

Welcome to Southwark Planning Committee

02 November 2021
18:30 pm.

MAIN ITEMS OF BUSINESS

Item 6.1 – Old Kent Old

Item 6.2 – 21AP1077

Bells Gardens Community Centre, 19 Buller Close
London, SE15 6UJ

Item 6.3 – 21AP1866

Florian, Racine And Garage Site , Sceaux
Gardens, London

Southwark Free Wi-Fi Password

Fr33Wifi!



Councillor Martin Seaton (Chair)



Councillor James Coldwell



Councillor Richard Livingstone



Councillor Damian O'Brien



Councillor Cleo Soanes



Councillor Dan Whitehead



Councillor Kath Whittam (Vice
Chair)

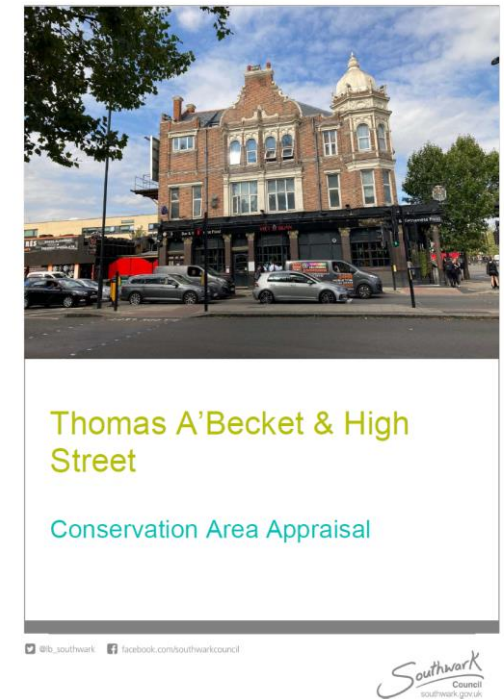


Councillor Bill Williams

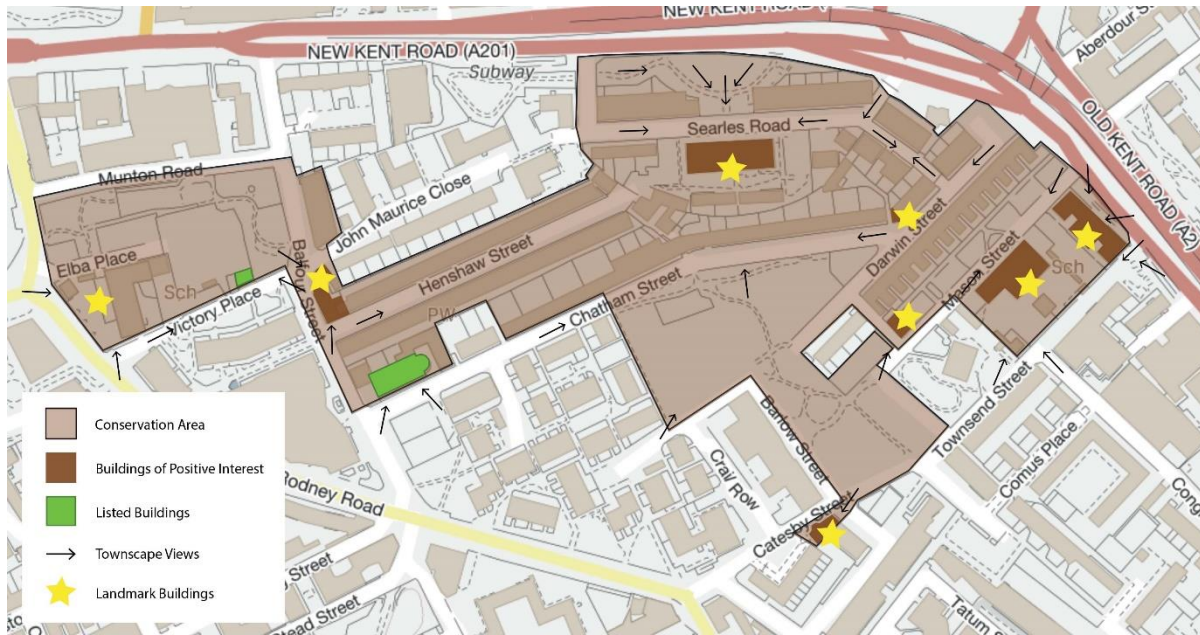
ITEM 6.1- OLD KENT ROAD

Proposed new Conservation Areas:

- Thomas A'Becket and High Street Conservation Area
- Yates Estate and Victory Conservation Area
- The Mission Conservation Area
- Livesey Conservation Area
- Kentish Drovers and Bird in Bush Conservation Area



Proposed Thomas A'Becket and High Street Conservation Area



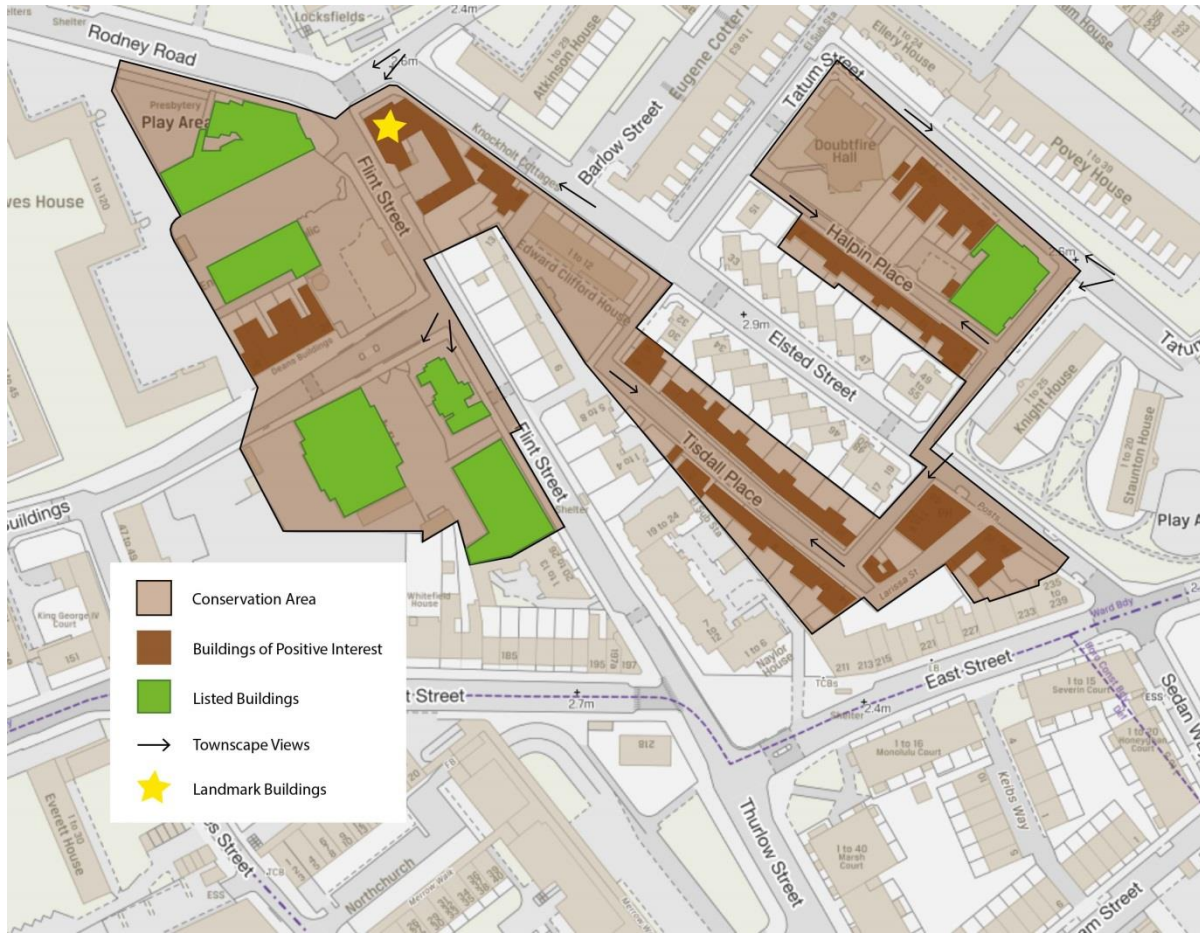
Yates Estate and Victory

Conservation Area Appraisal

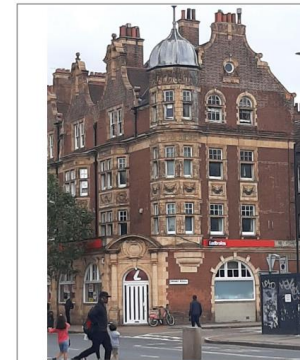
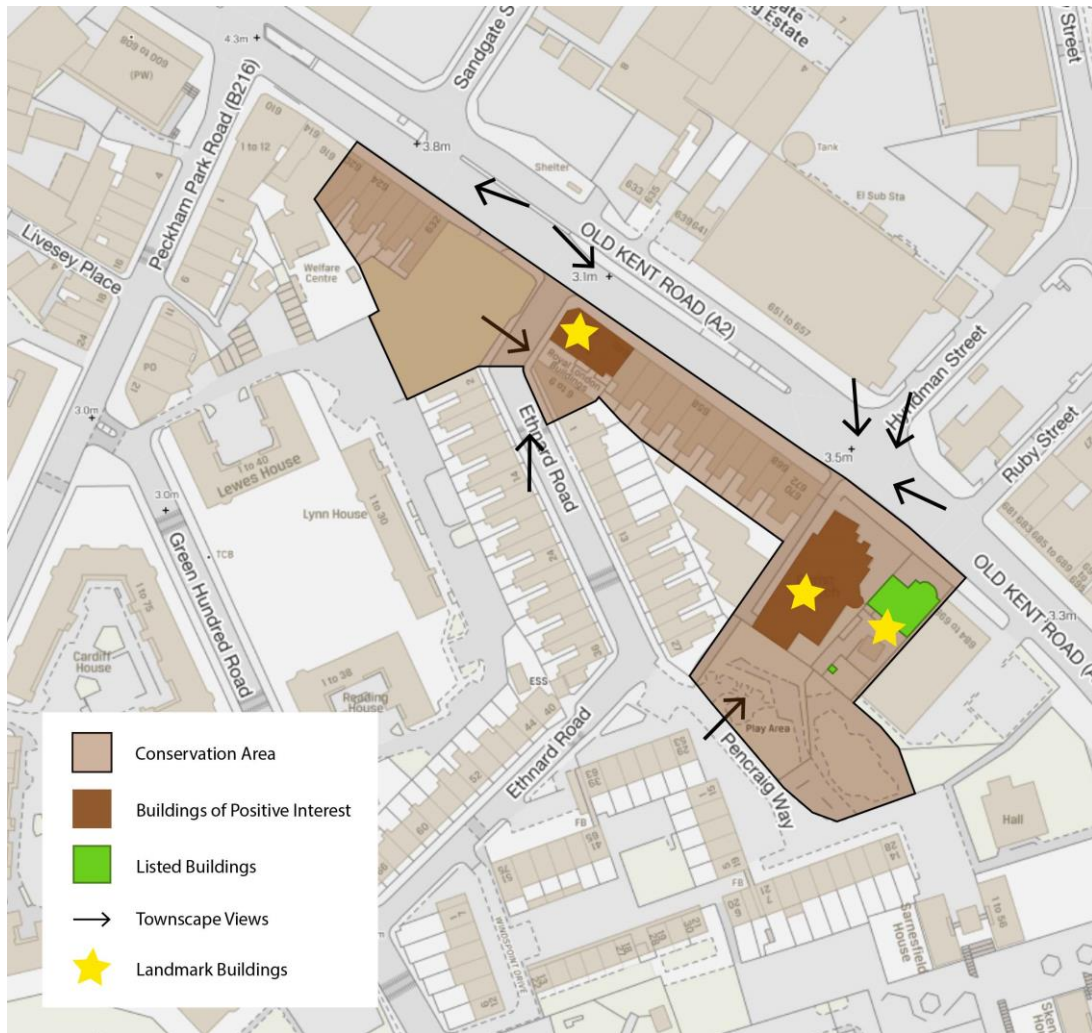
@lb_southwark facebook.com/southwarkcouncil

