Open Agenda

Planning Committee

Tuesday 5 October 2021
6.30 pm
Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Membership	Reserves
Councillor Martin Seaton (Chair)	Councillor Radha Burgess
Councillor Kath Whittam (Vice-Chair)	Councillor Victor Chamberlain
Councillor James Coldwell	Councillor Jon Hartley
Councillor Richard Livingstone	Councillor Nick Johnson
Councillor Cleo Soanes	Councillor Eleanor Kerslake
Councillor Dan Whitehead	Councillor James McAsh
Councillor Damian O'Brien	Councillor Victoria Mills
Councillor Bill Williams	Councillor Margy Newens

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact

Gregory Weaver email: greg.weaver@southwark.gov.uk

Members of the committee are summoned to attend this meeting
Eleanor Kelly
Chief Executive
Date: 27 September 2021

Planning Committee

Tuesday 5 October 2021
6.30 pm
Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	**APOLOGIES** To receive any apologies for absence.	
2.	**CONFIRMATION OF VOTING MEMBERS** A representative of each political group will confirm the voting members of the committee.	
3.	**NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT** In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	**DISCLOSURE OF INTERESTS AND DISPENSATIONS** Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	**MINUTES** To approve as a correct record the Minutes of the open section of the meeting held on 7th September 2021	3 - 8

Item No.	Title	Page No.
6.	**DEVELOPMENT MANAGEMENT**	9 - 12
6.1.	**20/AP/2768 MAPOTHER HOUSE, MAUDSLEY HOSPITAL, DE CRESPIGNY PARK, LONDON, SOUTHWARK, SE5 8AF**	13 - 157

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

> "That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution."

ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

Date: 27 September 2021

Planning Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.

2. The officers present the report and recommendations and answer points raised by members of the committee.

3. The role of members of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.

4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

   (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.

   (b) The applicant or applicant's agent.

   (c) One representative for any supporters (who live within 100 metres of the development site).

   (d) Ward councillor (spokesperson) from where the proposal is located.

   (e) The members of the committee will then debate the application and consider the recommendation.

   Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

6. Speakers should lead the committee to subjects on which they would welcome further questioning.

7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This

is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.

9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.

10. No smoking is allowed at committee.

11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485

Agenda Item 5

PLANNING COMMITTEE

MINUTES of the Planning Committee held on Tuesday 7 September 2021 at 2.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Martin Seaton (Chair) Councillor Damian O'Brien Councillor James Coldwell Councillor Richard Livingstone Councillor Kath Whittam Councillor Bill Williams
OTHER MEMBERS PRESENT:	Councillor Nick Johnson (Substitute)
OFFICER SUPPORT:	Colin Wilson, Head of Strategic Development Jon Gorst, Legal Services Gregory Weaver, Constitutional Team

1. APOLOGIES

Apologies were received from Councillor Soanes and Councillor Dan Whitehead for the 2pm Committee and Councillor Richard Livingstone for the 6:30pm Committee meeting.

2. CONFIRMATION OF VOTING MEMBERS

The following members were present for the Committee meeting which commenced at 2pm:

Councillor Martin Seaton
Councillor Kath Whittam
Councillor James Coldwell
Councillor Richard Livingstone
Councillor Damian O'Brien
Councillor Bill Williams

The following members were present for the Committee meeting which commenced at 6:30pm:

Councillor Martin Seaton
Councillor Kath Whittam
Councillor James Coldwell
Councillor Nick Johnson
Councillor Damian O'Brien
Councillor Bill Williams

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

2 Addendums – Late submission of Appendix 4 for Wickway Report and Late observations and further information.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosure of interests.

5. MINUTES

The minutes of the meeting held on the 4th August 2021 were approved as a correct record of the meeting.

6. NEW SOUTHWARK PLAN

RESOLVED:

That Planning Committee:

1. Notes the New Southwark Plan Main Modifications (EIP219)1 for public consultation between 6 August and 24 September 2021.

2. Notes the publication of the New Southwark Plan Additional

Modifications (‘‘minor modifications’) (EIP238).

3. Notes the updated Integrated Impact Assessment July 2021 (EIP224), updated Equalities Impact Assessment (EIP225) and supporting documents available on the Examination webpage.

7. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items were considered.

2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated be agreed.

That where reasons for decisions or conditions were not included or not as included in the reports relating to an individual item, they be clearly specified and agreed

7.1 216-220 BLACKFRIARS ROAD 20/AP/3250

Planning Application Number: 20/AP/3250

PROPOSAL

Redevelopment of the site comprising demolition of the existing buildings and erection of a new part 22/part 15 storey building (with three levels of basement) comprising Office (Class E), Public House (Sui Generis), 66 flats (Class C3) and flexible Office/Community use (Class E/F2) together with public realm improvements and other associated works.

The Committee heard the officer’s introduction to the report.

Members of the committee asked questions of officers present.

The Committee heard the supporter’s statement.

Members of the committee asked questions of the supporter present.

The applicant's representatives addressed the committee and answered questions by the committee.

The Ward Councillor, Councillor Adele Morris spoke on this item. The committee discussed the application.

The Chair noted the inclusion of an extra recommendation, which was submitted in the addendum.

A motion to grant the application was moved, seconded, put to the vote and declared carried:

RESOLVED:

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.

2. In the event that the requirements of paragraph 1 above are not met by 28 January 2022, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 364.

3. That members note and consider the late observations, consultation responses and information received in respect of the item in reaching their decision.

7.2 FT BUILDING 21/AP/0599

Planning Application Number: 21/AP/0599

PROPOSAL

Refurbishment, recladding and extension of the existing office building to provide office floorspace, a retail unit, public realm and landscaping, and other associated works.

The Committee heard the officer's introduction to the report.

Members of the committee asked questions of officers present.

The applicant's representatives addressed the committee and answered questions by the committee.

The Chair noted the inclusion of an extra recommendation, which

was submitted in the addendum.

A motion to grant the application was moved, seconded, put to the vote and declared carried:

1. a) That full planning permission be granted for 21/AP/0599, subject to conditions and the applicant entering into a satisfactory legal agreement.
   b) That in the event that the legal agreement is not been entered into by 7th January 2021 the Director of Planning and Growth be authorised to refuse planning permission for 21/AP/0599, if appropriate, for the reasons set out in paragraph 319 of this report.

2. That members note and consider the late observations, consultation responses and information received in respect of the item in reaching their decision.

7.3 WICKWAY COMMUNITY CENTRE 21/AP/0239

Planning Application Number: 21/AP/0239

PROPOSAL

Redevelopment of the site comprising the demolition of existing building and the erection of two buildings at 9 storeys in height providing 458 sq. metres Community Centre (Class F1a), a 105 sq. metre nursery (F1b) and residential accommodation including 86 units; (24 x 1 bed, 46 x 2 bed and 16 x 3 bed) together with associated communal facilities and highway improvements, landscaping car and cycle parking.

The Committee heard the officer's introduction to the report.

Members of the committee asked questions of officers present.
The Committee heard the objector's statement.

Members of the Committee asked questions of the objectors present.

The Committee heard the supporter's statement.

Members of the committee asked questions of the supporter present.

The applicant's representatives addressed the committee and answered questions by the committee.

A motion to grant the application was moved, seconded, put to the vote and declared carried:

RESOLVED:

1. That planning permission be granted subject to conditions and to a unilateral undertaking.

2. That if a unilateral undertaking is not completed by 31 January 2022 the director of planning be authorised to refuse planning permission, if appropriate, for the reason detailed in paragraph 116 of this report.

CHAIR:

DATED:

Item No. 6	Classification: Open	Date: 5 October 2021	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.

2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.

3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:

    a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Housing, Communities and Local Government and any directions made by the Mayor of London.

    b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

    c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.

7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.

8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.

9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.

10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. A resolution to grant planning permission shall mean that the director of planning is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the director of planning shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.

13. A resolution to grant planning permission subject to legal agreement shall mean that the director of planning is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of law and democracy, and which is satisfactory to the director of planning. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of law and democracy. The planning permission will not be issued unless such an agreement is completed.

14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the

development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.

17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that “a planning obligation may only constitute a reason for granting planning permission if the obligation is:

    a. necessary to make the development acceptable in planning terms;
    b. directly related to the development; and
    c. fairly and reasonably related to the scale and kind to the development.

    A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all planning practice guidance (PPGs) and planning policy statements (PPSs). For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.

20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	Planning Department 020 7525 5403

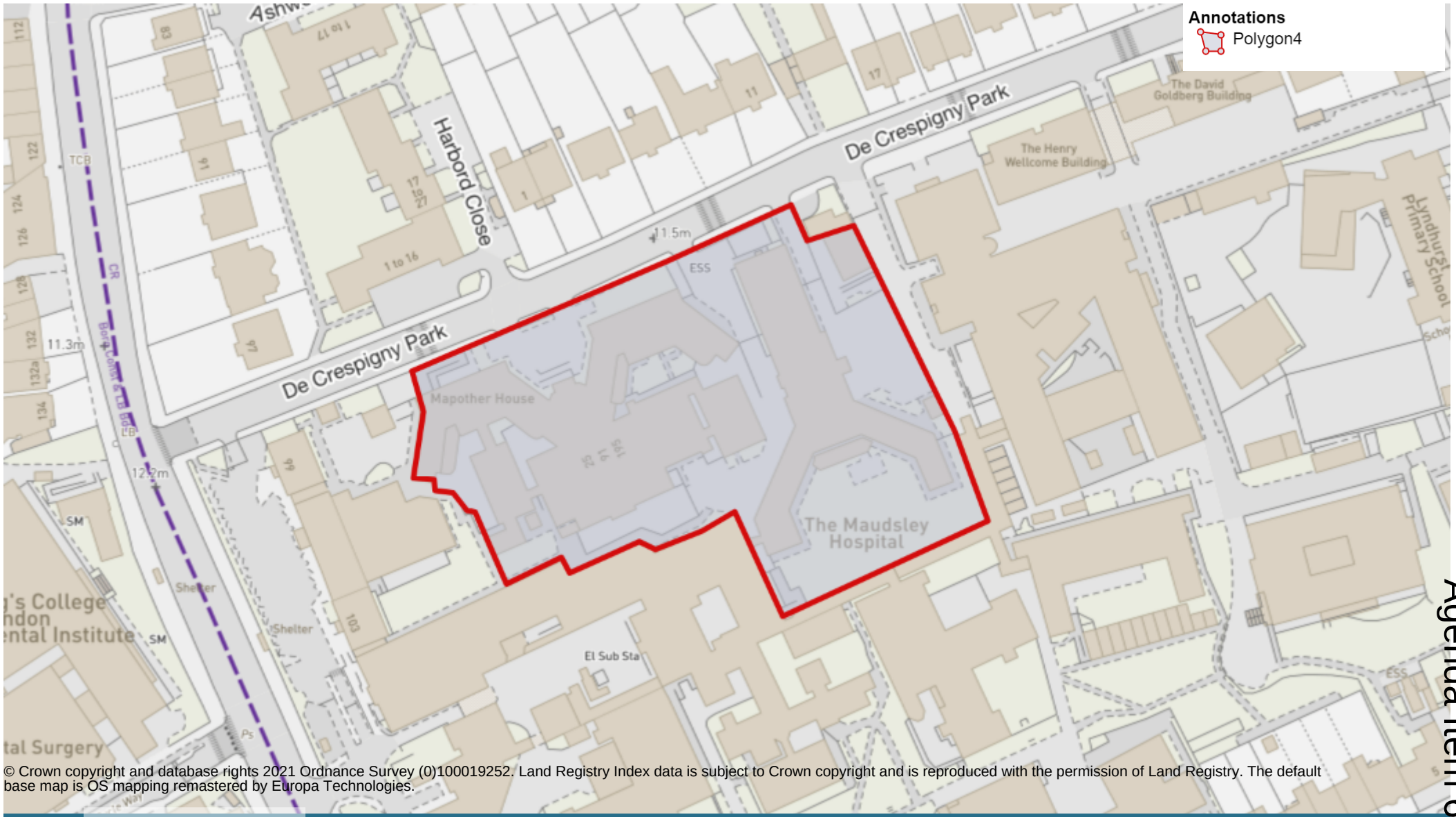
APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Everton Roberts, Principal Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	7 June 2019	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	**Comments sought**	**Comments included**
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		7 June 2019

Mapother House, Maudsley Hospital, De Crespigny Park, SE5 8AF



Contents

Item No.	Classification:	Date:	Meeting Name:
6.1	OPEN	5th October 2021	Planning Committee
Report title:	**Development Management planning application:** 20/AP/2768: Full Planning Application. **Address:** Mapother House, Maudsley Hospital, De Crespigny Park London, Southwark, SE5 8AF **Proposal:** Demolition of the Michael Rutter Centre, Mapother House and Professorial Building and construction of 3 new buildings fronting De Crespigny Park ranging from 5-8 storeys plus plant to create 187 one, two and three bedroom dwellings (use class C3). Creation of a nursery facility at ground floor level complete with secure outside play space. Creation of communal gardens, play areas for children, cycle parking and other associated alterations and improvements to infrastructure. Creation of a new pedestrian walkway to the east ofthe site with stairs and platform lift to improve connections to De Crespigny Park.		
Ward(s) or groups affected:	St Giles		
From:	South London and Maudsley NHS Foundation Trust		
Application Start Date 19.10.2020		**PPA Expiry Date** N/A	
Earliest Decision Date 01.04.2021			

RECOMMENDATION

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.

2. The application is referable to the Mayor of London under the following criteria:
   - Category 1A: “Development which comprises or includes the provision of more than 150 houses, flats, or houses and flats.”
   - Category 1C: “Development which comprises or includes the erection of a building of (c) more than 30 metres high and is outside the City of London.”

3. In the event that the requirements of paragraph 1 above are not met by 31st March 2022, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 281.

EXECUTIVE SUMMARY

4. This is a major application which seeks to redevelop surplus hospital land for residential purposes. It is proposed to demolish Mapother House, the Michael Rutter Centre and Professorial Building to enable redevelopment of this part of the Maudsley hospital campus comprising the erection of 3 new buildings fronting De Crespigny Park (ranging 5-8 storeys plus roof top plant)to provide 187 new dwellings and a 354 sqm nursery together with the provision of significant soft landscaping and enhanced public realm through the delivery of a north-south public route through the site.

5. The buildings to be demolished are no longer fit for purpose and have been unoccupied for some time. The availability of this area of land within the hospital campus will be created because medical facilities previously accommodated within the buildings will be consolidated, enhanced and re-provided in other buildings within the campus. Specifically a number of the uses will be provided in the recently approved Children and Young Persons Unit.

6. A campus-wide masterplan has been produced by the applicant (which includes the application site). The redevelopment of the application site forms part of Phase 1C of SlaM's Estate Strategy for a comprehensive site- wide upgrade and consolidation of health care facilities. The image below indicates the various phases of the wider masterplan. Phase 1C is shown in green (recently approved Douglas Bennet House and CYP shown in blue and yellow)

Image: Proposed site wide masterplan

7. Consolidation, enhancement and increase in the provision of much needed healthcare facilities elsewhere within the campus is welcome. The provision of 187 residential dwellings of which 50% would be affordable is considered to be a significant and positive benefit of the proposal.

8. The proposed development would provide 3 residential t-shaped blocks fronting onto De Crespigny Park set around south facing courtyards. The main blocks have been designed as 5 principle storeys with a 6th floorsetback , Block 03 located on the eastern side of the site, would step up in height at the rear to a maximum of 8 storeys. Generous communal amenity space would be provided by way of the internal courtyards and woodland garden located to the rear of the site. A public north-south route would be provided on the eastern boundary providing access from De Crespigny Park through the hospital campus to Denmark Hill Station. This route would significantly improve permeability through the campus opening up a quicker and more logical, attractive and safe route to the station for future and existing residents. In order to address the significant level change across the site the public route would incorporate a staircase and lift.

9. The submission of this application follows a series of pre application discussions as a result of which improvements to the proposals were secured in respect of the layout and design, highways and public realm.
Further negotiations resulting in design improvements were undertaken

during the assessment of this application.

10. The proposal would satisfactorily address transport and sustainability policies and it is considered that the public benefits of the scheme would outweigh limited harm that may arise in respect of harm to heritage assets. Furthermore, there would be no significant harm to neighbouring amenity.

11. Subject to the appropriate mitigation secured by the recommendedconditions and s106 obligations set out below, the proposal is now considered to be acceptable for the reasons discussed in this report.

12. The tables set out the key deliverables from the development.

Housing

Units	Private Units	Private HR.	Aff.SR Units	Aff.SR HR	Aff.Int Units	Aff.Int HR	Total Units (% of total)
Studio	4	4	0	0	0	0	4 (2%)
1 bed	45	90	5	10	10	20	60 (32%)
2 bed	49	147	26	78	1	3	76 (41%)
3 bed	10	50	24	120	13	65	47 (25%)
4 bed +	0	0	0	0	0	0	0
Total (% of total)	108 (57%)	291 (50%)	55 (29%)	208 (36%)	(24) (13%)	88 (15%)	

N.B. Figures may not sum exactly due to rounding

Commercial

Use Class	Existing sqm	Proposed sqm	Change +/-
Use Class E (a) to (f) retail/financial services	0	354 Creche	+354
Sui Generis	8,645	0	- 8,645

Public Open Space and Child play space

	Existing sqm	Proposed sqm	Change +/-
Public Open Space	0	500	+ 500
Play Space	0	1258	+ 1258
Communal amenity space	0	1506	+1506

Environmental

CO2 Savings beyond part L Bldg. Regs.	66.7%
Trees lost	2 x Class B 2 x Class C Total stem girth lost 391 cm
Trees gained	97 new trees (total stem girth 1364 cm)

	Existing	Proposed	Change +/-
Urban Greening Factor	0	4.9	+ 4.9
Green/Brown Roofs	0 sqm	1485 sqm	+ 1485 sqm
EVCPS (on site)	0	6	+ 6
Cycle parking spaces	30	568	+538

CIL and S106 (Or Unilateral Undertaking)

CIL (estimated)	£2,350,370.49
MCIL (estimated)	£582,109.42
S106	£305,263.15

BACKGROUND INFORMATION

Site location and description

The site comprises approximately 0.9 hectares of land at Maudsley Hospital which is located to the north of Demark Hill Station, close to the border with London Borough of Lambeth. There is a 4m levels difference to the south of the site currently addressed via an external staircase and turnstile providing a rather convoluted access route between the various hospital buildings. This application relates specifically to the buildings which are located on the northern boundary of the hospital campus fronting De Crespigny Park; Mapother House (4 storey 'w' shaped building), the Michael Rutter Centre (2 storey 'Y' shaped building) and the Professorial Building (3 storey). All three buildings form part of the wider Maudsley Hospital Campus and are used to provide health services.

- Mapother House is an in-patient facility specialising in Children and Adolescent Mental Health Services, the building also hosts two childrens nurseries.
- The Michael Rutter Centre is a mix of office space and in-patient care services.
- The Professorial Building is used to provide office space for staff working across the wider Maudsley campus. No clinical care is provided within this building.

All existing buildings would be demolished.

Image: Site location plan

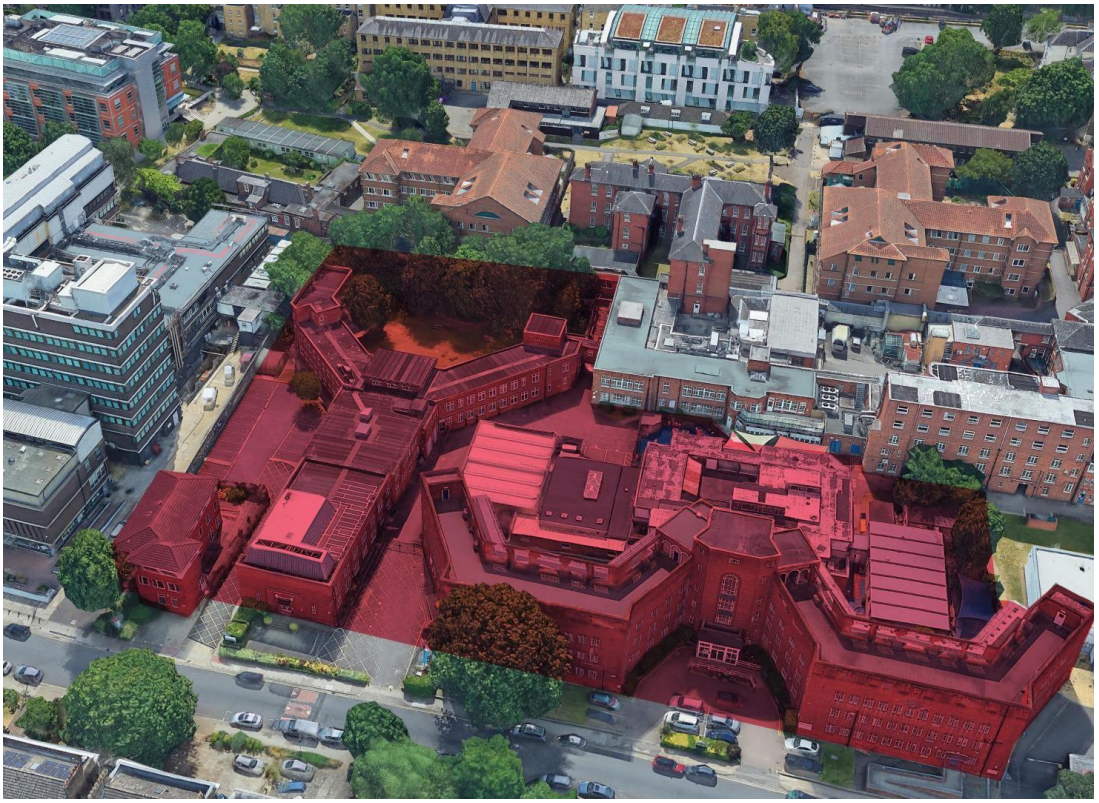


Image: Existing site aerial photograph

13. The uses taking place within the existing buildings are intended to be re-

provided within the recently approved, modern, purpose built new buildings (Douglas Bennett House and the Children and Young Persons Centre) or will be provided directly in the community.

There would be no loss of clinical service provision as a result of the proposed redevelopment as construction work would not commence until all facilities and staff have been relocated into the new facilities (anticipated to be 2024).

14. There are a number of other buildings on the hospital campus that accommodate a range of medical and related uses including the Foetal Medicine Research Institute, Centre for Neuroimaging Sciences, the Ortus Learn Centre, the Institute of Psychiatry and other community facilities.

15. The site is covered by the following planning designations:-

- Camberwell Grove Conservation Area
- South Camberwell CPZ
- Flood Zone 1
- Critical Drainage Area
- Urban Density Zone
- Air Quality Management Area
- Smoke Control Zone
- CIL1 Area

There are Grade II Listed Buildings in the wider vicinity. These include the Grade II listed Maudsley Hospital buildings and the Grade II listed Cliftonville, associated outbuildings and gate posts on Grove Lane.

16. The site forms part of the NSP33 Denmark Hill Campus East Site Allocation which requires development to:

- Provide health, research and education facilities or otherwise support the functioning of the Denmark Hill health cluster.

The guidance further advises that parts of the site may be redeveloped and intensified to support the functioning of the two hospitals to enhance their services. The potential to provide new public routes to improve access to Denmark Hill station and Grove Lane should be explored.

17. The surrounding area is mixed in terms of land use and character. There are a number of substantial public/institutional buildings within the Maudsley and Kings College campuses to the east, south and west. Beyond that, to the east is Lyndhurst Primary School, to the south Denmark Hill Train Station and commercial uses and to the north residential dwellings fronting DeCrespigny Park. The dwellings within De Crespigny Park comprise 4 storey Victorian houses and medium rise modern apartment blocks.

18. The Site is highly accessible by public transport, with a Public Transport Accessibility Level (PTAL) of 6a (excellent). Vehicle access (for refuse and emergency service vehicles only) to the Site is provided via De Crespigny

Park. Denmark Hill Station is located circa 200m to the south of the Site, serving routes on London Overground and National Rail between central London, Kent and Sevenoaks. There are also bus stops located along the A215 Denmark Hill (an approximate 5 minute walk) which serve a variety of routes between central and south London. The Site is also located within a controlled parking zone.

19. Despite the fact that the site is in an accessible location, pedestrian legibility and permeability through the campus is rather ad hoc and in need of significant improvement as part of the site-wide redevelopment.

20. The wider Maudsley Hospital campus is surrounded by the Kings College Hospital campus to the west, Lyndhurst Primary School to the east and residential dwellings to the north, it is noted that there is one permanent residential dwelling in Windsor Walk and the other buildings within this terrace are used as temporary residential accommodation for the families of hospital users. The site is bounded by De Crespigny Park to the north; Champion Hill and Windsor Walk to the south including Denmark Hill RailwayStation; and Grove Lane to the east. Ruskin Park (Grade II Registered Park and Garden) is located circa 250m to the south-west of the Site.

Details of proposal

21. This application proposes demolition of Mapother House, the Michael Rutter Centre and Professorial Building to enable redevelopment of this part of the Maudsley hospital campus. The application proposes erection of 3 new buildings fronting De Crespigny Park (ranging 5-8 storeys plus roof top plant) to provide 187 new dwellings and a 354 sqm nursery together with the provision of significant soft landscaping and enhanced public realm through the delivery of a north-south public route through the site.

22. The redevelopment forms part of the phased redevelopment of the South London and Maudsley Trust (SLaMs) site-wide masterplan to consolidate and upgrade the health care facilities available across the whole campus. This part of the redevelopment is known as Phase 1C (as identified in the image above). It follows Phase 1A which is the demolition and rebuild of Douglas Bennett House (planning application reference 19/AP/1150 approved by Planning Sub Committee A in November 2019), Phase 1B which is the provision of a new Children and Young Persons Unit ((planning application reference 20/AP/1302 approved by Planning Committee in November 2020).

23. The development would deliver 187 residential dwellings of which 79 dwellings would be affordable (shared ownership and social rent).

24. The nursery would be located on the ground floor of Block 01. The capacity of the nursery would be 69 children which is the same as the existing SLAM nursery on site.

25. The proposed development would provide 3 residential t-shaped blocks fronting onto De Crespigny Park set around south facing courtyards. The

main blocks have been designed as 5 principle storeys on the northern end (facing De Crespigny Park) with a 6th floor setback, each block steps up in height towards the centre of the site and then back down in height towards the southern edge. Block 03 located on the eastern side of the site, would step up in height towards the rear end to a maximum of 8 storeys and then back down in height for the final southern element. The principle 5 storey element would be +28m AOD with 6th floor set back reaching +31 AOD, the highest elements on Blocks 01 and 02 would be +33.2m AOD with the tallest element on site (Block 03) reaching a maximum height of +39.5m AOD. Thematerials pallet comprises white, grey, red and buff bricks with aluminium fenestration and extensive green roofs.

