 sqm	+ 3,315.6 sqm
Affordable workspace Use Class E	0 sqm	1,308 sqm	+1,308 sqm
Maximum employment density	894 FTE	1106 FTE	+212 FTE

55

Design iterations at pre-application stage



56

View of proposed front elevation



Proposed view at Southwark Street / Southwark Bridge Road Junction looking north

View of proposed front elevation

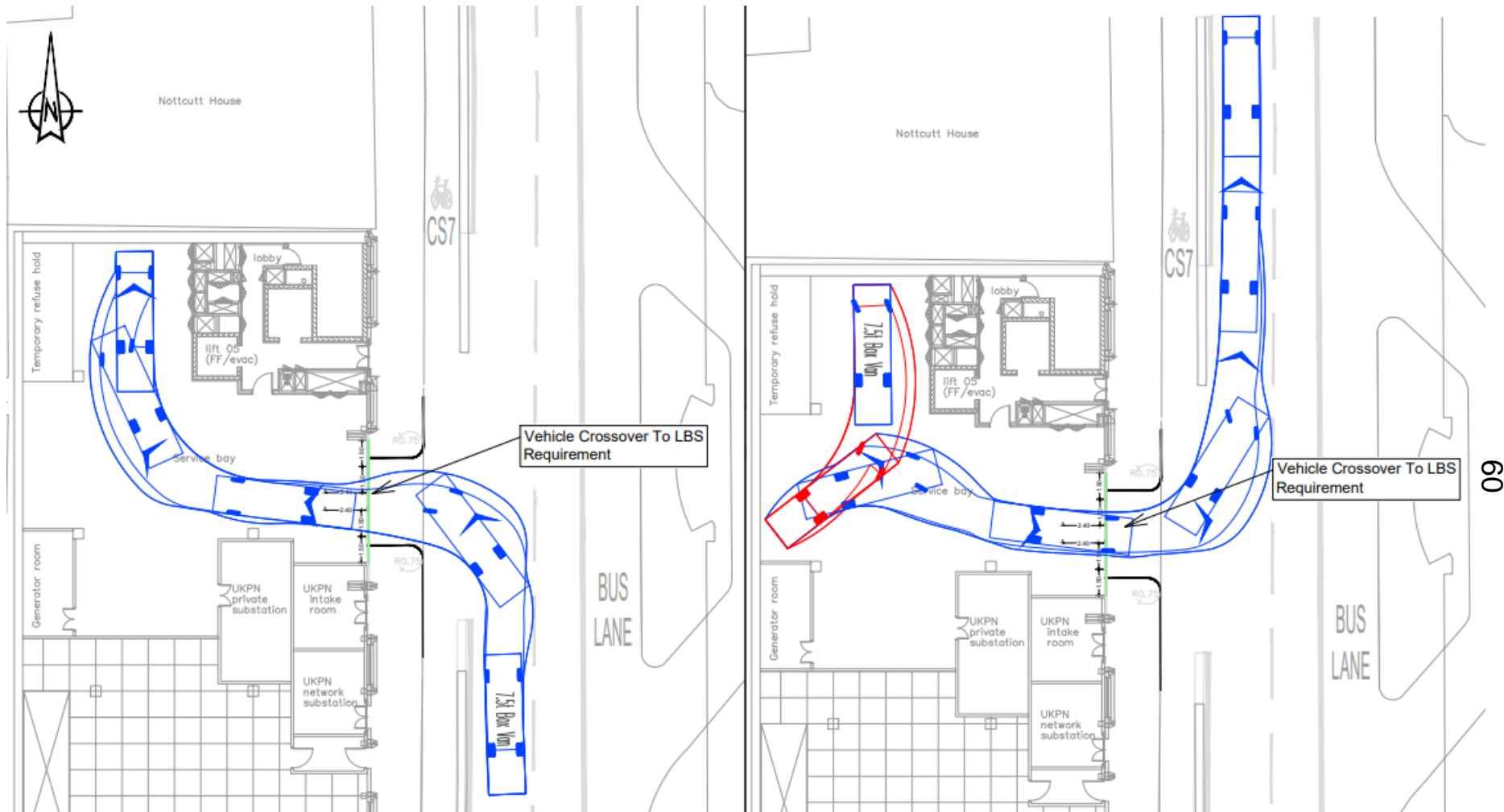


Proposed view on Southwark Street looking east

56



Delivery and servicing arrangements



Tracking drawing showing entry manoeuvre (left) and exit manoeuvre (right) from Southwark Bridge Road

