

Welcome to Southwark Planning Sub-Committee B

06 December 2021

MAIN ITEMS OF BUSINESS

Item 7.1 – 21AP0628 & 21AP0629
The Brunel Museum, Railway Avenue
London, SE16 4LF

Item 7.2 – 21AP2274 & 21AP2275
East Lodge, Nunhead Cemetery,
Linden Grove, London, SE15 3LP



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 – 21AP0628 & 21AP0629

**The Brunel Museum, Railway Avenue, London,
SE16 4LF**

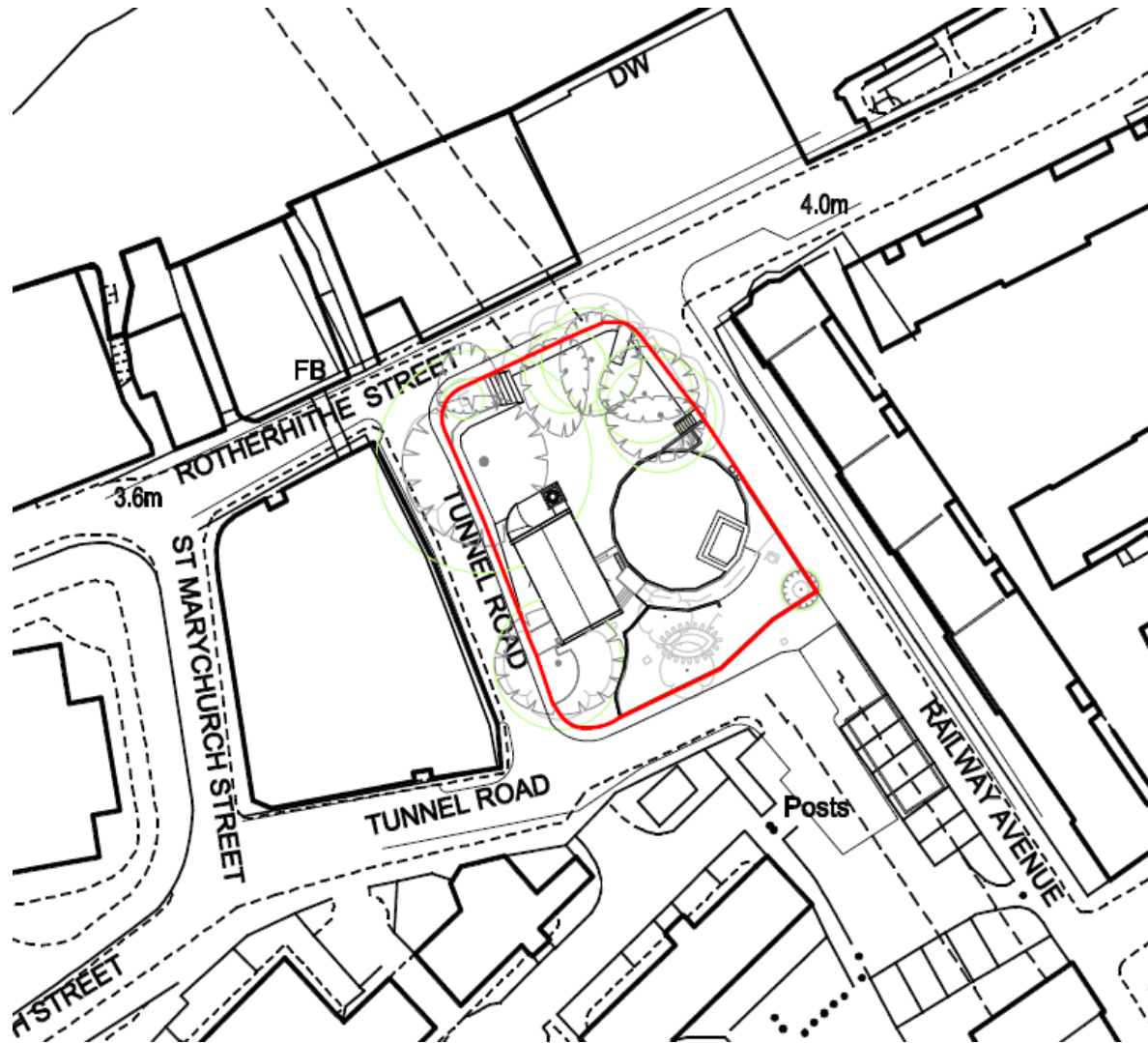
21/AP/0628 – FULL PLANNING CONSENT

Erection of a new entrance pavilion building and external alterations to the Engine House as part of the Museum Reinvented project, and associated landscaping works to the site.

21/AP/0629 - LISTED BUILDING CONSENT

Minor works within the Tunnel Shaft to create a new audio-visual experience.

SITE LOCATION PLAN



AERIAL VIEW OF SITE 1



STREET VIEW OF SITE



AERIAL VIEW OF SITE 2



STREET VIEW OF CONTEXT 1



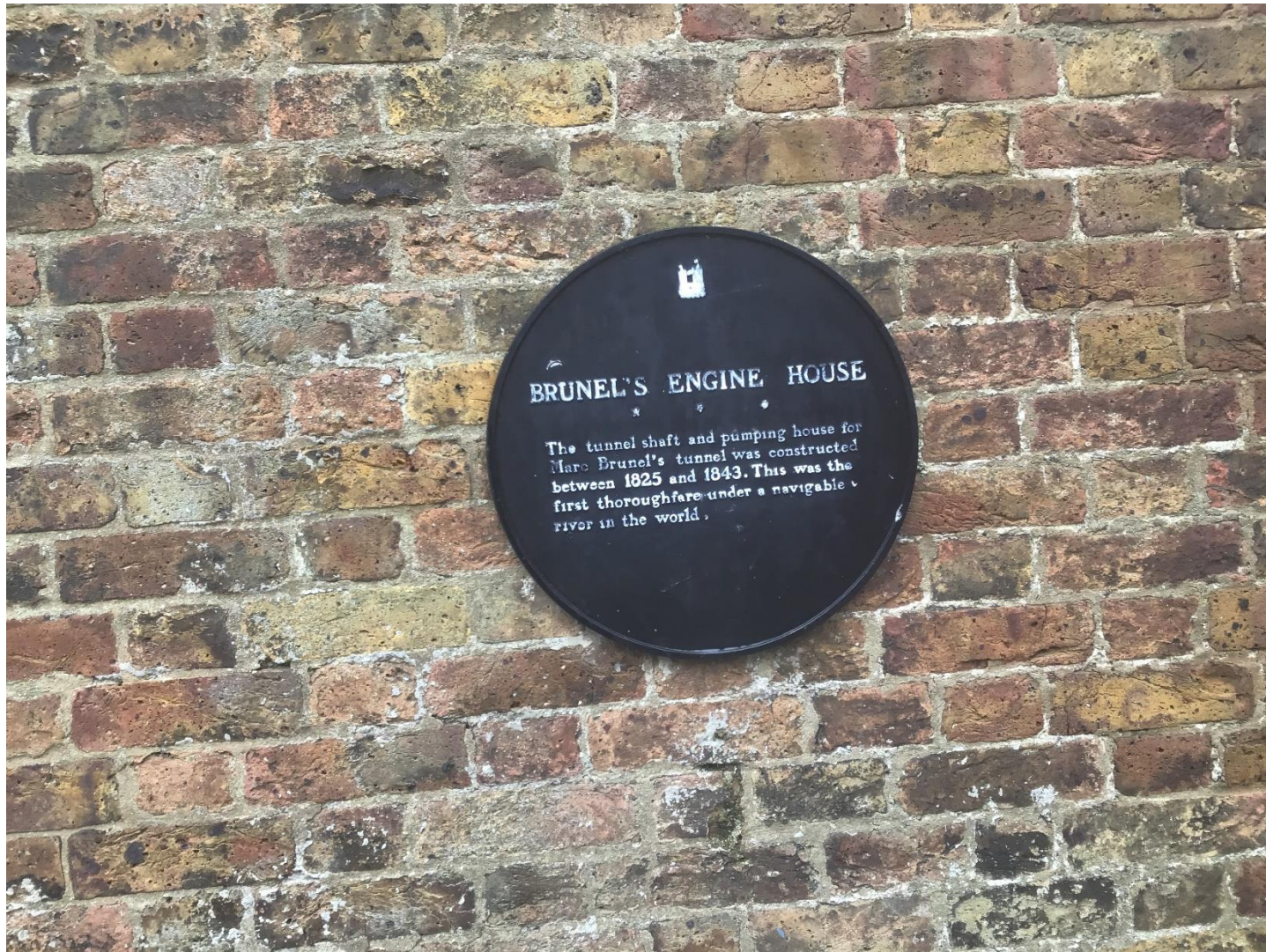
STREET VIEW OF CONTEXT 2



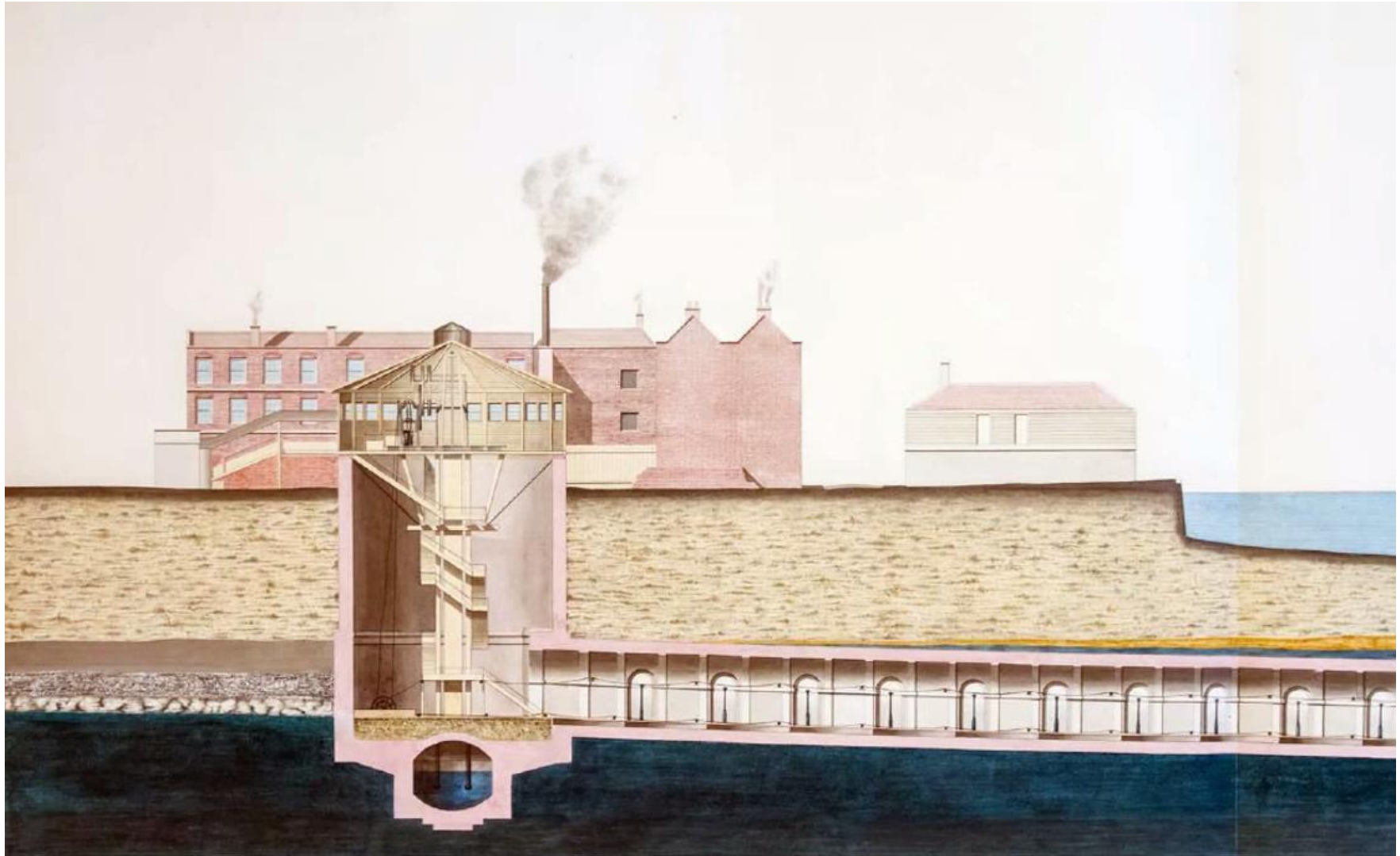
HERITAGE CONTEXT



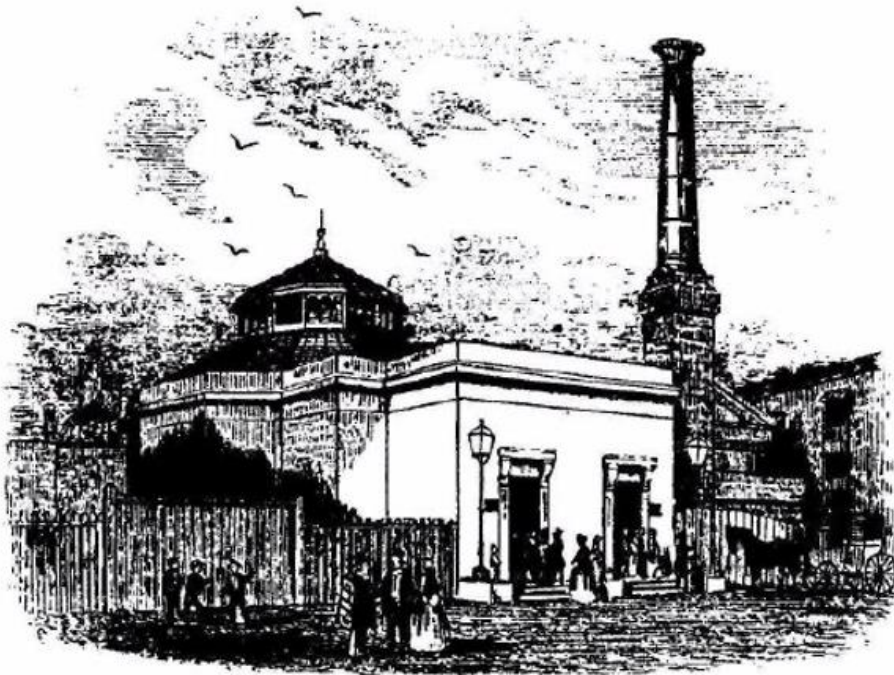
THAMES TUNNEL – HIGH SIGNIFICANCE



THAMES TUNNEL – GRADE II*



THAMES TUNNEL – HISTORY



The grand entrance to the Tunnel Shaft with the Engine House behind (London's Industrial Archaeology)

