

Planning Committee (Major Applications)

A

Tuesday 7 July 2026

6.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Kath Whittam (Chair)
Councillor Richard Livingstone (Vice-Chair)
Councillor John Batteson
Councillor Fatmata Bah
Councillor Adam Hood
Councillor Richard Taylor
Councillor Bill Williams

Reserves

Councillor Sam Dalton
Councillor Catherine Dawkins
Councillor Sabina Emmanuel
Councillor George Grime
Councillor Richard Leeming
Councillor Margy Newens
Councillor Jane Salmon

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. For details on building access, translation, provision of signers or any other requirements for this meeting, please contact the person below.

Contact

Gerald Gohler on 020 7525 7420 or email: Gerald.gohler@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 29 June 2026



Planning Committee (Major Applications) A

Tuesday 7 July 2026
6.30 pm
Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
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	1 - 6
	To approve as a correct record the minutes of the meeting held on 17 March 2026.	
6.	RELEASE OF FUNDS TOTALLING £194,670.34 FOR LAVENDER POND AND NATURE RESERVE PUBLIC OPEN SPACE IMPROVEMENTS	7 - 13
7.	DEVELOPMENT MANAGEMENT	14 - 18

Item No.	Title	Page No.
7.1.	177 ABBEY STREET, LONDON, SE1 2AN	19 - 201

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.”

Date: 29 June 2026



Planning Committee (Major Applications)

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 (major applications) 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**.

- | |
|---|
| <ol style="list-style-type: none">(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. **As meetings are usually livestreamed, speakers should not disclose any information they do not wish to be in the public domain.**
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.

Please note:

Those wishing to speak at the meeting should notify the constitutional team by email at constitutional.team@southwark.gov.uk in advance of the meeting by **5pm** on the working day preceding the meeting.

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

Contacts: General Enquiries
Planning Section
Environment, Sustainability and Leisure
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Governance and Assurance
Tel: 020 7525 7420



PLANNING COMMITTEE (MAJOR APPLICATIONS) A

MINUTES of the Planning Committee (Major Applications) A held on Tuesday 17 March 2026 at 6.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Martin Seaton (Vice-Chair)
Councillor Darren Merrill
Councillor Michael Situ
Councillor Emily Tester

OFFICER SUPPORT: Colin Wilson (Assistant Director Strategic Development)
Kamil Dolebski (Head of Planning and Property)
Catherine Brownell (Head of Sustainable Growth – North)
Dipesh Patel (Head of Planning, Strategic Applications)
Michael Tsoukaris (Manager Design and Conservation)
Neil Loubser (Planning Project Team Leader CIL/S106)
Nathaniel Young (Planning Team Leader)
Andy Sloane (Senior Planning Officer)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillor Gavin Edwards and Councillor Catherine Rose.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members for the meeting.

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

The chair drew members' attention to the documents which had been circulated:

- the main agenda pack
- Supplemental Agenda Pack No. 1 containing item 8.2
- Supplemental Agenda Pack No. 2 containing the development management report
- the addendum report and
- the members' pack.

The chair also informed the meeting that he would vary the running order of the two development management items, with item 8.2 being heard first.

The chair also informed the meeting that he would be declaring an interest in item 8.1 and would therefore step down from the meeting before the hearing of this item would commence.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members declared an interest in items:

8.2 Plot H1 Elephant Park, Elephant Road, London, SE1

Councillor Darren Merrill, non-pecuniary, as this application was in his ward. However, he would approach this application with an open mind.

Councillor Martin Seaton, non-pecuniary, as this application was in his ward. He would, however, approach this application with an open mind.

8.1 42 St Mary Newington Close, Surrey Square, London SE17 2LP

Councillor Richard Livingstone, non-pecuniary, as he works two days a week in a building next to the application site.

5. MINUTES

RESOLVED:

That the minutes of the Planning Committee (Major Applications) A meeting held on 14 October 2025 be approved as a correct record and signed by the chair.

6. **RELEASE OF FUNDS TOTALLING £7,348,778.62 FOR A SERIES OF KEY PROJECTS**

Report: see pages 7 to 23 of the main agenda pack.

The officer introduced the report. There were no questions put by members of the committee.

A motion to approve the release of the funds was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the release of the S106 funds totalling £7,348,778.62 (which were paid to the council under the terms of the legal agreements pertaining to the planning applications listed at paragraph 1 of the report) towards the projects set out below be approved :

- LGTBQ+ community space £791,522.71
- Southwark Pensioners Centre £152,654.88.
- Brunel Museum £114,756.10
- Elephant and Castle Overground Station £1,056,230.90
- Harold Moody Health Centre £1,328,042.14
- Peckham Square £1,607,001.45
- Besemer Grange, Rye Oak and Crampton Schools £1,795,532.36
- Friars School £293,631.76
- Tower Bridge and Snowsfields School £209,406.32.

7. **ADOPTION OF A LOCAL LISTED BUILDING CONSENT ORDER FOR THE INSTALLATION OF SOLAR PANELS ON GRADE II LISTED RESIDENTIAL PROPERTIES IN THE SUTHERLAND SQUARE AND LIVERPOOL GROVE CONSERVATION AREAS**

Report: see pages 24 to 82 of the main agenda pack.

The officer introduced the report and responded to questions put by members of the committee.

A motion to approve the adoption of the local listed building consent order was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That the adoption of the Local Listed Building Consent Order (LLBCO) for the

installation of solar panels on Grade II listed residential properties in the Sutherland Square Conservation Area and the Liverpool Grove Conservation Area (Appendix 1 of the report) be approved.

2. That the outcome of the statutory consultation undertaken (Appendix 2 and summarised in the report) be noted.
3. That the findings of the Equality Impact and Needs Analysis (EINA) (Appendix 3 of the report) be noted.

8. DEVELOPMENT MANAGEMENT

The committee considered the report.

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.
3. 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.

8.2 PLOT H1 ELEPHANT PARK, ELEPHANT ROAD, LONDON, SE1

Planning Application Number: 25/AP/2859

Report: see pages 1 to 138 of the supplemental agenda pack No.1 and pages 2 to 5 of the addendum report

PROPOSAL:

Redevelopment of the site to provide a mixed-use development comprising shared living (sui generis), affordable housing (Class C3) and Class E floorspace including ancillary cycle parking, accessible car parking, landscaping, public realm, plant and other associated works incidental to the development.

The committee heard the officer's introduction to the report and addendum report. Members put questions to officers.

Representatives of the objectors addressed the committee and responded to questions put by members of the committee.

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

There were no supporters living within 100 metres of the development site, or ward councillors, wishing to speak.

Members of the committee put further questions to officers and discussed the application.

A motion to grant planning permission was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted subject to:
 - the conditions set out in the report and addendum report
 - an additional stipulation to be added to the S106 agreement requiring a strategy for wider engagement with community groups, residents and local businesses to commence 6 to 12 months before completion of the development
 - the applicant entering into an appropriate legal agreement, and
 - referral to the Mayor of London.

2. That in the event that the requirements of paragraph 1 above are not met by 17 September 2026 the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 149 of the report.

Following the above resolution, Councillor Richard Livingstone left the meeting.

Having reconvened from a short comfort break between 8.15pm and 8.22pm, the remainder of the meeting was chaired by the vice-chair, Councillor Martin Seaton.

8.1 42 ST MARY NEWINGTON CLOSE, SURREY SQUARE, LONDON SE17 2LP

Planning Application Number: 25/AP/2862

Report: see pages 86 to 226 of the main agenda pack and pages 1 to 2 of the addendum report.

PROPOSAL:

Redevelopment of the site comprising demolition of the existing Almshouse Building and erection of a replacement part 4-6 storey Almshouse Building (Class C3) together with amenity spaces, and other associated works incidental to the development.

The committee heard the officer's introduction to the report and addendum report. Members put questions to officers.

Representatives of the objectors addressed the committee and responded to questions put by members of the committee.

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

A supporter living within 100 metres of the development site addressed the committee, and responded to questions put by members of the committee.

There were no ward councillors wishing to speak.

Members of the committee put further questions to officers and discussed the application.

A motion to grant planning permission was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted subject to:
 - the conditions set out in the report, including an amendment to the condition on construction logistics specifying that deliveries to the site be restricted to times outside of school drop off and pick-up times
 - the completion of a s106 legal agreement in accordance with the heads of terms outlined in the report; and
2. That the planning committee in making its decision has due regard to the potential equalities impacts that are outlined in this report; and
3. That in the event that the requirements of paragraph 1 above are not met by 1 December 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 300 of the report.

The meeting ended at 9.30 pm.

CHAIR:

DATED:

Agenda Item 6

Meeting Name:	Planning Committee (Major Applications) A
Date:	7 July 2026
Report title:	Release of funds totalling £194,670.34 for Lavender Pond and Nature Reserve Public Open Space improvements
Ward(s) or groups affected:	Surrey Docks
Classification:	Open
Reason for lateness (if applicable):	No
From:	Director of Planning and Growth

RECOMMENDATION

1. It is recommended that the planning committee approve the release of Section 106 (S106) funds totalling £194,670.34 towards the Lavender Pond and Nature Reserve project. These funds comprise accrued Section 106 financial contributions paid to the council under the terms of the legal agreements relating to the planning applications listed in the table below.

Planning application reference no.	Type	Account number	Address	Amount
14/AP/3540	Public Open Space, Children's Play Equipment and Sports Development Contribution	784	265 Rotherhithe Street, SE16 5HW	£75,579.60
11/AP/2565	Public Realm Improvements Contribution	616	Quebec Industrial Estate, Quebec Way, SE16	£97,175.04
14/AP/3540	Community Facilities	784	265 Rotherhithe Street, SE16 5HW	£10,817.41
18/AP/3420	Play, Children's Play Equipment and Sports	920	562 Rotherhithe Street, SE16 5EX	£11,098.29

	Development Contribution			
Total				£194,670.34

BACKGROUND INFORMATION

2. Planning obligations are the legal obligations secured for the purposes of mitigating the impacts of a development proposal and can contribute to providing the infrastructure and facilities necessary to achieve sustainable communities. These obligations are secured in legal agreements (commonly referred to as section 106 agreements), which are entered into by parties with proprietorial interests in the development site. This ensures that they bind the owners of the site, including the developers (should they have or subsequently acquire such interests). Planning obligations can take the form of a variety of different things including the requirement to pay financial contributions.
3. In addition, the Community Infrastructure Levy (CIL) regime allows local planning authorities, like the council, the ability to levy a charge for new developments (above a certain size and type). The purpose of which is to raise funds to contribute towards the infrastructure needed to support the development of the area.
4. The council's Section 106 (S106) and Community Infrastructure Levy (CIL) Supplementary Planning Document (SPD) provides detailed guidance on the council's use of planning obligations.

KEY ISSUES FOR CONSIDERATION

5. The recommendation in paragraph 1 above sets out the proposed allocation of accrued Section 106 financial contributions (arising from planning consents granted between 2010 and 2022) to be applied towards the Lavender Pond and Nature Reserve project.
6. This project is important to the Council, as it will deliver a much-needed upgrade to a public open space, nature reserve, and educational resource. The improvement works will address deteriorating infrastructure, and enhance the sites visibility, accessibility and safety. It will also increase biodiversity, the sites future resilience and its potential as an education resource.

Policy framework implication

7. Southwark 2030: The recommendation of this report directly supports the Council's Southwark 2030 principles and objectives, in particular Goal 5 – Staying Well and Goal 6 – A Healthy Environment.
8. The Southwark Social Value Framework 2030: the recommendation of this report will enable the values and priorities of the new framework, including community involvement and educational workshops to be delivered. The community is involved in determining the design of the project and will benefit in the use of the project outcomes while improved education facilities will support the delivery of educational workshops.

9. Southwark's Joint Health and Wellbeing Strategy 2022 - 2027 sets out several priorities which the recommendation of this report will enable 'Drive 4, Strong and Connected Communities' to be achieved through the delivery of improved community facilities, increased site accessibility and the participation of the local community in project decision making.

Community, equalities (including socio-economic) and health impacts

Community impact statement

10. This report recommends the allocation of accrued S106 funds to an existing project that is currently in design phase and programmed to be delivered 2026/2027 financial year. To date, the project has involved local stakeholders and the community to ensure that the deliverables meet the communities' needs and are beneficial to local people and visitors. The project was initiated by local residents through the CIL project ideas application process in 2020. The community benefits will include improved Disability Discrimination Act (DDA) compliant access, additional seating provision, and plantings that improve biodiversity and resilience. High quality landscaping will help mitigate the climate emergency, improve the environment, and support a valuable local open space for education purposes and social interaction.

Equalities (including socio-economic) impact statement

11. The Public Sector Equality Duty is set out in section 149 of the Equality Act 2010 ("PSED"), which requires the council to have due regard to the need to:
- eliminate discrimination, harassment and victimisation;
 - advance equality of opportunity between persons who share a relevant protected characteristic and those who do not;
 - foster good relations between persons who share a relevant protected characteristic and those who do not.
12. The PSED requires public bodies to consider those with protected characteristics (which includes age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) when carrying out their day-to-day work, in shaping policy and delivering services. It applies to every aspect of local government decision making.
13. Officers do not consider that the proposal will result in any negative impact on any particular people with protected characteristics. The recommendation will support delivery of environmental improvements to a public open space which is accessible to all. DDA compliance and general accessibility of the design has been independently assessed and improved, ensuring independent access and enjoyment is achievable in the public open space.

Health impact statement

14. The improvement of outdoor spaces and provision for community contact with nature or outdoor activity has proven benefits on individual health and wellbeing as noted in Southwark's Climate Change Strategy. It is recognised that nature

and open spaces are important for supporting good health and wellbeing, reducing health inequalities, improving social cohesion, and managing health and social care costs. They help to reduce levels of depression, anxiety, and fatigue; mitigate air pollution, heat and flooding; and enhance quality of life for both children and adults.

Climate change implications

15. To be carbon neutral by 2030 Southwark must: improve biodiversity and introduce new green corridors to support wildlife; make our streets a green place to walk, play and relax; further increase tree canopy coverage across the borough with more planting, ensuring any loss of existing trees cover is a last resort and that those trees are replaced. The Lavender Pond improvements will enhance biodiversity, improve planting resilience, and increase community awareness and access to nature. In addition, low carbon options will be pursued through design and construction.

Resource implications

16. This report recommends the allocation of accrued S106 funds to an existing project, which is being delivered by the Sustainable Growth team north. The resource implications of the recommendations can be contained within current staffing, which is funded via a 5% draw-down from project funding allocations.

Financial implications

17. The funds proposed for allocation exist as accrued S106 funds, held by the council from a range of consented developments.

Consultation

18. This report recommends the allocation of accrued S106 funds to an existing project; consultation is not applicable in the case of those recommendations.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning and Growth

19. The proposed allocation accords with the agreements itemised in paragraph 1 and would provide appropriate mitigation for the impacts of the specific and future developments.
20. The allocated funds itemised in paragraph 1, which vary in amounts as outlined in the legal agreements, were collected through various methods and triggers. Each amount was collected in accordance with the agreement's terms and conditions, ensuring proper allocation and adherence to the outlined procedures. The following funds were collected accordingly:

- The planning application [14/AP/3540](#) required the developer to contribute.
Schedule 2 paragraph 2.2

Definition: "Public Open Space, Children's Play Equipment and Sports Development Contribution" means the sum of £75,000.00 (seventy five thousand pounds) Index Linked to be paid by the Developer and/or the Lessee to the Council in accordance with paragraph 2 of Schedule 2 and to be applied by the Council towards the creation of new and the improvement of existing public space, children's play equipment and sports facilities within the vicinity of the Site; "Site and Development Contributions" means the Public Open Space, Children's Play Equipment and Sports Development Contribution and the Pumphouse Contribution;

- The planning application [11/AP/2565](#) required the developer to contribute.
Schedule 3 paragraph 1.1

Definition: "Public Realm Improvements Contribution" The sum of £179,700 (one hundred seventy nine thousand and seven hundred pounds) Index Linked towards public realm or environmental improvements in the vicinity of the Site to be paid by the Developer to the Council in accordance with paragraph 1.1 of Schedule 3; "Phase 2" For the purposes of this agreement only Phase 2 means Block B comprised in the Development on the Site and shown for the purposes of identification only edged red and labelled Block B on Plan 5 annexed to this Deed;

- The planning application [14/AP/3540](#) required the developer to contribute.
Schedule 2 paragraph 1.2

Definition: "Pumphouse Contribution" means the sum of £10,000.00 (ten thousand pounds) Index Linked to be paid by the Developer and/or the Lessee to the Council in accordance with paragraph 1 of Schedule 2 and to be applied by the Council towards a scheme to change the use of the Pumphouse from a museum to a leisure facility including (but not limited to) the cost of any preparatory work, feasibility studies, consultation and community engagement, design, architectural costs and other professional fees and the cost of conversion and construction or in the event a suitable scheme is not brought forward within a reasonable period of time (to be determined by the Council) alternative leisure facilities within the vicinity of the Site;

- The planning application [18/AP/3420](#) required the developer to contribute.
Schedule 2 paragraph 1

Definition: "Public Open Space, Children's Play Equipment and Sport's Development Contribution" means the sum of £10,577.50 (ten thousand, five hundred and seventy seven

pounds and fifty pence) Index Linked to be paid by the Developer to the Council in accordance with paragraph 1 of Schedule 5 and applied by the Council towards the creation of new Council maintained public space and the improvement of existing Council maintained public space together with the provision of children's play equipment and sports' development in the vicinity of the Site;

21. The total amount ultimately paid was £194,670.34, which includes the balance and indexation, as detailed in paragraph 1.

Director of Law and Governance (04/06/26)

22. Under Part 3F of the council's constitution it is the function of the planning committee (major applications) to, amongst other things, consider the expenditure of funds over £100,000 of strategic importance secured through legal agreements under section 106 of the Town and Country Planning Act 1990.
23. Financial contributions secured in section 106 agreements must be expended in accordance with: -
- (a) the terms of the specific agreements; and (b) the legal tests below which are enshrined in Regulation 122 (2) of The Community Infrastructure Levy Regulations 2010 in that they must be: -
- (i) necessary to make the development acceptable in planning terms;
- (ii) directly related to the development; and
- (ii) fairly and reasonably related in scale and kind to the development.
24. As mentioned above, the Equality Act 2010 introduced the PSED, which merged existing race, sex and disability equalities duties and extended them to include other protected characteristics; namely age, gender reassignment, pregnancy and maternity, religion and belief and sex and sexual orientation, including marriage and civil partnership.
25. In summary those subject to the PSED, which includes the council, must in the exercise of their functions: (i) have due regard to the need to eliminate unlawful discrimination, harassment and victimisation; and (ii) foster good relations between people who share a protected characteristic and those who do not.
26. Paragraph 11 – 13 of this report contains the PSED considerations in light of the recommendation set out in paragraph 1 of this report.
27. Council Assembly on 14 July 2021 approved a change to the council's Constitution to confirm that all decisions made by the council will consider the climate and equality (including socio-economic disadvantage and health inequality) consequences of taking that decision. This has been considered in paragraph 15 above.

Strategic Director of Resources - CAP26/004

28. This report seeks approval to release £194,670.34 from Section 106 or Lavender Pond and Nature Reserve Public Open Space improvements as set out in paragraph 1 of this report.
29. The strategic director of resources notes the supplementary advice from the director of planning and growth at paragraphs 19 to 21, which also confirms that the Council has received the related funds, and they are available for the purpose outlined in this report.
30. Staffing and any other costs associated with this recommendation are to be contained within existing budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	N/A

AUDIT TRAIL

Lead Officer	Catherine Brownell, Head of Sustainable Growth North	
Report Author	Jillian Houghton, Sustainable Growth North	
Version	Final	
Dated	29 May 2026	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Governance	Yes	Yes
Strategic Director, Resources	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		29 May 2026

Meeting Name:	Planning Committee (Major Applications) A
Date:	7 July 2026
Report title:	Development Management
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	Not applicable
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 committees. The matters reserved to the planning 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 Levelling Up, Housing and Communities 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.

Community impact statement

10. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

11. A resolution to grant planning permission shall mean that the director of planning and growth 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 and growth 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.
12. A resolution to grant planning permission subject to legal agreement shall mean that the director of planning and growth 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 assistant chief executive – governance and assurance, and which is satisfactory to the director of planning and growth. 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 assistant chief executive – governance and assurance. The planning permission will not be issued unless such an agreement is completed.

13. 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.
14. 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 the Southwark Plan which was adopted by the council in February 2022. The Southwark Plan 2022 was adopted after the London Plan in 2021. For the purpose of decision-making, the policies of the London Plan 2021 should not be considered out of date simply because they were adopted before the Southwark Plan 2022. London Plan policies should be given weight according to the degree of consistency with the Southwark Plan 2022.
15. The National Planning Policy Framework (NPPF), as amended in December 2024, is a relevant material consideration and should be taken into account in any decision-making.
16. Section 143 of the Localism Act 2011 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 as amended, 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.

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

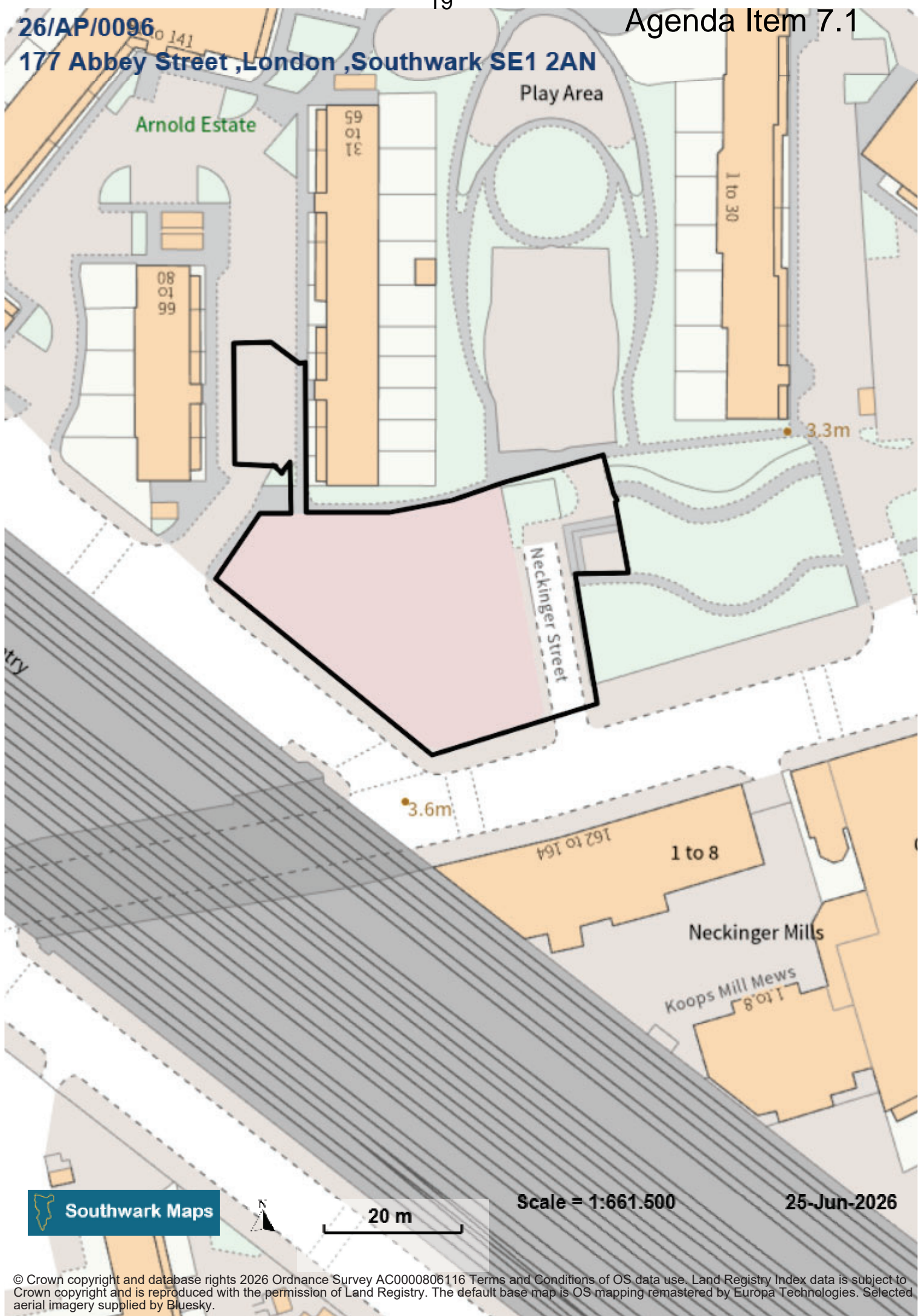
No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Kamil Dolebski, Head of Legal Planning and Property Gerald Gohler, Constitutional Officer	
Version	Final	
Dated	18 June 2026	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Governance	Yes	Yes
Director of Planning and Growth	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		18 June 2026

26/AP/0096

177 Abbey Street, London, Southwark SE1 2AN



08
01
99

59
01
13

1 to 30

Play Area

Arnold Estate

Neckinger Street

1 to 8

Neckinger Mills

Koops Mill Mews
1 to 8

3.6m

3.3m

Southwark Maps

20 m

Scale = 1:661.500

25-Jun-2026

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Meeting Name:	Planning Committee (Major Application A)
Date:	7 July 2026
Report title:	<p>Development Management planning application: Application 26/AP/0096 for Full Planning Application</p> <p>Address: 177 Abbey Street, London, SE1 2AN</p> <p>Proposal: Redevelopment of the site to provide a tall building comprising a community facility on ground and first floors and key worker homes above; disabled car parking, cycle parking, refuse storage, mechanical plant and associated hard and soft landscaping.</p>
Wards or groups affected:	London Bridge and Bermondsey West
Classification:	Open
From:	Director of Planning and Growth
Application Start Date: 14.01.2026	Application Expiry Date: 15.04.2026
Earliest Decision Date: 11.03.2026	

RECOMMENDATION

1. That planning permission be granted, subject to conditions, referral to the Mayor of London and the applicant entering into a satisfactory legal agreement; and
2. That the Planning Committee, in making their decision, has due regard to the potential equalities impacts that are outlined in this report; and
3. That, in the event of requirements of paragraph 1 above not having been met by 09 December 2026 the Director of Planning and Growth be authorised to

refuse planning permission for 26/AP/0096, if appropriate, for the reasons set out in paragraph 454 of this report.

EXECUTIVE SUMMARY

4. A key development that pilots the Council's commitment to target building 500 affordable keyworker homes within the borough. The application will provide 100% affordable keyworker housing on a site comprising an irregular shaped area of land located on the corner of Druid Street and Abbey Street, in the London Bridge and West Bermondsey Ward. An existing two-storey community centre, owned by the Council and leased to a local community group, occupied the site until demolition in 2024, as it had fallen into disrepair and could no longer serve a valuable function to the community. Whilst no conservation areas are located within the vicinity of the site, the Grade II listed Neckinger Mills is located adjacent to the site, on the southern side of the Abbey Street highway.
5. The applicant is Bouygues UK, who would act as the developer/ constructor and tenancy manager for the keyworker housing for the duration of the 125-year lease.
6. The development will make a major contribution to delivering the Council's affordable keyworker homes. This scheme specifically targets keyworkers, with the development adhering to the eligibility and review mechanisms within the Affordable Housing Supplementary Planning Document (2025) and in the GLAs Keyworker Living Rent policy. This would include the councils teaching and social work staff. This form of affordable housing provides a reduced rent level for keyworkers on capped household incomes.
7. This application proposes the construction of a single building with a series of landscaped public open spaces surrounding. In brief, the development would deliver:
 - 100% affordable housing comprising 152 (Class C3) keyworker homes, with rents tied to London Living Rent;
 - A new 279 square metre community centre;
 - Neckinger Street to be pedestrianised; and
 - Associated enhancements to the existing public open space immediately to the east of the site, as well as extensive greening and hard and soft landscaping techniques to improve the public open space surrounding the site.



Images 01, 02 and 03 (clockwise from left): Proposed building viewed from the southwest; crown treatment; Crown treatment of the building; and a visualisation of the building chamfer and entrance to community centre

8. The Community Centre is located at the ground and first floors of the building. The new Community Centre will be a modern facility of high-quality that includes a versatile double height hall on the Abbey Street frontage of the ground floor. Also at ground floor level is a community lobby, kitchenette, toilets, and storage. At the first-floor level is ancillary office space. Whilst the main entrance to the community centre is via the chamfered corner of the building at the southwest, secondary ingress/egress doors are located on the Abbey Street and Neckinger Street frontages. Overall, the design ensures accessibility for all users and flexibility to accommodate a wide range of community activities, to the benefit of residents and groups in the surrounding area.
9. The housing mix consists of a range of 1 bed 1 person studios, 1 bed 2 person units and 2 bed 3 person units. Of the 152 units, 19 will be wheelchair accessible, exceeding the minimum 10% requirement of planning policy. The slender design of the building, including the chamfered corner, enables the development to provide 8 units per floor, resulting in 95 of the 152 units being dual aspect, comprising 62.5% of the development. No single aspect unit will be north facing, and all occupiers, with the exception of three 2 bed 3 person units on the corner of Abbey Street and Neckinger Street will have private balconies. The three 2 bed 3 person units in question, at floor levels 2-4, will be provided with Juliette balconies as the existing London Plane Tree on Abbey Street is being retained as part of the development.



Images 04 and 05 (above): Visualisation of one of the proposed 2-bedroom units, alongside a typical floorplan for a 2-bedroom unit

10. The site is located to the immediate west of the existing open space, located between the Arnold Estate and Lupin Point. The development proposes to enhance the northwest corner of this existing open space, given anti-social behaviour concerns highlighted by Arnold Estate residents during the consultation period. The irregular red line site plan allows for the development to not only improve the existing public open space but also enables the proposal to create a green landscape corridor to the north of the building envelope that successfully blends in with the improvements undertaken to the existing open space. Overall, substantial hard and soft landscaping, mixed with the planting of 16 trees creates a public open space offering of 850 square metres that provides a significant greening uplift to the site. The enhanced public space would provide further community and health benefits.

11. The application site is not located in an area in which plan policy would normally expect a tall building to be located. However, when assessed against Policy P17 of the Southwark Plan, it is considered that this location is an appropriate location for a tall building and that the building would achieve an exemplary standard of design and meet the requirements of the London Plan and Southwark Plan in all other regards. The building would form an interesting composition and provide a strong urban character, and with robust and high quality materials specified throughout, the proposed development would achieve an exemplary standard of architectural design. It would be set within high quality public realm, featuring numerous new trees, and soft landscaping.



Image 06 (above): View of the proposal on the approach from the Abbey Street/Jamaica Road junction.

12. Regarding amenity and environmental considerations, although the proposal would result in daylight and sunlight impacts to occupiers of nearby existing properties that depart from the BRE guidelines, the retained levels are still considered adequate for an inner London urban area. Additionally, suitable conditions regarding other environmental matters assessed in this report are secured within the draft Decision Notice, attached as Appendix 1 to this report.
13. As the report explains, the proposal would make efficient use of a prominently located and under-utilised site to deliver a high quality and sustainable development that provides much needed keyworker housing within the borough. Council's aspirations for the area. In addition to the keyworker housing benefits brought by this proposal, the community centre is a modern facility that is flexible to cater to various residents and groups in the surrounding area. Furthermore, a range of financial contributions will be secured to offset the impacts of the development and assist with local and London-wide infrastructural investment.

PLANNING SUMMARY TABLES

14. **Keyworker housing**

Homes	Private Homes	Private HR	Aff.Int Homes	Aff.Int HR	Homes Total	HR Total
1 bedroom 1 person	0	0	19	19	19	19
1 bedroom 2 persons	0	0	57	114	57	114
1 bedroom 2 persons (WC)	0	0	19	38	19	38
2 Bedroom 3 persons	0	0	57	171	57	171
Total	0	0	152	342	152	342

15. **Parks and open space**

	Existing area	Proposed area	Change +/-
Public Open Space	0	850 sq.m	+850 sq.m

16. **Carbon Savings and Trees**

Criterion	Details		
CO2 Savings	78% improvement on Part L of Building Regs 2021		
Trees Lost	0 x Category A	5 x Category B	1 x Category C
Trees Gained	16		

17. **Greening, Drainage and Sustainable Transport Infrastructure**

Criterion	Existing	Proposed	Change +/-
Urban Greening Factor	0	0.43	+0.43
Greenfield Run Off Rate	N/A	2.00l/s	N/A
Blue Roof Coverage	0	533sq.m	+533sq.m
Green Roof Coverage	0	308.61sq.m	+308.61sq.m
Blue Badge Parking Spaces	0	3	+3
Cycle Parking Spaces	0	202	+202

18. CIL and Section 106 (or Unilateral Undertaking)	
Criterion	Total Contribution
CIL (estimated)	£20,291 (net of £4.4million CIL Social Housing Relief)
Section Contribution	106 As per the 'Planning obligations' section of this report

BACKGROUND INFORMATION

Site details

Location and description

19. The site is an irregular parcel of land of approximately 0.17 hectares located on the corners of Druid Street, Abbey Street, and to the south of the Arnold Estate. The site also encompasses part of an access road and car parking spaces located within the Arnold Estate to the north. It is currently vacant, except for secured perimeter fencing. Until 2021 the site accommodated the Beormund Community Centre, the existing building being demolished in 2024 due to falling into a state of disrepair and being deemed not suitable for continued community uses.
20. The inner urban location of the site means that it benefits from a good level of public transport options. The site is classified as have a Public Transport Accessibility Rating (PTAL) of 4. London Bridge Station and the Bermondsey Underground Station are within a 15-minute walk north and southeast of the site, respectively. The site is served directly by the TfL bus route C10, with bus stops in easterly and westerly directions located along Abbey Street. Additional bus services are located on Jamaica Road, a short walk to the northeast of the site.

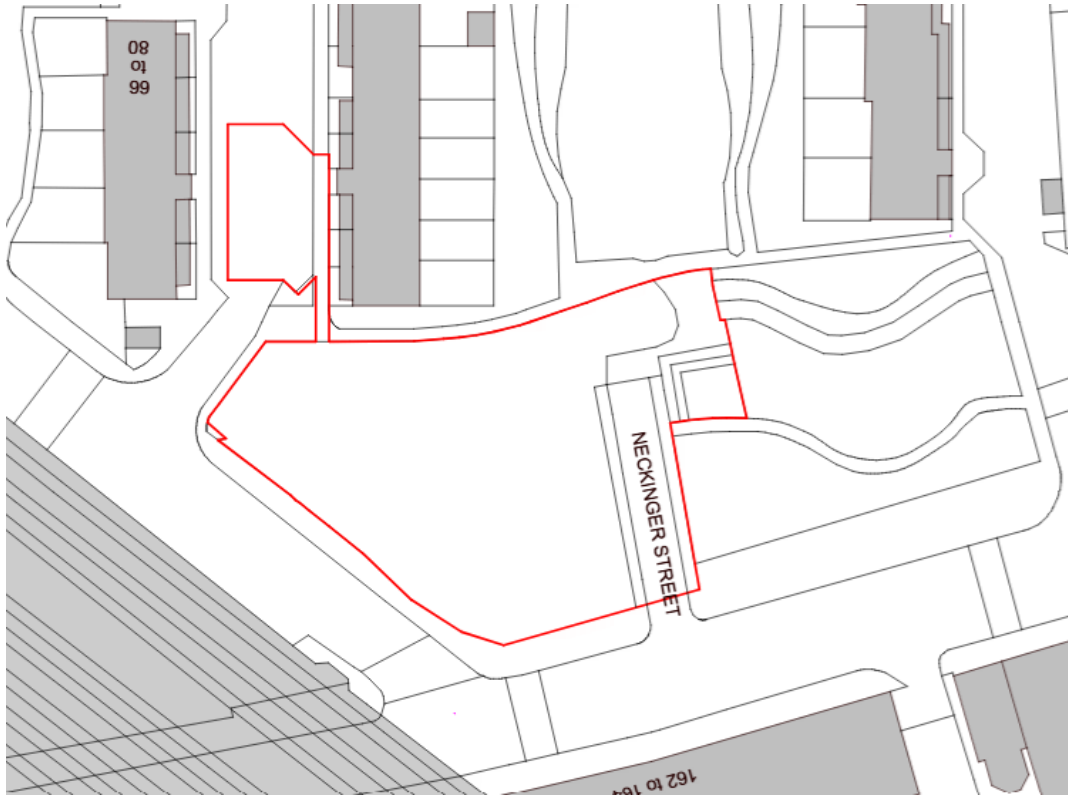


Image 07 (above): Location plan, showing the site edged in red.



Image 08 (above): Images of the existing site prior to demolition, (clockwise from top left), view of site from corner of Druid Street and Abbey Street (top row), from Abbey Street (middle left), view of the existing site from Neckinger Street/open space (middle right, and bottom row).

Surroundings

21. The plot of land is bounded by:

- to the south, southeast, and southwest by the highway of Abbey Street, and the residential properties that comprise of; 1-48 Queen's Court, 166 Abbey Street, and 162-164 Abbey Street, more known as Neckinger Mills, which is Grade II listed;
- to the west by the highway of Druid Street, and beyond that the National Rail viaduct connecting Lewisham and London Bridge Stations;
- immediately to the north by the Arnold Estate (nos. 1-141); and
- immediately to the east by the open space which is part of the Arnold Estate. Beyond this space is the 21-storey residential block known as Lupin Point.

Designations

22. The following policy, socioeconomic and environmental designations apply to the application site:
- North Southwark and Roman Roads Archaeological Priority Area;
 - Bermondsey Area Vision AV.03;
 - the Urban Zone;
 - Hot Food Takeaway Primary School Exclusion Zone;
 - Hot Food Takeaway Secondary School Exclusion Zone
 - Flood Zone 3 (in an area benefitting from flood defences);
 - the Air Quality Management Area; and
 - Community Infrastructure Levy Charging Zone 2.
23. Regarding heritage designations, the site is not located within a conservation area and there are no statutorily listed buildings at the site. However, the site is near the following listed buildings:
- 162-164, and 166 Abbey Street, which is located adjacent to the site on Abbey Street;
 - the Abbey Street Railway Bridge, located to the southwest of the site.
24. No other heritage assets are located within 100 metres of the site, with the southern boundary of the St. Saviours Dock Conservation Area located approximately 135 metres to the north of the site, and the locally listed Sidney House, at 160 Abbey Street, being circa 120 metres to the southwest of the site, on the opposite side of the railway viaduct.
25. The site is within the 'North Southwark and Roman Roads' Tier 1 Archaeological Priority Area.
26. Although the site is in an inner borough location, it does not fall within any borough views, or any protected strategic views.
27. Immediately to the east of the site is an area of open space used by local residents. As part of the community consultation process, concerns were raised about the anti-social aspects of the hardstanding areas within the northwest corner of this open space. Therefore, this area has been included within the redline boundary with the development proposing to improve this aspect of the open space, whilst providing a plan that enables the site and existing open space to co-exist and function, to the benefit of future residents and nearby residential occupiers.
28. There are nine existing trees located within the site. As part of the proposals 5 Category B, and 1 Category C trees are to be removed. The large London Plane Tree on Abbey Street is to be retained as part of the proposal, whilst three trees require surgery to permit construction space for access.
29. With regard to local cycling infrastructure, the closest dedicated route is Cycleway 4, which runs east to west across Jamaica Road area, to the north

of the site, with this route connecting London Bridge with Rotherhithe. Locally, there is an integrated cycle lane on Druid Street.