View of entrance



Proposed view of entrance from Southwark Bridge Road crossing looking west

Landscaping proposal



62

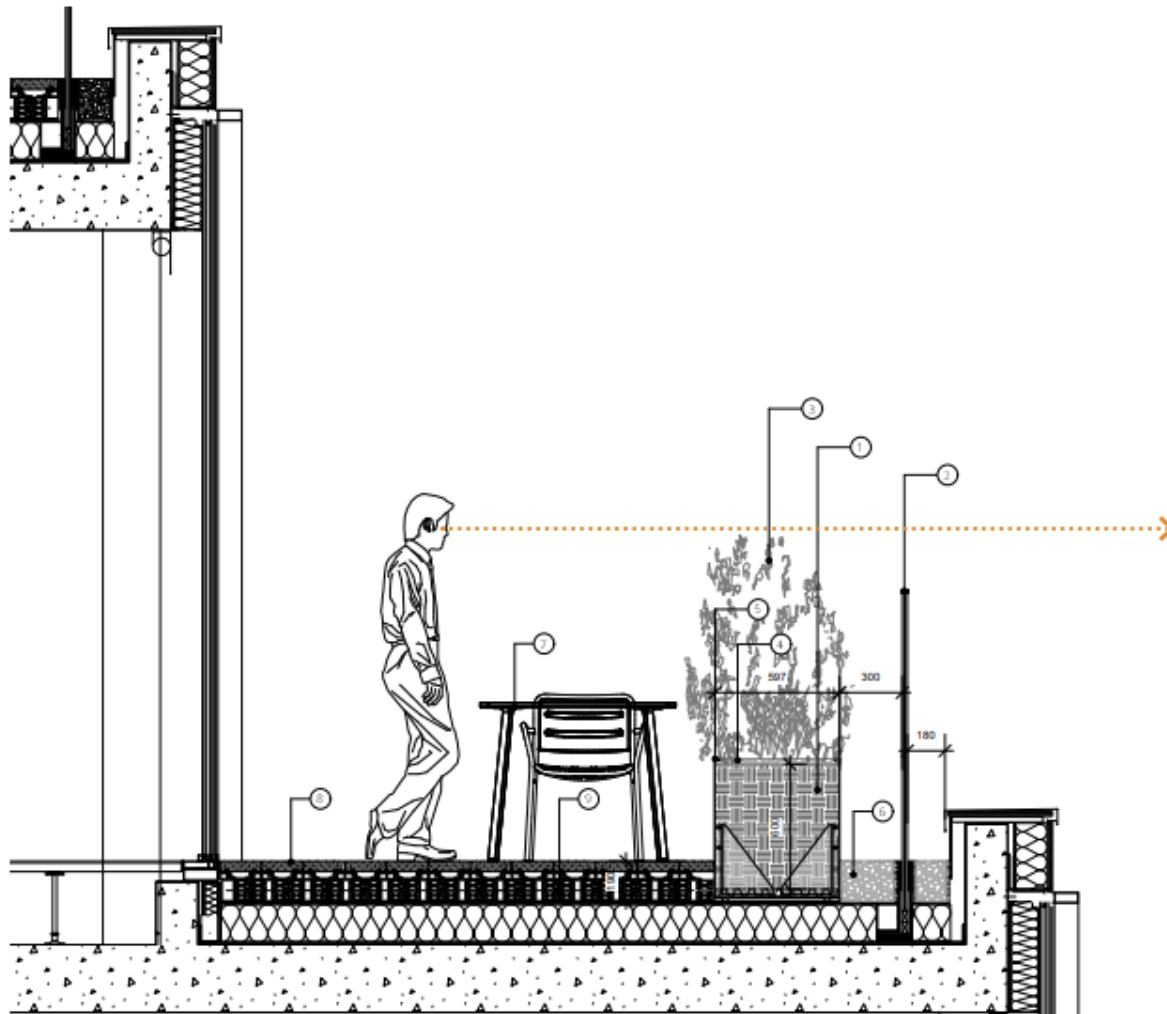
Outdoor terrace arrangement



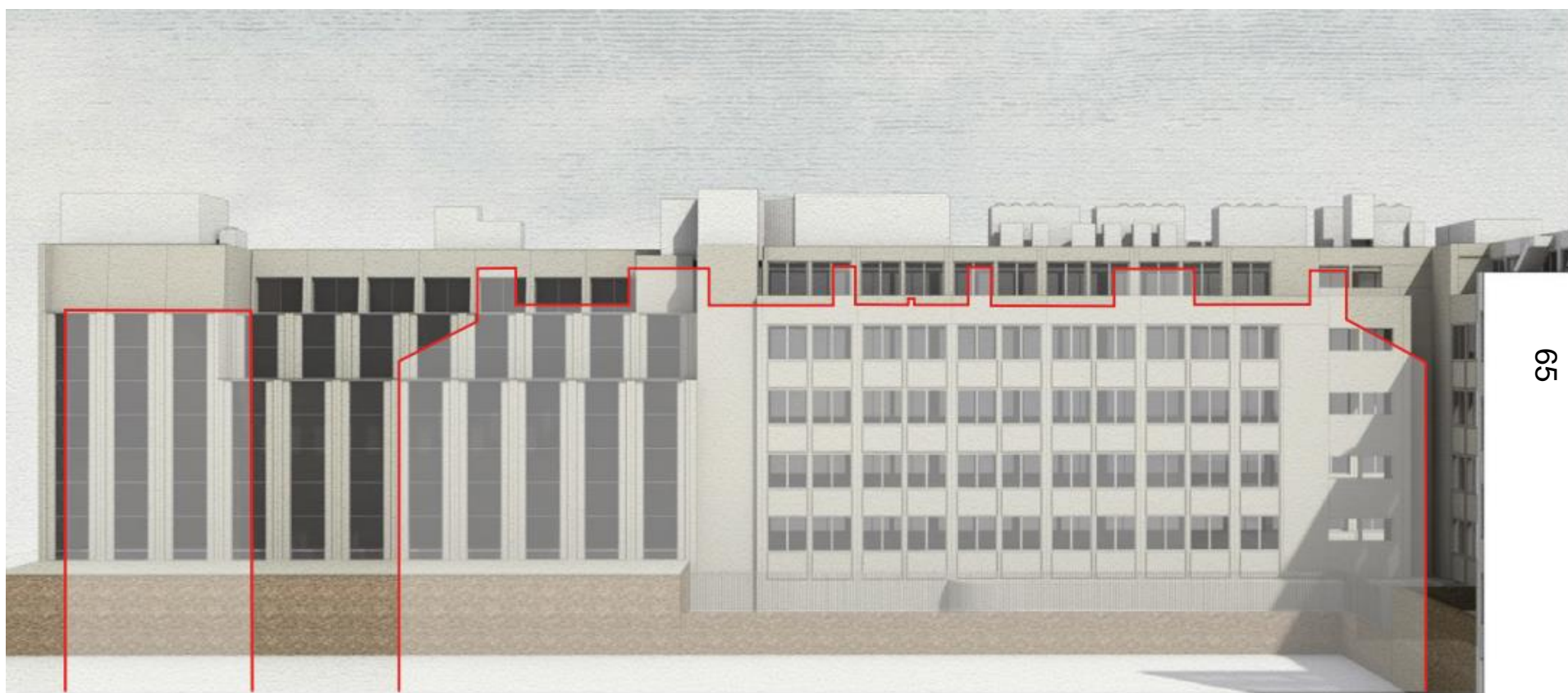
Key

- 01 Inaccessible semi-intensive green roof - Level 1
- 02 Inaccessible intensive green roof - Level 3
- 03 Accessible green terrace - Level 4
- 04 Inaccessible semi-intensive green roof - Level 4
- 05 Accessible green terrace - Level 5
- 06 Accessible green terrace - Level 6
- 07 Inaccessible semi-intensive green roof - Level 6
- 08 Accessible green terrace - Level 7
- 09 Accessible green terrace - Level 8
- 10 Inaccessible intensive green roof - Level 8
- 11 Climbing plants - Level 6