Southwark
Council
southwark.gov.uk

Proposed Yates Estate and Victory Conservation Area



Proposed The Mission Conservation Area



Livesey

Conservation Area Appraisal

@lb_southwark facebook.com/southwarkcouncil

Proposed Livesey Conservation Area



Kentish Drovers and Bird in Bush

Conservation Area Appraisal

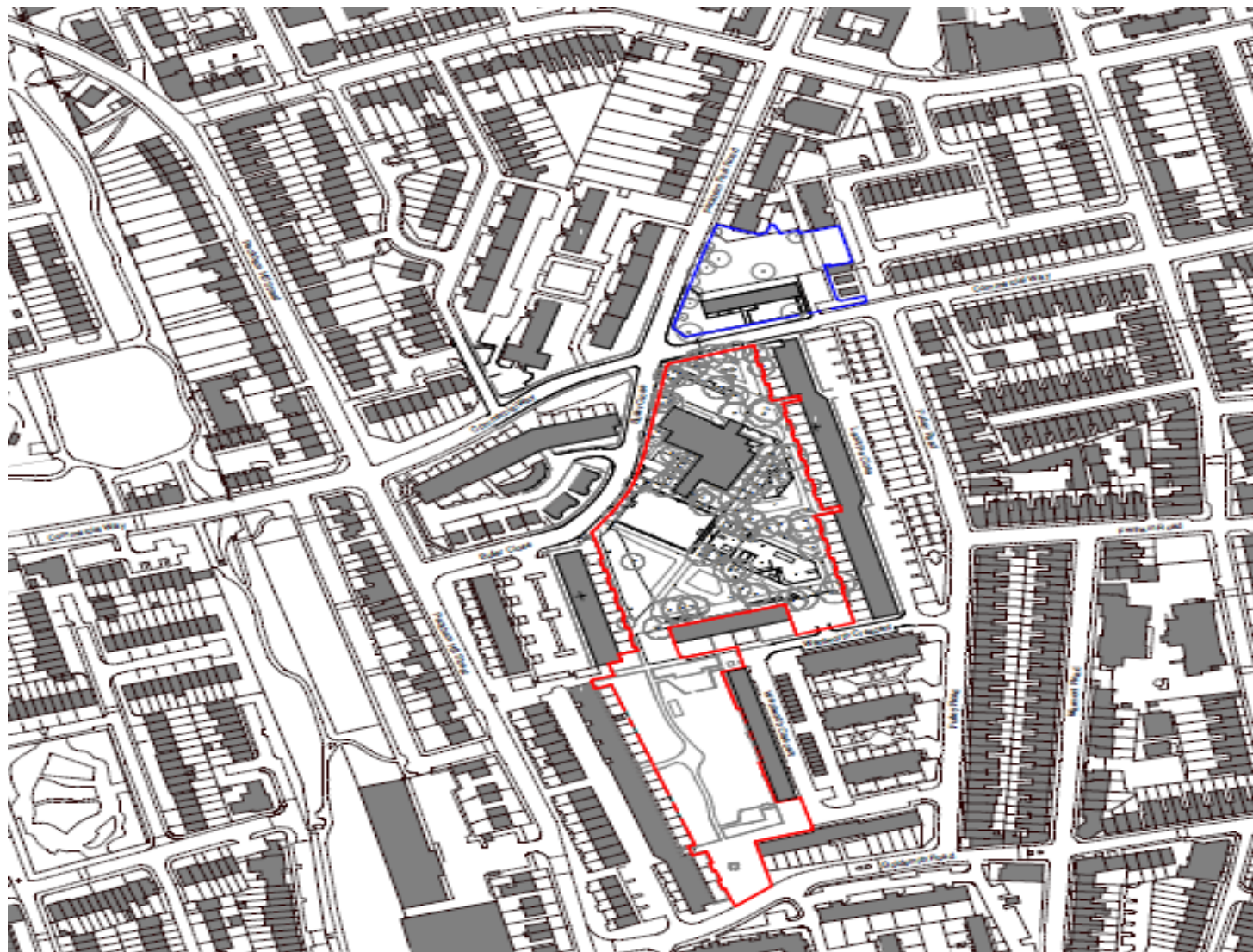
@lb_southwark facebook.com/southwarkcouncil

Proposed Kentish Drovers and Bird in Bush Conservation Area

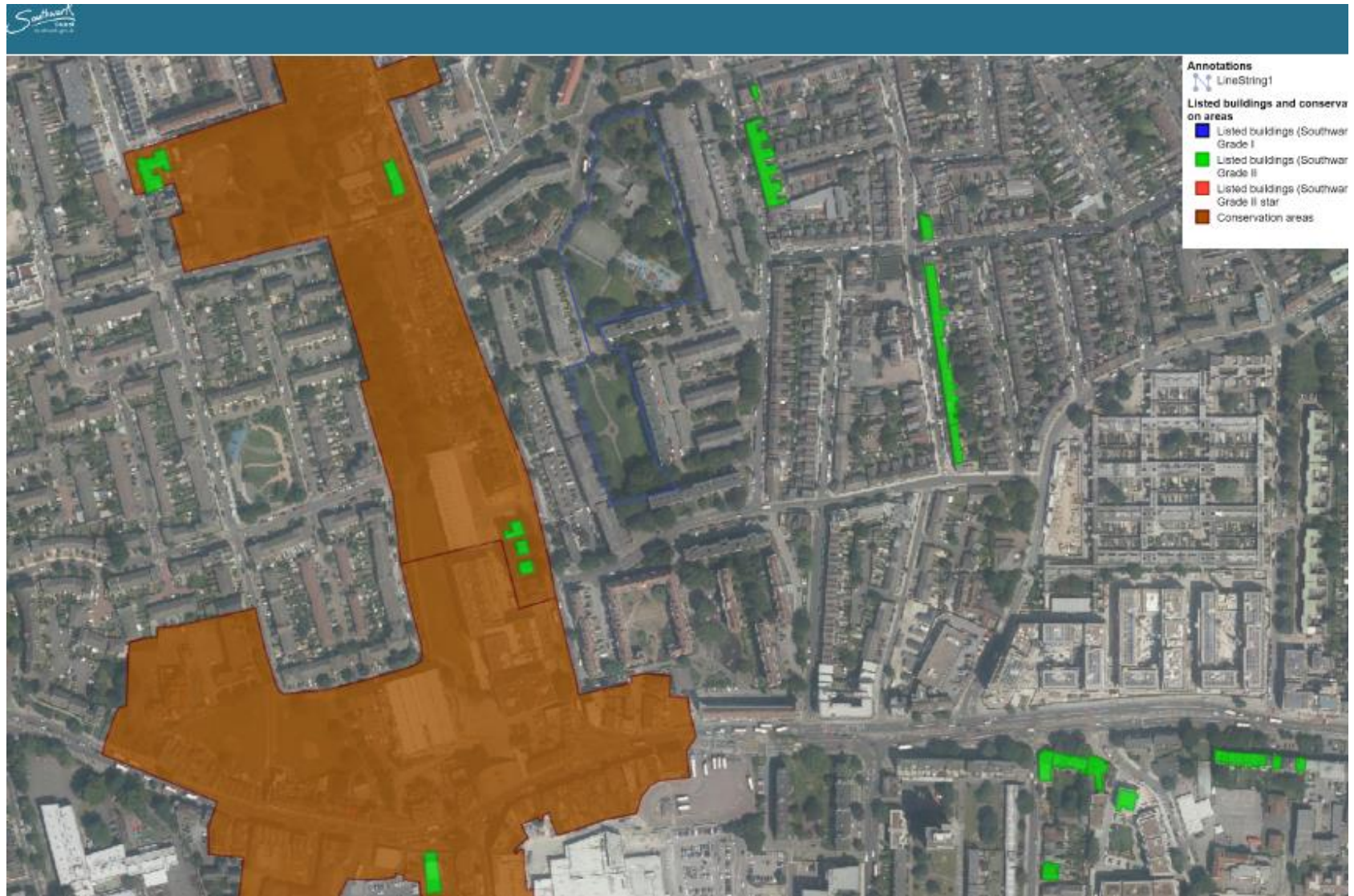
**21/AP/1077 - Bells Gardens Community Centre,
19 Buller Close, London, Southwark, SE15 6UJ**

Demolition of existing community centre and the construction of three new buildings consisting of a 7 stories, 6 stories and 5 stories to provide a retail unit fronting onto Commercial Way, and provision of 83 new Council homes, alongside the provision of the existing community facilities on the site as well as new landscaped areas including MUGA and playspace.

Existing Site Plan



Aerial View of Site



Existing Photo of Site



Land Use

Use Class	Existing	Proposed	Change on site +/-
Use Class F Community Use	476sqm	465sqm	-11sqm
Council homes	0	83	+83 Homes

Uplift of homes from existing estate

	Existing	Proposed	Change +/-	Change %
Number of properties within Bells Gardens Estate	538	621	+83	+13.37%

Amendments

	Existing	Previous proposal prior to amendments	Proposed	Change on site +/-
Scale	2 stories	9, 7 and 5 stories	7, 6 and 5 stories	-2, -1, 0 stories
Council homes	0	65	83	+18 Council Homes
Overall Homes	0	97	83	-14 Homes overall

Proposed Site Plan



← North

Originally submitted scheme – facing north along Buller Close



Revised Scheme – facing north along Buller Close



Originally submitted scheme – facing northwest from within the site



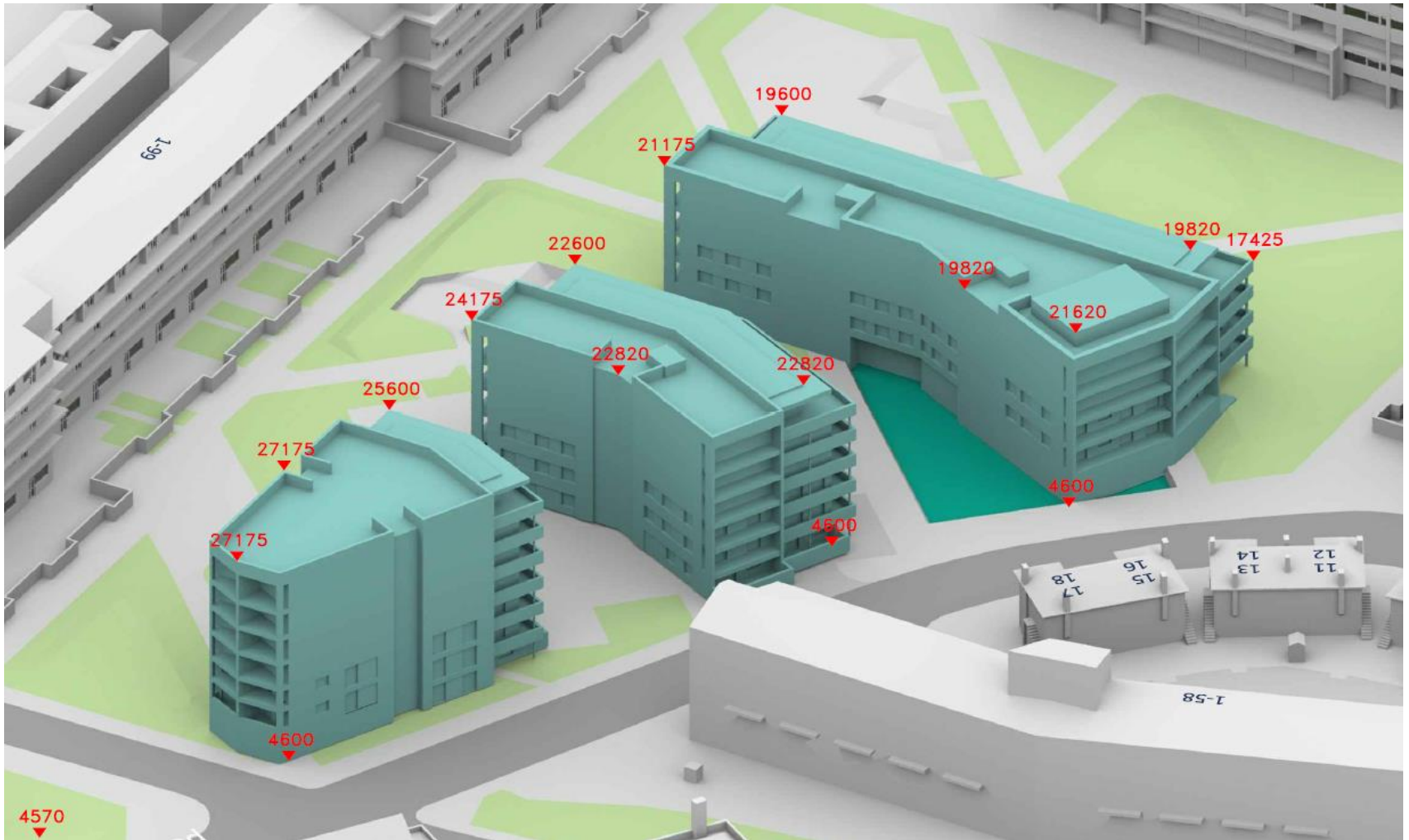
Revised scheme - View looking northwest from within the site