30. With respect to parking and servicing infrastructure locally, nearby there are:

- loading bays (accommodating up to fifteen small vehicles) on Druid Street (Western side), adjacent to the site;
- one Blue Badge parking space (on Druid Street on the eastern side, right in front of the subject site);
- Four Car Clubs bays are located within 250 metres, as follows:
 - Zipcar on Grange Road, circa 249 metres away (a 4 minute walk);
 - Zipcar on Wolseley Street, circa 248 metres away (a 7 minute walk);
 - Zipcar on Enid Street, circa 245 metres away (a 6 minute walk away);
 - and
 - Zipcar on Old Jamaica Road, circa 180 metres away (a 5 minute walk).

31. The site is within the Bermondsey (G) Controlled Parking Zone (CPZ), the which covers Bermondsey on the northern side of the railway viaduct. This CPZ is operational weekdays from 08:30 to 23:00. The highways of Druid Street and Abbey Street are part of the borough network.

32. The site's southwestern boundary is located nearby to the Transport for London Jubilee Underground Tunnel which runs in a west-east alignment past the site.

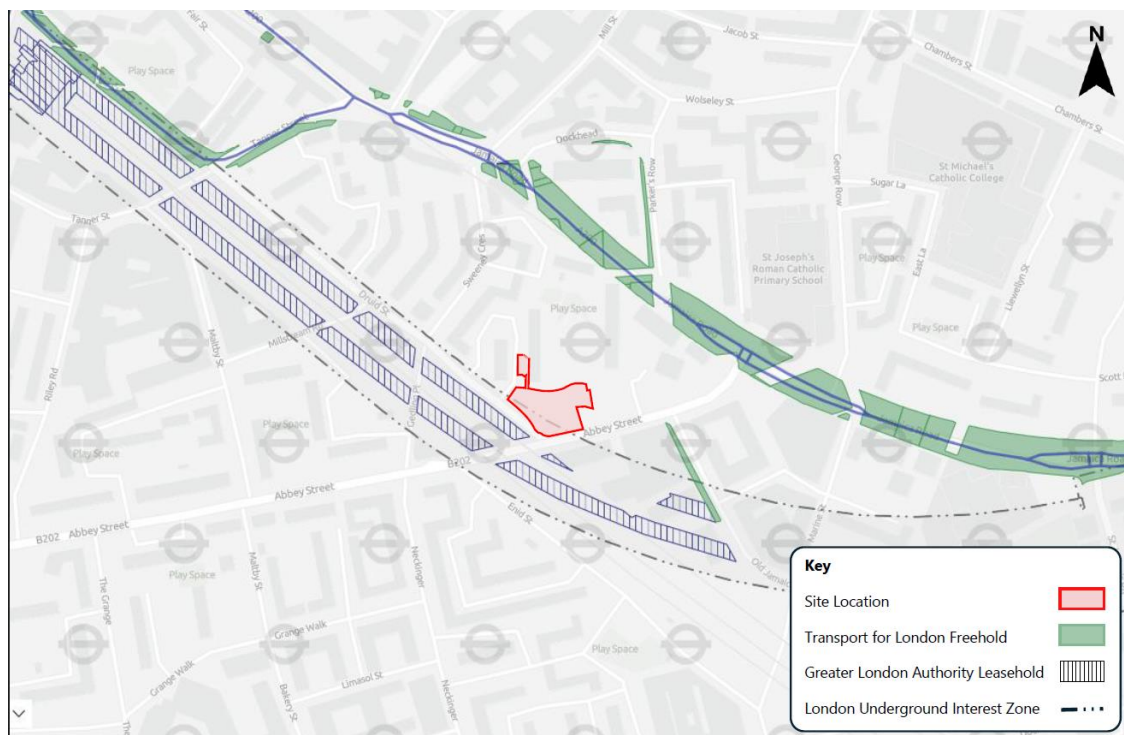


Image 09 (above): Broad outline of Jubilee underground tunnel alignment (dotted line) running along the southwestern edge of the site

Details of proposal

33. Planning permission is sought for the redevelopment of the site to provide a building of 21 storeys consisting of 152 affordable Keyworker homes to the upper floors, with a new community centre on the ground and first floors. Associated blue badge parking spaces, cycle parking, refuse storage, mechanical plant and hard and soft landscaping, including new tree planting, is also proposed.
34. The 152 affordable keyworker homes (100% affordable) will have Key Worker Living Rent levels and these are calculated per borough and updated annually and are inclusive of service charge. There are 8 keyworker homes per floor with the housing mix consisting of;
- 1-bedroom, 1-person: 19 units (12.5%)
 - 1-bedroom, 2-person: 57 units (37.5%)
 - 1-bedroom, 2-person (M4(3) wheelchair flats): 19 units (12.5%)
 - 2-bedroom, 3-person: 57 units (37.5%)
35. The 2-Bedroom 3-persons units are arranged in a dumbbell form with bedrooms, with en-suites at either end of the unit, with a centralised shared living room and kitchen. The layout of these units allows the unit to function for equitable use by two different occupiers or for a family. All units, except for three 2-Bedroom units on the southeastern corner of the development, are equipped with balconies of at least 5sqm for private amenity space. The three 2-bedroom units have Juliette balconies which enables the London Plane Tree on Abbey Street to be retained.
36. The building is 21-storeys in height, and given the constraints of the site, a slender design is proposed to allow the footprint of the building to align with Abbey Street, whilst also providing a chamfer to the southwest corner. Significant public realm improvements through hard and soft landscaping techniques are provided with Neckinger Street to be pedestrianised.
37. The new community centre is located at ground and first floors over 279sqm. The main entrance to the community centre is at the southwest corner of the building, positioned at the chamfer, giving it a prominent entrance that is visible from Druid Street and Abbey Street, and located away from the residential entrance which is located on the western elevation. Secondary entrances are located on Abbey Street and Neckinger Street. The ground floor of the community centre includes a kitchenette, toilet facilities, entrance lobby, and a double height hall for multi-functional use. The first floor contains ancillary office floorspace.
38. Publicly accessible open space of 850sqm will be provided to the northwest, north, and northeast of the building that enables the greening of the northern edge of the site to flow into the existing open space immediately to the east. To accommodate the building, six trees, comprising 5 Category B, and 1 Category C, are to be removed, with 16 new trees planted giving the scheme a

UGF score of 0.43. Whilst Biodiversity Net Gain will not be achieved on site, additional habitat units will be purchased off-site to achieve Net Gain requirements.

39. The redline boundary incorporates parking spaces to the northwest of the land to accommodate the blue-badge quantum. Three blue-badge parking spaces are to be created through the reconfiguration of five existing parking spaces. These spaces are within 50 metres of the development and can be accessed from Druid Street and can be used by existing residents on the Arnold Estate as well. Aside from these 3 blue-badge spaces, the development will be car-free.
40. A total of 202 cycle parking spaces is provided within the development on the ground floor, with additional parking provided within the redline boundary on Neckinger Street, and space provided within the 2-bedroom 3-person homes for foldable bikes. The cycle provision with the development is defined below:
 - 114 double stacked spaces, 8 large Sheffield stand spaces, and 1 regular sized Sheffield stand space within the building's cycle stores on the ground floor.
 - 12 Sheffield stand spaces are provided in cycle hangers within the building's curtilage on Neckinger Street.
 - 57 spaces for foldable bikes are provided within the 2B3P homes.
 - 10 short stay spaces on Neckinger Street are provided as 5 Sheffield stands.
41. Waste generated from the community centre will be stored within the centre itself and collected from Abbey Street through a private company. Refuse facilities for the residential use is located on the western side of the ground floor and will be collected weekly by the Council on Druid Street, with the distance of the refuse store being within 10 metres of Druid Street. Waste operatives will be provided with key code access to the facilities to collect waste consisting of;
 - 9 x 1,100L Eurobins for Residual Waste.
 - 9 x 1,100L Eurobins for Recycling.
 - 21 x 240L wheeled bins for Food Waste.

Planning history of the application site and nearby sites

42. Appendix 3 sets out in detail the full planning history for the site as well as details of relevant applications on adjoining or nearby sites.

Pre-application engagement and mid-application amendments

Pre-application engagement

43. Planning application 26/AP/0096 was submitted following a detailed pre-application enquiry, the reference number for which is 25/EQ/0143. The pre-application process involved:

- five meetings with Council planning officers;
- a meeting with the GLA;
- a meeting with TfL; and
- the applicant's attendance at the Council's Design Review Panel;

44. The images below provide an overview of how the proposals evolved through the course of the pre-application process, comparing them with the final iteration as submitted for planning permission:



Image 10 (above): Ground floor layout and public realm proposals presented early in pre-app process.



Image 11 (above): Ground floor layout and public realm proposals at planning application stage.



Image 12 (above): Community Centre entrance presented at Pre-App Meeting 02.



Image 13 (above): Community Centre entrance, including chamfer, proposed at planning application stage

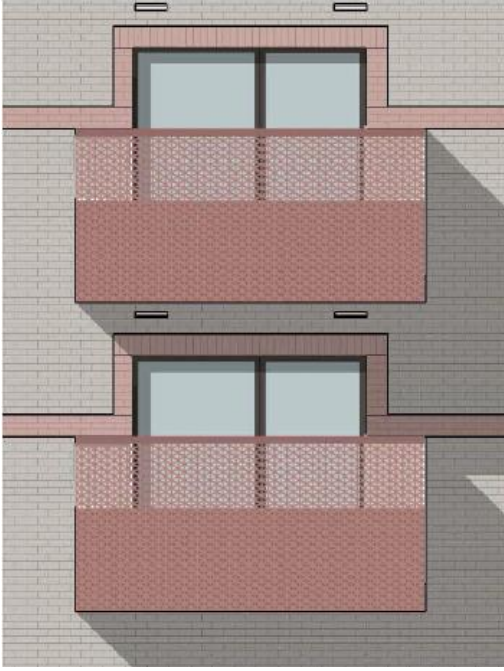


Image 14 (above): Initial balcony design sketches during early pre-app discussions

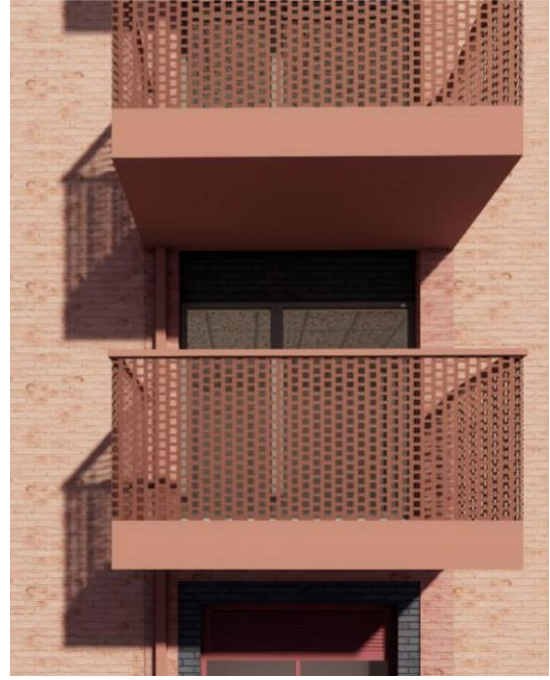


Image 15 (above): Balcony design provided at planning application stage



Image 16 (above): North elevation presented at Design Review Panel.



Image 17 (above): North elevation proposed at planning application stage.

Mid-application amendments

45. Over the course of the planning application process, the applicant has made further refinements to the proposal in response to concerns raised through the consultation process and/or issues highlighted by officers.
46. With respect to building and landscape design, changes and additional information included:
 - Following the submission of the Wind and Microclimate Report, revised elevational drawings and floorplans were submitted to illustrate increasing the balustrade height to 1.2m from level 8 upwards on the southern and western sides and adding a full height 50% porous side screen at the southern two balcony rows closest to the south-western corner.
47. With respect to energy and sustainability matters, changes included:

- elaborations regarding the energy strategy, mainly relating to the provision of Nilan X PL Compact Units to each home to restrict overheating potential.
48. With respect to transport and highways, changes included:
- removing the vehicular crossovers on Druid Street and Abbey Street respectively, due to concerns raised by Transport officers; and
 - revisions to the Blue Badge parking arrangement in the car park of the Arnold Estate.
49. The applicant also supplied a small number of supplementary and revised reports to provide clarifications and corrections regarding various issues raised by consultees and officers. Other matters resolved during the planning application process included commitments to certain planning obligations and other mitigation.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

50. The main issues to be considered in respect of this application are:
- Consultation responses from members of the public and local groups;
 - Principle of the proposed development in terms of land use;
 - Impact of proposal on development potential of nearby land;
 - Development viability;
 - Dwelling size mix;
 - Quality of residential accommodation;
 - External amenity space;
 - Amenity impacts on nearby residential occupiers and surrounding area;
 - Design;
 - Public realm, landscaping and trees;
 - Green infrastructure, ecology and biodiversity;
 - Archaeology;
 - Transport and highways
 - Environmental matters;
 - Energy and sustainability;
 - Communications and aviation;
 - Socio-economic impacts
 - Planning obligations;
 - Mayoral and Borough Community Infrastructure Levies;
 - Community engagement;
 - Consultation responses; and
 - Community impacts, equalities and human rights.

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

Legal Context

52. 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 and the draft Southwark Plan 2022. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications 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.
53. 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.

Adopted planning policy

54. The statutory development plan for the borough comprises the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework 2024 is a material consideration but not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Consultation responses from members of the public and local groups

55. Consultation with members of the public was first conducted in January/February 2026. Letters were sent to neighbouring residents; the application was advertised in the local press and site notices were displayed. Comments were received from 32 individual members of the public, and one comment was received from the Guy's and St Thomas' NHS Foundation Trust (GSTFT). The table below summarises the number of representations received during this period:

Consultation: Summary table		
Total number of respondents: 33		Total number of responses: 33
The split of views between the 33 respondents was:		
In objection: 31	Neutral: 0	In support: 2

Reasons in objection

56. 31 objections to the application came from members of the public. Their reasons for objection are summarised below. The issues raised by these objections are dealt with in the main 'Assessment' part of this report.

Car parking and cycling impacts

- 57.
- The proposal makes little or no provision for on-site car parking and appears to rely on a car-free or near car-free approach. While future residents may be ineligible for on-street parking permits, this does not prevent overspill parking or informal use of nearby private or semi-private car parks. This leads to unnecessary parking stress in the area;
 - The proposal includes no additional parking provision, which will inevitably force new residents to use already overcrowded local streets. Concern that this will worsen congestion, increase unsafe and inconsiderate parking, directly impacting on residents' daily lives;
 - Concern that increased cycle numbers will have an impact on the Cycleway 4 which can lead to more accidents at the Jamaica Road/Abbey Street intersection

Architectural design and heritage impacts

- 58.
- The proposed development constitutes an overdevelopment of the site. Its scale, height and massing would result in a building that is visually dominant and out of keeping with the established character and grain of the surrounding area;
 - The proposed building is insufficiently articulated and appears monolithic in form. It fails to break down its mass or reflect the scale and rhythm of surrounding development, resulting in a visually intrusive form;
 - The building is significantly out of scale with its surroundings and is not located within a designated tall buildings zone.
 - The design treatment should be amended to make it less over-decorative and fussy given that there are three colours of brick proposed, plus patterning through projecting bricks, and coloured brick infills in the window surrounds etc. A simpler design, using high quality materials, would be better.
 - Concern over the impact of the proposal on the Grade II listed Neckinger Mills building opposite.

- The site is not a identified location for a tall building within planning policy, and nor is it within a site allocation for housing.

Housing mix

59. • This development does not provide family units and has a high degree of 1-bed and studio units proposed.

Amenity

60. • The daylight and sunlight assessment is inadequate as it does not assess impacts of winter conditions, when sunlight availability is limited, and does not appropriately assess loss of daylight and sunlight.
- Due to its height, bulk and proximity, the proposal would result in an increased sense of enclosure and a deterioration in outlook for neighbouring residents.
 - Concern raised regarding the first-floor mechanical plant causing significant noise nuisance to nearby residents.
 - There will be significant adverse impact on the outlook of existing dwellings including the Arnold Estate, Lupin Point, Neckinger Mills and Queen's Court. For example, 25% of the dwellings on the south-west aspect of Lupin Point will have their view obstructed by the new development.
 - Concerns over substantial overlooking to existing properties;
 - Concern highlighted around potential mould issues through reduced solar gain and airflow from the development

Public realm, landscaping, BNG, public open space and Energy

61. • Concern that the BNG improvements do not meet policy requirements;
- No exceptional circumstances have been demonstrated why carbon savings have not been achieved on site;

Full reprovision of community centre

62. • The community space proposed within the current scheme is significantly smaller than the former provision and appears ancillary to the wider development rather than a genuine replacement facility.
- The previous building becoming derelict does not justify its permanent loss or downgrading. In the absence of a robust options appraisal and evidence of the proposal represents a net loss of community infrastructure.

Construction, drainage, and wind impacts

63. • Concern raised about disruption during the construction phase, particularly over the volume of construction traffic, noise, dust, and air quality will affect neighbouring homes for an extended period. During initial survey drilling, a crack reportedly appeared in the Arnold Estate,

raising real concerns about further drilling and the structural safety of surrounding buildings.

- Concern about the impact on the loading bays along Druid Street during the construction of the development.
- Concern that the development will significantly reduce the amount of rainwater infiltration to ground and cause significantly more flooding to Abbey Street and Druid Street.
- Concern raised over the 73-metre height of the building and potential wind tunnelling occurring in the surrounding area

Keyworker housing

- 64.
- Concern that the tenancy is limited to three years for keyworkers which can lead to high turnover risks undermining community stability and limits residents' ability to put down roots and invest in local life.
 - Ambiguity around the affordable keyworker model. Clarity should be provided within the S106 Agreement should permission be granted.

Public consultation

- 65.
- Concern raised over the depth of consultation undertaken

Reasons in support

66. One group, GSTFT, which provides numerous healthcare facilities within Southwark, notably at Guy's Hospital, Bermondsey Health Centre, and Harold Moody Health Centre, has submitted a comment in support of the application. Their response expresses support for the keyworker housing, and that it remains in perpetuity. Additionally, the GSTFT support the fact that this scheme will reduce costs for employers and increase quality of life for employees, which will result in wider community benefits.
67. Listed below are the material planning considerations raised in support of the planning application by public consultation responses.

Architectural design and heritage impacts

- 68.
- A well-designed and considerate project, which serves a vital community function.

Community centre

- 69.
- The repurposed community centre will play a role within the local community; and
 - The replacement community centre will help fill a void that has been inactive in the area since the existing community centre was demolished

Keyworker homes

70. • The proposal lifts the area immeasurably when frontline service workers can afford to live near their places of employment.

Sustainability

71. • Encouraged by the sustainability strategy that this will be a relatively low-impact development.

Principle of the proposed development in terms of land use

Relevant policy designations

Overarching strategic policy objectives

72. The National Planning Policy Framework (NPPF) was updated in 2024 and a further draft issued for consultation in 2025. At the heart of the NPPF is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development. Relevant paragraphs of the NPPF are considered in detail throughout this report. The NPPF also states that permission should be granted for proposals unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.
73. The Draft NPPF (2025) is also considered within this report, whilst it is acknowledged that this document is still in draft form, relevant considerations have been referenced within this report.
74. The Good Growth chapter of the London Plan includes objective GG2, which focus on making best use of land. To create sustainable mixed-use places that make the best use of land, objective GG2 states that those involved in planning and development must enable the development of brownfield land and prioritise sites that are well connected by public transport. It also encourages exploration of land use intensification to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.

Southwark Plan Area Vision

75. Within the Southwark Plan 2022 are Area Visions, which provide the strategic vision for the future of Southwark's distinct places and neighbourhoods. The Area Visions set out infrastructure improvements, opportunities for improved public spaces, transport improvements and growth opportunities for new homes and jobs. Area Visions also identify the character of different places to be renewed, retained or enhanced. Development proposals should be prepared in the context of the relevant Area Vision and should demonstrate how they contribute towards the strategic vision for that area.

76. The site is located within Area Vision AV:03 “Bermondsey Area Vision”. The vision states that development should:

- Provide as many homes as possible while respecting the local character. There may be opportunities for taller buildings on key development sites;
- Improve cycling and walking routes, such as the Thames Path;
- Enhance the environment of Tower Bridge Road as a gateway leading to Tower Bridge;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Improve existing and create new cycle and walking routes, including the Thames Path;
- Provide flexible workspaces for small and medium enterprises, particularly creative industries to strengthen Bermondsey’s reputation as an exciting, vibrant and creative place to work;
- Improve traffic flow on the road network, particularly on Jamaica Road;
- Preserve and improve the existing identities ensuring that the history and architectural wealth that comes from previous generations of residents is retained in the Old Bermondsey Village Forum Neighbourhood Area. This would be for both the Bermondsey Street Conservation Area and the surrounding housing estates mainly built between 1900 and 1950. Along with the network of local streets and yards where commercial uses are intertwined with residential buildings.

77. The Area Vision also acknowledges growth within Bermondsey and identifies the area as providing an additional 2,300 new homes. Whilst most of this quantum would be for the redevelopment of the nearby Biscuit Factory site, the area vision notes that “smaller development sites could accommodate a substantial number of new homes.”

Conclusion on policy designations, including response to the Area Vision

78. The overarching thrust of policies within the Development Plan is to optimise and make effective use of land. The site is a long-standing underutilised land parcel, presenting a clear opportunity for optimisation.

79. In land use terms, the principle of redeveloping the application site for a housing-led development, providing a mix of 100% affordable conventional Class C3 dwellings to the upper floors alongside the reintegration of a community centre on the ground and first floors, is acceptable as it would bring into productive use this underutilised inner London site. The proposed mix and quantum of uses would support the role, functions and ambitions of National, Regional and Local Policy and meet the expectations of the Bermondsey Area Vision within the Southwark Plan 2022.

80. The acceptability of each of the individual uses is considered below.

Housing

Policy background

81. The London Plan sets the borough a target of providing 23,550 net new home completions over the next ten years. The targets are to be achieved by: allocating a range of sites for housing; encouraging development on appropriate windfall sites; and optimising the potential for housing delivery on all suitable and available brownfield land. In order to help meet this target –while also ensuring social and other infrastructure is delivered to create mixed and inclusive communities as well as employment opportunities.
82. Policy H1 of the London Plan seeks to optimise the potential for housing delivery on all suitable and available brownfield sites, especially on sites with existing or planned public transport access levels of 3-6 or which are located within 800 metres of a station or town centre boundary.
83. At the local level, the Southwark Plan reiterates the targets established by the London Plan. Policy ST1 ‘Development targets’ of the Southwark Plan states that the Council “will work with our partners, local communities and developers to ensure that developments deliver the required growth and improvements to achieve our targets including 40,035 homes between 2019 and 2036 (2,355 new homes per annum)”.
84. The development of the application site for housing-led development is supported by the Bermondsey Area Vision within the Southwark Plan with the vision area’s capacity identified as being able to accommodate an additional 2,300 new homes.
85. In terms of Keyworker Housing (KwH), Southwark adopted the Affordable Housing SPD in July 2025 and the Mayor subsequently produced his Key Worker Living Rent policy . As part of the SPD, KwH has been identified as a crucial requirement of affordable housing within the borough based on evidence of recruitment and retention issues in Southwark. It follows the GLA’s definition of essential workers but has been tailored to reflect specific conditions in Southwark.
86. KwH is a rental housing product geared towards specific occupations, consisting of;
- Teachers/teaching assistants (from non-fee charging schools);
 - Social workers, educational psychologists and therapists delivering services for the council;
 - Nurses, doctors, and other clinical staff employed by NHS;
 - Firefighters; and
 - Police officers/Police Community Support officers (PCSO).

87. The KwH product is geared towards key workers whose household income levels mean that they are unable to afford housing on the private market and who do not qualify for social rented homes. The KwH should be provided at rent levels (including service charge) equivalent to those defined at or under the maximum benchmark for 'Keyworker Living Rent' (KWLR). The eligibility criteria consist of;
- The whole household (which can be formed of two or more unrelated households or sharers) must not have a combined gross income exceeding £100,000; and must not have a combined income of less than £26,000. These income thresholds are in line with the current household income parameters set by the GLA for KWLR. KwH thresholds will be amended in accordance with any changes to the KWLR thresholds;
 - The members of the household must be in one of the defined occupations mentioned above; and
 - Members of the household must not be an existing homeowner.
88. The requirement goes on to state that housing product must remain KwH will be retained as such in perpetuity. These lettings will be monitored and renewed on condition of the combined household's continuing eligibility. This will form part of the tenancy agreement. Marketing and Management Plans will be required as a condition of any planning permission. This will ensure provision for the regular and on-going review of KwH tenancies.

Assessment

Principle of housing

89. By delivering 152 affordable keyworker residential units, this planning application would contribute to realising the housing aspirations for the Area Vision, while also increasing London's housing supply, in accordance London Plan Policy H1. The proposed housing units are lent further support by Policy P1 of the Southwark Plan and Southwark's Affordable Housing SPD, which recognises the acute need for affordable housing including KwH provision within the borough, and this quantum would assist in delivering much needed KwH within the borough.
90. Having regard to the above, the provision of residential floorspace, is supported subject to the dwellings meeting the relevant policies concerned with unit sizes and quality of accommodation. These matters are discussed in later sections of this report.

Conclusion on the provision of housing

91. With residential uses being supported on this site at all policy levels, in land use terms the proposed affordable KwH housing is also supported. It would make a major contribution to meeting the council's KwH housing delivery targets, while also freeing up private market housing units for borough residents to potentially rent or purchase. Furthermore, the 152 units would help the borough in achieving its goal of 500 keyworker homes, would assist in

providing homes to reach the 2,355 home annual target and would contribute towards the current target of 23,550 net new home completions over the next ten years.

Community Centre use

Policy background

92. Both London Plan Policy S1 and Southwark Plan Policy 46 support the delivery of new high-quality facilities provided they are available for and accessible to all members of the community. Furthermore, as a requirement for the redevelopment of this site, the re-provision of an improved community centre was a necessity.

Assessment

93. The development includes a new community centre on the ground and first floors to replace the previous one. The entrance to the community centre is on the chamfered corner at the meeting point of the building at Druid Street and Abbey Street. This location has been chosen due to its prominence in the streetscene, and its ease of access.
94. An extensive consultation process incorporated public feedback into the design with responses requesting a high-quality, flexible community space with a range of activities. The community centre provides frontages to the west, south, and east elevations, thereby assisting in activating Druid Street, Abbey Street, and Neckinger Street. Along the Abbey Street frontage, the centre is a double height space and wraps around onto Neckinger Street.



Image 18 (above): Ground floor plan illustrating community centre

95. As a result of the public consultation process, the development provides a high-quality, modern community facility that significantly enhances the provision previously available on the site. The community centre includes a versatile double-height hall that can be used for a variety of events; a kitchenette, community lobby, and first-floor office and storage space. The design ensures accessibility for all users and flexibility to accommodate a wide range of community activities, in line with Southwark Plan Policy P47.



Image 19 (above): Visualisation of the community centre double height hall.

96. The community centre's proposed location within an otherwise residential building is not inappropriate given that, firstly, the intended users are the existing community and new residents, and secondly, the centre's size means the potential for associated trip generation and residential amenity impacts would be minimal.
97. The community centre has been designed conscious of the needs of individual residents, and its flexibility means that, small local societies, groups and resident organisations could make use of the facilities for ad hoc activities, and in this regard responds positively to Policy S1 of the London Plan 2021, which recognises that voluntary and community groups often experience difficulty finding premises suitable for their needs and Policy P47 of the Southwark Plan that states that development should retain community facilities. Through the Section 106 Agreement, minimum hours of opening and mechanisms for ensuring good levels of community accessibility will be secured.
98. Whilst it is acknowledged that the proposed 279sqm community centre would fall short of a full re-provision of the existing community centre square metre quantum, by 621sqm for all the reasons outlined above, the new community centre is considered to deliver a higher quality of provision than its predecessor and is therefore considered to be acceptable.

Conclusion on uses

99. The proposed land uses are appropriate in policy terms for this site. The introduction of 100% affordable KwH units is a major benefit of the scheme.
100. The re-provision of the community centre at ground and first floors would be complementary to, and would co-exist well with, the proposed KwH at the upper floor levels. Additionally, the modernised community centre is designed to be flexible to cater towards a mix of groups in the surrounding community. In conclusion, the proposed uses are supported by the NPPF, the London Plan and Southwark Plan.

Affordable housing and development viability

Policy background

101. Annex B of the Draft NPPF (2025) includes "essential local workers" (frontline public sector employees like NHS staff, police, firefighters, and teachers) within the definition of Affordable Housing. Policy HO7 of the Draft NPPF is explicit in that substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community, taking into account any up-to-date local housing need assessment, and other relevant evidence (including the extent to which there is a five year supply of deliverable housing, and performance against the Housing Delivery Test).
102. Through its assessment of the deliverable housing sites in the borough, the Council can demonstrate a five-year supply of housing land, plus the necessary 20% buffer required by the housing delivery test. The five-year housing need from 2025–2030 is 16,165 homes. Southwark has identified land for 19,543 homes, which is equal to 5.04 years of supply. Whilst the subject site is not within an identified 'allocation' in the Southwark Plan, its redevelopment will contribute to meeting the councils 5 year housing land supply and when completed its housing delivery test. As the development comprises 100% affordable homes there is no requirement for its viability to be tested.

Conclusion on affordable housing and development viability

103. The development proposes 100% affordable KWH units at Key Worker Living Rent levels which aligns with the priorities for increasing affordable housing supply at National, Regional and Local levels. The development will remain KWH in perpetuity. These lettings will be monitored and renewed on condition of the combined household's continuing eligibility. These mechanisms are secured within the S106 Agreement alongside a Marketing and Management Plan. The development would accord with the ambitions of the Draft NPPF (2025) and the councils Affordable Housing SPD.

Dwelling size mix

Policy background

104. With regard to dwelling size mix, the principles set out by London Plan Policy H10 are made locally specific by Southwark Plan Policy P2. The latter states that major residential developments must provide a minimum of 60% of residential units with two or more bedrooms.
105. The proposed development is tailored specifically to keyworkers at the beginning of their careers. With this direct targeted approach, 1 bed and 2 bed

options are proposed with the distribution of unit sizes demonstrated in the below table.

<u>Distribution of dwelling sizes: Summary table</u>		
Unit size	Quantum	Total %
1 bedroom 1 person	19	12.5%
1 bedroom 2 persons	57	37.5%
1 Bedroom 2 persons (Wheelchair Units)	19	12.5%
2 bedroom 3 persons	57	37.5%
All Units	152	100%

106. Whilst the table demonstrates that the portion of 2-bedroom KWH units would fall below the 60% requirement in a standard housing development; given that this scheme has been consciously designed to provide accommodation for keyworkers an assumption has been made that the highest demand will be for studio and one bed flats. The two bedroom three person flats are either going to be let to two keyworkers sharing the space or to keyworkers who may have just started a family or are planning on doing so, including keyworkers who may be single parents. Future pipeline keyworker schemes will explore the provision of 3 bed keyworker housing. The unit size mix is therefore supported.

Quality of residential accommodation

Policy background

107. Adopting a design-led approach, Policy D6 of the London Plan 2021 sets out the quantitative and qualitative requirements of new residential accommodation. Quantitative metrics include the minimum size of dwellings, rooms and outdoor spaces. Qualitatively, the policy seeks to maximise dual aspect and naturally-lit layouts, make tenures imperceptible from each other, and ensure robust maintenance and management strategies are in place.

108. Policy P15 of the Southwark Plan 2022 advises that planning permission will be granted provided the proposal achieves a high standard of residential accommodation. The full range of local-level standards for internal accommodation are set out within the policy.

Assessment

Dwelling sizes, room sizes and provision of built-in storage

109. The internal area of all the proposed homes would satisfy the minimum floor areas set out within Policy P15. All 152 Kwh units would be logical and efficient in their layout. Additionally, compliant levels of built-in storage would be provided within the homes.
110. The 2-bedroom 3 persons Kwh units have been designed in the form of a dumbbell arrangement with bedrooms and ensuites at either end and a central shared living room and kitchen. They are designed to be used either by two sharers or they could be used by families and are referred to as “twodios”.



Image 20 (above): Layout of Levels 05-20, showing the range of home sizes that would be provided and their layouts.

111. In summary, the dwelling, room and built-in storage sizes are considered acceptable.

Wheelchair dwellings

112. This development proposes 19 ‘wheelchair accessible/user’ homes compliant with Building Regulation M4(3) standard. This equates to 12.5% of the total

number of dwellings. The 19 KwH units, would be built to the following specifications:

- x 19 M4(3)(2)(a) 'Wheelchair accessible'; and

113. All the 19 M4(3)(2)(a) units adhere the local-level requirement for 10% of affordable units within a development to be fitted out to this higher standard, as specified in Southwark Plan Policy P8(3).

114. All other KwH units would be designed to achieve the Building Regulation M4(2) standard 'adaptable standards' with the "twodios" containing two showers for unrelated sharers, but with one shower room that is the same dimensions as an M4(2) bathroom, to ensure it can be adapted in the future if required.

115. The number and layout of wheelchair dwellings meet the policy requirements. With the wheelchair user accommodation and marketing requirements to be secured through the Section 106 Agreement, the proposed provision is acceptable.

Floor-to-ceiling height

116. All units would have a floor-to-ceiling height of 2.5 metres. This meets the minimum requirements stipulated by London Plan Policy D6 and Policy P15 of the Southwark Plan, which both require 2.5. This would contribute to the sense of space within all the units.

Aspect, outlook and sense of openness

117. Of the 152 units proposed:

- X57 (37.5%) would be single aspect; and
- X95 (62.5%) would be dual aspect.

118. Of the 57 single-aspect units, these involve three 1-bedroom units per floor, consisting of one 1-bedroom 2 persons unit facing west, and two 1-bedroom 2 persons units facing east. It is noted that none would face within 90 degrees of due north, and the key habitable rooms for each of these units would have appropriately proportioned windows to provide occupiers with a broad and acceptable quality of outlook.

119. For the studios, the aspect of the windows is south facing, and southwest facing, and for the wheelchair units, the windows are southwest facing and west facing. Whilst it is acknowledged that these units are served by two windows, as per Policy P15 of the Southwark Plan, secondary windows on a chamfer are not considered to provide dual aspect outlook. Notwithstanding this, it is acknowledged that occupiers of these units would benefit from an increased aspect and outlook.

120. All 2-bedroom units within the proposal provide dual aspect outlook. Regarding the 38 1-bedroom units on the chamfered corner, consisting of 19 wheelchair

units, and 19 studios would have two windows serving the respective units. In accordance with the GLA's Housing Design Standards LPG, these units would comply with the dual aspect condition 'G' test. Therefore, the development would comprise 5 dual aspect units per floor, with 3 complying with the condition 'H' test, alongside the 2 units complying with the 'G' test. The development would result in a total dual aspect figure of 95 units, amounting to 62.5%.

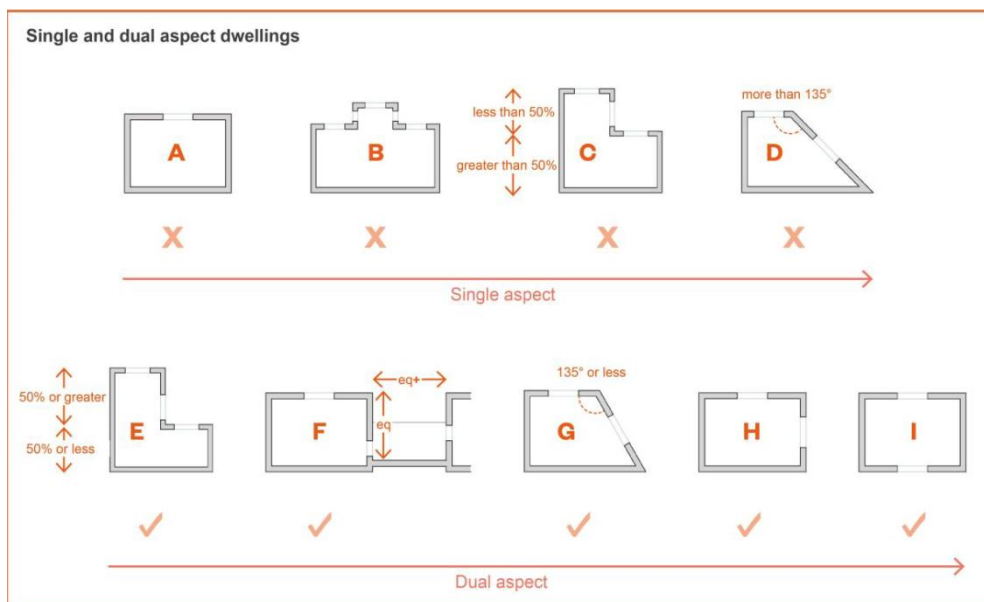


Image 21 (above): Condition test requirements for dual aspect as per Appendix 3 of the Housing Design Standards LPG (2023)

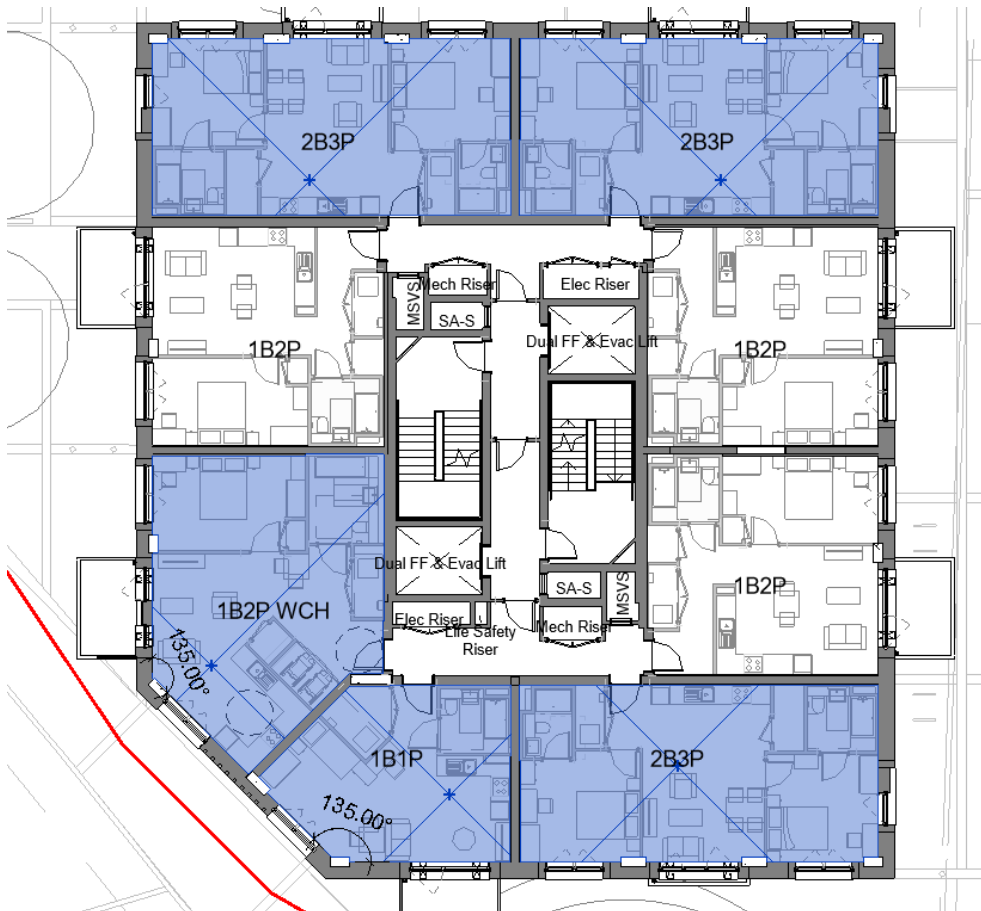


Image 22 (above): Typical floorplate demonstrating 5 dual aspect units per floor in accordance with Appendix 3 of the Housing Design Standards LPG (2023)

121. In summary, the proposal would achieve a clear predominance of dual aspect, with all proposed units benefitting from an acceptable quality of outlook. Although a small number would be single-aspect, none would be north-facing, and when balanced against the need to achieve an efficient use of land, it is considered that the new units' quality of aspect and outlook would be in accordance with the policy framework.