Typical terrace section



Existing rear elevation



65

Existing west elevation showing outline of Peabody blocks in red

Proposed rear elevation



99

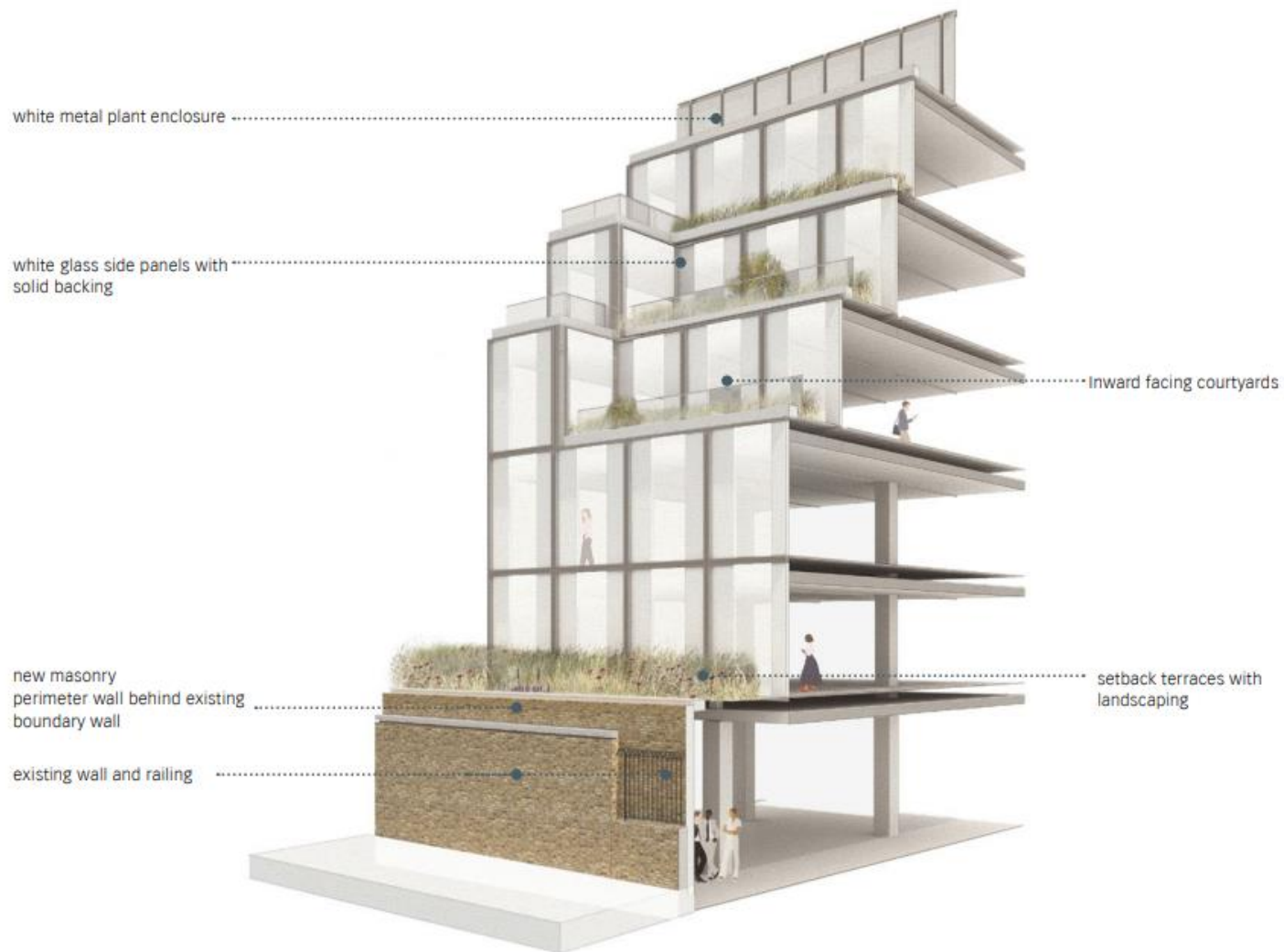
Proposed west elevation showing outline of Peabody blocks in red.