Revised scheme – view looking southwest from Leontine Close



Axonometric aerial view



Landscaping and open space

Overall built space and housing amenity land

Type of space	Existing	Proposed	Change +/-
Total housing amenity land	17,497sqm	16,774sqm	-723sqm
Total built space	1,116sqm	1,839sqm	+723sqm

Breakdown of spaces on site

Type of space	Existing	Proposed	Change +/-
Soft landscaping	8,538sqm	7789sqm	-569sqm
Playspace	1121sqm	1,575 sqm	+454sqm
MUGA	939sqm	322sqm	-617sqm
Built space	1,116sqm	1,839sqm	+723sqm
Hard landscaping	6,099sqm	6,390sqm	+291sqm

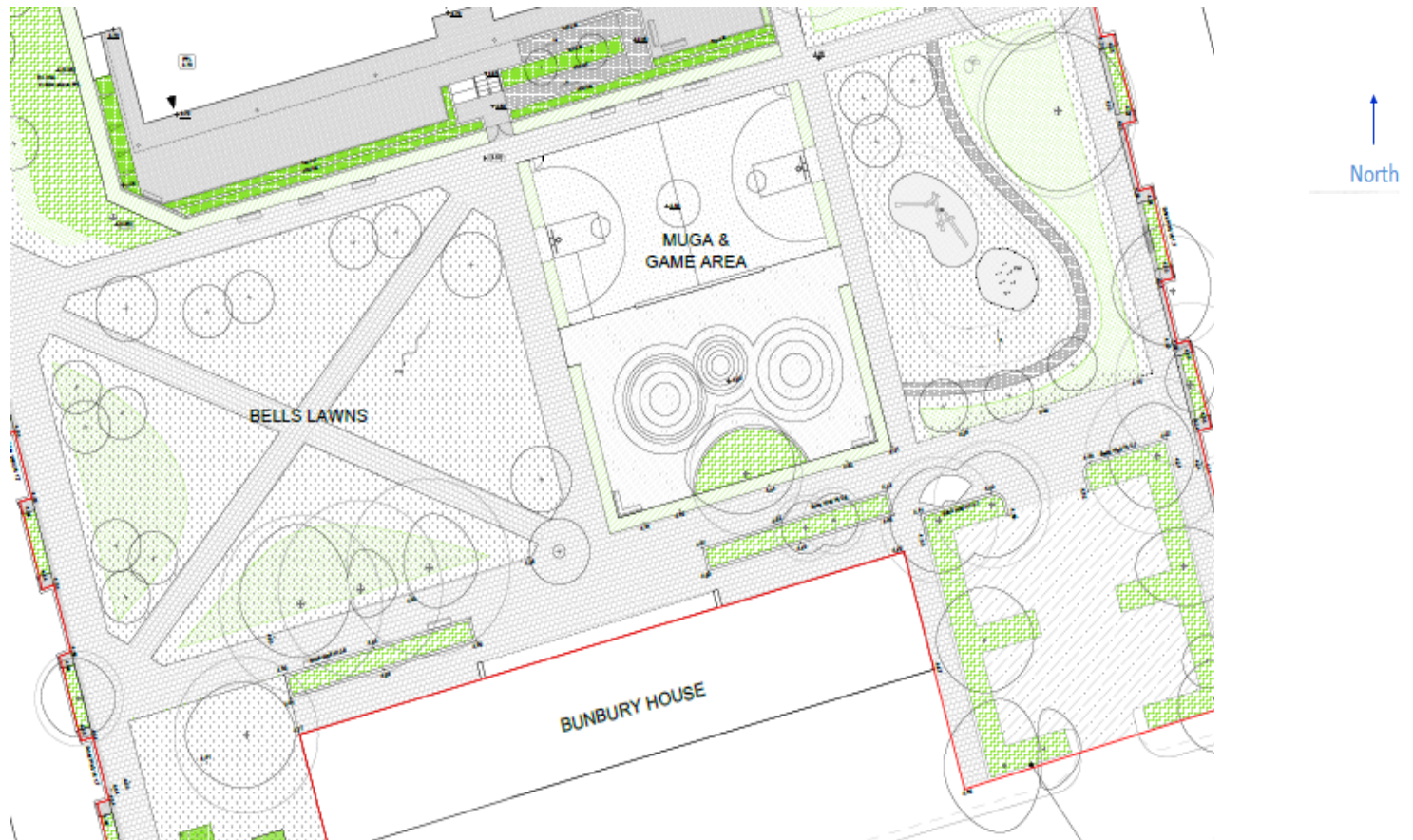
Proposed Landscape masterplan



Proposed Playspace



Proposed MUGA and games area



Neighboring Amenity Impacts



↑
North

Neighboring Amenity Impacts

1-99 Leontine Close

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
649	513	79%	87	37	12
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
230	222	96.5%	5	3	0

1-52 Hastings Close

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
124	102	82.3%	17	5	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
47	47	100%	0	0	0

Overlooking distances



Energy Efficiency Measures

The submitted energy statement outlines that the proposal would achieve an overall carbon saving of 82% above building regulations for the domestic element of the proposal and a saving of 57% for the non-domestic elements of the proposal. This equates to an overall saving of 80% above building regulations across the entire scheme.

Public Consultation Responses

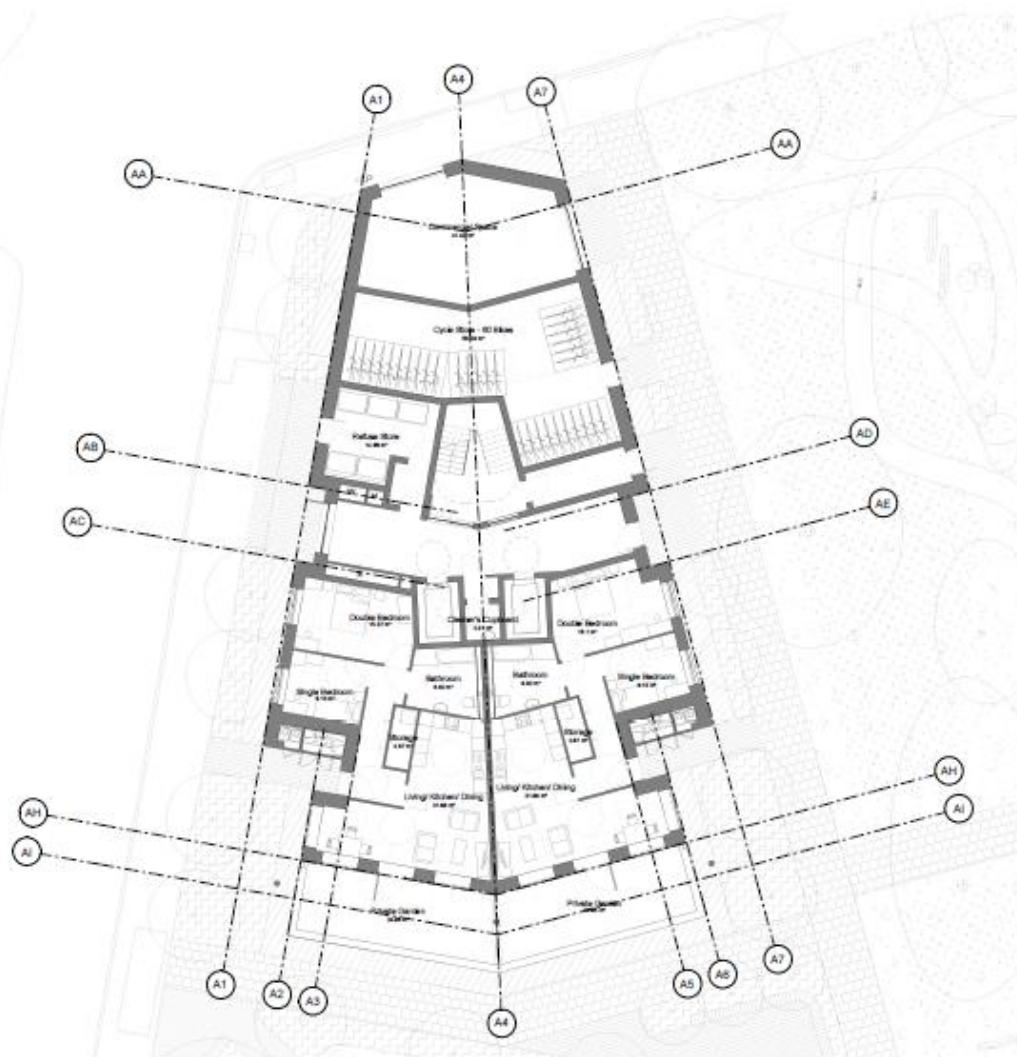
Total number of representations	Support	Neutral	Object
48	0	0	48

SUMMARY OF OBJECTIONS

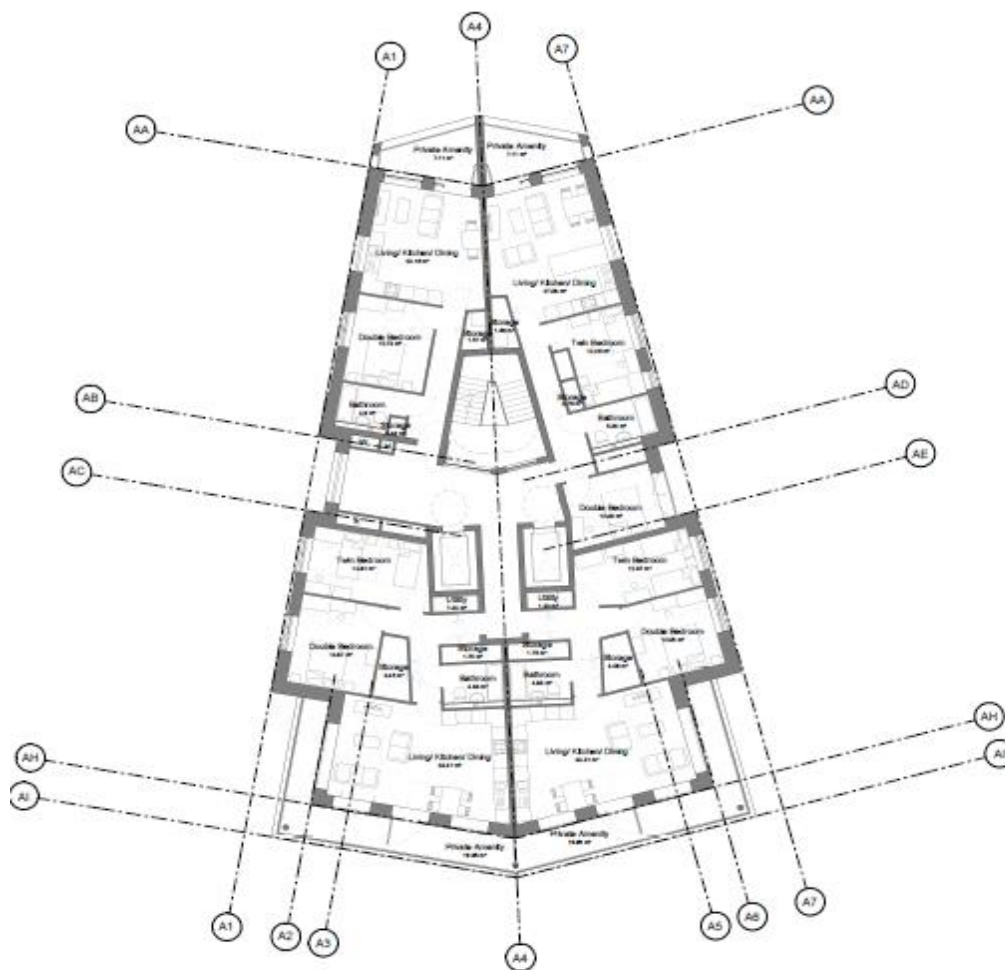
1206 consultation letters were sent out a total of 48 responses received as an objection.

