

# Planning Committee (Major Applications) B

Wednesday 10 September 2025

6.30 pm

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

## Supplemental Agenda

### List of Contents

Item No.	Title	Page No.
11.	Development Management	1 - 63

### Contact

Gregory Weaver on 020 7525 3667 or email: [greg.weaver@southwark.gov.uk](mailto:greg.weaver@southwark.gov.uk)  
Webpage: [www.southwark.gov.uk](http://www.southwark.gov.uk)

Date: 10 September 2025

<b>Item No:</b> 11.2	<b>Classification:</b> Open	<b>Date:</b> 10 September 2025	<b>Meeting Name:</b> Planning Committee (Major Applications) B
<b>Report title:</b> 24/AP/3432 - Skipton House, 80 London Road, London, Southwark SE1 6LH		<b>Addendum report</b> Late representations, clarifications, corrections, and further information	
<b>Ward(s) or groups affected:</b>		St Georges	
<b>From:</b>		Director of Planning and Growth	

## PURPOSE

1. To advise members of representation, clarifications, corrections 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 into account in reaching the stated recommendation.

## RECOMMENDATION

2. That members note and consider the additional information in respect of each item in reaching their decision.

## FACTORS FOR CONSIDERATION

3. Information and/or revisions have been received in respect of the following items on the main agenda:

## FACTORS FOR CONSIDERATION

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

*ITEM 11.2: Skipton House, 80 London Road, London, Southwark SE1 6LH*

## Late representations

5. Since the preparation of the committee report, further comments have been received from local residents, Ministry of Sound (MoS) and Elephant and Castle Partnership.
6. They have requested that the following points be taken into consideration:

Local Residents:

- Raised concerns relating to loss of daylight and sunlight – many flats in Metro Central Heights do not meet the BRE guidance
- Raised concerns relating to scale and massing – increased density and will overwhelm surroundings properties.
- Raised concerns that the development will place pressure on local infrastructure – contributions do not match the scale of impact (GP surgeries and public transport).
- Raised concern that the impacts of the redevelopment do not outweigh the benefits.

**Officer Response:**

- As covered in the main body of the report, the impacts to neighbouring properties daylight and sunlight is noted however, when compared to the office scheme which committee had resolved to grant daylight levels remain the same or improved for majority of neighbouring windows and rooms at Metro Central Heights. The loss of daylight and sunlight is considered reasonable given the context of the site in a central London location.
- As detailed in the main body of the report, the development would sit comfortably in the CAZ / townscape, provides a transition to larger buildings including Two Fifty-One and has positive urban design benefits.
- Lastly, Officers consider that the s106 contributions, totalling around £3,000,000 and which include public open space and active travel improvements would be sufficient to mitigate harmful impacts.

**Ministry of Sound:**

- Provided a letter of support subject to the agreement of a deed of easement of noise being completed by the developer.
- Noted that an easement of noise would reinforce the protections required to be given under the agent of change principles and that the LPA would not be a party to the deed.
- Confirmed that the Applicant and MoS intend to enter into the easement within the next four weeks.
- Suggested that a condition be included requiring an easement of noise to be signed prior to the commencement of the development.

**Officer Response:**

- It is noted that an easement of noise was agreed for the development of Eileen House (now 251 Newington Causeway) and Berkeley's Borough Triangle scheme.

**Elephant and Castle Partnership:**

- Provided a letter of support stating that the scheme offers important public realm improvements to two key streets in the area, especially

around London Road transport interchange, bringing an enhanced public space experience and also active ground floor uses to spaces that are currently blighted by a dead frontage of the existing building while also providing much needed affordable homes to the area.

## Corrections and clarifications to the report

### Summary Tables

7. Para 9, Summary Tables correction Trees Gained is 50 new trees with a 43 tree net gain.
8. Para 97 and 98, to be updated to clarify findings of the viability review process and reads as follows:
  97. The applicant's FVA *and further response*, prepared by DS2, establishes the proposed student housing scheme from a Benchmark Land Value (BLV) which is based on the Site's *Alternative Use Value (AUV) based on planning permission 23/AP/0410*. The *updated FVA* indicates a Residual Land Value (RLV) for the site of £28,251,641 and a BLV of £38,777,344. The FVA concludes that the proposed scheme exceeds the maximum viable quantum of affordable housing and would result in a deficit of around £10m, after allowing for a developer profit.
  98. Cluttons' review on the scheme on behalf of the council, having reached a different RLV and BLV to DS2, indicates that the scheme could viably support a 40% affordable housing on the site as is proposed. *While their assessment concludes that the scheme would provide a significant surplus, it highlights that, in reality, the value differences largely stem from professional judgement, which has a significant impact on the reported surplus and that with relatively minor concessions or further negotiation, the surplus could be reduced materially.* Considering the differences between the specialists, *as well as the current economic challenges being faced which is impacting the delivery of new affordable homes*, the offer of 40% affordable housing is considered to be maximum viable.
9. Para 117, list of assessed properties in terms of daylight and sunlight to be updated to correctly list all neighbouring properties and include *31-44 London Road*.
10. Para 283, to be updated to replace reference to Grade II listed Draper's Hall with *Grade II listed Southwark Cathedral*.
11. Para 426, the draft heads of terms to be updated to remove reference to the NHS Obligation as this is covered in the CIL contribution.
12. Para 436, to be updated to clarify representation received by London South Bank University and to include the following note:



*Please note that LSBU have not formally objected to the Application, but rather have reserved the right to object in their letter dated 19th May which states: 'Until such time that more detailed evidence can be provided, please note that LSBU reserves the right to object to the Proposals on grounds of impact to daylight/sunlight amenity received by their existing property and any future development plans in the vicinity of the Skipton House site'.*

Officers Comment: A response note was issued by the Applicant addressing the above and LSBU have since not formally objected. Impacts on sunlight and daylight on neighbouring properties have been considered for neighbouring residential properties only and in relation to Keyworth Hostel, given the short term transient nature of this accommodation, this was scoped out from the technical assessments undertaken. With regard to the impact on future daylight and sunlight to LSBU buildings, given there are no plans, at present, relating to any future development, the speculative nature of this assessment is beyond the scope of the daylight and sunlight analysis which can be undertaken.

13. Para 474, benefit number 4 to be updated to correct error and reads as follows:

4. Deliver family sized housing with *58 three bedroom homes (290 by habitable room accounting for 24.8% of total habitable rooms)*

### **Conclusion of the Director of Planning and Growth**

14. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to the completion of a Section 106 Agreement.

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
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

## 10 September 2025

### MAIN ITEMS OF BUSINESS

Item 6 - Adoption of the Climate and Environment Supplementary Planning Document (SPD)

Item 7 - Release £101,782.80 from Section 106 agreements for the delivery of a playground on the Bells Garden Estate

Item 8 - Release £139,927.45 from Section 106 agreements for the delivery of Great Suffolk Street Area Scheme – Phase 2

Item 9 - Release of £428,834.94 of S106 Funds to support the delivery of the Lost Peck Flood Alleviation and Environmental Enhancement Scheme

Item 10 - Release £5,078,652.01 from Section 106 agreements to TfL to deliver improvements to bus services on Old Kent Road and Elephant and Castle (Bakerloop bus)

Item 11.1 - 24/AP/3819 - 301-303 Ilderton Road London Southwark SE15 1NW

Item 11.2 - 24/AP/3432 - Skipton House, 80 London Road, London, Southwark SE1 6LH



Councillor Richard Livingstone  
(Chair)



Councillor Kath Whittam  
(Vice Chair)



Councillor Emily Tester



Councillor Ketzia Harper



Councillor Sam Dalton



Councillor Joseph Vambe



Councillor Cleo Soanes



## ITEM 6

### Adoption of the Climate and Environment Supplementary Planning Document (SPD)

9

# SPD - Context

- SPD will be presented to Cabinet for approval on 14 October
- Follows consultation which ended November 2024, in accordance with council's Statement of Community Involvement.
- Feedback from Environment scrutiny and other council teams.
- SPD's Cannot introduce new policy but provide additional guidance on existing policy.
- Material consideration in the determination of planning applications.
- Policy changes will occur through the Local Plan review.

# SPD - Content

- Provides thematic guidance on how to apply policies in the Southwark Plan 2022
  - Energy and Sustainability
  - Minimising flood risk
  - Air quality and environmental protection
  - Green infrastructure, biodiversity and trees
  - Movement and transport
  - Waste management and recycling
- Sets the minimum policy and best practice standards for development, refurbishment and extension of existing buildings and landscape works.

∞

# SPD - Revisions

- Consultation resulted in 50 responses. Main changes:
  - Clarification on District Heat Network connection criteria, retrofit and circular economy requirements
  - Additional guidance on air quality, biodiversity and flood risk
  - New section on food growing spaces
  - Additional reference to tree shading in design of public realm and play areas
  - Clarification of standards for cycling infrastructure
  - Addition of glossary and a whole life carbon checklist
  - Cross –references to recently adopted SPDs.

## ITEM 7

To release £101,782.80 from Section 106 agreements for the delivery of a playground on the Bells Garden Estate

## ITEM 8

To release £139,927.45 from Section 106 agreements for the delivery of Great Suffolk Street Area Scheme – Phase 2

11



## ITEM 9

To release of £428,834.94 of S106 Funds to support the delivery of the Lost Peck Flood Alleviation and Environmental Enhancement Scheme

## ITEM 10

To release £5,078,652.01 from Section 106 agreements to TfL to deliver improvements to bus services on Old Kent Road and Elephant and Castle (Bakerloop bus)

## ITEM 11.1

24/AP/3819 - 301-303 Ilderton Road London Southwark SE15 1NW

Demolition of the existing buildings and construction of a 15-storey building comprising Purpose-Built Student Accommodation (Use Class Sui Generis) and commercial floorspace (Class E(g)), with landscaping, cycle parking and associated ancillary development.819 - 301-303 Ilderton Road London Southwark SE15 1NW

