

Planning Committee (Major Applications) A

Wednesday 12 June 2024

6.30 pm

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

Supplemental Agenda No. 1

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Webpage: www.southwark.gov.uk

Date: 12 June 2024

Item No: 6.1	Classification: Open	Date: 12 June 2024	Meeting Name: Planning Committee (Major Applications) A
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Surrey Docks	
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 6.1: 23/AP/0543

Additional representation received

4. An additional letter of objection was received since publication of the report. The concern raised relates to the potential daylight and sunlight impact on properties in Giverny House. Specifically; that a number of windows had not been assessed in terms of sunlight impact.
5. The potential impact on daylight and sunlight has been fully assessed and is discussed in detail in paragraphs 136 to 158 of the main report. At the time of publishing the committee report, sufficient information had been submitted to demonstrate that significant harm will not arise as a result of the increase in height of the building as proposed by this application.
6. In response to the additional objection, the applicant submitted further information to demonstrate that there would be no significant harm to the properties in Water Gardens in terms of daylight or sunlight reduction. The additional information clarified that only windows in the east elevation of Giverny House that face the site need to be assessed for daylight impacts in line with the

BRE Guidance. The assessment submitted with the application demonstrates that all relevant windows sit comfortably within the BRE guidelines for daylight levels. In respect of sunlight, only 1 of the windows in Giverny House is relevant for assessment as the rest do not face within 90 degrees of due south. This window would not experience any reduction in sunlight as result of the proposed development.

7. Whilst not required by the BRE Guidance, the applicant has assessed all windows in the east elevation of Giverny House regardless of orientation. The results of this assessment shows that, compared to the existing position, only 5 of the windows will experience any reduction in APSH. In each case the absolute change in APSH to these 5 windows is 1%. This is the smallest reduction possible in relation to this method of assessment. This clearly demonstrates that the redevelopment of Block C will not result in any more than minimal reductions in levels of sunlight amenity to Giverny House.

Report clarifications

8. Paragraph 347 of the report identifies all necessary planning obligations. There is a typo in the final bullet point on page 92. The total employment and training contribution would be £62,325 (£55,900 + “1950 + ££4500)

Conclusion of the Director of Planning and Growth

9. 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

10. 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

11. The new information 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
The Development Management case files	Corporate Services, Finance and Governance, 160 Tooley Street, London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

Welcome to Southwark Planning Committee A Majors 12 June 2024

MAIN ITEMS OF BUSINESS

Item 6.1 - 23/AP/0543

Block C, Former Mulberry Business Park,
Quebec Way, London, SE16



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Gavin Edwards



Councillor Reginald Popoola



Councillor Nick Johnson



Councillor Darren Merrill



Councillor Esme Hicks

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

WINNER

Southwark Free
Wi-Fi Password
Fr33Wifi!

Item 6.1

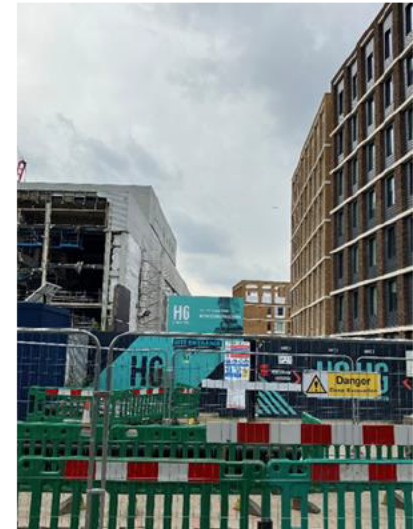
23/AP/0543

Block C, Former Mulberry Business Park, Quebec Way, SE16

Construction of a Part 13 and Part 14 storey building (over basement) with a maximum height of 51m AOD to provide 135 co-living/shared living rooms with associated internal and external amenity space (Sui generis) together with ground and first floor commercial units (Class E), with ancillary refuse/cycle stores, servicing areas, landscaping, associated public realm works and provision of 2 disabled car parking spaces.