View of rear elevations

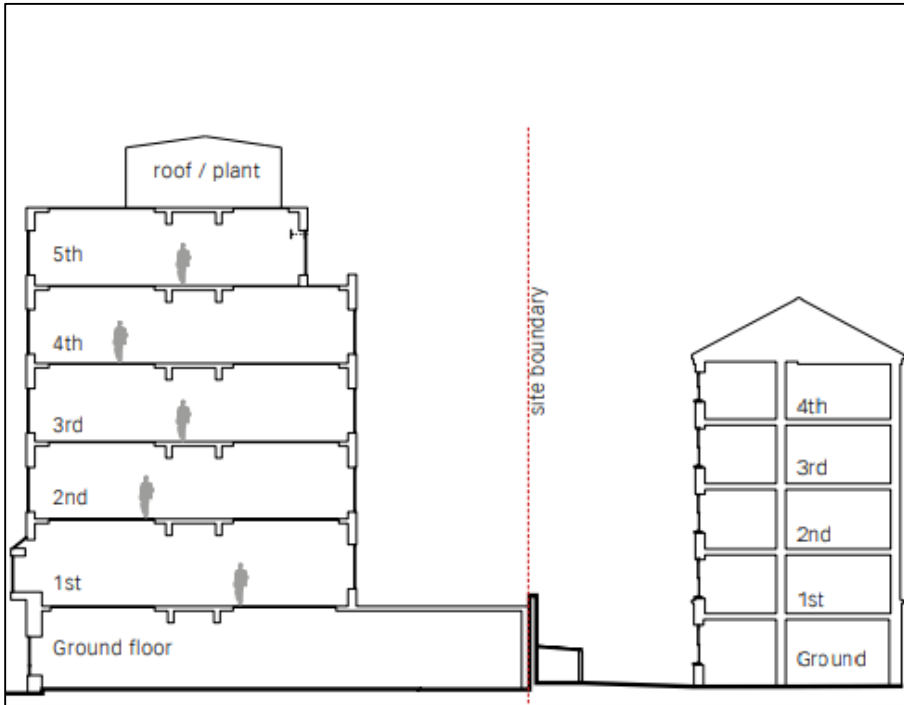


Proposed view from Peabody service lane looking south

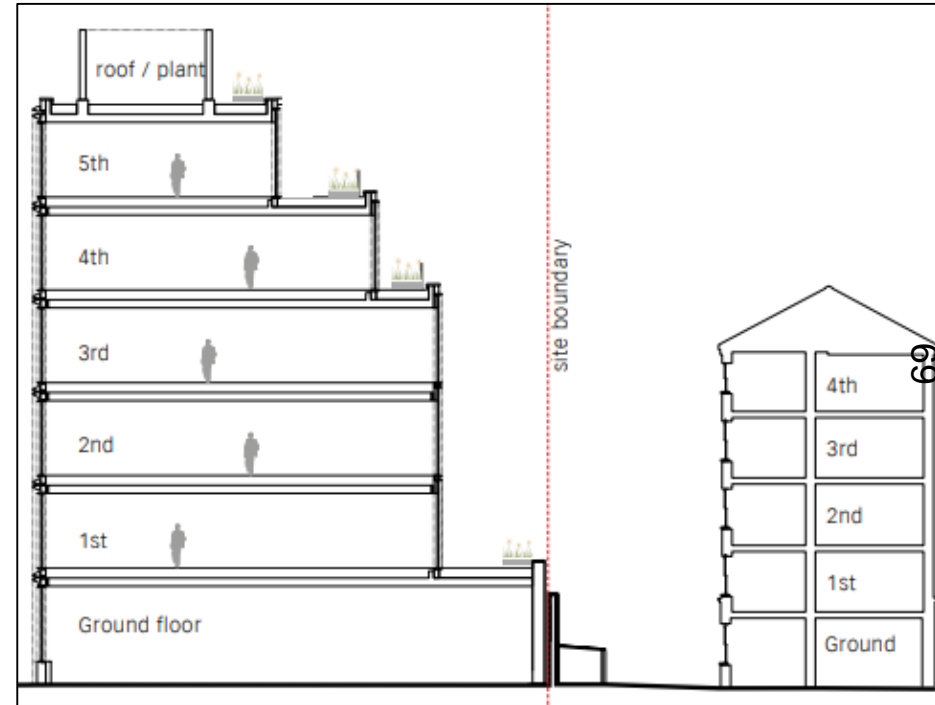
3D View of rear (west) elevation



Section plans



Existing Southwark Bridge Road section with Block I / K



Proposed Southwark Bridge Road section with Block K / I

Daylight and sunlight impact

Address	Total windows assessed	Meet BRE guide (No noticeable change)	Below BRE criteria			Total windows affected