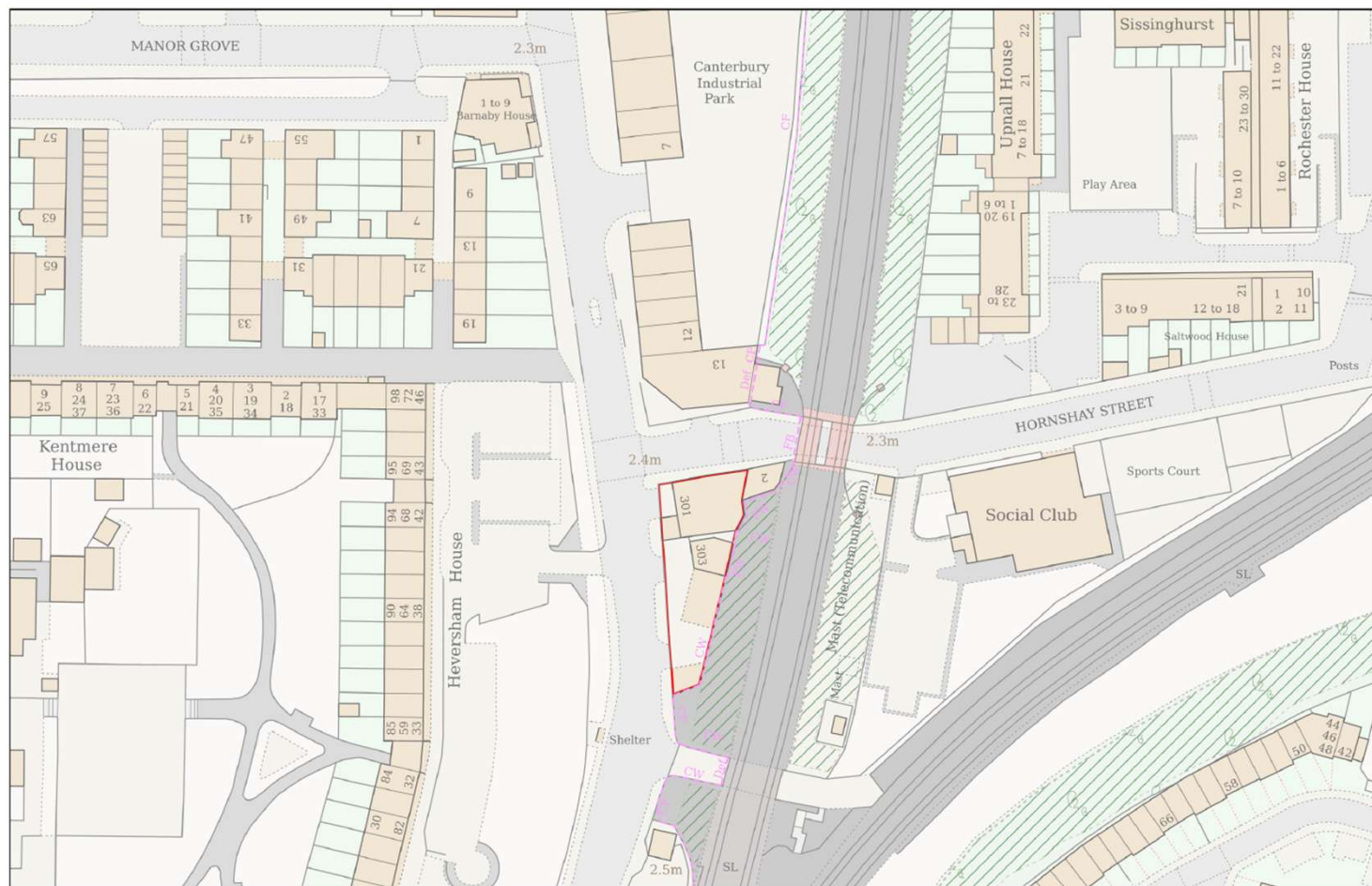
## ITEM 11.1

24/AP/3819 - 301-303 Ilderton Road London Southwark SE15 1NW

Demolition of the existing buildings and construction of a 15-storey building comprising Purpose-Built Student Accommodation (Use Class Sui Generis) and commercial floorspace (Class E(g)), with landscaping, cycle parking and associated ancillary development.



# Site Location



Site in the context of the OKR AAP



# Site Location

## SITE AREA

0.057 hectare

## BOUNDED BY

**N:** Hornshay Street

**S:** Vacant land

**W:** Ilderton Road

**E:** Railway embankment



Tustin Phase 1

Application site



# Key Policy designations

- The site is within:
  - Site Allocation NSP70 (Hatcham Road, Penarth Street and Ilderton Road);
  - Flood Zone 3 (in an area benefitting from flood defences);
- The site does not include any listed structures and is not in a conservation area.
- The site is immediately to the east of the site is the South Bermondsey Railway Embankments Site of Importance for Nature Conservation (SINC) in Lewisham
- Current PTAL rating of the site is 3



## Site allocation OKR16 from the draft AAP

OKR16 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 **industrial uses**; and
- Provide **mixed use** industrial and new homes typologies in the area designated as a Locally Significant Industrial Site



- VERTICAL MIX: Medium-Large Storage and Distribution Units
- VERTICAL MIX: Small Industrial Units
- VERTICAL MIX: Small Office / Studio
- Communal Amenity Space
- Public Open Space
- Residential Ground Floors
- Retail / Residential Above
- Community Uses
- Rebuilt Pilgrims Way Primary School

19



## Extant scheme ref: 20/AP/3560

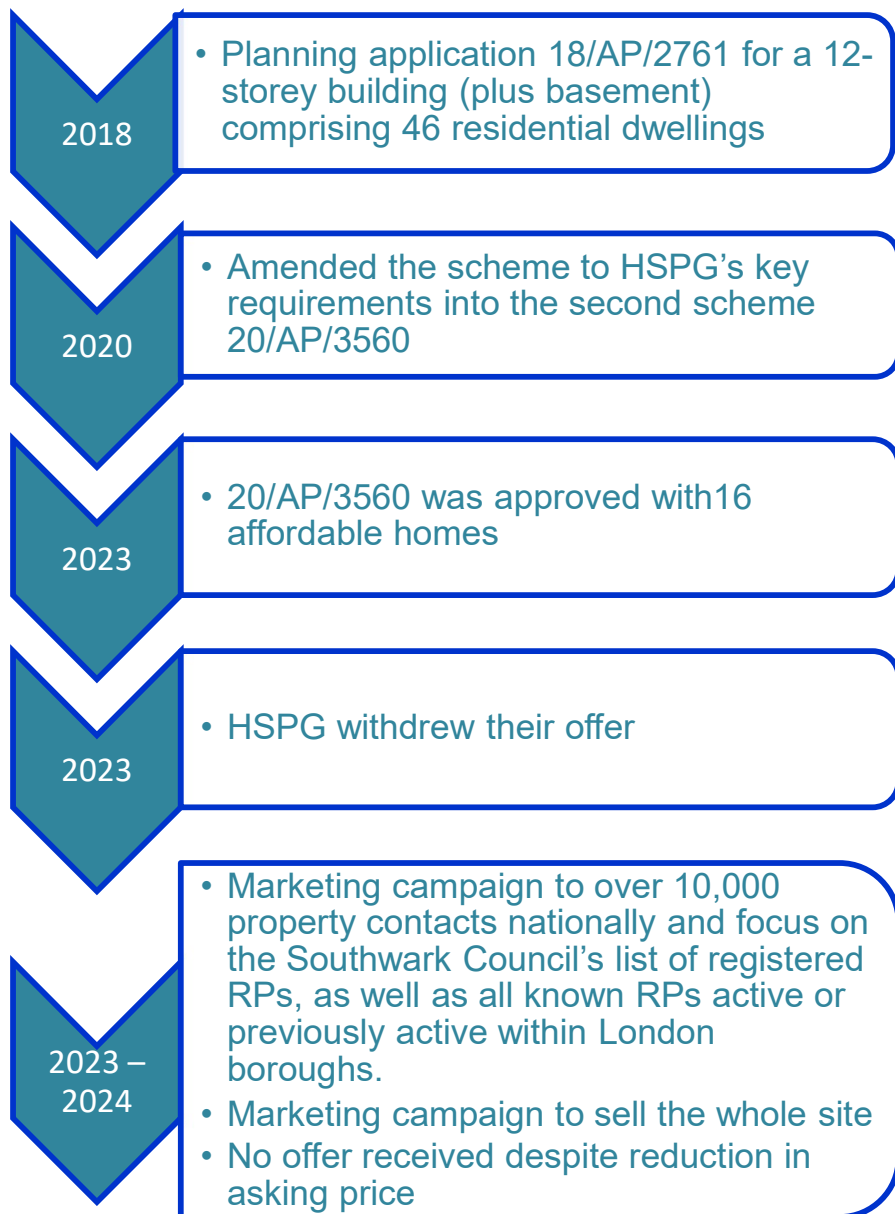


Demolition of existing buildings and construction of a **15 storey** building comprising **59 residential dwellings** (Class C3) and commercial floorspace (Class E(g), with landscaping (including a communal roof garden and ground floor playspace), cycle parking and associated ancillary development

Granted in 2023

20

## Prospect of implementation of the Extant Permission (Ref: 20/AP/3560)



### Reasons cited by RPs why they are not interested in acquiring the affordable units

<b>1. Scheme size:</b>	16 units is below the minimum threshold of interest, with most RPs requiring schemes of 50+ units.
<b>2. Building height:</b>	RPs are reluctant to acquire units in tall buildings due to associated costs and regulatory risks.
<b>3. Shared core</b>	Affordable units within a shared core with private housing pose service charge and management challenges
<b>4. Existing commitments</b>	Some RPs already have schemes in the Old Kent Road area that are facing viability issues.
<b>5. Funding priorities</b>	Several RPs are currently focusing resources on upgrading their existing housing stock.

21

# Overview of the proposal

USES	GIA (sqm)
169 bedspace PBSA	<b>5,841</b>
Light industrial	<b>225</b> (incl. <b>10%</b> affordable workspace)

## DESIGN

PBSA Height (i.e. max height)	<b>15 storeys</b> (56.385 metres AOD)
Types of PBSA units	<b>26 (15.3%):</b> Two-dio room (2 private ensuite bedrooms sharing kitchen, living and dining space) <b>130 (77%):</b> Regular studios <b>13 (7.7%):</b> Accessible studios

## Affordable housing payment in lieu

**£7,689,500** (index-linked) – 35% of habitable rooms

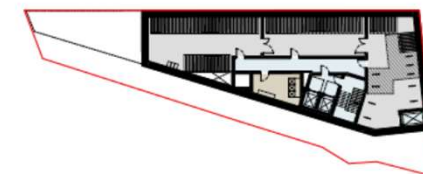
- 25% payable on or before Implementation
- 50% payable on or before Practical Completion
- 25% payable prior to first Occupation

### KEY PLAN - Uses

- Plant / Refuse / Cycles
- Commercial
- Internal student amenity
- External student amenity
- Student facilities
- Student core and circulation
- Studio
- Two-dio
- Wheelchair adaptable studio



Basement



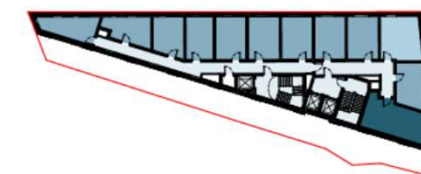
Ground floor



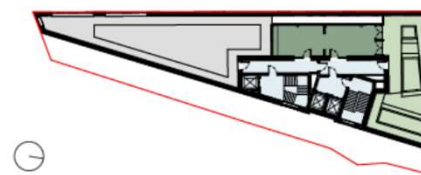
First floor



Upper floors (levels 02 - 14)