Privacy

122. The closest existing residential buildings sufficiently close to the proposed development to present any potential privacy impacts for the future occupiers are the row of terraced housing at 46-65 Arnold Estate, located to the north, and the occupiers of Neckinger Mills, located to the south.

123. Notwithstanding the sufficient distance of the rear elevation of the building from the row consisting of 46-65 Arnold Estate but also factoring in the proposed tree planting along the northern perimeter of the site, there would be no risk of privacy harm to the future occupiers of the 2-bedroom units on this elevation of the development. Additionally, as the development is setback from the Abbey Street frontage, the across-street relationship between the south and southwest facing units and Neckinger Mills residents is considered sufficient. As such, there would be no risk of privacy harm to the future occupiers of these units.

Internal noise and vibration levels

124. The Kwh units have been stacked to overlap the same room uses, in the interests of minimising risks of inter-dwelling noise disturbance. Results of the submitted Noise Impact Assessment demonstrates that with appropriate considerations around specific glazing to windows, and an acoustically effective façade system, will not regularly exceed the recommended night-time noise level of 45 dB LA_{max}(fast) by the relevant acoustic guidelines in bedrooms, and LA_{eq} 35 dB in living rooms and bedrooms during the daytime.
125. Incorporating these attenuating measures, it is possible for the development to attain the internal noise levels within dwellings recommended in British Standard BS 8233:2014 Guidance on sound insulation and noise reduction for buildings. Conditions are recommended requiring pre-occupation testing of the separating floors and walls to demonstrate that the relevant acoustic performance standards, as prescribed by the Building Regulations, have been met. This will ensure that the occupiers of the Kwh units do not experience excess noise, transmitted either vertically or horizontally, from adjacent sound sources.

On-site storage facilities for refuse and deliveries

126. The development would have dedicated communal refuse facilities located on the western side of the building. These include residual, recycling and food-waste refuse bins provided in accordance with Council requirements. All communal stores will be ventilated, drained and built to BS5906 standards.
127. The proposal incorporates a parcel storage room within the residential lobby entrance, with deliveries being managed via an intercom system. This is an acceptable solution in providing a safe area for deliveries given that any dedicated facility would undoubtedly require oversight by a concierge or other on-site management personnel, which in turn would have an inflationary effect on service charge. This approach is therefore considered acceptable and is in line with policy requirements.

Conclusion on quality of conventional residential accommodation

128. The proposal would deliver 152 high quality new Kwh units. The following aspects of the residential design are considered particularly noteworthy:
- there are no north facing single aspect homes proposed, with 62.5% of the homes comprising dual aspect.
 - all 2-bedroom Kwh units would achieve dual aspect;
 - the layouts have been carefully designed to prevent any potential unacceptable effects in terms of privacy or overlooking;
 - good levels of built-in and bulky storage would be provided within the homes; and
 - all homes would achieve minimum accessibility standards, with over 10% 'wheelchair accessible' units to be provided.

129. For these reasons, it is considered that the accommodation would achieve a high quality of design.

Residential external amenity space and young people's play space

Private external amenity space

130. All new residential development must provide an adequate amount of useable outdoor amenity space. Policy P15 of the Southwark Plan sets out the required amenity space standards, which can take the form of private gardens, balconies, terraces and/or roof gardens. It requires:

- for units containing three or more bedrooms, the provision of 10 square metres of private amenity space;
- for units containing two or fewer bedrooms, the provision of 10 square metres of private amenity space wherever possible, permitting any shortfall to be added to the communal space, and;
- 50 square metres of communal amenity space per development.

131. 149 of the 152 KWH units would be equipped with a private amenity space in the form of a balcony. The 1-bedroom studios and units are equipped with 5sqm balconies, and all but three of the 2-bedroom units are provided with 6sqm balconies (totalling 799 square metres). The three 2-bedroom units are provided with Juliette balconies only as this is necessary to enable the London Plane tree on Abbey Street to be retained. With the exception of the three 2-bedroom units, each private amenity space would, however, meet the Mayor's minimum standards starting at 5 square metres for 1b2p occupancy homes, with an additional 1 square metre required for every additional occupier.

132. In accordance with the private amenity standards within Policy P15, the development would result in a private amenity shortfall of 721sqm. To compensate for the private amenity space shortfall, and as Policy P15 allows, there would be an overprovision of communal amenity space within the development, as explained in the table below:

Private amenity space shortfall and offset: Summary table				
	Total private amenity shortfall (m)	Communal requirement (sq. m)	Communal provision + 50 (sq. m)	Surplus (sq. m)
	721	771	850	+79

133. As the table above shows, in aggregate the private balconies and the communal amenity/public open space provide policy compliant levels of external residential amenity.
134. In summary, while it should be recognised that the size of some proposed private amenity spaces would be less than 10 square metres, and only three units would have a balcony or terrace smaller than the occupancy-linked standards prescribed by the Mayor due to site specific circumstances, and the communal external amenity spaces have been oversized to compensate for these shortfalls, which is permitted by policy. Accordingly, the private outdoor amenity space provision is acceptable.

Communal external amenity space

135. As mentioned in the preceding part of this report, the proposed development would deliver 850 square metres of communal external amenity open space, exceeding the minimum requirement by 79sqm.
136. Residents will benefit from areas of communal open space on the north, east, and west sides of the proposed buildings. In addition, further amenity space is provided to the immediate east of the site. The format, distribution, locations and quantum of communal amenity space meet the expectations of Policy D6 of the London Plan. As such, the provision is considered acceptable. Planning conditions are recommended requiring details of the finalised scheme of landscaping, treatment and enclosures, and for the facilities to be delivered prior to occupation of any of the units. Management details are to be secured in the Section 106 Agreement.

Young people's play space

137. Policy S4 of the London Plan 2021 requires new developments to make provision for play areas based on the expected child population of the development. The Mayor expects playspace to be designed to meet the needs of three different age groups: under-5s, 5-11 year olds, and 12-and-overs.
138. Calculated using the metrics set out in the Mayor's Play and Informal Recreation SPG, the development would provide a child yield of 11.6, requiring a playspace provision of 116.4 sqm. The challenge of this relatively small site is accommodating all policy considerations in one place, and in this instance, officers consider a compromise on the provision of on-site play space is acceptable, because not all of the homes capable of accommodating families would contain children and the applicant has agreed to a payment policy compliant patent of £37,830 to contribute to the improvement of the existing children's play space within the existing open space of the Arnold Estate. This would have the added benefit of improving existing play space for children on the estate and encourage mixing of existing and new residents.

Amenity impacts on nearby residential occupiers and the surrounding area

139. The importance of protecting neighbouring amenity is set out in Southwark Plan Policy P56, which states “development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users”. Policy P14 advocates for developments to provide adequate daylight and sunlight for new and existing residents.

Daylight and sunlight

140. 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”. 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 regarding 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 states that daylight and sunlight conditions around tall building(s) and the neighbourhood must be carefully considered. Southwark Plan policies identify the need to properly consider the impact of daylight/sunlight without being prescriptive about standards.
141. The BRE Guidance sets out the rationale for testing the daylight impacts of new development through various tests. The first and most readily adopted test prescribed by the BRE Guidelines is the Vertical Sky Component assessment (VSC). This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential 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 BRE have determined that the daylight can be reduced by approximately 20% of the original value before the loss is noticeable.
142. The second method is the No Sky Line (NSL), which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the area of sky visibility, daylight may be affected.

Properties assessed for daylight impacts

143. This proposal has been accompanied by a daylight and sunlight (DLSL) assessment, undertaken in accordance with the BRE guidelines. The document assesses the extent to which the proposed development would affect the dwellings in the following buildings:
- a. 1-141 Arnold Estate;

- b. Lupin Point;
- c. 1-48 Queen’s Court;
- d. 166 Abbey Street;
- e. 162-164 Abbey Street (Neckinger Mills); and
- f. 1-8 Koop Mill Mews.

144. The above six properties were tested for VSC and NSL impacts, but not illuminance as this method is more appropriately applied to new buildings.

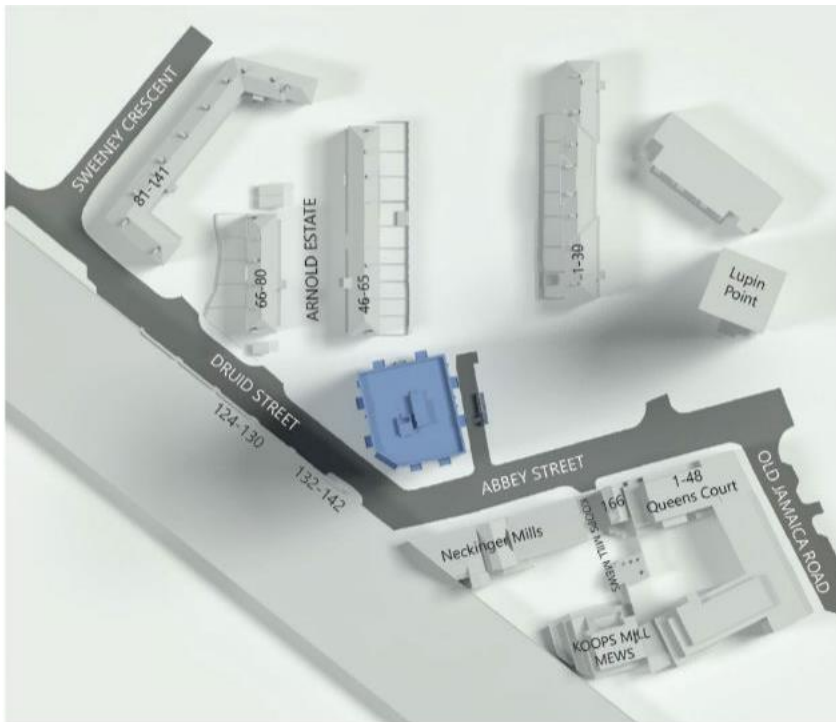


Image 23 (above): Locations of neighbouring properties tested (proposed development coloured in blue)

VSC and NSL impacts for sensitive surrounding residential properties

145. The table below summarises the VSC impacts to surrounding properties as a result of the proposed development being built out in the present-day context.

Residential Property	Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value)			
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)
1-141 Arnold Estate				
Total no. habitable windows tested: 95				

<ul style="list-style-type: none"> • Of the 95 windows, 72 would retain a VSC of at least 27% / retained factor within 0.80. • For the <u>23</u> that would not, the distribution of percentage reductions is: 				
Proposed vs existing	72	19	4	0
Lupin Point				
Total no. habitable room windows tested: 380				
<ul style="list-style-type: none"> • Of the 380 windows, 362 would retain a VSC of at least 27% / retained factor within 0.80. • For the <u>18</u> that would not, the distribution of percentage reductions is: 				
Proposed vs existing	362	5	9	4
1-48 Queens Court				
Total no. habitable room windows tested: 33				
<ul style="list-style-type: none"> • Of the 33 windows, 32 would retain a VSC of at least 27% / retained factor within 0.80. • For the <u>1</u> that would not, the distribution of percentage reductions is: 				
Proposed vs existing	32	0	1	0
166 Abbey Street				
Total no. habitable room windows tested: 28				
<ul style="list-style-type: none"> • Of the 28 windows, 18 would retain a VSC of at least 27% / retained factor within 0.80. • For the <u>10</u> that would not, the distribution of percentage reductions is: 				
Proposed vs existing	18	4	6	0
162-164 Abbey Street (Neckinger Mills)				
Total no. habitable room windows tested: 186				
<ul style="list-style-type: none"> • Of the 186 windows, 79 would retain a VSC of at least 27% / retained factor within 0.80. • For the <u>107</u> that would not, the distribution of percentage reductions is: 				
Proposed vs existing	79	25	34	48
Koop Mill Mews				

Total no. habitable room windows tested: 31

- All 31 would retain a VSC of 27% or more

146. The table below summarises the NSL (also known as 'daylight distribution') impacts to surrounding properties as a result of the proposed development being built out in the present-day context.

Residential property	No. rooms that would experience a reduction in NSL (as a percentage of the baseline NSL value)				
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)	
1-141 Arnold Estate					
Total no. habitable rooms tested: 82					
Proposed vs existing	81	1	0	0	
Lupin Point					
Total no. habitable rooms tested: 179					
Proposed vs existing	179	0	0	0	
1-48 Queen's Court					
Total no. habitable rooms tested: 23					
Proposed vs existing	23	0	0	0	
166 Abbey Street					
Total no. habitable rooms tested: 8					
Proposed vs existing	6	1	0	1	
162-164 Abbey Street (Neckinger Mills)					
Total no. habitable rooms tested: 35					
Proposed vs existing	35	0	0	0	

Koop Mill Mews				
Total no. habitable rooms tested:13				
Proposed vs existing	13	0	0	0

1-141 Arnold Estate

147. The results from the VSC assessment showcase that 72 of the 95 habitable room windows assessed would retain values of 0.80 times their former value. The tabular VSC results above illustrates that the majority of the 23 remaining windows would experience minor adverse impacts with these windows retaining VSC values within 0.70 their former value. These types of values are considered broadly typical for developments within denser urban locations.
148. The 4 incidences of moderate adverse impacts come from the properties that are already impacted by an existing deck access at ground and first floor levels. The BRE guidance acknowledges that access decks are somewhat 'self-limiting' in terms of outlook and exacerbates the effects of a scheme. In accordance with BRE recommendations, the DLSL undertook an assessment whereby the deck access overhangs were removed. The results from this illustrate that the VSC values would retain 0.80 their former value. This additional test adheres to the flexibility contained within the BRE guidance.
149. The results of the NSL assessment highlights that the retained daylight penetration levels to all but one of the habitable rooms meet the BRE target. The one room is located on the second floor and is identified as a bedroom. It retains daylight levels within 0.76 times its existing condition and is therefore considered a minor adverse impact from the BRE criteria of 0.80. Furthermore, the daylight penetration to the space remains high given that approximately 60% of its floor area maintains direct sky visibility.

Lupin Point

150. The results of the VSC assessment demonstrates high levels of compliance with 362 of the 380 habitable room windows retaining 0.80 their former value. As was the case with the assessment of properties at the Arnold Estate, in this instance, the windows that do not meet 0.8 times their former value are constrained due to being situated behind balconies and are therefore sensitive to daylight changes. Notwithstanding this, an additional assessment was undertaken that removed the balconies with the results determining that all windows would retain VSC values of 0.8 or greater, in accordance with BRE targets.
151. The findings of the NSL assessment verifies that the proposal does not have a material effect on the daylight penetration to the habitable rooms across Lupin Point as the retained NSL levels are within 0.80 times their existing value. Therefore, the proposal complies with the BRE guidelines.

1-48 Queen's Court

152. Given the location of the development to the southeast of the site, the DLSL impacts respond positively to the development. The one isolated habitable room window, out of 33 tested, that will experience moderate adverse impact is a secondary bay window. Regarding this impact, paragraph 2.2.6 of the BRE guidance states where there are bay windows, the principle central window can be considered as the main window. Given the definition provided within the BRE guidance, as the VSC results illustrate, the effect to the central window in this bay meets the BRE recommendations. This means that overall, the results show high compliance with BRE guidance.

153. The findings of the NSL assessment verifies that the proposal does not have a material effect on the daylight penetration to the habitable rooms across Queen's Court as the retained NSL levels are within 0.80 times their existing value. Therefore, the proposal complies with the BRE guidelines.

166 Abbey Street

154. The VSC assessment shows that of the 28 habitable room windows assessed 18 would comply with the BRE target of retaining 0.80 times their former value. The implications of paragraph 2.2.6 of the BRE guidance are again used in the assessment given that several rooms in this building are served by multiple windows. The deviations range from minor adverse to moderate adverse impacts; however, these are to individual windows within the building. Taking into consideration the mean VSC to habitable rooms served by the multiple windows, the mean average is within 0.70 their former values. Therefore, the changes under the BRE Guidance are not considered to be detrimental to the occupiers of the habitable rooms.

155. The NSL assessment demonstrates that 6 of the 8 rooms would retain daylight penetration levels that comply with the requirements within the BRE guidance. The layouts of the 2 rooms affected by both minor and substantial adverse impacts are unknown, given the absence of any detailed floorplans for the upper levels of this building. In instances where room layouts are not known, the BRE guidance recommends that the VSC assessment supersedes the NSL assessment. As determined above, the VSC impacts are isolated, and the changes are not considered to be detrimental to the occupiers of the habitable rooms.

162-164 Abbey Street (Neckinger Mills)

156. The impacted windows are on the western elevation of the building, fronting onto Abbey Street. The substantial adverse impacts are to 12 bedrooms (3 bedrooms with a flat on each floor) on this elevation. The DLSL report acknowledges that the loss is due to abnormal high existing levels for an inner urban area, and given the location, these types of impacts are not uncommon. The effects to the other windows on the western elevation fall under the minor to moderate adverse impact category given that these windows mainly serve living rooms which contain multiple windows, with most of these living rooms being dual aspect with

windows on the rear (eastern elevations). Given the findings of the analysis, the impacts are not considered to be detrimental to occupiers as the more substantial impacts are to bedrooms, rather than living rooms. Resultant VSCs for all of the windows would remain above 10% with many windows having VSCs over 15%. Of note is the fact that many of the rooms affected benefit from other windows.

157. Rooms having more than one window means that while some windows would be significantly affected in terms of VSC, the findings of the NSL assessment demonstrates that all rooms would comply with the BRE guidance and have no reductions of more than 20%. The overall impact on these homes would be acceptable.

Koop Mill Mews

158. Given the separation distance of circa 50m of this building from the site and acknowledging the presence of Neckinger Mills between this building and the site, the VSC and NSL assessments demonstrate compliance with BRE targets for all tested windows.

Sunlight

159. The applicant's DLSL report has assessed the impact of the proposed development on the sunlight received at all windows facing within 90 degrees of due south. The BRE guide states that nearby windows must be assessed using the three-stage process set out below to determine if, as a result of the development, the sunlight levels would reduce to an extent that the room may feel colder and less pleasant.

160. The first stage is to determine if the window would experience:

- a reduction in sunlight to less than 25% Annual Probable Sunlight Hours (APSH); or
- a reduction in sunlight to less than 5% Winter Probable Sunlight Hours (WPSH); or
- both of the above.

161. If one of the above criteria is triggered, the next stage is to determine if:

- the window's resulting APSH is less than 0.8 times its former value; or
- the window's resulting WPSH is less than 0.8 times its former value; or
- both of the above.

162. Where one of the criteria in Stage 2 is met, the final stage is to determine if the overall loss of sunlight across the whole year would reduce by more than 4% of APSH.

163. The six properties assessed for daylight impacts have also been assessed for sunlight impacts; however, for five of these properties no breaches of the BRE guidelines were recorded. As such, and for brevity, table below summarises the

impacts on the one property where impacts beyond the BRE recommendations were recorded:

Residential property	No. of living spaces within 90° due south that experience a reduction in APSH below BRE targets (as a percentage of the baseline APSH value)			
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)
1-141 Arnold Estate				
Total no. relevant habitable rooms tested (living space within 90° due south): 7				
Proposed vs existing	7	0	0	0
Lupin Point				
Total no. relevant habitable rooms tested: 60				
Proposed vs existing	60	0	0	0
1-48 Queen's Court				
Total no. relevant habitable rooms tested: 3				
Proposed vs existing	2	1	0	0
166 Abbey Street				
Total no. relevant habitable rooms tested: 8				
Proposed vs existing	8	0	0	0
162-164 Abbey Street (Neckinger Mills)				
Total no. relevant habitable rooms tested: 9				
Proposed vs existing	9	0	0	0
Koop Mill Mews				
Total no. relevant habitable rooms tested: 6				
Proposed vs existing	6	0	0	0

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164. The one minor adverse impact property identified is isolated to one LKD room on the fourth floor at Queens Court. This property is located on the southwestern flank elevation with the results demonstrating that falls below the required target of 0.80. The total retained APSH value for this room is 19%, amounting to 0.73 times the former value. Given the isolated nature of this minor adverse impact deviation, the overall retained APSH values of all other tested habitable rooms is considerably high for an urban location.

Conclusion on daylight and sunlight

165. In total, the development would result in minor, moderate and substantial adverse reductions in VSC for surrounding properties. With respect to NSL, there would be high levels of compliance for surrounding properties. These exceedances of the BRE guidance, and the negative impact they would have on neighbour amenity, should be given some weight in determining the application.

166. Overall, the minor, moderate and substantial impacts are noted; however, the retained daylight levels remain consistent for an inner urban location. Delving further, it is also acknowledged that some of the windows identified as having a substantial adverse impact serve bedrooms, which are used predominantly in the evenings when the sun has set. Furthermore, the other habitable rooms windows identified as having a substantial adverse impact either have; existing objects such as deck access/balconies restricting existing levels of daylight before considering the impact of the development or are windows within a room served by multiple windows or rooms that benefit from dual aspect outlook. As such, the effects of the scheme are considered acceptable and in line with the intentions of the BRE guidelines, particularly when weighed against the planning benefits of this development.

Solar glare

167. A Reflective Solar Glare Assessment (RSGA) has been submitted with the application and is underpinned by a reasoned methodology '*Evaluation of solar glare from reflective facades: A general method*' (Lighting Research and Technology, 2015). This assessment includes three phases, which are outlined below:

Phase 1 – Annual Glare Frequency

For this assessment, viewpoints are selected at relevant locations for traffic around the site. The next step involves a set of angular images being generated. These being:

- Images displaying the time of the year: The sunpath is divided in months, taking approximately on the 21st of each month as the limit for each section.
- Images displaying the time of the day: In this case the sunpath is divided by hours of the day. The hours represent local apparent (solar) time.

The imagery is then assessed to ascertain if solar reflections are visible from the observer's perspective and their frequency throughout the year (time and date). This process also quantifies the angle between each reflection and the observer's line of sight (glare angle), which is a critical factor to estimate the likelihood of a glare episode.

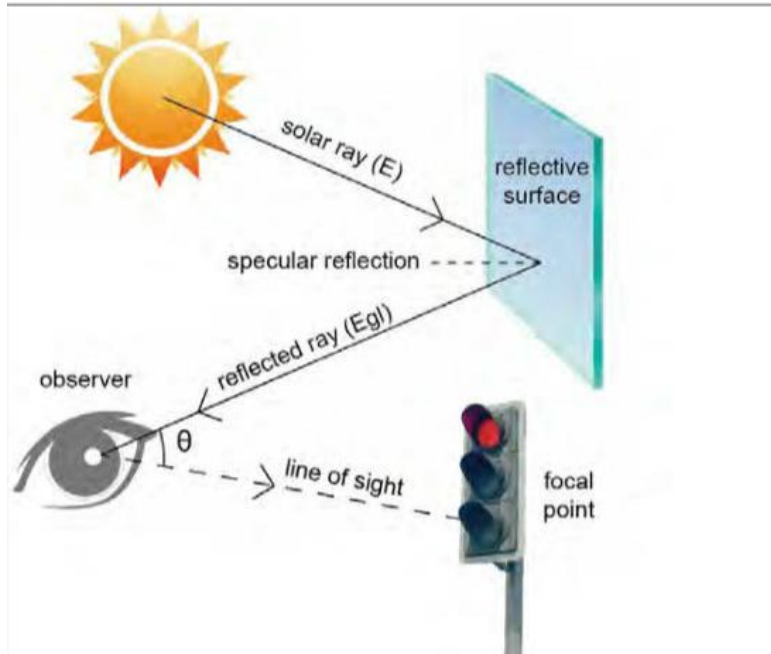


Image 24 (above): Main factors in veiling glare

Phase 2 – Annual Glare Intensity

The second phase involves the relevant images from the first phase being upgraded to quantify the intensity of the reflections and their glare potential. This phase considers additional factors, which includes the intensity of the solar radiation, the reflective properties of the building materials, and the visual sensitivity of the observer. This phase is a more complex assessment and is required where potential glare issues have been identified within the first phase.

Phase 3 – Point-in-time Glare

This phase is required when potential for harmful glare impacts arise. In this phase a more detailed point-in-time analysis is undertaken with complex factors such as non-specular reflections from metal surfaces and an accurate estimation of the background luminance, which influences the observer's sensitivity.

168. From the methodology outlined above the RSGA has provided an assessment based on Phases 1 and 2. The results of the RSGA demonstrates that for Phase 1 viewpoints, reflections from the façades could have the potential of providing minor adverse annual glare on both directions of travel based on their moderate daily and monthly frequencies, and their glare angles, with some reflections within 10 degrees. Whilst this is acknowledged, the assessment demonstrates that all reflections will be broken up by the façade, which limits the impact of the glare to brief and partial reflections. Therefore, these viewpoints will not cause any adverse glare impacts.

169. The viewpoints undertaken in accordance with the phase 2 methodology outline above mainly concerned the viewpoints from the nearby railway viaduct. As part of this phase, the values should not exceed the recommended limit of 500cd/m². Results as part of this assessment illustrate a maximum of 211 cd/m² for trains travelling northwest and 400 cd/m² for trains travelling southeast. Both figures being comfortably below the recommended limit, therefore, the potential impacts are negligible and non-significant.

Overshadowing

170. The test promoted by the BRE for assessing overshadowing impacts on external amenity space is the 'Sun on Ground' assessment. This models the proportion of an outdoor amenity space where the sun would reach the ground on 21st March each year. On that date, the BRE advises that at least 50% of the area tested should receive a minimum of two hours of sunlight.

171. The DLSL dedicates a section of the report to Overshadowing. It assesses all surrounding private amenity areas for overshadowing impacts, with the areas used for the assessment including the following properties and spaces:

- 1-30 Arnold Estate
- 46-54 Arnold Estate
- 66-80 Arnold Estate
- Arnold Estate green space
- Arnold Estate playground
- Arnold Estate ball court

172. The Assessment illustrates that that the majority of gardens / spaces surrounding the site will either maintain at least 2-hours of sunlight to 50% of their area or be within 0.80 times their existing condition. The areas of noticeable change will occur at the rear gardens of the properties within 46-65 Arnold Estate, namely the rear gardens labelled as 2-6, and 8 in the image below. As these properties are located directly north of the site, they are sensitive to changes. It is acknowledged that these properties fall short of the 2-hour target with the below illustration demonstrating that these properties would still receive approximately 1.6-2 hours of sunlight on March 21st. Therefore, the technical deviations in respect of these gardens are limited.

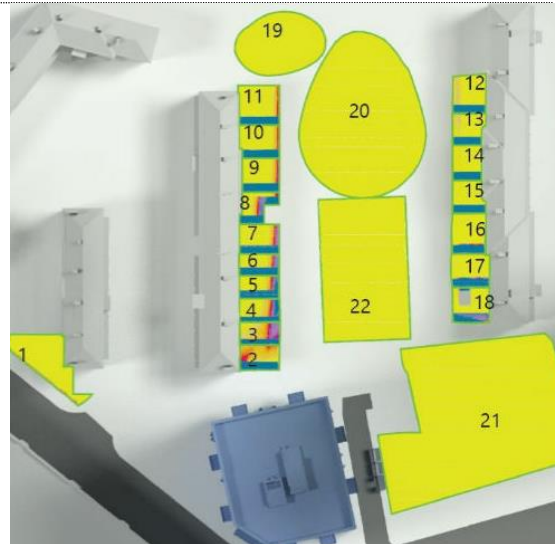
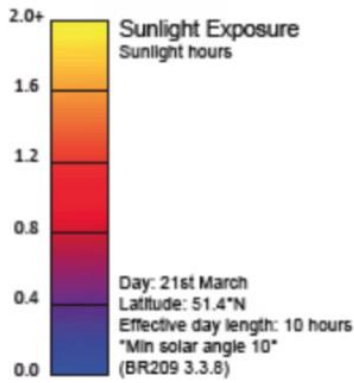


Image 25 (above): Sunlight exposure value

Image 26 (above): Sunlight exposure results

173. In terms of transient overshadowing, a process whereby the shading of the building casts temporary shadows by a proposed development onto surrounding areas throughout the day, the BRE guidance does not provide any quantitative targets. Rather, the consideration of the shading effect is assessed on the duration of any additional shading, the pattern of use of any space which is shaded and a comparison with the existing position. For the purposes of this study, the shadows have been assessed during 3 key points during the year (the equinoxes) where the arc of the sun is at its midpoint, highest, and lowest. These dates are:

- 21st of March – midpoint
- 21st June - highest
- 21st December - lowest

174. Results for the March 21st test indicates that overshadowing to 46-65 Arnold Estate is limited to 1 to 3 gardens between the hour of 9am-10am. The transient shadow increases from 11am, with the longest shadow cast at 12pm, and the shadow is localised to the rear gardens of nos. 46-65 Arnold Estate. However, in acknowledging the transient nature of the sun, the shading move across the ball court/playground for the hour of 1pm-2pm before the shadow moves further east and shades the existing Arnold Estate open space to the immediate east of the site from 3pm. The BRE recognises that most new structures will cast a shadow, and taller buildings will always possess a degree of transient overshadowing. Notwithstanding this, the results demonstrate that whilst some areas will receive localised transient overshadowing impacts, these will be for limited parts of the day on March 21st.

175. As the sun is at its highest point on June 21st the shadows that are cast are for smaller periods of time. Shading occurs between 11am-12pm to 4-6 rear gardens at 46-65 Arnold Estate with the transient shadow reduced to 2-3 gardens by 1pm. Shadows are cast to 2 rear gardens within 1-30 Arnold Estate at 2pm, with the transient shadow moving the existing open space from 3pm-6pm.
176. On December 21st, the sun is at its lowest point, rising later in the morning, and setting earlier in the afternoon. Therefore, longer shadows in the winter and the additional shading are isolated to the ball court /playground spaces from 12pm-2pm.
177. Overall, the transient overshadowing will be localised for small periods of the day during days with longer daylight hours. As such, the development is not considered to result in detrimental impacts to neighbouring amenity regarding overshadowing.

Outlook and sense of enclosure

178. The site is located within an inner London area, where there is an expectation for greater densities and taller buildings to come forward, changing the urban grain of the locality. The proposed development would introduce a 21 storey building of a carefully considered massing owing to the constraints of the site. The introduction of a chamfered corner to the southwest corner, along with the incorporation of high-quality materials, a mix of low-level greening and mature trees throughout the development, combines to give complexity and visual relief to building form, all of which would have a positive effect on the surrounding properties' outlook. In particular, the improvements to the existing open space to the immediate east of the site, and its dense greening would further enhance the outlook of many properties. On balance, it is not considered that any of the surrounding dwellings that look towards the site would experience a harmfully diminished quality of outlook or sense of openness as a result of the proposed development.

Privacy

179. The Mayor of London's Housing Design and Quality Standards (SPG) explicitly states that in the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting minimum distances between back-to-back homes (typically 18-21m). The SPG acknowledges the crudeness of the arbitrary numerical distance noting that these distances can limit the variety of urban spaces and housing types in the city and unnecessarily lowers density.
180. The design of the scheme has considered the positioning of the existing buildings within the vicinity of the site. Notably, the balcony balustrade on the northern elevation is at an adequate height which assists in mitigating privacy concerns to the rear gardens of 45-64 Arnold Estate at upper floor levels. To reduce any harmful overlooking at mid and lower levels of the building, new tree planting is proposed to retain the green boundary between the site and the estate.

181. In line with the SPG's aspirations to put the onus on design to mitigate privacy concerns, the layout of the building, and the orientation of the habitable rooms' windows, have been carefully considered in relation to the surrounding properties. On the south/southwest elevation, the chamfered design does help in mitigating privacy concerns to the Neckinger Mills residents. Not only has balcony balustrade heights been considered, but in providing the chamfer, the design has restricted privacy issues by providing two windows, and two balconies along this elevation. Overall, through careful design, the scheme has considered privacy with the positioning and aspect of habitable rooms, and the balustrade heights of balconies in relation to neighbouring buildings.

Noise and vibration

Plant noise

182. Plant (power, heating and cooling machinery, and sprinkler tanks) would be contained within the first floor. The proposed development would also contain rooftop plant including smoke vents serving the accommodation. The roof has a perimeter of 1.10 metre parapet which assists in screening the plant from any views within the public realm.

183. A condition is recommended requiring the plant not to exceed the background sound level (LA90 15min) at the nearest noise sensitive premises, and for the specific plant sound level to be 10 dB(A) or more below the representative background sound level in that location, all to be calculated fully in accordance with the relevant Building Standard. The condition is considered sufficient to ensure that the proposed plant will not have an unacceptably adverse impact on existing neighbouring residents or the users of the building.

Public noise nuisance

184. The only potential source of public noise nuisance from the site is the proposed community centre. The community centre could, with doors opening to Neckinger Street, Abbey Street, and Druid Street, create potential 'spill-out' noise at unneighbourly hours, unless hours of operation are controlled.

185. In order to limit any risk of public noise nuisance, it is recommended that the following opening hours limitations be imposed:

- 07:00-23:00 on Mondays to Saturdays; and
- 09:00-22:00 on Sundays (including Bank Holidays).

Vibration

186. The submitted Noise, Vibration and Overheating Assessment has been reviewed by Environmental Protection Officers (EPT). The report confirms that unattended monitoring was undertaken between 28–29 May (day and night). LAeq, LA90 and LAm_{ax} and VDV values are presented in the survey table results. EPT officers note that no assessment was undertaken for balconies

and amenity areas within the development. Given the proximity of the development, particularly on the western elevation, to the National Rail viaduct, and the London Underground Jubilee Line, EPT officers recommends that a frequency-dependent vibration assessment is undertaken alongside that includes a re-radiated modelling assessment for mid-level floors, corner units, and units closest to the underground tunnel. This assessment would help to mitigate against any vibration related impacts to future occupiers. The recommended conditions are attached to the Decision Notice.

Extraction and ventilation equipment

187. The application is not accompanied by any extraction details. Preserving the architectural integrity of the proposed development, with its appurtenance-free façade, is of importance to the success of the development in terms of its townscape role. Accordingly, it is expected that the kitchenette within the community centre, would contain re-heat facilities rather than full cooking facilities with extracts/exhausts. Ventilation for a small-scale 'prep' kitchen could be achieved solely through the ground floor windows of the community centre.
188. Should anything bigger than a 'prep' kitchen be proposed, for safeguarding purposes, a condition is recommended requiring details of any extraction and ventilation system to be submitted to the Council for its consideration prior to the installation of any such system.

Design

189. The NPPF emphasises the importance of good design, considering it to be a key aspect of sustainable development. Chapter 12 of the NPPF is the key national policy for design. Paragraph 139 requires development to reflect local and national design policies, guidance and SPDs. It sets out that outstanding or innovative design should be given significant weight in decision making, and requires development that is not well designed to be refused.
190. Chapter 3 of the London Plan deals with design related matters. Policy D3 promotes a design-led approach to making the best use of land. Policies D4 and D8 expand on this, setting out the design principles for ensuring new development makes a positive contribution in terms of architecture, public realm, streetscape and cityscape. Policy HC1 advises that development affecting heritage assets and their settings should conserve their significance by being sympathetic in their form, scale, materials and architectural detail.
191. London Plan Policy D9 contains guidance around tall buildings. The policy provides a list of criteria against which to assess the impact of a proposed tall building – namely locational, visual, functional, environmental and cumulative. London Plan Policy D4 requires all proposals exceeding 30 metres in height to have undergone at least one design review or demonstrate that they have undergone a local borough process of design scrutiny. The proposed building

would, at 70.25 metres above ground level, exceed the 30 metre threshold. It therefore requires assessment against Policy D9.

192. The importance of good design is further strengthened by Policies P13 “Design of Places”, P14 “Design Quality” and P17 “Tall Buildings” of the Southwark Plan. These policies require all new developments to:

- be of appropriate height, scale and mass;
- respond to and enhance local distinctiveness and architectural character;
- conserve and enhance the significance of the local historic environment;
- take account of and improve existing patterns of development and movement, permeability and street widths;
- ensure that buildings, public spaces and routes are positioned according to their function, importance and use;
- improve opportunities for sustainable modes of travel by enhancing connections, routes and green infrastructure; and
- be attractive, safe and fully accessible and inclusive for all.

193. Specifically for tall buildings, Policy P17 requires:

- the location to be within a major town centre, an opportunity area and/or the CAZ, where tall buildings are appropriate;
- the location to be at an area of landmark significance;
- proposals to be of a proportionate height to the location and site;
- proposals to have a positive impact on the London skyline;
- proposals to respond positively to local character and townscape;
- there to be no harmful impact on strategic views;
- proposals to provide a functional public space; and
- the provision of newly publicly accessible space near or at the top of the building where appropriate.

194. It also sets out that the design of tall buildings must:

- be of exemplary design and quality;
- conserve and enhance designated heritage assets and make a positive contribution to the wider townscape;
- avoid harmful environmental impacts;
- maximise energy efficiency; and
- have a positive relationship with the public realm, provide opportunities for new street trees, design lower floors to successfully relate to and create positive pedestrian experience, provide wider footways and accommodate increased footfall.

195. There are conservation areas and listed buildings in the vicinity of the application site, and locally listed buildings identifies buildings of architectural or historic interest nearby.

