

Welcome to Southwark Planning Sub-Committee B

20 October 2021

MAIN ITEMS OF BUSINESS

Item 7.1 - 21/AP/1615 - Development Site At
Carpark Of Matson House, Slippers Place,
London

Item 7.2 – 21/AP/1207- 17- 21 Risborough
Street, London, SE1 0HG



Councillor Cleo Soanes (Chair)



Councillor Maria Linforth –Hall (Vice
Chair)



Councillor Sirajul Islam



Councillor Victoria Mills



Councillor David Noakes



Councillor Sandra Rhule

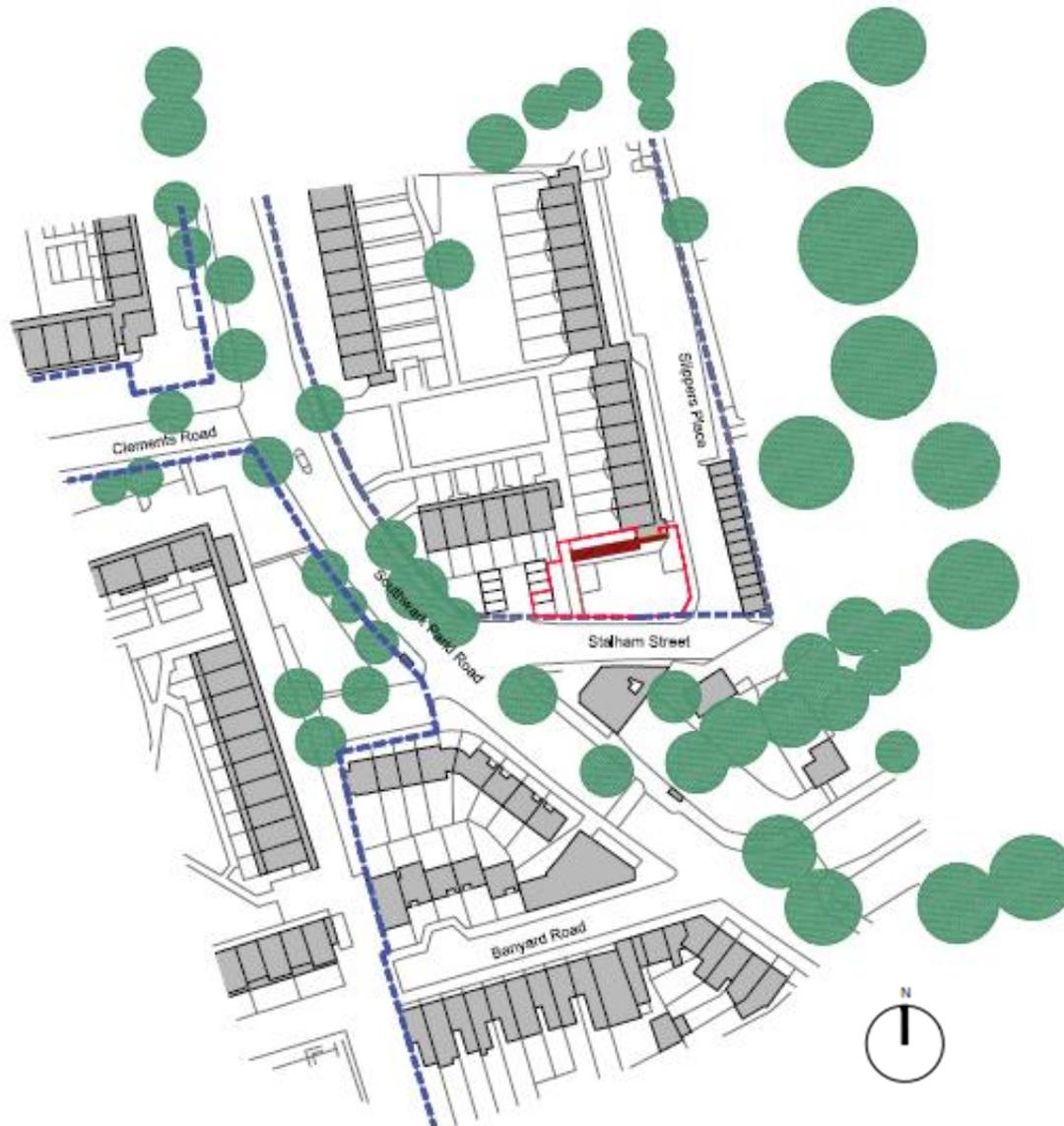


Councillor Martin Seaton

ITEM 7.1 - 21/AP/1615

Development Site At Carpark Of Matson House, Slippers Place, London

Redevelopment of an existing car park to create 18 residential units (use class C3) in a part 1, part 8 storey building, demolition of existing pram stores and part of an existing refuse store, adjustments to car parking, new landscape and amendments to existing estate paths.



SITE PLAN

OVERVIEW

No. of homes	18 council homes, all social rent
Dwelling mix	7 x 1 bed (39%) 7 x 2 bed (39%) 4 x 3 bed (22%) 1 wheelchair accessible unit
Outdoor amenity space	14 units over 10 sq. m. balconies 4 x 2 bed units 7.1 sq. m. balconies 62 sq. m. communal open space
Playspace	None on site - £23,918.40 financial contribution

DESIGN

Height (at max point)	8 storeys (25m to parapet and 29m to lift overrun)
Materiality	2 colours of brick

PUBLIC CONSULTATION RESPONSES

CONSULTATION RESPONSES: SUMMARY TABLE

No. of comments: 16

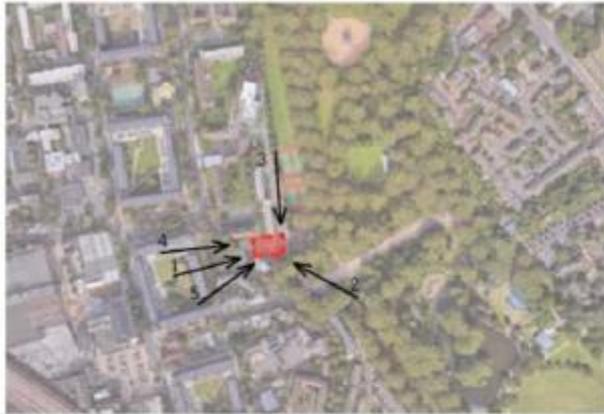
In objection: 16

Neutral: 0

In support: 0

Summary of objections:

- Loss of pram sheds and parking
- Character and design
- Scale and massing
- Housing mix
- Lack of playspace
- Daylight and sunlight
- Privacy
- Refuse storage
- Construction impacts
- Anti-social behaviour