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Peabody Block A	39	29	7	3	0	10
Peabody Block I	30	8	22	0	0	22
Peabody Block K	41	16	10	10	5	25

VSC results summary table (above)

Address	Total rooms assessed	Meet BRE guide	Below BRE criteria			Total affected rooms
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Peabody Block A	30	22	3	4	1	8
Peabody Block I	25	2	12	8	3	23
Peabody Block K	35	17	10	6	2	18

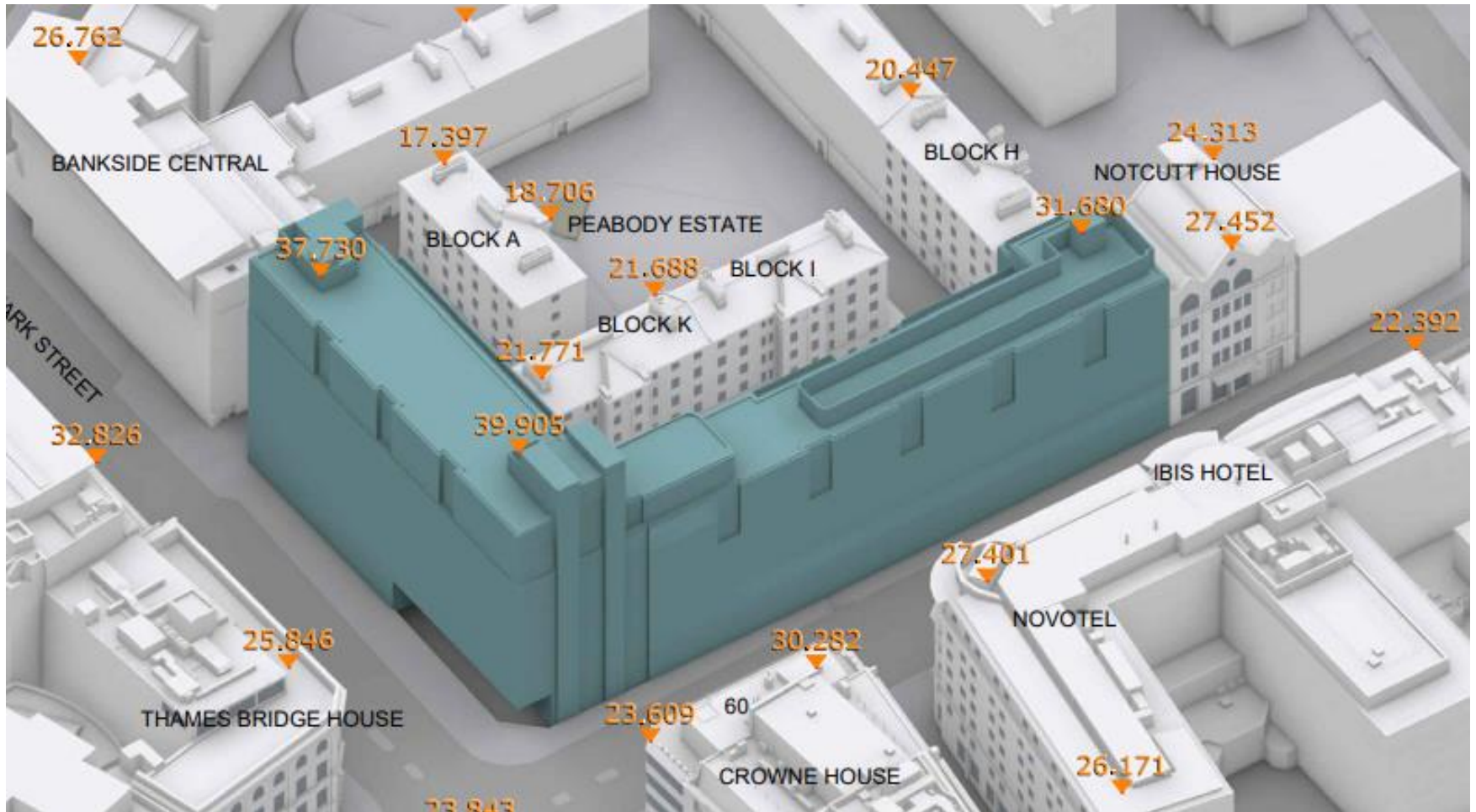
NSL results summary table (above)