Roof terrace



22







# Comparison of the extant scheme 20/AP3560 and this application 24/AP/3819

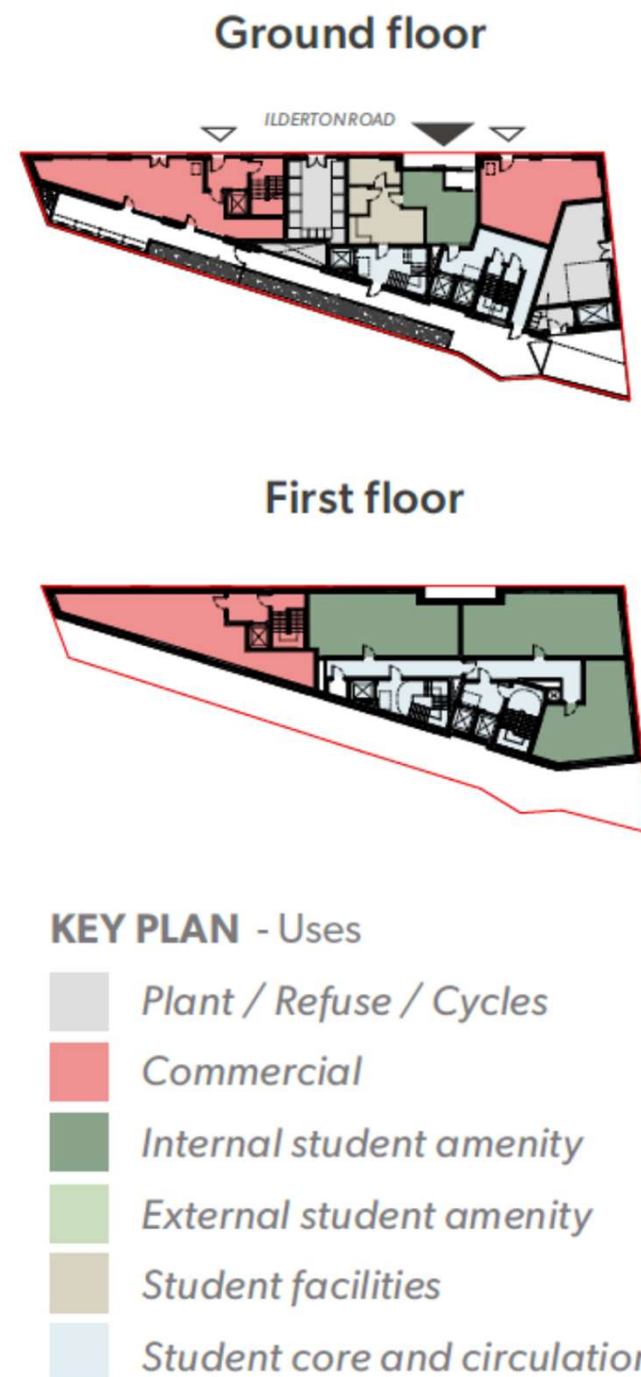
	Extant scheme 20/AP/3560	This application 24/AP/3819
<b>Non-residential</b>	450 sq.m GIA (an uplift of 225 sq.m on the existing)	225 sq.m GIA (No change from the existing)
<b>Housing</b>	59 dwellings, comprising <ul style="list-style-type: none"> <li>• 7 x studios</li> <li>• 22 x 1-beds</li> <li>• 18 x 2-beds</li> <li>• 12 x 3-beds</li> </ul>	169 student bedspaces
<b>Height</b>	56.5 metres AOD	56.385 metres AOD
<b>Massing/form</b>	15 storeys	15 storeys
<b>Basement</b>	No	Yes
<b>Affordable housing</b>	16 units (35.5% of all habitable rooms) - of the 12 units would be Social Rent and 4 units would be Intermediate	An affordable housing payment in lieu of £7,689,500 (35% of all habitable rooms)





## Why is on-site affordable housing not provided?

- Introducing conventional affordable housing into the current scheme would require **an additional core** to provide independent access, separate from the student entrance. This would necessitate extra space for a lift, stair cores, dedicated entrances particularly as two staircases are mandated for both cores by fire safety regulations and **additional amenity space**.
- The core concerns around **building height** and the **number of homes**, which previously deterred Registered Provider interest in the extant conventional housing-led scheme 20/AP/3560



## Why is off-site affordable housing not provided?

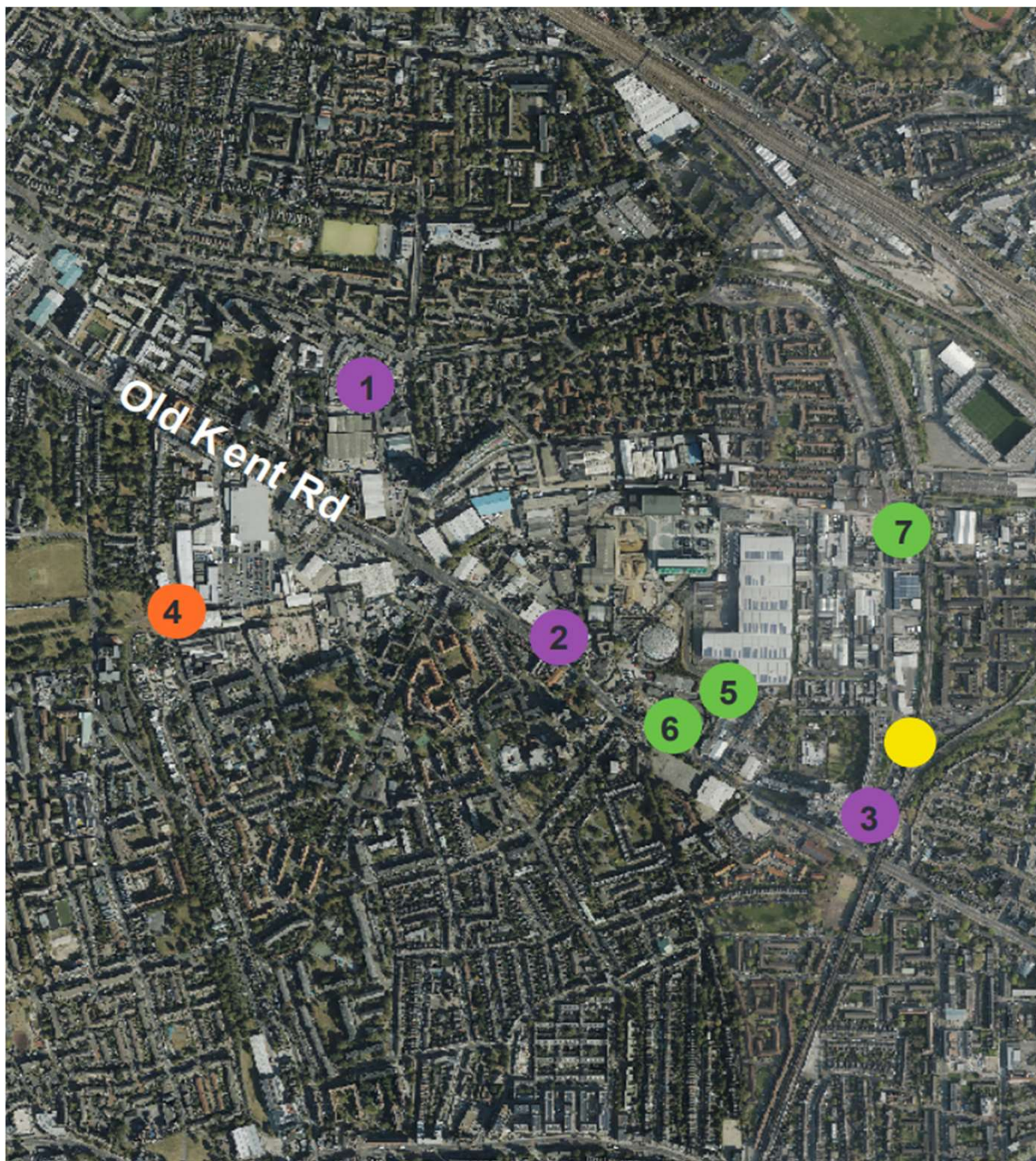
- Formally offered on five separate sites within the OKR16 area
- None of off-site provision opportunities has materialised as the sites were sold for either existing commercial or church uses, or the landowners are not interested.

**Table 3: Sites within the OKR16 area considered for off-site affordable housing provision**

Address	Planning status
<b>74-94 Ormside Street</b>	Planning permission 23/AP/2226 was granted on 4 September 2024 for the development of 49 homes, including 18 affordable units. However, the site is in Old Kent Road development Phase 2 and is not deliverable until contracts for the Bakerloo Line Extension have been confirmed.
<b>Iberia House, 2 Hatcham Road</b>	Planning permission 17/AP/4649 was granted on 29 May 2020 for 33 homes including 12 affordable units. The permission on this site has since expired and the site is now in Phase 2.
<b>12-38 Hatcham Road</b>	Planning permission 21/AP/1121 was granted on 09 December 2022 for 49 homes including 17 affordable units. The site is being refurbished and extended for use as a church. It is likely that the site will also be moved into Phase 2.
<b>18 Manor Grove</b>	The site is in Phase 2.
<b>Credon House, Verney Road</b>	Planning permission 21/AP/3247 was granted on 17 January 2023 for up to 22 homes which serves as off-site delivery for Pocket Living's Ossory Road scheme 21/AP/3246. The council is in pre-application discussions with another developer regarding this site



**Would the student housing contribute to a mixed and inclusive neighbourhood?**



## OLD KENT ROAD: PBSA 2020-2025

### BUILT (TOTAL 767)

- 1 272 St James Road - 250 rooms
- 2 671-679 Old Kent Road - 267 rooms
- 3 313-349 Ilderton Road - 250 rooms

### UNDER CONSTRUCTION

- 4 43 Glengall Rd & 1 Bianca Rd - 676 rooms

### CONSENTED (TOTAL 2,106)

- 5 19-35 Sylvan Grove - 688 rooms
- 6 747-759 Old Kent Rd - 941 rooms
- 7 Ilderton Wharf, 1-7 Rollins Street - 477 rooms