Site layout and public realm

196. The proposed building is positioned in the southwest corner of the development plot, aligned with the back edge of the pavement onto Druid Street, but set back c.2-3m from the pavement on Abbey Street to maintain sufficient space for the London Plane street tree. It has a regular footprint that measures c.24m by 27m, but with its southwest corner chamfered to create a wider public realm at this point and a more engaging built form. With the red line extended to include adjacent remnant of Neckinger Street and a section of hard landscaping within the communal gardens further to the east, the building would occupy some 40% of the site; its footprint being c.630sqm
197. The new community centre is located primarily on the ground floor and spans the full width of the elevation onto Abbey Street, the large windows of its hall animating the building's frontage onto the main road and wrapping partly its flank elevation onto Neckinger Street. The centre's main entrance is located on the chamfer, offering good legibility within the townscape, as well as benefitting from the additional pavement space. The entrance is onto a modest-sized lobby, with onward access to the main hallway space and support services (kitchen, toilets) at ground floor; and with an internal open stair and platform lift to additional facilities at first floor level. The hall also benefits from two-sets of double-doors, the firstly leading directly onto Abbey Street and the second onto Neckinger Street, allowing for a greater flexibility of use. The centre is compact but provides improved usability when compared to the existing community centre floorspace.
198. The communal residential entrance with its modest-sized lobby is positioned on the building's west elevation, facing towards Druid Street and helping the support its function as a main local road. This is sensible in terms of ease of access. Given the regular planform of the building means that the ground floor angles back from the pavement edge, creating a wedge of new landscaped public realm. The new landscaping will bring additional greenery to the area, softening its appearance, as well as providing an attractive threshold space for residents.
199. A large residents' bin store sits between the residential and community entrances, positioned for ease of access for residents when exiting the building and for on-street waste collection from Druid Street. The community centre waste is in a small facility on the east elevation, reflecting its less frequent collection. The remaining back-of-house facilities, including the extensive cycle parking, are located on the building's north elevation that flanks onto the estate's service road, maintaining a fairly quiet ground floor towards the neighbouring residential blocks.
200. Overall, while the ground floor is compact, its arrangement works well, supporting the main roads in terms of focusing activity and providing good legibility of its entrances and good oversight of the public realm. The chamfered corner is especially welcome, with the widened pavement improving access into the building. The replacement community centre is compact but has additional accommodation above and the flexibility to spill out onto the relandscaped Neckinger Street. The layout is sensible and effective, and frees

up additional public space for soft landscaping, which is of welcome relief, given the area's dense character. The urban design quality is sufficiently high and, on balance, is supported.



Image 27 (above): Visual representation of the reinstated coherent building line on Abbey Street

Height, scale, massing and tall building considerations

201. Regarding the height, the proposal is for a 21-storey tower that reaches 70.25m above grade level. Within this, the development provides for a replacement community use over ground and part first floor, along with extensive plant, with the 152 residential apartments provided on the floors above. The building features an extended parapet enclosing the rooftop plant that to an extent reads as an additional storey. Internally, the community and residential accommodation benefit from good sized ceiling heights.
202. The proposed tall building is of a more moderate height for a modern tall building within the borough. It will exceed the height of both Lupin Point and Casby House, which are likewise 21-storeys, but reach only 61m above street level; the main net differences comprising the inclusion of the community use; the improved standard for internal ceiling heights; and larger rooftop plant. Viewed locally, the additional 9m in height between Lupin Point and the new tower will not be especially evident, given the intervening distance, tree cover and local topography, with the slight fall in gradient between Jamaica Road and Druid Street. As such, the general height of the new building will not appear out of character in terms of its relationship with Lupin Point.
203. The proposed building's footprint generally measures 24m wide and 27m in length, with a corner chamfer that addresses the junction of Abbey Street and

Druid Street and trims the trapezoidal floorplate to 630sqm. Its size and massing are double that of Lupin Point. This typical early 1960s residential tower has a squarer floorplate of just over 300 sqm, with its elevations measuring 18m by 17m.

204. The proposed building will be much broader and bulkier than Lupin Point. Its sense of massing will be partly alleviated the corner chamfer. This will have the welcome effect of reducing the building's apparent breadth to 18m onto Abbey Street and its length to 21m onto Druid Street, creating a seemingly more moderate massing in immediate townscape views or when travelling past on a train. The full extent of the building's scale would become evident when viewed from within the estate and in the approach from Jamaica Road.
205. This massing is not uncommon for modern residential towers that look to optimise their high-rise construction and meet mandatory fire safety standards of a minimum of two lifts (incl. one firefighting) and two independent staircores. The proposed massing is closer in size to the two new residential towers, buildings #S and #T, that are nearing completion on the former Biscuit Factory site in Drummond Road. Similarly positioned close to the mainline railway viaduct, but just over 1km southeast of the application site, both #S and #T have a square built form with each facade measuring 28m wide.
206. Importantly, at the proposed height and massing, the tower block will read similarly proportioned to the existing towers when viewed head-on from Druid Street or Abbey Street with the corner chamfer, where the ratio of width to height averages 1:3.5 and the buildings appear relatively slender in the townscape. The new tower becomes bulkier in proportion in the other directions, its slenderness ratio slipping to a low of 1:2.6. However, it will nonetheless read as sufficiently slender for a moderate high-rise block.

Tall building

207. Based on a residential floorplate of eight flats set around a central rectilinear core, the massing is a simple upward extrusion of this planform over 21 storeys. With the additional screened roof plant, the building reaches an overall height of 70.25m above grade; triggering the requirements to meet policy P17 of the Southwark Plan and London Plan policy D9.
208. It is acknowledged that the site is not located in an area where tall buildings are expected to be within the borough. It is outside of the Central Activities Zone (CAZ) and is not within a designated town centre or regeneration area. It is also not an allocated site that may have otherwise identified an opportunity for a tall or taller building. As such, the development does not meet the locational expectations of the Council's tall building policy. However, policy P17.1 does not preclude tall buildings outside of these areas where the case can be made.
209. Compiling the case for a tall building in this location, the scheme relies on the good levels of transport accessibility; of achieving an exemplary quality of design and with no undue impacts on local amenity; and on being within an area of low townscape sensitivity that includes tall buildings and where the development will add to the tall building cluster. The matters of transport and local amenity are set

aside for consideration elsewhere in the officer's report. This section of the report focuses on the design and townscape implications of the scheme.

210. Strategically, the site does not sit within any of the London View Management Framework (LVMF) views (incl. consultation zones) that criss-cross parts of north Southwark, as and such a tall building on the site would not affect the foreground or background settings of St Paul's Cathedral, the Palace of Westminster, or appear within the sensitive settings of London's World Heritage sites (incl. Tower of London). It would not be visible in the protected downstream river prospect from London Bridge (LVMF 11b) due to the intervening building context and, while its top may be just visible above the building context within the protected downstream prospect from Southwark Bridge (LVMF 12b), its impact would be marginal and broadly indiscernible on the skyline, as well as positioned sufficiently away from the river, sustaining the LVMF view.
211. In addition, the site is not within the protected Borough Views of St Pauls' Cathedral or within the backdrop to Bankside Tate from the Millennium Bridge. Its top may just be visible through the tree cover of King's Stairs Gardens when looking from the Borough viewpoint, although again its presence would very likely be marginal and away from the main focus of the view towards Tower Bridge. As such, the development would accord with policies P17.2(4) and P22 of the Southwark Plan and HC3 of the London Plan.
212. Locally, the application site is located near to two existing residential high-rise blocks, Lupin Point and Casby House: A matching pair of early 1960s tall buildings along this section of Jamaica Road, Lupin House is located at the junction with Abbey Street on the same Arnold Estate, and Casby House is located some 200m eastwards on the neighbouring Dickens Estate. However, while both existing tall buildings are seen along the long sweep of Jamaica Road, the application site sits well back from the main road, some 100m away to the southwest, with no overt relationship to the main road. That said, Lupin Point has lost its direct visual connection with the main road with the construction of the intervening lower-rise apartment blocks of Loveland Court and Yates Court in 2012.
213. As with the two existing towers, the proposed building would be experienced as part of the varied built form within the locality and typical of the local council housing estates that previously included an occasional taller building(s) to boost residential density and deliver open space. Arguably, it could be viewed as part of a short series of towers loosely arranged along this section of Jamaica Road, although its difference in appearance lessens the case. Nonetheless, in general, the provision of a replacement tall(er) building on the site would not be out of character with the surrounding context and is supported, subject to detailed townscape and heritage considerations, as well as satisfying the other tall building policy criteria as part of London Plan Policy D9 and Southwark Plan Policy P17.
214. Regarding compliance with London Plan Policy D9 and Southwark Plan Policy P17, the following aspects are of consideration:

Landscape contribution

215. The development proposes a series of spaces around the building that are publicly accessible, will provide increased permeability for pedestrians and residents of adjacent Arnold Estate, Neckinger Mills, and Lupin Point when moving through the site. Through the introduction of soft and hard landscaping techniques the landscape contribution is commensurate with the scale of development. Similarly, the provision of the new perimeter planting, including tree planting; the widened footways and the engaging design of the community centre onto Abbey Street and the residential entrance onto Druid Street would ensure a positive relationship of the tower with the public realm, as required by this landscape contribution criteria.

Point of landmark significance

216. This consideration requires tall buildings to be located at a point of landmark significance and proportionate in height. In this instance, the site is located on the junction of Druid Street with Abbey Street, close to where the latter intersects with the mainline railway, passing beneath the railway viaduct. The location is important locally, waymarking the progression towards the important junction with Jamaica Road, as well as highlighting Druid Street and its run of commercial railway arches that form part of the Bermondsey Beer Mile. In addition, the tall building location will work within the local context to landmark the replacement community centre and the revamped community gardens, becoming a nodal point of local activity, supplemented by the commercial activities opposite.

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Image 28 (above): Visual demonstrating the proximity of the Site to areas defined as possible locations for tall building in Southwark

Highest architectural standard

218. The architectural and functional qualities of the development are appropriate, and through planning conditions relating to materials, likely to be of a high standard. The chamfered form and skyframe profile of the tower are well-conceived. With the overall scale being sufficiently well-proportioned. The development has a good secondary scale, with an evident rhythm and order to the elevations and clear sense of base, middle and top, with the tower coming to ground in a robust and appealing manner. Internally, the community centre and residential layouts are compact, but appropriately functional, while the dumb-bell arrangement of the two-bedroom flats is notably commendable.

Publicly accessible space

219. The development includes the re-provision of the community centre, providing a reasonably well-sized flexible community facility that would be available to residents and the wider community. The facility is appropriately located over ground and first floors, legible and readily accessible to the wider community rather than located at or near the top of the building in strict accordance with policy. The rooftop space is used for plant equipment and a green roof rather for residents' amenities, with residents making use of open space at grade.

Local character and townscape

220. The proposed development will not appear out of character, given the area's varied building typologies and heights and particularly the nearby presence of Lupin Point. It will also be seen in the townscape in much the same way as Lupin Point and Casby House, as a point of contrast to the medium-rise, horizontal blocks of the Arnold and Dickens Estates and their modern-day equivalents, as well as remnant terraced housing of Abbey Street; this contrast being more evident when seen against the railway viaduct.

Positive contribution to the London skyline

221. The proposed scale of the development –with the height reaching 70.25m would form part of the ensemble of towers within the local area, taking into account Lupin Point and its partner block Casby House, the proposed building's silhouette will be distinctive and make a notable contribution to the skyline, its open skyframe crown contrasting with the white caps of the 1960s towers, and easily recognised by its full-height corner chamfer, adding legibility to the replacement community facility below; albeit working more on a local rather than strategic perspective, given its moderate tall building height.

222. The cumulative impact has been assessed as part of the applicant's HTVA, which includes consideration of the proposed development within the cumulative context of existing proposed future developments and planning consents. The HTVA demonstrates that the scale, form and massing of the development would

be consistent with the emerging context. By reason of the proposal's massing and architectural treatment, its skyline contribution would be positive, providing a slender profile which responds to the potential of the vacant site, therefore reintegrating the building into the functioning of the surrounding townscape.

Free-to-enter publicly-accessible areas

223. The development proposes public realm at grade covering an area of approximately 850 square metres. Additionally, the public realm enhancements enable the development to link effectively with the existing open space to the immediate east of the site. The proposals would deliver widened footways supplemented by soft landscape including new tree planting. Therefore, the total quantum of new publicly accessible realm created by the proposal would be commensurate to the height of the proposed tall building and should be treated as a benefit of the scheme.

Mitigated environmental impacts

224. The positioning and built form of the tower are confirmed as not causing any undue wind conditions at ground level for pedestrians. The local environment would remain sufficiently benign, with conditions along the adjoining footways scoring as suitable for strolling, while those within the adjacent communal gardens would remain comfortable for sitting out. The submission records that for the most part the conditions on the proposed balconies with their 1.1m high perforated balcony screens are compliant, with the need to extend the side balustrades to 1.2m from level 8 upwards. To mitigate against wind considerations on the upper floors, the balconies adjacent to the building's chamfered corner require full height perforated side screens, the details of which are secured by condition to ensure the details do not clutter the elevations. Regarding solar glare, the elevations have a good balance of solid to void. With all windows recessed within punched-hole openings and the larger openings screened by the projecting balconies above, the risk of solar glare is unlikely.

Conclusion on massing, height, scale and tall building considerations

225. In summary, although the proposed development would mark a step change in the built scale of the immediate area. Through the pre-application and Design Review Panel processes, the design has been carefully considered in a slender and balanced architectural form. Overall, and having taken account of the effects arising cumulatively with other existing buildings, the development's design would be exemplary, thereby meeting the policy criteria for a new tall building. However, a significant outcome of a tall building is its visibility and while this is not harmful in itself, the potential effects on the 'receptor' townscape and heritage assets are of special concern. These are discussed in later parts of this 'Design' section.

Architectural design and treatment

226. Southwark Plan Policy P14 sets out the criteria for securing high quality design. In respect of architectural design and materials the policy requires all

developments to demonstrate high standards of building fabric, function and composition. Design solutions should be specific to the site's historic context, topography and constraints. They should also respond positively to the context using durable, quality materials that are constructed and designed sustainably to adapt to the impacts of climate change.

227. The development proposes a modern material palette consisting of:

- a light red brick with a slightly darker red brick used for the window surrounds, base and top detailing;
- a contrasting blue brick is proposed to highlight the building chamfer, community centre openings, residential entrance and recess below windows;
- warm red metalwork is proposed to the entrances for the community centre and residential aspect of the scheme; and
- a combination of red metalwork and grey/blue metalwork to the balconies.

Proposed Material Palette

Light Red Brick



Red Accent Brick



Blue Accent Brick



Warm Red Metalwork
(Community Centre and Residential Entrance)



Red Metalwork
(Balcony Metalwork Tone)



Grey/Blue Metalwork
(Balcony Metalwork Tone)



Image 29 (Above): Proposed material palette

228. The development is to be constructed using handset brick for the outer finish of the elevations, which will accommodate decent-sized window reveals that will support a good sense of visual depth and robustness to the facades, although this should be confirmed by detailed façade designs, ensuring a depth of upper floor window reveals in excess of 200mm. The brickwork is complemented by metalwork window and door frames, using PPC aluminium, which is robust and of high quality and therefore welcome. The elevational designs are

proportioned to express a good sense of base, middle and top of the tower, helping to articulate its facades and add visual interest, as well as provide a more human scale at street level.

229. The community centre, together with its detailed design, provides an effective base for the tower. Its double-height openings and projecting stepped reveals create tall, robust piers that help ground the building. The depth and articulation of the brickwork reveals are essential to this robust character and are strengthened using contrasting dark brickwork.
230. The community centre's main entrance is positioned building's chamfered corner and features a large projecting canopy that tilts slightly upwards in an engaging manner, providing good legibility. The treatment of the base and community centre in general is calm. The proposed use of dark, contrasting brickwork for the window reveals and on the corner chamfer will add visual interest. This works well onto Abbey Street, opposite the Grade II listed Neckinger Mills, which also benefits from the visual interest of the double-height hall.
231. The residential entrance is positioned further along the southwest elevation, and is well-detailed, set within a double-height opening, but with a projecting canopy positioned at a more appropriate height, with a metal closing panel above displaying the street number. Similar use is made of contrasting brickwork, which brings a robust and attractive detail to the entrance. The outcome is a well-coordinated design for the building's base. The remainder of the base is given over to services (plant, cycle stores, refuse stores). Its detailing maintains the elevational language of tall brickwork openings, with recessed, dark coloured metalwork infill panelling and doors, which remains suitably low-key and co-ordinated. Overall, the elevational architecture of the lowermost floors of the building generally works well, both in grounding the tower and providing a well-proportioned and sufficiently well-detailed base
232. Regarding the body of the building, the elevations feature an orderly grid of window openings. The stacked arrangement of living-rooms and bedrooms with their different size of openings and inclusion of balconies bring a rhythm and symmetry to the elevations. Coupled with the inclusion of projecting brickwork surrounds to the openings and the use of recessed brickwork closing panels for the bedroom windows, the designs work particularly well to relieve any sense of monotony. The brickwork detailing adds good depth and visual interest to the designs. It also provides a good sense of proportion to the bedroom window openings.
233. Similarly, the balconies add to the building's appearance without over-cluttering the elevations, their finishes co-ordinating well with the designs. The balustrading could offer the opportunity for a further layer of decoration in their perforation, which can be explored through their final detailing. The switch to Juliette balconies at lower levels onto Abbey Street to avoid clashing with the street tree is well-handled, maintaining the elevational design aesthetic.
234. Overall, the elevational designs for the main body of the tower are engaging without becoming overly busy, creating well-ordered and well-detailed facades.

The window openings, bay rhythm and symmetry arrangement work well to provide a well-proportioned design, which helps alleviate the sense of scale, particularly onto Abbey Street and Druid Street, where the designs are assisted by the corner cut.



Image 30 (above): Indicative perforated panel option to mitigate against privacy and wind concerns

Image 31 (above): View of proposed balconies proportioned to living room window dimensions, alongside windows arranged on a rational grid.

235. At the top of the building, the brickwork parapet is unfussy and plainly capped, with the brickwork decoration limited to the brickwork architrave that surrounds the double-height openings. Overall, the designs for the top of the building offer a notably different approach compared to Lupin Point and Casby House, which feature more of a capped design, but is nonetheless effective and appealing.

236. A key element of the design is the chamfered corner, which responds to the junction of Abbey Street and Druid Street. Extended through the full height of the tower, it articulates the massing and helps reduce the building's apparent bulk. The chamfer is detailed by recessing back its façade behind its corner junctions with the Abbey Street and Druid Street façades, and by switching the material finish to a contrasting darker colour or multi-colour. The designs are well-conceived, lending the effect of the outer layer of brickwork being carved away to reveal a darker layer underneath.

237. The proposals detail the contrasting-coloured finish in projecting brickwork, which itself comprises three vertical sections of projecting headers and projecting stretchers, adding texture and visual interest to the form. The contrasting brickwork runs almost the full height of the building, stopping short of

the flying parapet and aligning with the final panels of horizontal brickwork within the adjacent double-height bays of the main facades, with the cut's brickwork colour matching with that of the horizontal panels. The proposed designs are effective, the dark vertical stripes of patterned brickwork working well to slim the appearance of the tower and bring a distinctive appearance to the building's chamfered corner. This in turn improves the legibility of the community centre's corner entrance at a local scale, as well as helping townscape legibility and wayfinding in general at a wider scale.

238. The main brick for the facades has a light red colour, intended to mediate between the darker brickwork colours of the Arnold Estate to the north and the lighter colour of the context to the south. That said, the 1930s estate features contrasting horizontal sections of dark red and weathered stock, while Lupin House is in a whitish brick and the recent Loveland Court is in mainly in a monotone pale yellow, with monotone mid red brickwork for the flank end onto Abbey Street. The railway viaduct and Neckinger Mills, opposite, are in weathered stock, with the mill building featuring red brickwork details. The modern blocks further north on the east side of Abbey Street are in yellow multi-stock or monotone reds. Given this variety of yellows and reds, a light red colour is reasonable, its softer tone also helping to lighten the tall building's appearance.
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240. The light red brick is complemented by mid-red brick for the brickwork detailing around the bay openings and for the low plinth at the building's base. This subtle tonal variation works well as an accent and is echoed in the proposed PPC metalwork finishes to the canopies, balconies, doors, windows and curtain walling. The proposed brickwork palette includes blue engineering brick. This is used most strikingly for the corner chamfer, where two subtly different tones of blue are used, but is also used to surround the residential entrance. Blue engineering brick is also used to line the inner edge of the piers that form the double-storey openings of the building's base, as well as for the recessed closer panels below the residential windows on the upper floors.
241. The materials shown indicatively at this stage are high quality and robust, such that officers have confidence the appearance and architectural integrity of the building would be sustained through its lifespan.
242. To ensure the texture and interest of the elevational designs are carried through to the as-built scheme, conditions are recommended requiring sample panels of

each material (including, in the cases of the bricks, the bond and mortar), as well as samples of the window and door frames.

243. Large scale bay studies have been provided with the submission to demonstrate design quality. Notwithstanding, a full set of detailed drawings will be secured by condition to ensure the delicate qualities and depth of the facades depicted in the application-stage drawings materialise in the as-built scheme. Additional to this, a condition is recommended requiring full scale mock-ups of the façade panels of the building to be built on site and presented for officers' approval.
244. Overall, with the recommended planning conditions enabling officers to retain control over the detailed resolution, the proposal would achieve an exemplary quality of architectural design.

Heritage and townscape impact

245. The application site does not include any statutory listed buildings or locally listed buildings. It is also not located in a conservation area.
246. A Heritage Townscape and Visual Appraisal (HTVA) has been submitted in support of this application. The study area for the HTVA was informed through discussions with planning officers during the pre-application process. Conservation areas and listed buildings fall within this radius, as do buildings that are locally listed. The 'townscape' element of the HTVA considers the impact of the proposed scheme from ten different viewpoints.

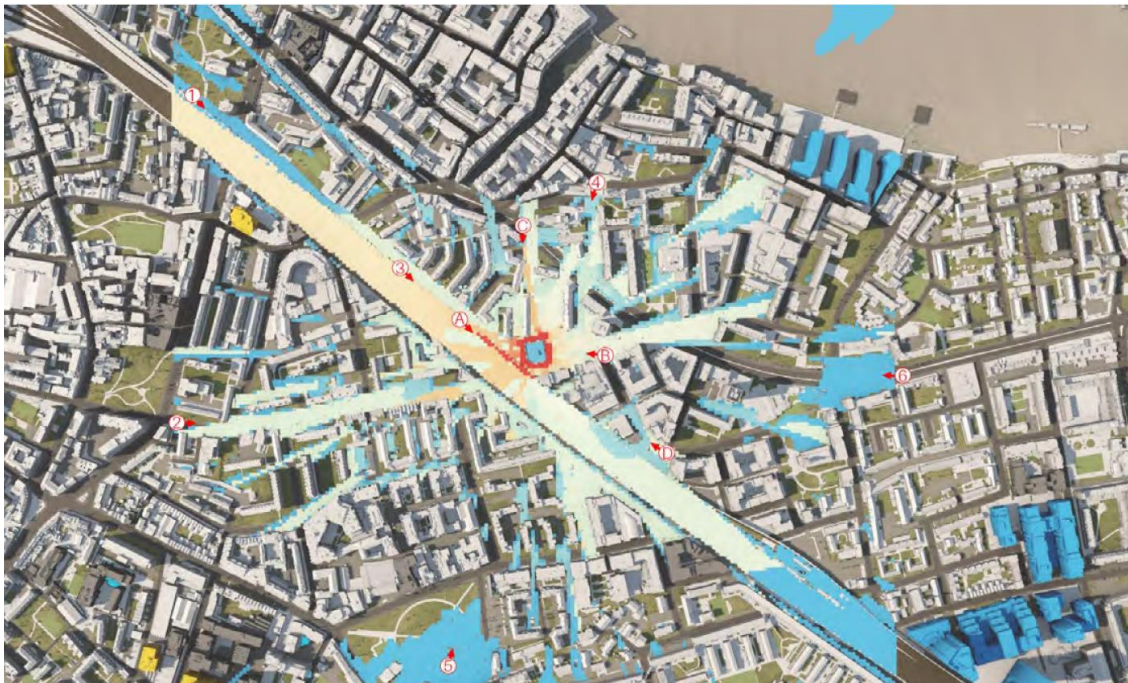


Image 32 (above): Map showing the ten local viewpoints assessed in the HTVA.

London Strategic views

247. The London View Management Framework (LVMF) (March 2012) identifies a number of strategic views that are sensitive to change and require careful management if they are to be protected and enhanced. The types of strategic view are: London Panoramas; Linear Views; River Prospects; and Townscape Views. Due to its location, the HTVA confirms that the site does not fall within any LVMF views and thus would not have a harmful impact on strategic views.

Borough views

248. The site is not within any Borough View corridors or their wider consultation areas.

Local townscape views

249. The ten viewpoints are identified as:

- Viewpoint 1 - St John's Churchyard, looking south-east (AVR Level 1 - wireline)
- Viewpoint 2 - Junction of Tower Bridge Road and Abbey Street, looking east (AVR Level 1 - wireline)
- Viewpoint 3 - Druid Street, looking east (AVR Level 1 - wireline)
- Viewpoint 4 - Dockhead Fire Station, looking south (AVR Level 1 - wireline)
- Viewpoint 5 - Bermondsey Spa Gardens, looking north (AVR Level 1 - wireline)
- Viewpoint 6 - Jamaica Road, looking west (AVR Level 1 - wireline)

In addition to the 6 identified views, the 4 further views requested by Officers during the pre-application process were:

- Viewpoint 07 - Junction of Sweeney Crescent and Gelding Place (AVR Level 3 - render)
- Viewpoint 08 - Old Jamaica Road, looking west (AVR Level 3 - render)
- Viewpoint 09 - Junction of Jamaica Road and Sweeney Crescent, looking south (AVR Level 1 - wireline)
- Viewpoint 10 - Old Jamaica Road, looking north-west (AVR Level 1 - wireline)

250. From the verified views listed above, viewpoints (VP) VP03, VP07, and VP09 have been selected to demonstrate the appearance of the building within the local townscape and near to several heritage sensitive locations.



Image 33 (above): VP03 Druid Street, looking east – Existing (Grade II Listed Neckinger Mills visible in the distance)



Image 34 (above): VP03 Druid Street, looking east – Proposed (Grade II Listed Neckinger Mills visible in the distance)



Image 35 (above): VP07 - Junction of Sweeney Crescent and Gelding Place – Existing (Grade II Listed Neckinger Mills visible in the distance)



Image 36 (above): VP07 - Junction of Sweeney Crescent and Gelding Place – Proposed (Grade II Listed Neckinger Mills visible in the distance)



Image 37 (above): VP09 - Junction of Jamaica Road and Sweeney Crescent, looking south – outside the west entrance of Most Holy Trinity Church - Existing



Image 38 (above): VP09 - Junction of Jamaica Road and Sweeney Crescent, looking south – outside the west entrance of Most Holy Trinity Church - Proposed

251. The four viewpoints detailed in imagery above have been put in focus for this section of the report due to the potential heritage impacts associated. These views are expanded upon in the following section assessing the impact of the development on existing designated heritage assets within the vicinity of the site.
252. The remaining 6 viewpoints provided within the HTVA illustrate the impact of the scheme would either be neutral or beneficial. This is to a degree to be expected, given the benign townscape character of much of the existing area.

Listed Heritage Assets

253. For the most part, the appearance of the development within the heritage setting is generally benign, being marginally visible or at most forming a minor incursion. On occasion the railway viaduct into London Bridge effectively closes out the immediate backdrop to the heritage asset, with the development glimpsed above the viaduct, but as a more distant feature and generally seen along with Lupin House. In these instances, the development that would not detract from the setting's contribution to the significance of the statutory or locally listed building or affect the character and appearance of the St Saviour's Dock conservation area. However, there are several heritage assets, where the proximity or sensitivity of the heritage asset is such that the visual intrusion is potentially greater. These are considered below, following steps 1-3 of the Historic England guidance "The setting of heritage assets".

Grade II Listed Neckinger Mills (162-164 Abbey Street including 166)

254. The Grade II listed development comprises no.162-164, a four-storey warehouse that faces onto Abbey Street and no.166, an associated three-storey house that flanks onto Abbey Street. The dwelling is separated from the warehouse by the setted yard entrance. The buildings are on the site of an earlier paper mill, converted for leather-production and rebuilt in the mid-19th century.
255. The warehouse is 11 bays long, with a wedge-shaped planform at its eastern end, designed to accommodate the diagonal cut of the widened railway bridge. Its architectural significance derives from the robust and striking design of its largely unaltered elevations, expressed in yellow stock brick with red-brick and stone dressings, a prominent gabled central bay bearing the “Neckinger Mills” inscription, and a strong industrial composition of repetitive tripartite window openings with gauged brick arches, pronounced stone keystones and slender cast-iron mullions. This is complemented by the loading bay on its flank elevation and distinctive rear loading tower with pronounced cornice, with surviving loading platforms and doors, and hoists. The building’s historic significance lies in its direct association with Bermondsey’s nationally important leather industry, representing a key component of one of the area’s most successful 19th-century tanning operations. The associated dwelling and yard contribute to the asset’s group value.
256. Its significance is principally experienced through the well-preserved façades and surviving industrial features seen in close views from Abbey Street and Druid Street, where it remains a prominent and legible remnant of the area’s former industry and, alongside the railway viaduct, Victorian character within a modern urban context. As such, its setting makes a modest contribution to its significance.
257. Looking at the impact of the proposed development, in longer-distance views, the tower would be read as part of an established urban context that already includes occasional buildings, including those of the Biscuit Factory which are visible above the roofline of Neckinger Mills in the view from Druid Street close to its junction with Tanner Street (as seen in view VP03 above).
258. The proposed development, however, would largely block out the view of Neckinger Mill’s main façade when approaching the listed building along Druid Street, with only those bays aligned with the roadway remaining visible. This is as much the outcome of the development’s corner siting rather than scale, delaying any full appreciation of the building until reaching the junction. However, the initial views of the listed building’s central bays distinctive parapet and the sense of its prominence within its local setting would be lost, with the tower dominating the street scene (as seen view VP07 above).
259. In close-by views moving westwards along Abbey Street from its junction with Old Jamaica Road, the respectful stepping down of the built form of Queen’s Court adjacent to the Neckinger Mill’s gatehouse is evident; serving to reveal the warehouse’s notable gabled flank elevation and preserve the building’s legibility as a strong and robust building of importance within the street. The proximity of the warehouse and railway bridge is evident. While not visually impeded by the

new development, the scale and visual dominance of the proposed building, sited immediately opposite the listed building will detract from its sense of presence within its local setting, dominating the street scene and drawing attention away from the measured relationship of the listed building with its neighbours. A similar impact will be evident when exiting from beneath the railway bridge. Overall, the harm is indirect and less than substantial, at the lowest end of the range, affecting the modest contribution made by the listed building's setting to its heritage significance.

RC Most Holy Trinity Church (GII*) and presbytery (GII), Dockhead

260. As a Grade II* listed building, the RC Most Holy Trinity church in Dockhead is the most significant of the listed buildings in the area that could potentially be affected by the development. The church dates from the late 1950s and is by the architect, HS Goodhart-Rendel, the architect of a series of Roman Catholic churches during the postwar period in an austere, modern adaptation of the Romanesque architectural style. The church features paired polygonal western towers with conical roofs, tall aedicule and rigorous polychromatic red, buff and blue brickwork patterned facades, giving the building a sombre robustness.
261. The church is designed to dominate the townscape in this part of Bermondsey, located in a prominent position at the junction of Dockhead and Jamaica Road. The openness around the building, formed by its grounds and Jamaica Road's curving and wide expanse of carriageway, is in stark contrast to the narrow buildings on pavement edge that characterise the adjacent Shad Thames area. Its significance is best appreciated externally, by viewing both its west end and southern flank from Jamaica Road. The boundary wall and adjacent presbytery, also by Goodhart-Rendel, are designed as part of the set-piece, and are Grade II listed.
262. The church and presbytery are located some 150m to the north of the application site, beyond the Arnold Estate and wide expanse of Jamaica Road. When viewed from the west along Jamaica Road, the church terminates the vista, which is strongly framed by the mature avenue of street trees and the large buildings of Devon Mansions and Scotts Suffrance Wharf on either side. The residential towers of Lupin Point and Casby House are screened out by the built context and do not appear in the wider context of the church until reaching the junction of Jamaica Road/ Mill Street, close to the church, at which point the presence of Lupin Point as a tall building becomes evident.
263. View VP09, shown above, is towards the development from immediately outside the church's west entrance. In this view, while the proposed tower would be visible above the rooftops of the walk-up blocks of the Arnold Estate, it would read no taller or prominent on the skyline than the current towers. Appearing similar in scale to Lupin Point over this distance, it can be taken that the development would similarly be screened out by the intervening building context further westwards and therefore would not affect the vista along Jamaica Road. Lastly, the development would not appear in the backdrop or wider context of the church and presbytery when viewed from the south side of Jamaica Road, being behind the viewer and for the large part screened out of view by Gedling Court and the estate's six-storey blocks close to Jamaica Road. As such, the development would not disrupt views of the principal west and south elevations

and would preserve the setting of the Grade II* church and its Grade II presbytery.

War memorial, Old Jamaica Road (GII)

264. The Grade II listed war memorial, erected in 1921, commemorates the fallen of the 22nd Battalion of the London Regiment in WW1, with a later plaque to those of the 6th Bermondsey Battalion in WW2. The memorial comprises an engraved Portland stone wall, with advanced flanking walls, and is of historic and architectural interest, the latter notably for being of a scale uncommon for individual battalions. The large memorial is located c.95m to the southwest of the site on the edge of a former territorial army centre, the memorial previously abutted on either side by the entrances to the drill hall. The Army Reserves vacated the centre and the site redeveloped for housing in 2015. The part 5/6-storey Queen's Court residential block incorporated the memorial into its east elevation, flanked on both sides by front garden entrances to duplex apartments and with flats above.

265. The setting of the memorial is of minor significance, limited to its historical association with the area. Moreover, its recessed position constrains its appearance within the streetscape, with views limited to the immediate area. Its position limits any intervisibility with the application site, while the scale of Queen's Court will screen out views of the proposed tower, and as such its setting will not be affected, preserving the memorial's current appearance.

Railway Bridge Viaduct (Grade II listed)

266. This viaduct is located c.14m southwest of the site. Constructed in 1836, the bridge crosses Abbey Street and is part of the railway viaduct leading into London Bridge station. The bridge is of special interest as one of two surviving bridges of London's first passenger railway line. Designed by Colonel George Landman, the slim-line structure comprises a large semi-circular brickwork arch carried on stone blockwork and rows of cast-iron Doric columns, with two smaller arches over the footways.

267. The proposed development would sit diagonally across from the listed railway bridge, its robust, high-rise form prominent within the local townscape. Importantly, its scale and built form would not be perceived by the public when passing beneath the bridge where the primary significance of the bridge in terms of its most historic fabric is experienced. It is when approaching or exiting the bridge and its later extensions, which are of lesser significance, that the tower becomes evident.

268. In these close-by views within Abbey Street and Druid Street, the bridge's visual proximity to Neckinger Mills and direct relationship to the building's wedge-shaped planform is unaffected. While the development dominates the local streetscape, its presence has no impact on the reading of the existing infrastructure or its historical interest. Arguably, the tower may well detract the eye from appreciating the form and material finishes of the bridge's outer sections, although any harm would be to the setting of the listed structure's less

significant elements, and therefore of negligible impact, sufficiently preserving its special interest.

Locally listed heritage assets

269. Relevant locally listed heritage assets include:

- Sydney House, 160 Abbey Street
- Nos.41-45 and nos.47-49 Neckinger;
- General Electrical Station, Neckinger
- Devon Mansions, Jamaica Road
- Hop Studios, Jamaica Road
- Dockhead Stores, Jamaica Road, and
- Nos.23-39 and no.41 Dockhead.

270. From the list above, again, from the assessment, it is considered that the appearance of the development within the setting of the locally listed buildings identified is generally benign, being marginally visible or at most forming a minor incursion.

Conclusion on heritage and townscape impact

271. The site itself does not contain a designated heritage asset and lies outside a conservation area; however, it is located within the setting of a number of designated and non-designated assets, most notably the Grade II listed Neckinger Mills and the Grade II listed railway bridge. The assessment demonstrates that, in the majority of views, the proposed building would appear as a contextual addition within an already varied and evolving townscape, and would preserve the setting and significance of these assets. Where impacts arise, these are limited and localised, with the scheme generally maintaining key views, the legibility of historic fabric, and the ability to appreciate heritage significance.

272. Notwithstanding this overall position, the proposed development would give rise to a degree of less than substantial harm to certain heritage assets, principally through its scale and visual dominance in close views, particularly in relation to Neckinger Mills, where the setting makes a modest contribution to its significance. As such, whilst it is acknowledged that the development would not fully accord with policies P19 and P20 of the Southwark Plan 2022 and HC1 of the London Plan 2021, the development must therefore consider the planning benefits of the scheme in accordance with criterion 2, part 3 of the Southwark Plan policy P17 and the NPPF 2024.

273. The proposed development would deliver a significant number of important planning benefits that collectively weigh heavily in favour of the development which justifies the less than substantial harm to the Grade II listed Neckinger Mills building. The planning benefits include the provision of 100% keyworker affordable homes secured for keyworkers within the borough, alongside the new community centre that would deliver a flexible centre for community use that will assist in creating a mixed and inclusive community. The proposal therefore

presents clear public benefits and represents sustainable development within the terms of the NPPF.

Inclusive access

274. Policy D3 of the London Plan states that measures to design out crime should be integral to development proposals and be considered early in the design process. Developments should ensure good natural surveillance, clear sight lines, appropriate lighting, and logical and well-used routes. Policy P16 of the Southwark Plan reinforces this and states that development must provide clear and uniform signage that helps people wayfind and effective street lighting to illuminate the public realm.

275. The various inclusive access measures within the proposal would include:

- the proposed landscaped public realm is designed to be fully accessible with level access throughout;
- all uses to have step-free access;
- reflective surfaces, internal finishes and lighting levels and sources to be designed to reduce disturbance for people with sensory disabilities;
- lift access to be provided to all levels within the building, with all lifts to include tactile information, audible announcements and adequately sized landing space; and
- where possible, signage to be clear, legible and consistent (pictograms will be used wherever possible and text and signs will be in accordance with the Joint Mobility Unit Sign Design Guide).

276. The proposal is ambitious in its inclusive design principles creating a convenient and welcoming building and new public spaces that can be entered, used and exited safely, easily and with dignity for all.

Designing-out crime

277. Policy D11 of the London Plan and Policy P16 of the Southwark Plan require development proposals to reduce opportunities for crime, and create and maintain safe internal and external environments.

278. Mentioned throughout the application documents are the various 'passive' ways in which opportunities for crime have been designed-out. Examples include:

- creating active frontages to the development to increase opportunities for natural surveillance; and
- passive surveillance of public realm spaces from residential units above, and the community centre at ground floor level.

279. The Metropolitan Police's Secure by Design Officer has assessed the proposal and is confident that certification can be attained. To ensure certification is ultimately achieved, the imposition of a two-part 'Secured by Design' condition is recommended.