01

Site Boundary and Context



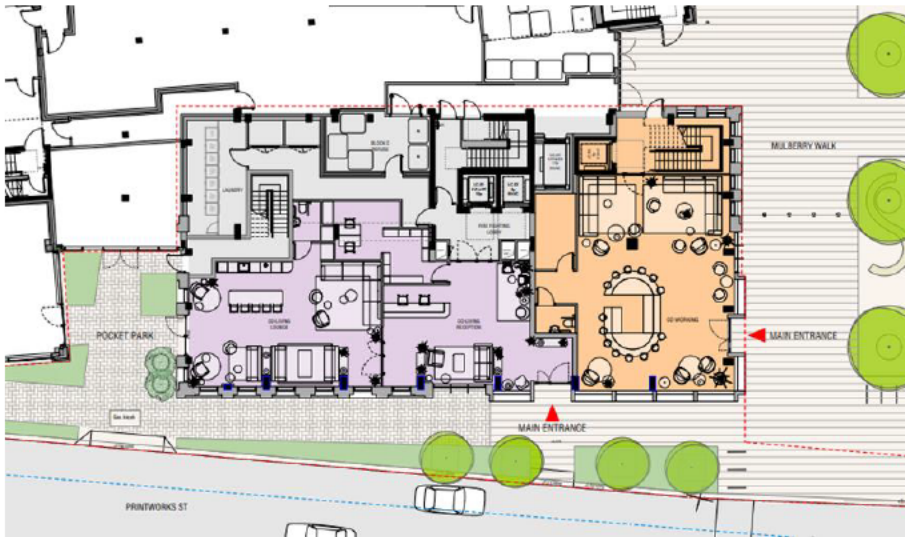
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Proposal Overview



Printworks Street elevation showing proposed uses within the building

- Co-living amenity
- Co-working cafe



Proposed ground floor layout showing public realm and public café

- Co-living amenity (sui generis)
- Co-working cafe (Class E)