### **TOTAL STUDENT ROOMS: 3,549**

- 301-303 Ilderton Road (This app): 169 rooms

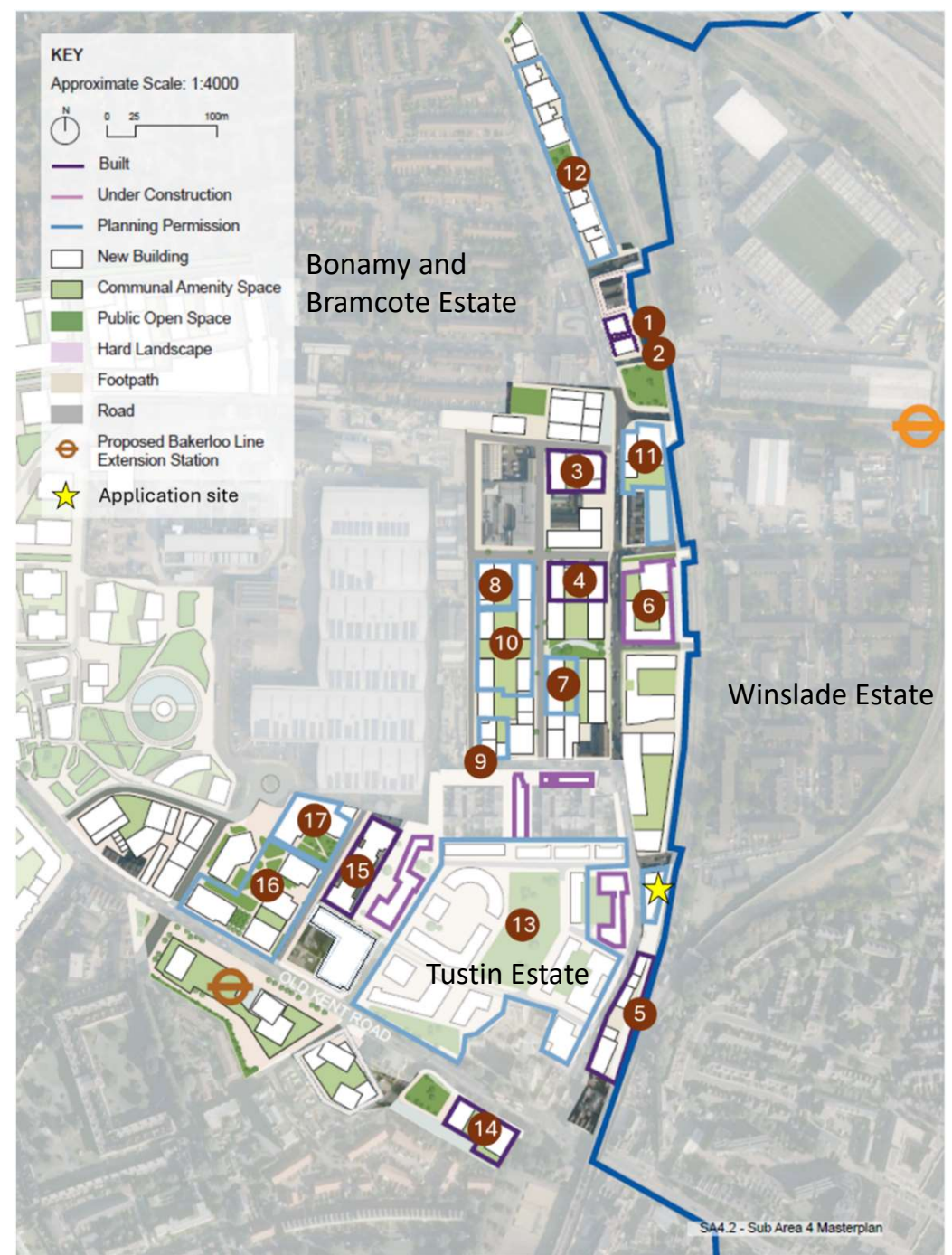


# Schemes built, in construction or consented/authorised nearby

- Subarea 4: 3,017 homes** (conventional residential equivalent) including **1,241 affordable homes** in the pipeline will come forward. **41.1%** will be affordable

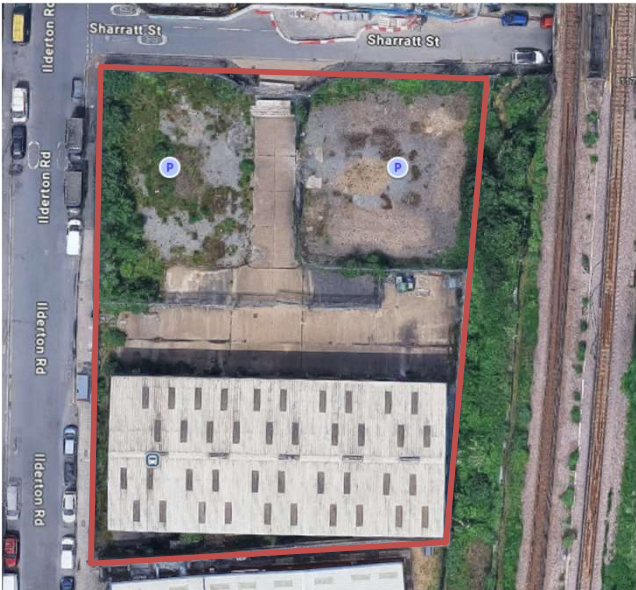
	Student beds	Co-living units	Conventional homes		Non-resi
			Total	Affordable	
OKR16	727	1,148	909	606	17,533
OKR17	0	0	171	171	1,831
OKR18	1,629	0	223	223	2,908
Tustin Estate renewal	N/A	N/A	488 (net)	241 (net)	5,666
This app 24/AP/3819	169	N/A	N/A	N/A	225
<b>Total</b>	<b>2,525</b>	<b>1,148</b>	<b>1,793</b>		
<b>Total number of equivalent of conventional homes</b>	<b>3,017</b>			<b>1,241 (41.1%)</b>	<b>28,163</b>

- OKR16: 1,590 homes** (conventional residential equivalent) including **606 affordable homes** in the pipeline will come forward against a total site allocation of 2,200 homes. **38.1%** will be affordable



# Comparison of the Appeal scheme at 257-283 Ilderton Road 23/AP/1317 and this Application 24/AP/3819

	Appeal scheme at 257-283 Ilderton Road 23/AP/1317	This Application 24/AP/3819
Size (ha)	0.34	0.057
Shape	Rectangular	Triangular
Proposed no. of student beds	592	169



It is also worth noting that since the Planning Committee decided to refuse application 23/AP/1317 on 10 December 2024, a revised National Planning Policy Framework (NPPF) was published on 12 December 2024. The updated NPPF introduces a presumption in favour of brownfield redevelopment. Paragraph 125 of the NPPF (2024) states:



*“Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. Proposals for such development should be approved unless substantial harm would be caused, and support should be given to appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.”*

32




# Architecture


- 4


Buff brick - light/dark mortar
- 2




White wire-cut brick - light mortar
- 3




Pale pre-cast window headers
- 4



Window frame & railings  
(RAL to complement brick tones)
- 5



Burgundy glazed sawtooth profiled bricks
- 6



White glazed sawtooth profiled bricks



Proposed elevation study



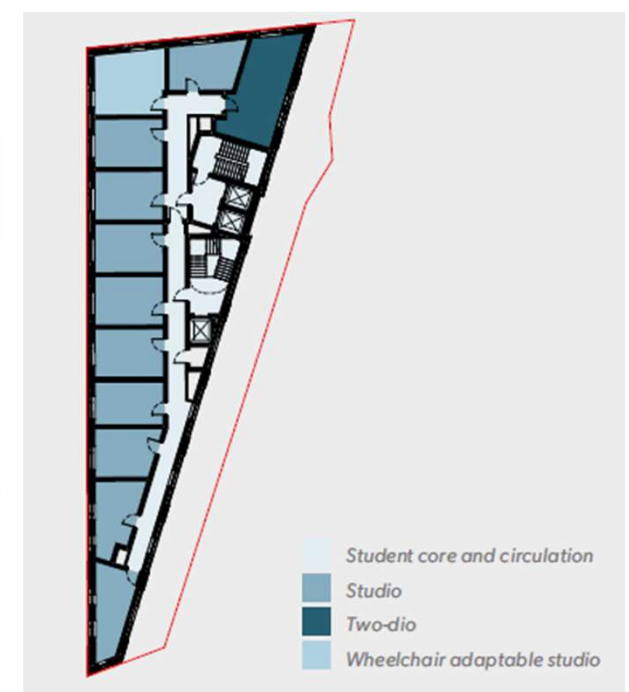
# Quality of Student Accommodation



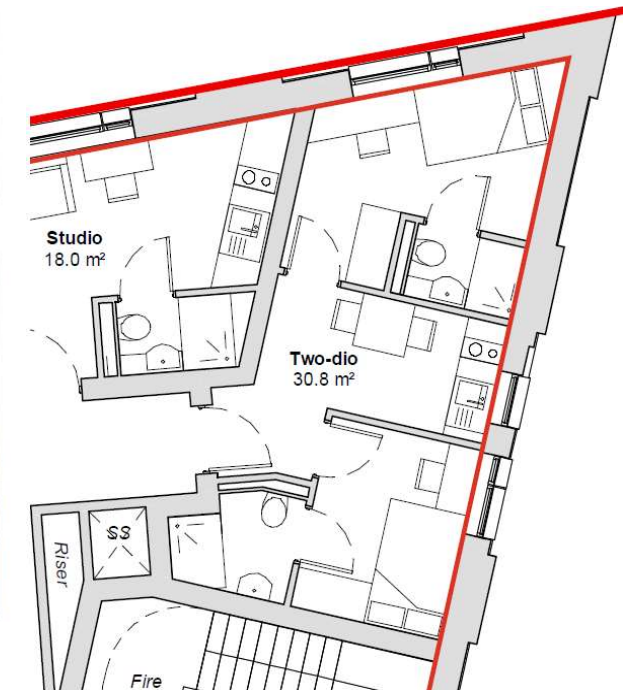
Typical studio room arrangement



Precedents of studio flats with kitchenette areas



Typical two-dio room arrangement





# Quality of student accommodation

## Internal communal facilities within the PBSA: Summary table

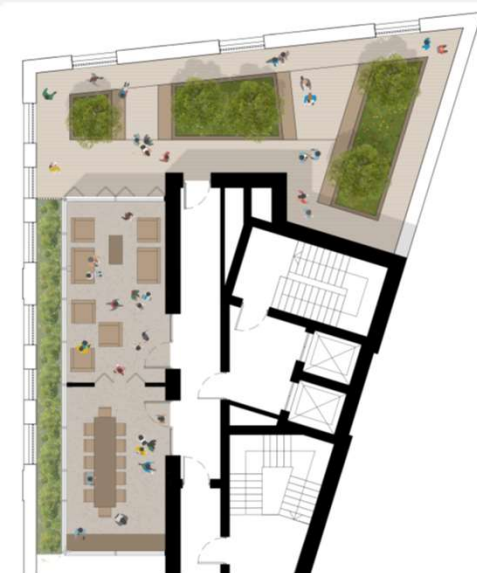
Floor	Facility	Size (sq. m)
01	Student Amenity	160.6
Roof	Student Amenity	47.2
<b>Total:</b>		<b>207.8</b>
<b>Average per PBSA bedspace:</b>		<b><u>1.23</u></b>

*Not included in calculation*

*Back-of-house space including laundry facilities, toilets, storage, parcel store, reception/office etc.*

## External community

Roof terrace is 60.9 m<sup>2</sup> which would be overlooked by the internal community amenity space.