- Development taking place on green space
- Design including height mass and scale
- Impacts on existing residents amenity, including daylight and sunlight
- Noise from the proposed MUGA
- Loss of the ball court/MUGA
- Impact on the transport network and bus capacity
- Impact on parking stress
- Impact on social facilities such as GP surgeries
- Reduction in community use floorspace
- Waste management
- Use of land for market housing
- Reduction in play area

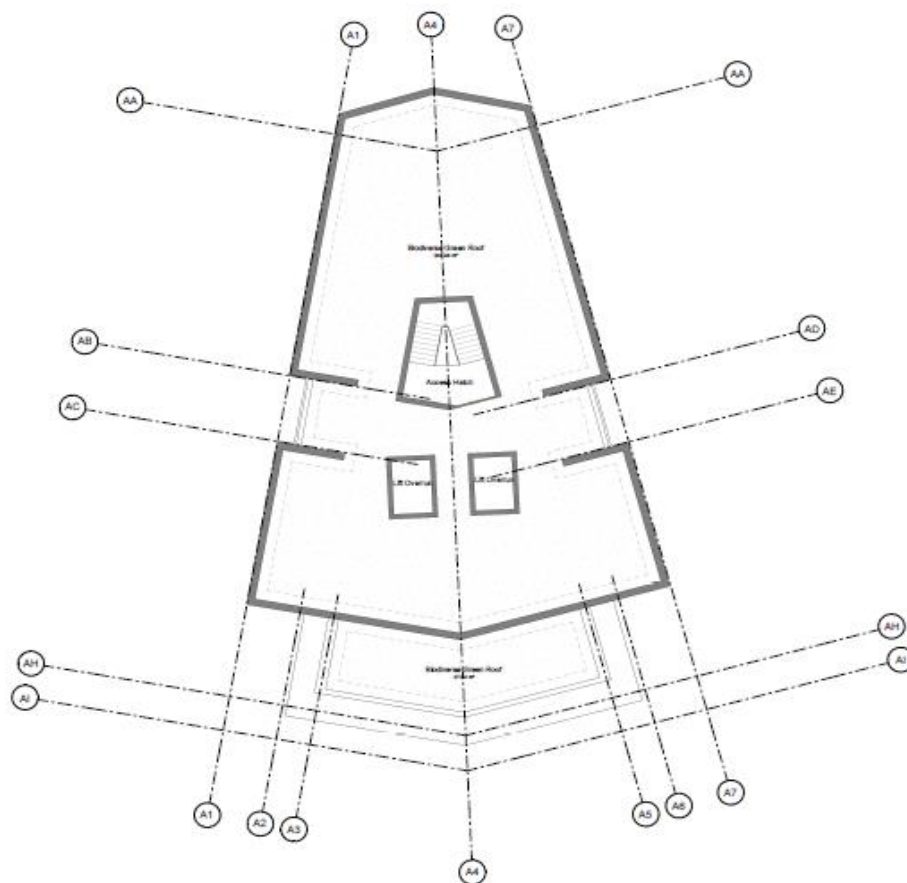
Ground floor plan – Block A



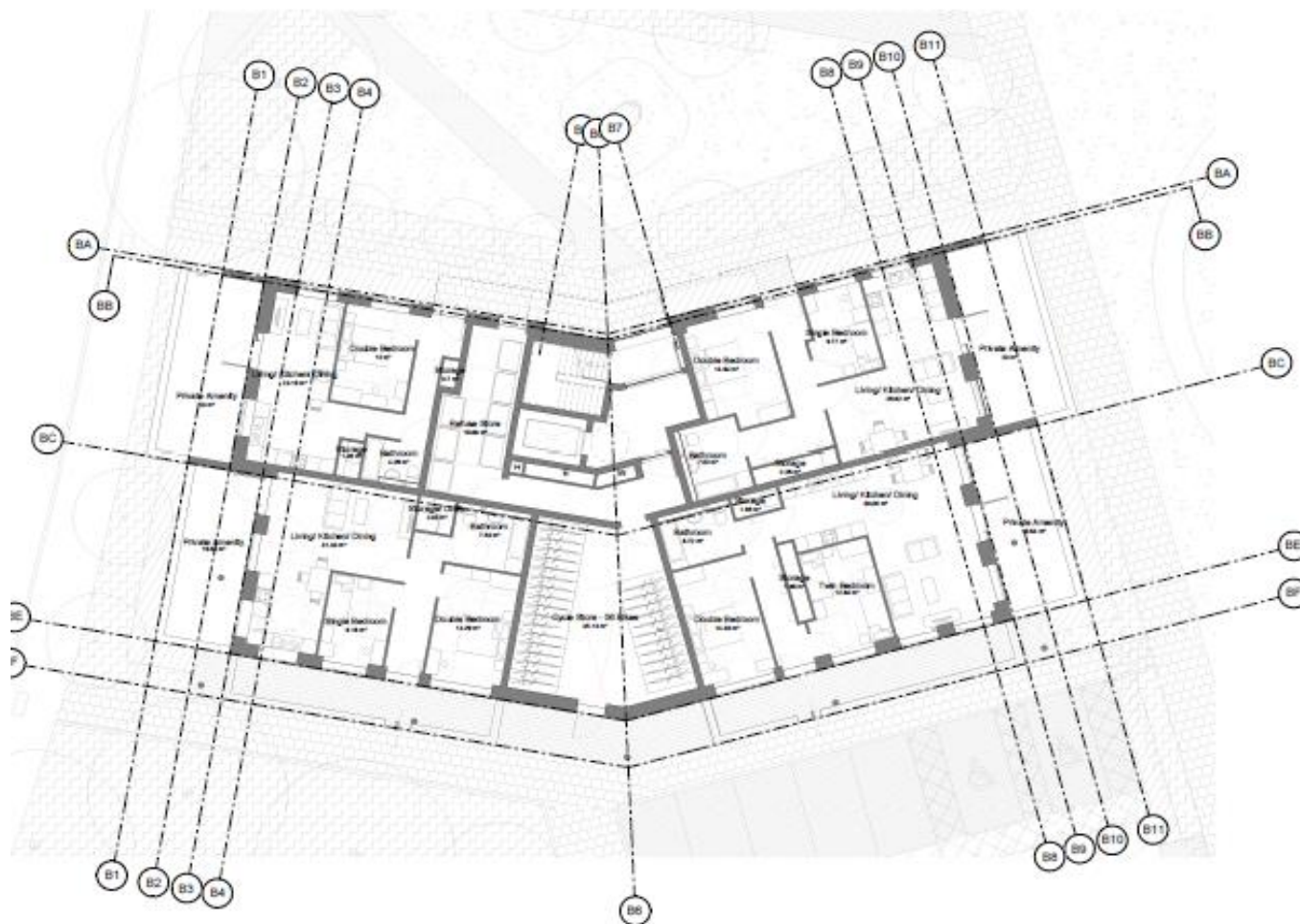
Typical Upper floor plan Block A