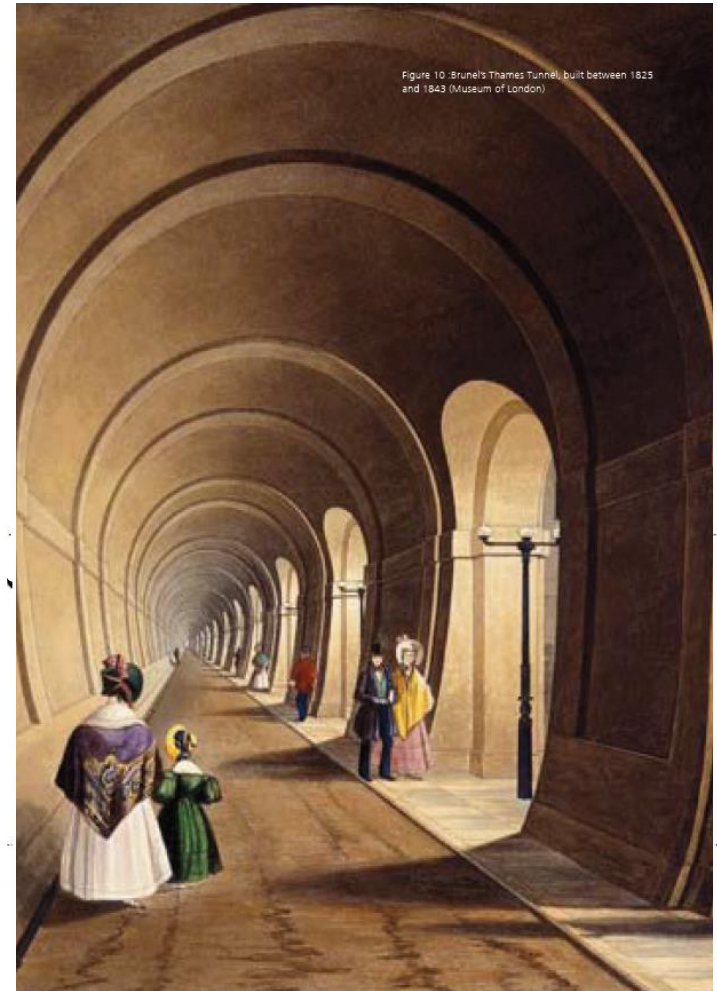
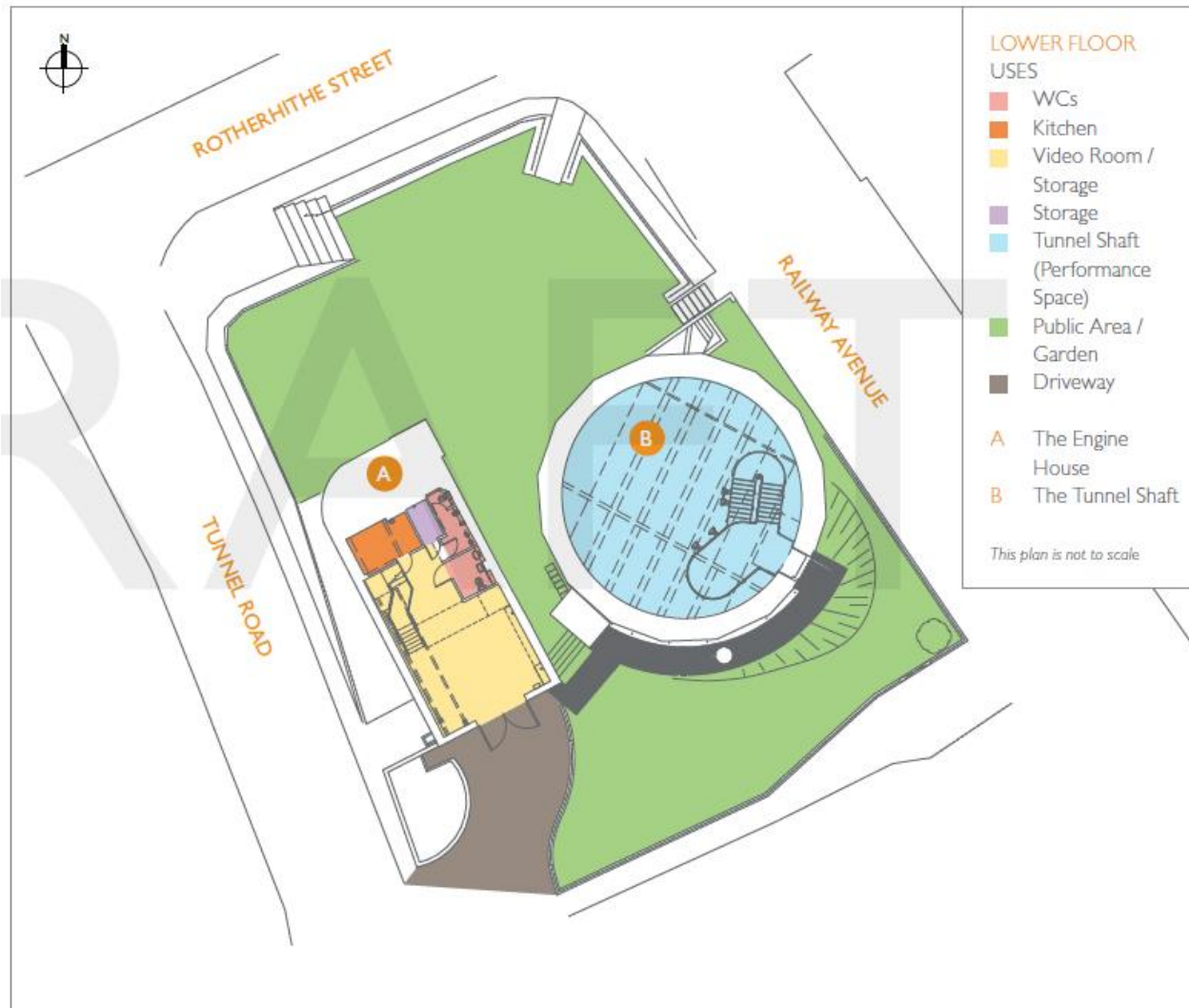


Figure 10 :Brunel's Thames Tunnel, built between 1825 and 1843 (Museum of London)

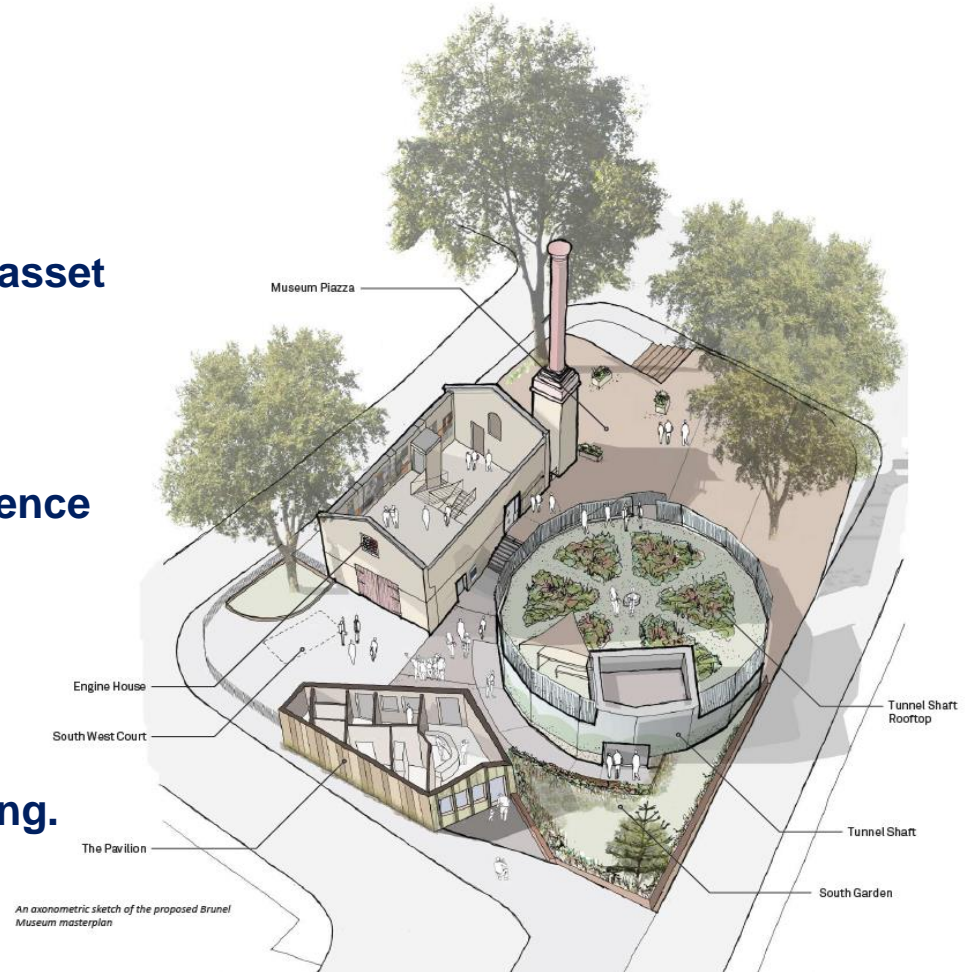
Engineering Wonder of the World

EXISTING LAYOUT



PROPOSAL – MUSEUM REINVENTED

- Greater appreciation of the heritage asset
- Phase 2 – exhibition and operation
- Heritage Lottery Funded
- New display and audio-visual experience
- New collection and research station
- Improved circulation
- Declutter to new facilities building
- Low-key enclosure and re-landscaping.



PUBLICITY

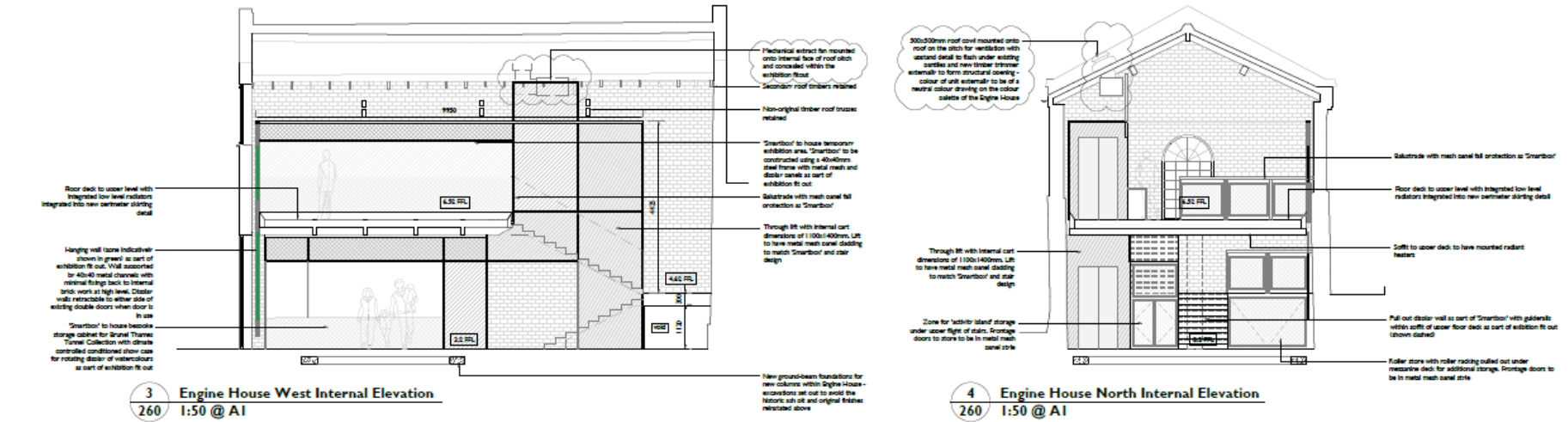
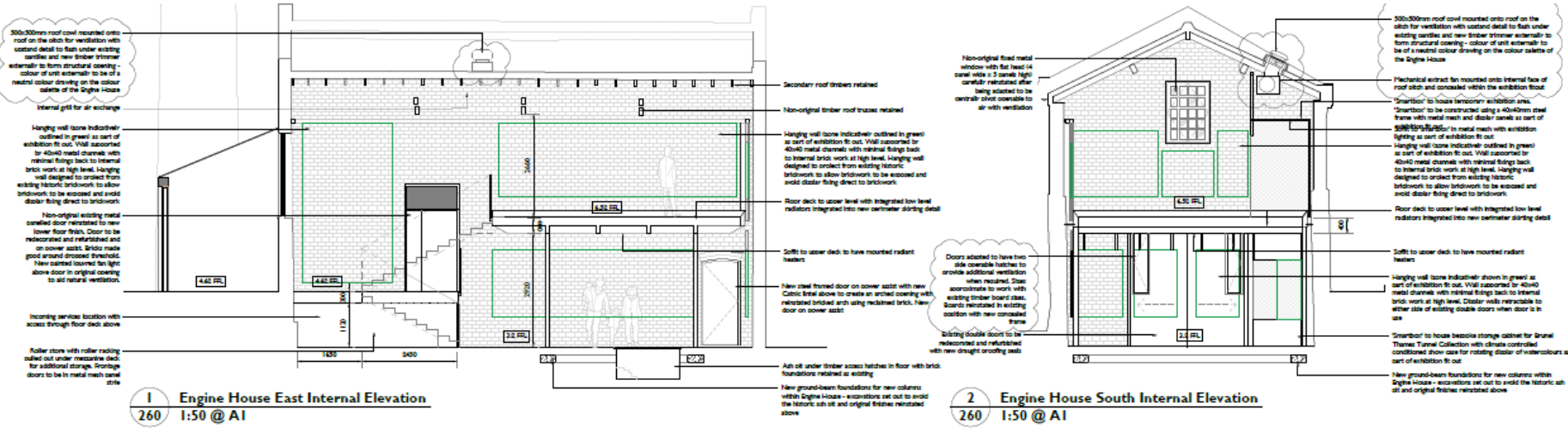
| Neighbours notified through letters | Support | Neutral | Objection |
|-------------------------------------|---------|---------|-----------|
| 93 | 1 | 2 | 63 |

One round of public consultations – 25 February to 23 March 2021
Southwark News 4 March 2021

Summary of contributions

- Inadequate engagement and insufficient public consultations
 - Loss of open space/ Inappropriate building position
 - Loss of valued cherry trees / Inconsistent with Climate Emergency
 - Massing blocks views/ Incongruent design/ too dominant
 - Detracts from local conservation area
 - Loss public access and safety of entrance/ cycle route
- Facilities not required/ lack purpose
 - Method for generating money

PROPOSED INTERNAL ALTERATIONS



INTERNAL ALTERATIONS

Scheduled Monument Consent

Mr Julian Ayre

The Brunel Museum
RAILWAY AVE
ROTHERHITHE
SE16 4LF

Our ref: S00241029

12 April 2021

Dear Mr Ayre

**Ancient Monuments and Archaeological Areas Act 1979 (as amended); Section 2 control of works
Application for Scheduled Monument Consent**

**PUMPING ENGINE HOUSE FOR BRUNEL'S THAMES TUNNEL, RAILWAY AVE,
ROTHERHITHE, LONDON, SE16 4LF
Scheduled Monument No: SM LO 140, HA 1005556
Our ref: S00241029
Application on behalf of The Trustees of the Brunel Museum**

1. I am directed by the Secretary of State for Digital, Culture, Media & Sport to advise you of the decision regarding your application for Scheduled Monument Consent received 25 February 2021 in respect of proposed works at the above scheduled monument concerning insertion of new gallery space, a new lift and stairs, improved circulation and access and conservation of fabric. The works were detailed in the following documentation submitted by you:

Purcell Heritage Impact Statement (February 2021)
Tate Harmer Architects Design and Access Statement

Architects Drawings:
Purcell Existing GA drawings 101, 102, 103, 110, 120, 121
Purcell Proposed Demolition drawings 201, 202, 203, 210, 220, 221
Purcell Proposed GA drawings 251, 252, 253, 254, 260, 270, 271

2. In accordance with paragraph 3(2) of Schedule 1 to the 1979 Act, the Secretary of State is obliged to afford you, and any other person to whom it appears to the Secretary of State expedient to afford it, an opportunity of appearing before and being heard by a person appointed for that purpose. This opportunity was offered to you by Historic England and you have declined it.