Key



1 View from Southwark Park Road



2 View of the site from Slippers Place and Stalham Street corner



3 View from Slippers Place towards Southwark Park Road



4 View from Southwark Park Road through the adjacent car parking area

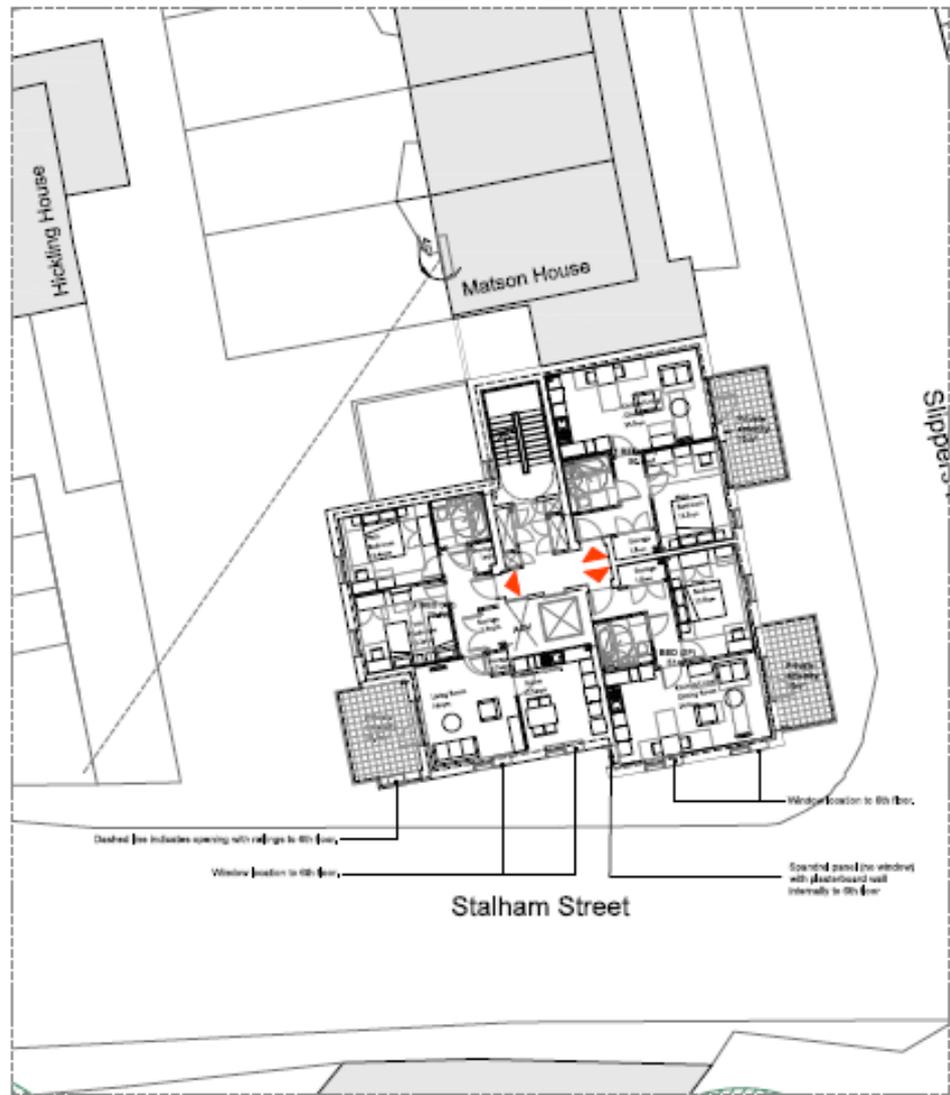


5 View from The Stanley Arms

EXISTING SITE PHOTOGRAPHS

QUALITY OF ACCOMODATION

- **18 social rented units including 1 wheelchair accessible unit**
- **All units meet or exceed minimum space standards**
- **All units at least dual aspect and comply with BRE guidance in terms of Average Daylight Factor**
- **All units have access to private balconies**
- **Ground floor wheelchair accessible unit has access to 18 sq. m. garden**
- **62 sq. m. communal amenity space to the west**

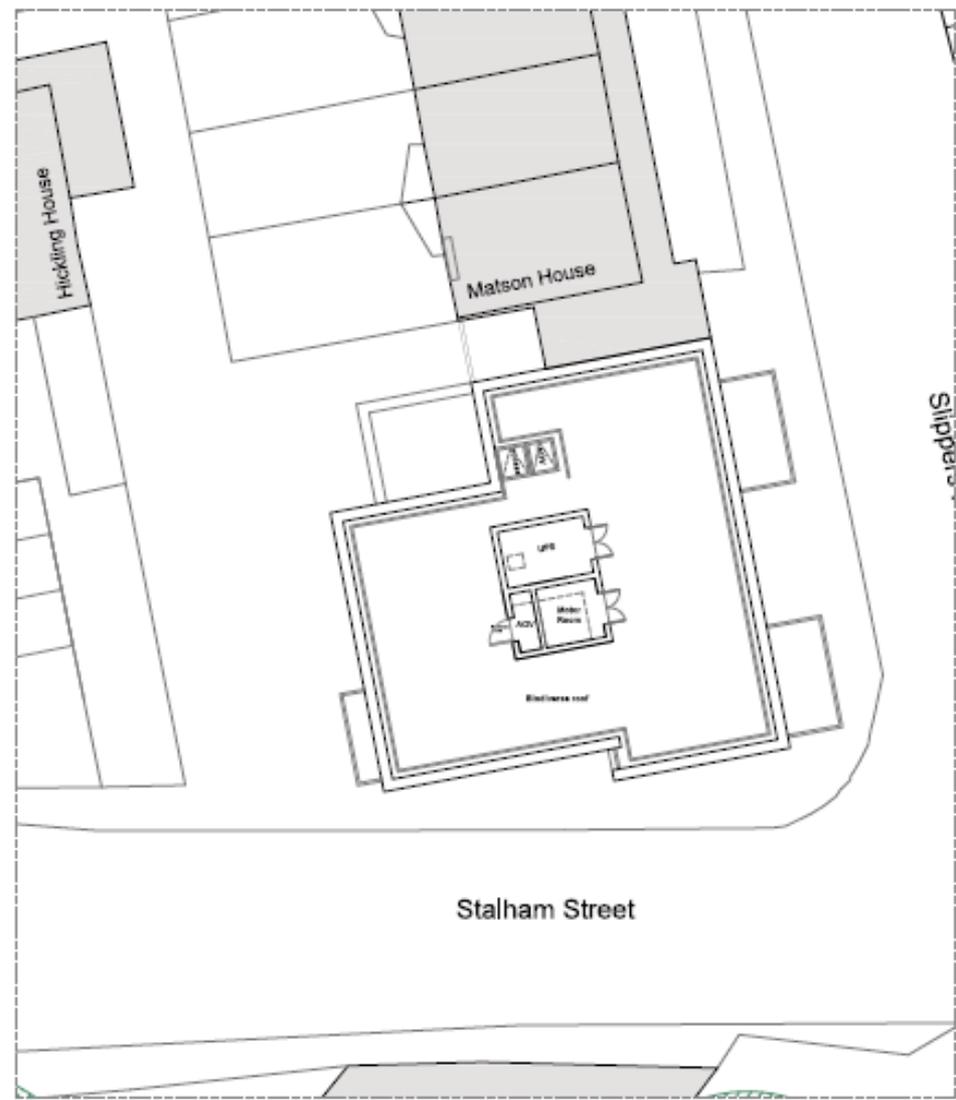


PROPOSED FIRST TO SIXTH FLOOR PLANS





01 Proposed Seventh Floor



02 Proposed Roof Plan

PROPOSED SEVENTH FLOOR AND ROOF PLANS



IMPACT ON AMENITY OF NEIGHBOURS

PRIVACY, OUTLOOK AND SENSE OF ENCLOSURE

- Distance to Stanley Arms over 12m
- Matson House to the north has no residential windows overlooking the application site
- The stairwell windows of Matson House which do not serve habitable rooms would be blocked up but are served by secondary windows
- Hickling House is to the north west of the site so the east and south facing windows do not have direct sight lines of the site