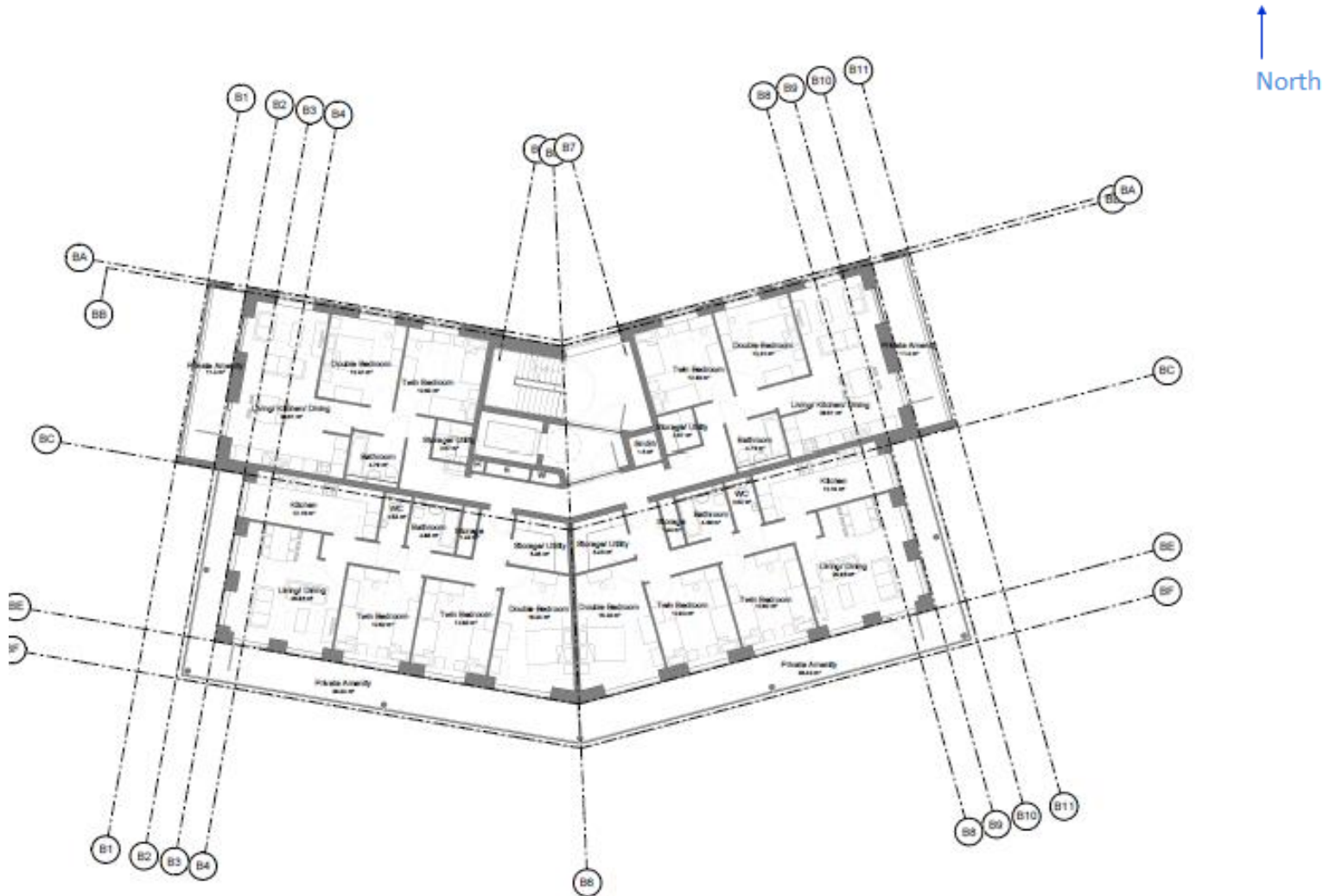
Proposed Block A Roof Plan



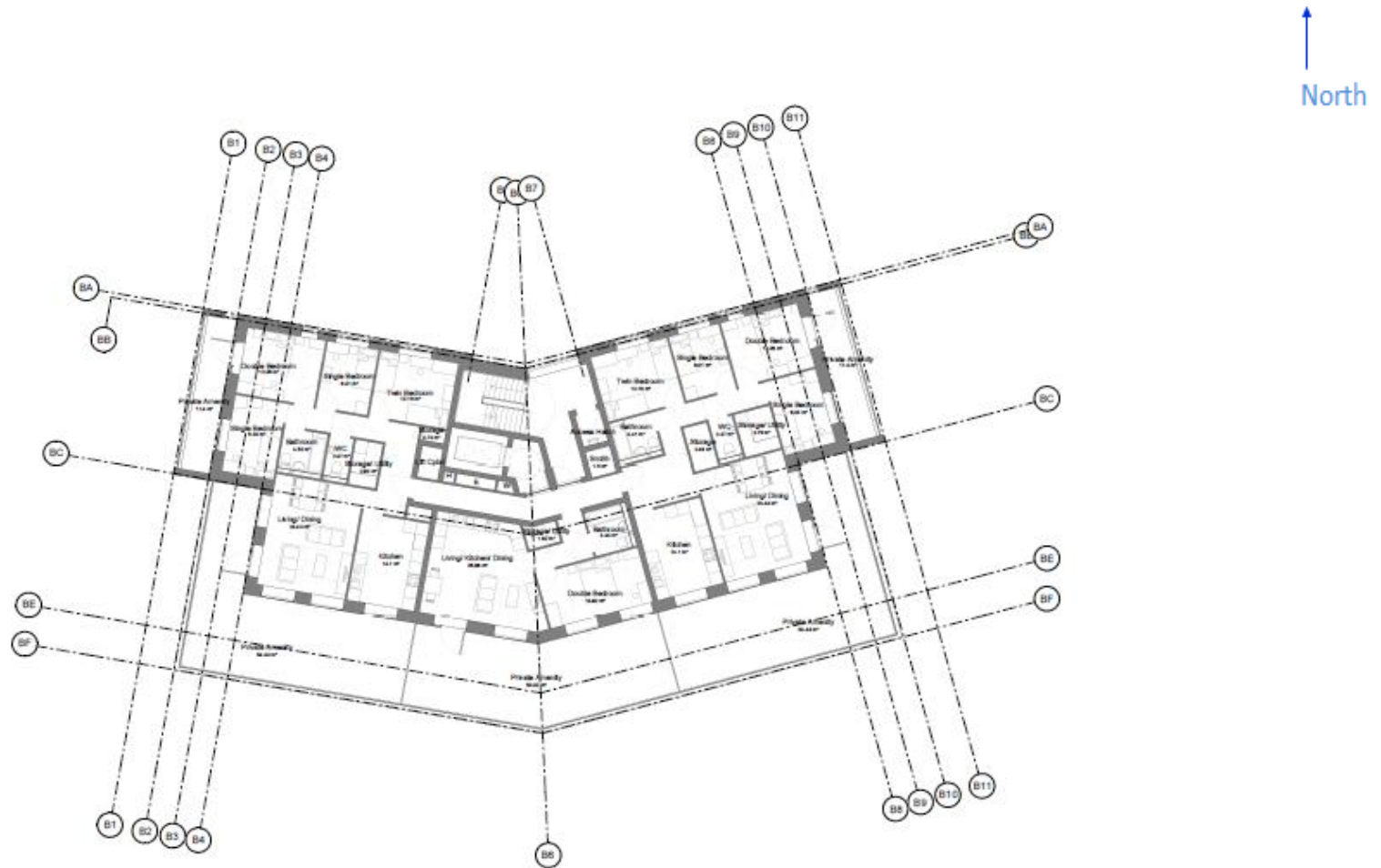
Block B - Ground floor



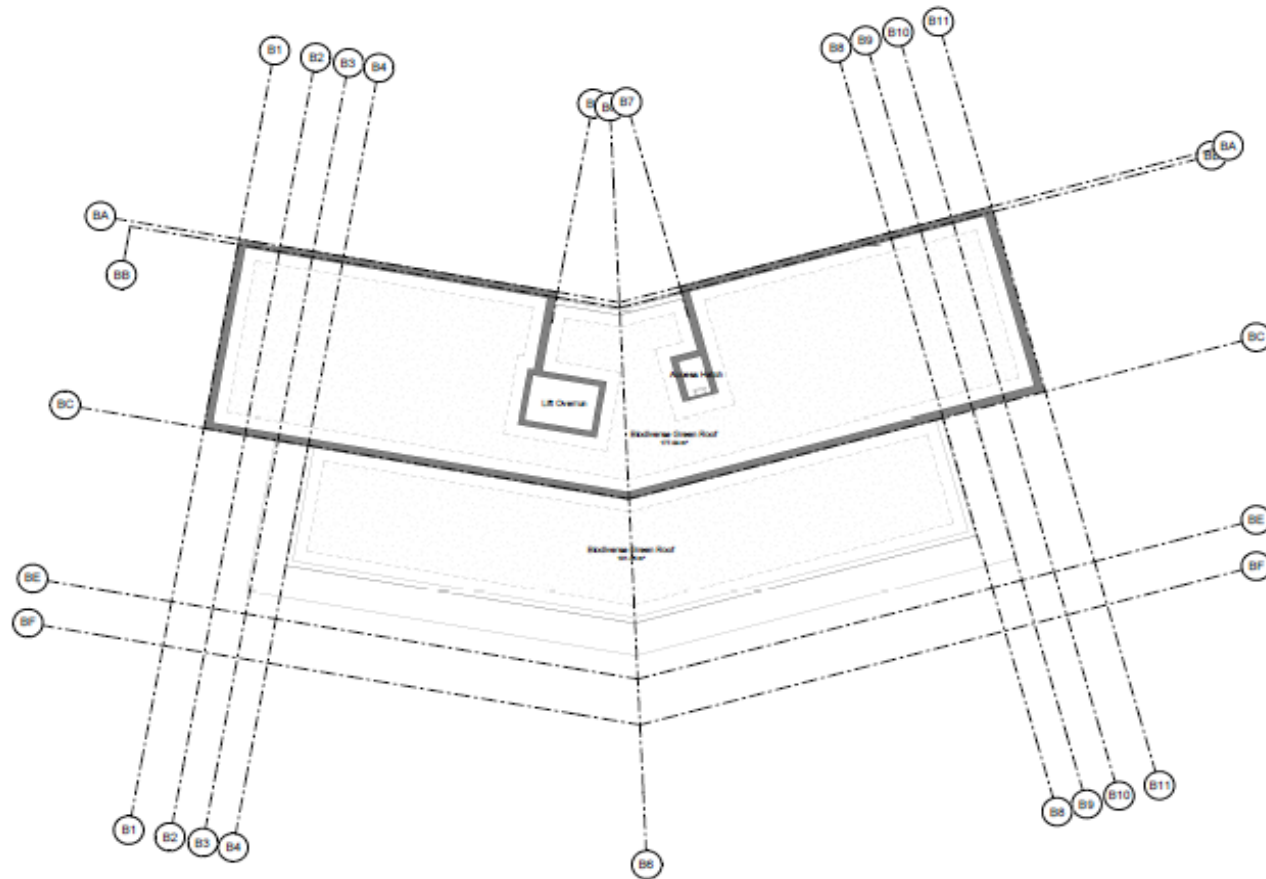
Block B – Typical Upper Floor



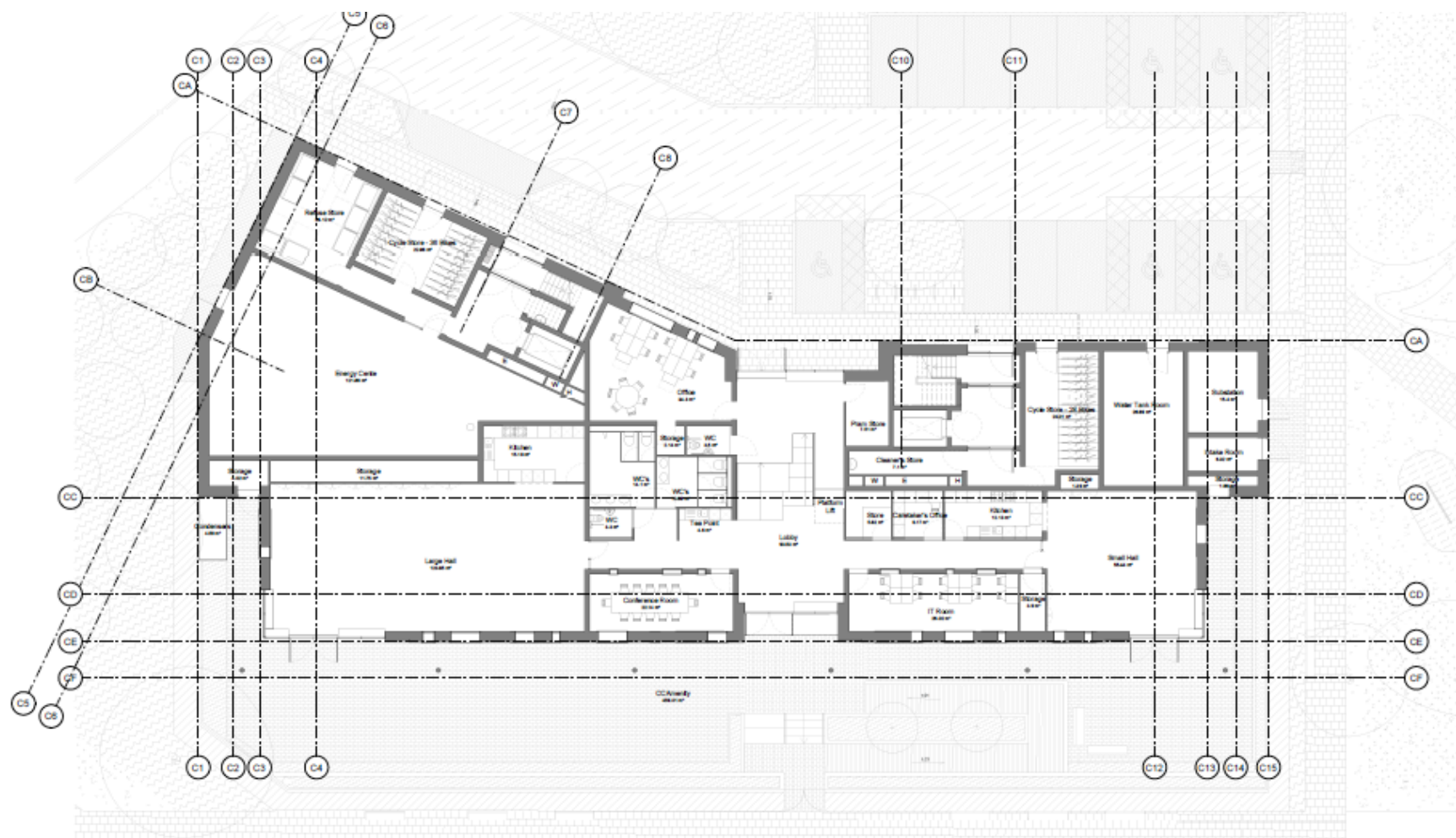
Block B - Proposed Fifth Floor Plan



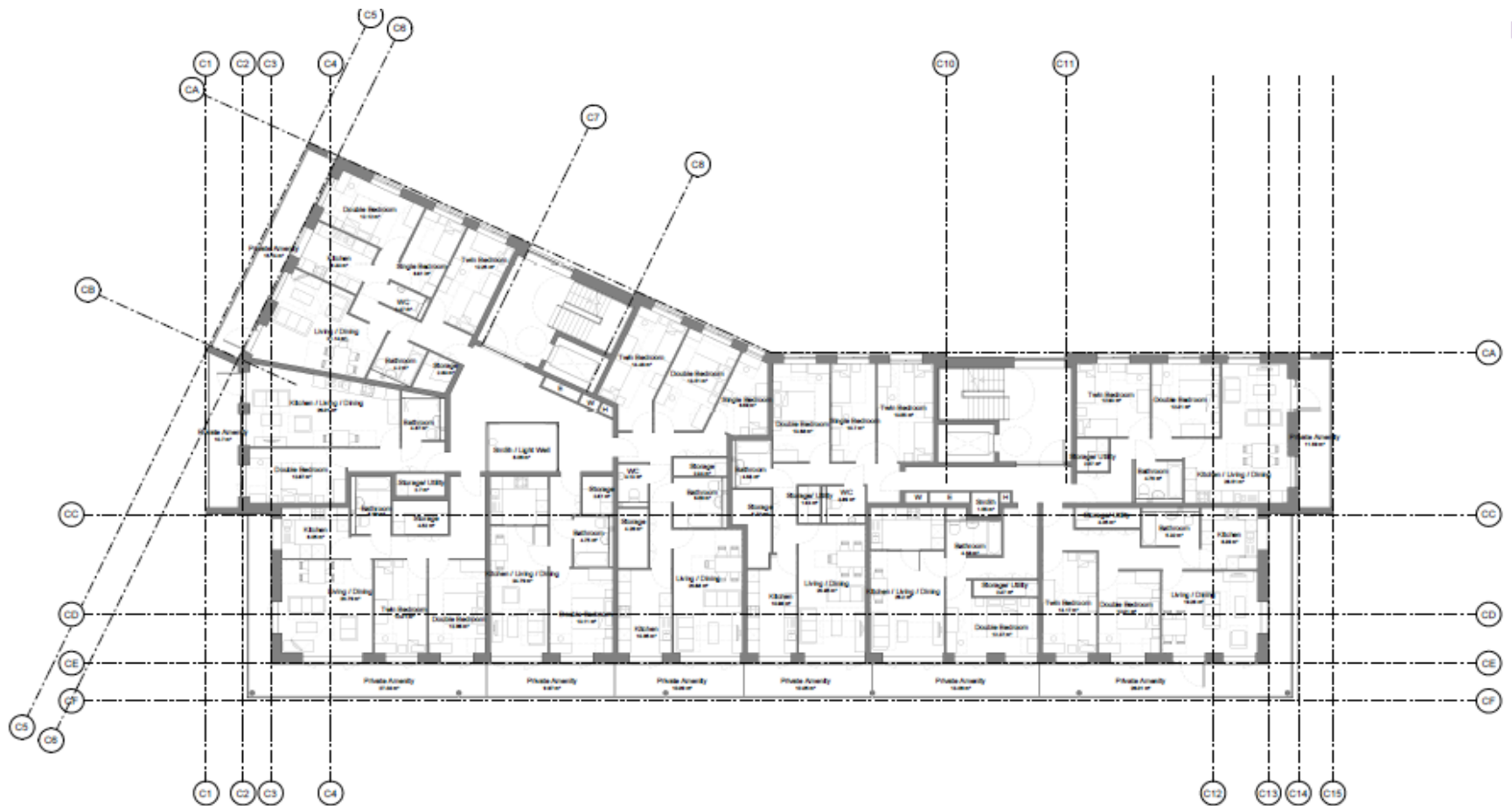
Block B – Roof Plan



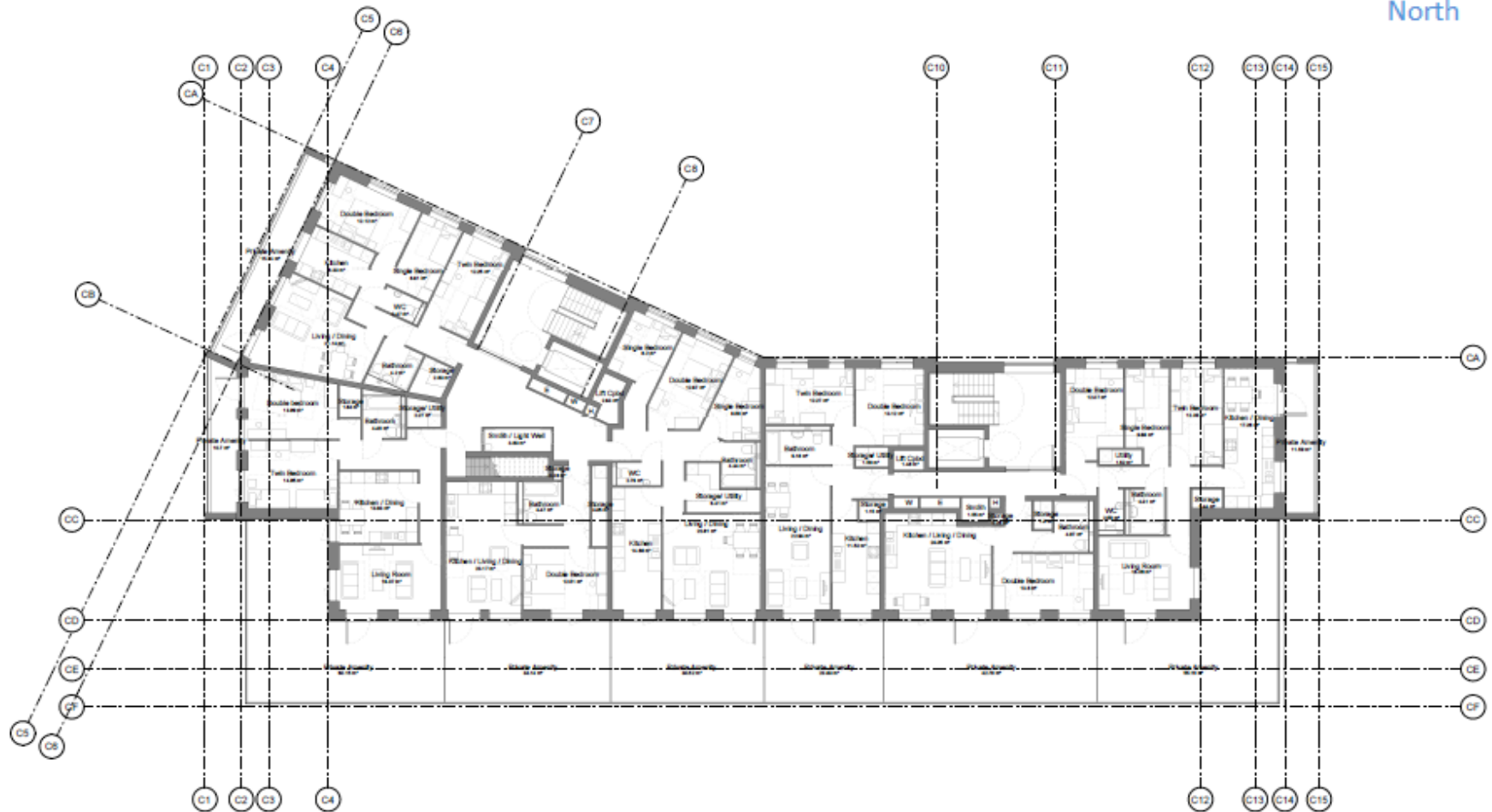
Block C – Ground Floor Plan showing the Community Centre



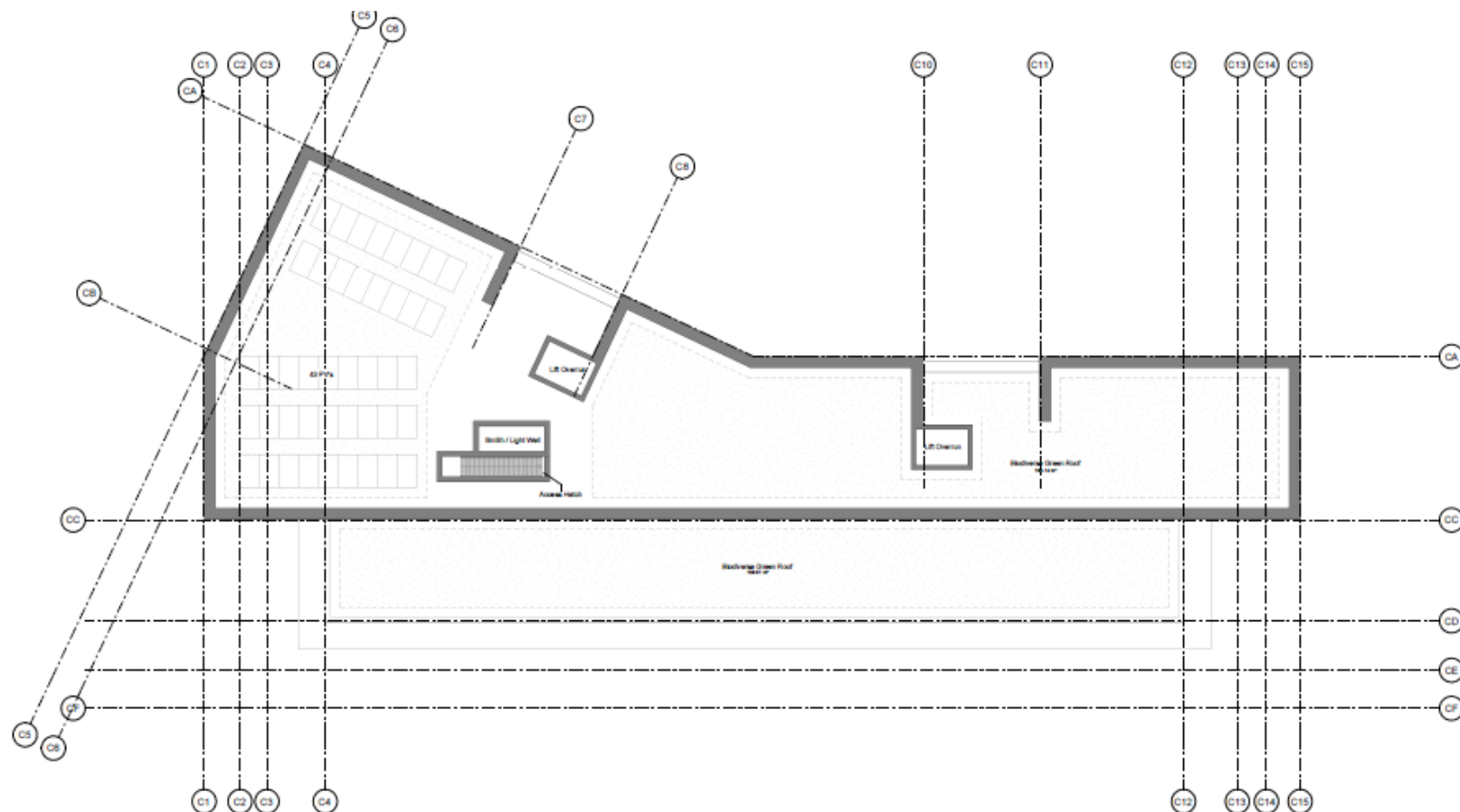
Block C – Typical Upper Floor Plan



Block C – Proposed Fourth Floor Plan



↑
North



Site North and South Elevation - Proposed