# Impact on Neighbouring Amenities

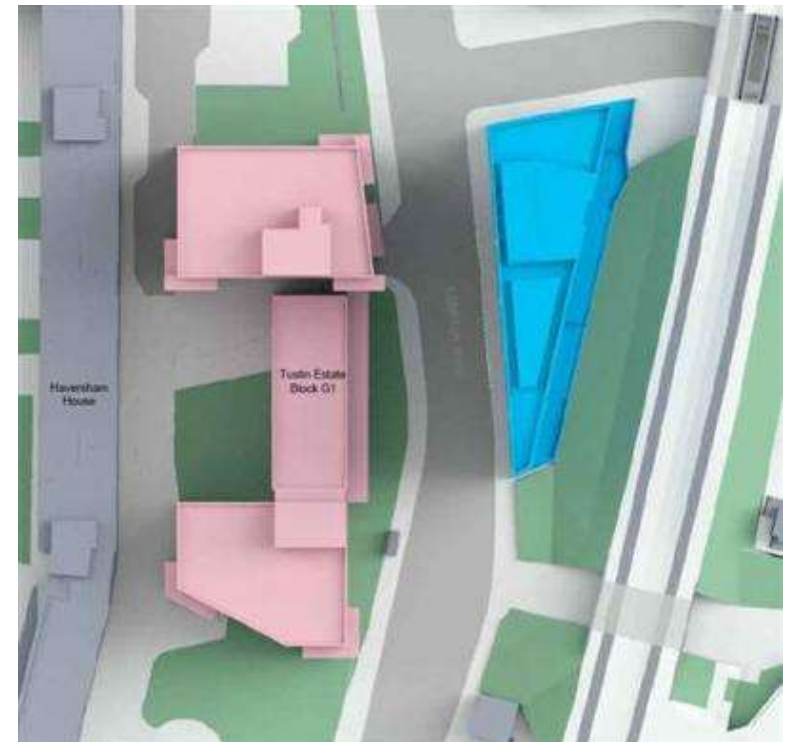
CONSENTED STRATEGY



PROPOSED STRATEGY



Comparison of the massing between the extant planning permission 20/AP/3560 (left) and this application 24/AP/3819 (right)



36

## Benefits of Proposal

- Regeneration of a brownfield site which helps deliver the AAP and site allocation housing targets and provides a significant **improvement to the townscape and frontages** on Ilderton Road.
- While the absence of affordable housing on-site limits the contribution to the creation of a mixed and inclusive community in the immediate neighbourhood, the contribution **of £7,689,500 (index linked)** towards delivery of affordable housing in the borough would be of moderate benefit to the borough.
- **225 sqm** of modern light industrial floorspace
- **22.5 sqm** high quality affordable workspace beyond the minimum 10% policy requirement (none is required)
- Transport mitigation and improvements through S278 works and financial contributions of **£152,100 (index linked from 2019)** towards public transport improvements , **£4,338 (index linked)** towards cycle hiring docking station, **£9,000 (index linked)** towards electric charging points
- Financial contribution **of £109,850.00 (index linked)** to local public realm improvements and £9,000 (index linked) towards new trees
- Improvement to green infrastructure (**UGF of 0.33**, biodiversity improvements)
- Improvement to urban drainage
- Sustainable commercial and student homes (BREEAM '**Excellent**' targeted, **37%** carbon savings beyond Part L, **£49,570 (index linked)** towards carbon emissions reduction projects in the borough)
- New jobs created (**12 jobs**, **12 short courses** and **3 apprenticeships** for unemployed Southwark residents during the construction phase, and potential for **7 FTE** end use jobs;
- Community Infrastructure Levy of circa **£1,332,519** (Mayoral CIL circa £433k and Borough CIL circa £900k)

## Recommendation

### On balance:

- That full planning permission be granted for 24/AP/3819, subject to conditions, referral to the Mayor of London and the applicant entering into a satisfactory legal agreement; and
- That the Planning Committee, in making their decision, has due regard to the potential equalities impacts that are outlined in this report; and
- That, in the event of requirements of paragraph 1 above not having been met by 10 March 2026 the Director of Planning and Growth be authorised to refuse planning permission for 24/AP/3819, if appropriate, for the reasons set out in paragraph 488 of this report.

38

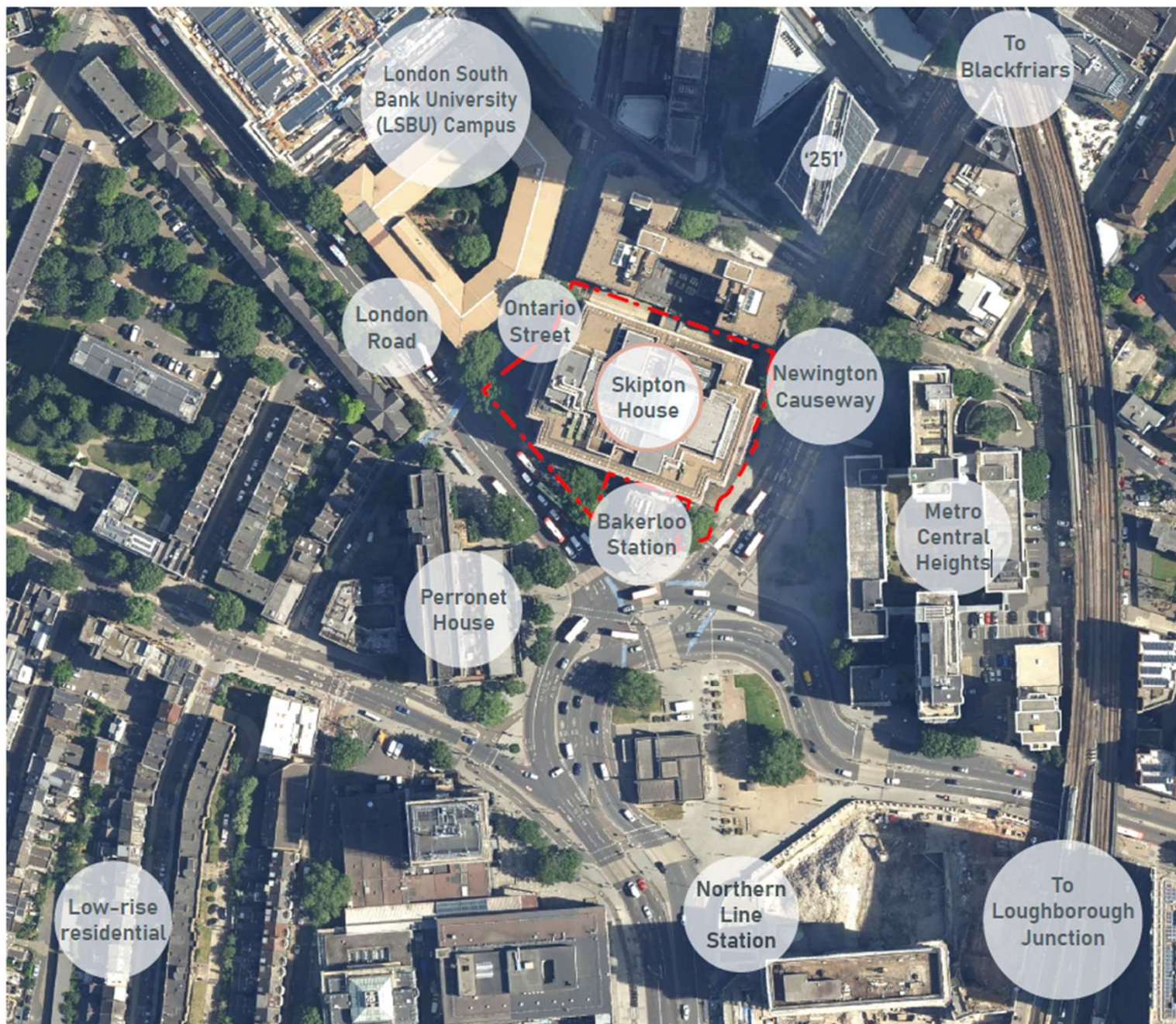
## ITEM 11.2

### 24/AP/3432 - Skipton House, 80 London Road, London, Southwark SE1 6LH

Demolition of the existing building on site construction of two separate but linked buildings, comprising Residential units (Class C3) in the southern elements, and Purpose Built Student Accommodation units (Use Class Sui Generis), with the delivery of retail (Class E(a)), food and beverage (Class E (b)), office (Class Eg(i)) and medical services (Class Ee) floorspace at ground, first and second floor levels, with cycle parking, wider public realm improvements and associated highway works.

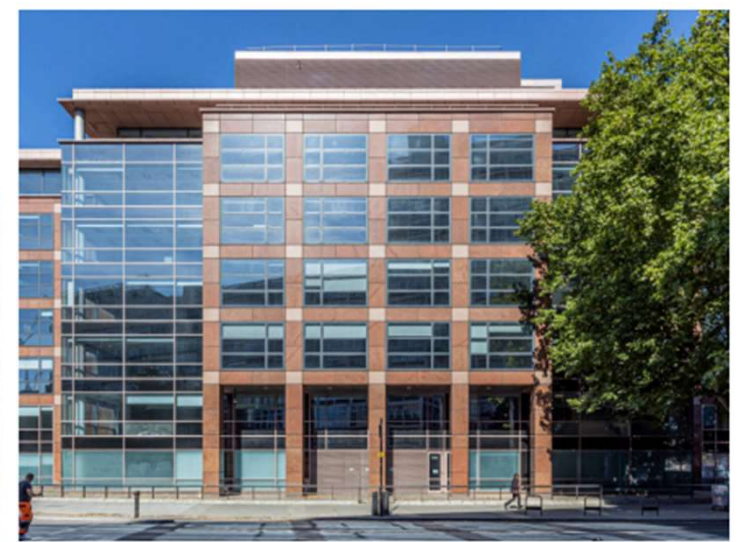
30





Site Location and Context





Skipton House east elevation view



41

Existing Site - looking North and West





*Skipton House in the context of the Bakerloo Line station in the foreground and 251 Southwark Bridge Road in the background*



*Viewing showing the congested nature of the area in front of the station exit and bus shelter*