DAYLIGHT AND SUNLIGHT

- All neighbouring rooms and windows comply with BRE guidance in terms of VSC with the exception of 4 windows in Hickling House (Windows 5, 6, 7, 8)
- The affected windows serve living rooms and bedrooms - the living rooms are also served by windows onto the balcony
- All rooms comply with BRE guidance in terms of NSL and therefore retain acceptable levels of daylight distribution

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	40%+
36	32	88.89%	1	1	2
No Sky Line (NSL)					
Room			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	40%+
4	4	100%	0	0	0



DESIGN

- 8 storeys (25m to parapet and 29m to top of lift overrun)
- 2 storeys higher than Matson House to bookend the long deck-access block
- Wider townscape has a varied character with taller buildings
- Stepped profile reduces any sense of bulk
- 2 colours of brick (pink/red and buff/yellow) creates visual interest
- Would not affect the setting of Grade II listed Southwark Park – mostly visible from in the backdrop to the tennis courts which are not an original feature

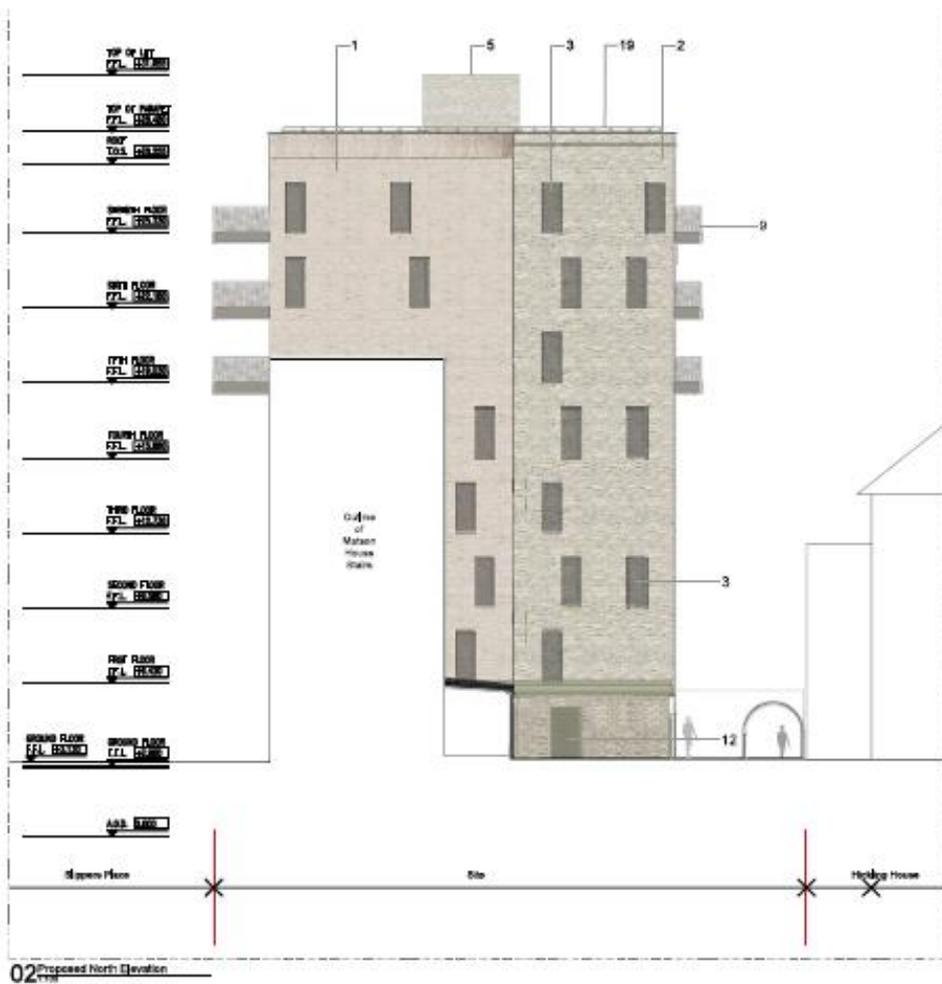


Existing Slippers Place signage relocated.

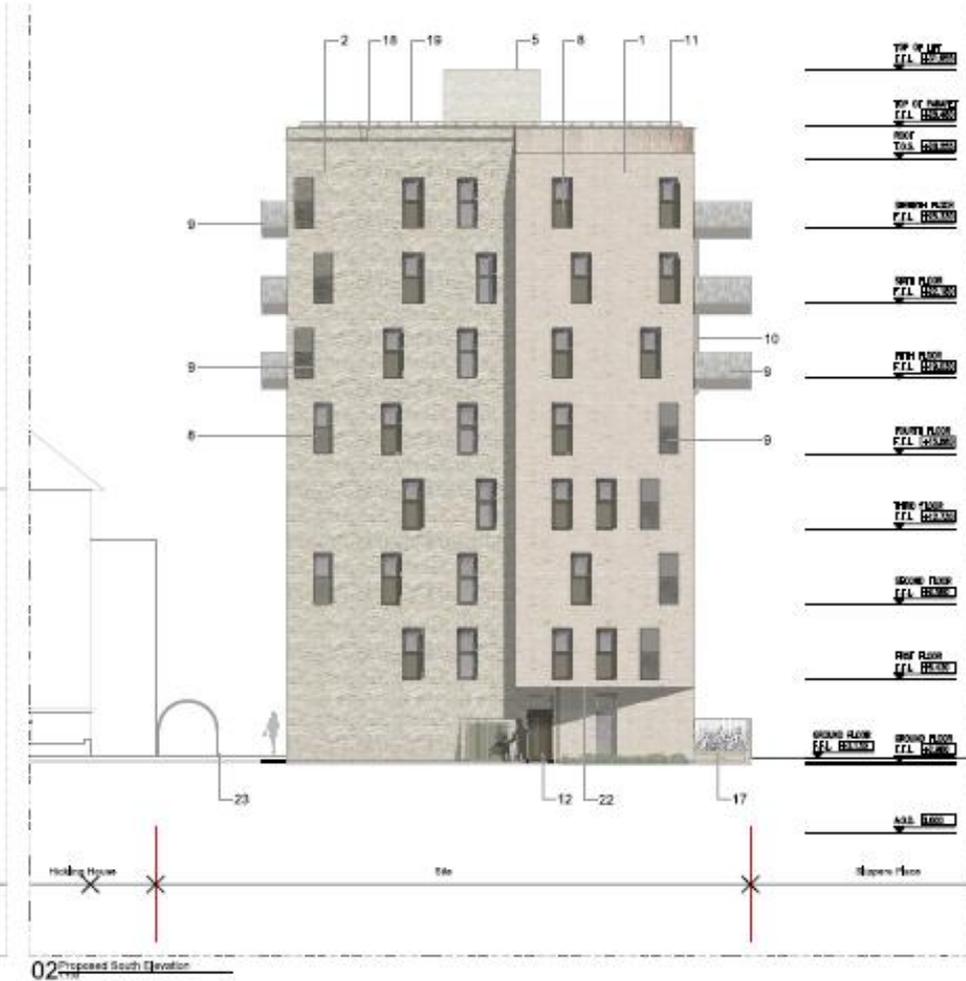
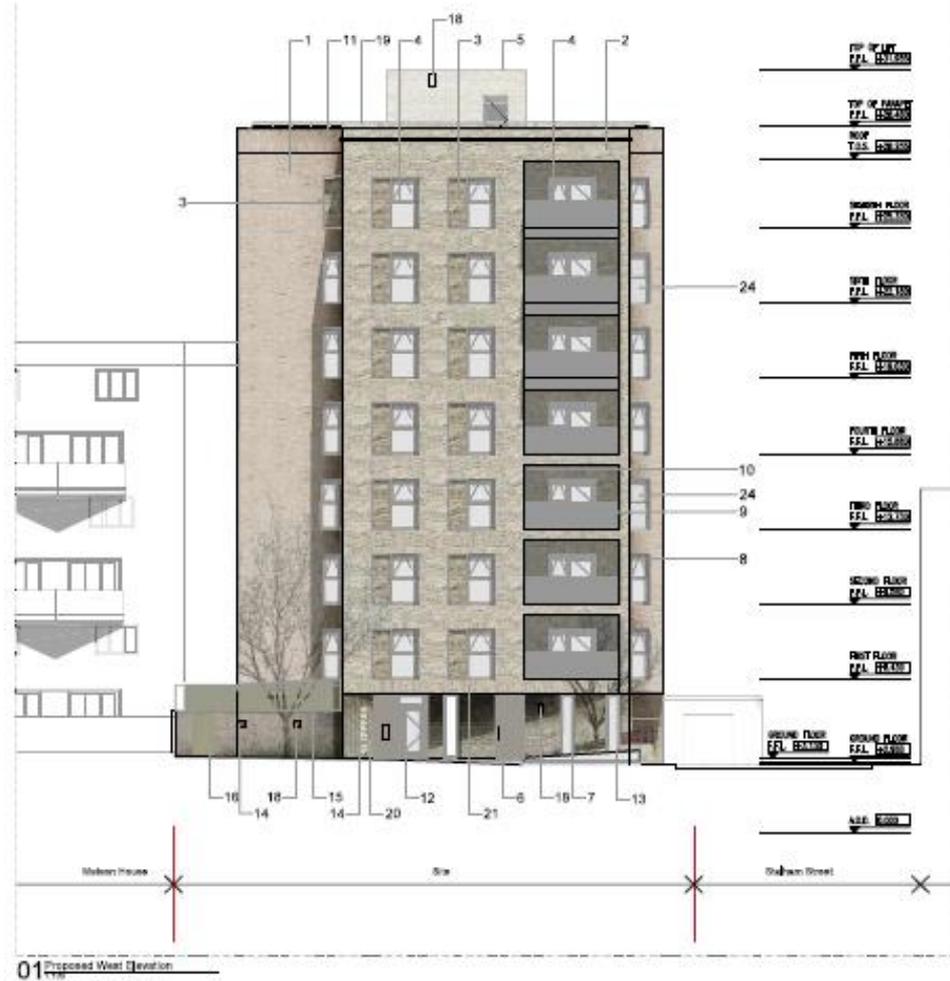
Hedge along Matson House's fence to improve boundary treatment and security.