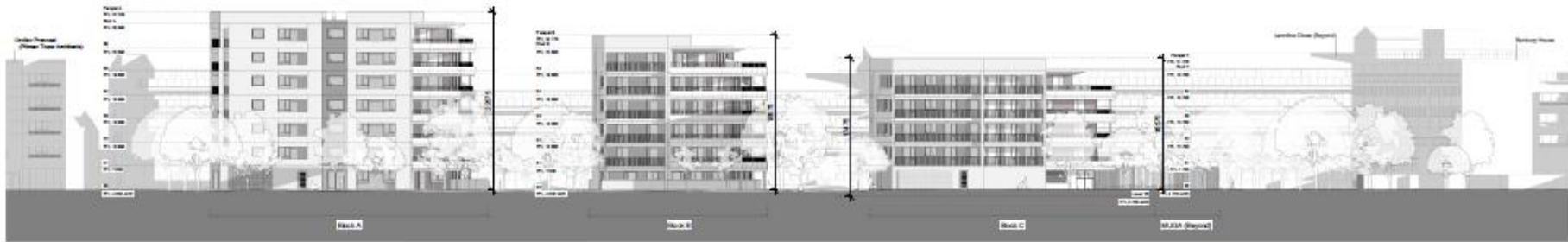


1 North Elevation
1 : 250



② South Elevation
1 : 250

Site East and West Elevation - Proposed



① West Elevation
1 : 250



② East Elevation
1 : 250

Conclusion

The proposal would provide the following significant public benefits:

- 83 new Council Homes including 22 new family homes
- New and improved purpose built community centre
- Landscape improvements and additional children's playspace
- New MUGA and games area and other amenity spaces including picnic areas.
- New retail unit



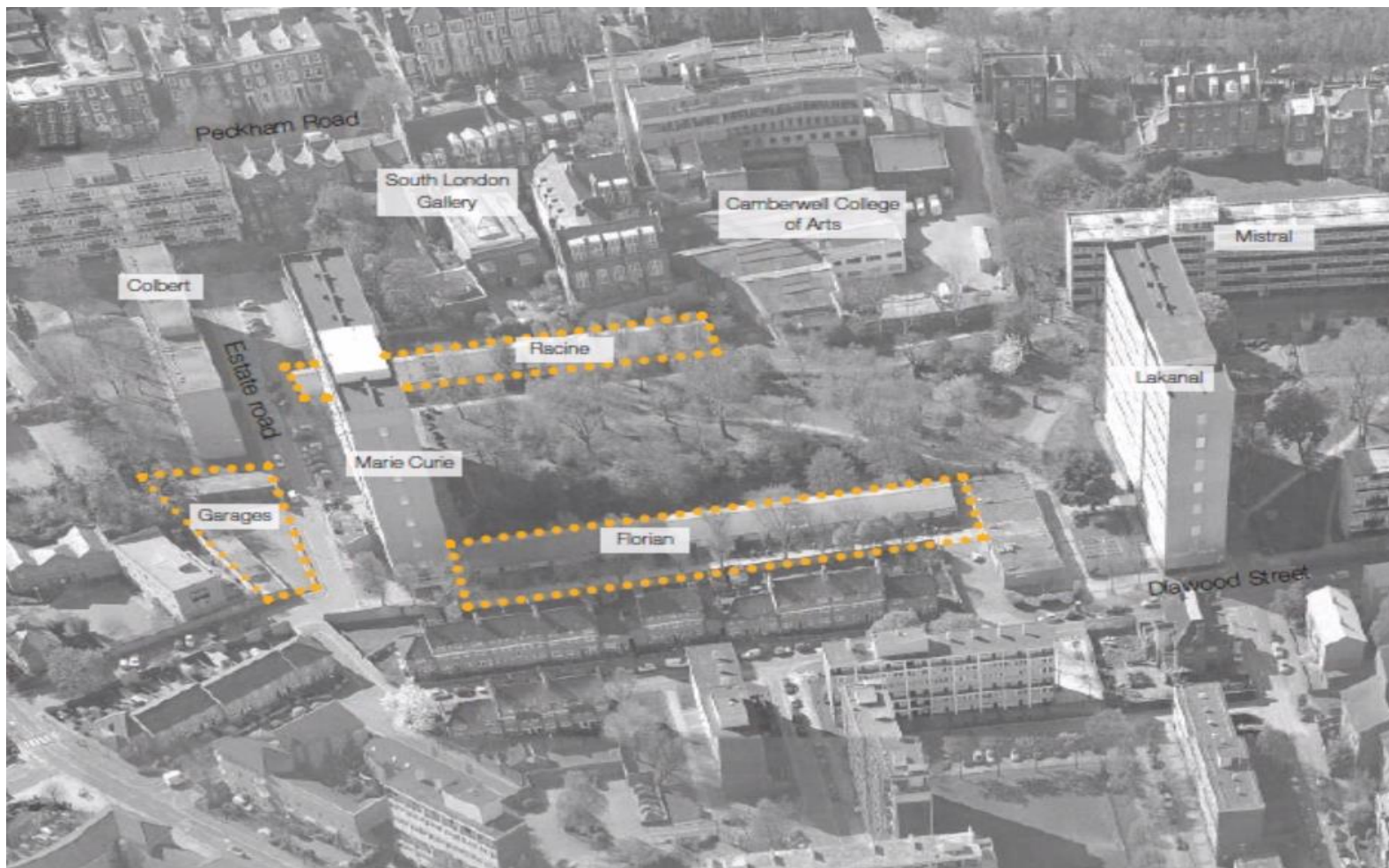
21AP1866- Florian, Racine And Garage Site,Sceaux Gardens, London