*Bakerloo Line station exit*



*Pinch point between edge of pavement and current building line*



*Conflict between servicing, pedestrian and cyclists on Ontario Street*



*Ramp access into current Skipton House and Perry Library basements*



*View of Bakerloo Line station entrance across London Road crossing*



*View from the north at Newington Causeway crossing*

## Site Photographs and Context



# Previous Planning Permissions



2016 SOM scheme  
(full redevelopment of the block)



2022 Piercy scheme  
(retrofit and retention of office use)

# 2016 Office Scheme



Visual massing of the 2016 SOM scheme



Visual massing of proposed development



# Public Consultation

## Applicant

- In-person, public consultation undertaken prior to submission of the application:
  - 27 April 2024 – 1st round of in-person public consultation events showcasing the early plans for the site held at London South Bank University
  - 30 April 2024 – 1st round of in-person public consultation events showcasing the early plans for the site held at London South Bank University
  - 16 July 2024 – Pop-up event outside the site
  - 18 July 2024 – 2nd round of in-person public consultation events showcasing the updated plans for the site held at London South Bank University
  - 20 July 2024 – 2nd round of in-person public consultation events showcasing the updated plans for the site held at London South Bank University
- Promotional flyer delivered to 7442 local residents and local businesses
- Community stakeholder engagement carried out (community centres/groups and resident associations)

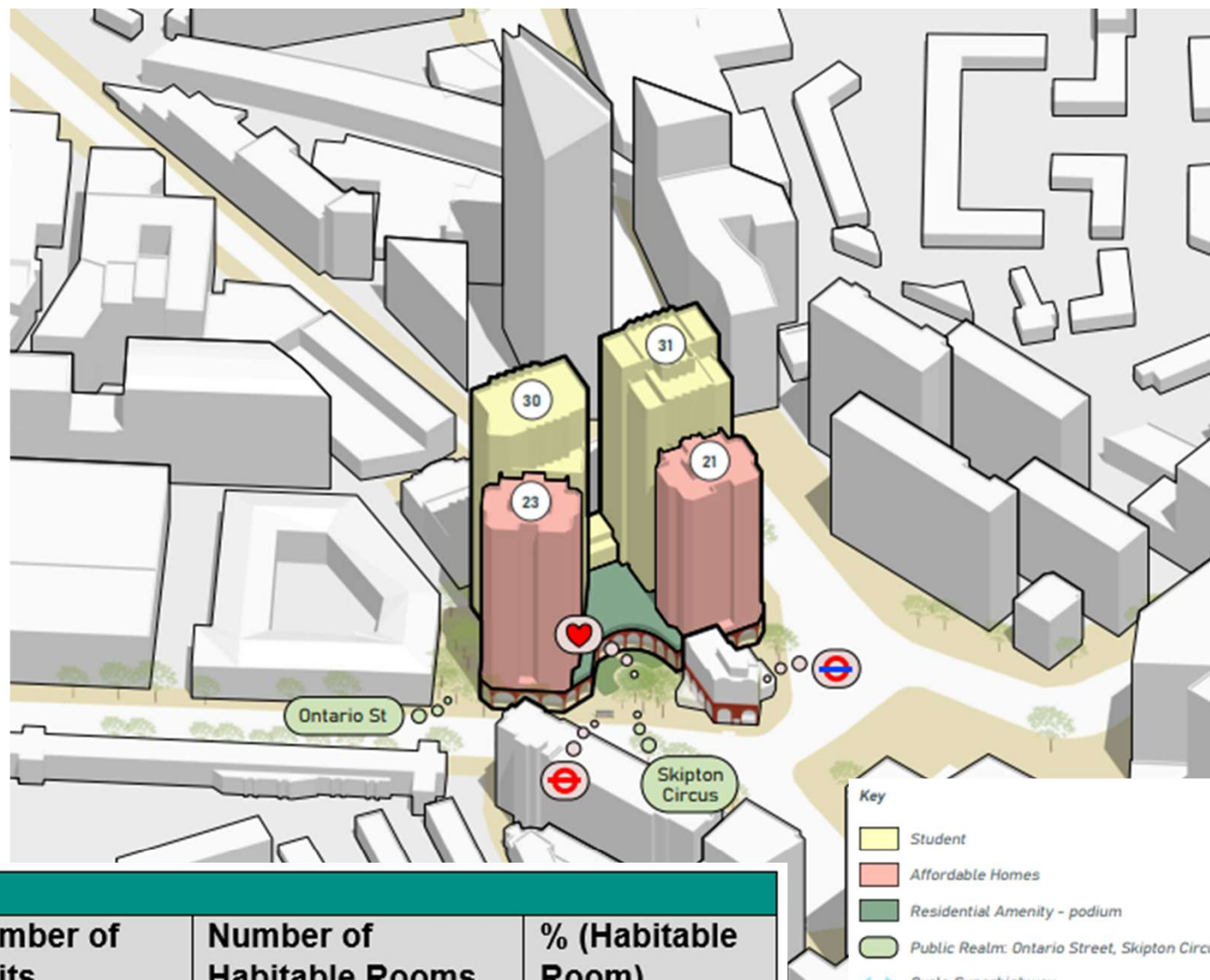
## The Council

- Press notice
- Public consultation (letters and site notice) undertaken by the Council:
  - 12/12/2024
  - 02/07/2025
- 1191 neighbours consulted
- **119** comments received:
  - **2** in support, **116** in objection
- Main objections raised:
  - Design
  - Height, bulk and scale
  - Loss of amenity (daylight, privacy, views)
  - Disturbance (noise, security)
  - Traffic and parking
  - Demolition and Construction impacts
  - Public realm and green space
  - Sustainability (wind, embodied carbon)

45

# Proposed Development

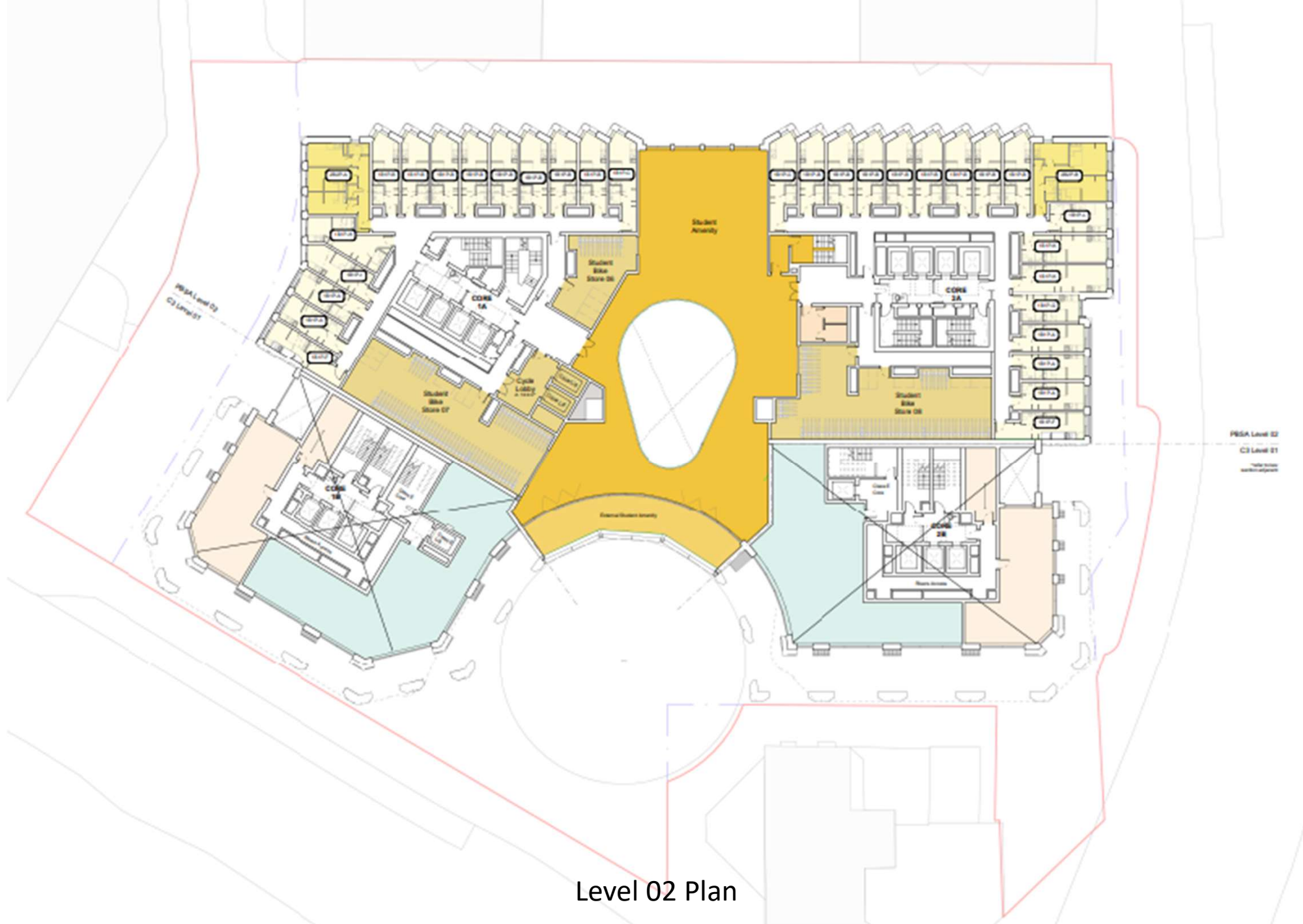
- Two PBSA Buildings – 30 and 31 storeys (1434 student rooms)
- Two affordable residential buildings – 21 and 23 storeys (243 social rent and intermediate homes)
- 1,106 sqm of flexible medical services / office space and, 944.2 sqm of food & beverage / retail space
- New public realm and landscaping works around Elephant and Castle Station, Ontario Street and Newington Causeway



Tenure Split on site			
Tenure	Number of Units	Number of Habitable Rooms	% (Habitable Room)
Social Rent	171	679	28.4%
Intermediate	72	278	11.6%
Direct Let (Student)	1434	1434	60%