High quality landscaping materials.

Robust 'angled' brick planter to highlight the entrance and related to the buildings geometry.



PROPOSED NORTH AND SOUTH ELEVATIONS



PROPOSED WEST AND SOUTH ELEVATIONS

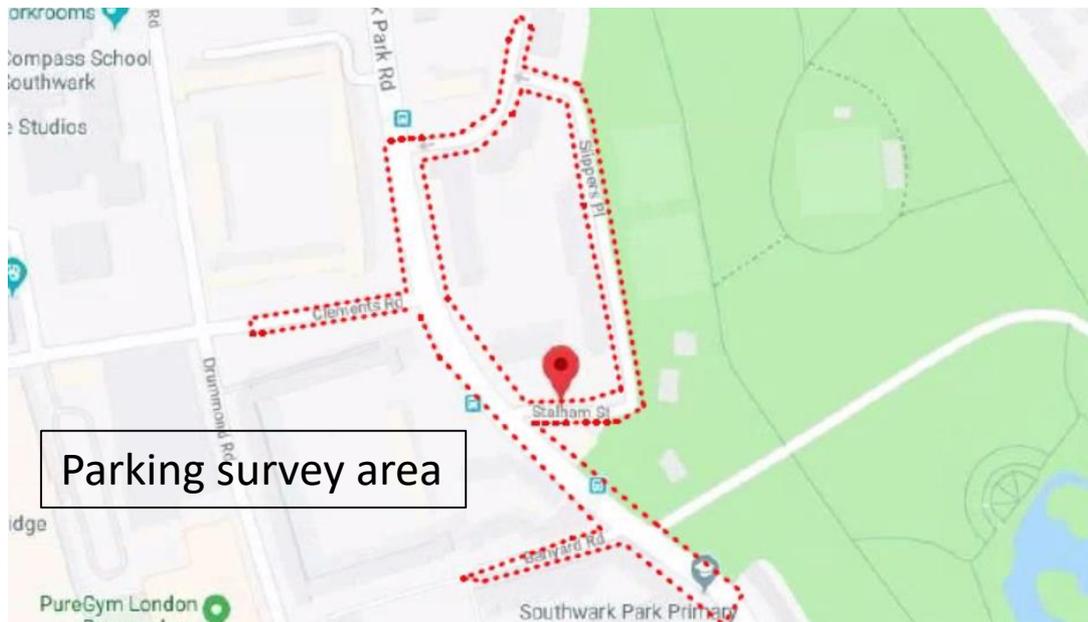
LANDSCAPING

- The site has limited ecological value – Urban Greening Factor 0.05
- 62 sq. m. open space would be provided on site including sold landscaping and new planting
- Biodiverse green roof
- Urban Greening Factor would be increased to 0.35
- No playspace provided on site but a financial contribution of £23,918.40 would be secured



TRANSPORT

- Car-free development with one wheelchair accessible parking space
- Loss of 12 car parking spaces - parking survey found 7 cars parked on site overnight
- 67 out of 82 parking spaces on surrounding streets were occupied meaning 15 spaces unoccupied
- 33 cycle parking spaces at ground floor
- Refuse storage at ground floor
- Amended entrance proposed to Matson House refuse storage
- Construction Management Plan to be submitted via condition



OTHER

- **Development would connect to extension of the Arica House SELCHP district heating system**
- **Financial contribution for carbon offset payment of £10,545**
- **Conditions recommended to ensure appropriate noise levels**
- **Acceptable levels of air quality and no further mitigation required**
- **Condition recommended for further details of land contamination**
- **Low risk from surface water flooding**
- **Conditions recommended for sustainable drainage details and piling**
- **Condition recommended for Secured by Design accreditation**
- **Fire Statement meets requirements of London Plan Policy D12**