Design Review Panel

280. The Design Review Panel (DRP) reviewed the proposed development as a pre-application scheme at its meeting of 13th October 2025. The Panel accepted that a case could be made for a tall building on this site, given the proximity of other social housing towers, but emphasised that such a prominent and large-scale development must achieve an exemplary standard of design. It identified several areas requiring further development, including the treatment of scale and massing as a simple extrusion of the residential plan; the relationship with the Arnold Estate and surrounding context, and the need for a more resolved and generous building base that better engages with the street and provides improved activation and amenity.
281. The Panel expressed concern that the public realm and landscape proposals were underdeveloped, lacking identity, greenery and meaningful amenity, and did not adequately respond to the ambitions of the Council's Low-line Project. It also considered the architectural expression to be functional but insufficiently articulated for a building of this prominence, noting the need for greater modelling, depth and refinement, particularly at the base, chamfered corner and roofline, which it described as abrupt. The Panel encouraged a more ambitious and coherent architectural approach, with improved detailing, integration of balconies, and a more expressive "crown" to the tower.
282. In response the scheme architects revised the landscaping strategy, reorganising and reducing the extent of hard landscaping in favour of additional planting and better defining the building's threshold spaces. Architecturally, the façade designs were refined, adding depth, articulation and colour contrast, with greater visual emphasis given to the corner chamfer and to the building's community centre and residential entrances; better visual integration of the balconies; and the introduction of the skyframe profile to address concerns regarding the abrupt roofline. The scale and intensity of the development, particularly onto Druid Street and in relation to the Low-line project remain as presented to the panel.
283. A full account of the Design Review Panel's feedback is provided at Appendix 6 of this committee report.

Conclusion on design

284. The design of the proposal evolved through the pre-application and planning application stages in direct response to independent design scrutiny from the Southwark Design Review Panel. Extensive engagement with council officers and other bodies including the GLA and HSE also informed this iterative design process.
285. The proposal meets the Southwark Plan and London Plan tall building policies, and overall, it is considered that the scale and massing of the proposal can be accommodated without undue harm to the established townscape. Throughout, robust and high-quality finishes are proposed. To ensure high quality execution,

sample materials, detailed section drawings and full scale mock up panels will be required by condition.

286. Having applied the statutory tests as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements of the NPPF, it is considered that the proposal would conserve and enhance the significance of designated and non-designated heritage assets, with some less than substantial (but outweighed by the public benefits of the proposed development) harm caused in some instances, and would make a positive contribution to the wider townscape character. The proposed development would also make efficient use of land, optimise density and contribute towards creating beautiful and sustainable places, in accordance with NPPF paragraph 131, London Plan Policies GG2 and D3, and Southwark Plan Policy P18.
287. Inclusive design and crime minimisation considerations have all been resolved to an acceptable level of detail.
288. For the reasons given above, it is considered that an acceptable quality of design would be achieved.

Public realm, landscaping and trees

289. London Plan Policy G7 and Southwark Plan Policy P61 recognise the importance of retaining and planting new trees wherever possible within new developments. London Plan Policy G5 requires major development proposals to contribute to 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.

On-site public open space

290. As mentioned in the 'Details of proposal' of this report, the proposed development incorporates circa 850 sq. m. of onsite public open space. This is to be achieved through a mix of soft and hard landscaping, including new planting and trees. The development is setback from the northern edge of the land parcel, Druid Street, and Neckinger Street to allow for additional public open space, and opportunities to improve the public realm.
291. The site area was enlarged during pre-application discussions with local residents to include the square area of hard landscaping between the site and the Arnold Estate. This was requested by residents' during the meeting on 06/10/2025 who favoured this area to be 'greened' to combat antisocial behaviour. Landscaping of this area has aided the development to increase the site's urban greening factor beyond 0.4.
292. When measuring the total quantum of public open space delivered by a proposal, areas that do not provide an open-to-the-air environment in which to dwell, relax,

meet others and/or play should be excluded. Examples of such 'excluded' zones include:

- areas immediately to the front of main entrance doors and lobbies;
- colonnaded areas;
- footways (including any grassed/planted verges) running alongside main carriageways or servicing areas.

293. By applying the above criteria, the development would deliver in total approximately 850 square metres of 24/7 free-to-access public open space, of the site area. The plan below shows the areas treated as 'public open space':



Image 39 (above): Plan of the on-site areas treated as 'public open space'.

294. A final consideration in respect of public open space is whether the configuration would achieve good levels of sunlight penetration. The DLSL report submitted with the application demonstrates that, in the current-day context, 89% of the external amenity and public open space would receive in excess of the BRE recommended levels of sunlight (50% for 2 hours of the day when measured on the Equinox).

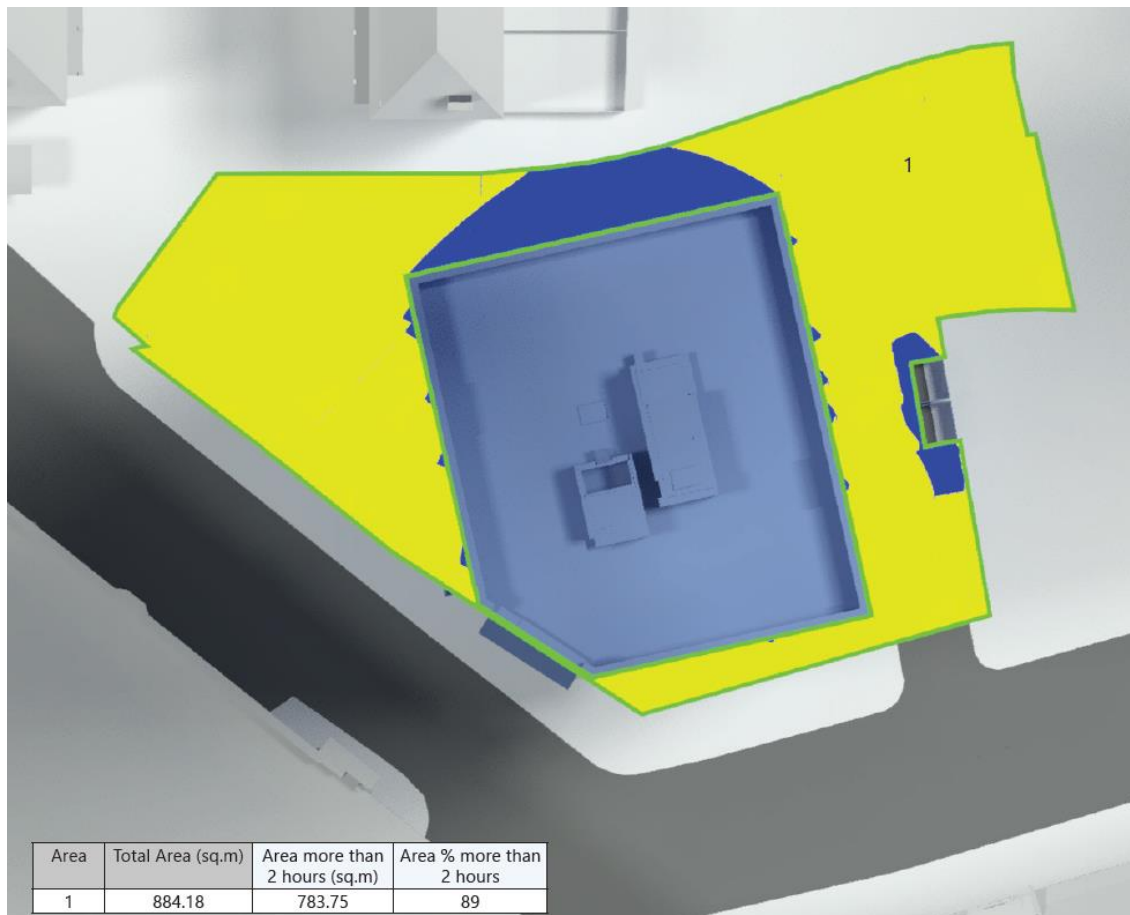


Image 40 (above): Sun-on-ground analysis in the proposed development (the areas in yellow), amounting to 89% of the site would achieve at least 120 minutes of coverage on the Equinox).

Public open space adjoining the site

295. Immediately to the east of the site is an area of existing public open space. As part of the development, the significant increase of greening and open space on site allows for the existing open space to interlink with the development. Overall, this would provide a very generous area of public open space for residents of the development, and residents of the surrounding buildings to enjoy, as illustrated in Image 41 above.



Image 41 (above):
Landscape character areas.

Image 42 (above): *Locations of the landscape character areas*

Landscaping

296. With respect to the material strategy, a restrained palette of high-quality paving materials will enhance the character of the key spaces and define routes and places to pause. The strategy involves the inclusion of a mix of concrete block paving in mid-grey and buff, alongside permeable imitation block paving, also in buff colour. The landscape plan of the site has been broken into 3 distinct character areas.

297. Character Area 1 is located along the northern edge of the site. This area aims to enhance the current pedestrian route that already exists between the west and east of the site. As some of the existing trees on site are to be removed, the character area allows for this space to act as a connection route to the public open spaces to the east and west of the proposed building (character area 2 and 3, as demarcated on the above image). The pathway through this area is straightened to increase safety and natural passive surveillance. To accommodate some of the trees removed, the area proposes increased planting buffers leading up to the building. New trees are also proposed to enhance the green link of this area and the areas to the west and east.

298. Character Area 2 is located between the building and Druid Street. Defined as the open space, this area intersperses planting and paving types in a grid-like area that ensures sightlines are visible all the time. Planting in this area is to be low with paving bands included to assisting in promoting greening whilst also helping to reduce the hardscaped areas.

299. Character Area 3 contains Neckinger Street and the square area of hard landscaping between the site and the Arnold Estate. This area has been designed to provide a strong link between the development and the neighbouring Arnold Estate. The design draws inspirations from the nearby Koops Mill Mews with a shared surface, completed in imitation granite concrete block paving that

reflects a cobbled street. Street furniture including cycle stands are provided along the flank edge for visitors. At the northeast edge, the area of existing hardstanding will be converted into a new public open space. Importantly, the existing mosaic in the hardstanding area is to be retained and made good as part of the landscape proposals.



Images 43, 44 and 45 (above left to right): Indicative images of each character area space highlighting envisaged low level defensible planting (image 44), a mix of open space greening and paving (image 45), and an example of a shared pedestrian/vehicular/cycle surface with paving bands (image 46).

300. The landscaping proposals are well thought and appropriate to the development and the surrounding area. Through planning conditions, the applicant will be required to install the soft landscaping to the agreed specification and maintain it in the long-term. Its enduring positive contribution to the greening of the site and local area can, therefore, be assured.

Trees

301. A Tree Survey and Arboricultural Impact Assessment accompany the planning application. The Tree Survey identifies that 6 trees are required to be removed, of these, 5 are Category B trees and 1 is Category C.

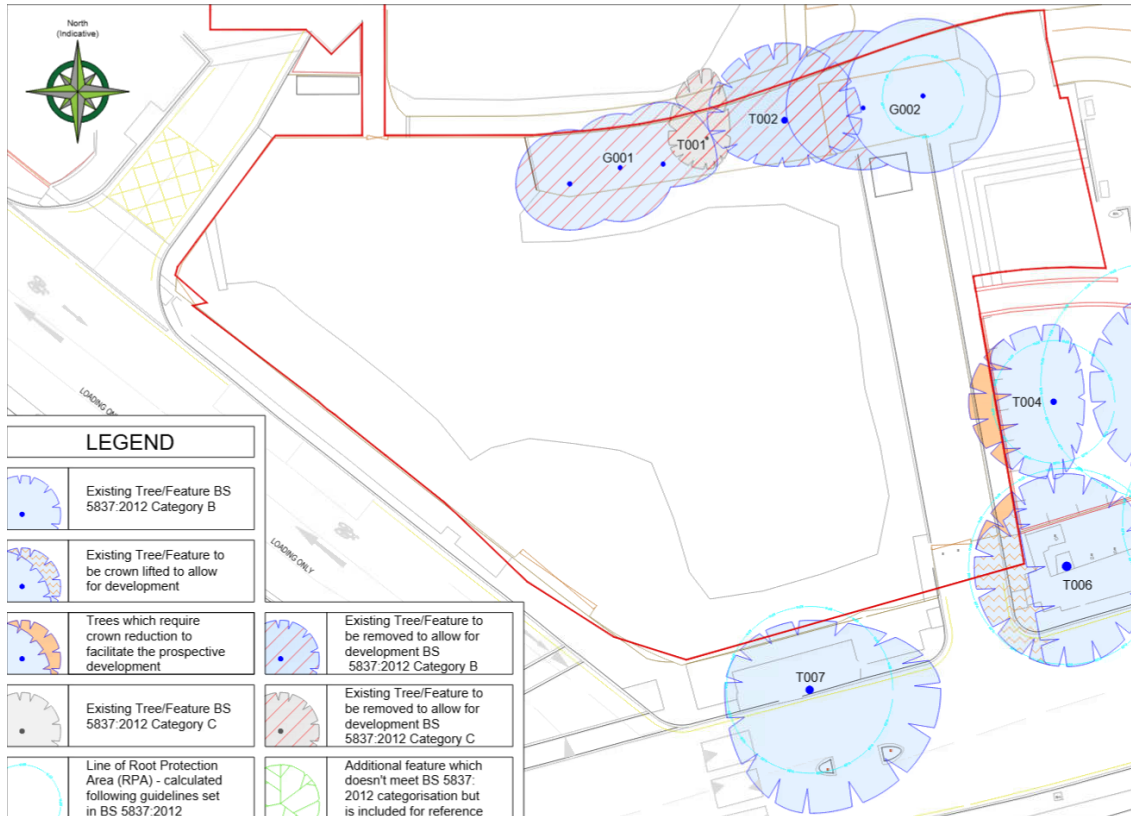


Image 46 (above): Existing site illustrating the six trees to be removed to accommodate the proposed building.

302. 16 new trees will be planted in mitigation. Whilst no detailed planting specification has been provided, the default position from the council is that the 16 new trees would be expected to be a minimum of 14-16cm girth. Overall, the proposal presents a significant uplift in tree cover for the site, which should be treated as a major benefit of the planning application.



Image 47 (above): Site layout, illustrating in red, the arrangement of the 16 trees proposed.

Conclusion on public realm, landscaping and trees

303. The scheme would provide a high-quality public realm offer, all of which is to be open to the general public on a 24/7 basis. A robust palette of hard finishes would be paired with a diverse specification of planting, completed by a scheme of lighting appropriate to the context and mindful of public safety and biodiversity. A total of 6 trees, consisting of Category B and C types are to be removed with 16 new trees would be planted, making a net gain of 10 new trees on site. This is considered to make a significant contribution towards the green infrastructure of the immediate area.

304. Having reviewed the landscaping proposals, the Council's Urban Forester considers the indicative materials and specifications to be of a high quality, with appropriately selected trees and other soft planting. Many of the spaces would be suitably framed by active frontages. It is therefore considered that the proposal will make for a vibrant and attractive publicly accessible realm.

305. Through the Section 106 Agreement, a contribution of £4,675 will be secured for compliance and monitoring of tree protection, tree planting and tree establishment.

Green infrastructure, ecology and biodiversity

306. Policy G5 of the London Plan states that urban greening should be a fundamental element of site and building design. It requires major developments that are predominantly commercial to achieve an Urban Greening Factor (UGF) score of 0.3 and those that are predominantly residential to achieve a score of 0.4. The scheme proposed by 26/AP/0096 falls within the latter category.
307. The new Environment Act 2021 introduced a requirement for planning applications to deliver biodiversity value 10% in excess of the pre-development biodiversity value of the on-site. This is known as 'Biodiversity Net Gain' (BNG). The Act requires planning authorities to secure the BNG value delivered by the development through an appropriate planning mechanism for a minimum duration of 30 years. These requirements will become mandatory for all applications submitted from January 2024 onwards.
308. London Plan Policy G6 requires development proposals to manage impacts on biodiversity and secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. Southwark Plan Policy P60 seeks to enhance populations of protected species and increase biodiversity net gains by requiring developments to include features such as green and brown roofs, green walls, soft landscaping and nest boxes. Southwark Plan Policy 59 requires major development to provide green infrastructure with arrangements in place for long-term stewardship and maintenance funding.

Urban greening

309. The proposal would achieve a UGF score of 0.43 through a combination of these principal elements:
- 125.84 square metres of semi-natural vegetation;
 - 312.17 square metres of 'larger' tree coverage (trees planted in connected pits with soil volumes to at least two thirds of the projected tree canopy);
 - 102.60 square metres of groundcover planting and amenity grassland;
 - 308.61 square metres of extensive green roof; and
 - 97.96 square metres of rain gardens
310. The score of 0.43 would meet the minimum policy requirement, and as such should be treated as a benefit of the scheme. A two-part condition will be imposed to ensure the development is built-out to achieve the 0.43 UGF.

Ecology

311. An Ecological Appraisal accompanies the planning application. It notes the following:

- based on the survey results, the trees assessed for potential roosting bats found that the trees categorised as being of Negligible/Low roost, and no further surveys were required to inform the assessment;
- mature tree canopies were discovered to potentially be used by foraging bats such as common pipistrelle;
- the site provides limited habitat for hedgehogs; however, the presence could not be discounted;
- proposed bat, bird and bee/invertebrate boxes on the new structure and trees would provide an enhancement for bats, birds and invertebrates including pollinator species; and
- a range of measures should be undertaken to satisfy the requirement for ecological enhancement included in planning policy.

312. The Ecological Assessment also identifies that construction measures are implemented for hedgehogs, to include covering pits and providing an escape route. These construction measures are to be included within the Construction Environmental Management Plan to be discharged prior to works commencing on site.

313. The council's Ecologist has reviewed the submission and agrees with the findings and recommendations contained within the report. The Ecologist, in addition, recommends that the proposed biosolar roof should include a varied substrate with a varied depth of 80mm-150mm. The roof should be seeded and plug planted with wildflower species and meet the requirements of the GRO Code.

314. The Ecologist is satisfied that with the inclusion of conditions regarding bat, invertebrate, and house sparrow boxes, the ecological impacts of the development would be mitigated, in compliance with Policies P59 and P60 of the Southwark Plan.

Biodiversity

315. The applicant's Biodiversity Net Gain Assessment found the site to have a baseline score of 0.58 habitat units. This relatively low score is attributable to the site coverage mainly comprising hardstanding surfaces, ruderal/ephemeral vegetation which has grown over from the demolished structure, and existing trees and grassland at the northern edge of the site.

316. The development, having adopted the recommended landscaping, would result in a Biodiversity Net Gain of -0.20, therefore incurring a biodiversity net loss of 35.10%. Thus, offsite compensation in the form of units from a Habitat Bank, as intended by the applicant, will be required. This would be a minimum of 0.26 units (of which 0.13 should be for trees).

317. In summary, the applicant has maximised opportunities for biodiversity within the proposal, however, given the nature of the existing site, net gain on site is not achievable. A condition regarding securing the required units from a habitat bank is attached to this decision notice.

Conclusion on urban greening, ecology and biodiversity

318. The application is supported subject to conditions securing offsite BNG compensation and ensuring the development is built out to achieve the 0.43 UGF score.

Archaeology

319. The site is located within the 'North Southwark and Roman Roads' Archaeological Priority Area and is of geo-archaeological significance. As part of the planning history on site, the demolition of the existing Beormond Community Centre was granted approval under reference 24/AP/0018.

320. All archaeological work has been completed on this site prior to the submission of this application. This work was undertaken in conjunction with the demolition process. The relevant archaeological conditions pursuant to the application for demolition were granted under references 24/AP/1726, 24/AP/2438, and 24/AP/2458.

Transport and highways

Healthy Streets

321. London Plan Policy T2 requires development proposals to demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with TfL guidance. These indicators are intended to inform design, management and use of public spaces to place people and people's health at the forefront of development decisions.

322. Healthy Streets benefits that would be delivered as part of the development are expanded upon in the following paragraphs.

Enhancements to the pedestrian and cycle environment on-site

323. This development proposes a 'shared surface' route for pedestrians and cyclists along the enhanced Neckinger Street. This surface provides a key point that connects to the wider part of the walking and cycling network within the public realm, and open space on site, and how these routes feed into the surrounding area.

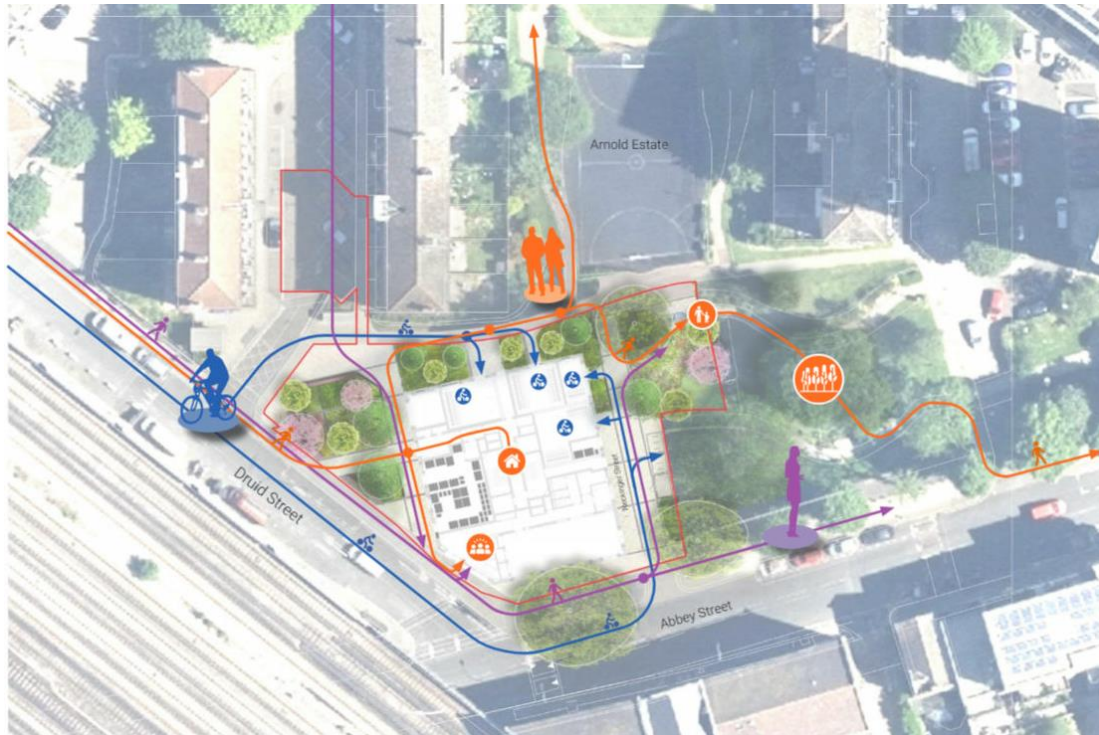


Image 48 (above): Cycling and walking routes within and surrounding the site

324. In proposing to deliver a dedicated 'shared surface' on Neckinger Street, section of the east-west route, the development produces one of the key principles to the delivery of public realm enhancements on site. In summary, the proposal contributes towards active travel for future residents and visitors/users of the site.

Enhancements to the existing highways network adjacent to the site

325. Healthy Streets improvements would be delivered in the form of widened footways, trees and at-grade SUDS permeable paving. These enhancements would be secured through a Section 38/278 Agreement.

326. These enhancements to the existing highways network adjacent to the site are strongly supported. They will make for a safer and more accessible public realm, and one that is more attractive to those considering travelling on foot or by bicycle.

Active Travel Audits

327. The 'Active travel' agenda, which is promoted at all levels of policy, seeks to make walking, wheeling and cycling the preferred choice for everyone. The applicant carried out two Active Travel Audits (ATAs) on the 28th of October 2025, one for the daytime and one for the night-time. The purpose of the ATAs is to identify deficiencies in the existing local transport and public realm network and make recommendations as to how these could be improved.

328. For the day-time ATA, this identified the following intervention as holding the greatest potentially to reduce barriers to active travel:

- repaving parts of the footway where the uneven section, due to unmaintained tree root growth, are unavoidable. Particularly, the footways of Abbey Street to the southwest of the site, at the junction with Neckinger, and to the northeast on the way to the nearby Tesco store located on Jamaica Road;

329. The night-time ATA has identified ways the local environment could be improved to make active travel more appealing, safe and convenient. Examples include:

- repaving parts of the footway where the uneven section, due to unmaintained tree root growth, are unavoidable;
- the introduction of street lighting adjacent to the site, and the existing park/open space to the immediate east of the site. It is recommended that the street lighting is provided in a temporary scenario until the proposed development is built to reduce dark spots and the potential for antisocial behaviour.

330. Whilst the latter issue identified by the night-time ATA warrants refinement as soon as possible, it is considered that other future major planning application proposals nearer to the locations in question could credibly deliver this remediation of the footways as part of their Healthy Streets contribution.

331. As mentioned in earlier parts of this report, the development proposes significant enhancement works to Neckinger Street, and to the public realm and open space around the building envelope that results in significant improvements to the local pedestrian environment and the 'sense of place' more generally. As such, these works alone represent an adequate contribution towards the Healthy Streets agenda. They will make for a safer, more comfortable and more convenient environment for pedestrians and cyclists. Therefore, in this instance, it is not considered necessary or proportionate to require the applicant to make contributions towards any of the off-site active travel enhancements identified in the two ATAs.

Conclusion on Healthy Streets

332. Some ways in which the proposal would support the ten Healthy Streets indicators are:

- it would make major enhancements to the public realm around the site, that promotes a relationship between the development and the existing open space to the immediate east of the site;
- it would provide a new walking and cycling route opportunities, providing a safe and pleasant active travel experience;
- it would be car-free except for 3 blue-badge parking spaces, thus promoting walking, cycling and use of public transport; and
- it has been designed to minimise air and noise pollution.

333. The Section 106 Agreement will include clauses requiring the applicant to enter into the Section 278 works. The works will be packaged into sub-parts, reflecting the order in which the works are likely to be rolled out across the duration of the project delivery programme. These sub-parts are anticipated to be:

- Repave the footway including new kerbing fronting the development on Abbey Street and Druid Street using precast concrete paving slabs and 150mm wide granite kerbs.
- Upgrade crossing point with tactile paving and resurface the raised entry table at Abbey Street / Druid Street junction.
- Reinstate redundant junction on Abbey Street / Neckinger Street as footway, with dropped kerbs installed as maintenance vehicle access.
- Install dropped kerbs as refuse bin access on Druid Street.
- Upgrade street lighting to current LBS standards within the vicinity of the site.
- Refresh all road markings following kerb installation.
- Repair any damage to the highway due to construction activities for the Development including construction work and the movement of construction vehicles.

334. With all the Healthy Streets benefits secured through the appropriate mechanisms (planning conditions, Section 106 obligations and a selection of sequenced Section 278 agreements), the proposal meets the requirements of London Plan Policy T2.

Trip generation

335. Policy T4 of the London Plan requires development proposals to ensure the impacts on the capacity of the transport network are fully assessed and that any adverse impacts are mitigated. Policies P45, P49 and P50 of the Southwark Plan require developments to minimise the demand for private car journeys and demonstrate the public transport network has sufficient capacity to support any increase in the number of journeys by the users of the development.

336. The applicant's Transport Assessment (TA) predicts that the proposed development will generate approximately 90 two-way trips in the AM peak and 72 in the PM peak. It is considered that these predicted trips can be accommodated by the surrounding network. The TA also indicates that these movements would be achieved through sustainable and active modes such as public transport and walking.

337. Due to the low proportion of cycle parking at this site, a detailed Travel Plan (TP), secured over the period of 5-years will be required, and will be secured with a TP monitoring fee in the S106 Agreement. Transport Officers recommend that the travel plan focus on promoting walking as cycle parking is limited, and the local public transport network is at capacity during peak times.

As part of the S106 requirement, the TP reviews are to be secured with a baseline at 50-75% occupancy at years 1, 3, and 5.

Servicing and deliveries

338. London Plan Policy T7 deals with servicing and delivery arrangements during construction and end use. With respect to 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.

Servicing/delivery trip generation

339. Adjacent to the site, on the western side of Druid Street, is a continuous stretch of Loading Bays that also serve as access points to many vacant / underused arches. These bays have a 40-minute waiting restriction which would suit most delivery activities at this site, and the applicant has demonstrated there is capacity available when vehicles adhere to the 40-min limit. If the vacant arches become occupied or, there is a future potential issue of most of the loading capacity within these bays being in effect unusable. In terms of this specific proposal and the reality of delivery and servicing activities, it is not expected that there would be more than 1-2 vehicles undertaking activities at the site at any one time and therefore that the risk of there not being space available is low.

340. Regarding servicing vehicles, these commonly attend a site between half a day to a full day and would need to be accommodated within local Controlled Parking Zone bays. This would result in servicing vehicles having to pay to park on-street for visits longer than the 40-minute max loading time.

Conclusion on servicing/deliveries

341. The submission and approval of a standalone Final Delivery and Servicing Management Plan (DSMP) is to be required by condition. This should be based on the principles established by the outline version submitted with the application, and the operation of the building thereafter will need to be in accordance with the approved Final DSMP.

Refuse storage arrangements

342. Refuse facilities for the residential use are located on the western side of the ground floor and will be collected weekly by the Council on Druid Street, with the distance of the refuse store being within 10 metres of Druid Street. Waste operatives will be provided with key code access to the facilities to collect waste consisting of;

- 9 x 1,100L Eurobins for Residual Waste.
- 9 x 1,100L Eurobins for Recycling.
- 21 x 240L wheeled bins for Food Waste.

343. It will be the responsibility of the keyworkers to transport waste from their units to the bins provided in the communal bin store at ground floor level. Waste

would be collected by Southwark Council Refuse Services. The proposed refuse store is within the 10 metres drag distance of the nearest collection point, the Druid Street layby. The proposed location and collection arrangements have been reviewed by the Council's Waste Team, and are deemed acceptable, as is the detailed design of the stores, with sufficient manoeuvring and circulation space factored-in.

344. For the Community Centre, it is proposed that refuse will be kept within the demise of the property and will be transported to the kerbside on Abbey Street for collection by private contractors.

345. The Final DSMP, to be required by an obligation, will secure the finalised refuse details including the collection arrangements.

Car parking

346. Policy T6 of the London Plan requires developments in locations with existing and future high public transport accessibility to be car-free, save for adequate parking for disabled people. Specific requirements for different uses are set out in Policy T6.1 through to Policy T6.4, while Policy T6.5 deals with non-residential disabled persons parking.

347. Southwark Plan Policy P54 reiterates the requirements of London Plan policies, promoting car-free development in zones with good public transport accessibility. It advocates for any disabled parking to be provided on-site and supported by EVCPs.

Wheelchair car parking provision

348. The Southwark Plan requires a maximum of one car parking space per wheelchair accessible unit, which for this application would equate to a maximum of 19. The policy makes clear that lower levels of parking can be provided, depending on:

- the anticipated demand for parking spaces,
- the tenure of the development;
- the quality and accessibility of the local public transport network; and
- the access to local amenities.

349. The application proposes a total of 3 wheelchair car parking spaces, which is considered acceptable. The provision of 3-Blue Badge parking bays within the adjacent Arnold Estate is a compromise to ensure that there was appropriate provision of open space adjacent to the proposed new tower, as the only alternative space for this provision would consume much of this area.

350. In addition to the above, given the site's location close to numerous and regular bus routes and the London Bridge Station, and Jubilee Underground Station, residents would benefit from a range of public transport options. On balance, the number of car parking spaces provided is acceptable in accordance with the flexibility allowed in policy.

Reducing car usage

351. As a borough, Southwark advocates for a Car Club Bay to be provided within new developments proposing more than 80 units. In this instance, and given that this proposal is for key workers, there will be no obligation for Car Club provision or membership due to the proximity of the scheme to major key worker employers, such as Guys Hospital, Bermondsey Health Centre, and Harold Moody Health Centre.

Cycle parking

352. London Plan Policy T5 sets minimum cycle parking standards for different uses. Southwark Plan Policy P53 sets out requirements that are generally higher than the London Plan standards.

353. The table below summarises the minimum cycle parking required by the Southwark Plan and London Plan, alongside the provision proposed by this application.

Cycle parking minimum policy requirements vs provision: Summary table						
<u>Land use</u>	<u>Long-stay spaces</u>			<u>Short-stay spaces</u>		
	Requirement		Provision	Requirement		Provision
	SP '22	LP '21		SP '22	LP '21	
KwH Units (C3)	224	247	191*	15	5	10**
Community	2	0	0	2	2	10**
Total	226	247	191	17	7	10
<i>*Includes 57 spaces for foldable bikes within the 2 bed, 3 person units.</i>						
<i>**10 spaces – combined total for both the residential and Community Centre</i>						

Long-stay cycle parking

354. As the table above shows, the proposal would fall short of the minimum London Plan requirement by 46 spaces.

KwH units long-stay cycle parking

355. It is noted that the Southwark Plan requirements are lower than London Plan in this specific location; however, the Council considers the London Plan standards appropriate.

356. With regard specifically to the keyworker housing, in total 191 secure long stay cycle parking spaces would be provided – these would be located within the ground floor of the building, externally at ground floor, and within 2 bed 3person units. The 191 spaces within the building footprint at ground floor would be provided in this mix of formats:

- double stacked spaces for residential use [112 spaces] (58.63% of the total);
- 1 standard Sheffield Stand for residential use [2 spaces] (1.06% of the total);
- external cycle hangars at ground floor for residential use, [12 spaces] (6.28% of total);
- 8 spaces for use by accessible/larger cycles for residential use [8] (4.19% of the total); and
- Foldable bike storage in 2bed 3person units [57] (29.84% of the total).

357. It is noted that there does not appear to be any room for policy compliant cycle parking without an impact on the Community Centre space, which was a key commitment to this proposal, as well as a key point raised during the community consultation process. It is acknowledged that increasing any provision would be to the detriment of the quantum of KWH units. Additionally, the public benefit to this proposal significantly outweighs the shortfall in cycle parking spaces for the KWH units. Furthermore, the site is served by nearby Santander Cycle Hire docking stations and widespread dockless bike provision, enabling residents to cycle without the need to own a bicycle.

358. The level, quality and detailed design of the proposed long-stay cycle parking is therefore acceptable. The delivery of these facilities will be secured through a compliance condition.

Community Centre long-stay cycle parking

359. It is acknowledged that the development proposes no long-stay cycle spaces for the community centre as it is not anticipated that the use will employ full-time staff. However, provision has been provided within the community centre to store bicycles if required.

Short-stay cycle parking

360. Regarding the proposed short-stay (visitor) provision, 5 stands all in a Sheffield format are proposed, providing 10 spaces in total. The stands would be distributed along Neckinger Street outside the community centre. These 10 spaces are shared between visitors to the KWH units, and to the community centre. The locations of the Sheffield stands are appropriate, as they would ensure the effective footway widths along Neckinger Street and are kept clear of cycle storage.

Level changes across the ground plane

361. The proposed development would improve the public realm along Neckinger Street, Abbey Street, and Druid Street, that includes widening footways and providing street trees and at-grade SuDS permeable paving. As part of these public realm enhancement works, there is likely to be a degree of regrading of some of the existing footways/levels to achieve the requisite cross-fall. This is standard practice and will be agreed through the Section 278 process, which

occurs after planning permission being granted. The planning application proposes no changes to the existing road carriageway or kerb levels.

362. In the interests of optimising the layout of the development, ensuring the most efficient use of land, and having regard to inclusive design policies and equalities considerations, a planning condition is recommended requiring the applicant to provide a Spot Levels and Gradients Plan prior to above grade works.

Transport and highways summary

363. Having considered all transport and traffic related implications, the scheme would minimise vehicle movements by prioritising use of public transport, walking and cycling, and by encouraging consolidation of deliveries.

Environmental matters

Construction management

364. The applicant has submitted an Outline Environmental Construction Management Plan explaining how construction activities will be managed to minimise neighbour amenity, environmental and highway network impacts. This document has been reviewed by the relevant transport and environment consultees. The consultees acknowledge that the draft document does require further information concerning Southwark's Code of Construction, and points around vibration, noise, dust, baseline monitoring and exceedance protocols have deemed it to be a satisfactory framework document.
365. To ensure that the issues identified above, alongside any increased traffic, noise and dust associated with the demolition and construction phases of the development are minimised, a Final Construction Environmental Management Plan and a Construction Logistics Plan are to be required by condition.

Flood risk, resilience and safety

366. The site is in Flood Zone 3 and is located within an area that is protected by the River Thames tidal flood defences up to a 1 in 1000 (0.1%) chance in any year. The Environment Agency's (EA) most recent flood modelling (December 2017) shows that the site is at risk if there were to be a breach in the defences. The applicant's Flood Risk Assessment (FRA), created by EPS, sets out that the proposal is a development type that is classified as being both 'less vulnerable' and 'more vulnerable'. Accordingly, it is necessary to apply an Exception Test to determine whether suitable and appropriate mitigation can be incorporated into the design of the scheme to ensure that it is sustainable in terms of flood risk. The EA has reviewed the applicant's Flood Risk Assessment and considers it to be acceptable.

367. In addition to the above, the NPPF states that the council's should apply the sequential approach as part of the identification of land for development in areas at risk from flooding. The core objective of the Sequential Test is to ensure that lower risk sites are developed before sites in higher risk areas. When applying the Sequential Test, the NPPF finds it necessary to ensure that the subject site is compared to only those sites that are available for development and are similar in size.
368. With the above taken into consideration, EPS has undertaken a Sequential Test assessment for the site which is detailed in Appendix 3 of the FRA. As part of this process, the proposed Sequential Test methodology was issued to council and was subsequently approved. The results of the Sequential Test demonstrate that there are no alternative sites within the search area which could otherwise accommodate the proposed development and therefore, it is concluded that the Sequential Test has been passed for this development.
369. Due to the high standard of protection provided by the Thames defences, their condition, and the very unlikely scenario where the defences would fail, it is considered that the likelihood for flooding is extremely low. Notwithstanding this, as the site is shown to flood under an extremely unlikely breach scenario, a number of mitigation measures have been recommended to within the FRA reduce the risk to the development. In addition, the sequential approach has been adopted, and all residential units have been located on the second floor and above, at a minimum level of 10.05m AODN. This height is significantly above the anticipated breach level. Furthermore, the ground floor has been raised to 3.15m AODN and by incorporating flood resistance measures up to a height of 600mm, it will be possible to protect the ground floor from water under a breach scenario. Finally, the FRA recommends that flood resilience measures are incorporated into the design of the building where possible to further improve the flood performance.
370. The council's Flood Risk Officer has confirmed their acceptance from the findings and mitigation measures contained within the FRA. Compliance with the FRA will be secured by way of a pre-commencement condition that is imposed requiring submission of a Flood Warning and Evacuation Plan.