26. Generous communal amenity space would be provided by way of the internal courtyards and woodland garden located to the rear of the site. As part of the landscaping proposals 97 new trees would be planted.

27. The proposals are designed on the basis of delivering a car-free development except for the provision of 6 wheelchair car parking spaces on site and 13 future proofed spaces within the vicinity of the site.

28. A total of 568 cycle parking spaces would be provided in dedicated stores for the residential use and space has been allocated for separate cycle spaces for the nursery.

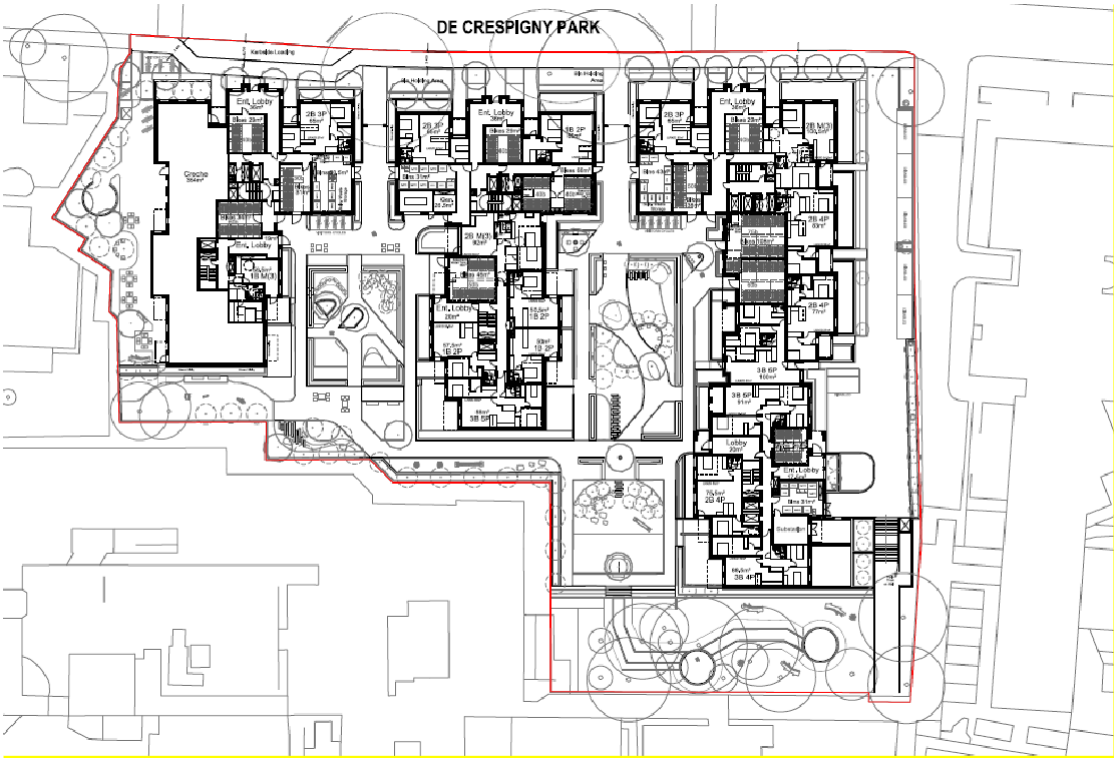


Image: Proposed ground floor layout

29. As part of this application it is proposed to provide a landscaped north-west public route along the eastern edge of the site which would join up with the earlier phases of the development to deliver a route from Denmark Hill Station to De Crespigny Park.

30. It is proposed to provide a pedestrian pathway of minimum 3.6m width. The new route is required to address a significant change in ground level between the southern section of the hospital campus and this part of the campus as the levels change towards De Crespigney Park. It is proposed to provide access via a platform lift and steps to ensure a DDA complaint route. Land within the site boundary will be levelled whilst the existing raised bank on the southern edge of the site will be retained and a gently sloping elevated walkway would lead to Hospital Way where it would connect with the level footpath proposed as part of the CYP phase of redevelopment. The Trust own the Freehold for the entire extent of land required for the public route to be delivered so it is within their gift to provide this route in its entirety and make it available for public access in perpetuity. As such the Trust will be tied into the legal agreement to ensure that this public route is delivered infull. The Trust should take responsibility for ensuring that the various phases can join together to provide a high quality DDA complaint route. The technical specification/details for the elevated walkway, steps, lift, lighting and landscaping as well as securing future access should be secured through the s106 agreement.

Image: Proposed public route through the site and joining with the rest of the hospital campus

Amendments to the application

31. The scheme has evolved since submission in response to comments from members of the public and those of planning officers.

32. In order to address issues raised revised and additional plans and documents were submitted. the following amendments have been negotiated during the lifetime of the application:

- Amended description (increase in size of the nursery, reduction in number of residential units)
- Additional and revised transport related information
- Revised construction management plan
- Amended design (internal layout, fenestration and balconies)
- Amended landscape proposals
- Additional public realm details
- Additional technical reports (fire strategy/daylight ·& sunlight/overheating)
- Additional sustainability details (Whole Life Carbon and Circular Economy)

Comments from members of the public and local groups

33. Letters were sent to local residents when the application was first received in October 2020 at this time the application was advertised in the local press and site notices were erected. Following the submission of revised/additional information in March 2021 a re-consultation exercise was undertaken.

34. A total of 105 representations have been received including objections from The Camberwell Society and Grove Lane Residents Association. In total there were 3 letters of support, 2 neutral and 100 objections. The comments have been summarised in the table below.

Objections	Officer Response
Land Use Issues • Reducing land/buildings for hospital use for hospital buildings is negligent • There is an urgent need for more hospital beds – this should be the priority • Where will the need for increased demand for mental health facilities be met?	• NSP 33 states that the site should "Provide health, research and education facilities or otherwise support the functioning of the Denmark Hill health cluster." • The NHS/Trust SlaM masterplan has set out a clear strategy for the management of their portfolio of land/facilities to maximise their ability to deliver medical services and to

• Residential units does would not support the functioning of the Denmark Hill health cluster and therefore this development is contrary to the NSP. • The funds to be raised from this development is a short term solution for the NHS – long term more hospital space is needed	ensure that they can meet current and future demand and support the functioning of the Denmark Hill health cluster.This has been supported by LBS through the grant of consents to help deliver the masterplan • The proposal complies with development plan policies by not resulting in a reduction of medical floorspace as all existing services will be re-provided elsewhere before this planning permission is commenced. This will help to support the functioning of the health cluster and will be secured in the s106 agreement. • As there is no reduction in healthcare floospace/facilities, and the new accommodation would be in modern fit for purpose buildings which would enhance the health care service provided within this cluster, the provision of much needed housing would be acceptable in accordance with the development plan.
Amenity Issues • The development will result in a loss of light, overshadowing and loss of outlook and loss of privacy for neighbours opposite • The development will lead to an increase in noise and traffic disturbance • Patients at the hospital will be	• For the reasons set out in this report the proposal is not considered to have a significant adverse impact on neighbouring properties. Sufficient distance will be retained to prevent issues of overlooking and loss of privacy. The daylight/sunlight assessment submitted demonstrates that there would

disturbed by residents living so close • There are too many flat developments in this area which together will cause harm to existing residents by way of noise, disturbance and traffic • There have been historic issues with noise from plant at the hospital • The noise assessmentsubmitted is inadequate • The development will remove important amenity views through the site	not be a significant adverse impact. • This development is car free save for limited disabled parking. As such additional traffic will be limited to deliveries/servicing and those able to utilise the 6 disabled spaces. This would not give rise to significant increases in traffic and therefore disturbance in this respect would be limited. • The hospital is located withinan urban area where varioususes are required to operate side by side. Given the design of the scheme it is notconsidered that residentialdwellings in this part of the site will disturb hospital patients. • The historic issues associated with plant at the hospital cannot be used to justify refusal of this un-related application. A noise assessment has been submitted to demonstrate the impact of any plant associated with the residential development and appropriate conditions recommended. • The noise assessment submitted was reviewed by EPT and found to be acceptable. • The existing blocks allow very little in the way of views through them. The new blocks have at least some visual

	permeability. Notwithstanding this there is no right to a view from any residential property.
Housing issues • All of the housing should be affordable • Some of the housing should be reserved for medical staff • These homes will be small and expensive • The submitted reports demonstrate that the flats will not have adequate daylight/sunlight • There are north facing single aspect units and units with poor outlook	• This application includes a policy compliant level (50%) affordable housing comprising social rent and shared ownership which would be available for low income households which is a significant benefit of the scheme. Key workers may well be eligible for the shared ownership units. In advertising the intermediate housing the applicant could work with their RP partner to direct their marketing at hospital staff who may be eligible. • For the reasons set out in this report the quality of accommodation is acceptable and will provide a high standard of amenity for future occupiers • There are no single aspect north facing units within the proposal
Design Issues • The TVIA is inadequate • The plans submitted do not sufficiently show the relationship of the proposal compared to buildings opposite the site. • The fenestration style and proposed materials are not reflective of this area • The development is too big and	• The documents submitted are sufficient to enable full and proper assessment of the application. • Whilst not identified as a tall building site the scale of buildings proposed is considered to be acceptable in the context of the hospital campus (existing and emerging). • It is recognised that the buildings on this site would be

out of scale with the area - buildings should be limited to 4 storeys to reflect the dwellings opposite • The proposal will harm the Conservation Area and nearby listed buildings • The existing buildings are important architecturally and shouldn't be demolished • The proposed buildings have no architectural merit • The design of the bays is notright • The 6th floor mansardextensions would be better asroof terraces • The buildings should be setback from the road to provide front gardens which would respect the character of the area • The ground floors will have little active street frontage so will affect safety	of a greater scale than those opposite. The tallest block on this site would be 38m high. For the reasons set out in this report the height/scale of buildings are considered to be appropriate. • In terms of design the proposal would deliver buildings of modern design rather than replicating the existingdwellings in De Crespigny Park. Whilst of contemporary design, the architectural treatment and materials result in a series of high qualitybuildings set within a soft landscaped environment which is appropriate to the townscapeand character of the area. • For reasons set out in the heritage and design section of this report the demolition of the existing buildings is considered to be acceptable and the level of harm to the conservation area that may arise would be less than substantial and clearly outweighed by the public benefits of the scheme
Density and Infrastructure Issues • The density is excessive • The increased density in this area will put more pressure on infrastructure (roads/schools/hospitals/doctors /buses and trains)	• For the reasons set out in this report the proposed density is considered to be appropriate for this location. The recently adopted London Plan and the emerging NSP policies focus more upon successful designto optimise developments rather than setting numerical targets. • The provision of additional

	infrastructure and community facilities is key to the plan led approach of delivering growth in the borough. The council recognise the need for a significant number of new homes but also employment opportunities and infrastructure and community facilities to support additional housing. This is reflected indevelopment plan policies and infrastructure plans for the borough. • New developments are subject to the payment of Community Infrastructure Levy which is used to fund additional infrastructure in the borough in addition to any site specific obligations to mitigate the impact of the development. • This development will be subject to the Community Infrastructure Levy as well as a range of financial obligations as set out in the relevant sections of this report.
Sustainability Issues • Demolition of existing buildings is not sustainable solution • The existing buildings could be converted to flats • More roof area could be used to maximise PVs • The sustainability strategy doesn't include any benchmarking (for example	• As set out in the sustainability section of this report the development has been designed to minimise the use of energy, water and materials. An energy strategy has been developed in accordance with the Mayor's energy hierarchy. The proposal would achieve zero carbon targets through a combination of onsite carbon reductions and an offset

BREEAM) • The overheating report isn't adequate • It is not clear how the development addresses lifetime homes	payment for the shortfall. The technical reports submitted to address sustainability have been reviewed and found to be robust.
Ecology and Landscape Issues • The ecological surveys undertaken are inadequate • The development will overshadow existing trees in De Crespigny Park Road affecting their health • The proposed planting is not suitable for this area and will also be overshadowed • The new north-south route won't be safe and isn't a 'green route'	• The ecology surveys submitted have been assessed by the Councils Ecologist and found to be robust • The Councils Urban Forrester raises no objection to the proposal in terms of impact on trees and supports the proposed new landscaping strategy • The new route through the site will be designed to be a safe, accessible and pleasant public route. There will be necessary areas of hard landscaping for footpaths/vehicular access. The design and accessibility will be secured through the s106
Transport Issues • The traffic impact assessments submitted are inadequate • More parking for residents and hospital users should be included • More traffic will mean even more accidents in this area • The parking surveys are inadequate and do not reflect	• The original assessments submitted were amended to address concerns raised by the Councils Transport Policy officers. The revised assessments were found to be acceptable by Southwark and TfL. • All new development is required to limit on-site car parking and maximise sustainable modes of transport.

Covid impacts • The station needs another entrance to cope with increased demand • This area is already at capacity with traffic	• Only disabled parking is proposed as part of thisscheme and future residents will be prevented from obtaining parking permits thus reducing the impact of parking on the local road network • The creation of additional access points into Denmark Hill Station would fall under the remit of Network Rail. However, routes to the station would be improved as a result of this proposal and other developments coming forward. • It is recognised that it will be necessary for the development to address the additional demand that will be created in terms of sustainable travel by virtue of travel plan incentives, and financial contributions towards improvements to highway infrastructure.
Construction Impacts • There will be unacceptable harm and disturbance from 3 years of construction works to residents but also hospital patients and Lyndhurst School • Air quality in this area is already poor, this will be exacerbated by the proposal	• Some noise and disturbance arising from construction is inevitable. However, the adverse effects in terms of traffic, noise and air pollutionwill be minimised as much as possible and controlled via a Construction Environmental Management Plan • An air quality assessment was submitted with the application and assessed by the Councils Environmental Protection Team

• The tall buildings will create a wind tunnel	• The scale of buildings and their relationship to existingbuildings is unlikely to create a wind tunnelling effect.
• There will be inadequate light to properties in neighbouring schemes	• Assessments have been submitted to demonstrate the impact according to BRE guidance. The impact is considered to be acceptable for the reasons set out in the report below
• There is no space within the campus for hospital for research or training	• The SlaM masterplan has set out how the health cluster will be developed and how space within the hospital will be utilised to provide clinical and other necessary functionssuch as training/administration. This development does not result in a loss of any hospital floorspace and will help to deliver modern fit for purpose hospital accommodation
• This application should have been subject to an Environmental Impact Assessment especially considering the cumulative effects of other developments in the area • Lack of an EIA mean assessment relies on the documents submitted as part of the main application and those documents are inadequate	• A formal EIA Scoping Response was issued which concluded that the development was not EIA development. The reasons for this are set out in the report below. • Notwithstanding the fact that the development is not subject to an Environmental Statement full assessment has beenmade of the impacts in terms of environmental and technical matters through the submission of appropriate reports to cover issues such as noise, air quality, pollution, flood risk, transport, daylight and sunlight.

Engagement • Residents would have liked face to face meetings with SLAM • There was limited pre application consultation with residents • Inadequate consultation undertaken once the application was submitted	• It is understood that the applicant undertook online engagement due to Covid safety restrictions • The Council has consulted residents in accordance with the Councils Statement of Community Involvement and provided additional time for responses to be submitted in light of Covid implications.
• The revisions to the scheme have not overcome previous concerns as set out above.	• The amendments to thescheme have resulted in improvements to address concerns initially raised by Southwark and GLA officers.
Comments in Support	
• The new pedestrian pathway would be positive • The scale and massing on the whole is appropriate to the area • There is adequate space between blocks for communal gardens and childrens' play spaces • The development would deliver new homes to the area • There are equal numbers of social rented and private ownership flats. • There is to be an on-site children's nursery. • The historic friezes from Michael Rutter Centre are to be re-purposed. • The development should include biodiverse roofs for ecology • The proposal will generate funds for the NHS • The development will bring new people to the area and help with regeneration	

35. Objections have been received from St Giles Ward Councillors raising the following concerns:

- This proposal for 189 new households rising to eight storeys plus plant immediately on the street would take up nearly half the South side of de Crespigny Park, and more than double the number of dwellings in the street, for no part of this development is for clinical use.

- The applicant has not consulted effectively with the local residents. This is a massive housing development, on the back of two large new developments behind it on the same site. Local people affected have very little time to understand the full implications of this proposal.

- When a Request for an EIA Screening Opinion (20/AP/2129) was considered by the Conservation Areas Advisory Group (meeting September 21) it was minuted that: '… this is an enormous site and needs to have an EIA… [the proposal would] include large buildings on Crespigny Park that are not sympathetic or appropriate to the character of the street and the CA… The panel hoped the largebuildings would be restricted to the interior of the site where theywould have less immediate impact on the CA.' An Environmental Impact Assessment should be undertaken to safeguard the neighbourhood from the proposed development, as is required in a development of more than 150 dwellings.

- The Heritage Statement accompanying the main application which deals with the Camberwell Grove Conservation Area where the proposed development is doesn't mention De Crespigny Park or its fine early Victorian houses at all, those residences which would be most directly affected - reading it you'd think the street isn't in the Conservation Area. A significant effect IS likely and the planning process is not the place for a proper assessment.

- The Townscape and Visual Impact Assessment (TVIA) document contains misleading and inaccurate illustrations and there is no drawing equivalence in them between the proposed development and the existing houses on the streets around it, particularly on de Crespigny Park. The TVIA quotes from local and London policy, but proposes to contravene it.

- The scale of the proposed development is unique in de Crespigny Park. 189 dwellings would more than double the residential populationof the street. The Townscape and Visual Impact Assessment (TVIA) document with the application is inaccurate, and contains misleading illustrations which are not to scale with the existing buildings. A significant effect IS likely and the planning process is not the place for a proper assessment.

- The overall height and massing of the proposal is not in proportion to the existing buildings of the Maudsley and Kings College Hospital buildings.

- The overall height (8/9 storeys) and massing of the proposal would create a canyon effect on the north side of TCA2a, overlooking, overshadowing and blocking the views of the existing dwellings (max 4 storeys high), especially on de Crespigny Park

- The height, massing and increased footprint of the proposed

development would affect the microclimate of the immediate area and make green planting unviable.

- The design of the proposed development is poorly thought out, unattractive and not in keeping with the buildings opposite it, and around it.

- The proposal has been promoted by the applicant as offering increased amenity green space and access for the public, but it may be gated and locked, and not be accessible to the public.

- The proposal adds to the already over-high and over-massed development of the Maudsley/Kings site. Two other large scale developments are under way already in the immediate area adjacent to this proposed development. There has been NO consideration of the combined effect of them. A significant effect IS likely and the planning process is not the place for a proper assessment.

- Taking land from mental health care provision and changing its use to housing is inappropriate if not negligent, in the current global climate.

- The Black Redstart Bird Survey of the site has not been completed.

- The Noise Report with the application is based on inadequate data. The prevalent noise levels proved impossible measure, and the plant for the roof had not ben specified so it was also impossible to predict the potential for nuisance. In any case, in order to be through and accurate, the scope of the Noise Report should have been across the entire site, including the other buildings in the nearby, existing, in progress, and proposed. A significant effect IS likely and the planning process is not the place for a proper assessment.

- There does not appear to have been sufficient consideration given to an adequate transport plan both during and post construction. The entry and exit routes for heavy plant, materials, and removal of rubble have not been considered in terms of safety, and impact. If the Southern end of Grove Lane is used – there could also be an impact on the railway tunnel under the road, as happened with the bridge outside the Phoenix Public House when the Foetal Centre was built orallowing access from the South to the whole area for vehicular traffic. At the very least we would wish to see a comprehensive and detailed traffic management plan, both during and following construction. As Cllr Burgess requested in a previous planning meeting, we would like to see a plan to eliminate 'single use' deliveries to site, so as to avoid unnecessary travel and pollution being generated in an already busy

and polluted part of Camberwell. In addition, we are particularly concerned about site traffic and its effect on the adjacent Lyndhurst Primary School and the health and welfare of the children there.

- In agreement with the GLA - the proposed development would be visible in views within Conservation Area, most notably in local views along De Crespigny Park. The loss of existing positive contributors from the Conservation Area and their replacement with modern development of greater scale would alter the contribution of the setting to the significance of the Conservation Area and would amount to harm, as noted by the GLA. As local councillors we would urge steps are taken to mitigate this harm.

- We understand that this development will include photovoltaic panels on the top of the development, which could increase the total height of the block visually and have a further impact on daylight/sunlight on nearby properties as well as parts of the new development itself. If this is to be approved, we would like a condition to be included that a specific size is agreed that it doesn't add to the significance in height of this development, but it is still able to maximise the roof's potential for on-site savings from renewable energy technologies. Further, perhaps in common with the existing buildings opposite thought could be given to the use of subterranean levels for storage as a means of reducing height?

- We have had a number of concerns raised by residents about consultation and the lack of it. Given the update to the application with includes an amendment to design, landscape proposals, revised construction management plan (amongst other things) we would like an assurance that all residents have been statutorily consulted according to regulations and legislation, and that face-to-face meetings be arranged when requested.

- As the GLA has noted, the carbon dioxide savings exceed the on-site target set within the London Plan for domestic/non-domestic uses. We note that the proposed strategy is not in line with the London Plan policy and therefore it should be reviewed. We therefore look forward to seeing the revised carbon emissions submission for all stages of the energy hierarchy.

- Whilst we would like see a zero-carbon development, we note that there will be a carbon shortfall in tonnes CO2. We would like to know what the carbon offset payment will be and what measures are being taken to further reduce the carbon output of this development?

- We would like to see further landscaping details to demonstrate how the proposed north-south pedestrian route would integrate with the wider masterplan and how the public route will function at night? We would like to see that this follows the principles and the best practice guidance set out in the Public London Charter.

Officer comment: the concerns raised and have been duly considered and assessed in the relevant sections of this committee report below.

Planning history of the site, and adjoining or nearby sites

36. There is extensive planning history for the various buildings within the hospital campus. The most relevant include:

10/EQ/0072 Application type: Pre-Application Enquiry (ENQ) - Framework proposal for a comprehensive masterplan outlining the key principles of the phased redevelopment of the Maudsley Hospital site and position of the first phase building. Pre-application response issued: 24/01/2011

10/EQ/0181 Application type: Pre-Application Enquiry (ENQ) - Masterplan framework document for the Maudsley Hospital Site Pre-application response issued: 07/01/2014

11/AP/1676 - Redevelopment of the site to include the erection of a part three, part four storey learning centre (Use Class D1) with associated landscaping, cycling and parking facilities and removal of eight trees. Granted. Dated 16/08/2011.

11/AP/2320 - Retention of existing buildings fronting Windsor Walk and erection of 4-storey plus basement building to rear to provide a new medical facility for Women's Services comprising Fetal Medicine Centre, Ante Natal Clinic, Assisted Conception Unit and Early Pregnancy Clinic for Kings College Hospital, with new access and servicing arrangements (Use Class D1). 13/01/2012. Decision: Granted Dated: 13/01/2012.

19/AP/1150 - Demolition of the existing building and erection of a new five storey building to accommodate a new in-patient mental health facility comprising 8 wards together with associated landscape works. Granted 19/11/2019

20/AP/1302: Demolition of existing buildings and construction of new centre for Children and Young People to include outpatients, inpatients, school, research and clinical floorspace, associated roof terraces, cycle parking, services compound and landscaping. Granted 03/02/2021

KEY ISSUES FOR CONSIDERATION

Summary of main issues

27

37. The main issues to be considered in respect of this application are:

- Principle of the proposed development in terms of land use;
- Environmental impact assessment
- Housing mix, density and residential quality
- Affordable housing
- Amenity space and children's play space
- Design, including layout, building heights and landscaping;
- Heritage considerations
- Archaeology
- Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight
- Transport and highways, including servicing, car parking and cycle parking
- Environmental matters, including construction management, flooding and air quality
- Energy and sustainability, including carbon emission reduction
- Ecology and biodiversity
- Planning obligations (S.106 undertaking or agreement)
- Community impact, equalities assessment and human rights

38. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

39. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

40. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

41. The statutory development plans for the Borough comprise the London Plan 2021, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework

(2021) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at *Appendix 1.* Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

Site Allocation

42. The site lies within the NSP Site Allocation 33. The emerging allocation states

Redevelopment of the site must:

- Provide health, research and education facilities or otherwise support the functioning of the Denmark Hill health cluster
- Parts of the site may be redeveloped and intensified to support the functioning of the two hospitals to enhance their services. The potential to provide new public routes to improve access to Denmark Hill station and Grove Lane should be explored.

Camberwell Area Plan

43. The Camberwell Area Plan was produced to identify and unlock the area's forgotten spaces, steer future development proposals, to achieve an ambitious vision for the area and to support the case for reopening Camberwell Station.

44. This plan identifies practical ideas on what can be done in the short term to support the vision. The projects were developed in partnership with local people who came up with a range of ideas and proposals. Southwark Council then went through a bidding process to raise funding to deliver the projects.

45. On 10 March 2020, Southwark Council was informed that the GLA awarded £1.5m through its Good Growth Fund to deliver these projects. This was the third largest allocation in London.

46. The funding will be used to make improvements to three key areas identified by local people: (1) better connections between Denmark Hill station and the hospitals and town centre, (2) help to open more space at Camberwell College of Arts to local people, and (3) improve the landscaping on Camberwell Station Rd and support ArchCo's plans to open up emptyarches to businesses. This has attracted almost £6m inward investment from a number of organisations including Southwark Council, ArchCo and Department of Transport to pay for refurbishing derelict railway arches, improving the shopping environment, opening a new entrance to Denmark Hill Station and more. These improvements will encourage more cycling and walking, help tackle air pollution and unlock new opportunities for new housing, workspace and improving public space in the area.

47. Redevelopment of the Maudsley Hospital site should respond to the

Camberwell Area Plan. Specifically the public realm and pedestrian routes to be delivered as part of the current application should make a positive contribution to the delivery of better connections to the station (Key Area 1).