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Internal Layout



Typical floor layout above showing studios and communal facilities

Standard studio layout top right

CGI of studio layouts bottom right

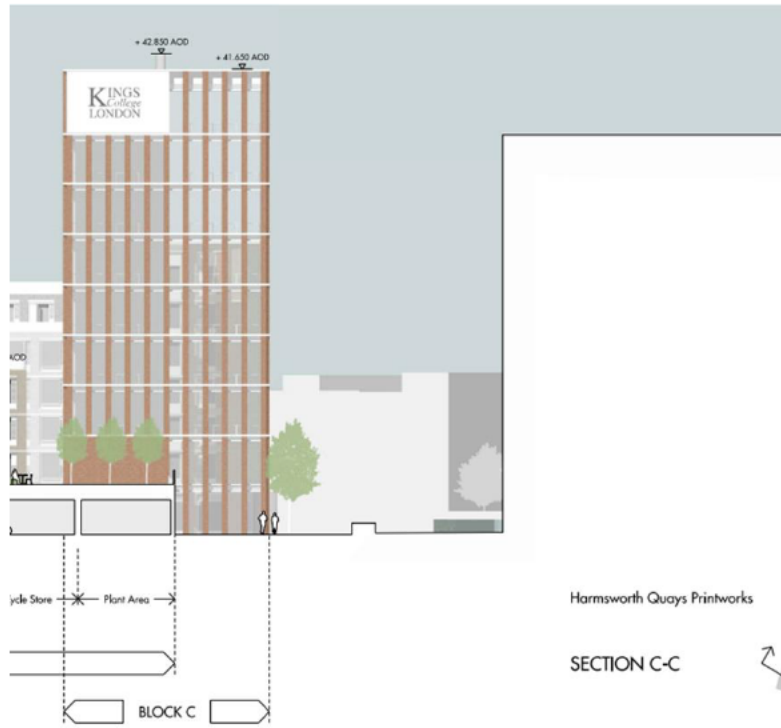


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Communal Spaces

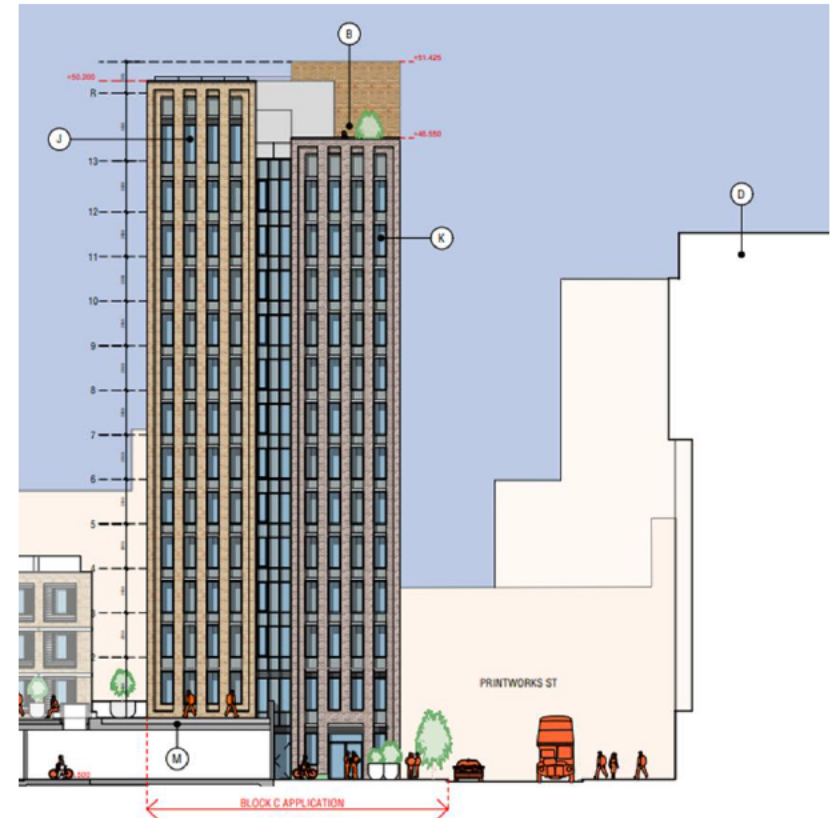


Height Comparison with Extant 2013 Scheme



Harmsworth Quays Printworks

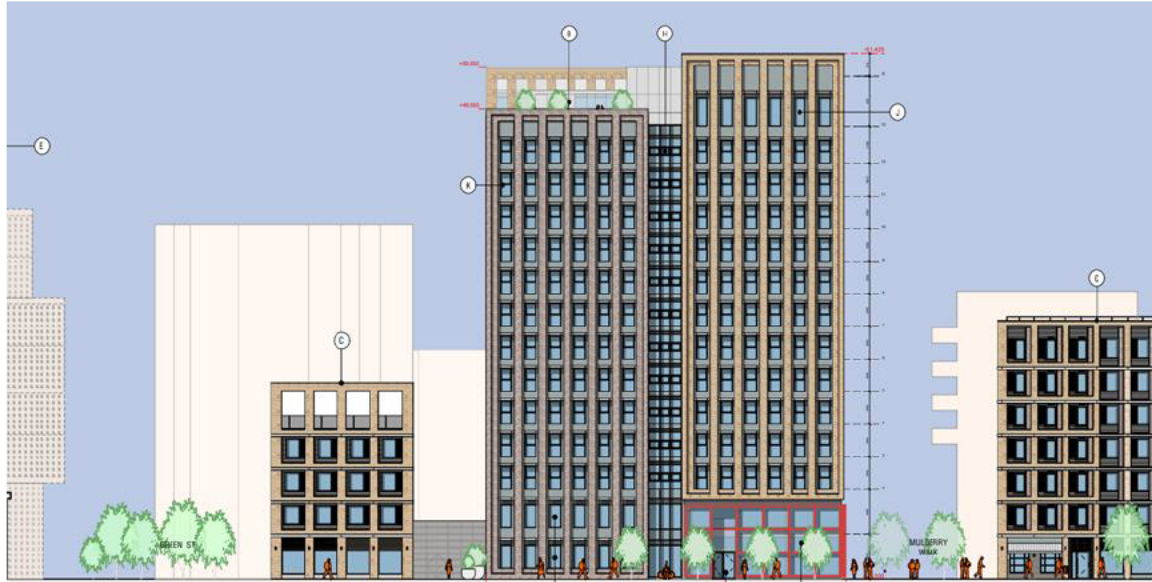
SECTION C-C



Section through Printworks Street to show the extant permission for Block C (left) – maximum height 42.8 AOD compared to the proposed scheme (right) – maximum height 51.4m AOD

Change in context since 2013 permission due to planning approvals for Zones H and L of the British Land Masterplan scheme