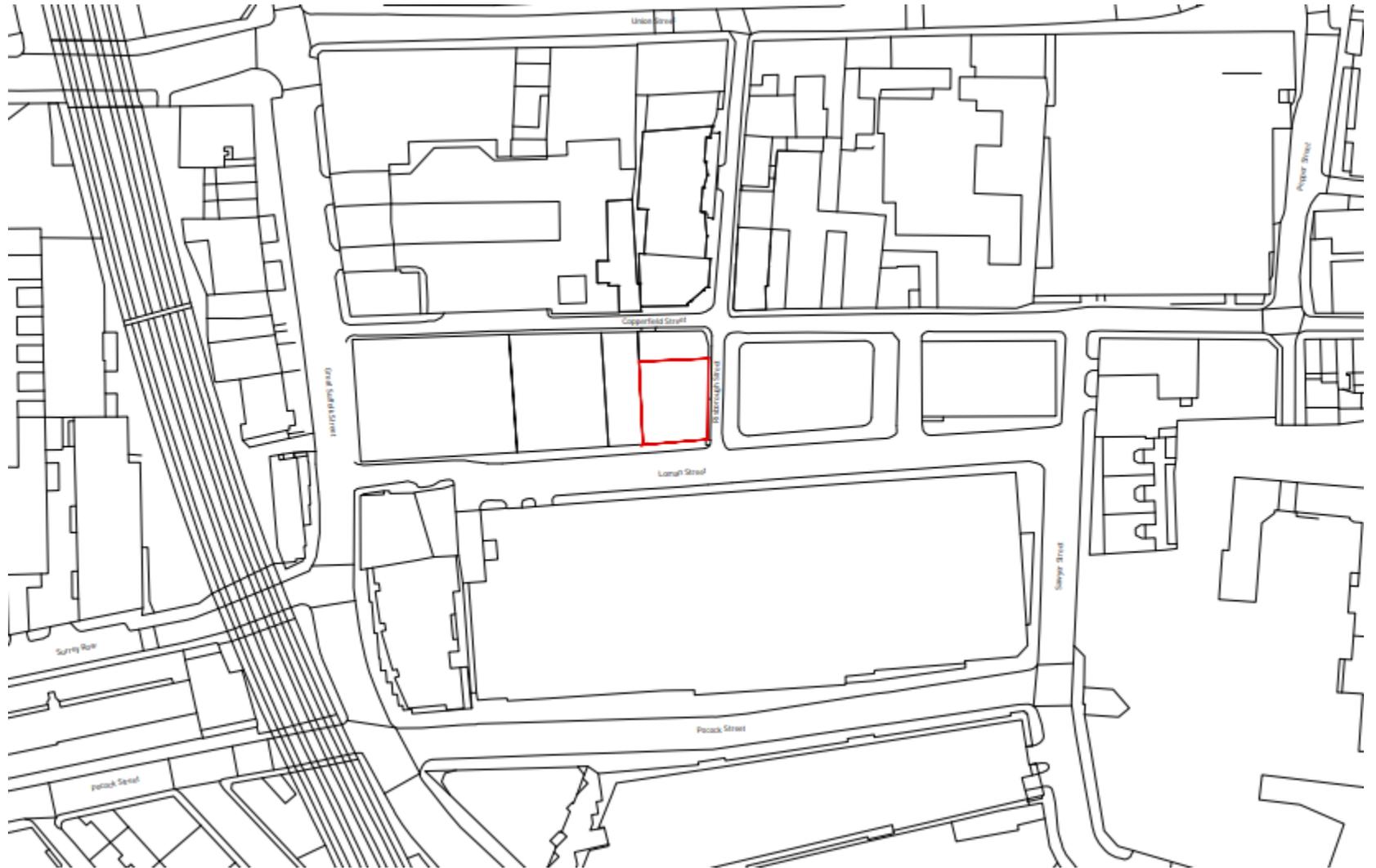
PROPOSED VIEW FROM SOUTHWARK PARK ROAD

ITEM 7.2

21/AP/1207 – 17-21 RISBOROUGH STREET, SE1 0HG

Redevelopment of the site to construct seven storey office building (Class E(g)) with roof terrace, plus basement with ancillary cycle parking, refuse storage, including plant facilities and installation of PV panels and green roof.

SITE LOCATION PLAN



AERIAL VIEW OF SITE



EXISTING SITE

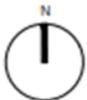


- Constructed in c.1998
- Three storey building with pitched roof
- Ground, first, second and mezzanine floor levels
- Building in current Use Class E(g) - Office

SITE CONTEXT



- Key**
- Site Boundary
 - 2 Stories
 - 3 Stories
 - 4 Stories
 - 5 Stories
 - 6 Stories
 - 7 Stories
 - 8 Stories
 - 10 Stories
- 1** 20/AP/1537 Blackfriars Crown Court
Resolution to Grant
7 Storey building + Basement
 - 2** 18/AP/3462 46 Loman Street
Consented
6 Storey Building
 - 3** 19/AP/1404 32-36 Loman Street
Resolution to Grant
7 Storey building + Basement
 - 4** 17/AP/0367 Southwark Fire Station
Consented
10 Storeys



PUBLICITY

Neighbours notified	Support	Neutral	Objection
519	0	0	5

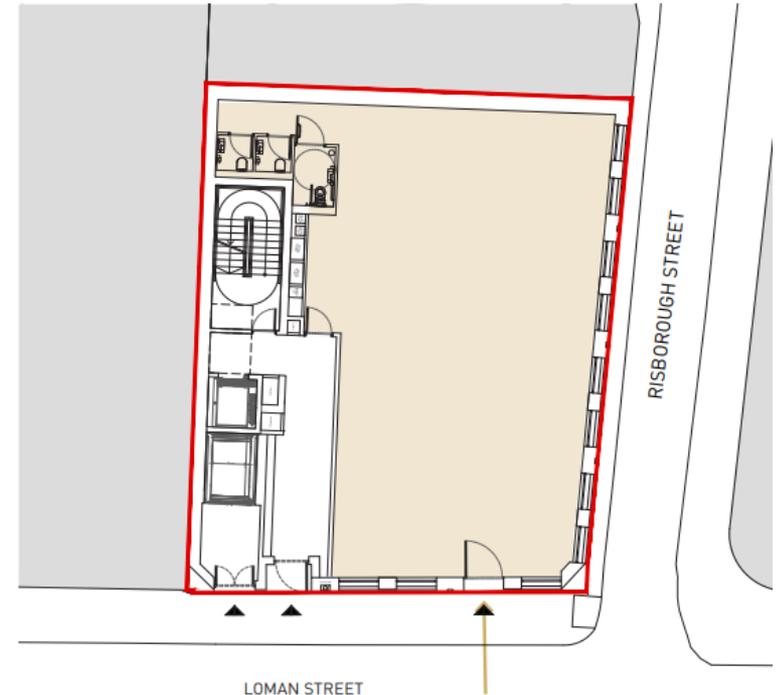
Summary of contributions

- Development too high and does not appear subservient to the surroundings; overdevelopment of the site
- The design and use of materials is out of keeping with the character of the area
- Lack of planting and urban greening
- The development would harmfully impact local ecology
- Significant increase in traffic and noise related pollution
- Harmful impact upon daylight and sunlight for nearby buildings
- Impact upon privacy by way of overlooking from upper floors
- Against principle of development for office and commercial premises
- Width of walkway and pavements not wide enough to accommodate building of this size.