Redevelopment of existing single storey bungalows at Racine and Florian and an existing garage site to create 79 new homes for social rent within 3 blocks with associated landscaping and childrens play space

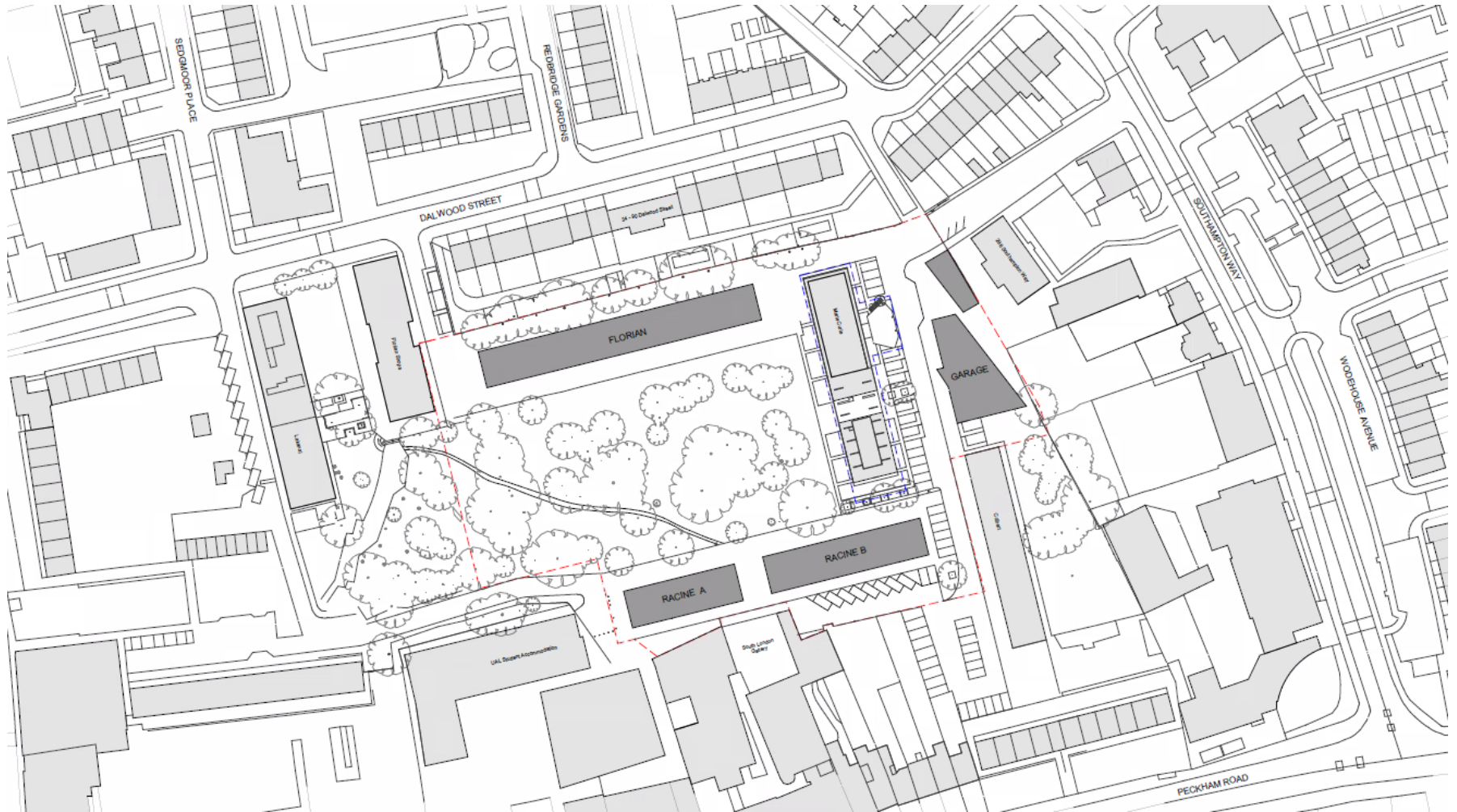
EXISTING SITE PLAN



AERIAL VIEW OF THE SITE



PROPOSED SITE PLAN



PROPOSAL

OVERVIEW	
Existing site	Racine – 18 x 1 bedroom bungalows Florian – 15 x 1 bedroom bungalows Garage site – 19 garages <u>Sceaux Gardens Conservation Area</u>
Proposal	79 new social rented council homes across the 3 sites
Design	Racine – 4 storey building (24 homes) Florian – 5 storey building (34 homes) Garage site – 7 storey building (21 homes)
Dwelling mix	21 x 1 bed (27%) 38 x 2 bed (48%) 13 x 3 bed (16%) 7 x 4 bed (9%)
Outdoor amenity space	All homes have private amenity space 1,150 sq. m. of open space to be added to the central gardens / landscaping improvements
<u>Playspace</u>	Integrated <u>playspace</u> on site for ages 0 – 11 Financial contribution of £33,069 for ages 12+ to improve existing <u>playspace</u> in <u>Central Venue Park</u>

PHOTOS OF THE SITE



Racine



Florian



Garage site

PUBLIC CONSULTATION RESPONSES

CONSULTATION RESPONSES: SUMMARY TABLE

No. of comments: 3

In objection: 1

Neutral: 2

In support: 0

- Loss of garages
- Emergency access
- Noise and dust impacts during construction
- Consultation
- Impact on neighbours – outlook and daylight / sunlight
- Impact on conservation area
- Impact on wildlife
- Overcrowding
- Anti-social behaviour

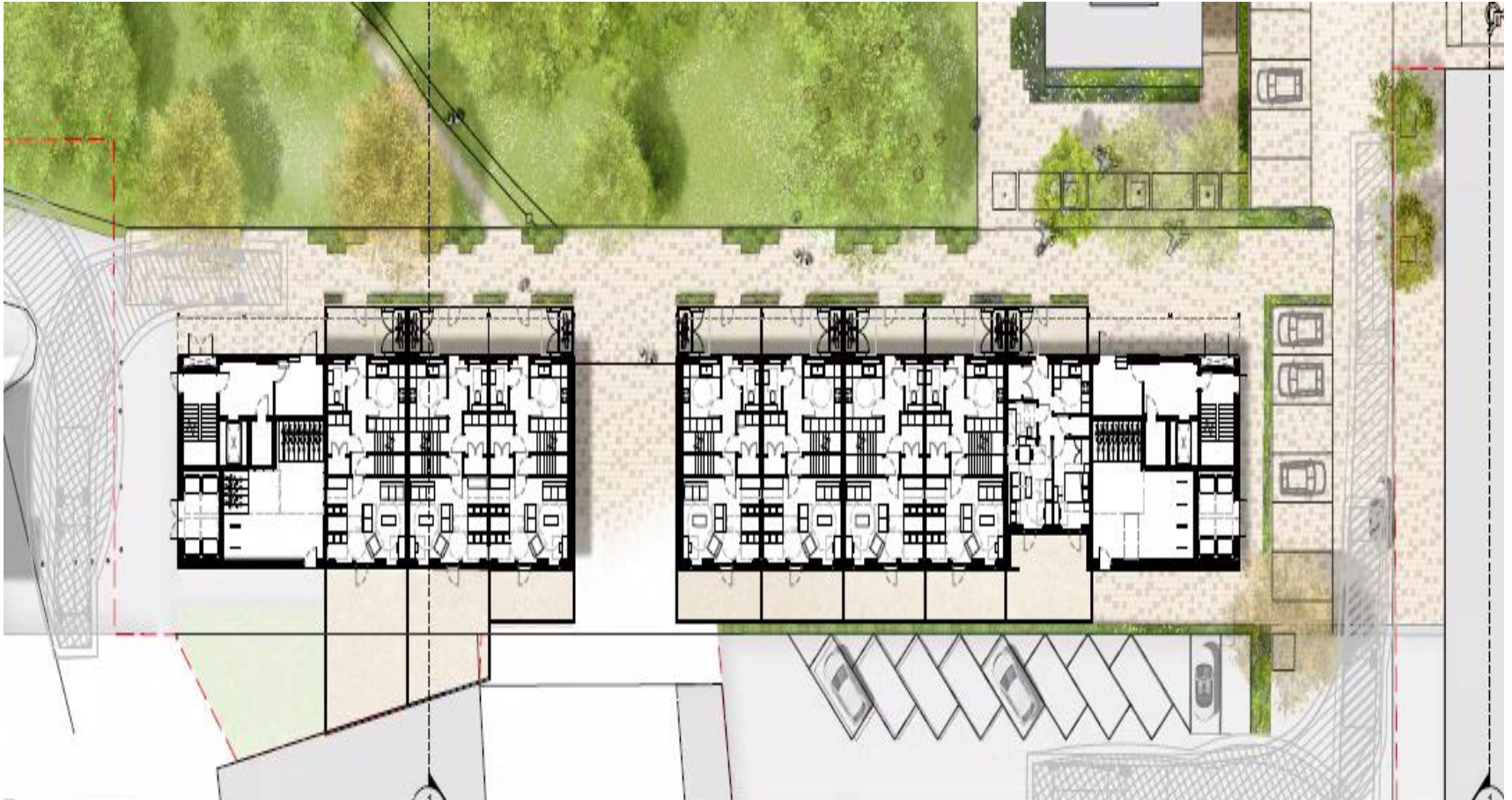
QUALITY OF ACCOMMODATION

- 79 social rented homes
- 8 x 3 bedroom wheelchair units
- All dwellings meet or exceed minimum space standards and would be at least dual aspect receiving good levels of daylight and sunlight
- All dwellings have access to private gardens or balconies
- 1,150 sq. m. of open space to be added to the central gardens of the estate

PROPOSED FLORIAN GROUND FLOOR PLAN



PROPOSED RACINE GROUND FLOOR PLAN



PROPOSED GARAGE SITE GROUND FLOOR PLAN



DESIGN

- Florian and Racine generally follow similar footprints as the existing buildings
- Buildings have been designed to activate use of the central gardens and the estate road
- Overall heights of replacement Florian and Racine blocks at 4 and 5 storeys sit below other buildings on the estate and at similar heights to the mid-height buildings on the estate
- The garage site building at 7 storeys in a wedge shape would create a visual gateway to the estate
- The redevelopment would cause a small degree of harm to the character of the estate which forms part of the Sceaux Gardens Conservation Area, however the harm is reduced by previous alterations to the existing Florian and Racine blocks and the design of the proposal which would not enclose the central gardens

PROPOSED FLORIAN SOUTH ELEVATION



PROPOSED RACINE NORTH ELEVATION



PROPOSED GARAGE WEST ELEVATION



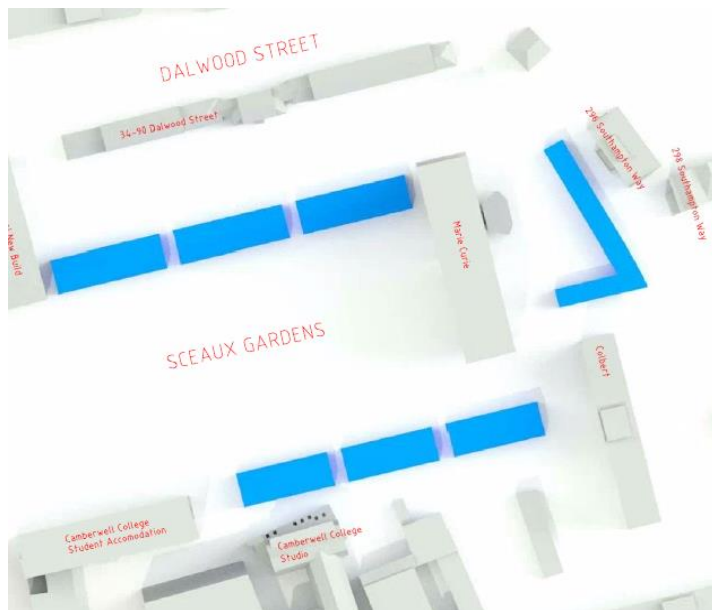
1 West Elevation
1 : 100



IMPACT ON AMENITY OF NEIGHBOURS

PRIVACY, OUTLOOK AND SENSE OF ENCLOSURE

- Replacement Florian and Racine blocks would increase the separation distances currently experienced
- The garage site has been designed in a wedge shape and angles away from residential properties on Southampton Way creating separation distances of 15m to over 23m