3. The Secretary of State is also required by the Act to consult with the Historic

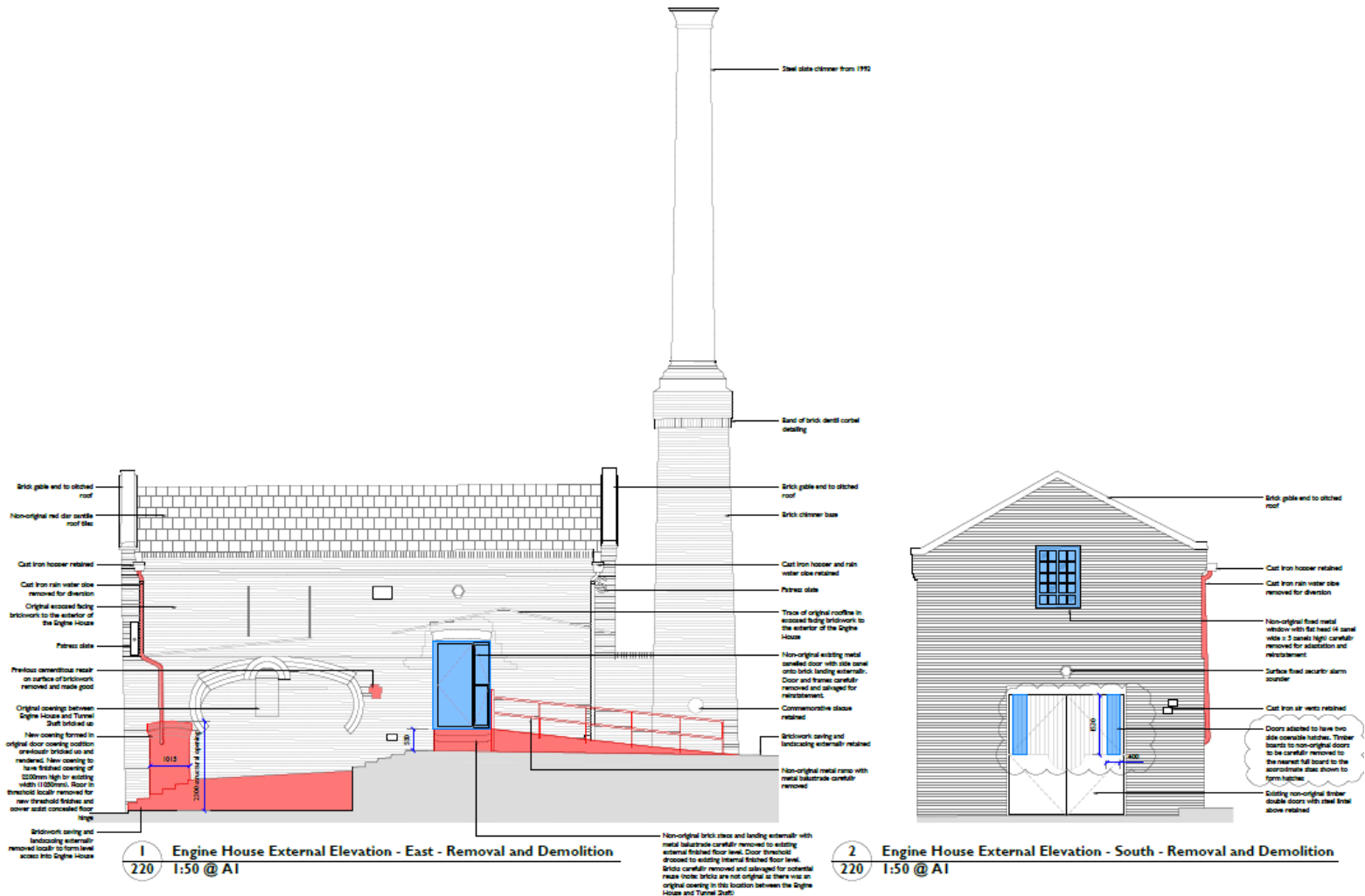


4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA
Telephone 020 7973 3700
HistoricEngland.org.uk

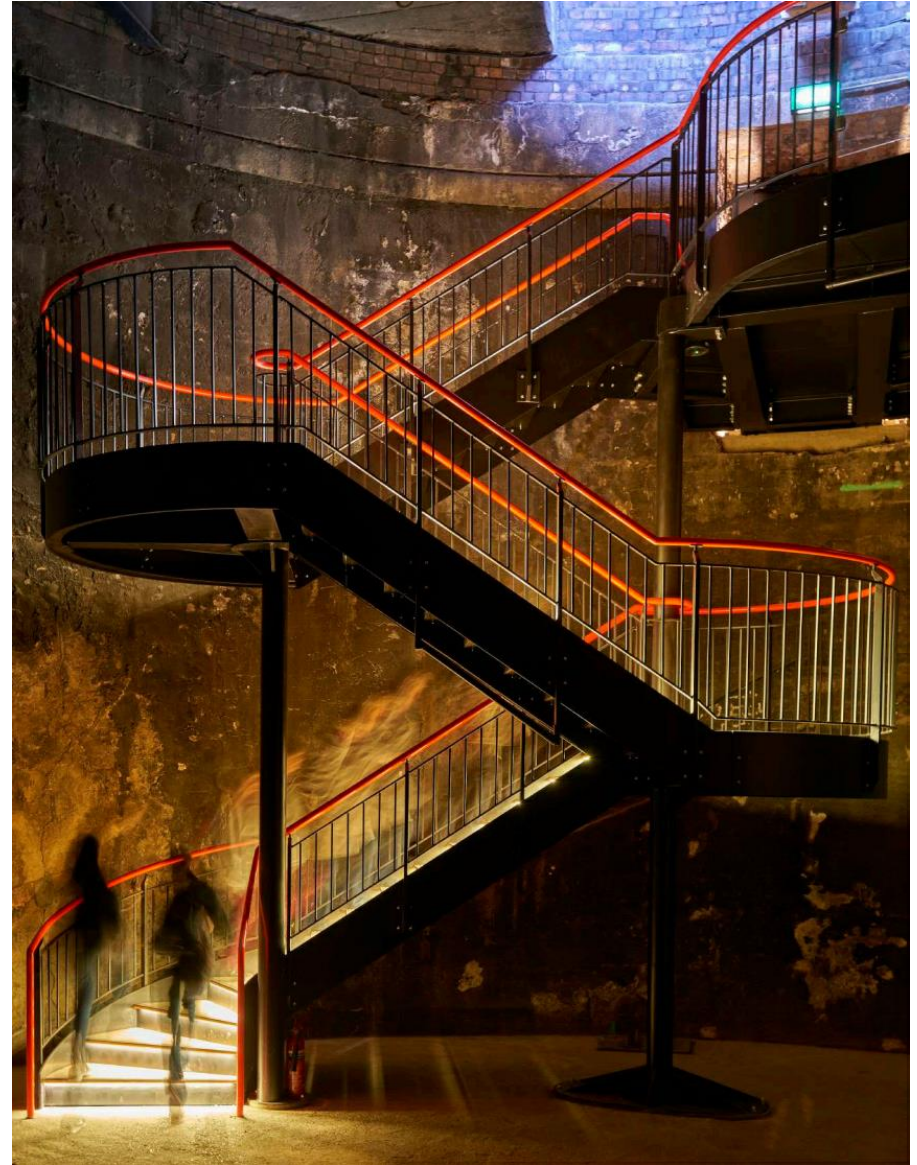


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<<https://www.historicengland.org.uk/terms/privacy-cookies/>>*

PROPOSED EXTERNAL ALTERATIONS



EXISTING ACCESS SHAFT

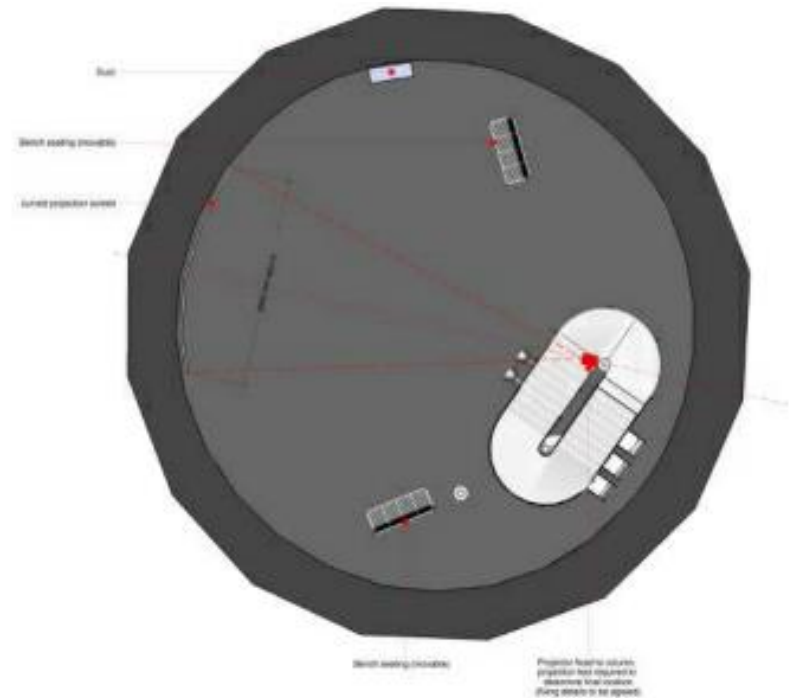


PROPOSED INTERNAL ALTERATIONS

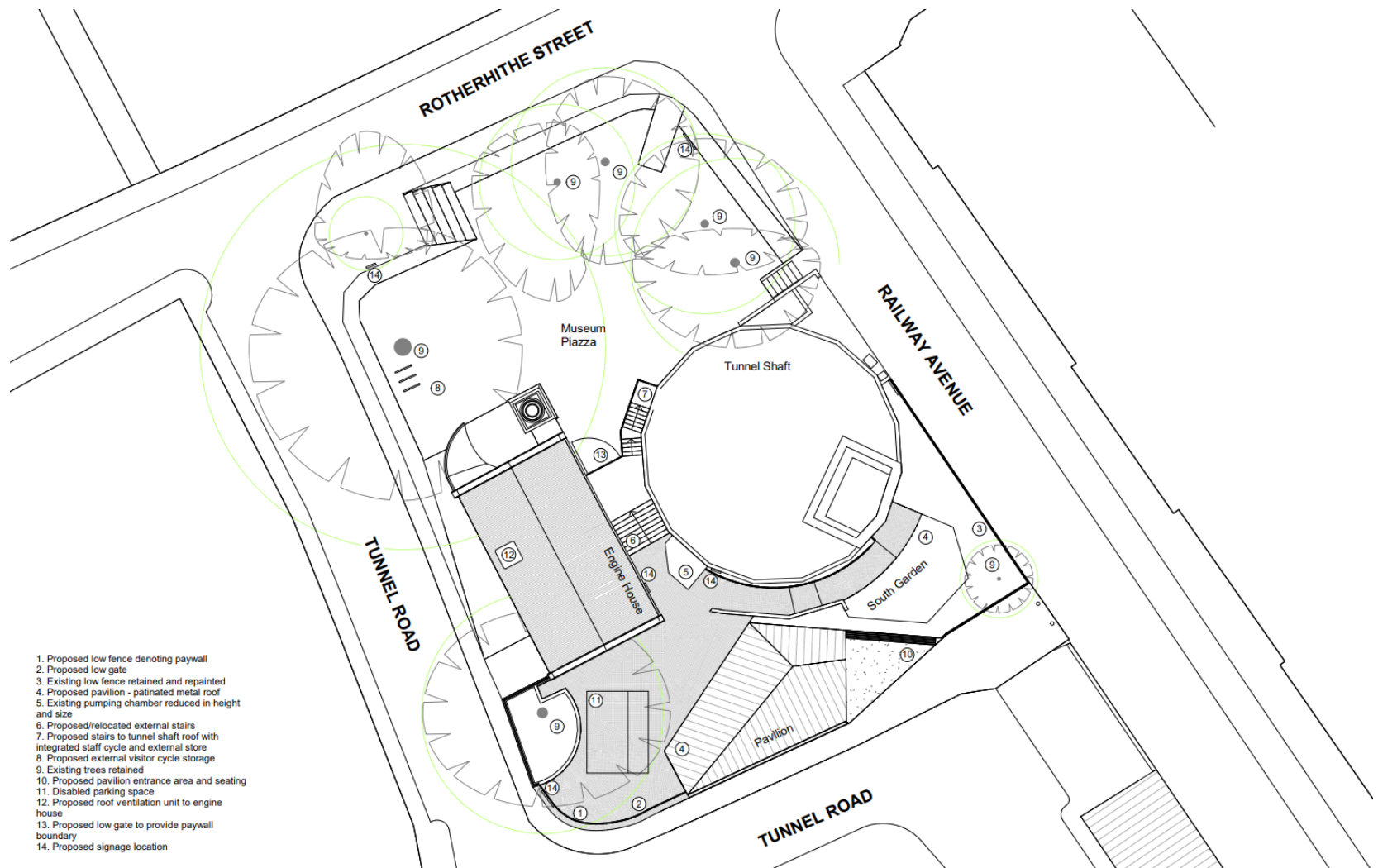
Proposed screen layout



Proposed screen artist's impression



PROPOSED PAVILION AND LANDSCAPING



1. Proposed low fence denoting paywall
2. Proposed low gate
3. Existing low fence retained and repainted
4. Proposed pavilion - patinated metal roof
5. Existing pumping chamber reduced in height and size
6. Proposed/relocated external stairs
7. Proposed stairs to tunnel shaft roof with integrated staff cycle and external store
8. Proposed external visitor cycle storage
9. Existing trees retained
10. Proposed pavilion entrance area and seating
11. Disabled parking space
12. Proposed roof ventilation unit to engine house
13. Proposed low gate to provide paywall boundary
14. Proposed signage location

PLANNING ISSUES

- **Promotion of Museum within a Cultural Zone - subject to Management Plan**
- **Loss of Borough Open Land - not preclude building**
 - linked to its enjoyment
 - small and proportionate
- **Design - compact and considered**
 - maintains good views
 - low-key, not dominant or brash
- **Heritage Impacts - less than substantial harm with loss of space**
 - weigh against better revealing the heritage assets
 - weigh against cultural and education contributions
- **Amenity Impacts – no undue impacts**
- **Loss of Trees - replacement planting**
- **Impact on Ecology - re-landscaping.**

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PAVILION BUILDING USE CLASSES ORDER – Schedule 2, Part A