Design



Proposed east elevation with the existing 'Scape' development to the left and right.

High quality detailing with red metal frames respecting the 'red' details coming forward on adjacent schemes

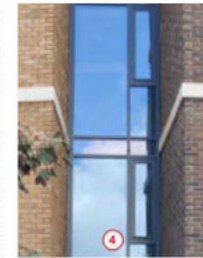
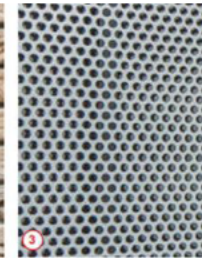
Robust brick and metal materials pallet



RED FRAMEWORK RETAINED TO 'GROUND' - THE BUILDING AND RETAIN CONSISTENCY

CO WORKING ENTRANCE MARKED OUT WITH WHITE DOORS AND SIGNAGE

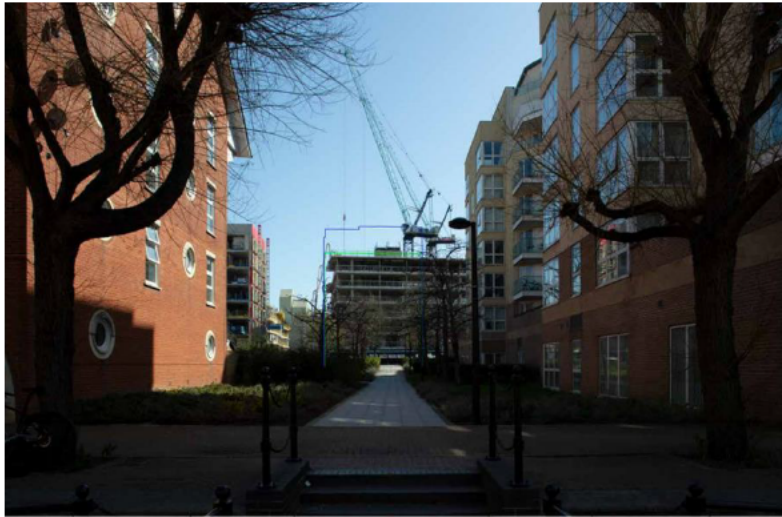
CO LIVING ENTRANCE MARKED OUT WITH BLACK DOORS AND SIGNAGE



- 1 - DARK BROWN / RED BRICK
- 2 - YELLOW BRICK
- 3 - PPC PERFORATED ALUMINIUM PANELS
- 4 - GLAZED CURTAIN WALL
- 5 - WHITE BANDS ABOVE WINDOWS