Existing 3D View

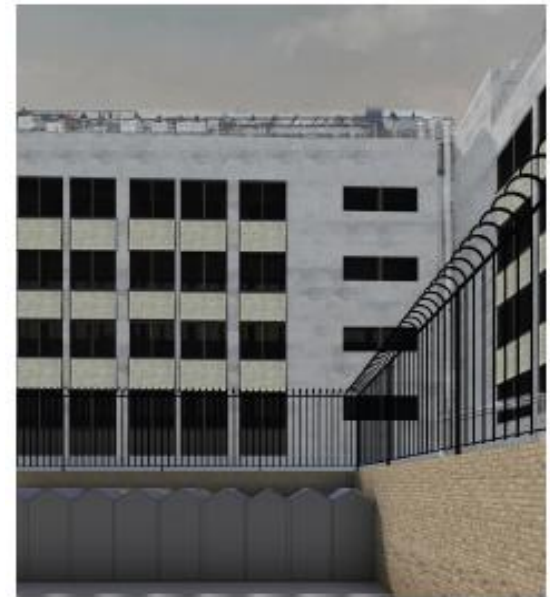
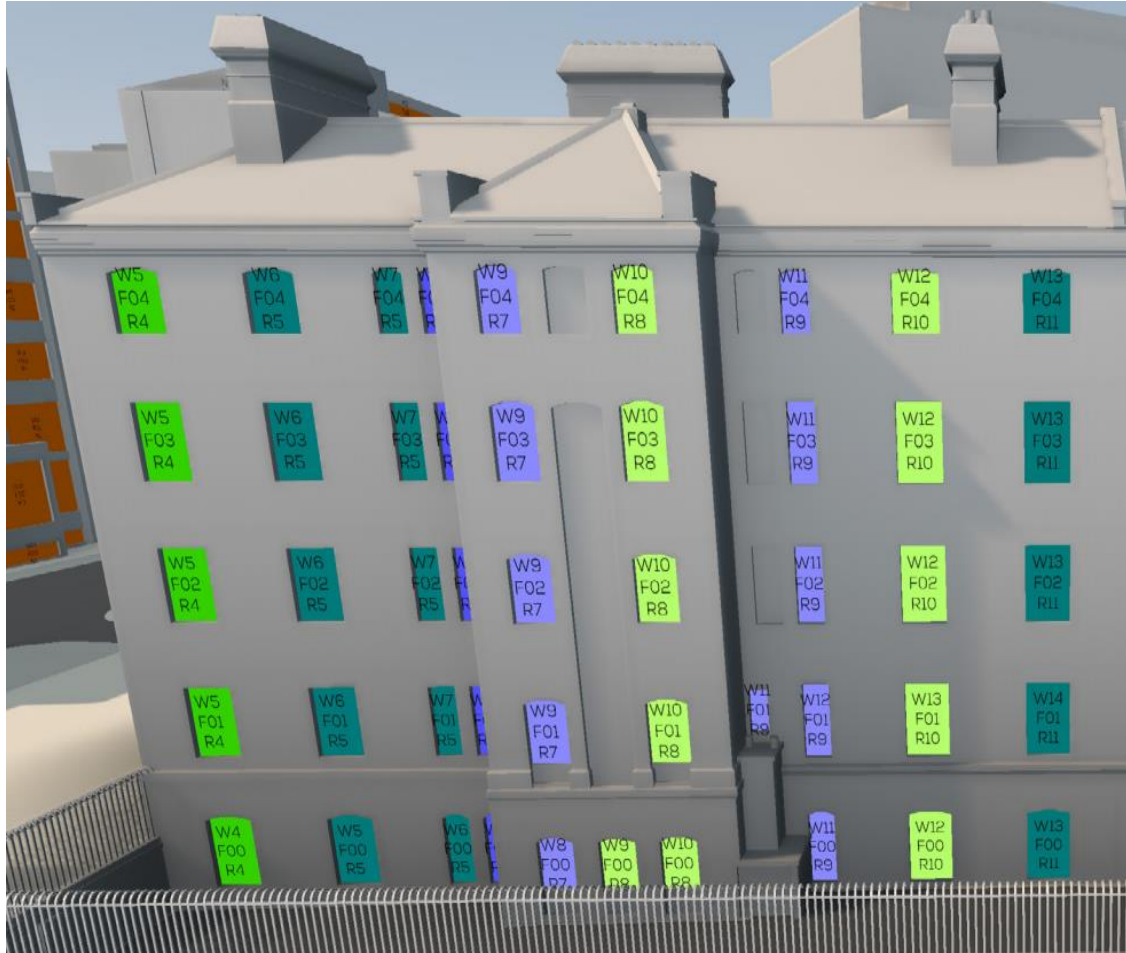