Class F - Local Community and Learning

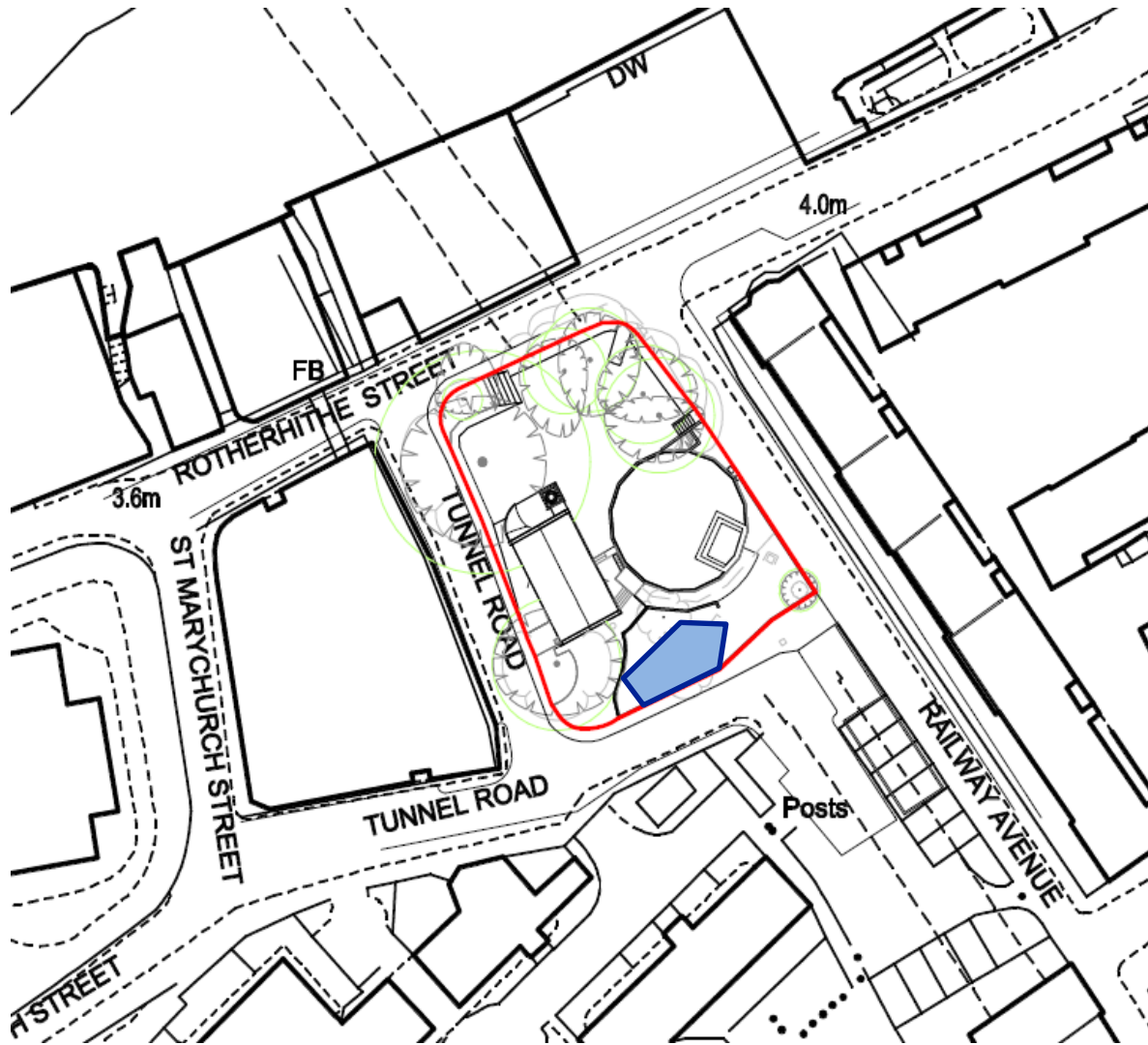
In two main parts, Class F covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses.

- **F1 Learning and non-residential institutions** - Use (not including residential use) defined in 7 parts:
 - **F1(a)** Provision of education
 - **F1(b)** Display of works of art (otherwise than for sale or hire)
 - **F1(c)** Museums
 - **F1(d)** Public libraries or public reading rooms
 - **F1(e)** Public halls or exhibition halls
 - **F1(f)** Public worship or religious instruction (or in connection with such use)
 - **F1(g)** Law courts

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SITE COVERAGE



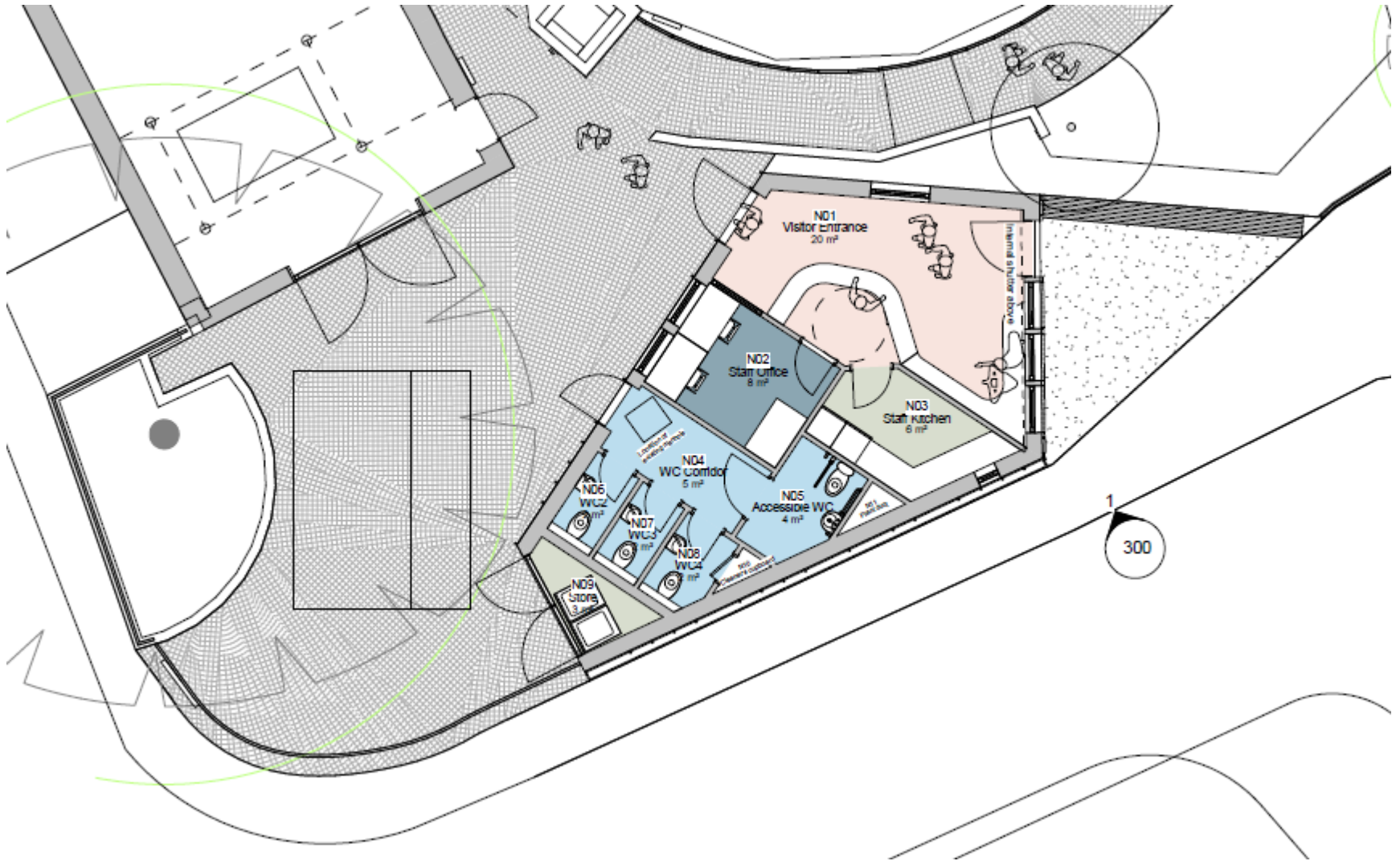
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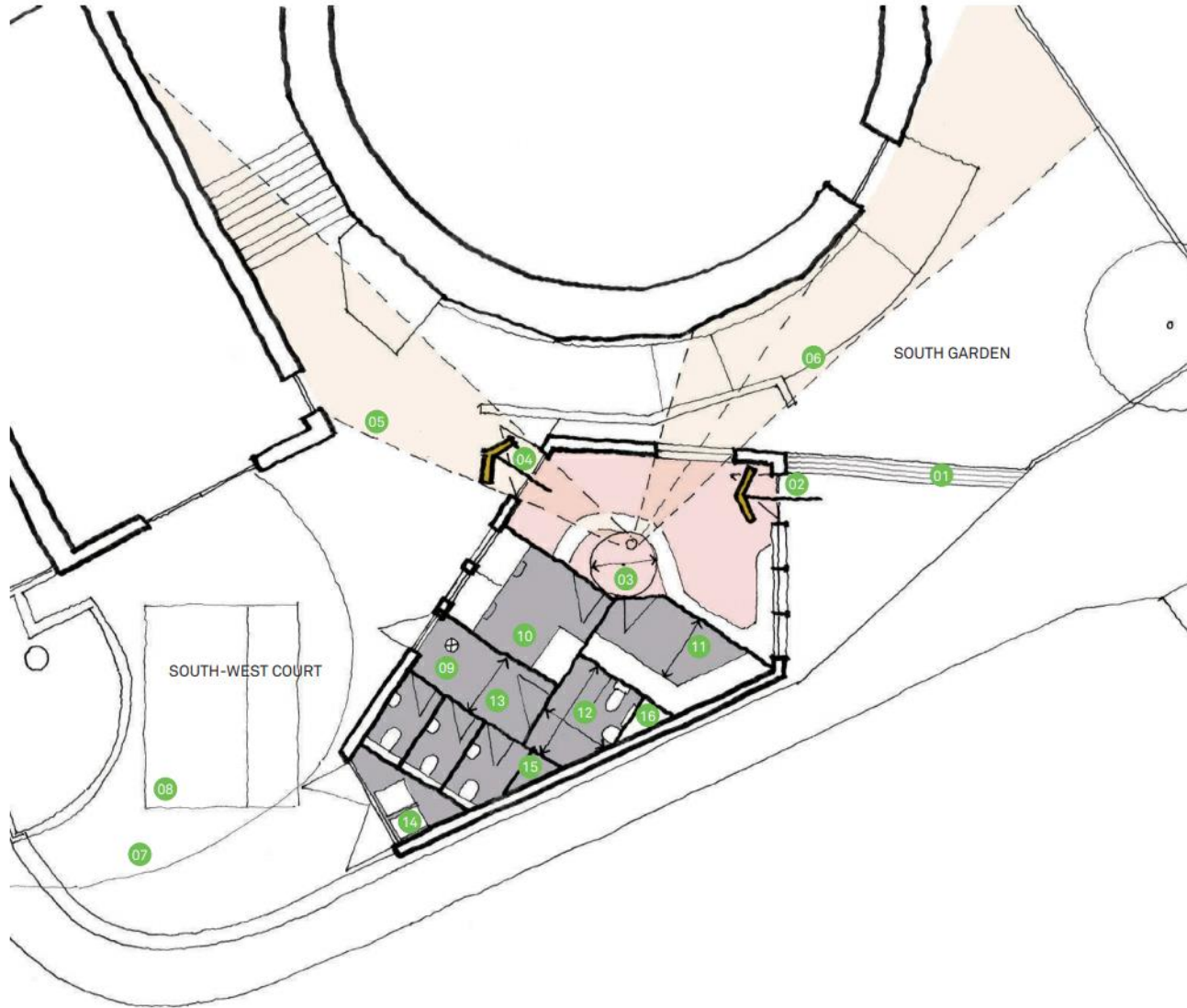
PROPOSED SITING OF PAVILION



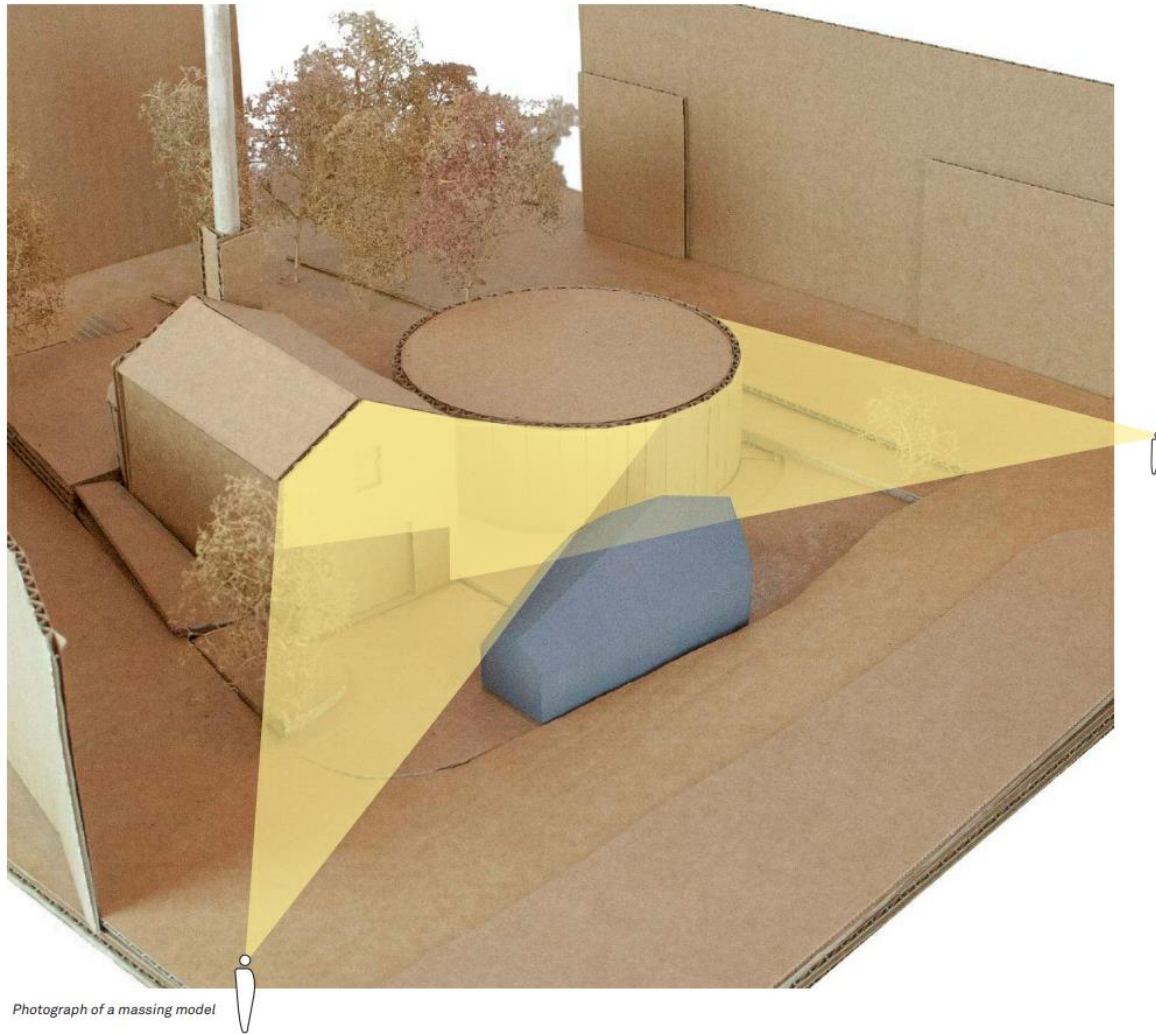
PROPOSED LAYOUT - PAVILION



PROPOSED LAYOUT - SIGHTLINES



PROPOSED MASSING



Photograph of a massing model!