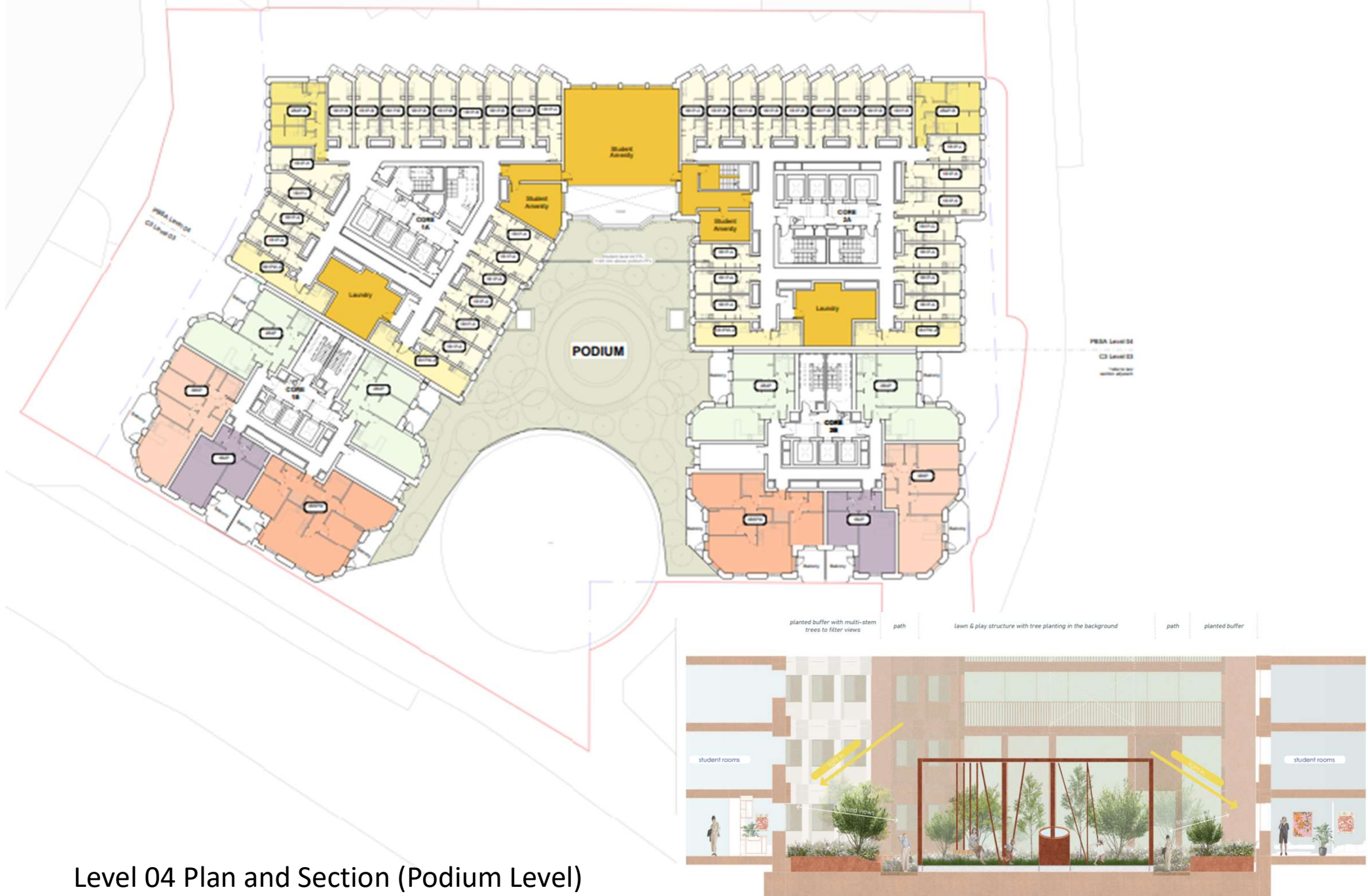


## Ground Floor Plan



Level 02 Plan





Level 04 Plan and Section (Podium Level)

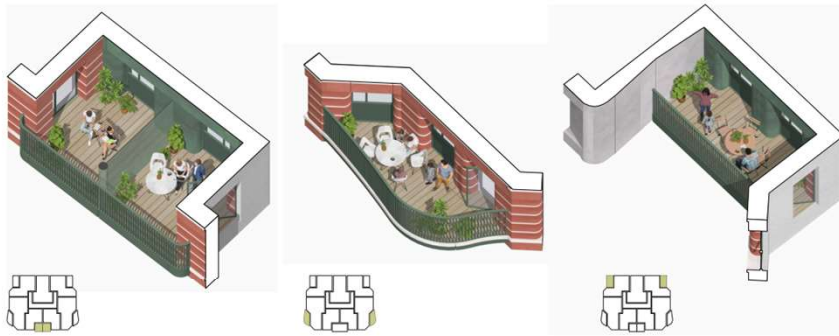


Level 05 Plan with Separation Distances

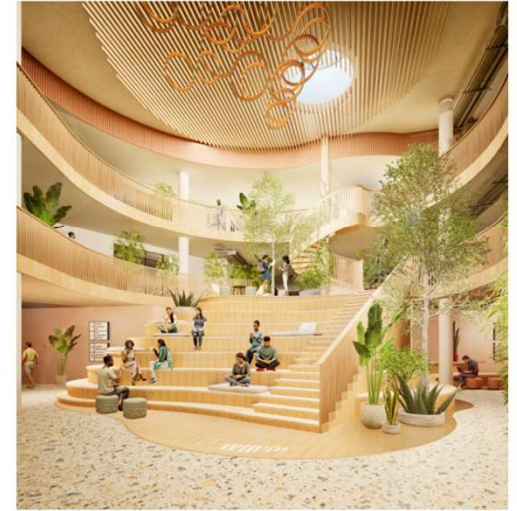


# Residential and Student Amenity

External Private Residential Amenity



Affordable Homes Interior Visuals



Visualisation of the learning steps from ground floor





Visual representations of the proposed development  
(looking south)



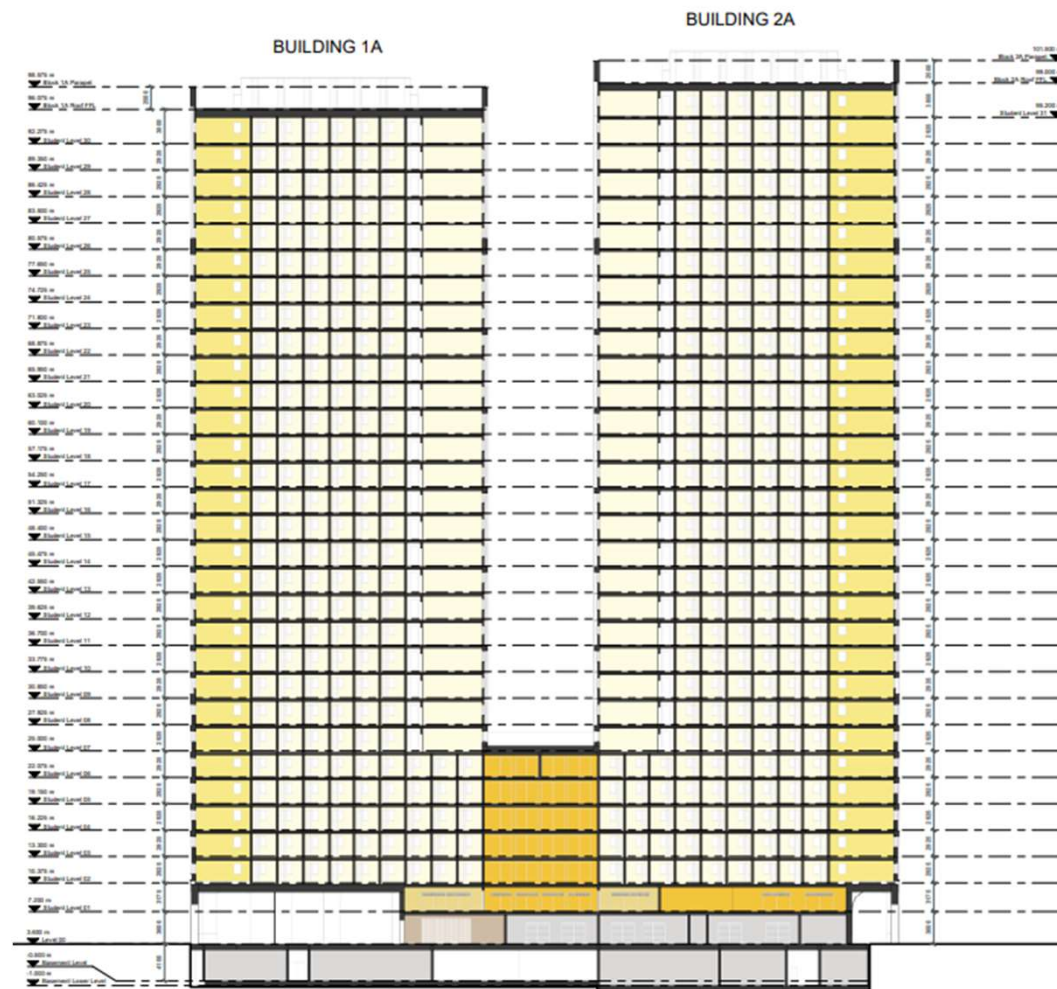
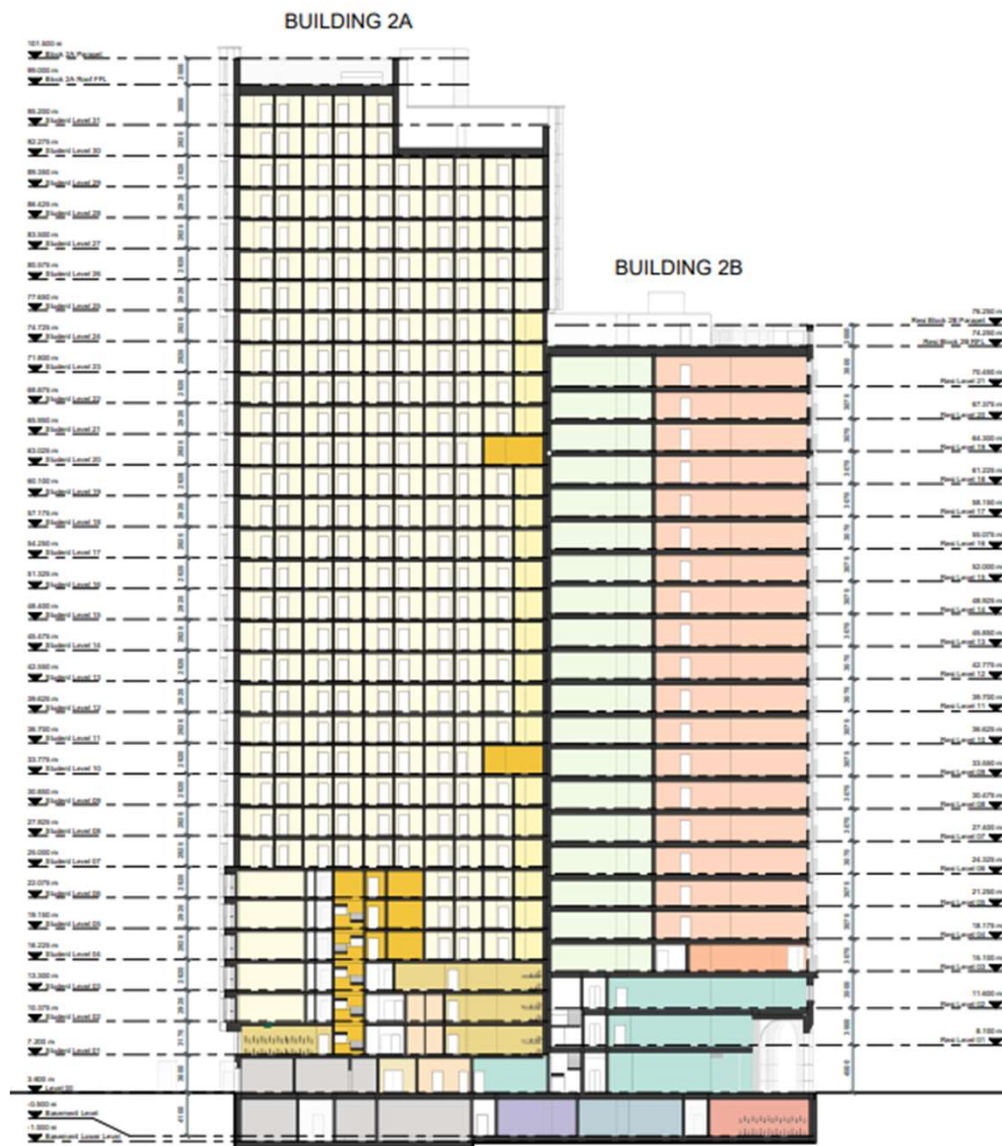