ASSESSMENT

Principle of the proposed development in terms of land use

Loss of Hospital Land

48. The existing buildings provide 8,645 sqm of floorspace. The following arrangements are envisaged to reprovide the hospital services currently located on the application site into modern, purpose-built facilities. The rationalisation and consolidation of existing services would in turn allow the Trust to redevelop the application site for residential use and help raise capital to invest in its facilities.
    - Michael Rutter Centre - All Children and Adolescent Mental Health Services (CAMHS) will be accommodated in the CYP.
    - Mapother House - Southwark CAMHS will also be accommodated in the new CYP and allowance has been made in the decant costs for Persistent Physical Symptoms and Psychosexual Services to be accommodated off site in existing premises.
    - Cedar House Nursery (SLaM) to be accommodated within the new residential development for a capacity of 69 children.
    - Belgrave Nursery is a King's College Hospital (KCH) facility and it will be relocated to KCH campus..
    - The site's Biomedical Research Centre Nucleus is also described as a KCH service and that the responsibility to relocate it rests with that hospital. It has been confirmed that this facility will be relocating into the IOPPN Building
    - The Professorial Unit occupied by KCH staff in support of CAMHS would relocate to the new CYP.

49. National, regional and local development plan policies strongly support the protection and enhancement of healthcare facilities. The existing buildings on site are largely vacant and/or underutilised for the purposes set out above and therefore this application presents an opportunity to enhance facilities onthe site. The applicant has explored options to reuse the existing buildings either for medical or residential purposes but has concluded that due to the extent of refurbishment/extension that would be required this is not a sustainable or economically viable option.

50. London Plan Policy GG3 seeks to reduce health inequalities through the planning system whilst Policies S1 and S2 relate specifically to managing health care provision and enhancing health care facilities. Policy S2 states "*Boroughs should work with providers…to identify opportunities to make better use of existing and proposed new infrastructure through integration, co-location or reconfiguration of services, and facilitate the release of surplus buildings and land for other uses".*

51. Core Strategy Policy 4 seeks to increase healthcare provision within the Borough as does Saved Policy 2.2. New Southwark Plan Policy P42 states "Development must deliver or support the delivery of healthy activities. Where town centres need additional health, leisure and health related community facilities for existing and new residents, development must provide these by contributing to the expansion of existing facilities or providing new ones"

52. The aforementioned regional and local policies make is clear that proposals involving the creation or enhancement of health care facilities must be strongly supported and the loss of health care facilities without adequate justification or provision for replacement should be resisted

53. This site forms part of the NSP33 which requires development to provide health, research and education facilities or otherwise support the functioning of the Denmark Hill health cluster. The policy further promotes the potential to provide new public routes to improve access to Denmark Hill station and Grove Lane which would complement the Camberwell Area Action Plan.

54. The site-wide redevelopment of the Maudsley campus offers an opportunity to significantly increase and enhance the health care offer available.

55. The whole scale redevelopment of the Maudsley hospital campus has been an aspiration of the Trust and an identified commitment in the Southwark Development Plan for a number of years. The Trust has developed a 13 year programme for redeveloping the hospital campus. The Council has been actively involved in pre application discussions in respect of a site-wide masterplan since 2010 and as outlined in the planning history section of this report other parts of the site have already come forward for redevelopment.

56. This medical uses previously/currently taking place within the buildings subject of this application have been or will be relocated within existing buildings within the hospital campus. As a result there would be no overall loss of medical uses on site as a result of this particular parcel of land being redeveloped for residential purposes. Furthermore the funds generated from the residential development would be utilised to redevelop other existing buildings on the site (identified as Phases 4/5/6 in the masterplan) at which time enhanced and increased provision would be made for healthcare uses. The masterplan does not include any other residential proposals within the campus so there is significant opportunity for healthcare provision to be increased to meet future demands even if part of the site is given over to residential development as proposed by this application.

57. The applicant has confirmed that construction work would not commence on the residential phase until all facilities and staff have been relocated into the new facilities. It would be appropriate to secure this through the s106 agreement to ensure that the redevelopment does not result in any reduction in medical services/hospital floor space.

58. With this in mind it would also be appropriate to grant a 5 year permission instead of the standard 3 years to allow sufficient time for this permission to be implemented.

59. Subject to conditions and s106 obligations to control the timing of the implementation of this permission and relocation of existing services, demolition of the existing medical buildings to release the land for alternative redevelopment is supported in principle in accordance with the site-wide Masterplan and aforementioned policies. Furthermore, the site is well connected to all forms of public transport and as such would be appropriate in principle for a more intensive, higher density redevelopment.

Residential Redevelopment

60. The NPPF makes it clear that delivering a significant number of new homes is a key priority for the planning system. London Plan Policies GG4 and H1 reinforce the importance of delivering new homes setting a 10 year target of 23,550 new dwellings for Southwark. Southwark policies reiterate the importance of delivering significant numbers of new dwellings. The Core Strategy sets a target of providing 24,450 net new homes between 2011 and 2026 and the NSP has identified capacity to meet the London Plan target of 23,550 by 2028.

61. Residential redevelopment is strongly supported in principle as an alternative land use as this would respond to national regional and local policies which identify the delivery of new housing as a key priority. This is subject to the development meeting affordable housing targets and the dwellings meeting relevant policies in respect of size and tenure mix and providing an acceptable standard of amenity, as discussed in the later sections of this report.

Nursery Provision

62. London Plan Policy S3 seeks to ensure there is a sufficient supply of good quality education and childcare facilities to meet demand and offer educational choice. There is a nursery on site at the present time for use by SLAM hospital staff. The capacity of the nursery is currently 69 children.

63. This application proposes to replace the existing staff nursery within Block 01. The new nursery would operate as a separate business entity to the hospital with a capacity for 69 children. It is intended that nursery places would be offered to SLAM staff first cascading to general NHS staff and finally would be open to the general public. This should be controlled in the s106 legal agreement to ensure that there is no loss of nursery provision for staff at this site.

64. In addition to the SLAM nursery there is a separate nursery facility for Kings College Hospital Staff within the existing buildings. This nursery will not be re-provided within the new development. However, Kings College Hospital

NHS Foundation Trust has written a letter of support for the application confirming that they will be re-providing their staff nursery within their own campus in due course. They can remain on this site until 2023 and are committed to finding a suitable location for the re-provision of their nursery by the time they need to vacate the current facility.

65. The re-provision of the SLAM nursery onsite and Kings College Hospital nursery within the adjacent site is appropriate as there would be no loss of existing facilities.

Environmental impact assessment

66. Under Regulation 6 of the Town and Country Planning (EIA) (England) Regulations 2017, a screening opinion was sought as to whether the proposed development on the site would require an Environmental Impact Assessment.

67. The Regulations set out the circumstances under which development needs to be under pinned by an Environmental Impact Assessment (EIA). Schedule 1 of the Regulations set out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. Schedule 2 lists a range of development for which an EIA might be required on the basis that it could give rise to significant environmental impacts. Schedule 3 sets out that the significance of any impact should include consideration of the characteristics of the development, the environmental sensitivity of the location and the nature of the development.

68. The range of developments covered by Schedule 2 includes 'Urban development projects' In the case of urban development projects, a project will need to be screened if—
i) the development includes more than 1 hectare of development which is not dwellinghouse development; or
ii) the development includes more than 150 dwellinghouses; or
iii) the area of the development exceeds 5 hectare.

This development exceeds 150 dwellings and therefore triggered criterion (ii)

69. The Screening Request was assessed against Schedule 3 of the Regulations and it was determined that the development would be unlikely to have significant effects upon the environment by virtue of factors such as its nature, size or location so as to warrant a full Environmental Statement. Furthermore it was deemed appropriate for the impact on environmental matters such as transport, air pollution, daylight/sunlight, ecology, flood risk and land contamination to be addressed through the submission of standalone technical assessments appropriate to the nature and scale of the development. The proposed development was therefore not considered to constitute EIA development.

70. The formal Screening Response was issued on 26/08/2020 (20/AP/2129). The response and full officers report is available to view on the planning register.

Housing mix, density and residential quality

Housing Mix

71. London Plan Policy H10 requires a range of unit sizes to be delivered to meet the demonstrable housing needs of the Borough. Core Strategy Policy 7 requires a mix of at least 60% 2+beds, at least 20% 3+ beds and a maximum of 5% as studios. Emerging NSP Policy P2 increases the requirement of 3+ bed units to 25% to address the need for more familysized dwellings.

72. The table below sets out the proposed housing mix for this scheme

Dwelling Size	Affordable (HR)	Market (HR)	Total (HR)	% of total by unit number
Studio	0	4 (4)	4 (4)	2
1b1p	6 (12)	0	6 (12)	3
1b2p	9 (18)	45 (90)	54 (108)	29
2b3p	5 (15)	23 (69)	28 (84)	15
2b4p	22 (66)	26 (78)	48 (144)	25
3b4p	8 (40)	0	8 (40)	4
3b5p	22 (110)	10 (50)	32 (160)	17
3b6p	7 (35)	0	7 (35)	4
Total	79 (296)	108 (291)	187 (587)	100

73. The proposed mix would provide 65% of units as 2+ beds and 25% as 3+ beds thus meeting adopted and emerging policy requirements.

74. London Plan Policy D7 and NSP Policy P7 require 10% wheelchair dwellings to be provided. The proposal would deliver 25 wheelchair units thus exceeding policy requirements. It is proposed to provide 11 wheelchair dwellings within the affordable tenure and 14 within private which would comply with the aforementioned policies. This will be secured within the legalagreement.

Density

75. The 2021 London Plan and New Southwark Plan no longer seek to define appropriate density by way of numerical calculations linked to PTAL but give more emphasis on a design led approach that seeks to optimise development capacity. Proposals must meet the design led criteria set out in London Plan Policy GG2. London Plan Policy D2 states that density should consider, and be linked to the provision of future planned levels of infrastructure rather than existing levels and should be proportionate the

sites connectivity and accessibility to jobs and services. This includes but is not limited to the PTAL Rating. London Plan Policy D3 sets out a list of criteria against which to sense check developments to ensure appropriate density when optimising a sites potential. Southwark policies require all new residential developments to meet the standards set out in the Residential Standards SPD (2015).

76. Notwithstanding the above change in policy direction, at the present time Core Strategy Policy 5 is still part of the development plan for the Borough. This policy expects residential developments in the urban density zone to fall within the range of 200-700 habitable rooms per hectare. The SouthwarkPlan sets out the methodology for calculating the density of mixed useschemes, and requires areas of non-residential space to be divided by 27.5 to create an equivalent number of habitable rooms per hectare

77. This development would deliver 559 habitable rooms in the residential element and the nursery element would equate to 13 habitable rooms (354/27.5). On this basis the density of the scheme would be D = (13commercial equivalent) + 559/0.9 (residential density) = total density 635hr/ha, sitting within the range set out in the Core Strategy.

78. The site is located in an area with a high PTAL and the development is well designed and would offer a good standard of amenity for future occupier's whilst making a positive contribution to the townscape. The development would not give rise to significant harm to neighbouring amenity. The proposed buildings would be set within a generous soft landscape which will contribute to the amenity and character of the area. The design and density is considered to be appropriate for optimising development in this urban location.

Residential Quality

79. London Plan Policy D6 requires housing to be of high quality design in terms of size, layout, orientation and access to natural light and ventilation. The policy sets minimum internal and external space standards. Saved Policy 4.2 of the Southwark Plan, Strategic Policy 7 of the Core Strategy (2011) and Policy P14 of the NSP highlight the importance of ensuring that new residential development is of a high quality and would offer a good standard of amenity. These standards are based on the nationally described minimum space standards. The Council's Residential Design Standards SPD establishes minimum room and overall flat sizes dependant on occupancy levels, and states that dual aspect unit should be maximised to allow for good levels of light, outlook and cross-ventilation. It should be noted that London Plan standards require a larger minimum size for single bedrooms than the Southwark standards (7.5m compared to 7m) but a smaller minimum size for double bedrooms which is reflective of national standards (11.5m compared to 12 sqm).

80. The application has been amended during the assessment process to ensure that all of the units would meet minimum unit sizes and many of the units would exceed overall minimum unit size. Furthermore the flats would meet internal room and storage standards and would provide a good

standard of amenity in terms of internal layout, outlook and privacy.

81. The development has been designed to maximise dual aspect units whilst responding to the context of the site (118 units /63% of the development would be dual aspect), the single aspect units would benefit from dual aspectbay features serving the main living areas which would provide opportunities for cross ventilation and good outlook from those rooms. Furthermore there are no single aspect north facing units.

82. All units would benefit from private amenity space as well as having access to communal courtyards which are generously sized and have excellent standards of daylight/sunlight with minimum width of 22 metres.

83. In terms of assessing daylight/sunlight for new dwellings, the most effective way to assess quality and quantity of daylight within a living area is by calculating the Average Daylight Factor (ADF). The ADF, which measures the overall amount of daylight in a space, is the ratio of the average illuminance on the working plane in a room to the illuminance on an unobstructed horizontal surface outdoors, expressed as a percentage. The ADF takes into account the VSC value, i.e. the amount of daylight receivedon windows, the size and number of windows, the diffuse visible transmittance of the glazing used, the maintenance factor and the reflectance of the room surfaces. Therefore, it is considered as a more detailed and representative measure of the daylight levels within a living area.

84. The BRE guidelines suggest that the following ADF values should be achieved for the following room types:
- Bedrooms 1%;
- Living Rooms 1.5%; and
- Kitchens 2%.
- It should be noted that GLA guidance suggests that for combined L/K/D spaces it is appropriate to use an ADF of 1.5%.

85. The ADF calculation is designed to quantify the amount of daylight in a room as a whole and does not therefore illustrate the likely levels of daylight in the different areas of a large multi-use room. For example, in living room / kitchen / diners (LKDs), the living room element is often situated at the frontof the room, followed by the dining area and then the kitchen at the rear (which is the case for many of the rooms within the proposed development). In such a situation, the living room area may actually receive good levels of daylight which meet the suggested BRE thresholds whilst the kitchen at the rear may not (due to their distance from the window).

86. The BRE guidelines state that small galley-type kitchens should be linked to well daylit living rooms. Therefore, where galley type kitchens are located at the rear of LKDs or kitchen / diners (KDs), analysis has been undertaken which notionally subdivides the kitchen area from the rest of the room. By taking this approach, the analysis focuses on the daylight amenity that will beachieved in the main habitable areas of the rooms, as per the intentions of the BRE.

87. In addition to calculating the ADF to a room it is also beneficial to calculate NSL. The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within residential property. Daylight levels will be adversely affected if levels of NSL within rooms are reduced to less than 0.8 times their former values.

88. A daylight and sunlight report has been submitted to demonstrate the quality of the proposed units in this respect. All proposed habitable rooms have been assessed for Average Daylight Factor (ADF).

89. The results of the study show that overall, 364 out of the 536 assessed habitable rooms (86.6%) will meet or exceed their respective minimum ADF targets in line with the BRE recommendations. This has been broken down as Bedrooms 87.9%, Living/Diners as 87.4% and Living/Kitchen/Diners 66.7%. The results show that the lowest levels of ADF are received in the kitchens located to the rear of the combined rooms.

90. With regards to the main habitable rooms that do not meet the BRE ADF target values, the results show that there are 71 bedrooms and 50 living- room-diners which do not meet the BRE's suggested target values for their respective use-classification. With this in mind the assessment also presents a study of NSL results to establish daylight penetration into the rooms.

91. The assessment shows that 82% of the rooms would meet BRE targets of 80% view of the sky. This has been broken down to 79% for bedrooms, 87.4% for L/D and 93.3% for LKD. As a supplemental assessment a NSL assessment based on 50% view of the sky was undertaken, this assessment shows 95% compliance for habitable rooms. These results demonstrate that overall whilst not achieving full compliance with BRE standards the habitable rooms within the scheme will have access to good levels of natural daylight.

92. Natural daylight has been maximised by way of the number and size of windows serving each unit. It is important to note that the presence of generous balconies has a negative impact on the levels of daylight that can be achieved in some rooms. However, officers consider the benefit of providing well-proportioned private amenity space for every unit to be significant. A further contributor to reduced daylight levels is the inset design of certain elements of the building. The projecting bays and inset features are considered to be an important part of the design and form of the buildings. This design approach helps to breakdown the mass of the buildings and creates visual interest.

93. Taking account of the urban location, the architectural benefits of the design, the benefits of providing balconies and the overall levels of daylight that will be received into the units the proposal is considered to be acceptable in this respect.

94. In terms of sunlight the BRE guidance is that within dwellings, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in

conservatories. It is viewed as less important in bedrooms and kitchens, where people prefer it in the morning rather than the afternoon.

95. The boundaries of the site orientated south-west and south-east have the ability to enjoy good levels of sunlight in accordance with the BRE guidelines. Whilst the northwest and north-east elevations are expected to receive lower levels of sunlight. Consequently, the flat layouts have been designed to harness good levels of sunlight availability by maximising the number of dwellings with windows facing within 90° of south. With respect to sunlight within the proposed development the assessment shows that 313 rooms have an orientation facing southwards and warrant APSH assessment. Of the 313 rooms assessed, 151 rooms (47.9%) record BRE compliance.

96. Whilst the overall internal sunlight methodology demonstrates a low BRE compliance rate, it also demonstrates that over 50% of rooms that warrant APSH assessment are bedrooms which carry less expectation for natural light when compared to a living room. Furthermore, it is also recognised that many of the rooms experience restricted views of the sky by virtue of overhead balconies and therefore there is a trade-off between private amenity and sunlight amenity.

97. Overall, it is considered that the development would offer an acceptable standard of amenity in terms of daylight and sunlight.

98. The application was accompanied by a noise assessment. The assessment identifies that the site is in a medium risk area in terms of noise during both the daytime and at night. It is apparent, from the results of the noise measurement survey, that the site is dominated by existing plant noise, at least at certain times of the day (due to the function of the hospital) and noisefrom the adjacent highway network. Therefore the initial assessment of impact would result in a potential significant adverse impact. Considering the context of the noise, however, it is clear that absolute noise levels are not high and can be easily mitigated. The report suggests that mechanical means of ventilation is provided, such as MVHR, on those façades overlooking plant noise sources as a minimum to ensure that ventilationrates can be achieved without the requirement to open windows. The report also recommends specific glazing and construction techniques.

99. The report considers the noise impact on amenity spaces and suggests that the external noise level criteria would be achieved within most of the proposed amenity areas, but not for those balcony and terrace areas located directly at the front of site overlooking De Crespigny Park. Access to the relatively quiet communal amenity areas can off-set the relatively loud noise environment on those proposed balcony and terrace areas. Accordingly, amenity area noise levels are likely to be acceptable, despite a few balcony and terrace areas experiencing higher than ideal noise levels on the worst- affected façade.

100. Overall, the report concludes that through careful construction design of the building envelope the proposed development should avoid future residents being exposed to harmful levels of noise. It can therefore be concluded that significant adverse impacts on the health or quality of life of those future

residents would be avoided. The assessment has been reviewed by the Environmental Protection Team and is considered to be acceptable subject to recommended sound proofing conditions.

101. Taking account of the urban location and constraints of the site it is considered that the layout and design of the development would lend itself to a very good standard of residential accommodation for future occupiers.

Affordable housing and development viability

102. National, regional and local planning policies place a high priority on the delivery of affordable housing as part of the plan led approach to addressing the housing crisis. Southwark's Strategic Housing Market Assessment (SHMA) identifies a need for 2,077 social rented and intermediate homes per annum which is approximately 71% of Southwark's total housing need. The SHMA suggests that approximately 78% of the total affordable housing need is for intermediate housing to meet the housing needs of lower and middle income residents. However, the most acute need is for social rented housing to meet the needs of homeless households living in unsuitable temporary accommodation such as bed and breakfasts or overcrowded conditions.

103. Southwark's Core Strategy requires a minimum of 35% affordable housing to be provided (subject to viability) and this is replicated in the emerging NSP. London Plan Policy H4 requires public sector land to deliver 50% affordable housing onsite, the policy also triggers 50% provision on sites which result in a reduction in industrial floorspace. The policy sets out parameters for fast track routes which will not require a viability assessment and stipulates that fast track applications will be subject to a review mechanisms if development is not commenced within 2 years. The fast track approach is also reflected in NSP policies.

104. As this is a public sector scheme London Plan policies require a minimum of 50% affordable housing to be provided (by habitable room). Within the 50% overall affordable provision, the London Plan Policy H6 requires a tenure split of 30% low-cost rent and 30% intermediate. The remaining 40% is to be determined by the borough. The policy allows for the provision of a higher percentage of social rented dwellings provided the threshold for affordable dwellings overall is reached.

105. Current adopted Southwark Policies require a 70/30 split of the 50% overall affordable provision referred to above, for social rent (70%) and intermediate (30%) as set out in the Affordable Housing SPD. New Southwark Plan Policy P1 deals with affordable housing provision requiring a minimum of 35% provision with a 25% social rent and /10% intermediate. For public sector schemes the policy states that Southwark will follow the London Plan tenure split. This would therefore require a minimum of 30% social rented and 30% intermediate with some scope to negotiate on the remaining 40%.

106. The table below sets out the proposed affordable provision for this scheme.

Dwelling Size	Number of units (Hab rooms) Intermediate	Number of units (Hab rooms) social rent
1b1p	4 (8)	2 (4)
1b2p	2 (4) + 4 WCD (8)	1 (2) + 2 WCD (4)
2b3p	0	5 (15) + 4 WCD (12)
2b4p	1 (3)	16 (48) + 1 WCD (3)
3b4p	4 (20)	4 (20)
3b5p	5 (25)	17 (85)
3b6p	4 (20)	3 (15)

The table below shows the unit size breakdown

Social Rent			Intermediate		
1-bed	2-bed	3-bed	1-bed	2-bed	3-bed
5	26	24	10	1	13
9%	47%	44%	42%	4%	54%

107. This application would deliver 79 affordable dwellings overall equating to 296 hab rooms (50% by hab room). The affordable provision would be split as 55 social rented dwellings (208 hab rooms/70%) and 24 as intermediate dwellings (88/30%). The overall provision of 50% affordable housing with a policy compliant tenure split and unit size mix would make a valuable contribution towards an acute housing need within the Borough inaccordance with the aforementioned policies. This is a significant positive benefit of the scheme and would be secured in a legal agreement.

108. In accordance with London Plan Policy H4 a full viability assessment has not been necessary. A summary of costs have been provided to demonstrate that the scheme can be delivered. The summary demonstrates that thescheme will make a profit and it has been stated that the proceeds from the commercialisation of this scheme will be used to enable the development of the Pears Maudsley Centre for Children and Young People and improve mental health facilities for service users at Maudsley Hospital. It is appropriate to include an early stage review mechanism to be triggered if development does not commence within two years.

Affordable Housing Monitoring

109. It is recommended that the Section 106 Agreement includes clauses tomonitor the provision of affordable housing. This will ensure the provision of the affordable homes can be monitored and they remain in perpetuity, unlessthe proposed tenure allows for staircasing/purchase of the property.

110. The clauses will require the developer to provide drawings illustrating the location of the social rented and intermediate homes to ensure the exact location of these homes are identified and can be monitored by the council.

111. The developer will be required to notify the council at several stages throughout the development, this includes, at practical completion to ensure

a trigger is received so the council can check that the occupation of the affordable homes is as approved. The developer is required to provide the council with as-built plans of the development identifying the address (as approved by the street naming and numbering service) and tenure of each unit. The developer is also required to give the council access to the development with reasonable notice to verify the submitted plans.

112. The developer is required to notify the council immediately of an event which causes the tenure of an Affordable Housing Unit, including, but not limited to a tenant Staircasing to 100% ownership pursuant to a shared ownership lease. These requirements will ensure the Council is informed if the tenure of an affordable home is changed so this can be considered where appropriate and that our affordable housing data can be updated as soon as possible where required

Amenity space

113. All new flatted developments must meet the following minimum standards and seek to exceed these where possible:

- 50 sqm communal amenity space per development
- 3+ bed units require a minimum of 10sqm private space
- 1 and 2 bed units ideally have 10 sqm of private space – if this is not possible the shortfall should be addressed in the communal space

114. Each of the3+ bed unit's would benefit from private amenity space of minimum 10sqm. The smaller units also benefit from well-proportioned balconies (meeting GLA standards) and where balconies do not meet 10sqmSouthwark standard the shortfall is provided within the generous and well- designed communal spaces within the development.

115. Shared communal open space totaling 3300 sqm is being provided on site split between courtyards and a wooded amenity area (as shown in the image below). This equates to:

- 536 sqm to address the balcony shortfall
- 150 sqm communal space for 3 blocks
- 1258 to meet onsite playspace requirements for all age groups
- 1356 additional communal amenity space (in excess of policy requirements)

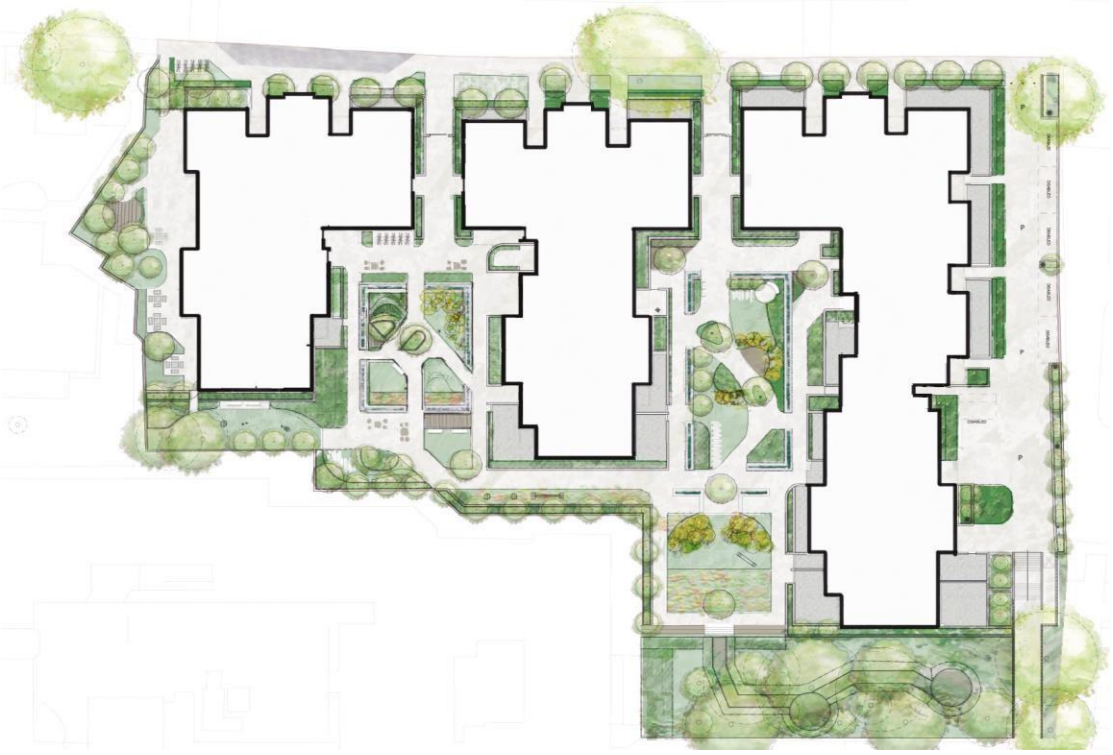


Image: communal amenity space provision

116. The Daylight Assessment submitted assessed the sunlight availability in the proposed communal garden and play space area. The BRE suggests that for amenity spaces to experience a good level of sunlight, at least 50% of the space should receive 2 hours of sunlight on the 21st March. Theassessments submitted show that all amenity spaces would significantly exceed BRE targets.