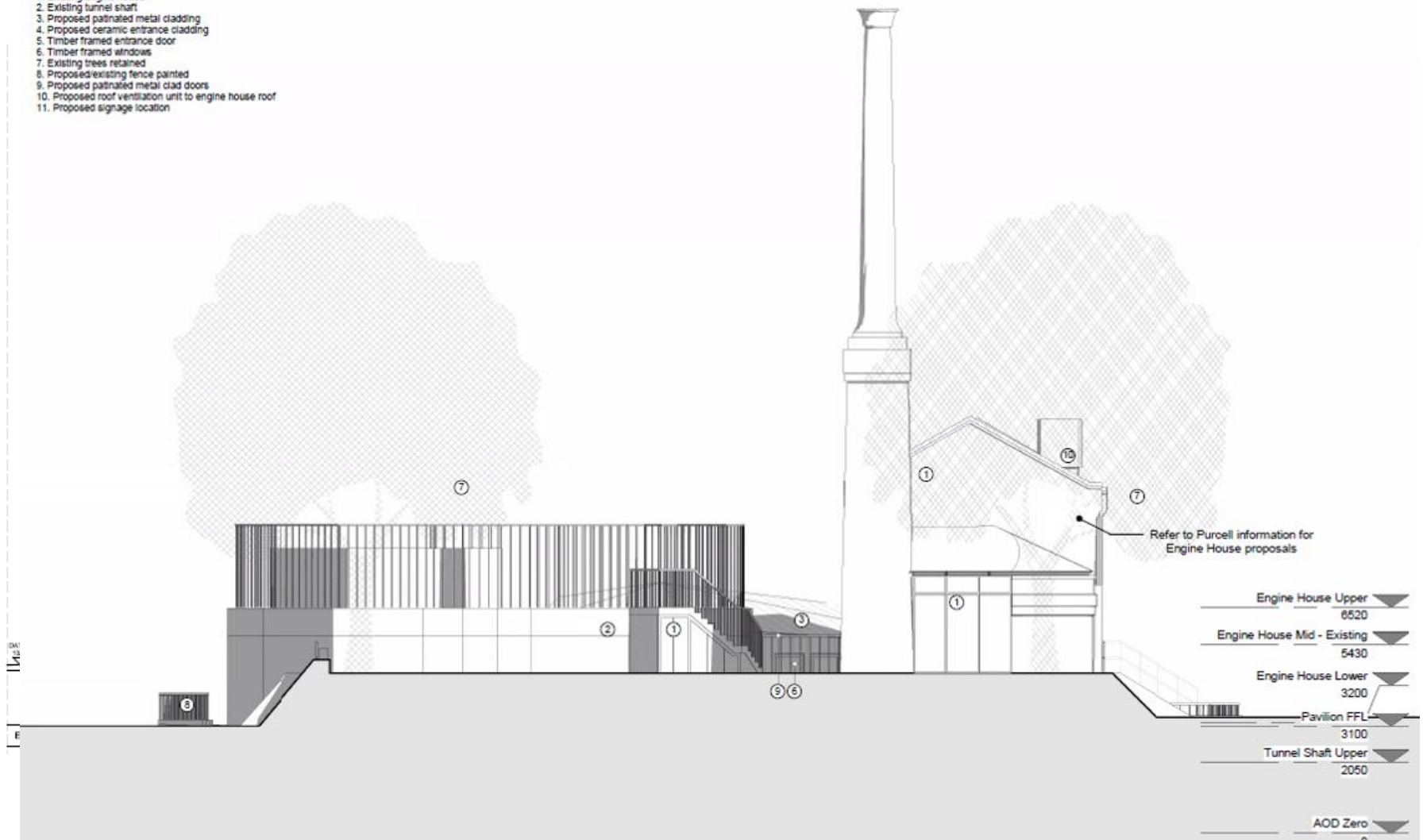
PROPOSED PAVILION IN CONTEXT

1. Existing engine house
2. Existing tunnel shaft
3. Proposed corten steel cladding with expressed standing seam profile
4. Proposed ceramic entrance cladding
5. Timber framed entrance door
6. Timber framed windows
7. Existing trees retained
8. Proposed/existing fence painted
9. Proposed patinated metal clad doors
10. Proposed roof ventilation unit to engine house roof
11. Proposed signage location



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PROPOSED PAVILION IN CONTEXT



PROPOSED PAVILION IN CONTEXT



PROPOSED PAVILION IN CONTEXT



Existing engine house brickwork



Proposed patinated metal cladding



Proposed glazed ceramic tile entrance



Existing coloured render and brick



Existing tiled Brunel Museum sign

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AMENITY IMPACTS (1)



AMENITY IMPACTS (2)



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TREES - LOST, RETAINED, GAINED



PROPOSED LANDSCAPE SKETCH



SUMMARY

- Modest and sympathetic changes to Pumping Engine House
- No external manifestation of changes to Access Shaft
- Cultural Zone - policy support for proposed museum facility
- Small loss of Borough Open Land – consistent with use whilst plaza unaffected
- Carefully considered built form
- Contrasting but sympathetic appearance
- Less than substantial harm outweighed by heritage and public benefits
- New landscaping and replacement fruit trees - on site and nearby
- No undue impacts on amenity – noise attenuation and management plan.

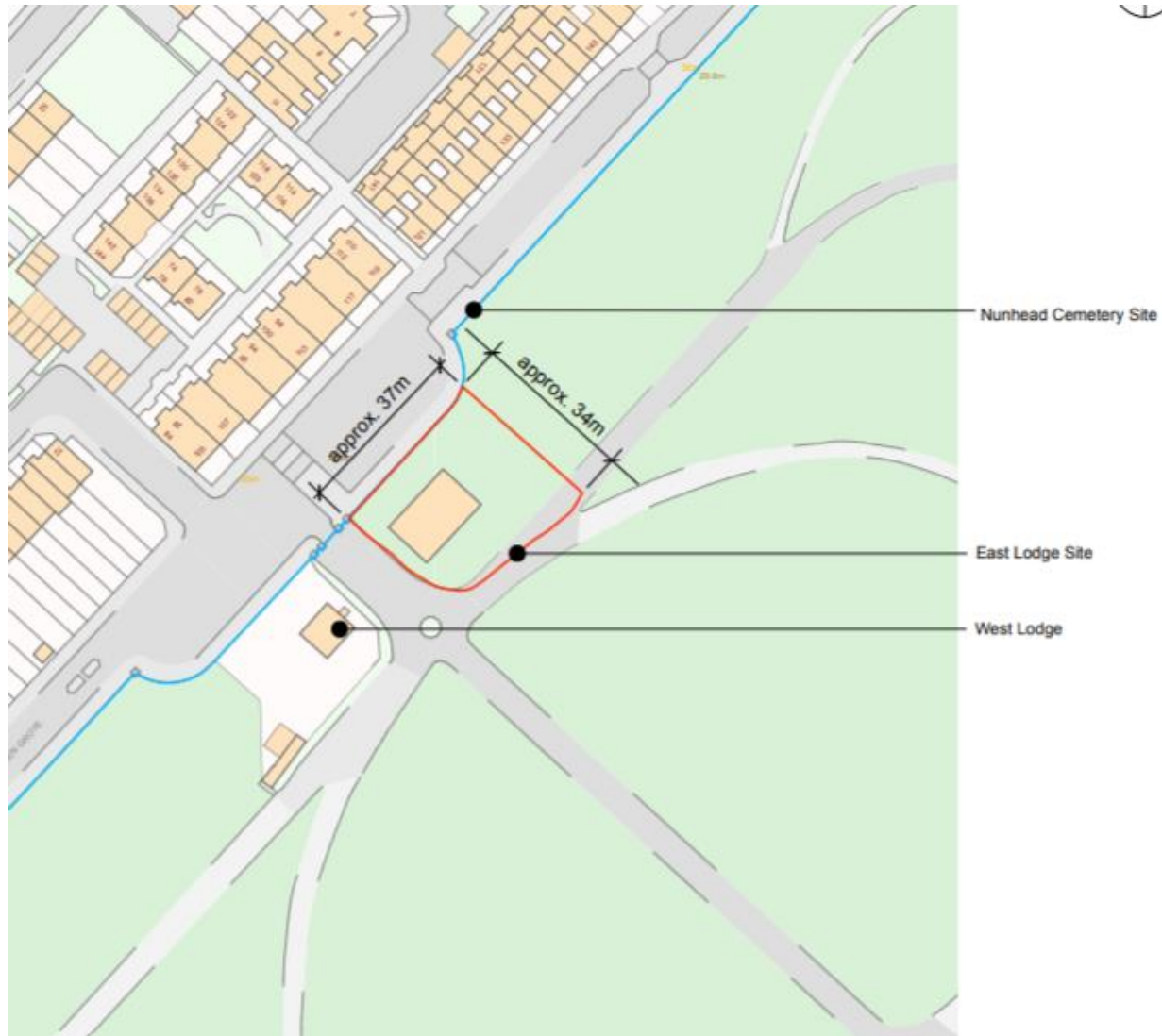
ITEM 7.2

21AP2274 & 21AP/2275

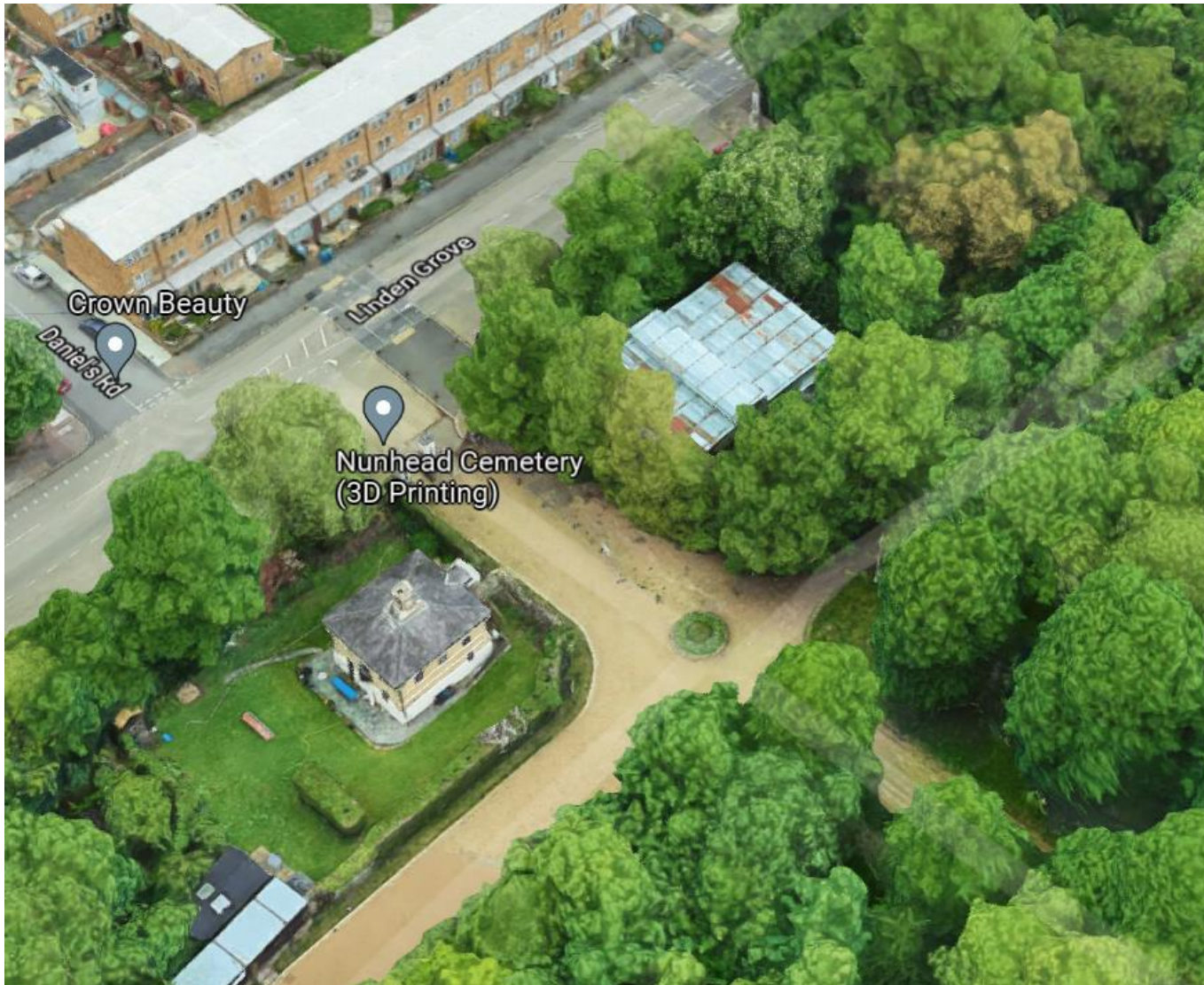
**East Lodge, Nunhead Cemetery ,Linden Grove
SE15 3LP**

Internal and external restoration of the East Lodge with updated access, integration of a cafe (former use class A1) and community uses (former use class D1) and landscaping.

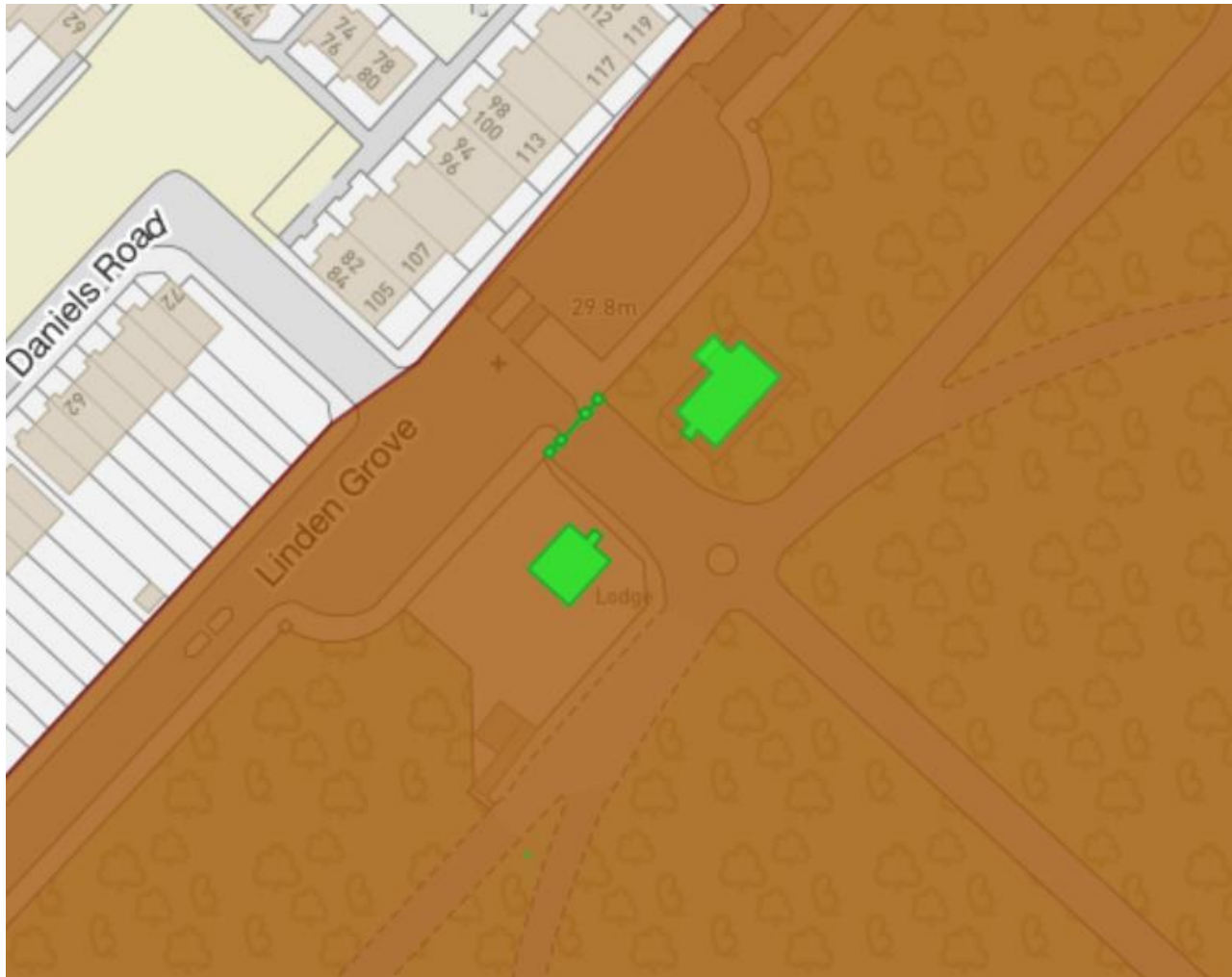
Site location plan



Aerial view



Heritage context



East, West Lodges and gates grade II listed
Nunhead cemetery
conservation area
Registered historic park
and garden

Heritage at Risk:

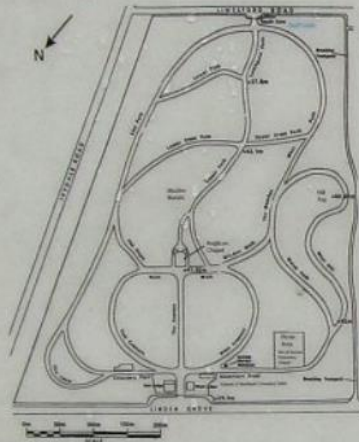
On Heritage at Risk
register for East Lodge,
Conservation Area

Council owned

History

Welcome to Nunhead Cemetery

Map of Cemetery



Buildings

Nunhead Cemetery has three buildings of architectural importance. The two gate lodges and the Anglican Chapel - all listed Grade II. Designed by Thomas Little in 1843, the chapel fell victim to an act of arson in the late 1970s. The structure including the crypt below was made safe and accessible thanks to a grant from the Heritage Lottery Fund in the year 2000.