71

Proposed 3D View



Daylight and sunlight – Block K



Overview of Part L 2021 changes (Non - Residential)

Non - Residential Development Part L change

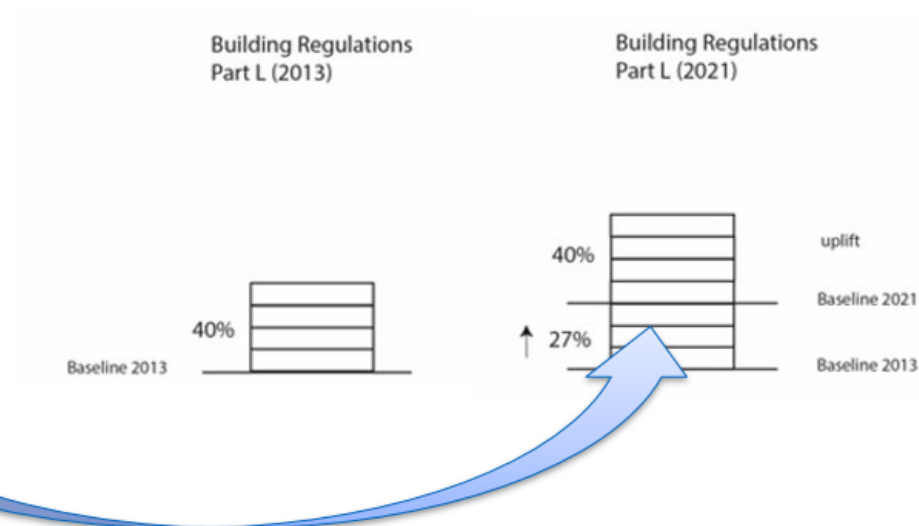
Southwark Plan P70 Non Residential – 40% uplift on Part L