117. The amount of space to be provided would be significantly exceed policy requirements and the details submitted demonstrate that the space would be landscaped to a high standard providing a good level of amenity for future occupiers. An s106 clause is recommended to ensure that all of the amenity space is accessible to both tenures.

Children's play space

118. London Plan Policy S4 requires new residential developments to incorporate good-quality, accessible play provision for all ages. At least 10 square metres of playspace should be provided per child. Using the play space calculator contained within the Mayor's Play and Informal Recreation SPG the proposed development would require the following amount of childrens' playspace:

- 525 sqm for under 5s
- 415 sqm for 5-11 year olds
- 318 sqm for 12+ year olds
- Total = 1258 sqm

119. The proposal would provide 1,258 sqm of dedicated play space for all ages

on-site in a variety of forms spread across the courtyards and woodland grove. A strategy has been submitted which demonstrates that there is adequate space within the site to accommodate such facilities. A condition is recommended to control the detailed design and implementation. A clause would be inserted into the legal agreement to ensure that residents of all units would have access to the childrens' playspace and all communal areas.

Design and Impact on Heritage Assets

Design Policies

120. Chapter 12 of the NPPF identifies the importance of good design as a key aspect of sustainable development. Paragraph 130 sets a list of criteria against which to assess good design and paragraph 134 explicitly states "*development that is not well designed should be refused, especially where itfails to reflect local design policies and government guidance on design"*. Chapter 3 of the London Plan seeks to ensure that new developmentsoptimise site capacity whilst delivering the highest standard of design in the interest of good place making. New developments must enhance the existingcontext and character of the area, providing high quality public realm that is inclusive for all with high quality architecture and landscaping. This is echoed by Core Strategy Strategic Policy 12 which states *"that all development in the borough will be expected to achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in".* The policy requires new development to conserve or enhance the significance of Southwark's heritage assets. Saved Policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments which includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.

121. Saved Policy 3.11 states that all developments should ensure that they maximise the efficient use of land, whilst ensuring that, among other things, the proposal ensures a satisfactory standard of accommodation and amenity for future occupiers of the site. It also goes on to state that the LPA will not grant permission for development that is considered to be an unjustified underdevelopment or over-development of a site. Policy 3.12 asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit.

122. The importance of good design is further reinforced in the New Southwark Plan. Policies P12, 13 and 15 require all new buildings to be of appropriate height, scale and mass, respond to and enhance local distinctiveness and architectural character; and to conserve and enhance the significance of the local historic environment. Any new development must take account of and improve existing patterns of development and movement, permeability and street widths; and ensure that buildings, public spaces and routes are positioned according to their function, importance and use. There is a strong emphasis upon improving opportunities for sustainable modes of travel by

enhancing connections, routes and green infrastructure. Furthermore all new development must be attractive, safe and fully accessible and inclusive for all.

Heritage Policies

123. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of a development on a listed building or its setting and to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Chapter 16 of the NPPF contains national policy on the conservation of the historic environment. It explains that great weight should be given to the conservation of heritage assets. The more important the asset, the greater the weight should be (paragraph 199). Any harm to, or loss of significance of a designated heritage asset should require clear and convincing justification (paragraph 199). Pursuant to paragraph 201 where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, permission should be refused unless certain specified criteria are met. Paragraph 202 explains that where a development would give rise to less than substantial harm to a designated heritage asset, the harm shouldbe weighed against the public benefits of the scheme.

124. Paragraph 203 deals with non-designated heritage assets and explains that the effect of development on such assets should be taking into account, and a balanced judgment should be formed having regard to the scale of any harm or loss and the significance of the asset. Working through the relevant paragraphs of the NPPF will ensure that a decision-maker has complied with its statutory duty in relation to Conservation Areas and Listed Buildings.

126 In terms of local policy, policy 3.15 Conservation of the Historic Environment notes development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural interest and should respect the character and appearance of conservation areas. Also of note is 3.16 conservation areas and 3.18 setting of listed buildings, conservation areas and world heritage sites. The Camberwell Grove conservation area appraisals is adopted, has been through public consultation and formally agreed by members and thus is alsoa material consideration. There are also best practice guidance notes from Historic England: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2017).

This application was accompanied by a Heritage Assessment which considers the impact on all heritage assets in terms of demolition of the existing buildings and the effects of the replacement buildings. A Townscape and Visual Impact Appraisal with verified views was also submitted. Both documents have been reviewed and found to be robust by the Councils Design and Conservation Officer.

Site context

127 The development site is located within Sub-area 4 (De Crespigny Park, Maudsely Hospital) of the Camberwell Grove Conservation Area. As set out in the Camberwell Grove Conservation Area Appraisal (Roger Evans Associates for the London Borough of Southwark, August 2003), this part of the Conservation Area is characterised by larger institutional buildings associated with the Maudsley Hospital.

128 The Maudsley was established on the site in 1908, and developed as a best practice hospital of mental health throughout the 20th and 21st century. The hospital has developed its understanding of mental health during this time and applied this approach to the campus: primarily the historic interest of the campus lies in the evolution of mental health treatment and this has shaped the architecture of the individual buildings of the site; some are more successful in this approach than others.

129 Mapother House and Michael Rutter Centre date from the late 1930s and were purposefully built as hospital buildings during the hospital's first expansion relatively soon after it was established. The buildings are neither statutorily nor locally listed buildings but are identified as 'unlisted buildings ofmerit' within the Camberwell Grove Conservation Area meaning that they areidentified as positive contributors to the conservation area. The Professorial Building is a late 20th century structure which does not contribute to the conservation area

Demolition Impact

130 In the mid 1930s a large scheme of redevelopment started that involved the demolition of a number of houses on the south side of De Crespigny Park. In their place, two new blocks, one for Children (Michael Rutter Centre) andone for Private Patients (Mapother House) were constructed. Both buildings were designed by the LCC Architects Department and completed under E P Wheeler (Chief Architect from 1935-39). They are of brick construction with flat roofs and some decorative elements in the form of vitrified diamond patterned brickwork and motifs. The form of the buildings is curious; Mapother House is "w" shaped in formation, with two wings and a central administration section. This is where the principle entrance is located ontoDe Crespigny Park. The building includes advances in mental health medicine including roof terraces and large south facing verandahs overlooking the former gardens. However the development of the campus around Mapother House and the poor maintenance and construction of the building, including the loss of some features have eroded some of the original character of the building; the development immediately to the south rendered the verandahs unsuitable and without a view, plus the general lack of maintenance and changes to windows and doors are crude and lack sympathetic detailing and materials.

131 The building also replaced Georgian villas which continued the rhythm of street historically. This was lost when Mapother House and the Michael

Rutter Centre were constructed and the frontage of the street becomes somewhat lost. While there is merit in the existing Mapother House, its significance is in is form and detailing as part of a specific time in mental health treatment. The loss of the buildings would cause some minor harm to the conservation area, however this harm is considered to be very much lessthan substantial, as defined by the NPPF.

132 The Michael Rutter Centre is also a brick built 1930s building. It is located to the east of Mapother House and is in a Y shape of three storeys, stretching back from the street. The front elevation is narrow with a central door, ominously located on a blank wall, with a mansard above. The building is inward facing, with the principle landscaping in the top of the Y section, with balconies looking south. Windows have been altered from the original and the service areas surrounding the sides have eroded the setting making it functional. Like Mapother House, there is merit in the existing building, its significance is in is form and detailing as part of a specific time period in mental health treatment. The loss of the buildings would cause some minor harm to the conservation area, however this harm is considered to be less than substantial, as defined by the NPPF.

Redevelopment Impact on Heritage Assets

133 The red line site boundary does not include any listed buildings but is within the Camberwell Conservation Area. There are a number of listed buildings nearby.

134 The proposed development would be visible in views within Conservation Area, most notably in local views along De Crespigny Park where the development would have a transformative impact on the townscape whereby the development would result in removal of poor quality later elements on the site, improved quality of the streetscape along De Crespigny Park and the reintroduction of gardens into the site. These changes would have a beneficial impact on the setting of the conservation area. Nevertheless, the loss of existing positive contributors from the Conservation Area and their replacement with modern development of greater scale would alter the contribution of the setting to the significance of the Conservation Area causing some minor harm. This minor harm is considered to be less than substantial.

135 The application is supported by a townscape and visual impact assessment (TVIA) and a Heritage Statement, which set out a series of views from within and into the Conservation Area. These assessments demonstrate that the proposal by virtue of its location and relationship to intervening development and tree cover, would not impact on the ability to appreciate the significance of Grade II listed buildings at 93-103 Denmark Hill, and as such would not cause harm to the significance of these listed buildings therein (see images below).

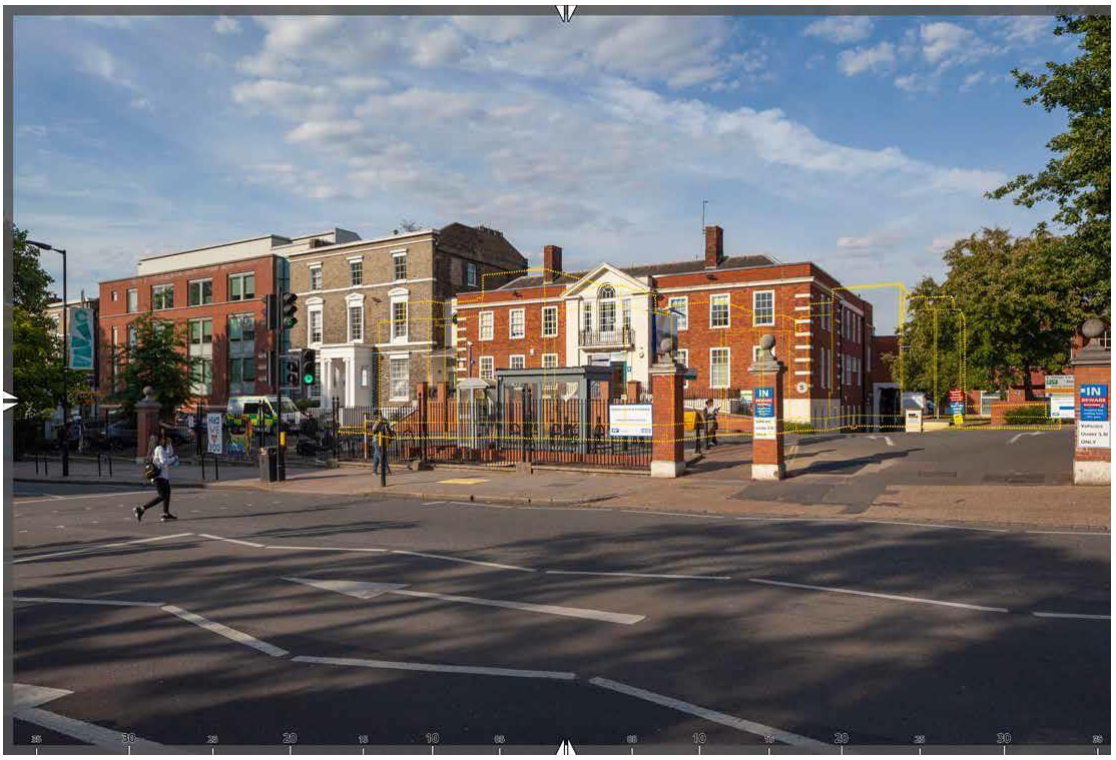


Image: View to show impact on Listed Hospital Buildings (93-103 Denmark Hill) - yellow wireline shows the proposal

Image: Proposed view looking along De Crespigny Park looking east

Image: De Crespigny Park looking west - yellow wireline shows the proposal

136 The removal of Mapother House and the Michael Rutter Centre would have some limited impact on the historic significance of the Grade II listed Administration block by virtue of the removal of two relatively early hospital buildings from the complex. Nevertheless, as the physical fabric of the Administration block will remain unaffected it's architectural and historical significance will not be impacted. As such, the proposal would not impact this Grade II listed building, and its significance would be preserved.

137 Furthermore, due to the separation distance which exists between the proposed development and Grade II listed 111 Denmark Hill, The Phoenix public house (Grade II) and listed building along Grove Lane, it is concluded that no harm to the significance of these heritage assets would occur.

138 It is important to note that the NPPF sets out two categories of assessing harm namely, substantial or less than substantial. Where some harm albeit very minor harm would arise this must be classed as less than substantial. It is considered that there would be no harm to nearby listed buildings and less than substantial harm to the conservation area. Therefore in accordance with paragraph 202 of the NPPF it is necessary to weigh up the harm against any public benefits of the proposal. The redevelopment of the site would bring significant public benefit to the borough by virtue of delivery 187 new dwellings of which 50% would be affordable. Furthermore the redevelopment would facilitate the funding for re-provision of enhanced medical facilities within the hospital campus. The development would result in high quality buildings that would make a positive contribution the townscape and would enhance the character and appearance of the area. Officers consider that the very minor and less than substantial harm to heritage assets would be

outweighed by the public benefits of the redevelopment.

139 In conclusion, whilst there would be some less than substantial harm to heritage assets this is considered to be justified given the wider benefits of the proposal. Officers therefore consider that the proposal would comply withthe relevant design policies and the NPPF.

Site layout and public realm

140 London Plan Policy D8 requires new developments to create well designed, accessible, safe, inclusive attractive and well-connected public realm where appropriate. The policy sets out a range of criteria which new public realm should address.

141 The proposed development seeks to the replace the existing buildings with three residential buildings, set around two south facing, green amenity courtyards. To the eastern boundary a new pedestrian route that runs northto south is proposed, connecting pedestrians from Camberwell through the Maudsley Campus and on to Denmark Hill Station. Generous defensible planting would be provided to protect the privacy of those units facing onto the public route.

142 The overall layout arrangement would create a consistent frontage ontopublic facing edges, with clear distinction between public and private residential spaces. The buildings have been set back from the street edge to allow for defensible space, soft landscaping and planting of trees (set back range 5.8m – 9.2m). The inclusion of individual front door access to the eastern ground floor residential frontage is welcomed and will help to animate the street and provide a sense of ownership for residents. It is recognised that the dwellings on the opposite side of the De Crespigny Park are set back by more generous front gardens but many of those gardens are utilised for off street parking. The proposed setback for this development is appropriate having regard to the scale of the buildings, the function and design of the external spaces and the relationship to the buildings to the eastand west.

143 The inclusion of a publicly accessible route through the development strengthens the site's integration with pedestrian routes to the north and south of the campus and enhances permeability through the site which is strongly supported.

144 The development has been designed to provide generous distances between the blocks within the site and between neighbouring buildings as shown in the image below. The internal layout of the site allows for a generous amountof external amenity space as well as affording a good standard of outlookand privacy to the new units.

145 Overall, the proposed layout is positive and incorporates measures to activate the street. The attention to landscaping and the enhancement of the natural features of each portion of the site is welcomed and provides a strong, contextual design response.

Image: site layout with distances annotated

Image: View looking north into one internal courtyards between Blocks 02 and 03

Image: View looking south into the internal courtyards between Blocks 02 and 03

Height scale and massing and appropriateness of a tall building

146 London Plan Policy D9 deals with tall buildings. The policy requires tall buildings to be defined at a local level but suggests that a building must be a minimum of 6 storeys (18m). The policy sets out a list of criteria against which to assess the impact of a proposed tall building (location/visual/functional/environment /cumulative).

147 Policy 3.20 of the Southwark Saved Policies and P.16 of the New Southwark Plan deal with tall buildings. Policy 3.20 defines a tall building as one whichis 30m tall. The policy includes a list of criteria against which to assess the acceptability of a tall building. Similar criteria are reflected in emerging NSP P.16 albeit with a greater emphasis on exemplary design and the requirement to provide enhanced public realm

148 In terms of the appropriateness of the location for a tall building. Policy D9 states that Boroughs should determine if there are locations where tall buildings may be an appropriate form of development. However, outside of defined areas the wording of the policy provides scope for the decision maker to exercise judgement regarding the impact of a scheme on character.

149 The site not specifically identified in the current Local plan or Core Strategy as a tall buildings location. However the NSP tall building policy states that tall buildings will "typically" be located in the Central Activities Zone, Action Area Cores and town centres, it does not say they will be exclusively located in those locations. In addition it should be noted that the density of this development is within the range identified in the development plan for an urban density zone (see paragraph 77) which would indicate that the scale ofdevelopment on this site is appropriate to its context. In his respect the massing and design of the scheme has evolved following a detailed pre- application process of engagement and design review involving Southwark Council and the GLA. Consequently the appropriateness of a tall building hasbeen considered in respect of the existing and emerging context of the site.

150 The immediate context of the site includes the adjacent IOPPN Building, a tall building, with the tallest element approximately 43m AOD, and the extant permission for the CYP building, immediately adjacent to the south at 54.5m AOD. This creates a small cluster of taller buildings in the centre of the Maudsley campus, away from the historic suburban street context. In the wider context, the Maudsely and Kings campus's include tall buildings or those with taller elements, including the under construction, DBH building and Addiction Sciences Building on Windsor Walk, SGDP building within the central eastern end of the campus and the Denmark and Ruskin Buildings onthe Kings College Campus are topped with a helipad which is highly visible inlong and short views from Denmark Hill. To the north, the tower of the Salvation Army building is central to campus and prominent in views from Denmark Hill and the wider area.

151 The proposed scheme will have a height range of 5-8 storeys. The massing strategy consolidates the tallest element (8 storey) of the scheme to the south eastern edge of the plot in closest proximity to existing taller hospital buildings. As such it is considered that the principle of an 8 storey building would be acceptable in this particular location.

152 The aforementioned policies set out a range of impact criteria against which to assess tall building proposals. Functional and environmental impacts are considered in relevant sections of this report. The design related impacts are as follows:

Views, visual impact and relationship with surrounding area including way finding

153 The application was accompanied by a Townscape and Visual Impact Assessment, Design and Access Statement, Heritage Assessment and detailed Landscape Strategy.

154 This site is located within an Urban Density Zone and a highly accessible location; tall buildings can be appropriate in such an area subject to them being well designed, delivering high quality public realm and not adversely affecting the character or amenity of the area.

156 The applicant has a desire to redevelop the campus with integrated green links to the wider network of streets beyond. Some of this emerging, but unadopted masterplan is shown in the DAS, with links north and south to Denmark Hill station and De Crespigny Park – as well as east/west between Denmark Hill and Grove Lane. This landscaped link is currently weak in places; the north/south link is not legible through the turnstiles and steps adjacent to the IOPPN (Institute of Psychiatry, Psychology and Neuroscience) Building, owned by Kings College, and the south link, direct toDenmark Hill is currently gated. The route through from Denmark Hill, is again sometimes gated and not legible, wandering behind the Clinical Treatment Centre, into the wider landscaped area in the centre of the campus.

157 Within the hospital campus, the scale of the buildings are large, hospital buildings, on individual plots, each with different architectural style, relating to the use and age of the building. For example, the trilogy of the Aubrey Lewis, (AL) Middle House (MH) and Eileen Skellen (ES) buildings are brick, with pitched roofs, with Middle House being the only remaining original building of the Maudsley Hospital from the early 20th century, flanked by AL and ES buildings, both copycats from the 1980s. The consented DBH is a large 5 storey clinical building, with frontage onto Windsor Walk and rear extending into the campus, providing it main entrance from the green link. The recently consented CYP unit has been designed as a part 5/6/8 storey brick built block.

158 Two of the grade II Listed Villas facing Denmark Hill, pre date SLaM, but the central administration building, (grade II) is the focal point of this street frontage, set behind railings and is the formal historic entrance to the campus. Adjacent to the site, the IOPPN building is a large heavyweight Kings College building, with a 9 storey tower, and 5 storeys facing DeCrespigny Park.

159 The proposed height of this development adjacent to the street at 5 storeys with the sixth set back would be taller and more visually prominent than the existing buildings but the proposal is well designed and good quality. As suchit would not represent a harmful change to the streetscene and would act asa step up to the taller 9 storey block of the IOPPN Building and sit well within the level change between this site and the centre of the campus to the south.The building mass, stretching back into the site makes good use of the area, while landscaped garden and a woodland area provide amenity and openness in the heart of the development.

160 A number of concerns from local residents have been raised regarding the proposed height and scale of the development. It is appreciated that the development would result in taller buildings on the site which will be viewed from those properties opposite. However, the scale is considered to be appropriate for its context and the mass would be broken down and appearance enhanced by the material finish, window detailing and use of bays and recesses. Therefore, whilst the development would be prominent it would not appear overbearing. In the context of the street scene it would bea marked change but not harmful to the streetscene and as set out above
would only create a minor and less than substantial harm to the character of the conservation area.

161 The application includes verified images of long, mid range and immediate views and these indicate that in immediate views, the taller element of the development would be to some extent hidden in the landscape and behind other buildings, including along De Crespigny Park, however from the immediate northern viewpoint, it would be visible within the context of the consented CYP buildings, and the IOPPN tower. The level change between the site at the centre of the Maudsley campus to the south is advantageousin this view.

162 With regards to mid-range and longer view point, from Denmark Hill between the listed buildings, the rear section of the taller element of the scheme would be partially visible, however this is in the context of other taller buildings, including the IOPPN building, and the shorter buildings within the Maudsley campus There would be limited impact from the junction of Denmark Hill and Champion Park nor from outside the grade II listed Denmark Station building . The development would be visible above the existing buildings from Grove Park and Champion Park junction however it would be seen within an urban context with taller buildings in the foreground and hidden behind mature vegetation.

163 The proposal will make a positive contribution towards public realm by providing a new public route along the eastern edge of the site that wouldjoin up with earlier phases of the development to deliver a route from Denmark Hill Station to Grove Lane. This green spine would enable the provision of better north-south pedestrian links through the site eventually delivering a clear, legible, safe and attractive pedestrian route from Denmark Hill Station to De Crispigny Park.

164 Having regard to the context of the immediate surroundings it is considered that the proposed building could be accommodated on this part of the site without compromising the character or amenity of the area. Subject to carefuldetailed design, the new building would make a positive contribution to the townscape. Furthermore, the proposal will present the opportunity to significantly enhance public realm and pedestrian routes through the site.

Image: Axonometric Massing View (North)

Image: Axonometric Massing View (South)

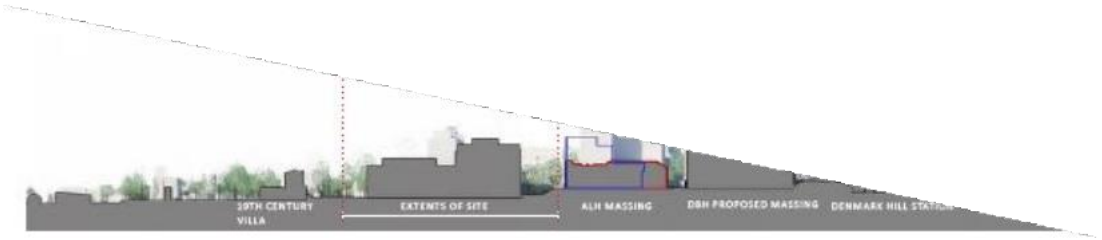


Image: Massing Section To Show Context

Architectural quality and materials

165 The development has been designed as a contemporary addition to the townscape but drawing upon the rhythm and proportions of the historic surrounding buildings which make a positive contribution to the character of the area. The blocks have been vertically proportioned with a distinct base, middle and top.

166 The chosen materials pallet (grey and London stock bricks on the north elevation and red brick for south elevations with grey metal cladding for the top floors and white cast concrete details) will relate well to the historic residential villas but also to the more modern and recently approved buildings in the immediate vicinity. It is proposed to incorporate a modern textured brickwork pattern as a contemporary reflection of the existing brickwork on the Michael Rutter Centre and the base of the building seeks to draw upon the design features of the Victorian Villas on the opposite side of the street, such details will add a sense of quality to the buildings as well as drawing upon important historic architectural characteristics of this part of theconservation area. The detailed design of the facades by way of recessed elevations, fenestration style and use of brick detailing will add visual interestto the elevations and will help to break down the mass of the blocks.

167 The architectural design will give the buildings a high quality appearance and the materials pallet is considered to be robust. Subject to conditions tocontrol the detailed execution the development will make a positive contribution to the streetscene.

168 There are a number of sculptures on the Michael Rutter Centre which will be utilised within the landscaping of the new blocks. This should be controlledby condition.

Image: North elevation as seen from De Crespigny Park above and artists impression below

Image: Artists impression of east façade as seen from De Crespigny Park above and elevation below

Image: Elevation of east façade as seen from the proposed north-southpublic route

Impact in terms of reflective glare and light pollution

169 The chosen materials would help to ensure that there would be limitedreflective glare. Any impact from internal and external lighting would not give rise to significant harm in this urban environment. A condition is recommend to control external lighting.

Cumulative impact

170 The development has been considered in context of the recently approved and under construction buildings on the hospital campus. The cumulative impact will result in a cluster of new taller and more prominent buildings on this site. However, it is considered that the buildings would largely make a positive contribution to the townscape and character of the area.

Summary of tall building assessment

171 The above analysis sets out the acceptability of a tall building on this site when judged against London Plan Policy D9 as well as Policy 3.20 of the Southwark Saved Policies and emerging NSP Policy P.16. The site is capable of accommodating the scale of development proposed, the density of development is within the designated range for an urban area, the height is proportionate to the size of the site and significance of the area. The form and mass of the blocks are appropriate for this site and the blocks have been designed to be read as a high quality addition to the townscape. As for public realm, the provision would be commensurate with the height of the building and the size of the site.