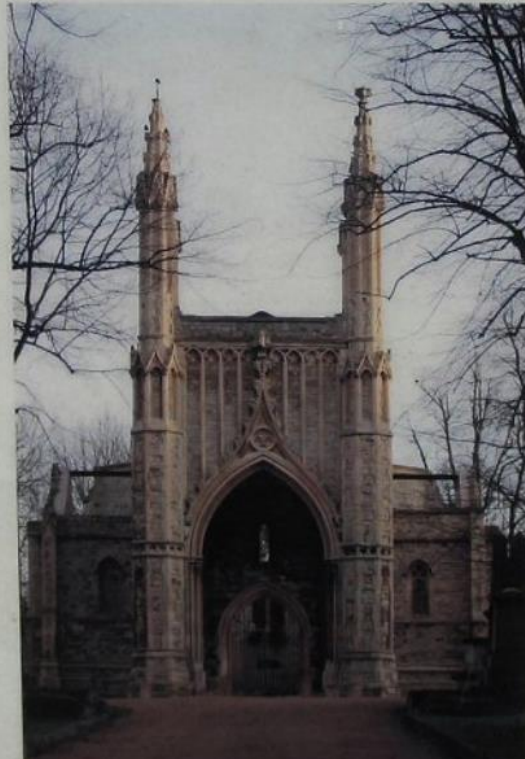
Decorations on Stearns mausoleum: example of the Romanesque style - an architectural fashion in 1900.

The Anglican chapel has an octagonal chapel at the rear. This design is found in Greek, Muslim and Early Christian architecture. A narrow spiral staircase leads from the antechamber near the entrance to a gallery overlooking The Avenue.

The two gate lodges were designed by James Bunstone Bunning, who also designed the layout of the cemetery, the cast iron gates and portland stone classical pillars.

History

Nunhead Cemetery is one of seven great commercial Victorian cemeteries established in a ring around the outskirts of London when the City churchyards became unhealthily full. At the time the cemetery opened in 1840 Nunhead was a small hamlet surrounded by market gardens and open fields. Nunhead Hill, the site chosen for the cemetery, rises to two hundred feet above sea level at its highest point and affords extensive views over the City of London and St Paul's in one direction and towards the North Downs in the other.



Trees and Wildlife

When the United Cemetery Company was no longer making money because the cemetery was becoming full they left and during a period of neglect in the 1960s and 70s the cemetery changed from lawn cemetery to meadow, scrub and then woodland.

Now it is a Local Nature Reserve and a Site of Metropolitan Importance for wildlife. The woodland fauna includes songbirds, green and great spotted woodpeckers, titmice and tawny owls. Recently, ring-necked parakeets have arrived. This introduced bird is spreading across London.

The original design of Nunhead Cemetery used specimen trees, some of them exotic, to enhance the landscape. These included Italian alder, horse chestnut, holm oak and ginkgo. Native trees include oak, holly and the stately limes along The Avenue.

Monuments and Symbolism

Many early graves at Nunhead follow simple classical styles, most commonly the simple rounded headstone. The larger monuments were the column topped by a figure or ball. The association of classical styles with Protestantism accounts for the choice of an obelisk to commemorate the Scottish Martyrs in a monument dated 1850.

Decorative devices emphasised mortality: inverted flaming torches to suggest life being snuffed out, cut flowers, weeping figures.

The Figgins tomb, 1844, with its four columns indicates a return to more austere Greek styles. Opposite, on the hill, the Allan tomb of 1867 was modelled on the Payava tomb at Xanthos which was discovered in the 1830s.

In more modern times the dead from 2 World and other wars were commemorated with simple headstones. There are four war memorial areas in Nunhead Cemetery. Recent burials include people of Muslim faith.



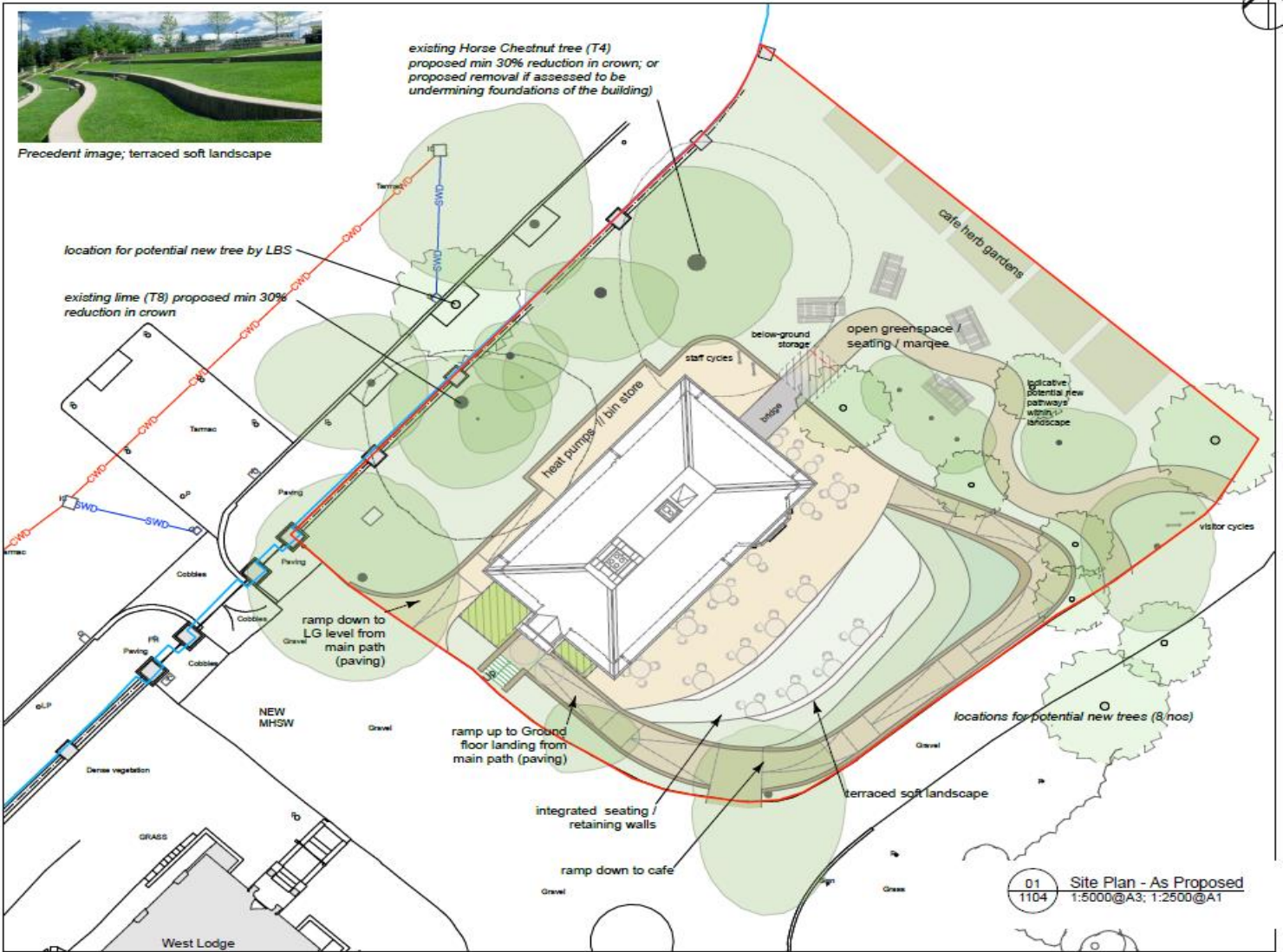
East and West Lodge , Grade II listed buildings



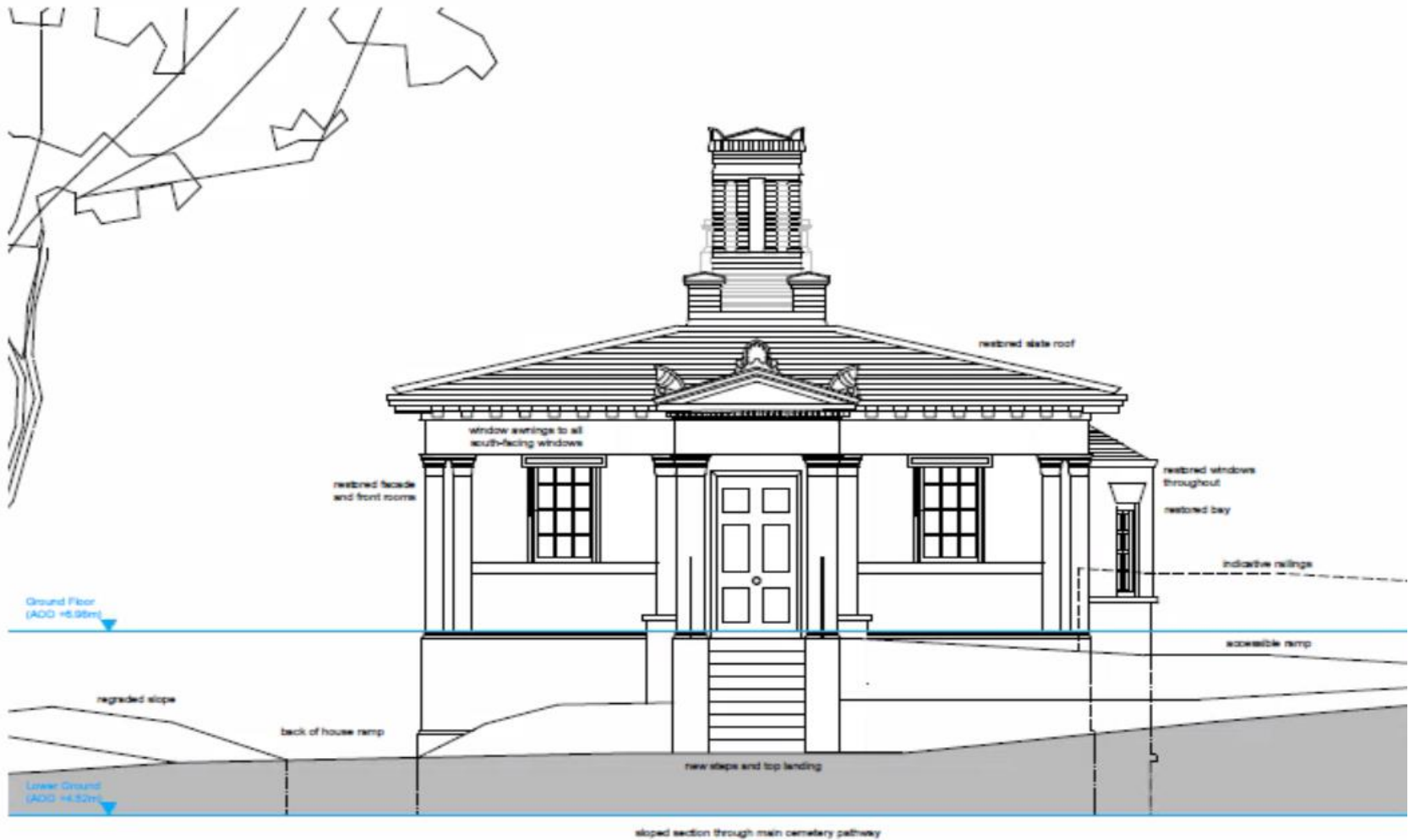
Main planning considerations

- Principle of the proposed development in terms of land use including MOL
- Design, including layout, building heights, landscaping and ecology;
- Heritage considerations
- Amenity of adjoining occupiers and surrounding area, including privacy, delivery and servicing
- Transport and highways, including servicing, car parking and cycle parking
- Environmental matters, including construction management
- Energy and sustainability, including carbon emission reduction
- Ecology, trees and biodiversity