2013 Targets for CO2
emissions for non-
residential



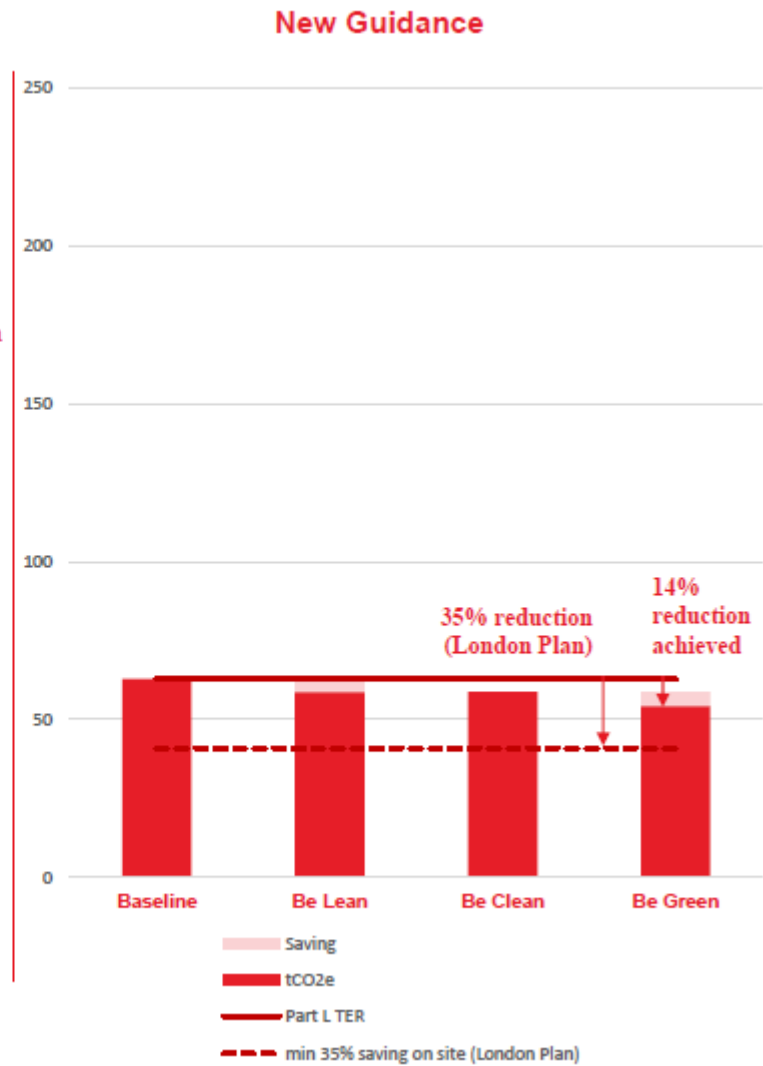
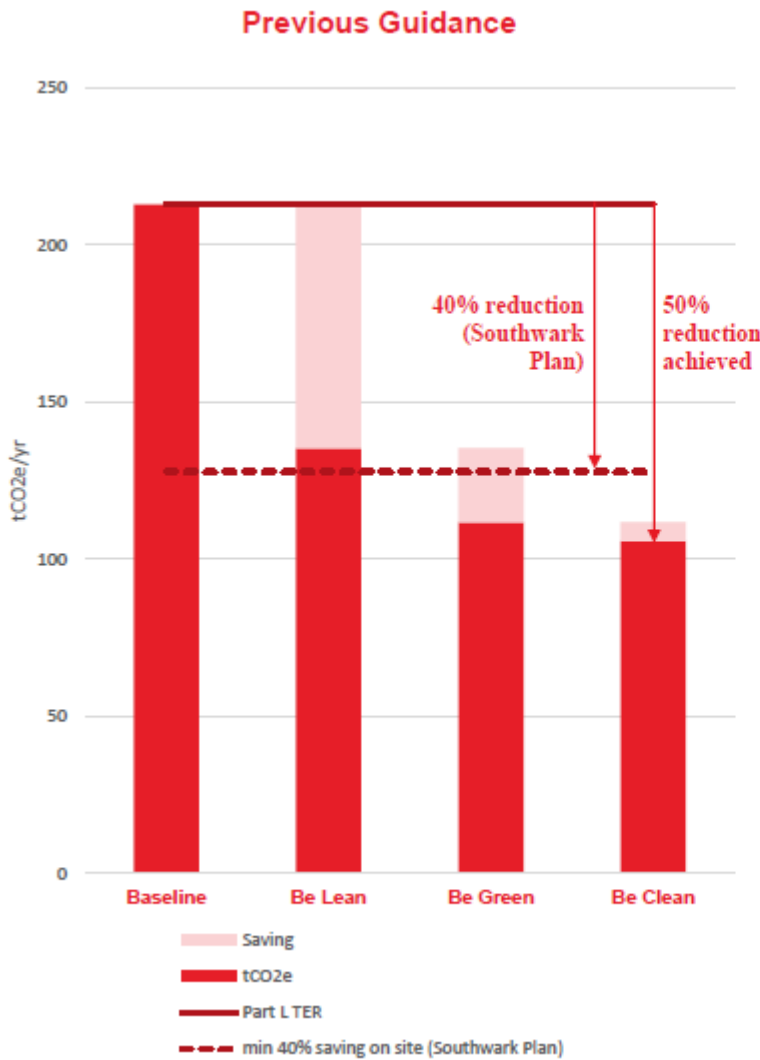
*CO2 emissions
reduce by 27%*

2021 Targets for CO2
emissions for non -
residential



74

On site carbon reduction



Summary of report

- The principle of land use is acceptable in this location.
- Uplift in high quality employment floorspace in the CAZ including affordable workspace, job creation, including for unemployment Southwark residents and training opportunities.
- High standard of urban design and architecture, acceptable in the townscape and heritage context.
- Car-free development with an uplift in cycle parking and on site delivery and servicing arrangements.
- Amenity impacts to neighbouring residents is acceptable on balance, subject to planning condition controls.
- Measures to reduce the development's embodied carbon footprint and sustainable waste management through Whole Life Cycle and Circular Economy principles.
- 14% on-site reduction of carbon emissions against the 2021 Part L baseline through Be Lean and Be Green measures.
- BREEAM target of outstanding, high biodiversity net gain, and Urban Greening Factor of 0.3.
- Having regard to all the policies considered and any other material planning considerations, it is recommended that planning permission is granted subject to planning conditions and the completion of a legal agreement and referral to the Mayor of London.

76