Design Review Panel

172 This application was considered by the DRP at pre application stage. The full DRP response is attached as Appendix 6. The key matters raised were:

- The Masterplan – officers have encouraged the production of a masterplan and following the DRP a more detailed outline masterplan including future scale and bulk and locations of buildings, plus general landscape design including the east/west central green spine and the

north/south link formed part of both the CYP application and Mapother House scheme. The DRP wished to see permeability to the site: “In this regard the Panel endorsed the general principle of the eastwest ‘Green Spine’ and the north-south route as the main structuring devices for the Masterplan. It is vital that these two routes are designed with in unified manner” Taken together, the CYP building and the Mapother House scheme seeks to deliver this part of the masterplan. The panel were concerned that the CYP building would set a precedent for height and bulk, however the masterplan shows CYP as being the largest building, with scale stepping down to the buildings fronting Denmark Hill. This general arrangement is consistent with the comments of DRP. It should be noted, however themasterplan is a corporate vision for the site, and is not adopted by the LPA.

- Loss of Mapother House – a condition survey is included in the heritage statement and a condition requiring recording is recommended.

- Concerns around introducing housing to the hospital campus – as discussed above this part of the site has been identified for housing development because existing medical uses have been relocated in more modern, fit for purpose buildings. This section of the site can be separated from the medical uses to enable a high quality residential scheme to come forward without compromising the successful future operation of the hospital. The new development will relate well to the hospital uses as a neighbouring form of development and opportunities to maximise permeability through the hospital site have been exploited. Officers do not consider it to be necessary or appropriate to open up communal amenity space within the site to hospital staff or visitors as the purposes of the courtyard and woodland grove is to serve as amenity space for future occupiers, this will include residents across all tenures as well as the nursery.

- The North / South route – the DRP expressed a desire for this route to run between the residential blocks rather than on the eastern edge of the site. However, officers and the design team discussed felt it was impractical due to changes in level and the legibility of the connection from De Crespigny Park to the connection with the CYP building and the centre of the hospital campus. The design of the bridge will be bounded by planting thus softening the appearance of the structure.

- Landscape – the detailed landscaping proposals have evolved to take account of the comments raised by the DRP.

- Height, massing and arrangement – the DRP were generally satisfied with the height/mass of blocks fronting De Crespigny Park but there were mixed views regarding the blocks to the rear. The applicant undertook further analysis to demonstrate the impact of the blocks to the rear and an appropriate level of detail has been included in the application submission.

- Single aspect units - the number of single aspect units has been reduced and there are no north facing single aspect units.

- Architectural expression- officers agreed with the design critique and the design was developed further with the DRP positive comments in mind. With regards to the detail of the roof, balconies and side elevations, these were developed further post DRP to refine or eliminate some of the concerns. The materials pallet was also refined.

- Quality of accommodation – improvements were made to the internal layouts and the development is now acceptable in this respect

Landscaping, trees and urban greening

173 London Plan Policy G7 and NSP Policy P60 recognise the importance of retaining and planting new trees wherever possible within new developments, Policy G5 requires major development proposals to contributeto the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. The policy identifies a scoring system formeasuring urban greening on a particular site (Urban Greening Factor) and suggests a target score of 0.4 for developments that are predominately residential.

174 At the present time the site comprises substantial buildings and associated hard landscaping. Therefore the opportunity exists for significant improvements to be made in terms of soft landscaping proposals and contribution towards urban greening.

175 This application was accompanied by detailed landscape plans and an Arboricultural Method and Impact Assessment. The landscape strategy proposes:-

- Generous soft landscape courtyards and a woodland grove
- For De Crespigny Park the mature existing street trees, would be protected and retained in the development and new trees would be planted.
- The street boundary treatment would consist of planted front gardens to provide greening, boundary railings and hedge/shrub planting would provide screening to the private ground floor apartment terraces.
- The courtyards would include mature trees, rain gardens, amenity grass areas, dense planting, seating and play equipment for all age groups
- The wooded bank on the southern edge of the site stands on an embankment which rises to the south. Large trees include Sycamore, Common line and Holm Oak with mixed understory shrubs. Although unmanaged, it currently provides screening from adjacent buildings and contributes the secluded nature of garden. It is proposed that the

'Woodland Grove' would be protected and brought into the development to provide a high quality amenity space for residents and also to soften the visual impact of the new buildings.

- The Private Gardens to the east of the apartments would provide for communal garden space for the residents. They would be protected by a boundary wall with planting from the public north-south route beyond.
- Private garden areas would be provided to the west of the apartments and also accommodate the external play space for the nursery.
- The western boundary would be heavily planted to provide screening from the adjacent buildings.
- Overall 97 new trees would be planted on the site in addition to other plants and amenity grasses

176 The quality of landscaping is considered to be a very positive aspect of the proposal. As discussed earlier in this report an important deliverable from the site-wide masterplan is the enhancement of public routes/connections through the site. As each phase comes forward it is important for that particular development to demonstrate how it will open up routes through thesite to ensure future enhanced accessibility. As part of this application it is proposed to provide a north-south pedestrian route which will connect with the north-south route to be provided through the CYP phase.

177 There would be a clear sight line from De Crespigny Park to the staircase and lift which would connect the bridge to the Maudsley campus. The proposed pedestrian pathway would have a minimum width of 3.6m The route will take account of and rationalise level changes to provide an unimpeded and accessible route across the different development sites. The design will comprise a natural aggregate pathway together with regular tree planting, perimeter path planting and lighting. The principle of concrete paving and lighting (4 column lights to the paved area and balustrade lightingto the bridge) would ensure the area is legible and provide a comfort level forpedestrian north/south and parking. The route would be overlooked by residents living in Block 03 providing natural surveillance.

178 Plans have been provided to show how this route could be delivered. Further detailed design and future access should be secured through the legal agreement

Image: section to show north-south route

179 The principle of the landscape design in this area is acceptable as it retains the legibility and accessibility of the link, privacy of the ground floor units and appropriate treatment for the disabled parking spaces.

180 An Urban Greening Factor calculation was undertaken and included within the Landscape Design Statement. The site would achieve 0.49 rating thus meeting targets. The UGF document clearly demonstrates that the site would comfortably achieve a net biodiversity gain and provide high quality green spaces at every opportunity. This would be achieved through intensive green roofs, trees, flower-rich perennial planting, and permeable paving.

181 An arboricultural impact assessment was submitted. The tree survey undertaken includes records of 13no individual trees and 1no. group. These include 2no. category A, 6no. category B and 6no. category C. The assessment concludes that to implement the development, there will be a requirement to remove 2no. category B and 1no. category C individual trees. To comply with Policy P60 of the New Southwark Plan, an assessment has been made to determine the loss and subsequent mitigation for the loss of canopy cover resulting from the proposal. The proposal would result in a loss of a total cumulative stem girth of 391cm and proposes new tree planting with a minimum total cumulative stem girth of 1364cm. This gives a net increase of canopy cover as measured by stem girth of 973cm on completionof the development.

182 The report further states that a number of trees will have new minor RPA incursions for building foundations, pile excavations and hard surfacing. These minor incursions will not be detrimental to the long-term health and retention of the trees, provided all tree protection measures are adhered to during the course of development.

183 The Councils Urban Forrester has reviewed the AIA and found it to be robust. The landscaping proposals are considered to be of high quality. The scheme is supported in this respect subject to recommended conditions.

Ecology and biodiversity

184 The protection and enhancement of opportunities for biodiversity is a material planning consideration. Development plan policies (Saved Policy 3.28 and NSP Policy P59) require applicants to demonstrate that new development proposals would not result in any harm to protected species or wildlife habitats. London Plan Policy G6 requires development proposals to manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

185 A Preliminary Ecological Survey was undertaken prior to the submission of this application. The survey identified habitats on the site to be of moderate ecological value and the presence of protected species to be of moderate potential. The external survey of the buildings identified features suitable for

use by nesting birds including black red start. The external survey of the building noted potential access points and crevice roosting opportunities suitable for use by crevice roosting bats. Onsite trees provide suitable habitatfor nesting birds. The trees onsite have negligible potential for use by roosting bats. The grassland, scrub, and garden typical areas provide some suitability for invertebrate use. The site provides low potential for traversing and foraging grounds for local bats.

186 The PES concluded that the nature of the proposed development (i.e. demolish the hospital buildings, with selective vegetation clearance and levelling to provide a new residential units with associated soft landscaping), and the size of the site are all factors which will combine to result in a minor negative impact upon surrounding habitats, protected species, and wildlife in general. Avoidance, mitigation, and compensation measures will further aidin reducing negative impacts. With targeted recommendations to enhance biodiversity, the development of the site will increase its ecological value andprovide net gains to biodiversity.

187 In response to the PES this application was accompanied by a Dusk bat survey. The survey did not identify evidence of any active bat roosts within the buildings and no further surveys are recommended. The report sets out that standard precautionary measures should be taken for the works given the known population of crevice roosting bats within the local landscape. All areas with identified potential in and around soffits, timber panels, and walls, should have careful dismantling, should any individuals be found at any time,works must stop, and an appropriate assessment made. Notwithstanding the lack of activity on site the report recommends that the building works are carried out outside of the nesting bird season (March to August inclusive) unless a suitably qualified ecologist undertakes a nesting bird survey instead. The report further recommends the inclusion of bird nesting boxes within the development.

188 As the PES revealed that nesting birds have a potential risk to the development project due to the presence of scattered broadleaved trees and buildings on site a further survey was undertaken in respect of nesting birds. The black redstart surveys undertaken recorded no activity on or adjacent to the site during the survey. No calls, and/or sightings of individuals were noted during the surveys. No individual black redstarts were seen entering orexiting either building during any of the surveys.

189 The Councils Ecologist has reviewed the surveys and is satisfied with their findings. No objection is raised to the application subject to conditions to ensure that ecological enhancements are secured as part of the detailed landscaping proposals to include bird and bat boxes/bricks, living roofs and an ecological management plan.

Impact of proposed development on amenity of adjoining occupiersand surrounding area

190 Strategic Policy 13 of the Core Strategy (High Environmental Standards)

seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. Saved Policy 3.2 states planning permission for development will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Furthermore, Saved policy 3.11 Efficient use of land of the Southwark Plan 2007 states that all developments should ensure that they maximise theefficient use of land, whilst ensuring that, among other things, they do not unreasonably compromise the development potential of or legitimate activities on, neighbouring sites. It also states that the LPA will not grant permission for development that would not allow for satisfactory standard of accommodation and amenity for future occupiers of the site.

191 The importance of protecting neighbouring amenity is further reinforced in NSP Policy P55 which states “Development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users”. The adopted 2015 Technical Update to the Residential Design Standards SPD 2011 expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Outlook and privacy

192 In order to prevent harmful overlooking, the 2015 Technical Update to the Residential Design Standards SPD 2011 requires developments to achieve:

- A distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings, and;
- A distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.

193 This development has been designed with generous distances between the proposed blocks and existing residential dwellings. As shown in the image earlier in this report a distance of 32m would be retained between the north elevation of the blocks and the facades of dwellings on the opposite side of De Crespigny Park. This distance across a road is more than sufficient to ensure a good standard of privacy for future and existing occupiers. Furthermore this distance across a road would ensure that there is no loss ofoutlook.

194 Objections have been raised with regards to loss of important views across the hospital campus. Within the planning framework there is no right to retaina view from any residential dwelling. Notwithstanding this, it is considered that the new development would make a positive contribution to the townscape. Whilst views of the campus would change officers do not consider that this would amount to a negative change.

195 To the east, south and west of the site the adjacent buildings are in various medical uses. With this in mind and given the distances that will be retained between the new and existing buildings there would be no signifcant harm to amenity.

Daylight and Sunlight Impact for Neighbours

196 The Building Research Establishment guidance sets out the rationale for testing the daylight impacts of new development on existing buildings through various tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The VSC, however, is a general measure ofpotential for daylight in a space that does not take into consideration the function of the space being assessed and should be carried out at early design when rooms' layout is not yet determined and the optimum position ofwindows is being assessed.

197 As discussed above the most effective way to assess quality and quantity of daylight within a living area for new dwellings is by calculating the Average Daylight Factor (ADF).

198 The third method is the No Sky Line (NSL) or Daylight Distribution (DD) method which is a measure to assess the distribution of daylight in a space and the percentage of area that lays beyond the no-sky line (i.e. the area that receives no direct skylight). This is important as it indicates how good the distribution of daylight is in a room. If more than 20% of the working plane lies beyond the no-sky line poor daylight levels are expected within the space.

199 The table below summarises the relevant criteria for the assessment of daylight

Measure of Interior Daylight	**Benchmark**	**Daylight Criterion**
Vertical Sky Component (VSC)	27%	If VSC is at least 27% then the conventional window design will usually give reasonable results If the VSC falls below 27% a reduction of less than 0.8 (20%) would be acceptable
Average Daylight Factor (ADF)	2.0% 1.5% 1.0%	Min value for kitchens Min value for living rooms Min value for bedrooms
No-sky View	80%	There will be a good distribution of light in the room if at least 80% of the working plane receives direct

		skylight

200 In terms of sunlight all windows which face within 90 degrees of due south should be tested. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours

201 The NPPF sets out guidance with regards to daylight/sunlight impact and states *"when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)".* The intention of this guidance is to ensure that a proportionate approach is taken to applying the BRE guidance in urban areas. London Plan Policy D6 sets out the policy position with regards to this matter and states "the design of development should provide sufficient daylight and sunlight to new and surrounding houses that is appropriate for its context". Policy D9 (Tall Buildings) states that daylight and sunlight conditions around the building(s) and neighbourhood must be carefully considered. Emerging policies within the NSP identify the need to properly consider the impact of daylight/sunlight without being prescriptive about standards.

202 This application was accompanied by A daylight and Sunlight Assessment which considered the impact of the proposal on surrounding residential properties (95 Denmark Hill, 97 Denmark Hill, 1-16 Harbord Close,17-27 Harbord Close, Flats 1-5, 1 De Crespigny Park, Flats A-D, 3 De Crespigny Park, Flats 1-9, 5 De Crespigny Park, Flats 1-8, 7 De Crespigny Park, Flats 1-10, 9 De Crespigny Park, 11 De Crespigny Park, 17 De Crespigny Park, 21De Crespigny Park and 23 De Crespigny Park). The report has correctly identified relevant properties to be assessed.

<u>Daylight</u>

203 The report confirms that all of the properties assessed would meet BRE targets in terms of VSC.

204 In terms of No Sky Line Tests, of the 167 rooms tested 161 rooms would meet BRE targets (96%). There are 6 rooms that would fall below the BRE target (discussed below).

205 **1-16 Harbord Close** is located to the north-west of the development site and benefits from high levels of natural lighting in the existing condition. There are 52 windows (serving 44 rooms) that are located on its southern elevation.In terms of the NSL method of assessing daylight, the results demonstrate that 42 out of 44 rooms (95%) meet the BRE Guidelines. There are 2 rooms

located on the southern elevation of the property that experience NSL alterations beyond the advisory 20% set out by the BRE Guidelines. These rooms will be able to see direct sky to at least 60% of the area once the proposed development is in place.

206 Given the limited number of rooms which will fall below BRE targets for NSL and the fact that all rooms would meet VSC levels the harm likely to arise in terms of loss of daylight would be limited and not uncommon for urban locations.

207 **Flats 1-8, 7 De Crespigny Park -** This residential block is situated directly north of the Maudsley Hospital development site. With regards to the VSC methodology of calculating light loss, full BRE compliance has been recorded. In terms of the NSL test, 9 out of 10 rooms tested (90%) will meet the strict application of the BRE Guidelines. There is 1 room which will experience a change of 22.6% former NSL value, marginally beyond the BRE's suggested 20%. The window serving this room is located at basementlevel and is therefore partially obstructed by the pavement. This renders it sensitive in daylight distribution terms whereby any **f**urther reduction may trigger losses beyond the BRE's advisory targets.

208 The daylight effects to Flats 1-8, 7 De Crespigny Park are considered minor due to the fact that full BRE compliance has been observed in terms of the VSC test and the 1 room experiencing a loss of NSL is located at basement level.

209 **Flats 1-10, 9 De Crespigny Park** This residential block is situated directly north of the Maudsley Hospital development site. With regards to the VSC methodology of calculating light loss, full BRE compliance has been recorded. In terms of the NSL test, 10 out of 12 rooms tested (83%) will meetthe BRE Guidelines. There are 2 rooms which will experience light alterations beyond the BRE's advisory 20%. The windows serving these rooms are located at basement level and is therefore partially obstructed by the pavement. This renders them sensitive in daylight distribution terms whereby any further reduction may trigger losses beyond the BRE's advisory targets.

210 The daylight effects to Flats 1-10, 9 De Crespigny Park are considered minor due to the fact that full BRE compliance has been observed in terms of the VSC test and the 2 rooms experiencing a loss of NSL are located at basement level.

211 **11 De Crespigny Park** is located to the north-east of the development site. Full BRE compliance has been observed in terms of the VSC method of assessment. In terms of the NSL test, 9 out of 10 rooms tested (90%) will meet the BRE Guidelines. There is 1 one room located at basement level that will experience a change of 22%, just 2% beyond the 20% suggested by the BRE Guidelines.

212 The daylight effects to 11 De Crespigny Park are considered minor by virtue of the fact that VSC compliance has been recorded. Whilst there is 1 room that will experience an NSL change of 22%, this is not considered to be noticeable to occupants.

<u>Sunlight</u>

213 In terms of sunlight, the results demonstrate full BRE compliance for all properties tested.

214 Overall the assessment demonstrates that there will be some impact upon daylight for a limited number of adjacent occupiers (6 rooms). However, having regard to the urban context of the site, the physical constraints of basement level accommodation and the level of detrimental impact likely to arise, it is not considered to be so significant as to warrant refusal of this application. Furthermore a balance must be struck between the public benefits of the scheme and the harm that may arise to surrounding occupiers. This development would deliver a significant number of high quality residential units including a generous amount of affordable housing, the new buildings would make a positive contribution to the streetscene and character of the area as well as delivering enhanced public realm. On balance, the level of harm likely to arise in respect of daylight to adjacent residential occupiers is not considered to outweigh the benefits of the proposal.

Overshadowing of amenity spaces

215 The daylight/sunlight assessment submitted incudes an assessment of external amenity spaces. The results show that the proposal would not have a significant effect on any external amenity spaces by way of overshadowing when compared to the existing situation and all spaces would exceed BRE targets for sunlight.

Noise and vibration

216 London Plan Policy D14 and NSP Policy P65 require developments to manage the impacts of noise. The application was accompanied by a Noise Impact Assessment which included a noise survey to establish existing background noise levels. The assessment concludes that given the proposed façade elements with their specific acoustic performance properties, and subject to passive or fixed mechanical ventilation systems being designed to meet noise emissions limits in accordance with the Council's standards, the future residents of the development would not be adversely impacted by external noise.

217 In terms of impact of noise arising from the development it is not anticipated that introducing 187 residential units would give rise to unacceptable noise or disturbance to neighbouring sites. The noise assessment submitted considers the impact of plant required for the residential uses. Operational noise levels from the current selection of plant are not predicted to have an adverse impact at nearby properties.

218 The council's environmental protection team has reviewed the noise assessment and are satisfied subject to recommended conditions.

Agent of change principles (ability for commercial and residential usesto co-exist)

219 London Plan Policy D13 requires all developments to consider ‘agent of change’ principles to ensure that where new developments are proposed close to existing noise-generating uses, they are designed in a moresensitive way to protect the new occupiers, such as residents and businesses from noise and other impacts. This is an important consideration for this site given the proximity of proposed residential uses in relation to existing and proposed medical uses.

220 In order to respond to Policy D13, the site has been designed to respond to the surrounding building in terms of scale and use. Adequate separation will be retained between the residential buildings on this site and neighbouring hospital buildings to prevent any conflict between the uses arising. Thebuildings are positioned towards the north boundary of the site away from themain hospital buildings and there is sufficient distance on the east and west boundaries to prevent any significant issues.

221 The amenity space in the centre of the site, between the blocks will be separated from any servicing activity and requirements associated with the hospital uses to the south or Kings College Hospital to the east.

223 Appropriate construction techniques will ensure that future residents benefit from good levels of sound insulation.

224 Sufficient mechanical ventilation will be incorporated into the buildings to ensure that the future users of the site are not exposed to poor air quality.

225 The submitted noise assessment confirms that existing and future residentsare unlikely to be adversely affected.

226 To conclude, it is considered that the development ensures that the technical considerations such as adequate servicing, ventilation, mitigation of noise and vibration have been robustly considered to ensure the space designed and attractive and usable by the intended future occupiers in accordancewith Policy D13.

Transport and highways

227 Chapter 9 of the NPPF seeks to ensure that transport issues are properly addressed as part of development proposals. Proposals must assess the impact upon existing transport networks, promote and maximiseopportunities for sustainable transport modes whilst mitigating any adverse transport related environmental effects and must make a significant contribution to improving accessible movement and permeability as a key priority for place making. Paragraph 109 states “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts
on the road network would be severe”. This approach is reflected in Chapter

10 of the London Plan, Southwark Saved Policies 5.1, 5.2, 5.3 and 5.4, Core Strategy Strategic Policy 2 and the emerging NSP Policies (P48 – P54).

228 This application was accompanied by a Transport Assessment as well as a Framework Travel Plan. The documents have been reviewed by the Council's Transport Policy and Highways Teams. Revised and additional highways, transport and construction related information was submitted to address initial comments raised in respect of disabled parking provision, delivery and servicing.

Site context, proposed layout and response to highway network

229 The footway adjoining this site on Denmark Hill is wide and connects southerly to the nearby Denmark Hill train station and the pedestrian routes along the adjacent Ruskin Park. In the same direction, it joins with the footways on Herne Hill and Red Post Hill leading to Herne Hill and North Dulwich train stations respectively. It also links with the general recreation walking route through the neighbouring King's College hospital which ultimately joins with Loughborough Junction train station. The bus lanes on both sides of the immediate southern stretch of Denmark Hill assist cyclistsin connecting with Herne Hill station. There are planned cycle routes nearthis development on Camberwell Grove and through Windsor Walk. In addition, the adjacent Champion Park/Denmark Hill junction has signalised pedestrian crossings on all its three arms, with these roads designated as 20mph zone. These pedestrian/cyclist routes and the associated road safety facilities can be used by the prospective staff/patrons of this development for their journeys to and from this site and to the available transport infrastructure.

230 The applicant has proposed the removal of the existing 4 vehicle accesses on the adjacent De Crespigny Park and creation of 2 new ones from same road for refuse/emergency vehicles and disabled car park, a loading bay atits western end, the setting back of this development from De Crespigny Park to create a public realm complementing the adjacent footway, 12 cycle stores and 4 refuse bin stores spread across this site's internal courtyard plus 2 visitors cycle stores. The new vehicle accesses would have ample manoeuvring space that would ensure refuse and similar size vehicles would enter and exit this site in a forward gear. A north-south pedestrian route within this site from De Crespigny Park, connecting to that of the approved hospital development adjoining its south-eastern boundary, which ultimately leads to Windsor Walk/Denmark Hill station, has also been proposed.

231 The proposed layout of the site is acceptable from a transport policy perspective. The proposal would provide a good environment for pedestrians and the limited vehicle users that would enter the site. It is considered necessary to secure enhancements to the surrounding highway network for the benefit of future occupiers. Hence, the applicant will be required to fund the construction of a raised entry treatment at Crespigny Park/Grove Lane junction and the upgrade of the footway flanking this development and leading easterly to Camberwell Green on De Crespigny Park. A contribution towards these highway improvements is considered necessary to mitigate

the impact of the development.

Trip generation

232 This proposed development is in an area with excellent (6 – High) public transport accessibility level, lies close to Denmark Hill train station and abuts the busy bus routes on Denmark Hill. Concerning the vehicle movements ensuing from it, the Councils Transport Policy Team have undertaken an interrogation of comparable site's travel surveys within TRICS travel database which has revealed that it would generate some 24 and 17 two-way vehicle movements in the morning and evening peak hours, respectively. It is also estimated that the existing hospital building on this site (8045m2 GIA x 1.1 = 8849m2 GEA) would have produced around 55 and 39 two-way vehicle movements in the morning and evening peak hours, correspondingly, meaning that this proposed development would result in netreductions of approximately 31 and 22 two-way vehicle movements in the morning and evening peak hours, separately. Even taking into account the committed developments in this locality, this development proposal would not have any noticeable adverse impact on the prevailing vehicle movements on the adjoining roads.

233 Notwithstanding the limited impact on the road network as set out above, the applicant has proposed travel plan initiatives encompassing the provision of £50 voucher for the initial occupiers of this development towards the purchase of cycling equipment, cycle parking facilities, travel pack containing public transport/cycling information, appointment of a travel plan co- ordinator, plus monitoring combined with an offer of annual free bike maintenance for the residents.

234 In respect of impact on public transport it is estimated that this development would result in additional 60 and 31 two-way public transport trips in the morning and evening peaks hours correspondingly.

235 An analysis of data relating to the traffic accidents occurring in the vicinity of this development has revealed that there is the need for enhanced highway safety schemes. A review of the bus facilities in the vicinity of this development has revealed that improvement will be necessary on Champion Park as few of the bus stops have no real time passenger information systemand an upgrade to a few of the bus shelters will be required.

236 The above matters can be addressed through a contribution towards bus improvements and highway safety measures to be controlled via obligations in the s106 agreement.

Servicing and deliveries including refuse storage and collection

237 London Plan Policy T7 deals with servicing and delivery arrangement during construction and end use. The policy requires provision of adequate space for servicing, storage and deliveries to be made off-street, with on-street loading bays only used where this is not possible. Construction Logistics

Plans and Delivery and Servicing Plans should be submitted (appropriate tothe scale of the development).

238 The site will be serviced from De Crespigny Park with Blocks 01, 02 and 03 being serviced from an inset layby on De Crespigny Park and Block 04 being serviced from the internal vehicular access to the east of the site. There are dedicated bin stores in each of the blocks located within the 10m drag distance as required by Southwarks Waste management guidance. The refuse strategy has been accepted by Highways, Transport Policy and Waste Management Teams.