LAND USE AND AFFORDABLE WORKSPACE

	Existing	Proposed	Change +/-
Office	918 sqm	1909 sqm	+991 sqm
Affordable Workspace	0 sqm	191 sqm	+191 sqm

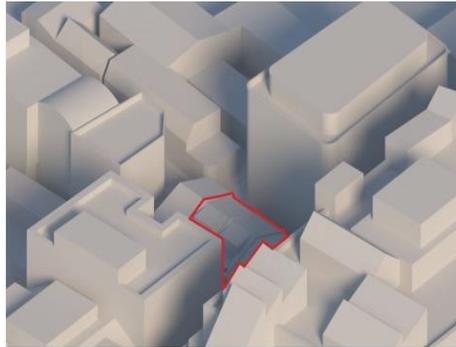
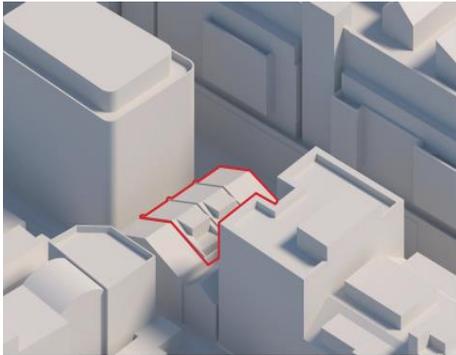
- Secured through S106 legal agreement



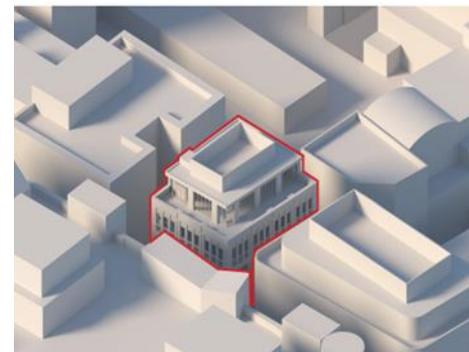
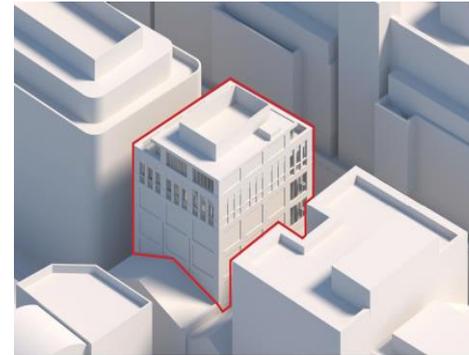
Proposed Ground Floor Plan