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Design – Views



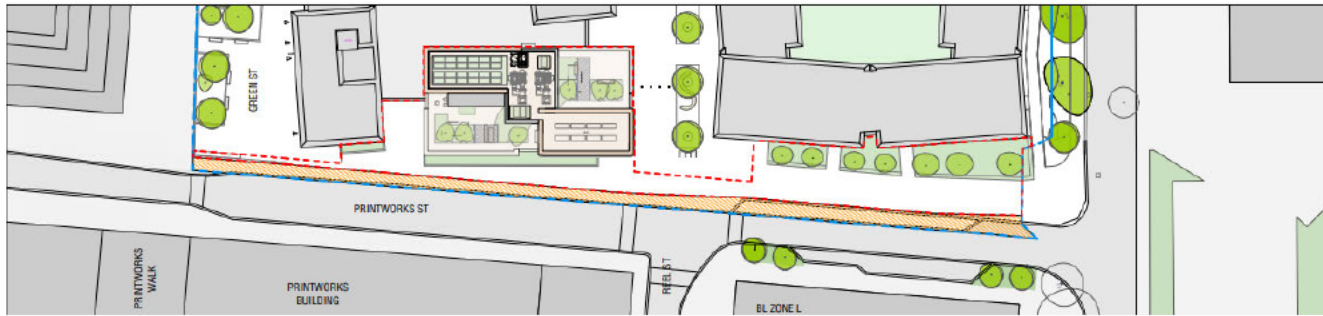
View from Albatros Way top left

View from Stave Hill top right

View from Decathlon entrance left

Block C shown in wire line blue (previous Block C approval shown in green) and approved British Land and Artinvest Buildings in orange

Public Realm, Landscaping & UGF





Proposed land to be handed over (orange hatch) to create two way Printworks Street

UGF targets achieved through a combination of the living roofs, communal terraces and ground public realm landscaping



Total Site Area (m2) 1188.8
Overall Score 0.402



-  INTENSIVE GREEN ROOF OR VEGETATION OVER STRUCTURE
Substrate minimum settled depth of 150mm
[in raised planters]
-  INTENSIVE GREEN ROOF OR VEGETATION OVER STRUCTURE
Substrate minimum settled depth of 150mm
[biscaker roof]
-  STANDARD TREES PLANTED IN CONNECTED TREE PITS
With a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree
-  STANDARD TREES PLANTED IN PITS
With soil volumes less than two thirds of the projected canopy area of the mature tree
-  FLOWER RICH PERENNIAL PLANTING
[ground level planting]
-  FLOWER RICH PERENNIAL PLANTING
[in large pots]
-  HEDGES
Line of mature shrubs one or two shrubs wide
-  GREEN WALL
Climbers rooted in soil
-  PERMEABLE PAVING

Wind



Key to Pedestrian Comfort Conditions

- Frequent Sitting
- Occasional Sitting
- Walking

Summer season conditions

Comfort Category	Colour
Frequent Sitting	Grey
Occasional Sitting	Blue
Standing	Green
Walking	Yellow
Uncomfortable and/or Unsafe	Red



Key to Pedestrian Comfort Conditions

- Occasional Sitting
- Standing
- Walking

Winter season conditions



Key benefits

- 135 high quality co-living units
- 10% Wheelchair units
- Additional public commercial unit
- New pocket park
- High quality public realm
- Exemplary quality design
- 58% onsite carbon emissions with offset payment to achieve 100%
- Carbon offset fund £85,785
- £5.4m PiL for affordable housing (being the equivalent of 40% of the hab rooms).
- Employment and training opportunities
- Delivery of land required to facilitate a two way Printworks Street
- Proportionate sum towards the costs of delivering the two way street
- £28,000 towards local highway/public realm improvements
- £22,000 towards legible London signage – prior to occupation
- £110,000 towards cycle hire docking stations/facilities
- Provision of 2 Blue Badge Spaces fitted with electric vehicle charging points
- Travel plan including 3 years membership for residents for the car club

NB: The above s106 obligations are in addition to those already secured under the 2013 permission for the wider Mulberry park site.