239 The applicant has submitted a framework construction management plan (CMP) demonstrating how the execution of this development including loading/unloading by construction vehicles would be managed. However, it is considered that a revised/more detailed CMP will be required to include an undertaking that the adjoining roads shall be swept daily and/or as required, method of ensuring that the proposed construction vehicle routing would not conflict with that of the adjacent hospital development on this site, the use of transport operators with a minimum 'Silver' membership of FORS, Daily number and profile of deliveries confirming minimisation of deliveries during peak traffic hours and school arrival/departure times (0800hrs-0900hrs and 1500hrs-1600hrs, a plan showing pedestrian safety measures including safe diversion of pedestrians along the adjacent walkways, consolidation including co-ordination of deliveries with the adjoining building site, a wide geographical plan/statement affirming that construction vehicles would use strategic roads in the borough while avoiding also residential streets as far asit is practicable, confirmation of whether or not the adjoining on-street parkingbays would be suspended, confirmation that crane installation method (if crane is overlapping the highway) would be agreed with the Council and rigid lorries would mainly be used.

240 A delivery and service management plan will also be required. The aforementioned plans can be controlled by way of s106 obligations.

Car parking

241 London Plan Policy T6 seeks to encourage car free and car limited development as much as possible and sets maximum car parking standards for different uses whilst recognising the need for an appropriate provision of disabled parking and adequate arrangements for servicing. Major residential development should provide disabled parking spaces for 10% of dwellings (3% to be provided at the outset and 7% future proofed), non-residential uses should provide a minimum of 1 disabled space. All car parking spaces must be fitted with electric vehicle charging points. This approach is reinforced in NSP Policies P53 and P54.

242 Southwark CPZ provides adequate car parking control in this area weekdays from 0830hrs to 1830hrs. There are existing 115 'Pay & Display' car parking spaces on the adjacent hospital site. The applicant has proposed 6 disabled car parking spaces. This level of car parking provision would be satisfactory

given this site's characteristics and the results of the parking surveys undertaken. It is envisaged that any supplementary disabled car parking demand in the future could be accommodated along the adjacent section of De Crespigny Park. Notwithstanding, as this development fulfils the criteriafor a car-free development, it will be excluded from those eligible for car parking permits under the CPZ operating in this locality. All of the 6 on-site disabled car parking spaces must be equipped with active electric vehicle charging points (EVCP's).

Cycle parking and cycling facilities

243 This development will provide 568 cycle parking spaces on the ground floor which is more than double the London Plan requirements but falls slightly short of the 580 spaces required for NSP standards. Internal covered, safe and accessible cycle storage areas have been identified for residents within each of the blocks as well as external visitor parking spaces. A location has been identified for the nursery parking provision. Clarification is required in respect of the detailed style of cycle racks to be used for the nursery as well as confirmation that disabled and cargo bike parking spaces will be provided.

244 A condition will be attached to control the detailed design of the cycle parking facilities and to ensure that adequate facilities are provided for the nursery and residential uses prior to occupation.

Healthy Streets

245 London Plan Policy T2 requires development proposals to demonstrate how they will deliver improvements that support the ten Healthy Streets Indicatorsin line with Transport for London guidance. This application was accompanied by a Healthy Streets Assessment. The development is car free save for six disabled spaces thus promoting walking, cycling and use ofpublic transport. Contributions have been secured towards sustainable transport modes to accommodate the demand created by future occupiers of the site. The scheme has been designed to enhance public realm by providing a new public route through the site leading to Denmark Hill Station which will enable cyclists and pedestrians to utilise a less trafficked route to the station. Furthermore the development would provide high quality landscaped space internally with places for occupiers to dwell/relax. The development seeks to significantly enhance biodiversity through maximising urban greening on the site which will also help to improve air quality. The scheme has been designed to minimise air and noise pollution as much as possible.

246 Overall the transport and traffic related implications have been fully considered. The Council's Highways and Transport Teams are satisfied with the proposal.

Environmental matters

Construction management

247 A framework Construction Method Statement has been submitted, the statement sets out how construction will be undertaken to minimise transport and environmental effects. The statement covers noise, vibration, dust, smoke, emissions, and contact arrangements for site personnel, traffic management, waste storage, separation and disposal, ecology and site security. The statement sets out general principles but confirms that upon appointment of a contractor a detailed CEMP will be prepared taking account of the relevant context, issues and requirements at the time of planned construction (this site will not commence construction until the earlier phases of the hospital redevelopment are complete). The anticipated construction period is April 2024 until early 2027. The earlier phases of the hospital redevelopment are anticipated to complete by April 2023. The intervening period will allow decant of the hospital services to take place It is intended that vehicles from all directions will travel to the site using the A202 and A215 entering and existing from De Crespigny Park. Over the course of the project an average 12.5 delivery vehicles will attend the site per day but this will rise to a peak of 30 vehicles for a very brief period when the construction of all 4 blocks overlaps.

248 Conditions and s106 obligations are recommended requiring the submission of a Construction Logistics Plan and Construction and Environmental Management Plan to enable sufficient control over the traffic and environmental effects of construction. As part of the detailed management plan the Council will ensure that measures to minimise the number of deliveries are clearly set out.

Water Resources, Flood Risk and SUDs

249 London Plan Policy SI5 seeks to limit the use of water within new developments, Policy SI 12 seeks to ensure that new developments do not increase the risk of flooding on or offsite and SI13 promotes Sustainable Urban Drainage techniques (SUDs). Developments must properly assess therisk of flooding and include appropriate mitigation where required. There is also a requirement to enhance urban greening and sustainable surface waterdrainage techniques. This requirements are also reflected in the current and emerging Southwark policies.

250 The application site is located within Flood Zone 1. A Flood Risk Assessment was submitted detailing how the development has been designed to address flood risk and SUDs proposals. The assessment has been reviewed by the council's drainage team, the GLA and Environment Agency. No objection is raised subject to a recommended condition regarding SUDs.

251 In term of reducing water consumption the sustainability statement submitted with the application confirms that the development will be fitted with low consumption fixtures and fitting such as low flow taps/dual flush toilets/and water efficient white goods. Such measures will result in a reduction of 40%

water consumption for the nursery and the anticipated water consumption (l/person/day) for the proposed dwellings shows a figure of 105.0 l/p/d (whichis below the 125.00 l/p/d allowed under Building Regulations). Furthermore each dwelling will be fitted with a water metre which also reducing consumption.

Land contamination

252 A desk top ground investigation assessment report has been submitted by the applicant. The report recommends further intrusive investigations are undertaken. The assessment has been reviewed by EPT, in line with this a condition has been recommended requiring further assessments be submitted.

Air quality

253 A key priority for the London Plan is to tackle poor air quality (Policy GG3 and SI 1). This is reinforced in Southwark's development plan policies. Core Strategy Policy 13 requires developments to address poor air quality. NSP P64 seeks to ensure that developments achieve or exceed air quality neutral standards; and address the impacts of poor air quality on building occupiers and public realm users by reducing exposure to and mitigating the effects of poor air quality.

254 The site is located in an AQMA, the proposed development has the potential to cause air quality impacts at sensitive locations during the construction and operational phases, as well as expose future residents to elevated pollution levels. An air quality assessment has been submitted, which considers the air quality impacts arising from the construction and operational use of the development. The report concludes that the effects on air quality during construction are considered to be negligible subject to appropriate air quality and dust monitoring taking place and the suggested mitigation being implemented. In terms of operational impact the proposal is considered to beair quality neutral.

255 The council's environmental protection team has reviewed the submission and advised that there is no objection to the proposal subject to conditions tocontrol construction management.

Light pollution

256 Taking into account the existing scale of buildings on site and range of hospital uses taking place it is not considered that the proposal would result in a significant increase in light pollution. Conditions are recommend to control all external lighting in detail.

Archaeology

257 Saved Policy 3.19 and NSP Policy P22 advises that new development should make provision for the protection of archaeological resources. This application was accompanied by a desk based assessment which has been reviewed by the Councils Archaeologist and found to be robust. There are noundergroundarchaeological issues with this site, however the buildings to bedemolished, Mapother House and the Michal Rutter Building represent the 1930s expansion of the site and changing ideas of the treatment of mental illness for children and paying patients. The adaptation and change of these buildings over time will aid our understanding of the changes in ideas, treatment and the use of the buildings over time. It is recommended that prior to the commencement of development works the buildings are subjectto a programme of archaeological building recording. The applicant's appointed archaeologist will need to produce a Written Scheme of Investigation detailing how the works will be undertaken. A suitable level of building recording would correspond to level three, as detailed in Understanding Historic Buildings (Historic England). The examination of the building should be accompanied by archive research detailing the functions and use of the buildings, including how this has changed over time. Consideration should be made for the role of the building in ideas of mental health treatment.

258 Appropriate conditions have been recommended

Energy and sustainability

259 Chapter 9 of the London Plan deals with all aspects of sustainable infrastructure and identifies the reduction of carbon emissions as a key priority. Policy SI2 requires all developments to be net zero carbon with a minimum onsite reduction of 35% for both commercial and residential. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where developments are unable to meet net zero carbon targets any shortfall between the minimum 35% and zero carbon must be mitigated by way of a payment towards the carbon offset fund. The energy strategy for new developments must follow the London Plan Hierarchy (be lean/ be clean/ be green/be seen) and this must be demonstrated through the submission of an Energy Strategy with applications and post construction monitoring for a period of 5 years.

260 Saved Policy 3.4 and Core Strategy Policy 13 sets out Southwark’s current adopted approach to ensuring that new developments tackle climate change, the approach is generally consistent with London Plan Adopted Policies whilst also requiring new commercial developments to meet BREEAM ‘Excellent’

261 NSP Policy P68 reflects the approach of the London Plan by seeking to ensure that non-residential developments achieve a BREEAM rating of ‘Excellent’ and include measures to reduce the effects of overheating using the cooling hierarchy. P69 reflects the London Plan approach of ‘lean, green

and clean' principles. P69 requires residential buildings to be zero carbon on site and non-residential buildings to be zero carbon with an onsite reduction of at least 40%. Any shortfall can be addressed by way a contribution towards the carbon offset fund. This policy is not yet adopted but clearly indicates the direction of travel and strong commitment that Southwark hasto tackling climate change with its onsite targets being more onerous thanthe London Plan once fully adopted.

262 At the present time the standard which must be achieved for this development is net zero carbon for both elements with a minimum of 35% carbon reductions on site and any shortfall being mitigated by way of a contribution. Energy and Sustainability Assessments based on the current adopted planning policy were submitted. In response to the GLA Stage 1 comments further energy information was submitted to address climate change policies.

Whole life cycle and carbon capture

263 A Whole Life Carbon Assessment and separate Whole Life Carbon Assessment Template have been submitted. The Assessment has been prepared in accordance with the GLA guidance and explains the strategies which will be adopted at the end-of-life of the building to ensure circularity, and the Template document includes a declaration of the end-of-life scenario of the building elements. The document has been reviewed by the GLA and found to be acceptable subject to obligations to secure post construction reviews, compliance with the energy strategy including the amount of PV to be installed on the roof and future proofing connection to a district heating network.

Carbon emission reduction

264 Overall, the energy assessment asserts that scheme would achieve a carbon saving of 66.7% on site. On this basis the proposal falls short of the zero carbon requirement but would significantly exceed the adopted 35% London Plan target for onsite reductions. The shortfall between 35% and zero carbonwill be met by way of a carbon offset payment which would accord with current adopted policies. To this end a payment of £163,675.50 (57.4 tonnes shortfall x £95) should be secured by way of an s106 agreement.

Be Lean (use less energy)

265 The proposed development will incorporate a range of energy efficiency measures including levels of insulation exceeding current Building Regulations requirement, the installation of high performance glazing, energy efficient lighting and natural ventilation in all habitable spaces. The implementation of these measures would reduce regulated CO2 emissionsby 14% and 15% for the domestic and non-domestic spaces respectively.
This would meet London Plan targets for energy reduction.

Be Clean (supply energy efficiently)

266 The possibility of employing a decentralised energy network was investigated. Currently there is no district heating network available. However, a district heating network might become available in the coming years. The development has been designed to allow future connection to a district heating network should one become available, a plan has been submitted to show where necessary pipes and plant could be located. This should be secured in the s106 agreement.

Be Green (Use low or carbon zero energy)

267 Photovoltaic panels are proposed on the roof of each of the blocks. In total approximately 286m2 (circa 68.6 kW system) will be installed. It is proposed that Air Source Heat Pump (ASHP) and Photovoltaics (PV) will be incorporated into the development to provide both 100% heating and hot water demands within the residential elements, as well as cooling for the nursery. Any surplus will be fed back to the grid.

Be Seen (Monitor and review)

268 The London plan asks developers to monitor energy use during the occupation and to incorporate monitoring equipment to enable occupants to monitor and reduce their energy use. Displayed energy use within individual units will allow occupants to understand the way in which they consume energy and how much it costs. The proposed scheme will explore opportunities to link the proposed heating and mechanical ventilation systems to a computer based central monitoring system.

269 In accordance with London Plan policies it is appropriate to secure post completion monitoring within the s106 agreement.

Circular economy

270 London Plan Policy SI7 seeks to promote resource conservation, waste reduction, increases in material re-use and recycling, and reductions in waste going for disposal through the requirement of new development to submit a circular economy statement. Such statements must demonstrate how all materials arising from demolition and remediation works will be re- used and/or recycled; how the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life; opportunities for managing as much waste as possible on site; adequate and easily accessible storage space and collection systems to support recycling and re-use; specify how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy. The statement must also identify how performance will be monitored and reported.

271 A Circular Economy Statement has been submitted in line with the GLA's requirements. The statement includes a commitment to reusing/recycling and recovering 95% of construction demolition waste. A pre-demolition audit will be commissioned to maximise the recovery of materials, sustainable procurement plan will be used for new materials. A Site Waste Management Plan will also be prepared to develop and implement procedures to sort and reuse and recycle demolition and construction waste. The plan will also highlight strategies for designing out waste and reducing waste generated onsite. The new blocks will follow the best practice principles detailed in the plans with the intention of minimising waste first before reuse, recycling and disposal. For operational waste, appropriate space has been designed to allow for access and collection of waste which includes recycling. The proposed commitments to minimise the quantities of materials and other resources (energy, land, water) used, and measures for sourcing materials responsibly and sustainably are considered to be acceptable in principle. TheGLA is satisfied with the CES submitted subject to the applicant submitting a post completion report which sets out the predicted and actual performance against all numerical targets. This will be secured as an s106 obligation.

Overheating

272 London Plan SI4 requires major development proposals to demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the London Plan cooling hierarchy. This application was accompanied by an overheating assessment which was subsequently updated to reflect improvements made to the internal layout. The purpose of the overheating assessment is to determine the comfort levels in the main habitable rooms (bedrooms, common living rooms and kitchens) during the summer months when the risk of overheating is present. The analysis results show that with mitigation in place (use of high specification glazing and use of high specification internal blinds) all rooms will meet overheating comfort levels.

BREEAM

273 Strategic policy 13 of the Core Strategy requires the commercial element of the development (the nursery) to achieve BREEAM 'excellent'. A condition tosecure BREEAM 'excellent' is recommended.

Digital Connectivity

274 London Plan Policy SI6 introduces the need for new developments to address London's requirements for enhanced digital connectivity. The policy requires development proposals to ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users, to meet expected demand for mobile connectivity generated by the development, to take appropriate measures to avoid reducing mobile connectivity in surrounding areas; and to support the effective use of rooftops and the public realm (such as street furniture and bins) to accommodate well-designed and

suitably located mobile digital infrastructure.

275 In order to address this policy requirement a condition is recommended to ensure that the development can install appropriate ducting for future connection to the full fibre infrastructure.

Summary

276 In conclusion subject to the commercial building meeting BREEAM Excellent, being constructed in accordance with the details set out in the energy strategy, ensuring provision is made for future connection to a district CHP and mitigating the impact of the shortfall in terms of onsite carbon reduction, the proposal is considered to be acceptable.

Planning obligations (S.106 agreement)

278 Saved Policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligationsbe:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

279 Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in Regulation 122 can be givenweight.

Planning Obligation	Mitigation	Applicant Position
Construction on the development hereby approved not to be commenced until all medical uses/facilities have been relocated into the new premises within the hospital campus and evidence provided to this effect.		Agreed
Provision of affordable	Secure the provision of	Agreed

housing units	79 affordable units (296 hab rooms) comprising 55 social rented dwellings and 24 shared ownership Intermediate • 4 x 1b1p • 6 x 1b2p • 1 x 2b4p • 4 x 3b4p • 5 x 3b5p • 4 x 3b6p Social • 2 x 1b1p • 3 x 1b2p • 9 x 2b3p • 17 x 2b4p • 4 x 3b4p • 17 x 3b5p • 3 x 3b6p Affordable housing provisions and delivery controls, including provision for review mechanisms (if development not commenced within 2 years) Affordable housing monitoring contribution (79 x £132.35 = £10,455.65)	
Affordable housing monitoring		Agreed
Delivery of nursery floorspace	None of the residential units in Block 01 to be occupied until the nursery has been practically completed and made available for occupation	
Nursery management plan to ensure that		Agreed

Maudsley Staff are offered first right of refusal, followed by NHS staff and then general public.		
Wheelchair accessible housing	14 x private (5x 1 bed/5 x 2 bed/4 x 3 bed) 7 x social rent (2 x 1 bed and 5 x 2bed) 4 x shared ownership (all 1 bed) Provision of units and confirmation they have been built to required standards, marketing, allocation and fit out of the wheelchair units	Agreed
Ensure unrestricted access to all external amenity spaces and onsite play space for occupiers of all residential units		Agreed
Future connection to a district CHP		Agreed
Carbon Offset Payment	£163,675.50	Agreed
Full compliance with the energy strategy hereby approved including minimum provision of 68.kw from PV Panels Energy use monitoring to meet 'Be Seen' requirements of LP policy and Whole Life Cycle Carbon Assessment Post Construction Reviews		Agreed
Planning obligation: Construction Phase Mitigation:	This development would be expected to deliver 40 sustained jobs to unemployed Southwark	Agreed

Employment: Jobs/Contributions End Use (Completed Development): Jobs/Contributions Construction Phase Employment: Skills and Business Support Plan	residents, 40 short courses, and take on 10 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution. The maximum Employment and Training Contribution is £193,000 (£172,000 against sustained jobs, £6000 against short courses, and £15,000 against construction industry apprenticeships).	
Transport and Highways	Raised entry treatment at De Crespigny Walk/Grove Lane Junction £30,000 Improvements to pedestrian route to Camberwell Green £42,432 Provision of 2 bus countdowns on Champion Park £40,000 DSP Bond 18,700 TOTAL 131,132	Agreed
Deliver a new north-south route through the site to connect with the route being delivered on the adjacent CYP		Agreed

site. Need to submit technical and detailed landscaping proposals including all necessary plans and sections to show how this element of public realm would be delivered covering as a minimum • Site levels • DDA compliant access • Lighting • Hard and soft landscaping • Boundary treatment • Seating • Water fountains • Any security measures • Maintenance and management plan Provide the route prior to first occupation of the development Ensure the route remains open to the public in perpetuity		
Travel Plan		Agreed
Delivery and Servicing Plan		Agreed
Demolition and Environmental Construction Plan		Agreed
S278 works If consent is granted the developer must enter into a S278 agreement to complete the following works: ○ Repave the entire footway including new kerbing fronting the development on De Crespigny Park using materials in accordance to Southwark's Streetscape Design Manual - SSDM (Yorkstone		Agreed

natural stone slabs and 150mm wide granite kerbs). ○ Construct a new vehicle crossover in accordance to SSDM standards at an approved location. ○ Construct a new inset loading bay in accordance to SSDM standards. ○ Reinstate all other redundant vehicle crossovers as footway. ○ Resurface the section of De Crespigny Park fronting the site. ○ Upgrade Street Lighting to current standards. ○ Replace existing single yellow lines onDe ○ Crespigny Park with double yellow lines. ○ Offer for adoption a minimum of 2.0m strip of land around the proposed loading bay as publicly maintained. ○ Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manageron 020 7525 4706 to arrange. ○ Pay for implementation of Traffic Management Order as required	

280 In the event that an agreement has not been completed by 31st March 2022 the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

281 In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and

Implementation of the Core Strategy (2011) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

282 Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark.

283 The site is located within Southwark CIL Zone 2 and MCIL2 Band 2 Zone. Based on the information provided by the applicant the gross amount of CILis approximately £2,932,479.91 (pre-relief) consisting £582,109.42 of Mayoral CIL and £2,350,370.49 of Borough CIL. Subject to the correct CIL forms being submitted on time, CIL Social Housing Relief (approximately £ 1,367,319.94) can be claimed for a number of types of affordable housing. The resulting CIL amount is estimated to be around £1,588,957.63 net of relief. It should be noted that this is an estimate, and the floor areas will be checked when related CIL Assumption of Liability Form and Relief Claim Form are submitted, after planning approval has been obtained.

Other matters

284 London Plan Policy D12 requires all major developments to be accompanied by a Fire Strategy. This application included a Fire Strategy which has subsequently been updated to address the issues raised by the GLA. The revised strategy deals with the residential and nursery use and considers structural matters, identifies means of escape and evacuation strategies, methods for dealing with fire spread and control, fire safety access and fire safety management. A site plan showing evacuation assembly points and the location of fire safety and evacuation lifts is included within the document. The GLA has confirmed they are satisfied with the revised document.

Community involvement and engagement

Consultation responses from members of the public and local groups

<u>Pre Application Engagement</u>

285 This application was accompanied by a Statement of Community Involvement and Engagement Summary from the Development Consultation Charter. A further update to the SCI was submitted in September 2021. The documents confirm that the following engagement was undertaken by the applicant prior to submission of the application and whilst the application was

being assessed by officers:-

- Two resident group meetings
- Three virtual public meetings (6th and 12th August 2020 and 29th April 2021)
- Social media posts
- A digital consultation booklet issued to 1530 local business and residents
- Southwark news press release
- A dedicated website was set up (received 1780 hits July – September 2020)
- Meetings with key stakeholders (including Ward Cllrs and Cabinet Members)

After the application was submitted the applicant has continued to engagevia virtual meetings with residents.

286 The Engagement Summary sets out the range of issues that were raised asa result of the pre application engagement and the applicant's response to those matters. The issues raised are reflective of the objections submitted formally with the application as set out and discussed earlier in this committee report

287 The level of pre application consultation undertaken by the applicant is considered to be an adequate effort to engage with those affected by the proposals. Concerns have been raised with respect to the fact that all meetings have been virtual and specific requests have been made for face to face meetings between local residents and SLAM Trust. This matter has been discussed with the applicant and they have confirmed that due to Covid restrictions face to face meetings were not deemed to be suitable in line with national guidance around public meetings during the pandemic. It is ultimately the responsibility of the applicant to decide how to manage public meetings in response to Covid restrictions and national guidance. It is important to note however, that the Council has only recently reconvened face to face public meetings.

288 As part of its statutory requirements, The Local Planning Authority, sent letters to all residents, issued a press notice publicising the planning application and advertised the application on the website. Following thesubmission of revised plans a further re-consultation was undertaken with members of the public that had already commented on the original proposals. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process

289 Full details of consultation and any re-consultation undertaken by the Local Planning Authority in respect of this application are set out in Appendix 2. The responses received are summarised at the start of this report.

Consultation responses from external and statutory consultees

290 **GLA Stage 1 Response (summary):** Principle of development: The provision of residential use on the site is broadly supported but furtherinformation is required to demonstrate that the proposal would not result in net loss of existing services on the site, including loss of the existing nurseries.

Housing and affordable housing: 50% affordable housing by habitable room with a tenure split of 70% Social Rent and 30% Shared Ownership is proposed. Further information on habitable rooms is required to determine whether the application can follow the Fast Track Route. Review mechanisms and the affordability of the units must be secured in any Section 106 agreement.

Urban design: The layout, height and massing of the scheme is supported. Key design details should be secured. Further details in relation to residential quality, proposed north-south pedestrian route and fire strategy are required.

Heritage: Less than substantial harm would be caused to the significance of the conservation area, which could be outweighed by the public benefits including provision of affordable housing, new health facilities and public realm improvements.

Transport: The strategic transport matters arising from this development could be compliant with the London Plan and the Publication London Plan, subject to further information on healthy streets, trip generation methodology, and enhanced cycle parking. A Delivery and Servicing Plan, Construction Logistics Plan, Travel Plan and Parking Design and Management Plan along with other obligations should be secured.

Sustainable development: The applicant is required to submit further information on the energy strategy and circular economy.

Recommendation: That Southwark Council be advised that, whilst the principle of development is strongly supported, the application does not yet fully comply with the London Plan and Publication London Plan for thereasons set out in paragraph 95 of this report; however, the possible remedies set out in this paragraph could address these issues.

Officer Comment: following the Stage 1 response additional and revised details were submitted in respect of nursery provision, accommodation schedule and layouts, tweaks to urban design, fire safety, energy and transport.

291 **GLA Stage 1 (Supplementary comments):** Outstanding matters have been resolved subject to Stage 2 review and the inclusion of recommended obligations and conditions.

292 **TFL (Stage 1 Summary):** There are a number of transport matters outstanding at this site. These can be summarised as:

- •Significant improvements are required on the Healthy Streets Assessment and trip generation and a commitment to provide necessary mitigation in particular to promote active travel in order to

achieve the Mayor's strategic mode shift target;
- Further work is required to improve design of cycle parking to comply with ItPLP Policy T5/LCDS
- A Parking Development Management Plan, Delivery Service Plan, Construction Logistics Plan and Travel Plan should be secured along with a CPZ contribution and a permit free agreement.

Officer comment: the applicant submitted an updated Healthy Streets Assessment and further tracking details to support the proposed parking and servicing strategy in response to the above comments. Conditions and s106 obligations are recommended to secure the necessary parking, servicing, and construction and travel plans.

293 **TFL (Stage 1 Supplemental comments):** None received

Officer comments: An update will provided to committee if additional comments are received after the publication of this report.

294 **Thames Water:** No objection subject to recommended conditions and Informatives

Officer comment: Conditions recommended.

295 **English Heritage:** On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation advisers, as relevant.

296 **Environment Agency:** We have reviewed the document 'Phase 1 Geo-Environmental Assessment' by BWB (reference MHL-BWB-00-XX-RP-YE-OOO1-Ph1-P2 Status S2 dated July 2020). The assessment has recommended an intrusive investigation to establish current ground conditions.

Officer comment: Conditions recommended.

297 **Secure by Design:** Development is suitable to achieve Secured By Design accreditation, and in order to assist the development with achieving Secured By Design standards a condition is recommended.

298 **CAAG:** It was noted that this is a private residential scheme with 50% "affordable" and 50% private housing. It is a joint venture between the hospital and a developer. The development is part of a significant densification of the site with hospital functions being moved to tall buildings located more centrally. The proposed buildings on the De Crespigny Park frontage, which are 5 storeys high plus an additional roof level storey, would clearly have the greatest impact on the CA. Discussion concentrated mainly on these.