Key:
Affordable Workspace

EXISTING AND PROPOSED BUILDING

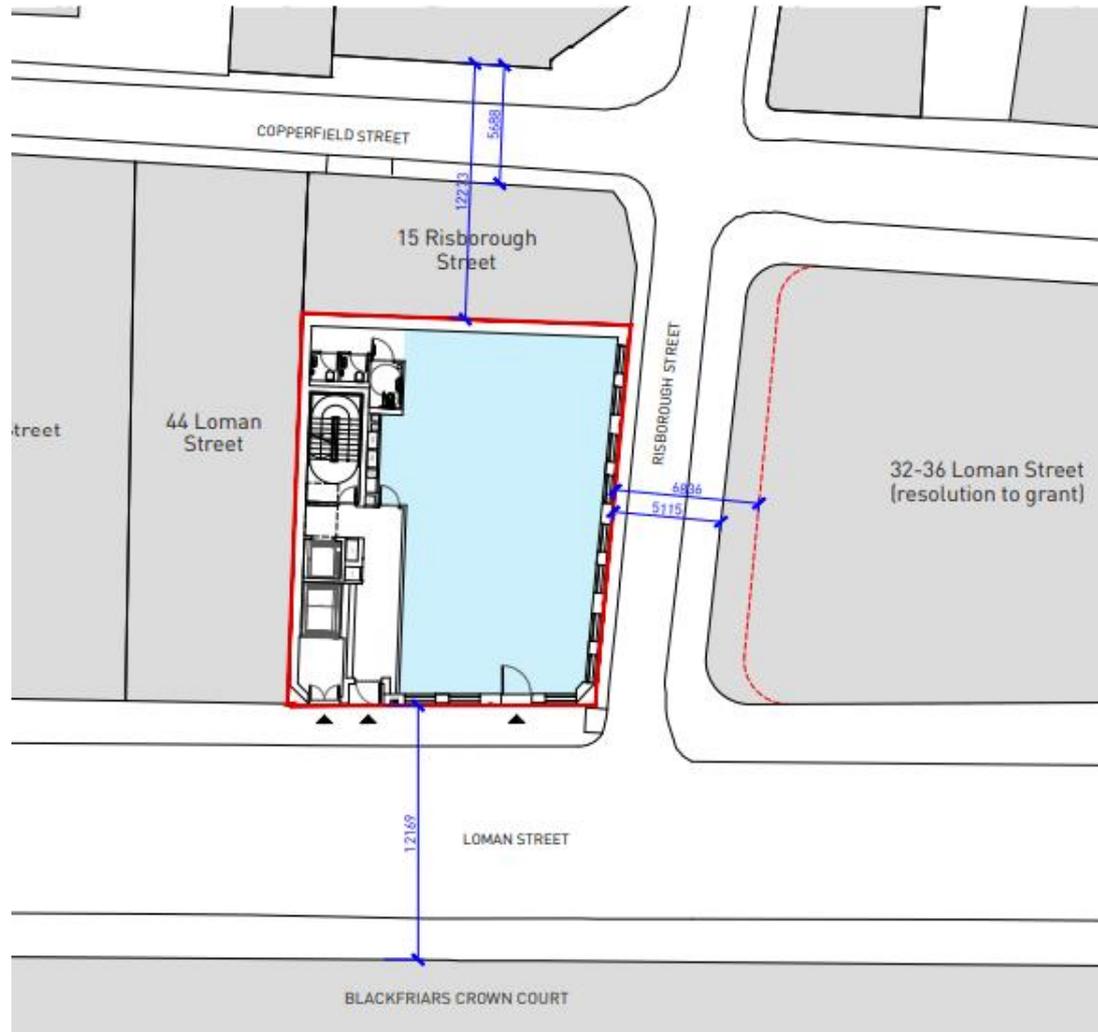


Existing Massing



Proposed Massing

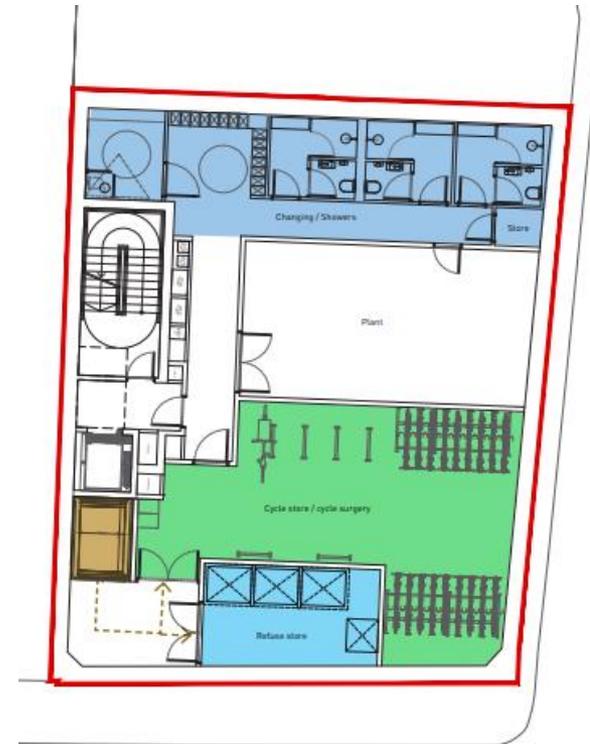
PROPOSED GROUND FLOOR PLAN



TYPICAL FLOOR PLAN & BASEMENT PLAN



Typical Floor Plan

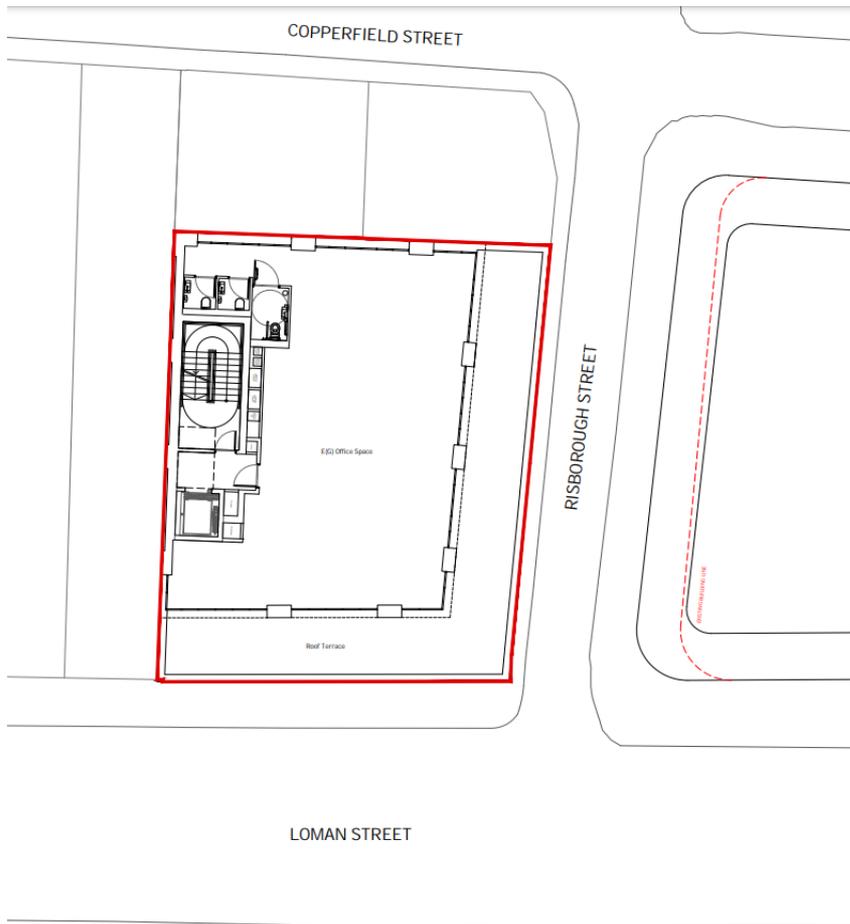


- Key:**
- Cycle store & cycle surgery
 - Refuse and recycling store
 - Service lift
 - Showers / WCs / Changing

Basement Plan



PROPOSED SIXTH FLOOR PLAN



Key:

 Amenity



PROPOSED EASTERN ELEVATION



PROPOSED SOUTHERN ELEVATION



PROPOSED NORTHERN ELEVATION



32-36 Loman Street
(resolution to grant)

Risborough Street

15 Risborough Street
(Proposed site beyond)

44 Loman Street

46 Loman Street

SUMMARY OF DESIGN

Local context

- Existing building not considered to be of architectural merit or heritage value
- Not within conservation area nor within vicinity of listed buildings or other heritage assets

Height, scale and massing

- Proposed footprint similar to existing building
- The proposed height of 7 storey building sits comfortably with adjacent townscape (32-36 Loman Street – 19/AP/1404 AND Blackfriars Crown Court – 20/AP/1537).
- Setback of top floor reduces impact making scale comfortable within surroundings

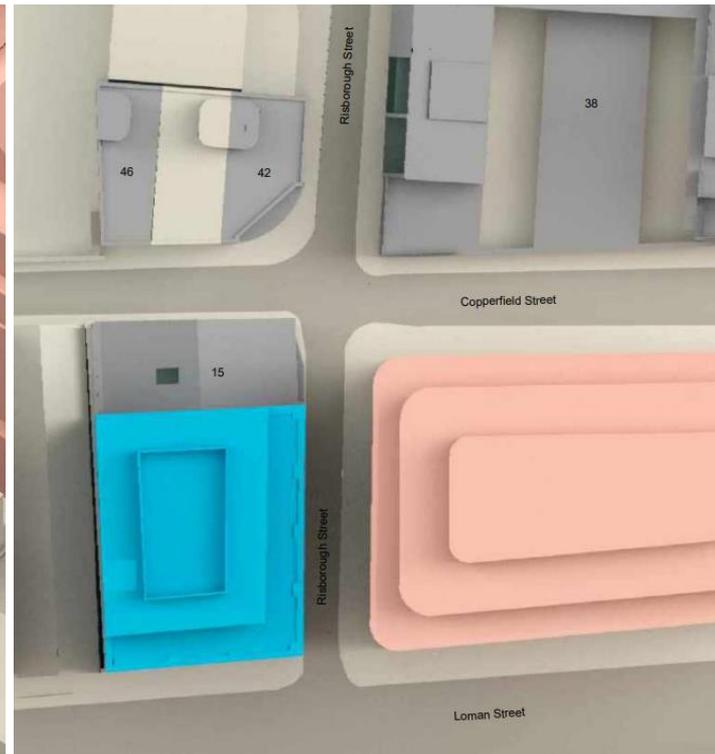
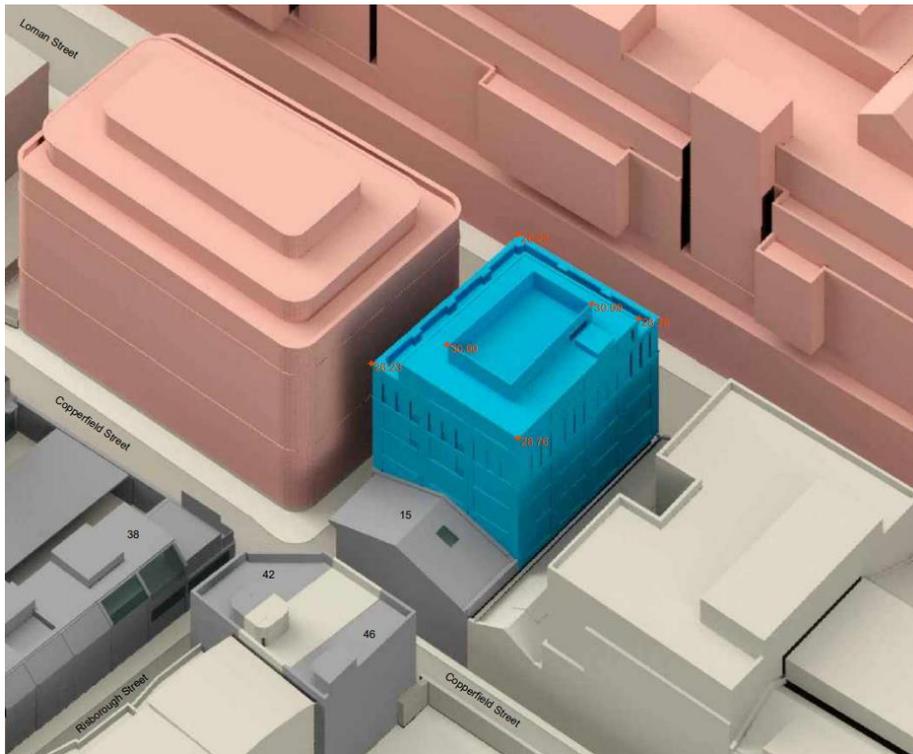
Urban design