Visual representations of the proposed development  
(looking east)



Visual representations of the proposed development  
(looking north)





Long Sections





Existing view from London Road



Proposed view from London Road



Existing view from Elephant and Castle / New Kent Rd



Proposed view from Elephant and Castle / New Kent Rd



# Amenity



massing of the 2016 SOM scheme



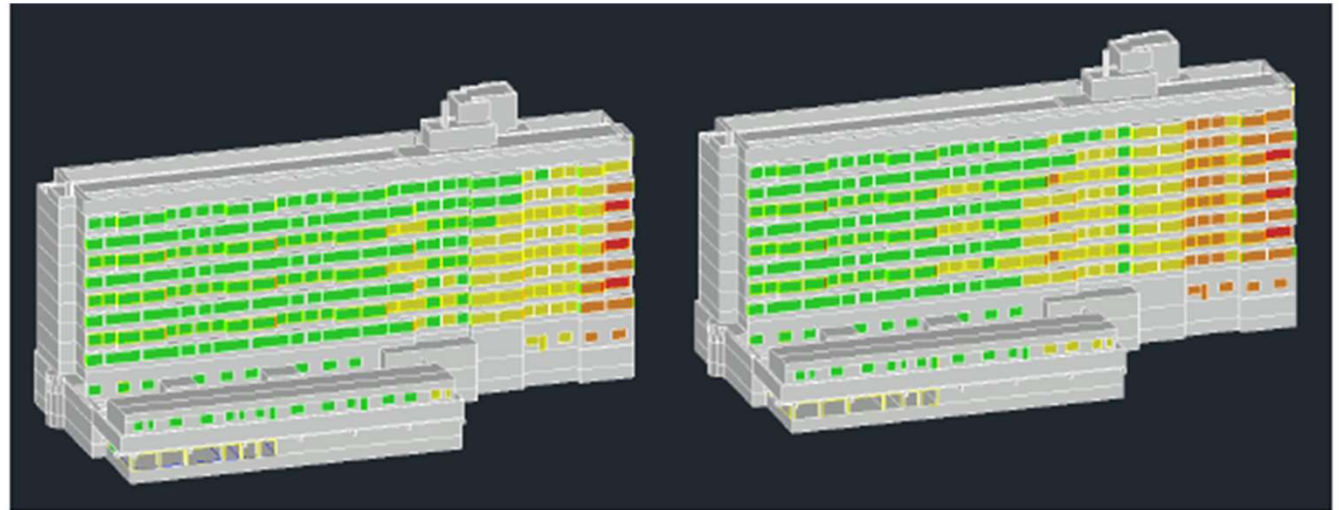
massing of proposed development



# Sunlight/Daylight Analysis: Two Fifty-One and Perronet House



**High** – >40% loss (0.60 times former value)  
**Medium** – 31% to 40% loss (0.60-0.69 times former value)  
**Low** – 21% to 30% loss (0.70-0.79 times former value)  
**Negligible** – 0-20% loss/minimum values retained (>0.8 times former value, satisfies the BRE Guidelines)



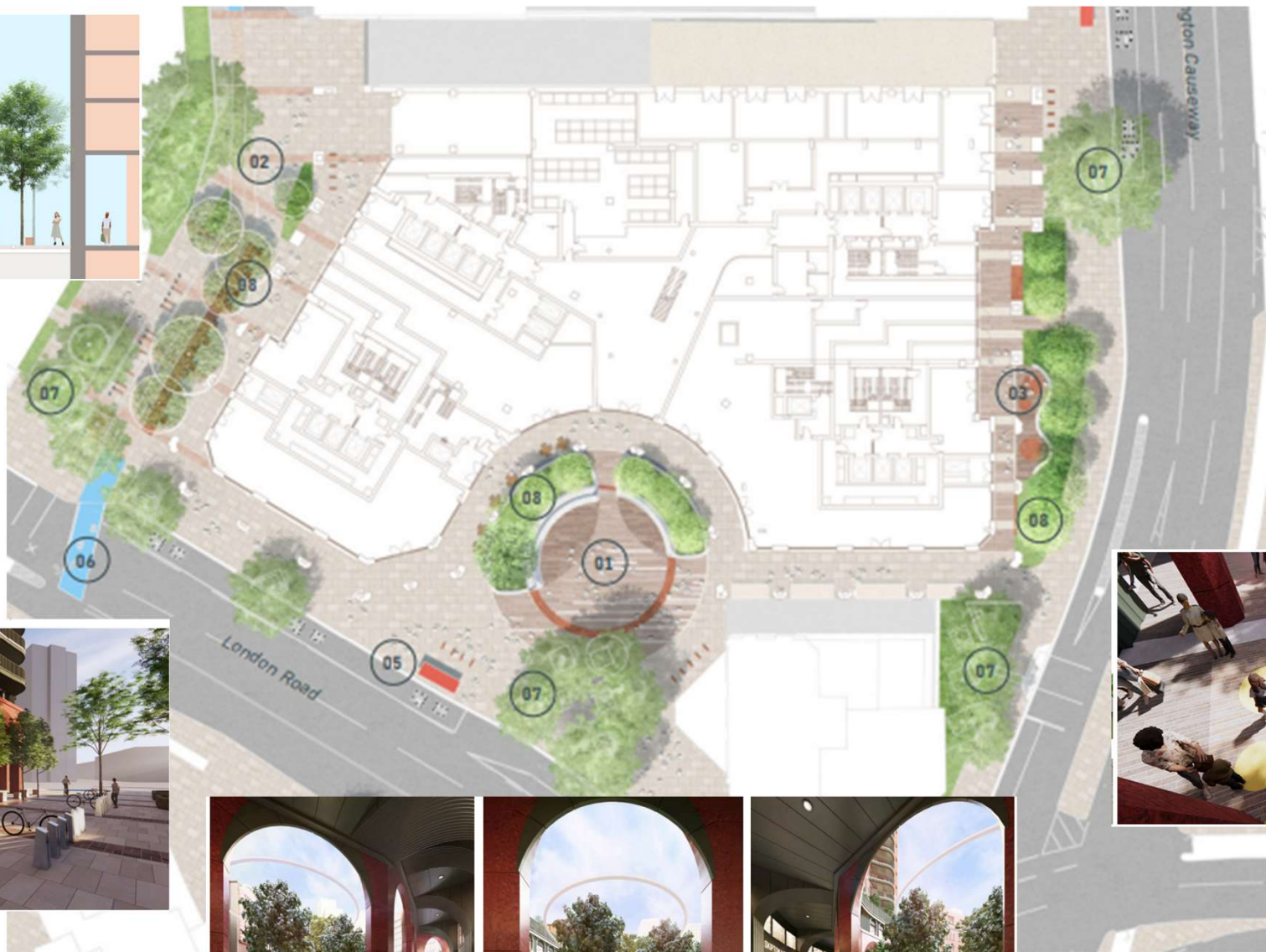
## Two Fifty-One VSC Impact markup

Existing v Consented (left)  
Existing v Proposed (right)

## Perronet House VSC Impact markup

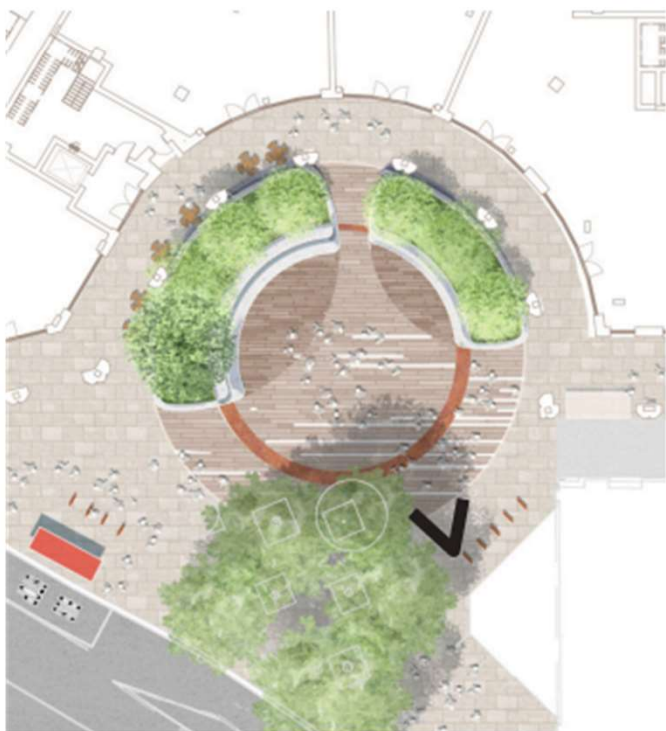
Existing v Consented (left)  
Existing v Proposed (right)

# Public realm and Landscaping Works





Skipton Circus



60



Ontario Street Colonnade







Proposed podium level and upper level residential amenity spaces including play space

# Benefits of the proposal

- Optimise and reuse brownfield land.
- Contribute towards the housing requirement with an equivalent of 816 homes to help meet the Borough's housing targets.
- Provide 243 high quality affordable homes which accounts for 40% affordable housing provision on site (28.4% social rent and 11.6% intermediate),
- Deliver family sized housing with 58 three bedroom homes (290 by habitable room accounting for 24.8% of total habitable rooms).
- Reduce pressure on the private rented market from students, and provide safe, well maintained and well managed PBSA.
- Activate the borders of the site with the retail, food and beverage spaces helping to activate London Road, Ontario Street and Newington Causeway.
- Achieve a 18.08% Biodiversity Net Gain (in excess of the 10% required).
- Delivery of new public realm, creating 1,309 sqm of new open public space, including a new landscaped public square, alongside improvements to Ontario Street and the permeability of the Site through the creation of a new east/west link.
- Deliver economic benefits with jobs within the retail, office and medical uses and in the running, maintenance and security of the PBSA, as well as jobs and training during construction stage
- The provision of a highly sustainable redevelopment with aspirations to achieve a BREEAM Outstanding rating. Fabric performance and operational energy will exceed the current Building Regulations. The proposals seek to reutilise the existing basement level and reuse as much of the existing building material as possible in line with circular economy principles.
- Significant contributions to the borough in respect of S106 and CIL contributions.

3