Members accepted the proposed loss of the existing buildings subject to certain sculptural panels and artwork being appropriately relocated elsewhere on the site. They welcomed the 50/50% mix of accommodation planned. However it was important that the new buildings proposed should
relate well in terms of scale, building line, materials and character to the rest

of the street. Concerns were expressed about these aspects of the application.

The proposed buildings were thought to be set too close to the back of pavement line, rather than with some landscaped space in front of them, as the neighbouring houses opposite. They are more than 2 stories higher than the present hospital buildings on the site but extend to the same forward location. The scale of the existing houses, on Crespigny Park also diminishes at this end of the street yet the proposals are for significantly higher, 6 storey buildings here. The panel did not like the additional, “boxy”, insensitive, top floor and thought the scheme would better relate to the CA in character and scale without it.

The proposed materials were a concern. The area appears to be largely of London stock brick with significant amounts of white painted render and architectural features of modest scale. By contrast the panel thought the proposed new buildings to be of an intimidating character and scale with a rather colourless monochrome palette of materials. The treatment of the double height ground and 1st floor openings contributed to an unwelcome, rather domineering character and scale. The “polka dot” brick patterning proposed did not seem to most of the group to be the right answer to the architectural challenge posed by the site and the CA. In summary, a design more sympathetic in scale and materials for the Crespigny Park frontage wascalled for with materials brighter and more colourful than the greyish brick proposed.

With regard to the broader plans, the landscaping proposals for the hospital site generally and the proposed pedestrian route through to Crespigny Park were welcomed. However, some concerns were expressed as to whether car-parking proposals for the hospital use would prove adequate.

Regarding the development as a whole, it was understood that an Environmental Impact Screening opinion had been provided. The panel thought this to be insufficient in view of the size of the site and the significant issues its planned development raises. They believed a full EIA should be called for.

Office Comment: The comments have been duly considered as part of the assessment of this application. Design amendments were secured in terms of materials and site layout. For the reasons set out in the design sections of this report the proposal is considered to be of an acceptable scale and mass and harm to the conservation area would be less than substantial; and clearly outweighed by the benefits of the scheme.

Community impact and equalities assessment

299 The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights

300 The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

301 The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:

    - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
    - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
    - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low

3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

302 The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership. It is not considered that this application would harm any groups with protected characteristics. All existing medical facilities would be re-provided before the buildings subject of this application are demolished so no disadvantage would arise in this respect. It is intended thatenhanced medical facilities would be provided thus making a positive contribution to the lives of people with protected characteristics. . The provision of affordable housing would be a positive benefit of the scheme asa lack of access to affordable housing impacts disproportionately on Black, Asian and Minority Ethnic groups. Finally the new north-south public route through the site would provide a fully compliant public access from DeCrespigny Park through the hospital campus which could then provide a more direct and quicker route to Denmark Hill Station. This would be a significant benefit to existing and future residents as it is not currently possible to gain legible, safe, unimpeded access through the hospital campus.

Human rights implications

303 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference bypublic bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

304 This application has the legitimate aim of redeveloping a site to provide additional homes for borough The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

305 The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

306 The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	YES

CONCLUSION

307 This proposal forms part of the wider masterplan redevelopment of the hospital campus. All existing medical facilities would be re-provided elsewhere on site or within the community. Re-provision of facilities withinthe recently consented and partially constructed new buildings at Douglass Bennet House and the CYP building would ensure compliance with planning policies which seeks to protect medical uses. The new buildings would provide much higher quality and fit for purpose facilities which would
enhance the services offered. Furthermore the redevelopment of this particular parcel of land for residential use would generate capital funds

which the Trust intend to use for future phases of the masterplan to further improve and enhance the medical facilities offered from this campus.

308 National, regional and local planning policies make it clear that the delivery of additional housing is a key priority for the planning system and there is a strong presumption in favour of development that will deliver housing. There is a demonstrable and acute need for additional housing in the borough across all tenures. This proposal would deliver 187 new homes which would include the provision of 50% affordable housing by habitable room, The affordable dwellings would provide a policy compliant mix of social rent and shared ownership which would contribute to the most acute needs of the Borough. This is a significant benefit of the scheme.

309 The design would be of a high quality making a positive contribution to the townscape. Whilst there would be some harm to the setting of the nearby heritage assets, this is considered to be less than substantial harm which would be outweighed by the wider benefits of the proposal.

310 Subject to conditions to control the development in detail the proposal would offer a good standard of amenity to future residents of this site and would not cause significant harm to existing neighbours. Concerns raised in respect of construction impact have bene duly considered and adverse effects can be minimised and mitigated through the recommended obligation to provide a Construction and Environmental Management Plan.

311 Subject to the recommend conditions and s106 obligations the development has satisfactorily addressed transport and sustainability policies.

312 It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a S106 Agreement and referral to the Mayor of London.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 07514539531 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy
Appendix 3	Planning history of the site and nearby sites
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received.
Appendix 6	Design Review Panel Response

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning	
Report Author	Gemma Usher, Team Leader	
Version	Final	
Dated	21 September 2021	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	**Comments Sought**	**Comments included**
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		

Appendix 1

Recommendation

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

Applicant	SLAM Estates & Facilities South London and Maudsley NHS Foundation Trust	**Reg. Number**	20/AP/2768
Application Type	Major application		
Recommendation	GRANT permission	**Case Number**	2511-C

Draft of Decision Notice

planning permission is GRANTED for the following development:

Demolition of the Michael Rutter Centre, Mapother House and Professorial Building and construction of 3 new buildings fronting De Crespigny Park ranging from 5-8 storeys plus plant to create 187 one, two and three bedroom dwellings (use class C3). Creation of a nursery facility at ground floor level complete with secure outside play space. Creation of communal gardens, play areas for children, cycle parking and other associated alterations and improvements to infrastructure. Creation of a new pedestrian walkway to the east of the site with stairs and platform lift to improve connections to De Crespigny Park.

RE CONSULTATION DUE TO

- Amended description (increase in size of the nursery, reduction in number of residential units)

- Additional and revised transport related information

- Revised construction management plan

- Amended design (internal layout, fenestration and balconies)

- Amended landscape proposals

- Additional public realm details

- Additional technical reports (fire strategy/daylight _ sunlight)

Mapother House Maudsley Hospital De Crespigny Park London

In accordance with application received on 23 September 2020 **and Applicant's Drawing Nos.**:

Proposed Plans

Plans - Proposed Ground Floor Plan 098741_050_0_P_00 REV M received 14/09/2021

Plans - Proposed First Floor Plan 098741_050_1_P_01 REV J received 14/09/2021

Plans - Proposed Second Floor Plan 098741_050_2_P_02 REV J received 14/09/2021

Plans - Proposed Third Floor Plan 098741_050_3_P_03 REV J received 14/09/2021

Plans - Proposed Fourth Floor Plan 098741_050_4_P_04 REV J received 14/09/2021

Plans - Proposed Fifth Floor Plan 098741_050_5_P_05 REV J received 14/09/2021

Plans - Proposed Sixth Floor Plan 098741_050_6_P_06 REV J received 14/09/2021

Plans - Proposed Front Elevation - All Blocks 098741_050_E_01_REV K received 14/09/2021

Plans - Proposed East Elevation - Block 2 098741_050_E_02_REV J received 14/09/2021

Plans - Proposed West Elevation - Blocks 03 and 04 098741_050_E_03_REVJ received 14/09/2021

Plans - Proposed West Elevation Block 2 098741_050_E_04_REVJ received 14/09/2021

Plans - Proposed West Elevation Block 1 098741_050_E_05_REV K received 14/09/2021

Plans - Proposed East Elevation Block 1 098741_050_E_06_REV J received 14/09/2021

Plans - Proposed South Elevation - All Blocks 098741_050_E_07_REV J received 14/09/2021

Plans - Proposed East Elevation Blocks 3 and 4 098741_050_E_08_REV J received 14/09/2021

Plans - Proposed Street Elevation De Crespigny Park 098741_050_E_09 REVC received 14/09/2021

Plans - Proposed Comparative Site Section Facing East Rev B 098741_050_S_01_REVB received 14/09/2021

Plans - Proposed Proposed Site Section Facing East Rev B 098741_050_S_02_REVB received 14/09/2021

Plans - Proposed Comparative Site Section Facing North 098741_050_S_03_REVB received 14/09/2021

Plans - Proposed Proposed Site Section Facing North 098741_050_S_04_REVB received 14/09/2021

Plans - Proposed Detail Bay Study 01 - De Crespigny Park 098741_050_X_P_31_REV B received 14/09/2021

Plans - Proposed Detail Bay Studu 02 - Courtyard Ent Facade 098741_050_X_P_32_REV B received 14/09/2021

Plans - Proposed Detail Bay 03 - Courtyard Facade 098741_050_X_P_33_REV C received 14/09/2021

Plans - Proposed Detail Bay 04 - N/S Link Facade 098741_050_X_P_34_REV B received 14/09/2021

Plans - Proposed Provisional PV Layout Rev 02 5684-CBC-00-RF-DR-E-6210 received 08/09/2021

Plans - Proposed Vehicle Tracking Details for Refuse 60680_PP_SK05A received 08/09/2021

Plans - Proposed Urban Greening Factor Plan Rev P05 MS-GLH-00-XX-DR-L-1 received 06/04/2021

Plans - Proposed General Arrangement Plan Rev P06 MS-GLH-00-XX-DR-L-101 received 06/04/2021

Plans - Proposed Hard landscape Plan 1 of 2 Rev P06 MS-GLH-00-XX-DR-L-102 received 06/04/2021

Plans - Proposed Soft Landscape Plan 1 of 2 Rev P06 MS-GLH-00-XX-DR-L-103 received 06/04/2021

Plans - Proposed Soft Landscape Plan 2 of 2 Rev P06 MS-GLH-00-XX-DR-L-104 received 06/04/2021

Plans - Proposed Landscape Sections 3 of 3 Rev P04 MS-GLH-00-XX-DR-L-2 received 06/04/2021

Plans - Proposed Landscape Sections 2 of 3 Rev P04 MS-GLH-00-XX-DR-L-200 received 06/04/2021

Plans - Proposed Landscape Sectins 1 of 3 Rev P04 MS-GLH-00-XX-DR-L-201 received 06/04/2021

Plans - Proposed North-South Link Phasing Document Rev P04 005784-GLH-00XX-RP-L00ZZ received 06/04/2021

Plans - Proposed Block Plan 098741_050_12_P_12 REV C received 11/03/2021

Plans - Proposed Seventh Floor Plan 098741_050_7_P_07 REV I received 11/03/2021

Plans - Proposed Eight Floor Plan 098741_050_8_P_08 REV I received 11/03/2021

Other Documents

Document Maudsley Hospital Stage 2 Fire Strategy Rev 01 received 08/09/2021

Document Landscape Design Statement Rev P05 005784-GLH-00-XX-RP-L-00 received 11/03/2021

Time limit for implementing this permission and the approved plans

2. The development hereby permitted shall be begun before the end of 5 years from the date of the permission.

   Reason

   As allowed and required under Section 91 of the Town and Country Planning Act 1990, the standard 3 year period being inappropriate in this case because this development cannot be commenced until all existing medical uses are relocated within other buildings currently under construction.

Permission is subject to the following Pre-Commencements Condition(s)

3. Within three months of the completion of the archaeological building recording on site, an assessment report detailing the results of the work shall be submitted to and approved in writing by the Local Planning Authority.

   Reason

   In order that the archaeological interest of the site is secured with regard to the details of the reporting, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2021.

4. No demolition or development shall take place before the applicant has secured the implementation of a programme of building recording analysis (to Historic England Level 3) of the Mapother House and the Michal Rutter Buildings in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority prior to demolition/development commencing. The recording analysis is to be carried out by a professional archaeological/building recording consultant or organisation in accordance with the approved details.

Reason:

In order that the existing building, which is within the Camberwell Grove conservation area and forms part of the historic development of the Maudsley Hospital estate is recorded and the significance understood for future use in accordance with chapter 16 of the National Planning Policy Framework "Conserving and Enhancing the Historic Environment", Southwark's Core Strategy Policy 12 Design and Conservation, saved Southwark Plan Policies 3.15 Conservation of the Historic Environment and 3.16 Conservation Areas 2007.

Archaeological Reporting

6. Prior to commencement (excluding demolition) of the development hereby approved detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason

To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with Policy SI6 of the London Plan (2021)

7. No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating the Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, dimensions, depth and location of attenuation units and details of flow control measures. The specific SuDS type, arrangement and material should be given in line with the proposed strategy dependant on any necessary site investigations. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance to 5l/s, as detailed in the Drainage Strategy Assessment Maudsley Hospital Re-Development, Denmark Hill, SE5 8AG (Project No: F482 September 2020).The applicant must confirm that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. 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 London Plan Policies SI5 , SI 12 and SI13 (2021)

8. "Prior to works commencing, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be

carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity."

9. (i) No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water.

(ii) Any piling must be undertaken in accordance with the terms of the approved piling method statement approved under part (i)

Reason

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

10. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

a) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative

pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

11. a) Prior to the commencement of any development other than demolition, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

b) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together

with any future monitoring or maintenance requirements, shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that potential contamination is found at any time when carrying out the development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2021.

Permission is subject to the following Grade Condition(s)

12. CYCLE STORAGE DETAILS

Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include

o 580 (five hundred and eighty) cycle parking spaces comprising a minimum of 20% contained in 'Sheffield' cycle racks including at least 8 (eight) and 3(three) disabled and cargo bike spaces respectively for the residential use

o Long and short stay parking for the nursery facility in full accordance with NSP standards whihc shall include space for trailer bikes and those with chid seats as well as further space to facilitate young children's bikes and scooters

Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); Strategic Policy 2 (Sustainable

Transport) of the Core Strategy (2011); and Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan (2007).

13. HARD AND SOFT LANDCAPING

(i) The development hereby approved shall be undertaken in full accordance with the details set out in the following plans and documents:

MS-GLH-00-XX-DR-L-200 REV P04	LANDSCAPE SECTIONS 1 OF 3
MS-GLH-00-XX-DR-L-201 REV P04	LANDSCAPE SECTIONS 2 OF 3
MS-GLH-00-XX-DR-L-202 REV P05	LANDSCAPE SECTIONS 3 OF 3
MS-GLH-00-XX-DR-L-103 REV P06	SOFT LANDSCAPE PLAN 1 OF 2
MS-GLH-00-XX-DR-L-104 REV P06	SOFT LANDSCAPE PLAN 2 OF 2
MS-GLH-00-XX-DR-L-102 REV P06	HARD LANDSCAPE PLAN 1 OF 2
SEED AIA 10th September 2020 1142-AIA-V1-C	TREE SURVEY AND METHOD STATEMENT

(ii) The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

14. GREEN ROOFS FOR BIODIVERSITY

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

* biodiversity based with extensive substrate base (depth 80-150mm);

* laid out in accordance with agreed plans; and

* planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies 2.18 (Green Infrastructure: the Multifunctional Network of Green and Open Spaces), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening) and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

15. BREEAM REPORT AND POST CONSTRUCTION REVIEW

(a) Before any fit out works to the nursery premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

(b) Before the first occupation of the nursery hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of The Core Strategy (2011); and Saved Policies 3.3 (Sustainability) and 3.4 (Energy Efficiency) of the Southwark Plan (2007).

16. SECURITY MEASURES

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority.

Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of the Core Strategy (2011); and Saved Policy 3.14 (Designing out crime) of the Southwark Plan (2007).

17. ECOLOGICAL MANAGEMENT PLAN

Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements: living roofs, soft landscaping and ecological enhancements

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan.

18. (i) Details of the onsite children's playspace provision shall be submitted to and approved in writing by the Local Planning Authority prior to any landscaping works commencing on site.

(ii) The details shall be designed with specialist input from a Play Design Consultant to ensure that the design maximises opportunities for play and shall include the:

a) location, layout, design of the playspace; and

b) equipment/ features

c) as a minimum the play equipment should include provision for wet play and for a sand pit.

d) the seating provided for parents/guardians should be designed to be part of the playable space, so should provide for seating and also be something that would encourage play.

(iii) The playspace and equipment/features approved under parts (i) and (ii) shall be laid out and installed prior to the first occupation of the development.

(iv) The children's playspace shall be provided strictly in accordance with the details so approved, installed/erected prior to the first occupation of the residential dwellings and shall be maintained as such thereafter.

REASON: To secure the appropriate provision and design of children's playspace in accordance with London Plan Policy S4 Play and informal recreation (2021).

19. SAMPLE MATERIALS/PANELS/BOARDS

Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be [presented on site/submitted to] and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 12 (Design and

Conservation) of The Core Strategy (2011); and Saved Policies: 3.12 (Quality in Design) and 3.13 (Urban Design) of The Southwark Plan (2007).

20. a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of any above grade works and shall be implemented in accordance with the approved details prior to occupation.

b) Prior to occupation a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the local planning authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2021; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.14 (Designing out crime) of the Southwark Plan 2007.

21. Prior to the commencement of any above grade works 1:5 or 1:10 section detail drawings complete with references back to the overall design shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural qualities of the proposal in accordance with Chapter 12 (Achieving well designed places) of the the National Planning Policy Framework (2021); Strategic Policy SP12 (Design & Conservation) of the Core Strategy (2011); and Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan (2007)."

22. Details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works.

No less than 18 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); and Strategic Policy 11 (Open spaces and wildlife) of the Southwark Core strategy (2011).

23. Details of bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works.

No less than 6 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); and Strategic Policy 11 (Open spaces and wildlife) of the Southwark Core strategy (2011).

24. Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Chapter 8 (Healthy and safe communities) of the National Planning Policy Framework (2021); Strategic Policy 12 (Design and Conservation and) Strategic Policy 13 (High environmental standards) of The Core Strategy (2011); and Saved Policies 3.2 (Protection of Amenity) and 3.14 (Designing out crime) of the Southwark Plan (2007).

Permission is subject to the following Pre-Occupation Condition(s)

25. Before the first occupation of any part of the development hereby approved, all of the the disabled car parking spaces together with electric vehicle charging points as shown on plan 098741_050_0_P_00 REV L hereby approved shall be provided and be available for use by users of the premises.

In addition before first occupation of any part of the development a Parking Design and Management Plan (PDMP) should be ssubmitted to and approved in writing by the local planning authority setting out measures to ensure use of spaces only by disabled people.

The facilities shall thereafter be retained and the disabled space used for no other purpose without the prior written consent of the Local Planning Authority.

Reason

To ensure that satisfactory, safe and convenient disabled parking is provided and retained for the benefit of the users and occupiers of the development in order in accordance with: Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.7 (Parking Standards for the Mobility Impaired) of the Southwark Plan 2007.

26. The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.

A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2021, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

27. There shall be no occupation beyond the 99th dwelling until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or- a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason

The development may low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues.

Permission is subject to the following Compliance Condition(s)

28. Arboricultural Site Supervision

The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained or pre-appointed tree specialist.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

29. PROVISION OF REFUSE STORAGE

Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the dwellings/premises.

The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011); and Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan (2007).

30. The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T†, 30 dB L Aeq T*, 45dB LAFmax T *

Living and Dining rooms- 35dB LAeq T †

* - Night-time - 8 hours between 23:00-07:00

† - Daytime - 16 hours between 07:00-23:00

The above standards may be achieved by following in detail the recommendations contained in the submitted Noise Impact Assessment by Syntegra Consulting, refernce 20-6921 rev A, September 2020. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented and permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2021

31. The habitable rooms within the development sharing a party wall element with other appartments shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2019.

32. Party walls and floors/ceilings between the creche/nursery premises and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 55dB DnTw+Ctr. The partition's acoustic performance shall be permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2021.

33. RESTRICTION ON THE INSTALLATION OF ROOF PLANT

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of the Core Strategy (2011); and Saved Policies 3.2 (Protection of amenity) and 3.13 (Urban Design) of the Southwark Plan (2007).

34. The development shall be undertaken in full accordance with the MAUDSLEY HOSPITAL STAGE 2 FIRE STRATEGY 03 AUGUST 2021

hereby approved.

REASON

In the interests of safety, security and resilience for future occupiers of the development in accordance with Policy D12 of the The London Plan 2021

35. CPZ PARKING PERMIT EXCLUSION

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason

In accordance with Chapter 9 (Promoting Sustainable Transport) of the National Planning Policy Framework (2021); Policy T6 (Car Parking) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.2 (Transport Impacts) of the Southwark Plan (2007).

36. RESTRICTION ON THE INSTALLATION OF APPURTENANCES ON THE ELEVATIONS

No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevation[s] of the building[s].

Reason

To ensure such works do not detract from the appearance of the building (s) in accordance with Chapter 12 (Achieving well-designed places) the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of the Core Strategy (2011); and Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan (2007).

Informatives

1 As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholsesale; Business customers; Groundwater discharges section.

2 "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholsesale; Business customers; Groundwater discharges section.

3 The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

APPENDIX 2

LIST OF RELEVANT POLICIES

National Planning Policy Framework

The revised National Planning Policy Framework ('NPPF') was published on 20 July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 218 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Chapter 2 Achieving sustainable development

Chapter 5 Delivering a sufficient supply of homes

Chapter 8 Promoting healthy and safe communities

Chapter 9 Promoting sustainable transport

Chapter 11 Making effective use of land

Chapter 12 Achieving well-designed places

Chapter 14 Meeting the challenge of climate change, flooding and coastal change

Chapter 15 Conserving and enhancing the natural environment

Chapter 16 Conserving and enhancing the historic environment

New London Plan 2021 Policies

On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

GG1 Building strong and inclusive communities

GG2 Making the best use of land

GG3 Creating a healthy city

GG4 Delivering the homes Londoners need

GG6 Increasing efficiency and resilience

Policy D1 London's form, character and capacity for growth

Policy D2 Infrastructure requirements for sustainable densities

APPENDIX 2

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Policy D6 Housing quality and standards

Policy D7 Accessible housing

Policy D8 Public realm

Policy D9 Tall buildings

Policy D11 Safety, security and resilience to emergency

Policy D12 Fire safety

Policy D13 Agent of Change

Policy D14 Noise

Policy H1 Increasing housing supply

Policy H4 Delivering affordable housing

Policy H5 Threshold approach to applications

Policy H6 Affordable housing tenure

Policy H7 Monitoring of affordable housing

Policy H10 Housing size mix

Policy S1 Developing London’s social infrastructure

Policy S2 Health and social care facilities

Policy S3 Education and childcare facilities

Policy S4 Play and informal recreation

Policy E11 Skills and opportunities for all

Policy HC1 Heritage conservation and growth

Policy G1 Green infrastructure

Policy G5 Urban greening

Policy G6 Biodiversity and access to nature

Policy G7 Trees and woodlands

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Policy SI 1 Improving air quality

Policy SI 2 Minimising greenhouse gas emissions

Policy SI 3 Energy infrastructure

Policy SI 4 Managing heat risk

Policy SI 5 Water infrastructure

Policy SI 6 Digital connectivity infrastructure

Policy SI 7 Reducing waste and supporting the circular economy

Policy SI 8 Waste capacity and net waste self-sufficiency

Policy SI 12 Flood risk management

Policy SI 13 Sustainable drainage

Policy T1 Strategic approach to transport

Policy T2 Healthy Streets

Policy T3 Transport capacity, connectivity and safeguarding

Policy T4 Assessing and mitigating transport impacts

Policy T5 Cycling

Policy T6 Car parking

Policy T6.1 Residential parking

Policy T6.5 Non-residential disabled persons parking

Policy T7 Deliveries, servicing and construction

Policy T9 Funding transport infrastructure through planning

Policy DF1 Delivery of the Plan and Planning Obligations

Core Strategy

The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

Strategic Policy 1: Sustainable development

Strategic Policy 2: Sustainable transport

APPENDIX 2

Strategic Policy 4: Places for learning, enjoyment and healthy lifestyles

Strategic Policy 5: Providing new homes

Strategic Policy 6: Homes for people on different incomes

Strategic Policy 7: Family homes

Strategic Policy 10: Jobs and businesses

Strategic Policy 11: Open spaces and wildlife

Strategic Policy 12: Design and conservation

Strategic Policy 13: High environmental standards

Strategic Policy 4: Implementation

Southwark Plan (Saved Policies)

In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 219 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

The relevant policies of the Southwark Plan 2007 are:

2.5 Planning obligations

3.1 Environmental effects

3.2 Protection of amenity

3.3 Sustainability assessment

3.4 Energy efficiency

3.6 Air quality

3.7 Waste reduction

3.8 Waste management

3.9 Water

3.11 Efficient use of land

3.12 Quality in design

3.13 Urban design

3.14 Designing out crime

3.15 Conservation of the historic environment

3.16 Conservation areas

3.18 Setting of listed buildings, conservation areas and world heritage sites

3.19 Archaeology

3.20 Tall buildings

3.22 Important local views

3.28 Biodiversity

4.2 Quality of residential accommodation

4.3 Mix of dwellings

4.4 Affordable housing

4.5 Wheelchair affordable housing

5.1 Locating developments

5.2 Transport impacts

5.3 Walking and cycling

5.4 Public transport improvements

5.6 Car parking

5.7 Parking standards for disabled people and the mobility impaired

5.8 Other parking

New Southwark Plan

The New Southwark Plan is now at an advanced stage. The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP took place between February and April 2021. The Inspectors wrote a post hearings letter on 28 May 2021 and under Section 20(7)(c) of the Planning and Compulsory Purchase Act (2004) the Council asked the Inspectors to recommend Main Modifications to ensure the Plan is sound. The Council is consulting on the Main Modifications as recommended by the Inspectors from 6 August 2021 to 24 September 2021. The Inspectors will write a report once

the consultation has concluded and they have had the opportunity to consider representations.

It is anticipated that the plan will be adopted later in 2021 and will replace the saved policies of the 2007 Southwark Plan, the 2011 Core Strategy, the Aylesbury Area Action Plan 2010, the Peckham and Nunhead Area Action Plan 2014 and the Canada Water Area Action Plan 2015.

Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

The Inspectors have heard all the evidence submitted at the Hearings and in previous stages of consultation. The Main Modifications comprise the changes to policies the Inspectors consider are needed to ensure the Plan is sound.