Sustainable urban drainage

371. The applicant's Surface and Foul Water Drainage Strategy (SFWDs) has been revised following a meeting with the council's Flood Risk Team. The amended SFWDs proposes that the overall impermeable/catchment within the site area considered has been estimated as 0.1174 ha (including blue green roof and permeable /porous pavement at ground level). Where some site area has not been considered, the compromise was regarding the introduction of further SuDS features in the form of Rain Gardens to the north of the site.
372. The surface water flows would be attenuated through the use of a blue/green roof system, rain gardens, permeable paving and rainwater harvesting complemented by below-ground geo-cellular storage crates. The application proposes to discharge surface water drainage from the development to

combined public sewers; however, the discharge rates are proposed to be restricted to a rate equivalent to greenfield runoff. This has been deemed satisfactory by the council's Flood Risk Officers.

373. Two conditions are recommended, one requiring details of the final surface water drainage system to be submitted prior to commencement of the development, and the other requiring submission of a verification report prior to occupation.

Land contamination

374. The application was accompanied by a preliminary Land Contamination Risk Assessment, a Geo-environmental & Geotechnical Ground Investigation and Geotechnical Design Report, and a Remediation Options Appraisal, Strategy & Verification Plan. EPT officers have assessed these documents and raised key points that need to be identified and expanded upon prior to any work commencing on site.

375. The issues identified by EPT officers that needs to be expanded upon prior to works commencing on site are the following:

- Updated CSM reflecting high-risk historical uses
- Full laboratory dataset and updated GQRA
- Ground gas monitoring (minimum 3–6 rounds)
- Controlled waters assessment, including leachate testing
- Hotspot delineation for lead and copper
- Waste classification (WAC)
- Construction worker exposure assessment
- Asbestos risk management plan
- Updated Remediation Strategy
- Detailed Verification Plan

376. In considering the above, EPT officers recommend that a pre-commencement condition regarding Contamination Risk Assessment, which captures the above requirements be attached to the Decision Notice.

Infrastructure assets

377. Due to the location of the development being near to the London Underground Jubilee Line infrastructure asset, the TfL Infrastructure Protection team has recommended a pre-commencement condition is attached to the decision notice that ensures protection of the asset.

378. As the development is located adjacent to Network Rail infrastructure, Network Rail were consulted. However, they did not respond to the consultation request. Notwithstanding this, the vibration conditions recommended by EPT officers will help to ensure that not only would residents be protected from railway noise, but also that the infrastructure asset would be unaffected by the proposal.

Utilities

379. The Utilities Assessment confirms that the applicant has submitted applications for all the utilities on site and have received budget quotations from the relevant utility providers. Details of the incoming services layout including points of entry and connections proposed for the site is included in the Assessment. It also acknowledges that any requirement for diversions or wayleaves will need to be confirmed by the associated utility provider during the detailed design stage.
380. Thames Water in their response have confirmed that there is an inability of the existing water network infrastructure to accommodate the needs of the development. Therefore, Thames Water have requested that a pre-occupation condition requires either; that all water network upgrades required to accommodate the additional demand to serve the development is completed; or, that a development and infrastructure phasing plan has been agreed with Thames Water. The condition is attached to the Decision Notice.

Wind microclimate

381. London Plan Policy D9 requires all tall building proposals not to cause changes to the wind environment that would compromise comfort and the enjoyment of open spaces around the building and in the neighbourhood. Southwark Plan Policies P14 and P56 require wind effects to be taken into consideration when determining planning applications, as does Policy P17 where the proposal is a tall building.
382. The applicant's Wind Microclimate Report submitted in support of the application considers the following configurations:
- Configuration 1 – Existing Site with Existing Surrounding Buildings and Existing Landscaping.
 - Configuration 2 – Proposed Development with Existing Surrounding Buildings, Proposed and Existing Landscaping.
 - Configuration 3 – Proposed Development with Existing Surrounding Buildings, Proposed and Existing Landscaping and Mitigation Measures.
383. Wind conditions have been categorised using the Lawson Comfort Criteria and the predicated wind conditions compared against the intended pedestrian uses.
384. The report concludes that several balconies on the southern and western façade closer to the south-west corner that would be prone to strong wind exceedances which pose safety concerns. Mitigation measures have been developed which involves increasing the balustrade height to 1.2m from level 8 upwards on the southern and western sides and adding a full height 50% porous side screen at the southern two balcony rows closest to the south-western corner. It is considered that with the implementation of the mitigation measures, wind conditions at balconies would be suitable for the intended use, and no strong wind exceedances would be anticipated to occur.

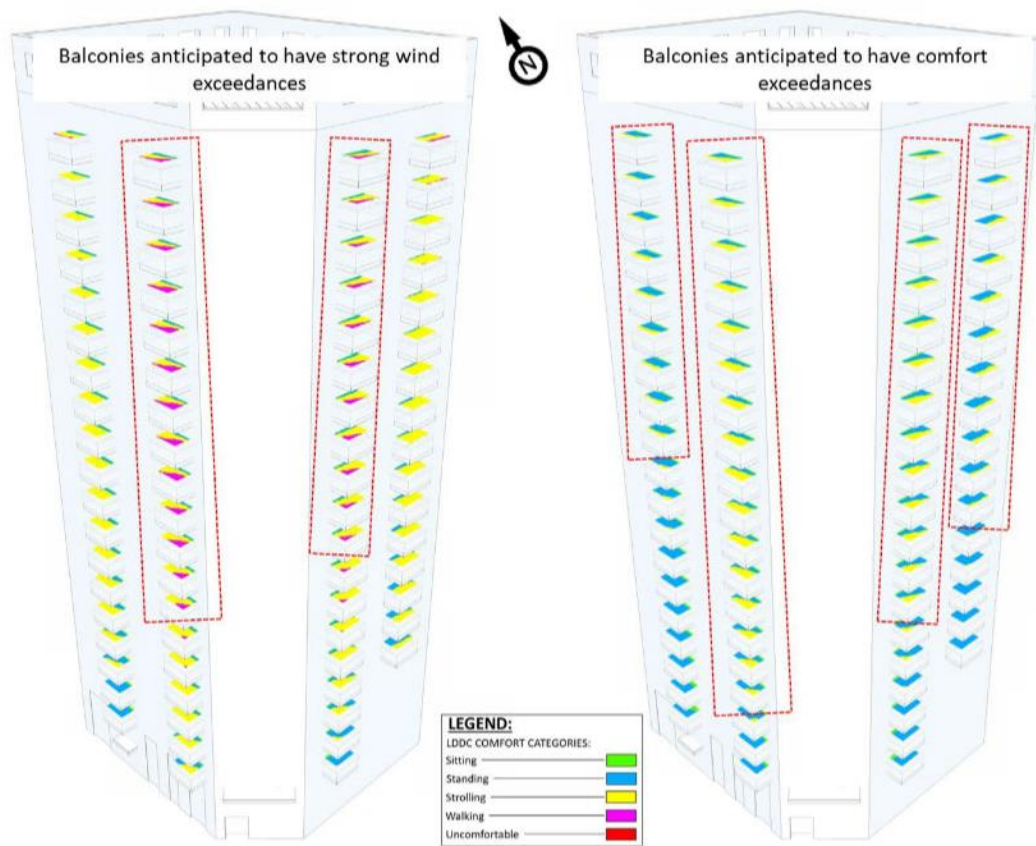


Image 49 (above): Balcony locations identified that require mitigation measures

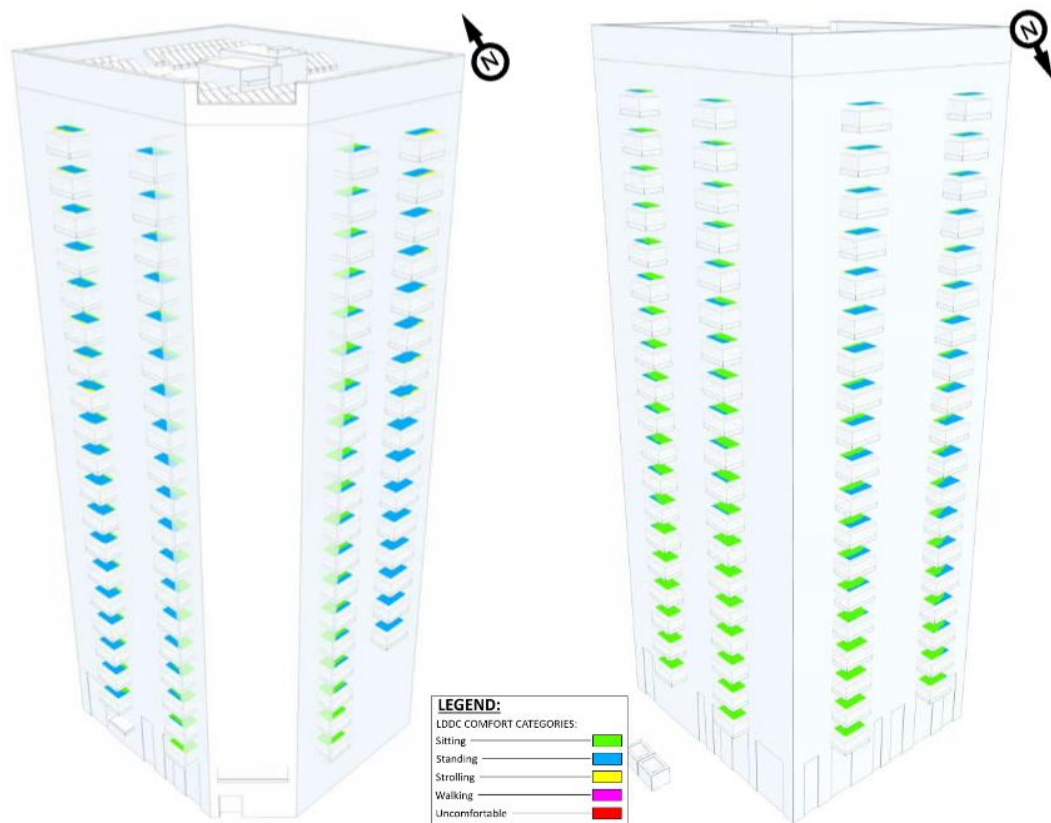


Image 50 (above): Comfortability once mitigation measures to balconies are installed

385. All necessary wind and microclimate mitigation measures have been implemented to bring the wind conditions surrounding the proposed development to levels that are comfortable for the anticipated types of pedestrian activity. Therefore, it is considered that London Plan Policy D9 and Southwark Plan Policies P14, P17 and P56 have been met.

Air quality

386. An Air Quality Assessment was submitted with the application, which considers the air quality impacts arising from the construction and operational use of the development, taking into account all relevant local and national guidance and regulations.

387. EPT officers have reviewed the submitted Air Quality Assessment. In their response, EPT acknowledged that further information is needed, and that the dispersion model using the updated LAEI 2023 baseline should be used in a revised assessment, rather than the LAEI 2019 baseline. The updated report should include an assessment of balconies and amenity areas, alongside an assessment of the facades to determine if there are any impacts on the lower floors of the development. The updated report would then be able to determine if any mechanical filtration is required as part of the development. Condition wording is attached to the Decision Notice.

Piling

388. Thames Water were consulted on the application in their response noted that the proposed development is located within 15 metres of a strategic sewer. Given close location, Thames Water have advised that a Piling Condition be secured. The recommended condition is also supported by the Council's EPT officers. This condition is a pre-commencement condition and is attached to the decision notice.

Light pollution

389. With respect to light pollution from internal sources, this typically is an issue where light is emitted from artificial sources, such as commercial offices, towards:

- residential accommodation (where this would cause a nuisance to occupants); or
- natural environments where the existing level of external lighting is limited.

390. Given the urban environment, surrounding buildings and street lighting, the proposed development is unlikely to result in a significant change to the existing lighting levels. Furthermore, as the proposed development is composed of mainly residential accommodation, the façade detailing will break up the night-time illumination. Accordingly, it can be concluded that no undue effects would

result from the occupation of the proposed residential use, nor the community use given that this is contained at ground and first floor levels.

391. With respect to light pollution from externally-affixed sources, buildings close to existing residential uses are not typically fitted with external lighting above ground floor level in the interests of minimising amenity harm to the surroundings. The external lighting strategy uses computer modelling (DIALux) and guidance from ILP GN01, BS 5489, and BS EN 12464 to ensure sufficient illuminance of external areas while limiting obtrusive light to the surrounding environment. A mixture of bollards and wall mounted bulkheads are proposed with the lighting designed with downward fittings, controlled by timeclocks and photocells, and has been assessed to comply with E3 (Suburban) zone limits, with not only minimal ecological impacts, but also no overspill harmful to residential amenity.
392. In summary, the proposal does not raise light pollution concerns. The final external lighting proposals, including any pre-determined dim-down and turn-off times, will be agreed through the Final Lighting Strategy, to be approved by the Council prior to first occupation of the building; this will be secured by condition.

Fire safety

393. Policy D12 of the London Plan expects all development proposals to achieve the highest standards of fire safety and to this end requires applications to be supported by an independent Fire Strategy, produced by a third party suitably qualified assessor.
394. A Fire Strategy was submitted with the application that includes a Planning Gateway One form, a requirement of the HSE for all referable planning application submissions. Among other things, the Fire Strategy confirms that:
- the building would be served by two stairs for means of escape and fire service operations, and at least one fire-fighting shaft;
 - the building would be provided with a smoke control system in the common corridors;
 - the building would have elements of structure achieving 120 minutes fire resistance;
 - due to the configuration of the stair cores, means of escape within the residential corridors will be in a single direction. stairs. If a fire was to compromise the means of escape from one stair, occupants would still be able to safely evacuate using the second stair;
 - the residential areas of the building will operate under a conventional “stay put” evacuation strategy;
 - appropriate active fire protection systems would be installed, including fire detection and alarm, emergency lighting and signage, sprinklers and smoke control systems;
 - in the case of an emergency, the evacuation lift would switch from its everyday use to becomes a tool only for the evacuation of persons with disabilities, and be equipped with emergency voice communication

(EVC) system so that occupants can alert others that they need assistance. It is not considered a general escape route; and

- Building Regulations Approved Document B compliance would be achieved.

395. The Fire Strategy was produced by fire risk engineering consultancy Introba. The contents of the document have been checked and approved by a certified fire risk engineer (a member of the Associate of the Institution of Fire Engineers (AIFireE)).

396. On account of the above, the relevant fire risk minimisation policies of the London Plan are deemed to have been satisfied, with due regard to the guidance within the Fire Safety London Plan Guidance 2022.

397. A condition is recommended to ensure the construction and in-use operation of the building are carried out in accordance with the Fire Strategy.

Energy and sustainability

398. 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 “Minimising Greenhouse Gas Emissions” requires all developments to be net zero carbon with a minimum on-site reduction of 35% against the Part L 2021 baseline for both commercial and residential uses. Non-residential development should achieve a 15% reduction in emissions 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 (comprising ‘be lean’, ‘be clean’, ‘be green’ and ‘be seen’) and this must be demonstrated through the submission of an Energy Strategy with applications, as well as post construction monitoring for a period of 5 years.

399. Southwark Plan Policies P69 and P70 reflect 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. The policies pursue the ‘lean, green, clean and seen’ principles of the London Plan and require non-residential buildings to be zero carbon with an on-site reduction of at least 40% against the Part L 2021 baseline. Any shortfall must be addressed by way of a financial contribution towards the carbon offset fund.

Energy and carbon emission reduction

Be Lean

400. In terms of meeting the 'be lean' tier of the hierarchy, a range of passive and active measures are proposed. The passive measures include:

- ensuring optimum daylight and reducing excessive solar gains through building orientation, solar shading and a balanced proportion of solid wall to glazing; and
- specifying energy efficient fabric MVHR, LED lighting and optimised controls.

401. The active measures include:

- supplying heating and hot water through individual Nilan Compact P XL compact heat pumps;
- providing waste water heat recovery for the kWh units;
- installing energy efficient Mechanical Ventilation Heat Recovery (MVHR) systems;
- specifying all residential lighting to be a minimum 110lm/W efficacy;
- all lighting in the Community Centre is to have an average efficacy of 120 lm/W;
- MVHR to be provided for the main Community Centre function areas;
- space heating in the Community Centre to be provided by VRF with a Seasonal Coefficient of Performance (SCoP) of 3.50. The main Community Centre space is also provided with cooling, with a Seasonal Energy Efficiency Ratio of 5.0.

402. These 'demand reduction' measures will achieve a 13% reduction in carbon emissions for the residential use (above the required 10%), and a 0% reduction in respect of the non-residential uses (below the 15% requirement). The proposed development therefore falls short of the overall policy target of 15%. Reasoning for this is that the building fabric is improved over both the Part L2 limiting U-values, as well as the notional building U-values. However, as the proposed Community Centre has a larger proportion of glazing compared to the notional building (to maximise natural daylighting and provide a high-quality space), the benefits of these performance improvements are not evident in the energy modelling. In any case, this shortfall is offset by the significant public benefits to the scheme. Considering the above, the Energy Statement demonstrates that a fabric first approach has been adopted.

Be Clean

403. Connection to the SELCHP District Heat Network has been explored in accordance with Policy P70. However, given the substantial distance between the SELCHP and the subject site, it is not a feasible option for this scheme given the distance, and its ability to serve the site. Therefore, a site-wide low-carbon strategy using Nilan Compact P XL heat pumps for the residential units and a VRF system for the community centre was agreed with the LPA during the pre-application process, and supported by GLA Officers. This approach is considered acceptable despite its departure from Policy SI3 of the London Plan, and Policy P70 of the Southwark Plan given the site-specific constraints, and planning benefits from the development.

404. As no immediate connection to a district heating network is proposed, no carbon savings are reported from the 'be clean' stage of the energy hierarchy.

Be Green

405. With respect to the 'be green' tier of the hierarchy, the applicant has proposed the following technologies:

- Nilan Compact P XL compact heat pumps are proposed for the kWh units which provide space heating, domestic hot, water, and ventilation; and
- 3450Wp panels are proposed to serve the Community Centre, with the remaining 110 panels serving the residential supply.

406. These 'be green measures' would reduce carbon emissions by 66% for the residential uses and 8% for the community centre. On a side-wide basis, this equates to a reduction of 65%. The applicant has demonstrated that opportunities for renewable energy by producing, storing and using renewable energy on-site have been maximised.

Be Seen

407. Introduced as part of the London Plan 2021, 'be seen' is the newest addition to the GLA's energy hierarchy. It requires developments to predict, monitor, verify and improve their energy performance during end-use operation. All applications should conduct a detailed calculation of unregulated carbon emissions as part of the compliance with the 'be seen' policy and associated guidance.

408. The applicant's Energy Statement states that a suitable metering strategy will be implemented to record energy consumption and generation as the design of the scheme progresses. It is recommended that the on-going requirements for monitoring energy consumption and generation, and the associated reporting to the GLA in line with policy, be secured through a planning obligation.

Total energy savings

409. Southwark Council's carbon offset cost is £95 for every tonne of carbon dioxide emitted per year over a period of 30 years. This is the equivalent of £2,850 per tonne of annual residual carbon dioxide emissions.

410. The proposal would reduce on-site regulated carbon dioxide emissions by 78% over a notional building minimally compliant with the Building Regulations 2021, which is above the 40% on-site target. The performance is summarised in the below table:

CO2 emissions from each stage of the Energy Hierarchy: Summary table			
	Total Regulated	CO2 Savings	

	Emissions		Percentage saving
Part L 2021 Baseline	109.2 tonnes CO2		
With Be Lean applied	95.6 tonnes CO2	13.6 tonnes CO2	12%
With Be Clean applied	95.6 tonnes CO2	0	0
With Be Green applied	25.3 tonnes CO2	70.3 tonnes CO2	65%
Cumulative saving		83.9 tonnes CO2	<u>78%</u>
Shortfall on carbon zero	758.4 tonnes CO2		

411. The energy savings, as detailed above, which take into account the decarbonisation of the electricity grid, demonstrate the good environmental and sustainability credentials of the proposed development. The total per annum shortfall in savings relative to carbon zero would, at a rate of £95/tonne for 30 years, generate an offset contribution of £66,332. The offset contribution will be secured in the Section 106 Agreement, with appropriate adjustment clauses should there be any improvements to the carbon emissions in the post-planning design development stages.

Whole life cycle and carbon capture

412. London Plan Policy SI2 requires all major development proposals to be supported by a whole life cycle carbon assessment. This assesses the embodied and operational emissions associated with redevelopment.

413. 'Embodied carbon' is the term used to describe the carbon emissions associated with:

- extraction and manufacturing of materials and products;
- in-use maintenance and replacement;
- end of life demolition, disassembly and disposal; and
- the transportation relating to all three.

414. 'Operational carbon' is the carbon dioxide associated with the in-use operation of the building. This usually includes carbon emissions associated with heating, hot water, cooling, ventilation and lighting systems, as well as those associated with cooking, equipment and lifts.

415. Driven by the aim of achieving net carbon zero for new development by closing the implementation gap, whole life cycle carbon assessments are monitored at the pre-application, submission and post-construction stages. Policy P70 of the Southwark Plan reinforces the need to calculate whole life cycle carbon emissions through a nationally recognised assessment and demonstrate actions taken to reduce life cycle carbon emissions.

416. The submitted whole life carbon assessment for the planning application considers the operational carbon and embodied carbon of the proposal throughout its life from construction, use and deconstruction. The assessment finds that over a 60-year study period, the development's operational and embodied load would be:

- 1,018 kgCO₂e/m² for Modules A1-C4 (covering embodied carbon)
- 458 kgCO₂e/m² for Modules A1-A5 (covering the product sourcing and construction stages); and
- 572 KgCO₂e/m² for modules B to C (covering the in-use and end-of-life stages), excluding operational energy and water.

417. For predominantly residential developments, the benchmark set by the GLA for Module A1-C4 is 1,200 kgCO₂e/m². The aspirational benchmark for Module A1-A5 is 850kgCO₂e/m², with an aspirational benchmark of 500 kgCO₂e/m² GIA. The benchmark for Modules B-C is 350kgCO₂e/m², with an aspirational benchmark of 300kgCO₂e/m². Therefore, the proposed development exceeds the aspirational benchmarks for A1-C4 and A1-A5. Whilst it is noted that the development does not meet the benchmark for Modules B-C (excluding B6 and B7), it is acknowledged that the final kg quantum will likely improve as the design progresses and moves into construction once exact manufacturer specifications are confirmed.

418. Two conditions to require two further stages of whole life-cycle carbon assessment in the detailed design and completion stages are proposed.

Circular Economy

419. Southwark Plan Policy P62 states that a Circular Economy Statement should accompany planning applications referable to the Mayor. Circular economy principles include conserving resource, increasing efficiency, sourcing sustainably, designing to eliminate waste and managing waste sustainably at the highest value. London Plan Policies GG5, D3 SI7 and all mention circular economy principles and the benefits of transitioning to a circular economy as part of the aim for London to be a zero-carbon city by 2050.

420. A detailed Circular Economy Statement was submitted with the application, which sets out strategic approaches, specific commitments and the overall implementation approach.

421. The broad strategic approaches for the development include adopting lean design principles, minimising waste, specifying materials responsibly and sustainably, and designing for longevity, adaptability and flexibility. Ways this will be achieved include:

- the façade is traditional brick wall for the façade, which is not expected to be replaced during the building's lifespan, leading to a lower maintenance requirements;
- The façade includes a mechanically-fixed MetSec framing system and louvres on the upper ground floor for easy access to plant. If required,

areas of the brick façade can be removed and replaced, with bricks carefully deconstructed to allow for potential reuse on or off-site;

- 50% cement replacement rate by using Ground Granulated Blast-furnace Slag (GGBS) for substructure and superstructure;
- minimising material use through prefabrication off-site for bathrooms;
- the contractor shall split and segregate any waste produced and divert resources going to landfill where possible;
- at the end-of-life stage, cast in-situ concrete can be crushed for reuse as aggregate, steel components can be easily disassembled and reused with minimal reprocessing, and there is also potential to allow the reuse of brick from the façade on future projects; and
- Metal components within the building services such as pipework and cabling will be recycled where possible.

422. Specific targets committed to by the applicant include:

- diverting at least 95% of the demolition and construction waste from going into landfill;
- making beneficial use of at least 95% of excavation waste;
- 65% recycling rate for municipal waste by 2030; and
- meeting an overall target of 20% reused or recycled content based on value of materials.

423. The End-of-Life Strategy indicates that 8.8% of the total building material will be made up of recycled material. The Circular Economy Statement does provide the estimated Building Circularity Score of 31% for the proposed development mainly due to the virgin materials. This score is considered acceptable; however, it is noted that the score will likely improve as the design progresses and moves into construction once exact manufacturer specifications are confirmed.

424. The application has addressed the requirements of London Plan Policy S17, Southwark Plan Policy P62, and has referenced the GLA's guidance in producing the Circular Economy Statement. Conditions are proposed requiring post-completion reporting. Subject to these conditions, the proposal is considered to comply with the sustainable materials element of Policy P17.

Overheating and cooling

425. London Plan Policy S14 details that major development proposals should demonstrate how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the cooling hierarchy. Policy P69 of the Southwark Plan states that development must reduce the risk of overheating, taking into account climate change predictions over the lifetime of the development, in accordance with the cooling hierarchy.

426. The six-step hierarchy that should be followed when developing a cooling strategy for new buildings is as follows:

- minimise internal heat generation through energy efficient design; then
- reduce the amount of heat entering the building through the orientation, shading, albedo, fenestration, insulation and green roofs and walls; then
- manage the heat within the building through exposed internal thermal mass and high ceilings; then
- use passive ventilation; then
- use mechanical ventilation; then
- use active cooling systems (ensuring they are the lowest carbon options).

427. The following paragraphs explain how the applicant has pursued this six-step process.

Minimise internal heat generation

428. The development proposes a fabric-first approach including high-performance fabric and low air permeability. Solar gains are managed through low glazing g-value and external shading from balconies. While it is acknowledged that windows may be closed for longer on the west elevation due to acoustic restraints from the railway viaduct, mechanical ventilation with air tempering, provided via the proposed Nilan Compact P XL system, which allows spaces to maintain comfort without disturbance from external noise. This approach is considered acceptable, and in line with the cooling hierarchy requirements.

Reduce heat entering the building

429. The heat entering the proposed development is to be reduced by a combination of measures. These include solar control glazing incorporating G-values, orienting the buildings so that at least half of the rooms are east- or west-facing, and providing solar shading from balconies.

Manage the heat within the building

430. Good floor-to-ceiling heights are proposed in both the residential and the Community Centre aspects of the development. The applicant's Thermal Comfort Assessment confirms that thermal mass has been factored into calculations and that this will help to offset temperatures when the building becomes cooler. The ground floor of the Community Centre proposes reinforced concrete, and this will assist with thermal mass.

Use passive ventilation

431. Regarding the residential use specifically, passive ventilation measures include optimising the number of dual aspect KWH units to enable good cross-ventilation. Additional passive measures include trickle vents, which would provide background ventilation even when the windows are closed.

Use mechanical ventilation

432. As mentioned previously in this section, due to acoustic constraints on, KWH units are fitted with mechanical ventilation through a Nilan Compact P XL

system, which allows spaces to maintain comfort without disturbance from external noise. The Nilan Compact system is capable of operating at a boosted flow rate to mitigate overheating risk, controlled automatically via a thermostat.

Use active cooling systems (low carbon)

433. Active cooling is a functionality of the Nilan Compact units specified. The units include a reversible heat pump to allow supply air to be cooled instead of heated. Heat energy removed from the incoming air is rejected into the DHW cylinder, thus providing constant DHW production during both winter and summer periods. When active cooling is not required, i.e. outdoor air temperature is below internal set-point, the unit does bypass the heat exchanger to provide passive cooling.

Summary

434. Following the cooling hierarchy, the applicant has demonstrated that the building cooling demand has been kept as low as possible with minimal solar gains, in line with the criteria set out in CIBSE TM 52 and TM 59 guidance. With the proposed measures considered, the overall efficiency of the development would be enhanced. This complies with London Plan Policy SI4 and Southwark Plan Policy P69.

Water efficiency

435. The Sustainability Strategy submitted by the applicant confirms that the proposed development aims to minimise water consumption such that the BREEAM excellent standard for the 'Wat 01' water category would be achieved, as required by London Plan Policy SI5.

Communications and aviation

Digital connectivity infrastructure

436. The NPPF recognises the need to support high-quality communications infrastructure for sustainable economic growth and to enhance the provision of local community facilities and services.
437. To ensure London's long-term global competitiveness, Policy SI6 "Digital Connectivity Infrastructure" of the London Plan requires development proposals to:
- be equipped with sufficient ducting space for full fibre connectivity infrastructure;
 - achieve internet speeds of 1GB/s for all end users, through full fibre connectivity or an equivalent.
 - meet expected demand for mobile connectivity; and
 - avoid reducing mobile capacity in the local area.

438. Although a Utilities Assessment accompanies the planning application, the applicant has not confirmed in writing that the development would have the incoming duct arrangements to suit the provisions from the local networks, or that by the time construction works are underway 1GB/s fibre should be available. In this District Town Centre location, it is very unlikely that delivering such digital infrastructure would prove difficult; therefore, it is considered acceptable in this instance for the requirements of Policy SI6 post-decision through a Digital Connectivity Strategy planning condition.

Television, radio and telecommunications networks

439. The NPPF requires local planning authorities to consider the potential for new development to interfere with broadcast and electronic communications services, and to mitigate this adequately. Part C of London Plan Policy D9, which is concerned with the functional impacts of tall buildings, reiterates this, requiring that “buildings, including their construction, should not interfere with [...] telecommunication”.
440. Proposed buildings that are tall and/or broad, and in particular this proposal due to its location with respect to an existing mobile phone basestation, have the potential to reduce coverage of mobile phone networks. The applicant’s Utilities Assessment confirms that the relevant Mobile Network Operators (MNOs), have been contacted and detailed coverage impact assessments have been requested. Only MNOs can undertake such impact modelling due to the technical data needed in order to model signal propagation and network coverage. Neither of these MNOs have responded to the applicant as of yet; as such, it is concluded that no harmful impacts are anticipated.
441. On balance, it is not considered that there would be any adverse harmful impacts to telecommunications services from this development.

Aviation

442. The NPPF recognises the need for new development to maintain the national network of general aviation airfields, and their need to adapt and change over time. Part C of London Plan Policy D9 requires tall buildings not to interfere with aviation or navigation.
443. Given the height of this proposal relative to nearby existing and consented tall buildings at Lupin Point and the redevelopment of the Biscuit Factory site, and also bearing in mind that the permission at the Biscuit Factory (23/AP/2124) has a maximum height 16 storeys taller than this scheme, it is reasonable to conclude that the proposed tall buildings would not cause any harmful aviation impacts.

Economic impacts

444. London Plan Policy E11 requires development proposals to support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases. This requirement is also covered by Southwark Plan Policy P28, with the methodology for securing these opportunities prescribed by the Council's Section 106 and Community Infrastructure Levy SPD (2025)

Employment and training

445. In accordance with the policy framework, there would be a requirement for this development to deliver training and employment during the construction phase only. 6 construction industry apprentices, 25 short courses and 25 sustained jobs for unemployed Southwark Residents would be required. These would all need to be filled by the applicant in accordance with a Construction Phase Employment, Skills And Business Plan. These obligations will be secured through the Section 106 Agreement.

Health impacts

446. The planning application been accompanied by a Health Impact Assessment (HIA), as part of Appendix 1 of the submitted Planning Statement. The applicant volunteered this to demonstrate that due consideration has been given to equalities considerations, and having regard to the importance given to improved health outcomes by the NPPF, Policies GG3 and GG4 of the London Plan and Policy P45 of the Southwark Plan.

447. The HIA considers a variety of criteria, baseline data and public health evidence to establish the likely effects of the proposed development on local health. Overall, the proposed development is predicted to have a number of minor to moderate beneficial effects on human health for future site residents and visitors, as well as on the existing community. The HIA predicts that the development would have no negative impacts.

448. The HIA makes number of recommendations which may help improve potential health outcomes. Some examples of these recommendations are given below:

- the design of the development should follow good practice such as the Lifetime Homes standard and the Secured by Design framework;
- The community centre will help foster relationships with the local area with the flexible nature of the design geared towards voluntary and community sector organisations with the space providing a future platform for community activity, programmes and partnership use.
- The scheme is fully accessible, with step-free access to all public realm areas, the community facility and the residential element, which benefit from lift access throughout.
- The development places an emphasis on walking and movement, with the scheme being car-free (aside from three blue-badge bays) with the public realm space to be pedestrian focused.

- avoiding including any hot food takeaways on-site;
 - optimising potential for training and employment opportunities
449. As detailed in the earlier applicable parts of his report, the development would secure measures and mitigation to achieve all the above, in so doing complying with the NPPF and the development plan.

Planning obligations

450. London Plan Policy DF1 and Southwark Plan Policy IP3 advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. These policies are reinforced by the Section 106 Planning Obligations and CIL SPD, which sets out in detail the type of development that qualifies for planning obligations. The NPPF echoes the Community Infrastructure Levy Regulation 122 which requires obligations to be:

- 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

451. In accordance with the Section 106 Planning Obligations and CIL SPD, a suite of contributions has been agreed with the applicant to mitigate the impacts of the development. These are listed in detail at Appendix 7 of this report. In summary, the financial contributions (which total £112,307.00) are:

- Administration, Compliance and Submission fees (£20,000)
- Carbon Green Fund Contribution (£66,332.00)
- Children's Play Space Contribution (£10,000.00)
- Compliance and monitoring of tree protection (£4,675.00)
- Delivery and Servicing Management Plan inc. fee (£2,790.00)
- Travel Plan inc. monitoring fee (£2,790.00)

452. Some contingent/default financial obligations will also apply. These will require a financial contribution in the event of a failure to deliver all or part of the following development benefits/mitigation:

- Agreed delivery and servicing baseline activity; and
- Agreed number of construction employment, training and apprenticeships;

453. Appendix 7 should be referred to for the full detailed set of the obligations sought to mitigate the development's impacts. Many of the obligations, although not a financial contribution per se, are extensive in nature. The appendix also includes the applicant's current position in relation to each of these requested obligations.

454. In the event that a satisfactory legal agreement has not been entered into by 9^h December 2026, it is recommended that the Director of Planning and Growth refuses planning permission, if appropriate, for the following reason:

“The proposal, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions, contrary to: Policy DF 1 (‘Planning Obligations’) of the London Plan 2023; Policy IP3 (‘Community Infrastructure Levy (CIL) and Section 106 Planning Obligations’) of the Southwark Plan; and the Southwark ‘Section 106 and Community Infrastructure Levy SPD’ 2025”.

Mayoral and Borough Community Infrastructure Levies

455. 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 Borough 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 investments in London as a whole, while the Borough CIL will provide for infrastructure that supports growth in Southwark.
456. The proposed development comprises dwellings and hence is a CIL chargeable development. The site is located within **Southwark CIL Zone 2 and Mayoral CIL Band 2 Zone**. Based on the information provided in CIL Form1 dated 12-Jan-26, **CIL is anticipated to be approximately £20,291 (net of £4.4million CIL Social Housing Relief** for the London Living Rent keyworker homes). It should be noted that this is an estimate and subject to change, the floor areas on approved drawings will be checked and the “in-use building” criteria will be further investigated, after planning approval has been obtained.

Community involvement and engagement

457. This application was accompanied by a Statement of Community Involvement, confirming the public consultation that was undertaken by the applicant during the pre-application phase. The table below summarises this consultation:

Consultation undertaken by applicant: Summary table	
<u>Date</u>	<u>Form of consultation</u>
Meetings (Pre-developer phase)	
2024	<ul style="list-style-type: none"> The Council, supported by Ward Councillors, undertook initial engagement with neighbours

	that included early options for the redevelopment of the site prior to the appointment of a development partner
Public Consultation Events (pre-application phase)	
June 2025	<ul style="list-style-type: none"> • Flyers sent to approximately 2,807 addresses on June 14th; • June 20th - door knocking campaign to residents on the Arnold Estate; • June 25th - public consultation drop-in event;
September 2025	<ul style="list-style-type: none"> • 8th of September – Community Centre workshop session; • 11th September - Launch of dedicated website with previously interested residents and ward councillors given email notifications regarding website launch; • Flyers sent to 4,288 addresses on September 12th; • 16th September – Meeting with Arnold Estate residents; • Door knocking campaign to 148 residents on the Arnold Estate and Lupin Point – 18th September • 24th and 27th September – Public Consultation drop-in events; • September 26th – Correspondence issued to local key workers
October 2025	<ul style="list-style-type: none"> • October 6th – Walking tour with Arnold Estate residents; and • October 13th – Southwark DRP Session.
November 2025	<ul style="list-style-type: none"> • November 6th – Meeting with Lupin Point residents; • November 10th – Close of online consultation feedback window; and • November 20th – Workshop with keyworkers from St. Michael’s College, Southwark.

458. Included within the Statement of Community Involvement are the consultation materials that were circulated as part of the pre-application engagement

exercise. A summary of each topic raised by the community feedback is also provided, along with details of how the applicant responded.

459. The pre-application consultation undertaken by the applicant was an adequate effort to engage with those affected by the proposals.
460. The Council, as part of its statutory requirements, sent letters to surrounding residents, issued a press notice publicising the planning application and displayed notices in the vicinity of the site. Details of the consultation undertaken by the Council are set out in the appendices. The responses received are summarised earlier in this report.

Consultation responses from external consultees

Environment Agency

461. • No objection to the proposed development.
- **Officer response:** Noted.

Greater London Authority

462. The detailed Stage 1 response from the Greater London Authority is published on, and can be read in full at, the Council's Public Access for Planning Register. Generally, the response was supportive of the development. Below is a summary of the matters raised with an officer response to each:

Transport

- The Active Travel Zone (ATZ) assessment has been undertaken across seven routes both in daytime and nighttime conditions and is broadly acceptable. The Council should secure appropriate mitigation to address the issues identified.
 - **Officer response:** *The results of the ATA have been accepted, with the only agreed mitigation is for street lighting to be installed within the existing open space immediately to the east of the site as soon as possible.*
- London Plan policy expects five spaces, which equates to 3% provision. However, in view of the site's proximity to accessible bus routes and step-free stations and given nearby local facilities and services, this could be considered acceptable, particularly if bus stop accessibility and crossing improvements on Abbey Street are secured.
 - **Officer response:** *It was agreed with Southwark Transport Officers at pre-application stage that 3-Blue Badge parking bays within the adjacent Arnold Estate is an acceptable compromise to ensure that there is appropriate provision of open space adjacent to the proposed*

new tower, as the only alternative space for this provision would consume most of this area.