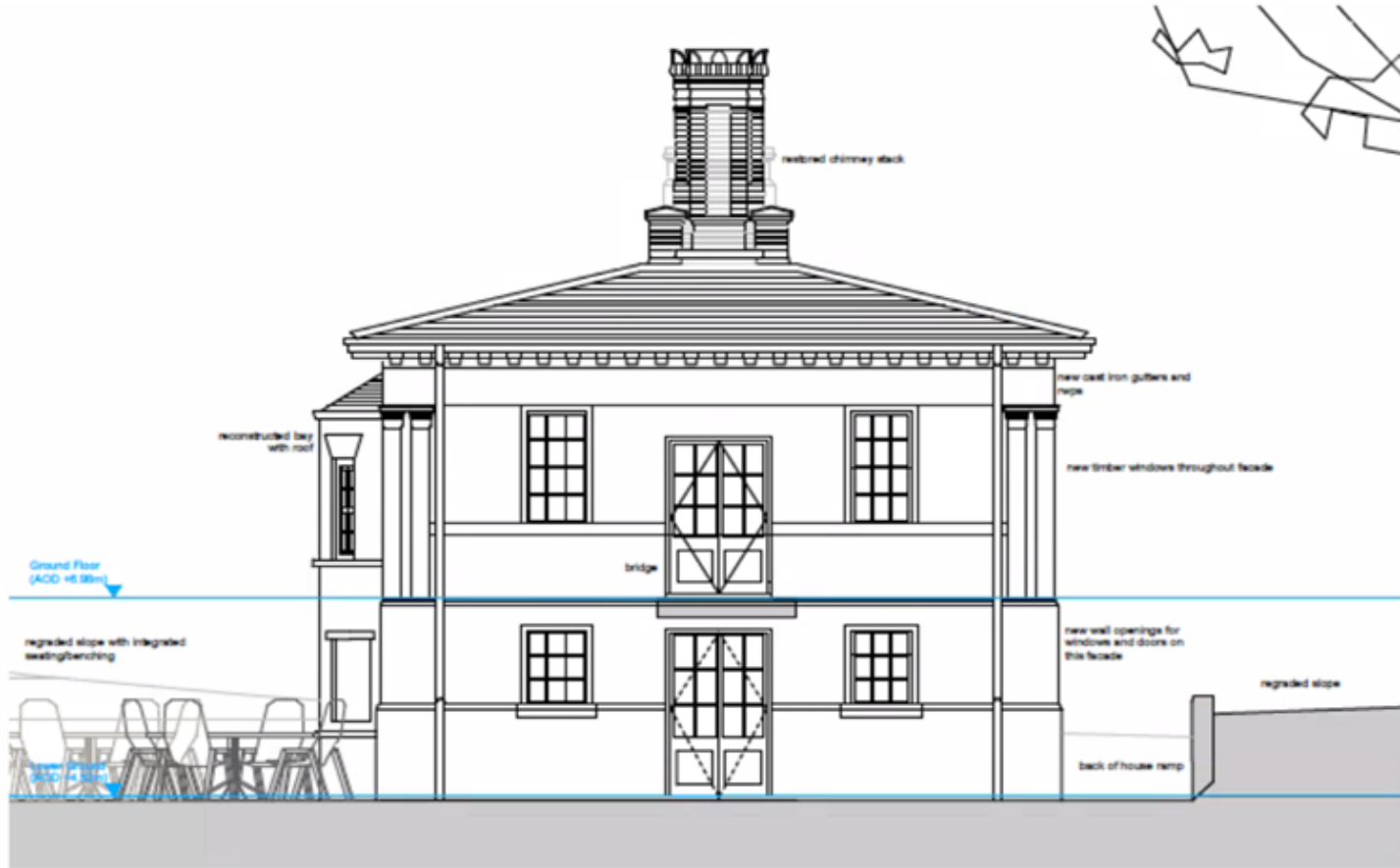
Proposed Site Layout



Proposal – Front Elevation



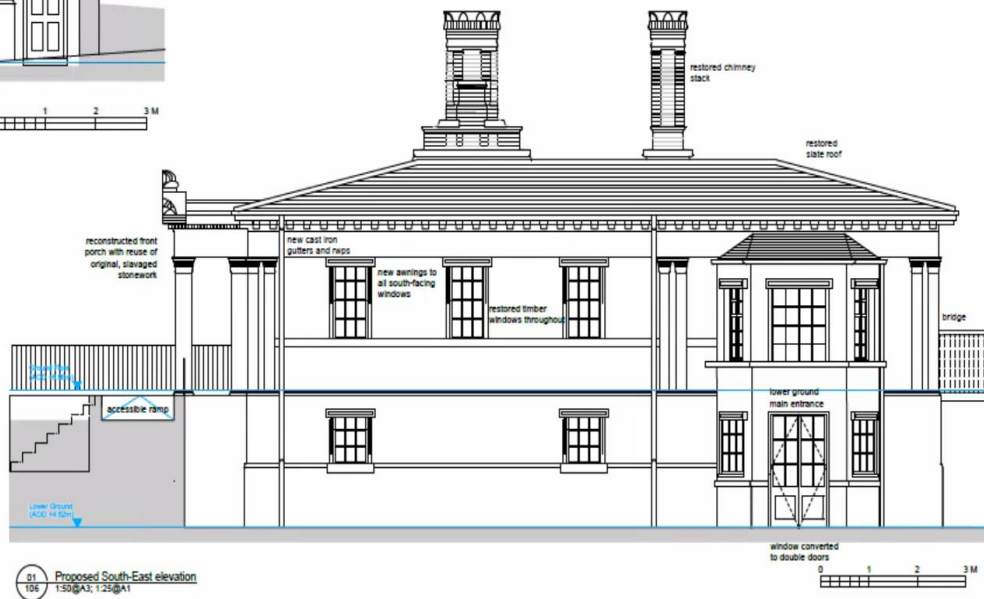
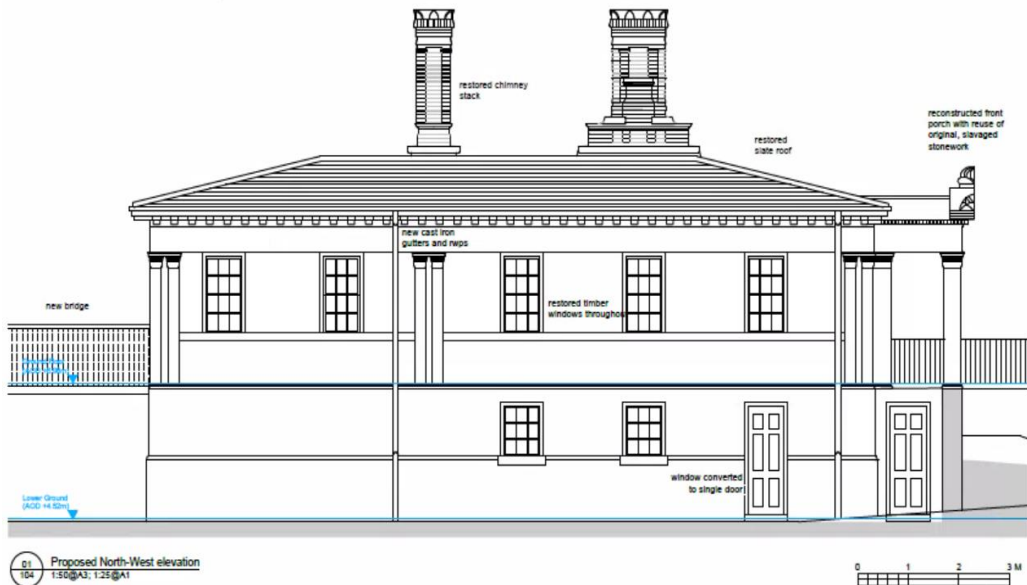
Proposal – Rear Elevation



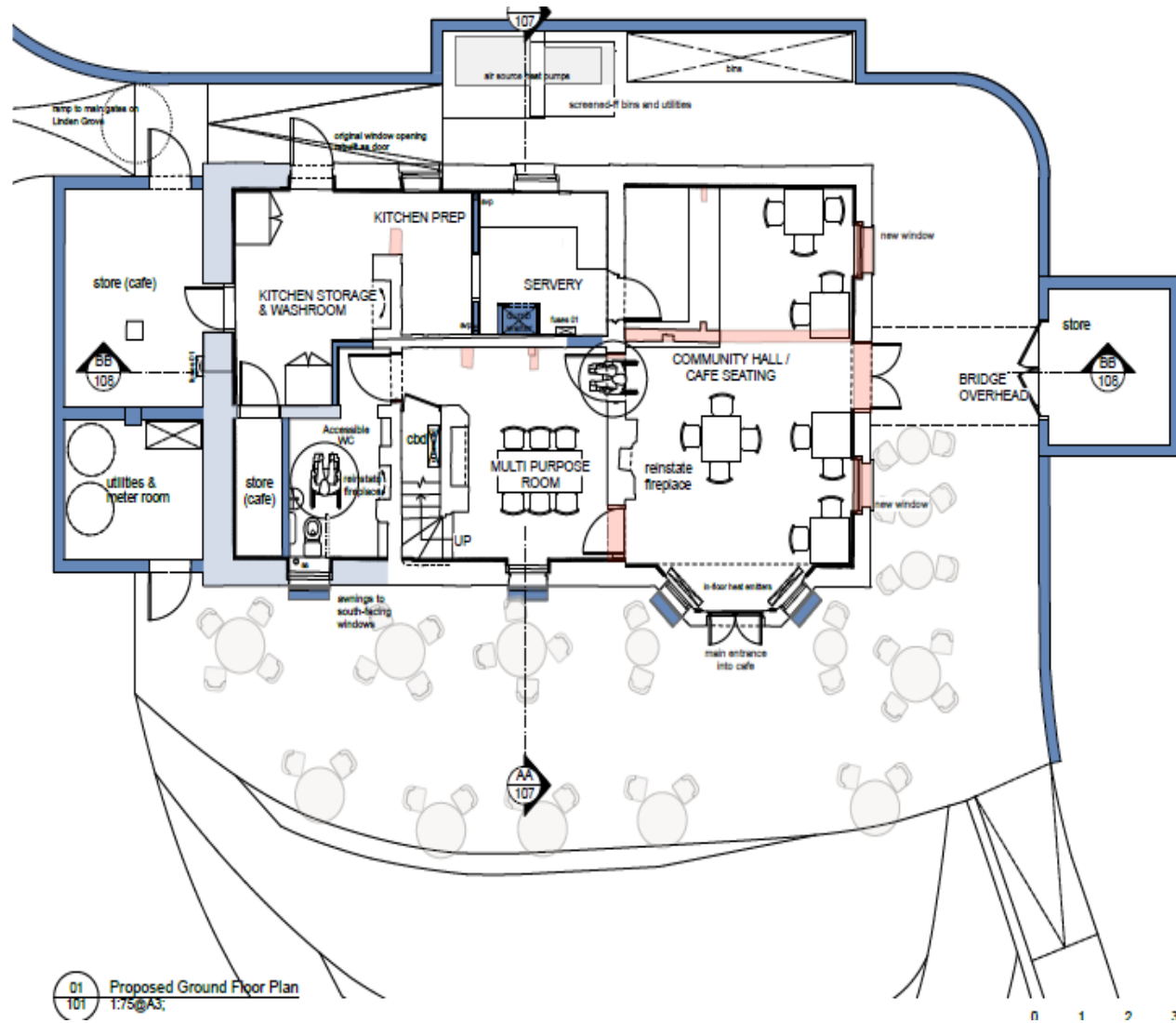
01 Proposed North-East elevation
1:50 @ A3; 1:25 @ A1



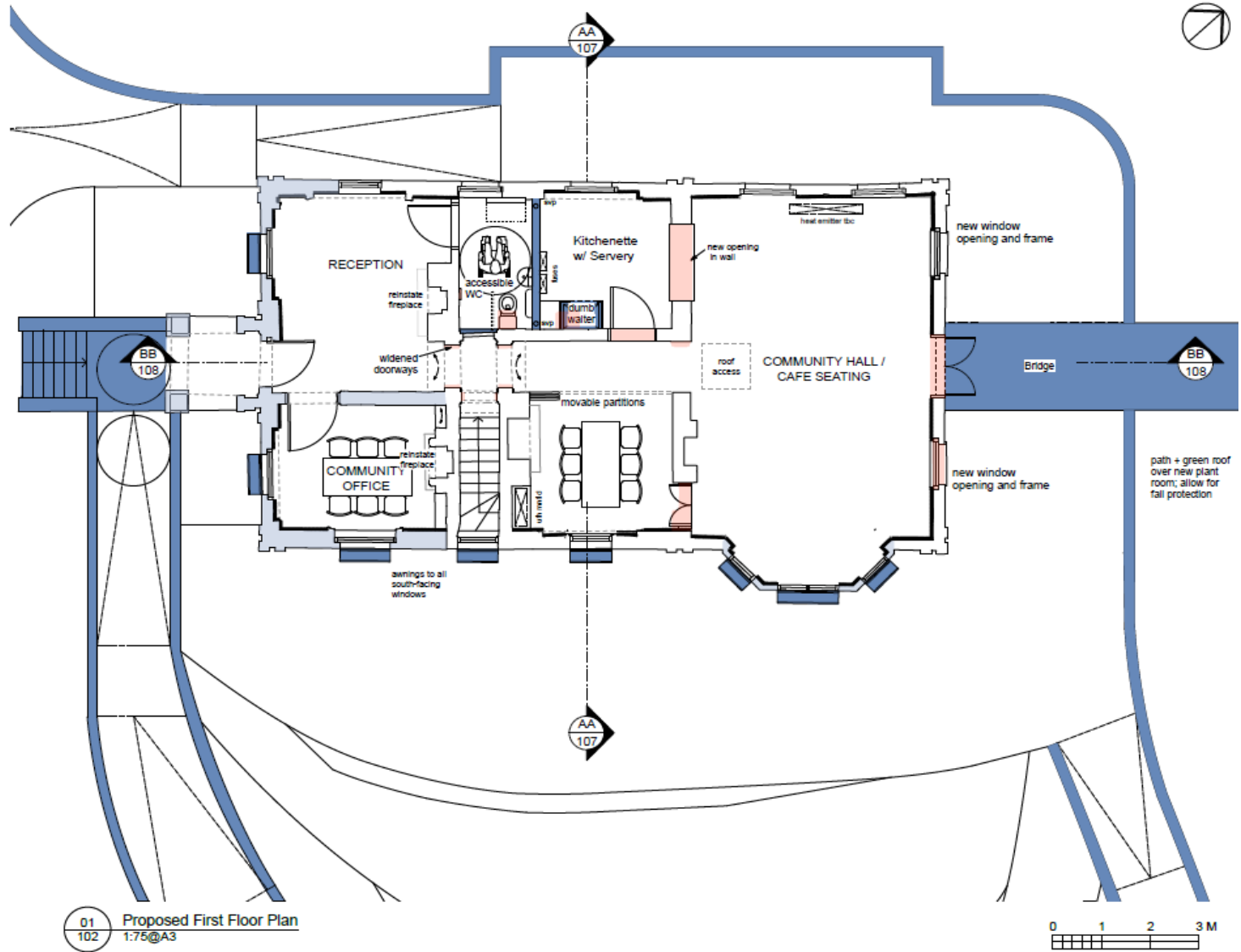
Proposal – North and South Elevation



Proposed Internal Layout – Lower Ground Floor



Proposed Internal Layout – Ground Floor



Proposals

- Restoration of the East Lodge with updated access, integration of a cafe (A1) and community uses (D1) and landscaping including green roof storage areas
- Total restoration of the facades of the building to its former historic elevations.
- Café would provide employment for 2 people. The office and reception area is intended for use by local community groups, principally the Friends of Nunhead Cemetery (FONC)
- Cycle parking
- Landscaping and level access ramp to front, plus external seating area to side and rear.
- Air source heat pump, awnings and sustainable construction techniques

Comments Received

| Neighbours notified through letters | Support | Neutral | Objection |
|-------------------------------------|---------|---------|-----------|
| 35 | 7 | 1 | 3 |

Supporting comments: (further discussion in officer report)

- Support restoration as a café and community use
- Support restoration of historic building
- A needed facility in the area for all users of the Cemetery
- Design and landscaping is appropriate
- Good outdoor seating
- Good seamless access via a ramp
- Support accessible toilets

Objection comments: (further discussion in officer report)

- Residential Amenity
- Opening hours and potential alcohol sale
- Cemetery not suitable for a café
- Design and landscaping and seating area not appropriate

Community Consultation

east lodge restoration

The East Lodge was built as an office for the London Cemetery Company and subsequently converted to a house for the Cemetery Superintendant, being retained to the east of the original site in 1938. The original building has been retained but the South Lodge building is a double storey and is essentially a ruin. The East Lodge is one of the Southwark's most important historic buildings.

Southwark Council's intention is to restore the East Lodge from the 18th century to its original design. The Lodge will be restored as closely as possible to its original design, internally, it will also be used to house a new entrance from the site including a new, stone, double, portico, etc. and restore them to their original location wherever possible. Elements will also be replaced where necessary.

This project will provide space for community use for local groups, many more are designed to be multipurpose. A cafe based inside the Lodge is proposed as a meeting development, to ensure the economic sustainability of the project.