- Relocation of entrance onto Loman Street ensures good frontage
- Materials acceptable

DAYLIGHT AND SUNLIGHT

The neighbours deemed most impacted from the development are:

- *46 Copperfield Street, 42 Copperfield Street, 38 Copperfield Street, 15 Risborough Street*



DAYLIGHT AND SUNLIGHT

46 Copperfield Street



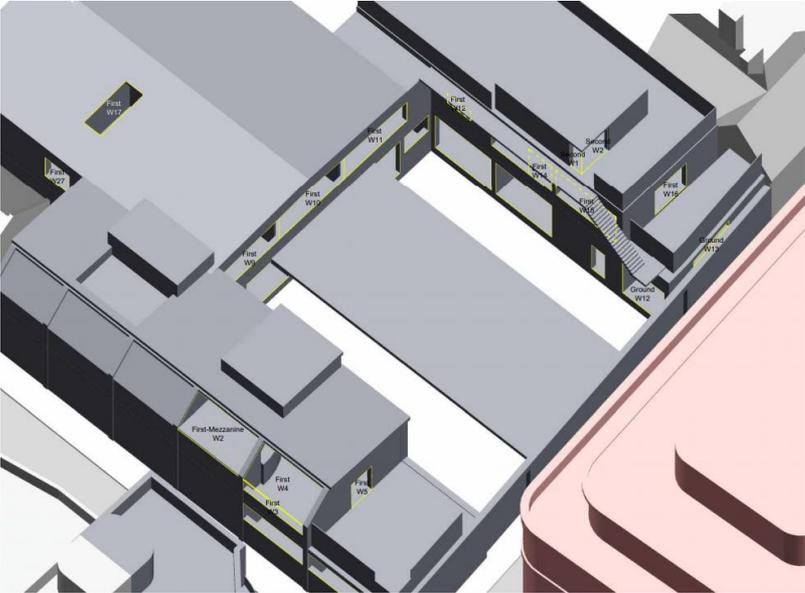
Vertical Sky Component (VSC)					
Windows			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
6	0	0	0	6	0
Annual Probably Sunlight Hours (APSH)					
Rooms			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
3	3	100	3	0	0

42 Copperfield Street

Vertical Sky Component (VSC)					
Windows			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
7	4	57	4	2	1
Annual Probably Sunlight Hours (APSH)					
Rooms			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
2	2	100	2	0	0



DAYLIGHT AND SUNLIGHT



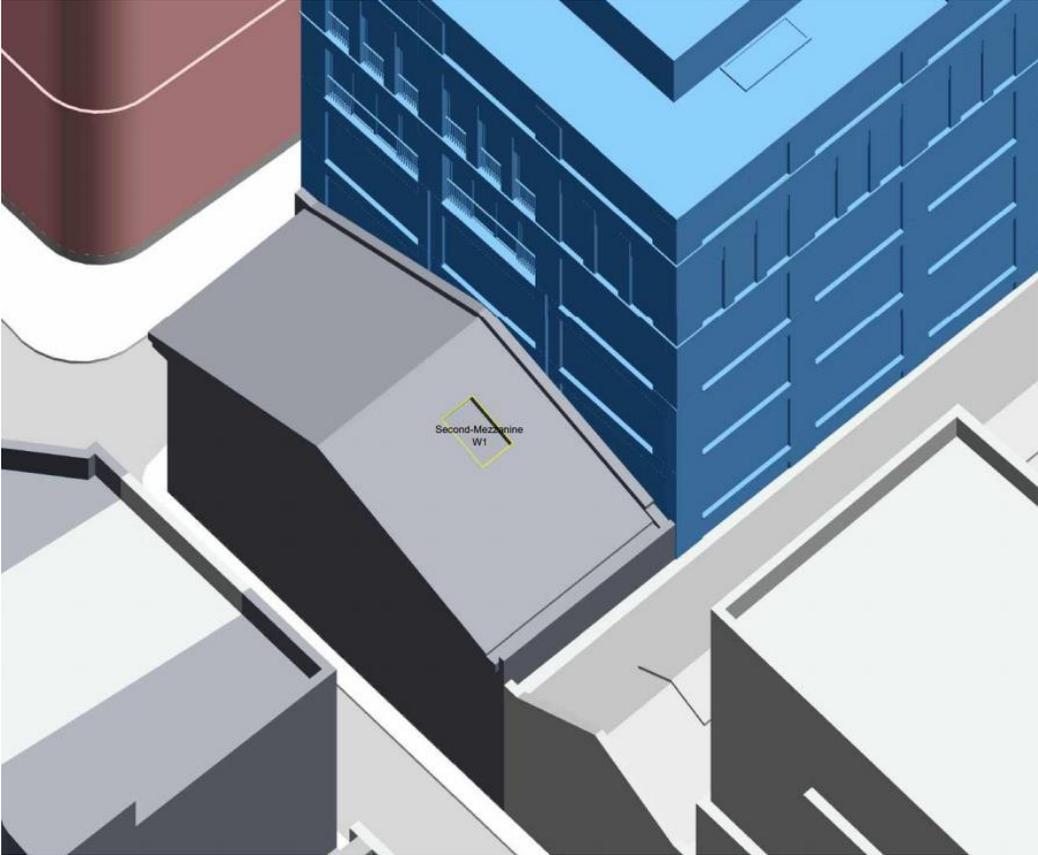
38 Copperfield Street

Vertical Sky Component (VSC)					
Windows			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
32	32	100	32	0	0
Annual Probably Sunlight Hours (APSH)					
Rooms			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
9	9	100	9	0	0



DAYLIGHT AND SUNLIGHT

15 Risborough Street



Vertical Sky Component (VSC)					
Windows			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
1	0	0	0	1	0
Annual Probably Sunlight Hours (APSH)					
Rooms			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
1	0	0	0	0	1

ECOLOGY AND SUSTAINABILITY

Proposed Urban Greening Factor Calculations

Urban Greening Factor score: **0.40**

The London Plan requirement: 0.30

Includes:

Extensive green roof

Modular green wall

Permeable paving

Carbon off-set contributions

- Energy Strategy demonstrates 35% carbon efficiency savings
- PV panels installed at roof level
- In-lieu monetary contribution
- Secured through S106 legal agreement

PLANNING OBLIGATIONS

Purpose: sought to reduce or mitigate the impacts of development

Planning Obligation	Mitigation	Applicant Position
Affordable workspace provision	10% of affordable workspace to be provided = 191 sqm of affordable workspace.	Agreed.
Carbon off-set contribution	370 tonnes of CO2 required to be off-set over 30 years; 12.3 tonnes per annum x £2850 = £35,150 to be contributed.	Agreed.
Enter into S278 agreement for Highway Works	<ul style="list-style-type: none"> • Resurfacing of any damaged highway infrastructure such as kerbs, footways etc • Review existing and proposed signage • Refresh road markings after construction 	Agreed.

PROPOSED VISUALISATION – LOMAN STREET