- All the proposed car parking spaces should be provided with active electric vehicle (EV) charging points from the outset. They should be assigned on a need's basis and only to those who have a Blue Badge and appropriately secured.
 - **Officer response:** *The Blue Badge parking space are provided as part of a reconfiguration of existing Arnold Estate parking. Associated equipment involved in providing EVCP's, in this instance, would intrude into movement zones and obstructs access, ultimately undermining the purpose of the disabled bays.*
- With respect to cycle parking, as noted earlier in this report further work should be undertaken to address demand in line with the Mayor's objectives for active travel.
 - **Officer response:** *The shortfall of cycle parking, on planning balance, is considered acceptable given the overwhelming public benefit to the scheme. It was agreed during pre-application discussions that any policy compliant cycle parking would fundamentally alter the building footprint on an already constrained site. The space provided within each 2-bedroom 3-person unit for folding bikes is considered to be a clever initiative that assists with cycle parking provision. Additionally, the site's close access to public transport options and cycle docking stations is further reasoning for the shortfall in cycle parking to be acceptable on planning balance.*
- A delivery and servicing plan and construction logistics plan should be secured for approval through condition/planning obligation.
 - **Officer response:** *A final CLP will be secured by condition, and the DSMP is secured via the S106 Agreement.*

Energy and Sustainability

- Regarding Be Lean, further evidencing of energy efficiency measures for the non-domestic element and investigation into quality assurance mechanisms. In terms of Be Green it should be demonstrated that renewable energy has been maximised, including further roof layouts showing the extent of PV provision, and Be Seen need to be secured in the S106 Agreement;
 - **Officer response:** *Additional information has been provided regarding Be Lean and Be Green requirements. The Council is satisfied with the extent of the PV provision provided on the roof, and the savings achieved for the domestic and non-domestic elements under the Be Lean assessment. Additionally, Be Seen requirements are secured within the S106 Agreement*
- Conditions should be secured in relation to Circular Economy and Whole Life Cycle:

- **Officer response:** These conditions are secured in the decision notice.
- Further details on the design of the district heating network connection are required, and the future connection to this network must be secured either through condition wording or by an obligation;
 - **Officer response:** *Given the substantial distance between the SELCHP District Heating Network and the subject site, it is not a feasible option for this scheme given the distance, and its ability to serve the site. In acknowledging this, a site-wide low-carbon strategy using Nilan Compact P XL heat pumps for the residential units and a VRF system for the community centre was agreed with the LPA during the pre-application process and supported by GLA Officers.*
- Further details are required to demonstrate the cooling hierarchy has been followed.
 - **Officer response:** Additional information has been provided demonstrating how the cooling hierarchy has been adhered to. This is discussed further in the relevant section of the report.

Historic England

463. • No comments received.
- **Officer response:** Noted.

London Fire and Emergency Planning Authority

464. • No comments received
- **Officer response:** Noted.

Metropolitan Police

465. • No objection subject to a two part 'Secured by Design' condition being applied.
- **Officer response:** The suggested condition has been included on the decision notice.

Natural England

466. • No comments received .
- **Officer response:** Noted.

Network Rail

467. • No comments received
- **Officer response:** Noted.

Thames Water

468. • Conditions surrounding Piling and Water usage recommended
 - **Officer response:** Conditions attached to this decision notice

Transport for London (TfL) – Infrastructure Protection Team

469. • No objection – condition recommended regarding nearby London Underground asset.
 - **Officer response:** Condition attached to the decision notice.

Transport for London (TfL) – Spatial Planning

470. 'TfL – Spatial Planning' provided comments as part of the GLA Stage 1 referral process. These comments been provided under an earlier paragraph entitled "Greater London Authority", and an officer response has been given to each matter raised.

Community impact and equalities assessment

471. 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.

472. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

473. The Council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
474. A comprehensive Equalities Impact Assessment accompanies the application It concludes that, overall, the proposed development will have a positive impact on EDI-related challenges and trends for future residents and users of the proposal itself, as well as on the wider community.
475. The Council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. The positive impacts have been identified throughout this report. They include:
- Accommodation - accessibility: 12.5% of the KWH units would be wheelchair accessible, as would all of the ancillary and common spaces within the development.
 - Accommodation – responsiveness to community need: The development will deliver 100% affordable homes, which will be particularly beneficial for young key workers at the start of their careers on lower incomes.
 - Employment and training opportunities: Local unemployed people would benefit from jobs and training opportunities connected with the construction stage.
 - Improved and more accessible public realm/open space: The proposed public realm, as well as the improvements to the adjacent public open space, and footways and highways within the vicinity of the site, would all be designed to assist people with mobility impairments, and promote the safety of pedestrians including pregnant women and parents with babies and young children and encourage more social interaction which will have positive effects.
 - Public safety: Safer public spaces through cycle stores and entrances being secure accessed, well naturally surveillance spaces, CCTV overlooking external spaces, clear signposting and path visibility, and well-lit external areas, will help to create a safe and secure environment and to tackle crime.
 - Religious groups: The proposed community centre has the potential to provide space and facilities that promote wellbeing for many groups, especially those who are more vulnerable in the community, allowing for a cross section of the community to be brought together in a safe place. This could result in better social cohesion and help to address social isolation, particularly for people who practice a religion.
 - Transport: Wheelchair parking spaces are provided as part of the development.
476. Officers are satisfied that equality implications have been carefully considered throughout the planning process and that Members have sufficient information available to them to have due regard to the equality impacts of the proposal as required by Section 149 of the Equality Act 2010 in determining whether planning permission should be granted.

Human rights implications

477. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
478. This application has the legitimate aim of redeveloping the site to provide a mixed-use building comprising of a reprovisioned community centre at ground and first floors, alongside the introduction of 152 Kwh units, public realm improvements, landscaping and other associated works. 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 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

CONCLUSION

479. This scheme would deliver 100% affordable Key Worker housing and a new community centre in a well-designed tall building. The accommodation would be of a high quality with a range of 1 and 2 bed options. The 152 proposed keyworker homes are a significant benefit of the planning application. Additionally, the development proposes a high quality hard- and soft-landscaped new public realm. The proposal would also enhance links with the surrounding areas by providing safe and accessible walking routes through the site.
480. Prior to the submission of the planning application, the applicant engaged in pre-application discussions with the Council, the Greater London Authority, Transport for London, and the Southwark Design Review Panel amongst other stakeholders. Extensive public consultation with local residents, including the relevant TRAs, has also been undertaken.
481. The design evolution of the proposed development is a reflection of the extensive pre-application process. The development would contribute positively to the local townscape. Through optimised active frontages and celebrated

entrances, the development would provide an engaging and animated interface at street level.

482. The impacts on neighbours' amenity have been assessed and, while it is recognised that for some properties the daylight and sunlight losses would exceed the BRE guidelines, they are mostly impacted by existing positioning of deck accesses and balconies.
483. Transport and highways matters have been satisfactorily addressed by the application documents, with detailed arrangements and mitigation to be secured through planning conditions and obligations. Although the KWH units would not provide long and short-stay cycle parking in compliance with Southwark Plan or London Plan requirements, this was accepted in this instance given the location of the development, with excellent access to public transport options, and taking into consideration the wider public benefits of the scheme, and in particular the provision of 100% affordable housing.
484. In terms of energy and sustainability, the proposals exceed the policy minimum, achieving cumulative carbon savings of 78% against the Part L 2021 baseline, and meeting the Mayor's aspirational Whole Life Cycle benchmarks. The development satisfactorily addresses climate change policies.
485. The proposal would accord with the Southwark Plan and deliver a high-quality development that would provide significant public benefits. Equality implications have been carefully considered throughout the planning process. It is therefore recommended that planning permission is granted, subject to:
- conditions as set out in the attached draft decision notice;
 - referral to the GLA; and
 - the timely completion of a Section 106 Agreement;

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 6-177 Application file: 26/AP/0096 Southwark Local Development Framework and Development Plan Documents	Environment, Neighbourhoods and Growth Department 160 Tooley Street, London, SE1 2QH	<ul style="list-style-type: none"> • Planning enquiries telephone: 020 7525 5403 • Planning enquiries email: planning.enquiries@southwark.gov.uk • Case officer email: troy.davies2@southwark.gov.uk • 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
Appendix 7	Section 106 heads of terms

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Troy Davies, Team Leader	
Version	Final	
Dated	24 June 2026	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & 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	25 June 2026	

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	BY Development Limited (known as Bouygues Development)	Reg. Number	26/AP/0096
Application Type	Major application		
Recommendation	GRANT subject to Legal Agreement	Case Number	PP-14552945

Draft of Decision Notice

Grant subject to Legal Agreement for the following development:

Redevelopment of the site to provide a tall building comprising a community facility on ground and first floors and key worker homes above; disabled car parking, cycle parking, refuse storage, mechanical plant and associated hard and soft landscaping.

177 Abbey Street London Southwark SE1 2AN

In accordance with application received on 14 January 2026 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

PVLAYOUT ROOF LEVEL ABB-MET-BLD-21R-DGA-E-006021-S4 REV P01 received 17/02/2026

DRAG DISTANCES ABB-PRP-ZZ-GF-DGA-A-100901 REV P01 received 10/02/2026

URBAN GREENING FACTOR BB-PRP-ZZ-GF-DGA-L-028000REV P02 received
08/05/2026

LANDSCAPE GA PLAN ABB-PRP-ZZ-GF-DGA-L-020100 REV P05 received 08/05/2026

GROUND FLOOR GA 1-100 ABB-PRP-ZZ-00-DGA-A-200150 REV P06 received
04/03/2026

GROUND FLOOR GA ABB-PRP-ZZ-00-DGA-A-200100 REV P06 received 04/03/2026

ROOF GA ABB-PRP-ZZ-21R-DGA-A-200121 REV P06 received 20/02/2026

LEVEL 5-20 GA 1-100 ABB-PRP-ZZ-ZZ-DGA-A-200154 REV P06 received 20/02/2026

LEVEL 2-4 GA 1-100 ABB-PRP-ZZ-ZZ-DGA-A-200153 REV P07 received 20/02/2026

LEVELS 5-20 GA ABB-PRP-ZZ-ZZ-DGA-A-200104 REV P06 received 20/02/2026

LEVELS 2-4 GA ABB-PRP-ZZ-ZZ-DGA-A-200103 REV P07 received 20/02/2026

ROOF GA 1-100 ABB-PRP-ZZ-21R-DGA-A-200171 REV P06 received 20/02/2026

LEVEL 1 GA 1-100 ABB-PRP-ZZ-01-DGA-A-200151 REV P05 received 20/02/2026

LEVEL 1 GA ABB-PRP-ZZ-01-DGA-A-200101 REV P06 received 20/02/2026

BLOCK ELEVATIONS 1 OF 2 ABB-PRP-ZZ-ZZ-DGA-A-200300 REV P05 received
11/02/2026

BLOCK ELEVATIONS 2 OF 2 ABB-PRP-ZZ-ZZ-DGA-A-200301 REV P05 received
11/02/2026

SITE SECTION BB ABB-PRP-ZZ-ZZ-DGA-A-200201 REV P05 received 11/02/2026

PROPOSED SITE SECTION AA ABB-PRP-ZZ-ZZ-DGA-A-200200 REV P05 received
11/02/2026

Other Documents

Time limit for implementing this permission and the approved plans

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

Reason: As required by Section 91 of the Town and Country Planning Act (1990) as amended.

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

3. No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
 - o Site perimeter continuous automated noise, dust and vibration monitoring;
 - o Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
 - o Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
 - o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
 - o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
 - o A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

To follow current best construction practice, including the following:-

- o Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>
- o Section 61 of Control of Pollution Act 1974,
- o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- o The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
- o BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
- o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- o Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with

the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2024.

4. Prior to the commencement of development works, If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, 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.

A) 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.

B) 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.

C) In the event that potential contamination is found at any time when carrying out the approved 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-d 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 the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework 2024.

5. 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) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

The piling layout plan should show the positions of the foundation/piles in relation to Thames Water clean water mains and sewers and local topography such as roads (including road names), existing buildings and/or any other notable features.

Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure.

6. Prior to works commencing, full details of all proposed tree planting totalling 14-16cm girth 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.

Details of a management plan, responsibilities and maintenance schedules shall be submitted to and approved by the Local Planning Authority.

This shall include an irrigation schedule for all trees to ensure successful establishment.

For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

All tree planting shall be carried out in accordance with those details and at those times. All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations; BS 8545:2014 Trees: from nursery to independence in the landscape; BS: 5837 (2012) Trees in relation to demolition, design and construction; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree

Planting Standard, and Trees and Design Action Group guidance.

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.

Reason:

So that the Council may be satisfied that the proposed tree planting scheme in accordance with the National Planning Policy Framework (2024) Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land), 12 (Achieving well-designed places), Chapter 14 (Meeting the challenge of climate change), and chapters 15 & 16 (Conserving and enhancing the natural and historic environment); Policy G7 (Trees and Woodlands) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

7. The development hereby permitted shall not be commenced until the following documents, in consultation with London Underground, for each progressive stage of the development have been submitted to and approved in writing by the local planning authority which:
 - a) Identify and accommodate the location of the existing London Underground structures and tunnels.
 - b) Provide detailed design and Risk Assessment Method Statement (RAMS) for all substructure works (temporary and permanent) including piling, foundations, basement and ground floor structures, or any other structures below ground level.
 - c) A Ground Movement & Impact Assessment setting out predicted ground and structure movement should be undertaken and submitted to TfL. A Movement Monitoring Action Plan may need to be developed and submitted to TfL for approval.
 - d) Provide building load change details as well as ground movement assessment due to temporary or permanent changes in loading which may affect the London Underground structures and tunnels.
 - e) Provide detailed design and Risk Assessment Method Statement on the use of tall plant/scaffolding/lifting equipment.
 - f) An assessment of railway noise and vibration shall be carried out and appropriate protective measures shall be taken to protect the users of the property and of other properties potentially affected as a result of the current development

against noise and vibration.

Reason:

To ensure that the development does not impact on existing London Underground/DLR transport infrastructure, in accordance with the London Plan 2021 Policy T3 and Sustainable Transport Walking and Cycling London Plan Guidance 2022.

8. No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Surface and Foul Water Drainage Strategy prepared by Shockledge (May 2026). The applicant must demonstrate 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 Policy SI 13 of the London Plan (2021).

9. No development shall commence on site until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. This should identify opportunities for the use of reused or recycled materials having regard to the guidance set out in London Plan Guidance - Circular Economy Statements (March 2022).

Reason:

To comply with Policy SI 7 - Reducing waste and supporting the circular economy of the London Plan (March 2021).

10. Prior to the commencement of the development hereby consented, (excluding the Community Centre building), a detailed Final Ground Plane Spot Levels Plan shall be submitted to and approved in writing by the Local Planning Authority showing:
- the proposed finished floor levels in each of the ground floor rooms within the proposed development, including any stepped or raised areas;
 - the gradients and falls of any sloped or ramped parts of the ground floor rooms

within the proposed development;

- regular proposed spot levels across all external areas of the site, adjacent footway and adjacent highways; and
- level access thresholds (wherever feasible) from external areas into the interior spaces.

Reason:

To ensure a high quality and accessible public realm is delivered that relates to the internal ground floor environment and adjacent highway/footway network in a safe and rational way, in accordance with: the National Planning Policy Framework 2024; Policies Policy D4 (Delivering Good Design) and D5 (Inclusive Design), D8 (Public Realm) and T2 (Healthy Streets) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality), P50 (Highways impacts), P51 (Walking), P53 (Cycling) of the Southwark Plan 2022.

11. The residential use and the Community Centre use hereby permitted shall not commence until full particulars and details of a scheme for the internal ventilation serving that respective use, including appropriately located plant, inlets and outlets; filtration and treatment of incoming air to ensure it meets the national standards for external air quality; plant noise output levels; and a management and maintenance plan have been submitted to and approved by the LPA. The development shall be carried out in accordance with the approval given.

Reason:

In order that the Local Planning Authority may be satisfied that the ventilation, ducting, filtration/treatment and ancillary equipment is incorporated as an integral part of the development in the interests of residential amenity in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P65 (Improving air quality), and the National Planning Policy Framework 2024.

Permission is subject to the following Grade Condition(s)

12. Prior to commencement of above grade works, the applicant shall obtain the Local Planning Authority's approval of evidence demonstrating that the residential (Class C3) units listed below have been designed to meet the relevant requirements of Approved Document M of the Building Regulations 2015 (as amended).

The following units within the development hereby approved shall be designed and constructed to meet the M4(3)(2)(a) standard "Wheelchair User - Adaptable" of Approved Document M of the Building Regulations 2015 (as amended):

Unit 1008 (10th floor)
Unit 1108 (11th floor)
Unit 1208 (12th floor)
Unit 1308 (13th floor)
Unit 1408 (14th floor)
Unit 1508 (15th floor)
Unit 1608 (16th floor)
Unit 1708 (17th floor)
Unit 1808 (18th floor)
Unit 1908 (19th floor)
Unit 2008 (20th floor)

The following units within the development hereby approved shall be designed and constructed to meet the M4(3)(2)(b) standard "Wheelchair User - Accessible" of Approved Document M of the Building Regulations 2015 (as amended):

Unit 0208 (2nd floor)
Unit 0308 (3rd floor)
Unit 0408 (4th floor)
Unit 0508 (5th floor)
Unit 0608 (6th floor)
Unit 0708 (7th floor)
Unit 0808 (8th floor)
Unit 0908 (9th floor)

The residential units shall thereafter be constructed in accordance with the approved details."

Reason:

To ensure the development complies with: the National Planning Policy Framework 2024; Policy D7 (Accessible housing) of the London Plan 2021; and Policy P8 (Wheelchair accessible and adaptable housing) of the Southwark Plan 2022."

13. Prior to the commencement of any above grade works (excluding demolition and

site clearance):

a) the specification of each facing materials to be used for the building hereby approved shall be submitted as part of a Material Schedule to, and approved in writing by, the Local Planning Authority; and

b) unless otherwise agreed in writing by the Local Planning Authority, full scale mock-ups of the facades shall be presented on site (or near to the site) for the building and approved in writing by the Local Planning Authority (the detailed scope of mock up requirements to have been agreed with the Local Planning Authority in advance of them being constructed and presented on site).

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

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in material terms, will achieve a high quality of design and detailing, and are consistent with the consented scheme, in accordance with: the National Planning Policy Framework 2024; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places) and P14 (Design Quality) of the Southwark Plan 2022.

14. Prior to the commencement of any above grade works (excluding demolition and site clearance), section detail-drawings at a scale of 1:5 together with 1:50 scale context drawings through:

i. Facades (reveals etc.) including:

- The various brick treatments (including specifications of all decorative and projecting brickwork, including the chamfered corner treatment, brick returns, recesses, banding and textured brickwork);
- Canopies/awnings;
- Junctions of exposed structural elements (columns, beams and floors);
- Head, cills and jambs of openings;
- Parapets and roof edges;
- Rooftop balustrades;
- Specifications of all balconies, including balustrades, soffits, fixings, drainage and colour finishes

ii. Entrances, both residential and community centre (including any access sashes, entrance portals, curtain walling and awnings);

- iii. Typical windows;
- iv. Plant screening/ enclosure;
- v. Signage zones and foyers; and
- vi. Treatment of spandrel panels and showing enhanced stepped reveals to the bay openings

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with any such approval given.

Reason

In order to satisfy the Local Planning Authority that the construction details will achieve a high quality of design and detailing, are suitable in context and are consistent with the consented scheme, in accordance with: the National Planning Policy Framework 2024; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places) and P14 (Design Quality) of the Southwark Plan 2022.

15. Before any above grade work related to the relevant building hereby consented begins, details of no fewer than 3 Bat Boxes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design of the habitats.

Prior to the first occupation of the building, the boxes shall be installed strictly in accordance with the approved details. Once completed and for the lifetime of the development, all the boxes shall be maintained in accordance with the approved details.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: the National Planning Policy Framework 2024; Policies G1 (Green Infrastructure), G5 (Urban Greening) and G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policies P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

16. Prior to above grade works commencing, details of bird boxes shall be submitted to and approved in writing by the Local Planning Authority.

(i) No less than three house sparrow boxes/terraces shall be provided. Details shall include the exact location, specification and design of the bird boxes.

(ii) Full details of the nest features and mapped locations to meet the requirements of (i) shall be submitted to and approved in writing by the Local Planning Authority.

(iii) Evidence shall be submitted in writing to the Local Planning Authority to show that the nest/roost features have been installed in full in accordance with part (ii).

The bird boxes 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 and maintained in perpetuity thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity, in accordance with the National Planning Policy Framework (2024); Policies G1 (Green infrastructure), G5 (Urban greening) and G6 (Biodiversity and access to nature) of the London Plan (2021); and Policies P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan (2022).

17. a) Before any above grade work on the development hereby consented begins, details of security measures (which target the 'Secured by Design' accreditation award from the Metropolitan Police) shall be submitted to and approved in writing by the Local Planning Authority.

b) Prior to the first occupation of the development hereby approved, confirmation that Secure by Design certification has been achieved shall be submitted to and approved in writing 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 2024; Policy D11 (Safety, Security and Resilience to Emergency) of the London Plan 2021; and Policy P16 (Designing Out Crime) of the Southwark Plan 2022.

18. Prior to the commencement of above grade works, 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 the approved plans.

Reason:

To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness, in accordance with: the National Planning Policy Framework 2024; Policy SI 6 (Digital Connectivity Infrastructure) of the London Plan 2021; and Policy P44 (Broadband and Digital Infrastructure) of the Southwark Plan 2022.

19. HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development. Details shall include:

- 1) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants;
- 2) proposed parking, access, or pathway layouts, materials and edge details;
- 3) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) sustainable urban drainage integration
 - e) use within tree Root Protection Areas (RPAs);
- 4) typical cross sections;
- 5) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 6) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and

- 7) types and dimensions of all boundary treatments.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. Any trees, shrubs, grass or other planting 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 equivalent stem girth and species in the first suitable planting season.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); BS 8640:2025 Structural and Supported Soils for Trees in Hard Landscapes; EAS 03:2022 (EN) - Tree Planting Standard.

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 (2024); Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

20. Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:

Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm,

Or, extensive green roof with substrate of minimum settled depth of 80mm (or

60mm beneath vegetation blanket) - meets the requirements of GRO Code 2014,

Laid out in accordance with roof plans; hereby approved; and

Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on minimum 75% 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 the Local Planning Authority agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity as well as contributing to the Urban Greening Factor requirements of the London Plan (2021) with the aim of attaining a minimum score of 0.4 for residential developments and 0.3 for commercial developments in accordance with the National Planning Policy Framework (2024); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

21. Before any above grade work related to the relevant building hereby consented begins (with the exception of demolition), details of no fewer than 3 invertebrate boxes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design of the habitats.

Prior to the first occupation of the building to which they form part, the habitat features shall be installed strictly in accordance with the approved details. Once completed and for the lifetime of the development, all the habitats shall be maintained in accordance with the approved details.

The approved habitat features shall from first installation and for the lifetime of the development be maintained in accordance with the approved details.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity, in accordance with: the National Planning Policy Framework 2024; Policy G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policies P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

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

22. a) Before the first occupation of any part of the development hereby consented, an interim report/letter (together with any supporting evidence) from a suitably qualified landscape specialist shall be submitted to and approved in writing by the Local Planning Authority. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve the agreed UGF score of 0.43.
- b) Within six months of first occupation of the final building hereby permitted, a post construction certificate prepared by a suitably qualified landscape specialist (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 UGF score of 0.43 has been met.

Reason:

To ensure the proposal complies delivers the agreed UGF score, in accordance with: the National Planning Policy Framework 2024; Policy G5 (Urban Greening) of the London Plan 2021; and Policies SP6 (Climate Emergency), P13 (Design of Places), P59 (Green Infrastructure), P60 (Biodiversity) and P65 (Improving Air Quality) of the Southwark Plan 2022.

23. No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications as detailed in the Surface and Foul Water Drainage Strategy prepared by Shockledge (May 2026), and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason: To ensure the surface water drainage complies with Southwark's Strategic

Flood Risk Assessment and Policy SI 13 of the London Plan (2021).

24. Before the first occupation of the relevant building hereby consented, a Final External Lighting Strategy providing details of all external lighting (including design, power and position of luminaries, and any dim-down and turn-off times) for each building shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall demonstrate compliance with the Institute of Lighting Professionals Guidance Note 01/20 'Guidance notes for the reduction of obtrusive light'.

Reason:

In order that the Local Planning Authority may be satisfied as to the details of the development in the interest of the visual amenity of the area, protection of biodiversity, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with: the National Planning Policy Framework 2024; Policies D3 (Optimising Site Capacity Through the Design-led Approach), D4 (Delivering Good Design), D8 (Public Realm), D9 (Tall Buildings), D14 (Designing Out Crime), D11 (Safety, Security and Resilience to Emergency), G1 (Green Infrastructure) and G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policies P13 (Design of Places), P16 (Designing Out Crime), P56 (Protection of Amenity), P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

25. The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs. A written report shall be submitted to and approved by the Local Planning Authority detailing acoustic predictions and mitigation measures to ensure the above standard is met. Following completion of the development but prior to residential 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 and the approved scheme 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 excess vibration from transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2024.

26. The residential units 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 LAeq T*, 45dB LAFmax T *

- Living rooms: 35dB LAeq T #
- Dining room: 35 dB LAeq T #

[* refers to night time - 8 hours between 23:00-07:00; # refers to day time - 16 hours between 07:00-23:00]

A report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standards are met. 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: the National Planning Policy Framework 2024; Policy D14 (Noise) of the London Plan 2022; and Policies P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

27. Party walls, floors and ceilings between the non residential, (community and plant room) premises and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 55dB DnTw+Ctr. Pre-occupation testing of the separating partition shall be undertaken for airborne sound insulation in accordance with the methodology of ISO 16283-1:2014. Details of the specification of the partition together with full results of the sound transmission testing shall be submitted to the Local Planning Authority for written approval prior to the use commencing and once approved the partition 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 in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

28. Before occupation of the development, evidence to confirm that either:

- a) all water network upgrades, if required, to accommodate the additional potable water flows to serve the development have been completed; or
- b) a Development and Infrastructure Phasing Plan has been agreed with Thames Water to enable the development to be occupied;

shall be submitted to and approved in writing by the Local Planning Authority (in liaison with Thames Water).

Where a Development and Infrastructure Phasing Plan is required, occupation of the development shall not take place other than in accordance with the agreed Development and Infrastructure Phasing Plan.

Reason:

Additional demand will arise from the development hereby consented, which may result in low or no water pressures, and as such the provision of reinforcement works are anticipated to ensure there is sufficient capacity within the off-site water infrastructure network, in accordance with: the National Planning Policy Framework 2024; Policy SI5 (Water Infrastructure) of the London Plan 2021; and Policy P67 (Reducing Water Use) of the Southwark Plan 2022.

29. Prior to occupation of the residential units, an updated overheating assessment and scheme of mitigation shall be submitted to the Local Planning Authority for approval in writing. This should provide TM52 modelling results reflecting the detailed design for a non-actively cooled scenario to demonstrate that passive measures are maximised to mitigate overheating and to assist in reducing active cooling demands as far as possible. The assessment shall demonstrate compliance with Building Regulations Approved Document O and the guidance in the Association of Noise Consultants' Acoustics, Ventilation and Overheating: Residential Design Guide (2020). Mitigation measures shall be installed as approved and permanently maintained thereafter.

Reason:

In order to ensure opportunities for reducing relying on active cooling have been maximised and increase resilience to climate change, and to comply with Southwark Plan 2022 policy P69 ('Sustainability standards') and London Plan Policy SI4 ('Managing Heat Risk') and 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 the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

30. Prior to occupation, 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. 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 project or pre-appointed tree specialist.

Works shall comply to BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) - Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

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 (2024) Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land), 12 (Achieving well-designed places), Chapter 14 (Meeting the challenge of climate change), and chapters 15 & 16 (Conserving and enhancing the natural and historic environment); Policy G7 (Trees and Woodlands) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

31. At least 3 months prior to occupation of the development, a waste and recycling strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the location, design and accessibility of refuse stores, details of the separation of waste and collection arrangements, storage of bulky waste and any chute systems or waste compactors. The strategy shall include how the refuse trucks can safely enter and exit the basement servicing yard including management measures to prevent encroachment into pedestrian safety circulation spaces.

The strategy shall include separate waste management arrangements for the residential and community uses, including details of the respective refuse and recycling storage areas, collection arrangements and management responsibilities.

The waste and recycling strategy shall be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details, the waste management facilities made available for use prior to the first occupation of the residential and community uses (as applicable) relevant Phase or Building, and managed and operated in accordance with the approved strategy thereafter.

Reason:

To ensure adequate refuse storage is provided on site and can be readily collected, in accordance with Policies SI 7 (Reducing waste and supporting the circular economy) and SI 8 (Waste capacity and net waste self sufficiency) of the London Plan (2021) and Policies P50 (Highways impacts), P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan(2022).

32. Before the first occupation of any part of the units hereby consented, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Flood Warning and Evacuation Plan shall:

- state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services;
- state how occupants will be made aware of the plan itself;
- provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood;
- state the measures that will be implemented to provide appropriate refuge, as well as safe and efficient evacuation for occupiers, in a flood event; and
- provide details of any flood mitigation and resilience measures designed into the scheme post-permission additional to those secured at planning application approval stage.

The approved Flood Warning and Evacuation Plan shall be implemented on first occupation of the ground floor premises hereby approved and carried out in accordance with the approved details for the lifetime of the development.

REASON:

To ensure that a strategy is in place that will reduce the risk to occupiers in the event of a flood, given that part of the site is at risk of surface water flooring, in accordance with: the National Planning Policy Framework 2024; Policy S112 (Flood Risk Management) of the London Plan 2021; P68 (Reducing Flood Risk) of the Southwark Plan 2022; and Southwark's Strategic Flood Risk Assessment 2017.

Permission is subject to the following Compliance Condition(s)

33. The Rated sound level from any normal plant (excluding emergency 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.

Suitable acoustic treatments shall be used to ensure compliance with the above standard. 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 Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

34. The development hereby approved shall not be carried out other than in accordance with the cycle parking facilities (spaces, stand types, layout and access arrangements) as shown on the drawings hereby approved.

Thereafter, such facilities shall be retained and maintained in perpetuity unless otherwise approved by the Local Planning Authority.

Reason:

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: the National Planning Policy Framework 2024; Policy T5 (Cycling) of the London Plan 2021; and P53 (Cycling) of the Southwark Plan 2022.

35. Before the first occupation of any part of the development hereby approved, the refuse storage arrangements shown on the approved drawings; shall be provided and made available for use by the occupiers.

The refuse storage facilities shall thereafter be retained and the space used for no 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 the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan (2022).

36. Notwithstanding the provisions of Schedule 2, Part 16 of the Town & Country Planning (General Permitted Development) (England) Order 2015 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed

on the roof or any other part of a building hereby permitted, unless otherwise approved by the Local Planning Authority.

Reason:

To ensure no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with: the National Planning Policy Framework 2024; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality) and P56 (Protection of Amenity) of the Southwark Plan 2022.

37. The development hereby approved shall not be carried out other than in accordance with the approved Fire Safety Strategy, which comprises the following documents:
- 'RIBA STAGE 3 FIRE STRATEGY' - PartB ref:ABB-PTB-ZZ-ZZ-RP-FE-3000; BYG ref: ABB-PTB-ZZ-ZZ-TRP-V-006001-P02 - Dated 09.01.2026 - Produced by PartB Group Ltd;
 - 'Fire Statement' [Gateway One form] - PartB ref: ABB-PTB-ZZ-ZZ-RP-FE-6000; BYG ref:ABB-PTB-ZZ-ZZ-TRP-V-006000-P02 Dated 09.01.2026 - Produced by PartB Group Ltd.

Reason:

To minimise the risk to life and minimise building damage in the event of a fire, in accordance with: the National Planning Policy Framework 2024; and Policies D11 (Safety, Security and Resilience to Emergency) and D12 (Fire Safety) of the London Plan 2021.

38. The Community Centre at ground and first floors of the development, for which consent is hereby granted for Class F2[b] use, shall not be carried on outside of the following hours:
- 08:00hrs to 22:00hrs on Mondays to Saturdays; and
 - 08:00hrs to 20:00hrs on Sundays (including Bank Holidays).

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of night-time noise nuisance, in accordance with: the National Planning Policy Framework 2024; Policy D14 (Noise) of the London Plan 2021; P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

39. 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 elevations of the building, unless otherwise approved by the Local Planning Authority.

Reason:

To ensure such works do not detract from the appearance of the building in accordance with: the National Planning Policy Framework 2024; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality) and P56 (Protection of Amenity) of the Southwark Plan 2022.

40. 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 (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement reference 111879 C01 prepared by Haydens and dated 18/12/2025.

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 shall adhere to BS5837: (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations.

All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.

No trenches, pipe runs or services or foundations shall be dug or excavated within 6 x diameter of the base of any tree on the site or of any tree on land adjoining the site. Paving shall be via the use of a permeable, non-dig or cellular confinement system suitable for supporting loads within any tree root protection areas. All works shall adhere to BS5837: Trees in relation to demolition, design and construction (2012), in particular Chapters 7.7 and 8.6; and National Joint Utility Group, Guidance 10 - Volume 4 Guidelines for the Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

In any case, these works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations; National Joint Utility Group, Guidance 10 - Volume 4 Guidelines for the Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

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 2024 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

41. No roof plant, equipment or other structures, other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure hereby permitted.

Reason:

To ensure 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: the National Planning Policy Framework 2024; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality) and P56 (Protection of Amenity) of the Southwark Plan 2022.

42. The provision of three Blue Badge Parking bays shall be provided in accordance with BS8300 requirements and retained thereafter unless as otherwise agreed in writing by the Local Planning Authority.

Reason:

To encourage more sustainable travel in accordance with the National Planning Policy Framework, 2024 and Policy P54 Car Parking of the Southwark Plan, 2022.

Permission is subject to the following Special Condition(s)

43. No later than three months following substantial completion of the development hereby consented:
- a) a Post-Completion Circular Economy Report setting out the predicted and actual performance against all numerical targets in the Planning Stage Circular Economy Statement shall be submitted to the GLA at CircularEconomyLPG@london.gov.uk,

along with any supporting evidence as per the GLA's Circular Economy Statements LPG; and

b) confirmation of submission of the Post-Completion Circular Economy Report shall be submitted to the Local Planning Authority for approval in writing.

Reason:

To ensure the Planning Stage Circular Economy Statement has been implemented in the construction and delivery of the development, and that all on-going operational measures and mechanisms have been satisfactorily implemented, in order to achieve Circular Economy goals and in accordance with: the National Planning Policy Framework 2024; and Policies GG6 (Increasing Efficiency and Resilience) and SI7 (Reducing Waste and Supporting the Circular Economy) of the London Plan 2021; and Policy P62 (Reducing Waste) of the Southwark Plan 2022.

44. Upon the completion of the as-built design and upon commencement of RIBA Stage 6, but prior to the building being occupied (or handed over to a new owner, if applicable), the legal owner(s) of the development shall submit the Post-Construction Whole Life-Cycle Carbon Assessment (Post- Construction WLCA) to the GLA.

The Post-Construction WLCA shall be submitted to ZeroCarbonPlanning@london.gov.uk. The owner should use the post construction tab of the GLA's WLC assessment template and this should be completed accurately and in its entirety, in line with the criteria set out in the GLA's Whole Life-Cycle Carbon Assessments LPG.

The Post-Construction WLCA should provide an update of the information submitted at planning stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment should be submitted along with any supporting evidence as per the GLA's Whole Life-Cycle Carbon Assessments LPG and should be received no later than three months post as-built design completion, unless otherwise agreed.

Reason:

To ensure whole life-cycle carbon is calculated and reduced, and to demonstrate compliance with: the National Planning Policy Framework 2024; and Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan 2021; and Policy P70 (Energy) of the Southwark Plan 2022.

Informatives

- 1 Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is:

"third-party independent and suitably-qualified" The Council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The Council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.

The fire risk assessment/statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. The legal responsibility and liability lies with the 'responsible person'. The responsible person being the person who prepares the fire risk assessment/statement not planning officers who make planning decisions.

- 2 All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.

Appendix 2: Relevant planning policy

Reference:	26/AP/0096
Proposal:	Redevelopment of the site to provide a tall building comprising a community facility on ground and first floors and key worker homes above; disabled car parking, cycle parking, refuse storage, mechanical plant and associated hard and soft landscaping.
Location:	177 Abbey Street, London, SE1 2AN

Adopted planning policy

National Planning Policy Framework (NPPF)

1. The revised National Planning Policy Framework ('NPPF'), updated in 2024, sets out the national planning policy and how this should be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. At its heart is a presumption in favour of sustainable development.
2. Paragraph 231 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
3. The relevant chapters of the NPPF are:
 - Chapter 2 - Achieving sustainable development
 - Chapter 4 - Decision-making
 - Chapter 5 - Delivering a sufficient supply of homes
 - Chapter 6 - Building a strong, competitive economy
 - 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

London Plan 2021

4. 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.