AV.05 Camberwell Area Vision

SP1 Quality affordable homes

SP2 Regeneration that works for all

SP3 Best start in life

SP5 Healthy, active lives

SP6 Cleaner, greener, safer

P1 Social rented and intermediate housing

P2 New family homes

P7 Wheelchair accessible and adaptable housing

P12 Design of places

P13 Design quality

P14 Residential design

P15 Designing out crime

P16 Tall buildings

P17 Efficient use of land

P18 Listed buildings and structures

APPENDIX 2

P19 Conservation areas

P20 Conservation of the historic environment and natural heritage

P22 Archaeology

P27 Access to employment and training

P43 Broadband and digital infrastructure

P44 Healthy developments

P49 Highways impacts

P50 Walking

P52 Cycling

P53 Car Parking

P54 Parking standards for disabled people and the mobility impaired

P55 Protection of amenity

P59 Biodiversity

P60 Trees

P61 Reducing waste

P63 Contaminated land and hazardous substances

P64 Improving air quality

P65 Reducing noise pollution and enhancing soundscapes

P66 Reducing water use

P67 Reducing flood risk

P68 Sustainability standards

P69 Energy

NSP33 Denmark Hill Campus East

Mayors SPD/SPGs

Affordable Housing & Viability (August 2017)

Housing (March 2016)

Accessible London: Achieving an Inclusive Environment (October 2014)

APPENDIX 2

The control of dust and emissions during construction and demolition (July 2014)

Character and Context (June 2014)

Sustainable Design and Construction (April 2014)

Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)

Play and Informal Recreation (September 2012)

Planning for Equality and Diversity in London (October 2007)

Southwark SPDs/SPGs

Affordable Housing (2008)

Draft Affordable Housing (2011)

Design and Access Statements (2007)

Development Viability (2016)

Residential Design Standards (2011 with 2015 update)

Interim guidance for technical housing standards

S106 and CIL (2015)

S106 and CIL Addendum (2017)

Sustainability Assessments (2007)

Sustainable Design and Construction (2009)

Sustainable Transport (2009)

APPENDIX 3

Relevant Planning History

Reference and Proposal	Status
No relevant planning history	

APPENDIX 4

Consultation undertaken

Site notice date: 22/10/2020

Press notice date: 22/10/2020

Case officer site visit date: n/a

Neighbour consultation letters sent: 11/03/2021

Internal services consulted

Highways Development and Management

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Waste Management

Archaeology

Design and Conservation Team [Formal]

Local Economy

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Waste Management

Archaeology

Design and Conservation Team [Formal]

APPENDIX 4

Local Economy

Ecology

Environmental Protection

Environmental Protection

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Transport Policy

Archaeology

Local Economy

Ecology

Highways Development and Management

Flood Risk Management & Urban Drainage

Urban Forester

Waste Management

Community Infrastructure Levy Team

Statutory and non-statutory organisations

Historic England

Network Rail

Metropolitan Police Service (Designing O

Thames Water

APPENDIX 4

Tree Services

Environment Agency

Great London Authority

Historic England

Network Rail

Metropolitan Police Service (Designing O

Thames Water

Tree Services

Tree Services

Environment Agency

Great London Authority

Environment Agency

Great London Authority

Historic England

Network Rail

Metropolitan Police Service (Designing O

Thames Water

APPENDIX 4

Neighbour and local groups consulted:

Flat 1 7 De Crespigny Park London

9 Harbord Close London Southwark

17 Harbord Close London Southwark

10 Harbord Close London Southwark

21 De Crespigny Park London Southwark

85A Denmark Hill London Southwark

Flat 4 27 De Crespigny Park London

Flat 7 5 De Crespigny Park London

Flat 5 9 De Crespigny Park London

Flat 4 1 De Crespigny Park London

95B Denmark Hill London Southwark

87A Denmark Hill London Southwark

85B Denmark Hill London Southwark

17 Ashworth Close London Southwark

15 Ashworth Close London Southwark

34 Love Walk London Southwark

29E De Crespigny Park London Southwark

23A De Crespigny Park London Southwark

28 Love Walk London Southwark

Flat 5 27 De Crespigny Park London

Flat 2 1 De Crespigny Park London

Flat 1 Basement Front 3 De Crespigny Park London

Flat 1 27 De Crespigny Park London

93G Denmark Hill London Southwark

APPENDIX 4

15 Harbord Close London Southwark

95C Denmark Hill London Southwark

23B De Crespigny Park London Southwark

Flat 6 7 De Crespigny Park London

95H Denmark Hill London Southwark

95A Denmark Hill London Southwark

2 Ashworth Close London Southwark

11 Ashworth Close London Southwark

Douglas Bennett House Maudsley Hospital Windsor Walk

Flat A 32 Love Walk London

11 De Crespigny Park London Southwark

Flat 5 7 De Crespigny Park London

97D Denmark Hill London Southwark

93A Denmark Hill London Southwark

1 Ashworth Close London Southwark

89E Denmark Hill London Southwark

85C Denmark Hill London Southwark

27A Love Walk London Southwark

Flat 2 9 De Crespigny Park London

14 Ashworth Close London Southwark

89 Denmark Hill London Southwark

Basement Flat 19 De Crespigny Park London

Flat D 25 De Crespigny Park London

1 De Crespigny Park London Southwark

Flat 2 7 De Crespigny Park London

97B Denmark Hill London Southwark

95E Denmark Hill London Southwark

APPENDIX 4

6 Ashworth Close London Southwark

Flat A 29 De Crespigny Park London

16 De Crespigny Park London Southwark

18 Harbord Close London Southwark

13 Harbord Close London Southwark

1 Harbord Close London Southwark

31 Love Walk London Southwark

Flat 3 27 De Crespigny Park London

Flat 1 5 De Crespigny Park London

Flat 6 9 De Crespigny Park London

3 Harbord Close London Southwark

Flat 6 5 De Crespigny Park London

97C Denmark Hill London Southwark

89H Denmark Hill London Southwark

5 Ashworth Close London Southwark

Flat 3 1 De Crespigny Park London

Ground Floor Flat 19 De Crespigny Park London

Second Floor Flat 3 De Crespigny Park London

Flat 3 7 De Crespigny Park London

First Floor Flat 19 De Crespigny Park London

3 Ashworth Close London Southwark

13 Ashworth Close London Southwark

10 Ashworth Close London Southwark

Flat 9 9 De Crespigny Park London

97G Denmark Hill London Southwark

Douglas Bennett House 12-15 Windsor Walk London

12 Harbord Close London Southwark

APPENDIX 4

11 Harbord Close London Southwark

89D Denmark Hill London Southwark

97E Denmark Hill London Southwark

93C Denmark Hill London Southwark

21 Harbord Close London Southwark

Flat 8 5 De Crespigny Park London

89B Denmark Hill London Southwark

87C Denmark Hill London Southwark

First Floor Front Flat 3 De Crespigny Park London

23 Harbord Close London Southwark

14 Harbord Close London Southwark

Flat 4 9 De Crespigny Park London

Flat 10 9 De Crespigny Park London

93D Denmark Hill London Southwark

87D Denmark Hill London Southwark

Aubrey Lewis House Maudsley Hospital Windsor Walk

Flat 2 17 De Crespigny Park London

Flat F 25 De Crespigny Park London

Flat 8 7 De Crespigny Park London

97F Denmark Hill London Southwark

87B Denmark Hill London Southwark

4 Ashworth Close London Southwark

12 Ashworth Close London Southwark

Flat 8 9 De Crespigny Park London

Maudsley Hospital Denmark Hill London

19 Harbord Close London Southwark

16 Harbord Close London Southwark

APPENDIX 4

Flat 6 27 De Crespigny Park London

Flat 2 27 De Crespigny Park London

Flat 5 5 De Crespigny Park London

Flat 2 5 De Crespigny Park London

13-15 De Crespigny Park London Southwark

27 Harbord Close London Southwark

Flat 1 1 De Crespigny Park London

Flat G 25 De Crespigny Park London

Flat B 25 De Crespigny Park London

85D Denmark Hill London Southwark

20 Harbord Close London Southwark

Flat C 29 De Crespigny Park London

Flat 7 9 De Crespigny Park London

Flat 4 5 De Crespigny Park London

First Floor Rear Flat 3 De Crespigny Park London

Flat C 25 De Crespigny Park London

Flat A 25 De Crespigny Park London

97A Denmark Hill London Southwark

89G Denmark Hill London Southwark

89F Denmark Hill London Southwark

Flat D 29 De Crespigny Park London

26 Harbord Close London Southwark

2 Harbord Close London Southwark

29 Love Walk London Southwark

27 Love Walk London Southwark

95D Denmark Hill London Southwark

Flat 7 7 De Crespigny Park London

APPENDIX 4

Dialectical Behaviour Therapy Service Michael Rutter Centre Maudsley Hospital De Crespigny Park London

7 Ashworth Close London Southwark

26 Love Walk London Southwark

30 Love Walk London Southwark

Ground Floor Flat 3 De Crespigny Park London

Flat 3 9 De Crespigny Park London

8 Ashworth Close London Southwark

Flat B 29 De Crespigny Park London

Flat 8 27 De Crespigny Park London

Flat E 25 De Crespigny Park London

95G Denmark Hill London Southwark

93F Denmark Hill London Southwark

89C Denmark Hill London Southwark

89A Denmark Hill London Southwark

8 Harbord Close London Southwark

7 Harbord Close London Southwark

6 Harbord Close London Southwark

Ortus Maudsley Hospital Windsor Walk

Flat 5 1 De Crespigny Park London

Flat B 32 Love Walk London

16 Ashworth Close London Southwark

Second Floor Flat 19 De Crespigny Park London

5 Harbord Close London Southwark

Flat 1 9 De Crespigny Park London

Flat H 25 De Crespigny Park London

Flat 4 7 De Crespigny Park London

APPENDIX 4

95F Denmark Hill London Southwark

93E Denmark Hill London Southwark

93B Denmark Hill London Southwark

9 Ashworth Close London Southwark

4 Harbord Close London Southwark

Flat 7 27 De Crespigny Park London

25 Harbord Close London Southwark

24 Harbord Close London Southwark

22 Harbord Close London Southwark

Flat 3 5 De Crespigny Park London

Flat 1 17 De Crespigny Park London

Flat 2 Basement Rear 3 De Crespigny Park London

Re-consultation:

APPENDIX 5

Consultation responses received

Internal services

Highways Development and Management
Transport Policy
Urban Forester
Archaeology
Design and Conservation Team [Formal]
Ecology
Environmental Protection
Highways Development and Management
Transport Policy
Urban Forester
Archaeology
Design and Conservation Team [Formal]
Environmental Protection
Environmental Protection
Community Infrastructure Levy Team
Design and Conservation Team [Formal]
Transport Policy
Archaeology
Local Economy
Ecology
Highways Development and Management
Flood Risk Management & Urban Drainage
Urban Forester
Community Infrastructure Levy Team

Statutory and non-statutory organisations

Metropolitan Police Service (Designing O
Environment Agency
Environment Agency
Great London Authority
Metropolitan Police Service (Designing O
Thames Water

APPENDIX 5

Neighbour and local groups consulted:

9 DeCrespigny Park Flat 8 London

11 de Crespigny Park London SE5 8AB

F5 94,Camberwell Grove London

11 De Crespigny Park London SE58AB

Cliftonville 83 Grove Lane Camberwell London

10b Love Walk London SE5 8AD

Flat 2, 19 De Crespigny Park London SE5 8AB

Flat 3 31 De Crespigny Park London

1 Grove Lane Terrace LONDON SE58SW

25 Finsen Road London SE5 9AX

9 De Crespigny Park Flat 8 LONDON

17 Decrespoigny Park London SE5 8AB

17 De Crespigny Park London

89 grove lane London Se58sn

14 Harbord close London SE58AG

9 Love Walk London SE5 8AD

6 Love Walk London SE5 8AD

9 Templar St LONDON SE5 9JB

Flat 3 7 De Crespigny Park London

42 Camberwell Grove London SE5 8RE

Flat 3, 9 De Crespigny Park Camberwell London

Cliftonville 83 Grove Lane London SE5 8SP

Flat 13 72 Grove Lane London

26 Harbord close Decrespigny Park Camberwell

8 Hascombe Terrace Love Walk London

40 Grove Lane London SE5 8ST

20 HARBORD CLOSE DECRESPIGNY PARK CAMBERWELL

Flat 15, 72 Grove Lane Camberwell London

14 Harbord Clise London SE5 8AG

9, 9 De Crespigny Park London SE5 8AB

83 Grove lane Camberwell SE5 8SP

Flat 7, 9 De Crespigny Park London SE5 8AB

Flat 5 94, Camberwell Grove London

28 Grove Lane London SE5 8ST

Flat 5 9 De Crespigny Park London

Flat 3, House 9 De Crespigny Park London SE5 8AB

8 Love Walk London SE5 8AD

Flat 4 31 De Crespigny Park London

11 de Cespigny Park London SE5 8AB

flat 1, 7 DeCrespigny Park London SE58AB

26 Harbord Close Camberwell London

9 De Crespigny Park London Se5 8ab

Flat 4 7 de Crespigny Park London

Flat 1, 9 De Crespigny Park London SE5 8AB

APPENDIX 5

9, 9 De Crespigny Park London SE5 8AB

8 Hascombe Terrace Love Walk Camberwell

Flat 8 7 De Crespigny Park London

Flat 4, 27 De Crespigny Park London SE5 8AB

Flat 4 83A Grove Lane London

flat 8 9 De Crespigny Park London

Maudsley Hospital Denmark Hill London

2 Evesham Walk London SE5 8SJ

28 kerfield crescent London SE5 8SU

12 Harbord close Camberwell London

12 Harbord close Camberwell London

11 De Crespigny Park LONDON SE5 8AB

11 De Crespigny Park London SE5 8AB

21 De Crespigny Park Denmark HIll London

Flat 2, 9 Decrespigny Park Camberwell

11 De Crespigny Park London

Decrespigny Park London SE5 8AB

Flat 1 31 De Crespigny Park Camberwell London

Flat 9 9 de crespigny park London

56 Grove Lane London SE5 8ST

48 Grove Lane London SE5 8ST

30 Heron House Pelican Estate Peckham

73 coldharbour lane london SE5 9NS

Flat 13 Coldharbour Lane London SE5 9PX

Flat 6 9 De Crespigny Park London

Flat 2, 31 De Crespigny Park London SE5 8AB

20 Springfield House London SE5 8JY

5 Love Walk London SE5 8AD

30 Love Walk Camberwell SE5 8AD

8 Love Walk London SE5 8AD

Roxham House, Roxham, DOWNHAM MARKET

34 Grove Lane London SE5 8ST

28 Grove Lane London SE5 8ST

Flat 23 72 Grove Lane Camberwell

5 Love Walk London SE5 8AD

26 Harbord Close Camberwell Se5 8ag

Flat 23 72 Grove Lane London

73 Grove Lane London SE5 8SP

39 Grove Lane London SE5 8SP

flat 20 appleford house, 31 grove lane London SE5 8sp

Flat 3, 31 De Crespigny Park London SE5 8AB

Flat 1 19 De Crepisgny Park London

Flat 6 9 De Crespigny Park London

7 De Crespigny Park London SE5 8AB

Flat 1 (Basement) 19 De Crespigny Park London

126 Crystal Palace Rd London SE22 9ER

83 Grove Lane London SE5 8SP

56 Grove Lane London

Flat 2 19 De Crespigny Park London

81A Grove Park London SE5 8LE

Flat 8 7 de Crespigny Park London

APPENDIX 5

48 Grove Lane London SE5 8ST

Flat 4, 31 De Crespigny Park London SE5 8AB

Flat 10 9 De Crespigny Park London

Flat 2, 31 de Crespigny Park London SE5 8AB

Cliftonville 83 Grove Lane Camberwell LONDON

24 Barforth Road London SE15 3ps

56 Grove Lane London Southwark

Flat 1, 9 De Crespigny Park London SE5 8AB

33 Vestry Mews London SE5 8NS

APPENDIX 5

APPENDIX 6

SOUTHWARK DESIGN REVIEW PANEL
11 MAY 2020
(Confidential in advance of a Planning Application)
Chair: Nick Hayhurst
Vice Chair: Richard Cottrell
Panel Members: Simon Bayliss; Jack Carter; Andrew Dawes; Wayne Glaze; Adrian Wikeley

MAPOTHER HOUSE SITE – MAUDSLEY HOSPITAL
Architects: ESA
Clients: South London and Maudsley Trust / F3
Planning Consultants: GL Hearn

The Panel welcomed the opportunity to review this important scheme and thanked the Applicants for their detailed presentation. The presentation had been circulated to them in advance and included a contextual analysis including its link to the Masterplan for the campus, and analysis of the existing building on the site, landscape design, layout plans and elevations as well as 3D visualisations from the immediate area.

The Panel investigate further:

- The existing trees on De Crespigny Park
- Proposed courtyard spaces and their uses including the rooftop spaces
- The detailed design of the north/south route
- The 8-storey block and its visibility from the surrounding area
- The De Crespigny Park frontage
- The existing building on the site and its history
- Public and private spaces and access across the site
- The design of homes described as dual aspect
- Location of cores, cycle storage and servicing arrangements
- The permeability in the local area
- How the residential bock relates to the CYPB
- Disable parking provision
- Stewardship and ownership of the site
- The implications of the Secure by Design guidance on the scheme
- The location of the Nursery

The Panel welcomed this joined-up approach which meant that they reviewed two schemes on the Maudsely Campus as part of a Masterplan for the site. In this respect they noted that the two design teams were observing each other's reviews and they wanted their overarching comments about the Masterplan to be consistent for both projects.

<u>The Masterplan</u>
The Panel were encouraged by the principle of a Masterplan for the campus and endorsed some of the emerging ideas such as the 'Green Spine'. Overall however, they felt the Masterplan was under-developed and required significant work if it is to

give the campus greater coherence, legibility and permeability, as well as a clear approach to massing, the character of new buildings in the campus and their impact on the conservation area.

The Maudsley Hospital is a very important and much cherished institution in the area and its campus is a recognised feature of the townscape and a large portion of the Camberwell Grove Conservation Area. The Panel were concerned about the principles of a Masterplan where parts of the site are separated from the rest of the campus affecting how they interact with it and the surrounding area. The permeability of the site is an important and unifying feature of the campus and is inherent in giving people, residents, staff and patients, the ability to move across the site unhindered. In this regard the Panel endorsed the general principle of the eastwest 'Green Spine' and the north-south route as the main structuring devices for the Masterplan. It is vital that these two routes are designed with in unified manner.

Campus buildings, including residential buildings are part of the public's experience of the place and the landscape and, together with its permeability, are its strongest unifying device. The Panel highlighted that the client team will need to clearly define the clinical, the 'secure' and the publicly accessible parts of the Campus, together with the new residential components in the Masterplan. The desired permeability, the hierarchy of public to private, and accessibility should be clearly defined including the desire lines and destinations for those who will use the north/south route and the east/west 'Green Spine'. The creation of a Masterplan is therefore an opportunity to define this sequence of public and institutional spaces and how these will knit back to this part of the city: an opportunity that has yet to be fully taken.

A further significant concern about the Masterplan related to the massing and height across the site. The Panel wanted to ensure that the CYPB building for example, would not set the precedent for the Masterplan and result in similarly tall buildings arranged all along the 'Green Spine' and the north-south route. As described, the Panel were concerned that, if realised, this could present a 'wall' of buildings extending across the site from the CYPB which would not be appropriate in the conservation area. They asked that the Masterplan as a whole should be tested rigorously and in 3D using a series of physical and soft models. This testing should include the consideration of views from the surrounding streets and within the Campus itself. For example, the views from Denmark Hill looking north and east across the site and views looking north and west from the junction of Grove Lane and Champion Park will help define the nature and character of the Masterplan and the way the proposed massing will be appreciated and experienced relative to the surrounding area. Similarly, views from Champion Hill, as well as along the length of Grove Lane, and De Crespigny Park should also be considered.

In conclusion, the Panel did not feel that the Masterplan presented a fully considered and appropriate vision for the evolving character of the hospital and the campus and neither did it address the role it plays as part of the city nor in relation to the school and nearby listed buildings.

<u>Loss of Mapother House</u>
The Panel highlighted the significance of the existing Mapother House both as a distinguished building in the conservation area and as a ground-breaking clinical

building of its time. They felt its loss, both as a Campus building of importance to the hospital and the conservation area would require additional justification. In addition to a condition survey, a detailed analysis of the way this building had been considered or re-use as a residential block and the type of accommodate it could offer including its façade retention and/or roof-top extension would need to be presented in any planning application.

The Mapother House development and the Masterplan

The Panel consider this site as an important part of the Maudsley Hospital campus. In this respect, the residential component should be a permeable part of the campus and not separated off; it includes affordable housing that could be occupied by key workers including those who work at the Maudsley. The Panel were concerned that the most pragmatic implications of the secure by design guidelines have resulted in a gated community within the campus and where the permeability of the site was pushed to the edges.

They challenged the designers to reconsider the arrangement and to seek a closer relationship between the housing and the Maudsley site, making the campus more permeable, not less. In principle, they endorsed the perimeter block approach but felt strongly that the gardens spaces should be accessible from the campus to the south. They suggested this could potentially be achieved with a U-shaped block to the west, a linear block to the east with a re-alignment of the north-south route between them.

The North / South route

The Panel noted that the area is characterised by pedestrian permeability with the best example being the local route connecting De Crespigny Park to Love Walk. They stressed the duty that this site has to deliver this north/south route in the context of the Masterplan especially as it offered quick access for residents to Denmark Hill Station.

The current arrangement locates this north/south link along the eastern edge of the site and opens up the sides of the buildings along Memory Lane as an elevation to the new route. The Panel asked the designers to consider alternative locations for the north-south route including taking it through the development. Perhaps an analysis of the local pedestrian routes and desire lines could help to locate the optimum position for the north/south link alongside consideration of issues such as streetscene and natural surveillance.

The Panel encouraged the design team to look again at the engineered character of the link. The Panel were nervous about the ‘engineered’ feel of the bridge structure proposed and urged the designer to think of it from the point of view of pedestrian experience and the type of space that was created underneath it. The challenge for the designers is to ensure that this link is accessible, generous, well lit and landscaped and feels safe for those who use it. The Panel suggested retaining it as banked, landscape feature.

Landscape

The Panel were encouraged by the potential for the landscape on this site but felt the detailed proposals could benefit from further development to ensure that the landscape, which is a defining feature of the area, can shine through. At the moment

the proposed pavement and landscape treatment to the front is not particularly generous.

De Crespigny Park is characterised by villas set back from the street with a line of mature trees on the street. The Panel felt the proposal should be more generous at the front and follow local character of De Crespigny Park more closely including the consideration of the placement of mature trees to make a more positive contribution to the street-scene. They highlighted that the design of residential gardens and defensible space at the front is unclear in the current landscape design and should be part of the public face of the development.

They welcomed the involvement of a landscape architect especially in the design of the courtyard gardens however felt that these were not specific to this place. The Panel suggested they consider improving the purpose and quality of these spaces and perhaps consider incorporating the therapeutic qualities of garden spaces in their design. The also asked the design team to consider the roof-top spaces and to provide gardens for residents at the upper levels.

Height, massing and arrangement

The Panel were generally comfortable with the proposed height on De Crespigny Park and the organisational diagram for the site. They were not able to conclude on the appropriateness of the proposed height for the buildings to the rear and requested more information to ensure that the site is optimised. In these cases a model (either physical or virtual) together with a view assessment from various locations in the area including Denmark Hill, Bessemer Road and De Crespigny Park would help the Panel especially in respect of the proposed height to the rear.

The Panel challenged the designers to test the arrangement and scale of blocks in a more rigorous way. They did not support the assertion that a narrow return on a singular linear block offers a ‘dual aspect’. A proper dual aspect is a corner unit or a corner home. The Panel were concerned that the current arrangement is dominated by single-aspect units (a number of which are north facing) which would not be acceptable. They encouraged the designers to explore alternative arrangements like a perimeter block with gaps to deliver more proper dual aspect homes across the site.

Architectural expression

The Panel were encouraged by the emerging design of the De Crespigny Park frontage and felt the top floor could benefit from further development and refinement. De Crespigny Park offers a wealth of architecture which the designers should look at and develop in their proposal as a modern interpretation of this historic street.

When they considered the design of this frontage they questioned the design of the narrow gaps and the blank flanks between the blocks. These gaps are severely diminished as spaces, don’t benefit from natural surveillance and will not feel safe. They also questioned the deeply recessed north-facing balconies. The top is also set back significantly and lacks composition. They suggested the architects consider bringing the top floor closer to the street frontage and perhaps unlock more value to the development. The perimeter block approach would suggest a more judicious

approach to gaps – perhaps providing a single more generous and safe route instead two narrow gaps.

The Panel questioned the design of the long block along the east edge, currently presented as a series of buildings (with a range of brick colours and compositional devices) and very different from the De Crepigny Park frontage. They felt this artificial division of the facade was confusing and disruptive to the development as a whole. The Panel encouraged the designers to develop a strong, handsome and more consistent approach to the design in the round and a more subtle approach to the choice of brick. They suggested the architects investigate similar perimeter blocks in the area like Ruskin Park House on nearby Champion Hill and that the long eastern block should be either considered as two buildings, with a gap, or as a single perimeter block presenting a more unified frontage extending from De Crespigny Park returning along the flank.

The Panel were encouraged by the designer's efforts to introduce patterned brickwork into the design of the facades. This a strong reference to the existing building which has a fine patterned flank. They challenged the designers to use the pattern properly as an ordering device for the whole façade including for example, the arrangement of windows, balconies and main entrances.

Quality of accommodation

The Panel were not able to look at the internal layouts of the flats but felt the homes appeared squeezed and lacked generosity. Added to the earlier concerns about single-aspect homes they were concerned that this would not provide high quality homes. More information about the internal arrangements, the daylight analysis of the proposed homes as well as the provision of private and communal amenity will help to demonstrate this.

The Nursery

The Panel questioned the location of the Nursery, currently sited at the north/west corner of the site. They highlighted that this could be compromised, with outdoor spaces located close to busy roads and lacking sunlight at the times when it will be used by children. They encouraged the designers to reconsider this location and perhaps consider the north east corner, further away from the busy road and closer the north/south link where the outdoor space could benefit from morning sun.

Conclusion

In conclusion the Panel generally endorsed the principle of delivering a substantial residential development on this site but wanted it to play a more meaningful role in the development of the campus and its community as a whole. There were many aspects of the scheme that they supported and they encouraged the designers to develop the relationship of the scheme to its landscape, to deliver a meaningful and safe route across the campus and high quality housing appropriate in its context

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