Existing



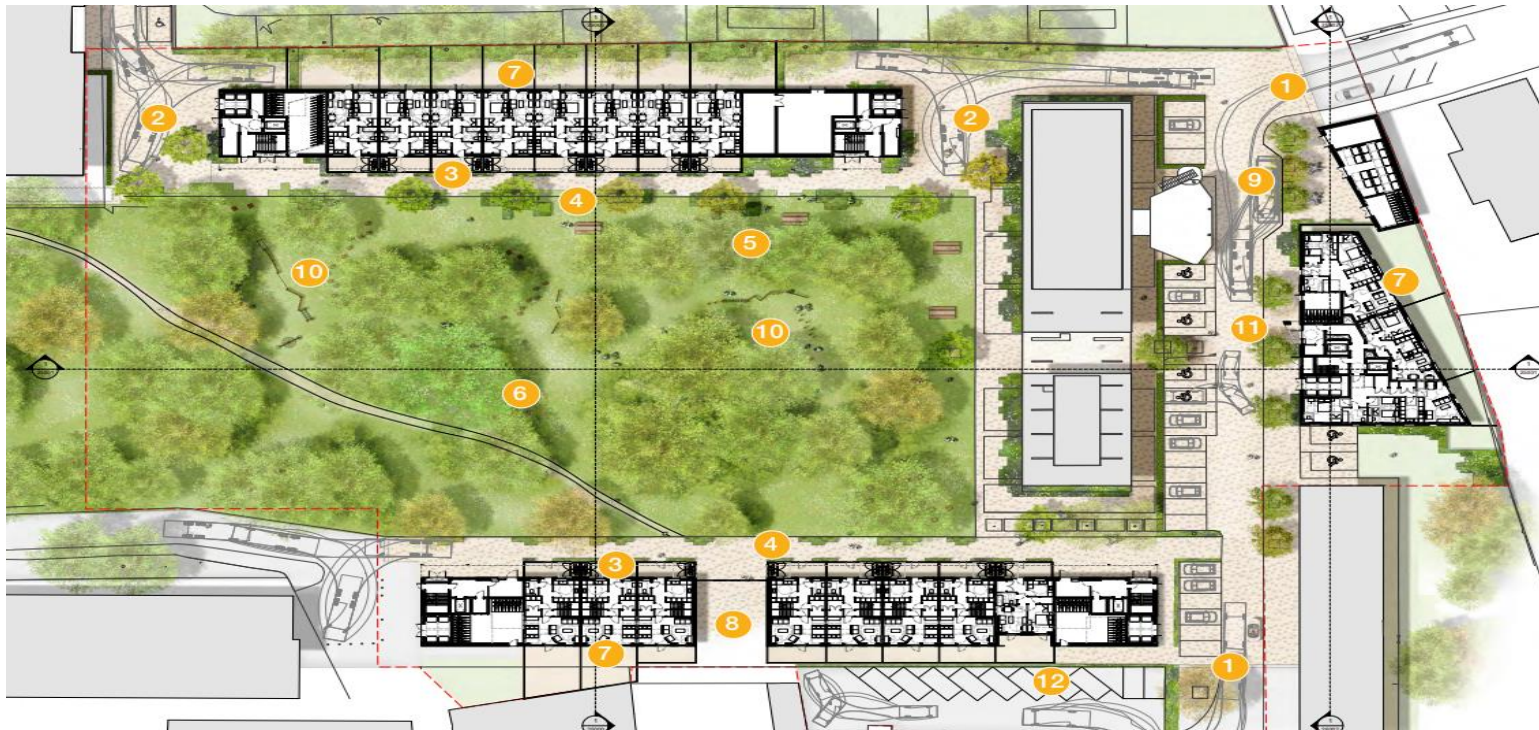
Proposed

DAYLIGHT AND SUNLIGHT

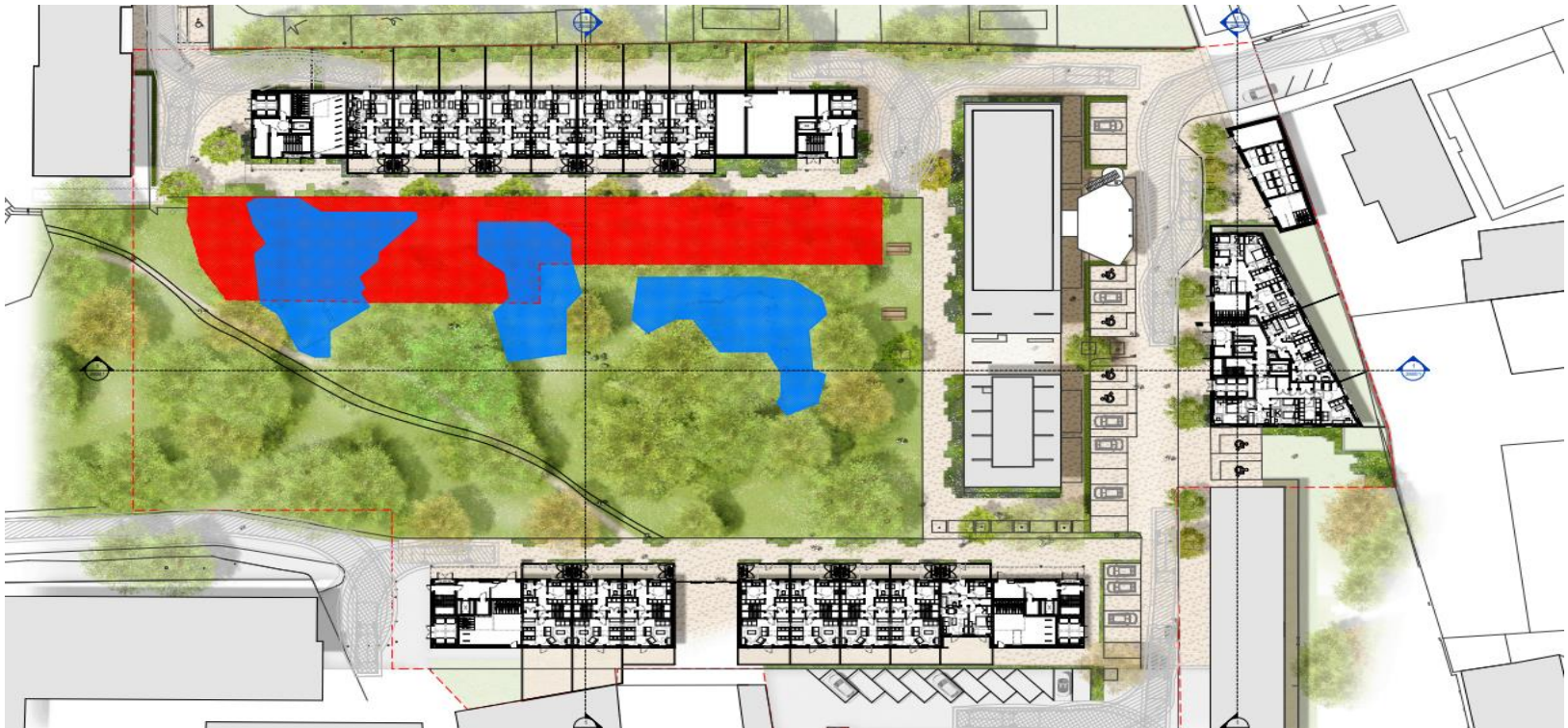
- Majority of neighbouring properties would comply with BRE guidance in terms of daylight and sunlight levels received
- Nos. 296 and 298 Southampton Way would experience some slight impacts, although not significantly beyond BRE guidance in terms of proportional reduction
- 3 rooms out of 171 rooms in Marie Curie would experience reductions slightly higher than 0.8 BRE guidance in terms of daylight distribution
- 39 – 40 Dalwood Street would experience some impacts in terms of VSC but values would remain over 19%

LANDSCAPING, PLAYSACE AND TREES

- Soft landscaping, new planting and footpaths
- Removal of 3 x Cat B trees, 3 x Cat C trees and 1 x Cat U tree for access purposes – mitigation planting on site and financial contribution of £195,368
- Urban Greening Factor 0.52



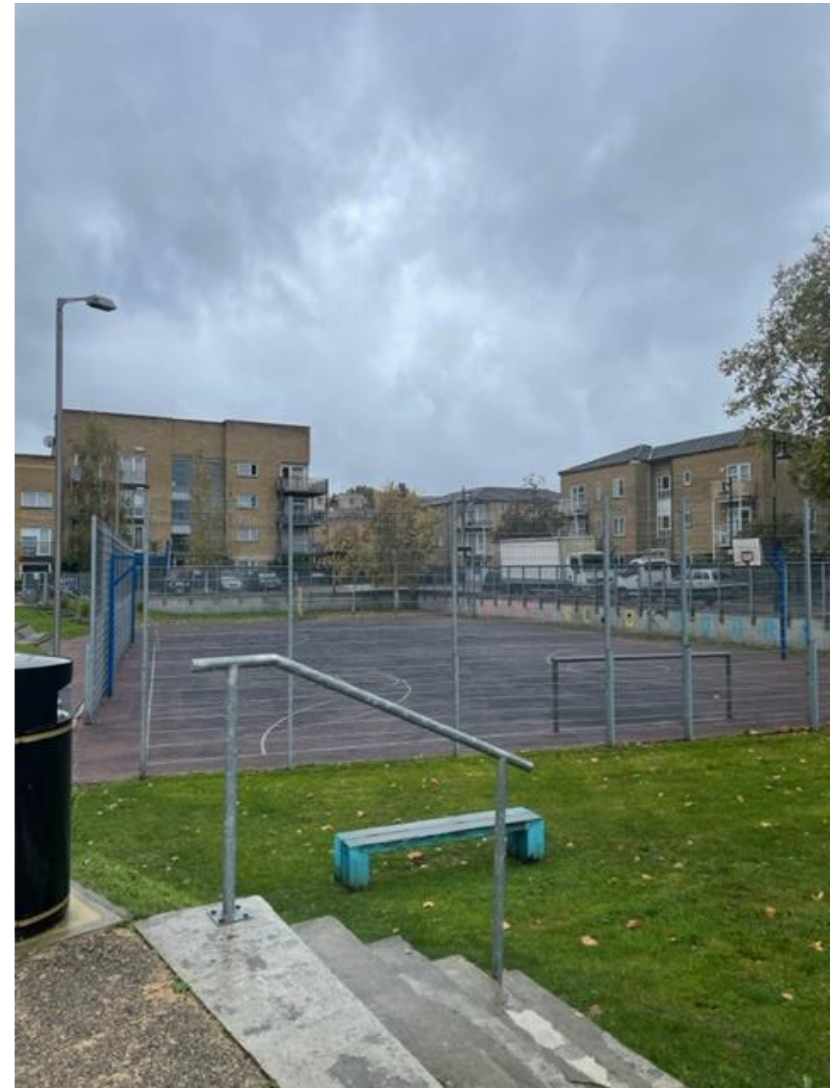
- 1,150 sq. m. open space added to central gardens as it would be removed from the existing communal space associated with the Florian block (red)
- Integrated playspace of 752 sq. m. within the central gardens for ages 0 – 11 – plan to be provided (blue)





- Financial contribution of £3,069 to improve play facilities for ages 12+ at Central Venture Park (300m / 6 minute walking distance to the east of the site)
- Existing residents support offsite provision to minimise noise disturbance from the central gardens





TRANSPORT

- Loss of 19 garages
- Provision of 26 car parking spaces on site, including 8 wheelchair accessible spaces
- 6 electric vehicle charging points
- 141 cycle parking spaces across the buildings, with 12 external visitor spaces



ENERGY

- Connection to South East London Combined Heat and Power (SELCHP) network which is to be extended to the site – anticipated that delivery of the scheme will take place in 2022 when heat will be available from the SELCHP extension
- PVs on Racine and Florian blocks
- 78% carbon reduction over Part L 2013 baseline emissions
- Financial offset contribution of £48,890

VISUAL OF GARAGE BLOCK

(NEXT TO EXISTING MARIE CURIE)



VISUAL OF ENTRANCE TO FLORIAN BLOCK



VISUAL OF FLORIAN BLOCK



VISUAL OF RACINE BLOCK



SUMMARY

The proposal would provide the following significant public benefits:

- 79 new council homes including 20 homes of 3 bed + and 8 wheelchair accessible homes
- Addition of 1,150 sq. m. open space, landscaping improvements and integrated playspace for ages 0-11 within the central gardens of the estate
- Financial contribution to improve the existing playspace (basketball court) in Central Venture Park