5. The strategic objectives of the London Plan 2021 are to build strong and inclusive communities, make the best use of land, promote a healthy city, optimise housing delivery including affordable housing, conserve and enhance London's global competitiveness, and move towards a more resilient and sustainable city. Development proposals must comply with the various policies within the Plan and should follow the guidance set out within Supplementary Planning Documents, Guidance and Strategies.
6. The relevant policies of the London Plan 2021 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
 - GG5 - Growing a good economy
 - GG6 - Increasing efficiency and resilience
 - Policy D1 - London's form, character and capacity for growth
 - Policy D2 - Infrastructure requirements for sustainable densities
 - Policy D3 - Optimising site capacity through 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 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 S4 - Play and informal recreation
 - Policy HC1 - Heritage conservation and growth
 - Policy HC3 - Strategic and local views
 - Policy HC4 - London View Management Framework
 - Policy G1 - Green infrastructure
 - Policy G4 - Open space
 - Policy G5 - Urban greening
 - Policy G6 - Biodiversity and access to nature
 - Policy G7 - Trees and woodlands
 - 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

Relevant London-level Supplementary Planning Documents/ Guidance and Strategies

7. The relevant London-level supplementary planning documents and guidance documents are as follows:

- Mayor of London: Accessible London - Achieving an Inclusive Environment (SPG, 2004)
- Mayor of London: Affordable Housing and Viability (SPG, 2017)
- Mayor of London: Air Quality Neutral (LPG, 2023)
- Mayor of London: All London Green Grid (SPG, 2011)
- Mayor of London: 'Be Seen' Energy Monitoring Guidance LPG (2022)
- Mayor of London: Circular Economy Statements (LPG, 2022)
- Mayor of London: Climate Change Mitigation and Energy Strategy (2010)
- Mayor of London: Climate Change Adaptation Strategy (2011)
- Mayor of London: Environment Strategy (2018)
- Mayor of London: Equality, Diversity and Inclusion Strategy (2022)
- Mayor of London: Housing (SPG, 2016)
- Mayor of London: Housing Strategy (2018)
- Mayor of London: London View Management Framework (SPG, 2012)
- Mayor of London: Planning for Equality and Diversity in London (SPG, 2007)
- Mayor of London: Public London Charter (2012)
- Mayor of London: Planning and Housing Practice Note on Key Worker Living Rent Homes (2026)
- Mayor of London: Play and Informal Recreation (SPG, 2012)
- Mayor of London: Social Infrastructure (SPG, 2015)
- Mayor of London: Sustainable transport, walking and cycling (LPG, 2022)
- Mayor of London: The Control of Dust and Emissions During Construction and Demolition (SPG, 2014)

- Mayor of London: Transport Strategy (2018)
- Mayor of London: Whole Life Carbon Assessments (LPG, 2022)

Draft GLA guidance (emerging material considerations)

8. To support the London Plan 2021, the GLA has drafted further London Planning Guidance (LPG) on topic areas including:
- Mayor of London: Characterisation and growth strategy (draft)
 - Mayor of London: Fire safety (draft)
 - Mayor of London: Housing design standards (draft)
 - Mayor of London: Optimising site capacity: a design-led approach (draft)
 - Mayor of London: Urban greening factor (draft)

Southwark Plan

9. The Southwark Plan 2022 includes Strategic Policies, Area Visions and Development Management Policies. The most relevant strategic policies are as follows:
- ST1 - Southwark's development targets
 - ST2 - Southwark's places
 - SP1 - Homes for all
 - SP2 - Southwark together
 - SP3 - A great start in life
 - SP4 - Green and inclusive economy
 - SP5 - Thriving and neighbourhoods and tackling health equalities
 - SP6 - Climate emergency
 - AV.03 - Bermondsey Area Vision
 - Policy P1 - Social rented and intermediate housing
 - Policy P8 - Wheelchair accessible and adaptable housing
 - Policy P13 - Design of places
 - Policy P14 - Design quality
 - Policy P15 - Residential design
 - Policy P16 - Designing out crime
 - Policy P17 - Tall buildings
 - Policy P18 - Efficient use of land
 - Policy P21 - Conservation of the historic environment and natural heritage
 - Policy P26 - Local list
 - Policy P28 - Access to employment and training
 - Policy P43 - Outdoor advertisements and signage
 - Policy P44 - Broadband and digital infrastructure
 - Policy P45 - Healthy developments
 - Policy P47 - Community uses
 - Policy P49 - Public transport
 - Policy P50 - Highway impacts
 - Policy P51 - Walking

- Policy P53 - Cycling
- Policy P54 - Car parking
- Policy P55 - Parking standards for disabled people and the physically impaired
- Policy P56 - Protection of amenity
- Policy P57 - Open space
- Policy P59 - Green infrastructure
- Policy P60 - Biodiversity
- Policy P61 - Trees
- Policy P62 - Reducing waste
- Policy P64 - Contaminated land and hazardous substances
- Policy P65 - Improving air quality
- Policy P66 - Reducing noise pollution and enhancing soundscapes
- Policy P67 - Reducing water use
- Policy P68 - Reducing flood risk
- Policy P69 - Sustainability standards
- Policy P70 - Energy
- Policy IP1 - Infrastructure
- Policy IP2 - Transport infrastructure
- Policy IP3 - Community infrastructure levy (CIL) and Section 106 planning obligations
- Policy IP6 - Monitoring development
- Policy IP7 - Statement of community involvement

Relevant Local-level Supplementary Planning Documents

10. The relevant supplementary planning documents and guidance documents from the local development plan are as follows:
 - Affordable Housing (SPD, 2025)
 - Design and Access Statements (SPD, 2007)
 - Heritage (SPD, 2021)
 - Section 106 and CIL (SPD, 2025)
 - Sustainability Assessment (SPD, 2009)
 - Sustainable Design and Construction (SPD, 2009)
 - Sustainable Transport (SPD, 2010)

Appendix 3: Planning history of the site and nearby sites

Reference:	26/AP/0096
Proposal:	Redevelopment of the site to provide a tall building comprising a community facility on ground and first floors and key worker homes above; disabled car parking, cycle parking, refuse storage, mechanical plant and associated hard and soft landscaping.
Location:	177 Abbey Street, London, SE1 2AN

<u>Application site</u>	
1.	<p>177 Abbey Street, London, SE1 2AN</p> <p>Reference Number: 24/AP/0018 Application Type: Prior Approval</p> <p><i>Prior approval notification for the demolition of Beormund Community Centre</i></p> <p>Decision: Prior approval notification for the demolition of Beormund Community Centre Decision date: 09 May 2024</p>
2.	<p>177 Abbey Street, London, SE1 2AN</p> <p>Reference Number: 24/AP/1726 Application Type: Approval of details by Condition</p> <p><i>Details of condition 3(Archaeological evaluation) pursuant to planning permission ref. no. 24/AP/0018: Prior approval notification for the demolition of Beormund Community Centre</i></p> <p>Decision: Grant AOD Decision date: 21 June 2024</p>
3.	<p>177 Abbey Street, London, SE1 2AN</p> <p>Reference Number: 24/AP/2458 Application Type: Approval of details by Condition</p> <p><i>Details of condition 4 (Archaeological Mitigation) as required by planning permission ref. 24/AP/0018 dated 09/05/2024 for 'Prior approval notification for the demolition of Beormund Community Centre'</i></p> <p>Decision: Grant AOD</p>

	Decision date: 09 October 2024
4.	<p>177 Abbey Street, London, SE1 2AN</p> <p>Reference Number: 25/EQ/0143 Application Type: Pre-application Advice</p> <p><i>Pre application enquiry for the redevelopment of site to provide a replacement community centre, c.150 key worker homes and new public realm and landscaping (meeting and written advice)</i></p> <p>Decision: Pre-application advice closed</p>
5.	<p>177 Abbey Street, London, SE1 2AN</p> <p>Reference Number: 26/AP/0089 Application Type: Screening Opinion</p> <p><i>EIA Screening Request in relation to proposed key worker homes and community facility</i></p> <p>Decision: Screening Opinion – EIA Regs Decision date: 31 March 2026</p>
<u>Other nearby sites</u>	
6.	No relevant planning history on nearby sites

Appendix 4: Consultation undertaken

Site notice date: 14/01/2026

Press notice date: 22/01/2026

Case officer site visit date: n/a

Neighbour consultation letters sent: 16/01/2026

Internal services consulted

LBS Ecology Officer

Flood Risk Management & Urban Drainage Team

LBS Urban Forester

LBS Community Infrastructure Team

LBS Building Control Division

LBS Environmental Protection Team

LBS Planning Policy [Formal Consultation] - General

LBS Transport Policy Team

LBS Archaeologist

LBS Design And Conservation Team [Formal Consultation]

LBS Local Economy

LBS Ecology Officer

LBS Highways Development & Management

LBS Highways Licensing

Flood Risk Management & Urban Drainage Team

LBS Urban Forester

LBS Waste Management Team

Flood Risk Management & Urban Drainage Team

Statutory and non-statutory organisations

TFL Railway Infrastructure Manager

Environment Agency

Greater London Authority

Historic England - Heritage

London Fire & Emergency Planning Authority

London Underground

Natural England - London Region & South East Region

Network Rail

Metropolitan Police Service (Designing Out Crime)

Transport For London

Transport For London

Thames Water

Neighbour and local groups consulted:

Flat 3 Nasmith Court 1 - 7 Old Jamaica Road
Flat 2 Nasmith Court 1 - 7 Old Jamaica Road
Unit 1 Old Jamaica Business Estate 24 Old Jamaica Road
Unit 28 Old Jamaica Business Estate 24 Old Jamaica Road
Flat 1 Lilliput Hall 9 Old Jamaica Road
150 Arnold Estate Druid Street London
146 Arnold Estate Druid Street London
319 Arnold Estate Druid Street London
309 Arnold Estate Druid Street London
106 Arnold Estate Druid Street London
109 Arnold Estate Druid Street London
90 Arnold Estate Druid Street London
128 Arnold Estate Druid Street London
121 Arnold Estate Druid Street London
72 Arnold Estate Druid Street London
63 Arnold Estate Druid Street London
44 Arnold Estate Druid Street London
43 Arnold Estate Druid Street London
36 Arnold Estate Druid Street London
33 Arnold Estate Druid Street London
31 Arnold Estate Druid Street London
27 Arnold Estate Druid Street London
25 Arnold Estate Druid Street London
22 Arnold Estate Druid Street London
21 Arnold Estate Druid Street London
6 Arnold Estate Druid Street London
138 - 142 Druid Street London Southwark
161 Abbey Street London Southwark
Flat 65 Lupin Point Abbey Street
Flat 64 Lupin Point Abbey Street

Flat 53 Lupin Point Abbey Street
Flat 47 Lupin Point Abbey Street
Flat 29 Lupin Point Abbey Street
Flat 27 Lupin Point Abbey Street
Flat 26 Lupin Point Abbey Street
Flat 25 Lupin Point Abbey Street
Flat 22 Lupin Point Abbey Street
Flat 13 Lupin Point Abbey Street
Flat 11 Lupin Point Abbey Street
Flat 8 Lupin Point Abbey Street
Flat 7 Lupin Point Abbey Street
Flat 4 Lupin Point Abbey Street
6 New Amelia Apartments 171 Abbey Street London
3 New Amelia Apartments 171 Abbey Street London
4 Neckinger Mills 162 - 164 Abbey Street London
Pen International Neckinger Mills 162 - 164 Abbey Street
Studio 6 Neckinger Mills 162 - 164 Abbey Street
Flat 6 Pitman Building Freda Street
Flat 4 Pitman Building Freda Street
Flat 35 Pitman Building Abbey Street
Flat 22 Pitman Building Abbey Street
Flat 3 Pitman Building Freda Street
Flat 71 Pitman Building Arabella Street
Flat 68 Pitman Building Arabella Street
Flat 67 Pitman Building Arabella Street
Flat 45 Pitman Building Arabella Street
Flat 40 Pitman Building Arabella Street
Flat 10 Loveland Court 74 Jamaica Road
Flat 8 Loveland Court 74 Jamaica Road
Railway Arches 67 To 68 Enid Street London

Flat 47 Queens Court 2 Old Jamaica Road
Flat 39 Queens Court 2 Old Jamaica Road
Flat 37 Queens Court 2 Old Jamaica Road
Flat 35 Queens Court 2 Old Jamaica Road
Flat 25 Queens Court 2 Old Jamaica Road
Flat 20 Queens Court 2 Old Jamaica Road
Queens Court 2B Old Jamaica Road London
Flat 11 Nasmith Court 1 - 7 Old Jamaica Road
Flat 10 Nasmith Court 1 - 7 Old Jamaica Road
Flat 5 Nasmith Court 1 - 7 Old Jamaica Road
50 Arnold Estate Druid Street London
142A Arnold Estate Druid Street London
317 Arnold Estate Druid Street London
131 Arnold Estate Druid Street London
112 Arnold Estate Druid Street London
108 Arnold Estate Druid Street London
86 Arnold Estate Druid Street London
84 Arnold Estate Druid Street London
81 Arnold Estate Druid Street London
118 Arnold Estate Druid Street London
116 Arnold Estate Druid Street London
75 Arnold Estate Druid Street London
67 Arnold Estate Druid Street London
62 Arnold Estate Druid Street London
35 Arnold Estate Druid Street London
18 Arnold Estate Druid Street London
2 Arnold Estate Druid Street London
136 Druid Street London Southwark
124 Druid Street London Southwark
Flat 73 Lupin Point Abbey Street

Flat 61 Lupin Point Abbey Street
Flat 40 Lupin Point Abbey Street
Flat 19 Lupin Point Abbey Street
Flat 6 Lupin Point Abbey Street
Flat 3 Lupin Point Abbey Street
Flat 2 Lupin Point Abbey Street
2 New Amelia Apartments 171 Abbey Street London
Flat 5 Queens Court 168 Abbey Street
Flat 3 Queens Court 168 Abbey Street
Ground Floor Right Unit B Neckinger Mills 162 - 164 Abbey Street
7 Koops Mill Mews London Southwark
Flat 32 Pitman Building Abbey Street
Flat 23 Pitman Building Abbey Street
Flat 10 Pitman Building Old Jamaica Road
Flat 43 Pitman Building Arabella Street
Flat 2 Yates Court 76 Jamaica Road
Railway Arch 70 Enid Street London
Flat 48 Queens Court 2 Old Jamaica Road
Flat 42 Queens Court 2 Old Jamaica Road
Flat 38 Queens Court 2 Old Jamaica Road
Flat 27 Queens Court 2 Old Jamaica Road
Flat 15 Nasmith Court 1 - 7 Old Jamaica Road
Flat 4 Nasmith Court 1 - 7 Old Jamaica Road
156 Arnold Estate Druid Street London
152 Arnold Estate Druid Street London
143 Arnold Estate Druid Street London
158 Arnold Estate Druid Street London
306 Arnold Estate Druid Street London
113 Arnold Estate Druid Street London
105 Arnold Estate Druid Street London

101 Arnold Estate Druid Street London
98 Arnold Estate Druid Street London
127 Arnold Estate Druid Street London
126 Arnold Estate Druid Street London
122 Arnold Estate Druid Street London
120 Arnold Estate Druid Street London
115 Arnold Estate Druid Street London
70 Arnold Estate Druid Street London
68 Arnold Estate Druid Street London
59 Arnold Estate Druid Street London
56 Arnold Estate Druid Street London
30 Arnold Estate Druid Street London
26 Arnold Estate Druid Street London
20 Arnold Estate Druid Street London
19 Arnold Estate Druid Street London
8 Arnold Estate Druid Street London
14 Arnold Estate Druid Street London
7 Arnold Estate Druid Street London
116 - 118 Druid Street London Southwark
114 Druid Street London Southwark
Railway Arch 75A Abbey Street London
Flat 82 Lupin Point Abbey Street
Flat 78 Lupin Point Abbey Street
Flat 74 Lupin Point Abbey Street
Flat 72 Lupin Point Abbey Street
Flat 62 Lupin Point Abbey Street
Flat 38 Lupin Point Abbey Street
Flat 37 Lupin Point Abbey Street
Flat 36 Lupin Point Abbey Street
Flat 35 Lupin Point Abbey Street

Flat 21 Lupin Point Abbey Street
Flat 20 Lupin Point Abbey Street
Flat 18 Lupin Point Abbey Street
Flat 14 Lupin Point Abbey Street
Flat 10 Lupin Point Abbey Street
9 New Amelia Apartments 171 Abbey Street London
Flat 8 Queens Court 168 Abbey Street
Studio 7 Neckinger Mills 162 - 164 Abbey Street
Studio 1 Neckinger Mills 162 - 164 Abbey Street
Flat 24 Pitman Building Abbey Street
Flat 2 Pitman Building Freda Street
Flat 15 Pitman Building Abbey Street
10 Koops Mill Mews London Southwark
2 Koops Mill Mews London Southwark
Flat 30 Pitman Building Abbey Street
Flat 26 Pitman Building Abbey Street
Flat 25 Pitman Building Abbey Street
Flat 62 Pitman Building Arabella Street
Flat 61 Pitman Building Arabella Street
Flat 36 Pitman Building Arabella Street
Flat 1 Yates Court 76 Jamaica Road
Railway Arch 69 Enid Street London
Flat 46 Queens Court 2 Old Jamaica Road
Flat 41 Queens Court 2 Old Jamaica Road
Flat 34 Queens Court 2 Old Jamaica Road
Flat 29 Queens Court 2 Old Jamaica Road
Flat 24 Queens Court 2 Old Jamaica Road
Flat 19 Queens Court 2 Old Jamaica Road
Flat 13 Nasmith Court 1 - 7 Old Jamaica Road
Flat 9 Nasmith Court 1 - 7 Old Jamaica Road

Units 2-5 Old Jamaica Business Estate 24 Old Jamaica Road

Unit 27 Old Jamaica Business Estate 24 Old Jamaica Road

Flat 8 Lilliput Hall 9 Old Jamaica Road

Flat 6 Lilliput Hall 9 Old Jamaica Road

171 Arnold Estate Druid Street London

134 Arnold Estate Druid Street London

114 Arnold Estate Druid Street London

104 Arnold Estate Druid Street London

92 Arnold Estate Druid Street London

83 Arnold Estate Druid Street London

82 Arnold Estate Druid Street London

124 Arnold Estate Druid Street London

123 Arnold Estate Druid Street London

77 Arnold Estate Druid Street London

74 Arnold Estate Druid Street London

65 Arnold Estate Druid Street London

64 Arnold Estate Druid Street London

54 Arnold Estate Druid Street London

29 Arnold Estate Druid Street London

12 Arnold Estate Druid Street London

13 Arnold Estate Druid Street London

1A Arnold Estate Druid Street London

134 Druid Street London Southwark

122 Druid Street London Southwark

120 Druid Street London Southwark

Living Accommodation 21 Druid Street London

Flat 80 Lupin Point Abbey Street

Flat 79 Lupin Point Abbey Street

Flat 77 Lupin Point Abbey Street

Flat 71 Lupin Point Abbey Street

Flat 70 Lupin Point Abbey Street
Flat 57 Lupin Point Abbey Street
Flat 46 Lupin Point Abbey Street
Flat 45 Lupin Point Abbey Street
Flat 43 Lupin Point Abbey Street
Flat 32 Lupin Point Abbey Street
Flat 24 Lupin Point Abbey Street
Flat 9 Lupin Point Abbey Street
Flat 1 Lupin Point Abbey Street
Studio 5 Neckinger Mills 162 - 164 Abbey Street
Studio 8 Neckinger Mills 162 - 164 Abbey Street
6 Koops Mill Mews London Southwark
Flat 28 Pitman Building Abbey Street
Flat 19 Pitman Building Abbey Street
Flat 11 Pitman Building Abbey Street
Flat 9 Pitman Building Old Jamaica Road
Flat 5 Pitman Building Freda Street
Flat 69 Pitman Building Arabella Street
Flat 65 Pitman Building Arabella Street
Flat 64 Pitman Building Arabella Street
Flat 59 Pitman Building Arabella Street
Flat 52 Pitman Building Arabella Street
Flat 46 Pitman Building Arabella Street
Flat 8 Yates Court 76 Jamaica Road
Flat 5 Yates Court 76 Jamaica Road
Flat 1 Loveland Court 74 Jamaica Road
Railway Arch 71 Enid Street London
Flat 30 Queens Court 2 Old Jamaica Road
Flat 18 Queens Court 2 Old Jamaica Road
Flat 14 Queens Court 2 Old Jamaica Road

Flat 13 Queens Court 2 Old Jamaica Road
Flat 10 Queens Court 2 Old Jamaica Road
Flat 9 Queens Court 2 Old Jamaica Road
Flat 14 Nasmith Court 1 - 7 Old Jamaica Road
Flat 7 Nasmith Court 1 - 7 Old Jamaica Road
Flat 6 Nasmith Court 1 - 7 Old Jamaica Road
Flat 1 Nasmith Court 1 - 7 Old Jamaica Road
Flat 7 Lilliput Hall 9 Old Jamaica Road
155 Arnold Estate Druid Street London
154 Arnold Estate Druid Street London
142 Arnold Estate Druid Street London
316 Arnold Estate Druid Street London
314 Arnold Estate Druid Street London
313 Arnold Estate Druid Street London
312 Arnold Estate Druid Street London
111 Arnold Estate Druid Street London
103 Arnold Estate Druid Street London
107 Arnold Estate Druid Street London
100 Arnold Estate Druid Street London
97 Arnold Estate Druid Street London
87 Arnold Estate Druid Street London
130 Arnold Estate Druid Street London
80 Arnold Estate Druid Street London
79 Arnold Estate Druid Street London
76 Arnold Estate Druid Street London
71 Arnold Estate Druid Street London
55 Arnold Estate Druid Street London
48 Arnold Estate Druid Street London
9 Arnold Estate Druid Street London
5 Arnold Estate Druid Street London

4 Arnold Estate Druid Street London
1 Arnold Estate Druid Street London
128 Druid Street London Southwark
Flat 67 Lupin Point Abbey Street
Flat 63 Lupin Point Abbey Street
Flat 60 Lupin Point Abbey Street
Flat 59 Lupin Point Abbey Street
Flat 17 Lupin Point Abbey Street
8 New Amelia Apartments 171 Abbey Street London
5 New Amelia Apartments 171 Abbey Street London
Flat 2 Queens Court 168 Abbey Street
Flat 29 Pitman Building Abbey Street
Flat 18 Pitman Building Abbey Street
Flat 13 Pitman Building Abbey Street
Flat 8 Pitman Building Old Jamaica Road
Flat 1 Pitman Building Freda Street
Flat 7 Pitman Building Arabella Street
Flat 66 Pitman Building Arabella Street
Flat 55 Pitman Building Arabella Street
Flat 50 Pitman Building Arabella Street
Flat 48 Pitman Building Arabella Street
Flat 44 Pitman Building Arabella Street
Flat 42 Pitman Building Arabella Street
Flat 37 Pitman Building Arabella Street
Flat 7 Yates Court 76 Jamaica Road
Flat 6 Yates Court 76 Jamaica Road
Flat 4 Loveland Court 74 Jamaica Road
Flat 3 Loveland Court 74 Jamaica Road
Flat 40 Queens Court 2 Old Jamaica Road
Flat 36 Queens Court 2 Old Jamaica Road

Flat 26 Queens Court 2 Old Jamaica Road

Flat 21 Queens Court 2 Old Jamaica Road

Flat 12 Nasmith Court 1 - 7 Old Jamaica Road

Units 29-30 Old Jamaica Business Estate 24 Old Jamaica Road

Flat 2 Lilliput Hall 9 Old Jamaica Road

149 Arnold Estate Druid Street London

148 Arnold Estate Druid Street London

307 Arnold Estate Druid Street London

305 Arnold Estate Druid Street London

110 Arnold Estate Druid Street London

99 Arnold Estate Druid Street London

95 Arnold Estate Druid Street London

117 Arnold Estate Druid Street London

78 Arnold Estate Druid Street London

73 Arnold Estate Druid Street London

60 Arnold Estate Druid Street London

58 Arnold Estate Druid Street London

53 Arnold Estate Druid Street London

51 Arnold Estate Druid Street London

39 Arnold Estate Druid Street London

17 Arnold Estate Druid Street London

10 Arnold Estate Druid Street London

3 Arnold Estate Druid Street London

132 Druid Street London Southwark

21 Druid Street London Southwark

Flat 68 Lupin Point Abbey Street

Flat 55 Lupin Point Abbey Street

Flat 54 Lupin Point Abbey Street

Flat 51 Lupin Point Abbey Street

Flat 49 Lupin Point Abbey Street

Flat 39 Lupin Point Abbey Street
Flat 34 Lupin Point Abbey Street
Flat 31 Lupin Point Abbey Street
Flat 30 Lupin Point Abbey Street
171 Abbey Street London Southwark
Flat 7 Queens Court 168 Abbey Street
Flat 6 Queens Court 168 Abbey Street
Ground Floor Right Unit A Neckinger Mills 162 - 164 Abbey Street
9 Koops Mill Mews London Southwark
1 Koops Mill Mews London Southwark
8 Koops Mill Mews London Southwark
Flat 17 Pitman Building Abbey Street
Flat 14 Pitman Building Abbey Street
Flat 63 Pitman Building Arabella Street
Flat 60 Pitman Building Arabella Street
Flat 58 Pitman Building Arabella Street
Flat 56 Pitman Building Arabella Street
Flat 51 Pitman Building Arabella Street
Flat 38 Pitman Building Arabella Street
Flat 4 Yates Court 76 Jamaica Road
Flat 6 Loveland Court 74 Jamaica Road
Flat 2 Loveland Court 74 Jamaica Road
Flat 33 Queens Court 2 Old Jamaica Road
Flat 32 Queens Court 2 Old Jamaica Road
Flat 28 Queens Court 2 Old Jamaica Road
Flat 11 Queens Court 2 Old Jamaica Road
Queens Court 2C Old Jamaica Road London
Flat 3 Lilliput Hall 9 Old Jamaica Road
83 Lupin Point Abbey Street London
157 Arnold Estate Druid Street London

151 Arnold Estate Druid Street London
147 Arnold Estate Druid Street London
144 Arnold Estate Druid Street London
308 Arnold Estate Druid Street London
137 Arnold Estate Druid Street London
96 Arnold Estate Druid Street London
94 Arnold Estate Druid Street London
89 Arnold Estate Druid Street London
85 Arnold Estate Druid Street London
119 Arnold Estate Druid Street London
69 Arnold Estate Druid Street London
61 Arnold Estate Druid Street London
45 Arnold Estate Druid Street London
42 Arnold Estate Druid Street London
40 Arnold Estate Druid Street London
38 Arnold Estate Druid Street London
34 Arnold Estate Druid Street London
32 Arnold Estate Druid Street London
11 Arnold Estate Druid Street London
15 Arnold Estate Druid Street London
Flat 69 Lupin Point Abbey Street
Flat 58 Lupin Point Abbey Street
Flat 44 Lupin Point Abbey Street
Flat 42 Lupin Point Abbey Street
Flat 28 Lupin Point Abbey Street
Flat 23 Lupin Point Abbey Street
Flat 16 Lupin Point Abbey Street
Flat 15 Lupin Point Abbey Street
Flat 12 Lupin Point Abbey Street
Flat 5 Lupin Point Abbey Street

166 Abbey Street London Southwark
Studio 4 Neckinger Mills 162 - 164 Abbey Street
Studio 3 Neckinger Mills 162 - 164 Abbey Street
Flat 16 Pitman Building Abbey Street
4 Koops Mill Mews London Southwark
Flat 27 Pitman Building Abbey Street
3 Koops Mill Mews London Southwark
Flat 34 Pitman Building Abbey Street
Flat 33 Pitman Building Abbey Street
Flat 20 Pitman Building Abbey Street
Flat 12 Pitman Building Abbey Street
Flat 72 Pitman Building Arabella Street
Flat 57 Pitman Building Arabella Street
Flat 54 Pitman Building Arabella Street
Flat 53 Pitman Building Arabella Street
Flat 9 Loveland Court 74 Jamaica Road
Flat 5 Loveland Court 74 Jamaica Road
Flat 44 Queens Court 2 Old Jamaica Road
Flat 43 Queens Court 2 Old Jamaica Road
Flat 23 Queens Court 2 Old Jamaica Road
Flat 17 Queens Court 2 Old Jamaica Road
Flat 16 Queens Court 2 Old Jamaica Road
Flat 15 Queens Court 2 Old Jamaica Road
Flat 12 Queens Court 2 Old Jamaica Road
Queens Court 2A Old Jamaica Road London
Flat 8 Nasmith Court 1 - 7 Old Jamaica Road
Flat 5 Lilliput Hall 9 Old Jamaica Road
Flat 4 Lilliput Hall 9 Old Jamaica Road
Office Studio 6 Neckinger Mills 162 - 164 Abbey Street
153 Arnold Estate Druid Street London

145 Arnold Estate Druid Street London
318 Arnold Estate Druid Street London
315 Arnold Estate Druid Street London
311 Arnold Estate Druid Street London
304 Arnold Estate Druid Street London
303 Arnold Estate Druid Street London
302 Arnold Estate Druid Street London
310 Arnold Estate Druid Street London
102 Arnold Estate Druid Street London
93 Arnold Estate Druid Street London
91 Arnold Estate Druid Street London
88 Arnold Estate Druid Street London
129 Arnold Estate Druid Street London
125 Arnold Estate Druid Street London
66 Arnold Estate Druid Street London
57 Arnold Estate Druid Street London
52 Arnold Estate Druid Street London
49 Arnold Estate Druid Street London
47 Arnold Estate Druid Street London
46 Arnold Estate Druid Street London
41 Arnold Estate Druid Street London
37 Arnold Estate Druid Street London
28 Arnold Estate Druid Street London
24 Arnold Estate Druid Street London
23 Arnold Estate Druid Street London
16 Arnold Estate Druid Street London
130 Druid Street London Southwark
126 Druid Street London Southwark
Flat 81 Lupin Point Abbey Street

Appendix 5: Consultation responses received

Internal services

LBS Ecology

LBS Flood Risk Management & Urban Drain

LBS Urban Forester

LBS Community Infrastructure Levy Team

LBS Environmental Protection

LBS Planning Policy

LBS Transport Policy

LBS Archaeology

LBS Design & Conservation Team [Formal]

LBS Local Economy

LBS Ecology

LBS Highways Development & Management

LBS Flood Risk Management & Urban Drain

LBS Urban Forester

LBS Waste Management

LBS Flood Risk Management & Urban Drain

Statutory and non-statutory organisations

Environment Agency

Great London Authority

Metropolitan Police Service

Transport for London

Thames Water

Neighbour and local groups consulted:

63 Arnold Estate Druid Street London	Queens Court 2C Old Jamaica Road London
Flat 65 Lupin Point Abbey Street	45 Arnold Estate Druid Street London
Flat 53 Lupin Point Abbey Street	Flat 28 Lupin Point Abbey Street
Flat 60 Casby House Dickens Estate Marine Street London	Studio 3 Neckinger Mills 162 - 164 Abbey Street
Flat 37 Queens Court 2 Old Jamaica Road	23 Arnold Estate Druid Street London
Flat 73 Lupin Point Abbey Street	Studio 2 Neckinger Mills 162 - 164 Abbey Street
Flat 19 Lupin Point Abbey Street	23 Arnold Estate Druid Street London
Flat 48 Queens Court 2 Old Jamaica Road	Flat 39 Eyot House Marine Street London
Flat 72 Lupin Point Abbey Street	Flat 78 Casby House Dickens Estate Marine Street London
Flat 37 Lupin Point Abbey Street	Flat 9 Mendham House Cluny Estate Bermondsey Street London
Flat 14 Lupin Point Abbey Street	23 Springalls Wharf Apartments 25 Bermondsey Wall West London
Flat 14 Lupin Point Abbey Street London	264 Barry Road London Southwark
Flat 71 Lupin Point Abbey Street	
Studio 8 Neckinger Mills 162 - 164 Abbey Street	
313 Arnold Estate Druid Street London	
Flat 2 Loveland Court 74 Jamaica Road	Studio 4a Neckinger Mills 162-164 Abbey Street London
Studio 2 Neckinger Mills 162 - 164 Abbey Street London	Flat 37 Lupin Point Abbey Street London
Flat 73 Lupin Point Abbey Street London	

Appendix 6: Design Review Panel

Reference:	26/AP/0096
Proposal:	Redevelopment of the site to provide a tall building comprising a community facility on ground and first floors and key worker homes above; disabled car parking, cycle parking, refuse storage, mechanical plant and associated hard and soft landscaping.
Location:	177 Abbey Street, London, SE1 2AN

Feedback from Design Review Panel, 13 October 2025

177 ABBEY STREET

Architects: PRP
Clients: Bouygues
Planning Consultants: HGH

Project description

The scheme proposes to redevelop the demolished Beormund Community Centre to provide a 21 storey building comprising a re-provided and improved Community Centre to the ground and first floors, alongside 152 keyworker homes to the upper floors. The site, whilst constrained, is located on a prominent corner plot with frontages onto Druid Street to the west, and Abbey Street to the south and east of the site. Adjacent to the site is the Grade II listed Neckinger Mills, with other nearby heritage assets including the Abbey Street railway bridge located a short distance away. Despite the location of the site, on the edge of Zone 1, outside being located within an Urban Zone, and being part of the Tier 1 North Southwark and Roman Roads Archaeological Priority Area, no other designations apply to the site. The surrounding area contains a mix of uses including the Arnold Estate and Lupin Point located to the north and east of the site. To the west of the site is the Low Line Route 1 with the Bermondsey Beer Mile. To the south of the site is the aforementioned Neckinger Mills which contains some residential units.

The development would provide 152 keyworker homes consisting of 1 and 2

bed options with 8 units proposed per floor. The Council is currently preparing guidance on keyworker housing, with this development targeting keyworkers at the beginning of their careers. Four pre-application meetings have been undertaken with the applicant with the design of the scheme having evolved substantially. The re-provision of the Community Centre on the ground floor spans across the entire frontage of Abbey Street, with the entrance located on the prominent corner of Druid Street and Abbey Street, and its siting offers an attractive view when passing the site from the viaduct. Cycle and refuse storage are located on the west and northern sides of the ground floor with additional cycle storage provided internally within units, and externally on Neckinger Street. The first floor contains associated plant equipment. Given the constraints of the site, provision for connection to a future District Heat Network is not proposed. Rather, a decentralised energy strategy is proposed, using individual Nilan Compact P XL units within each home. This approach results in improved fabric performance requirements, less centralized plant space and servicing infrastructure being required and reduces the risk of overheating in communal areas, and occupants will have more control over their bills by using a decentralised approach.

The applicants have undertaken four rounds of community consultation between June and September 2025. Responses from the public, and from the pre-application meetings have informed the design of the scheme. The material palette proposed draws inspiration from the adjacent Neckinger Mills with London Stock brick incorporated alongside the red brick tones of the Arnold Estate. To enhance visual interest on the elevations a mix of red brick soldier courses and light decorative panels are provided around the windows. To differentiate the Community Centre from the keyworker element of the scheme, dark green curtain walling is being explored. As stated, four pre-application meetings have occurred to date, with Officers satisfied on the provision of cycle parking, an increase to the UGF, the location of the bin store and community centre, and welcome any further design advice from the Panel.

The Panel welcomed the opportunity to review this important proposal for Key Worker Housing and thanked the Applicants for the clear and helpful presentation. The presentation had been sent to the Panel in advance and included a contextual analysis including the historic context, a landscape and sustainability presentation, views of the scheme from the surrounding area, as well as plans and elevations of the proposed tall building.

The Panel investigated further:

- Overshadowing
- Relationship with Arnold estate
- Balcony design
- Low Line initiative
- Play and amenity space
- Trees - existing vs proposed
- Community space and its relationship with the Arnold Estate

- Initial brief and housing typology
- Podium and extension of base
- Design of community centre and housing junction (2 storeys)
- Why community centre window design
- Sprinkler tank location
- North façade mostly solid
- East elevation not shown
- Main entrances to the building
- Sustainability strategy
- History of Neckinger Street
- Public realm management
- Brick arch design
- Relationship with Neckinger Mills
- Aligning the block with Crucifix Lane
- Inset balconies
- Ventilation to the flats
- Cill height of windows – living rooms have full-height
- Views tall building in the vicinity (2 nearby)

Scale and Massing

The Panel were keen to encourage this innovative new typology of housing. They were satisfied that a case could be made for a tall building in this location, given the proximity of other social housing towers close nearby. Notwithstanding this they stressed that this was a substantial building that prominent in London skyline and should be exemplary by design. They focussed on areas of scheme where the design required further development including the landscape, the base and the top of the tower as well as its detailed architectural expression.

Public realm and landscape

The Panel felt the public realm was underwhelming and lacked any identity and could benefit from further design development. The current landscape proposals appear to be dominated by hard surfaces, lacked a sense of purpose, and appeared to be designed primarily to minimise maintenance. Given the density of this development and the importance urban greening in this location the Panel felt the landscape design should be developed further to provide a more green landscaping , much-needed amenity for residents and a suitable forecourt for this substantial building.

The site sits on a key Southwark urban regeneration initiative of the Low Line. The purpose of the Low Line is to 'bring life' and 'find opportunities for innovation, culture, connection and bio diversity.' Within the strategic vision is a toolkit for these spaces, the Panel urges the applicant team and Southwark , to find how this public realm space can contribute positively towards the Low Line initiative. They were concerned that the Triangular space to the south of the tower and the Neckinger Road along the north edge of the side were poorly designed and lacked adequate landscaping. By designing to avoid anti-social behaviour the landscape has been deliberately designed to avoid any 'social' behaviour.

The Panel also encouraged the designers to design the landscape to engage

more directly with the building base including the main entrances for residents and the community as well as resident space around the building. They felt that the landscape should be used to blend the edges of the site. An example is the dead-end road adjacent to the park. Could this not be landscaped to extend the park up to the building edge?

More strategically, where the proposal relies on the nearby Arnold estate landscape for the new residents' amenities the Applicants should present a clearer vision of how the estate landscape will accommodate the new key worker residents, record any deficit in provision and include the benefits that could flow to the estate from this new development. A masterplan should be prepared that shows all the Arnold estate landscape spaces, how these spaces are currently used by existing residents, highlight those spaces that could benefit from improvement, and set out and present designs for any shortfall arising from this new development.

The base of the building

The Panel were concerned that the form of the building is a simple extrusion of the residential floor plate derived from the optimal flat layout extended down to the ground. As such the scheme does not respond well to the context at street level. This was particularly the case in its relationship with Druid Street where the chamfered corner of the main block and the awkward triangular open space feels unresolved to its context.

This is a location rich in context and the site offers an exceptional opportunity to contribute positively to the immediate area. The way that a design normally responds to its context is by focussing on the lower-most floors of the building where the building interacts directly with the street and its immediate context. By focussing on the design of the base of the tower the Panel saw an opportunity to both address a perceived shortfall in communal amenity facilities for these new residents but also be a better neighbour.

The Panel welcomed the inclusion of the Community Centre in the base of the building. but felt that the constrained footprint of the building did not give sufficient space to important features like a prominent and generous entrance for residents. The base has some architectural definition but this should be taken further with more depth and brick detailing with possibly precast string course.

Given the Panel's concerns about the design and usability of the triangular space facing onto Druid Street, they questioned whether the base of the building could be extended beyond the tower footprint to extent the active frontage onto Druid Street, to help better respond to its context, activate its edges and give the tower a suitable and well-proportioned base. Such an extension could provide more social amenity for residents or perhaps commercial/retail space which would enhance the active frontage facing onto the Low Line.

Architectural expression

The Panel acknowledged the imperative to deliver high quality affordable housing

but they felt the architecture was currently functional but uninspiring. As noted above the massing is a simple extrusion of the plan-form and given the scale of the building the panel felt it requires more architectural modelling. For example, the chamfered southeast corner is underplayed and this could be visually striking – a defining feature of the tower – perhaps by reinforcing symmetry, stepping out the brickwork around the chamfer to give it a clearer volumetric identity and adding modelling to the top (see below).

The top of the tower also appears abrupt and crudely cropped. As the most prominent feature of the tower the three/four topmost floors could benefit from additional attention and modelling to give the tower an appropriate 'crown'. The top of any tower is often its defining feature, a place where bolt-on balconies may be less appropriate, and where inset balconies could provide a more modelled and articulated 'crown'.

In terms of sustainability and its architectural expression the Panel felt the team has embedded a practical sustainability strategy in terms of servicing. A robust Life Cycle Assessment (LCA) to reduce embodied carbon of construction materials would be a welcome partnering strategy to deliver BREEAM Very Good.

The architectural proposals are a bit of a brick wallpaper and lack depth and modelling and appears to rely heavily on one window and balcony door type applied rigorously across the façade with the bolt-on balconies and two colours of brick providing some interest. The cumulative effect of the design applied at such a large scale could result in a design that is underwhelming and lacking delight. The area is rich in architecture including listed buildings and high-quality modern designs. These could offer excellent precedents for the architecture of this new tower.

They felt the initial proposals to group windows and to articulate the brickwork around the openings appears to be moving in the right direction. However, the Panel felt the architecture could benefit from greater depth of expression especially around the reveals of openings with windows and doors set back from the façade. Features like window surrounds, spandrels and vents should be considered further and better integrated and made more deliberate to respond to the scale and prominence of the tower. Projecting balconies should be better integrated into the design.

Conclusion

In conclusion the Panel generally supported the design for a tower in this location and felt it could be justified. They welcomed the provision of Key Worker Housing as a typology and the provision of a Community Centre in this location. However, given the scale and prominence of the proposed tower they highlighted the importance of setting a benchmark for the typology. They raised a number of concerns about the landscape and the detailed architectural expression and they invited the Applicants to return to the DRP when they had amended the design to address their concerns.

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