We will also consider the future design of the development and the future operation. The restored building will have a new entrance and double glass, an air source heat pump, we will also be installing solar panels on the roof, and we will be installing solar panels on the roof, and we will be installing solar panels on the roof.

east lodge restoration
 contacts: @lb_southwark, @southwarkcouncil
 @southwarkcouncil

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ROGER HEARNS ARCHITECTS

landscape plan

The East Lodge is located in the heart of the site, which is a Grade II listed building. The site is a large area of land, which is currently a mix of open space and built-up areas. The landscape plan shows the proposed layout of the building, the new entrance, and the surrounding green spaces. The plan also shows the location of the new entrance, the new entrance, and the new entrance.

landscape plan

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stabilisation works

The site is currently a mix of open space and built-up areas. The stabilisation works will involve the removal of the existing building and the construction of a new building. The new building will be a double storey building, which will be used as a community centre. The new building will be a double storey building, which will be used as a community centre. The new building will be a double storey building, which will be used as a community centre.

east lodge restoration

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ROGER HEARNS ARCHITECTS

Metropolitan Open Land

London Plan 2021 - Policy G3 Metropolitan Open Land
Policy 3.25 of the saved Southwark Plan (2007)

The provision of a café and community facilities, including reception office for local amenity groups, within an existing structure with the MOL is considered to be an appropriate essential facility use under saved Southwark Plan policy 3.25. The physical openness of the MOL, would not be impacted upon in a negative manner due to the containment of the uses and development within the building or within the immediate landscaped surrounding adjacent to the East Lodge

Community facilities and cafe

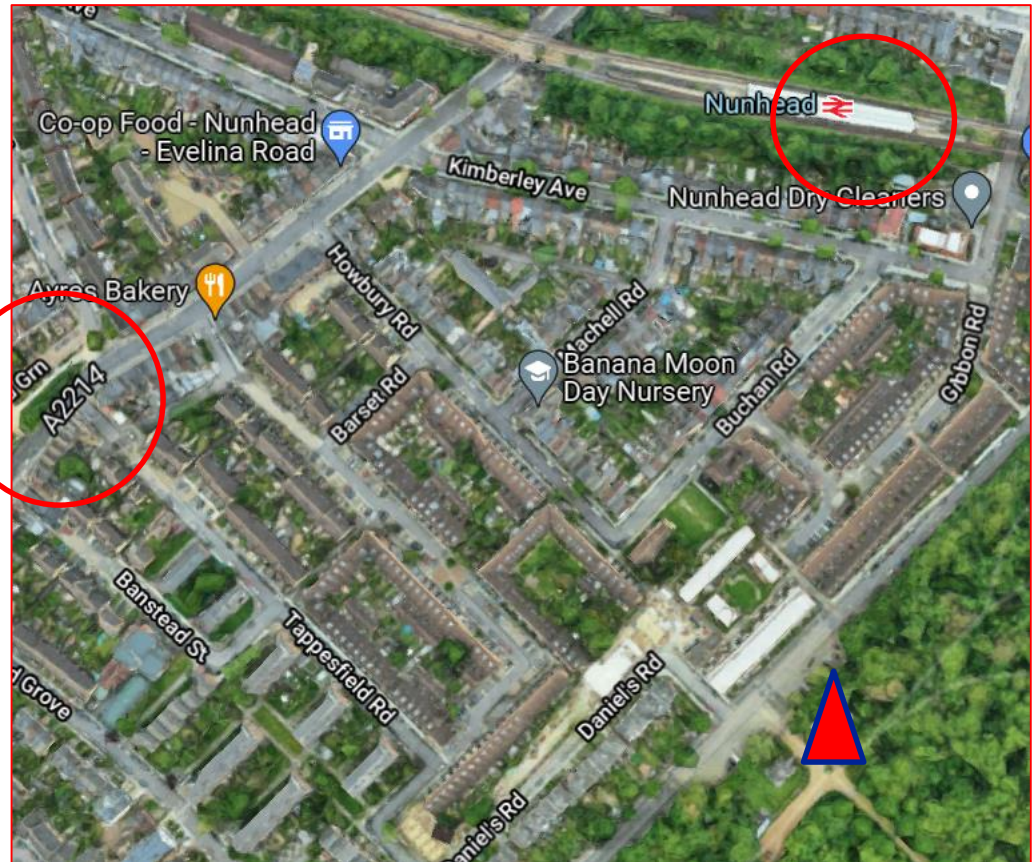
Relevant policies

Saved Southwark Plan policy 2.2
Provision of new Community
Facilities

NSP -P35 Development outside
town centres & P44 Healthy
developments and P46
Community uses

Previous uses included
residential and office.

(Location of station, bus stops in
red. Site in red triangle)



Design and Heritage







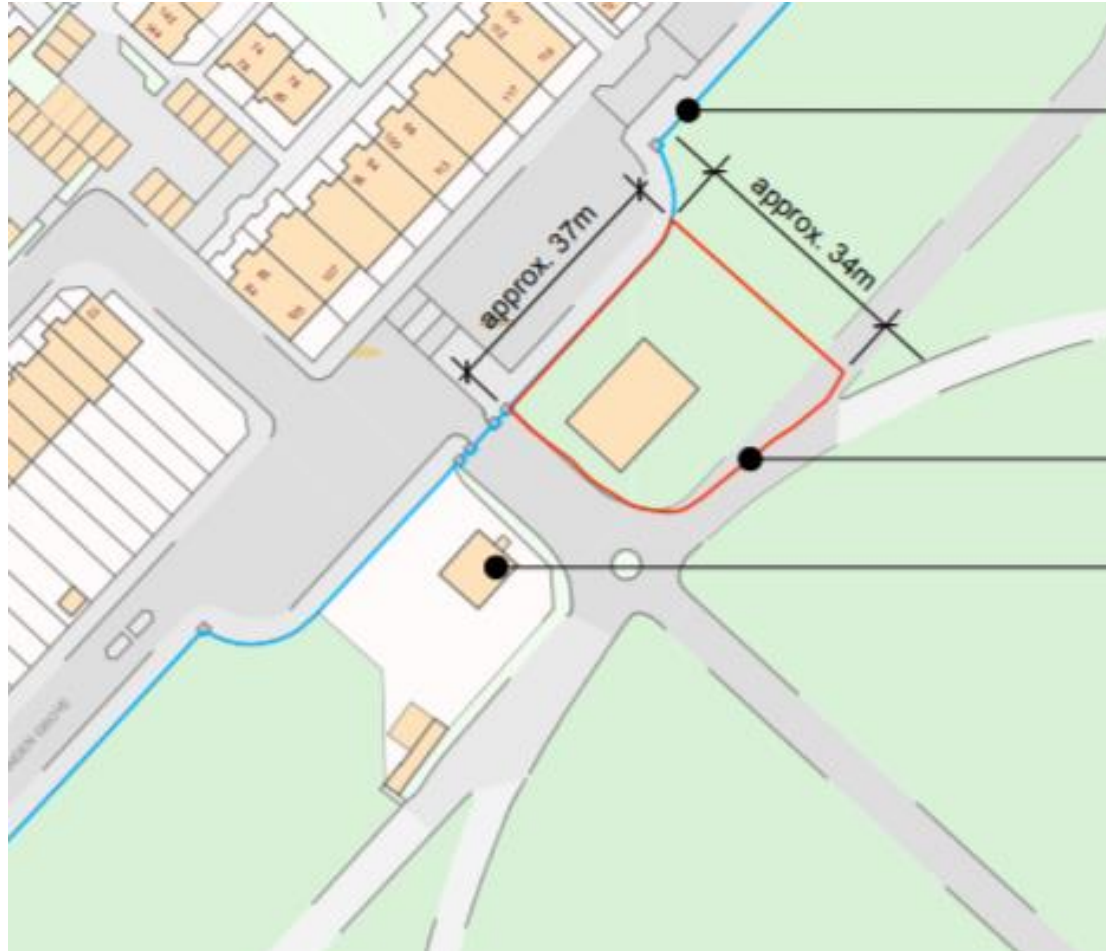


Residential Amenity – West Lodge

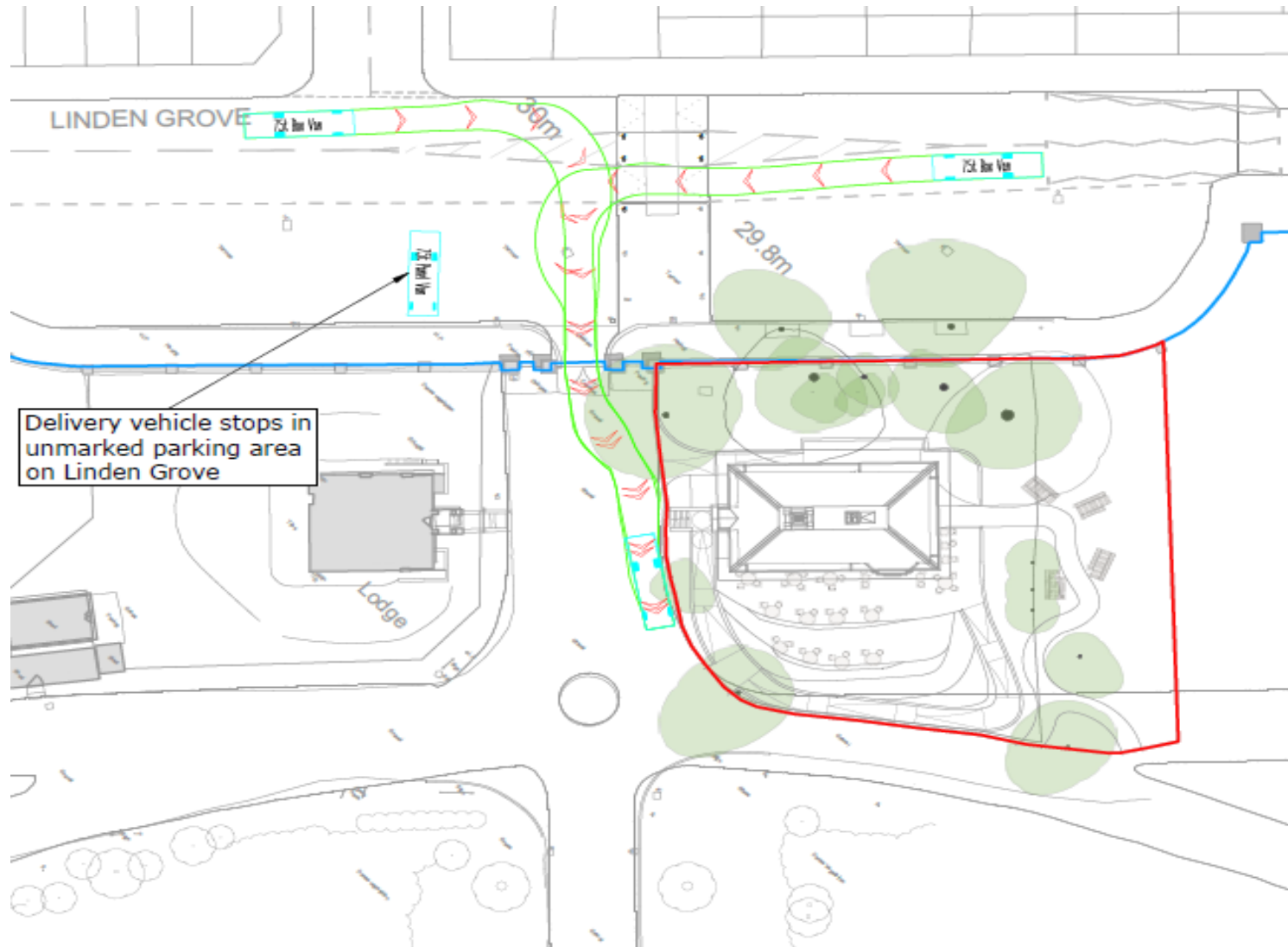
Proposed café opening hours

- 1 April to 30 September - 8:30am to 7pm
- 1 October to 31 October - 8:30am to 5pm
- 1 November to 28 February - 8:30am to 4pm
- 1 March to 30 March - 8:30am to 5pm

Plus to 22.30 for 21 evening events per year, 9pm for outdoor seating



Delivery and Servicing

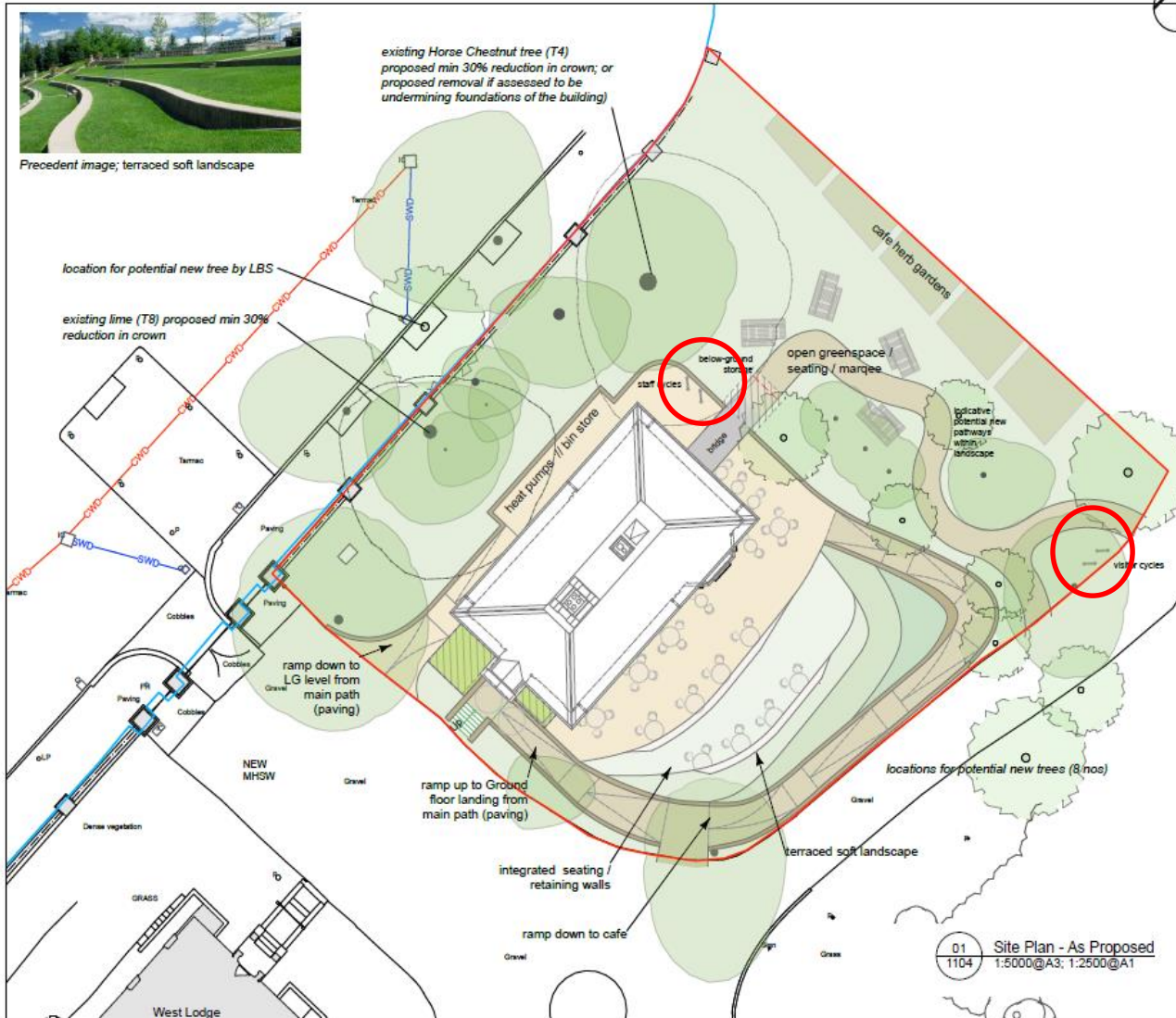


Car Parking and Trip Generation

- The site is not within a CPZ.
- Peak parking demand of 11 spaces could be generated.
- Survey shows 113 available parking spaces within 200m from the site and 12 available spaces within the unmarked Cemetery parking area on Linden Grove during the peak parking time (17:00-19:00). This could be accommodated in the surrounding streets
- Cemetery parking area on Linden Grove can accommodate disabled parking. 13 disabled car parking bays within 200m from the site, with a peak parking demand of 6.



Cycle Parking



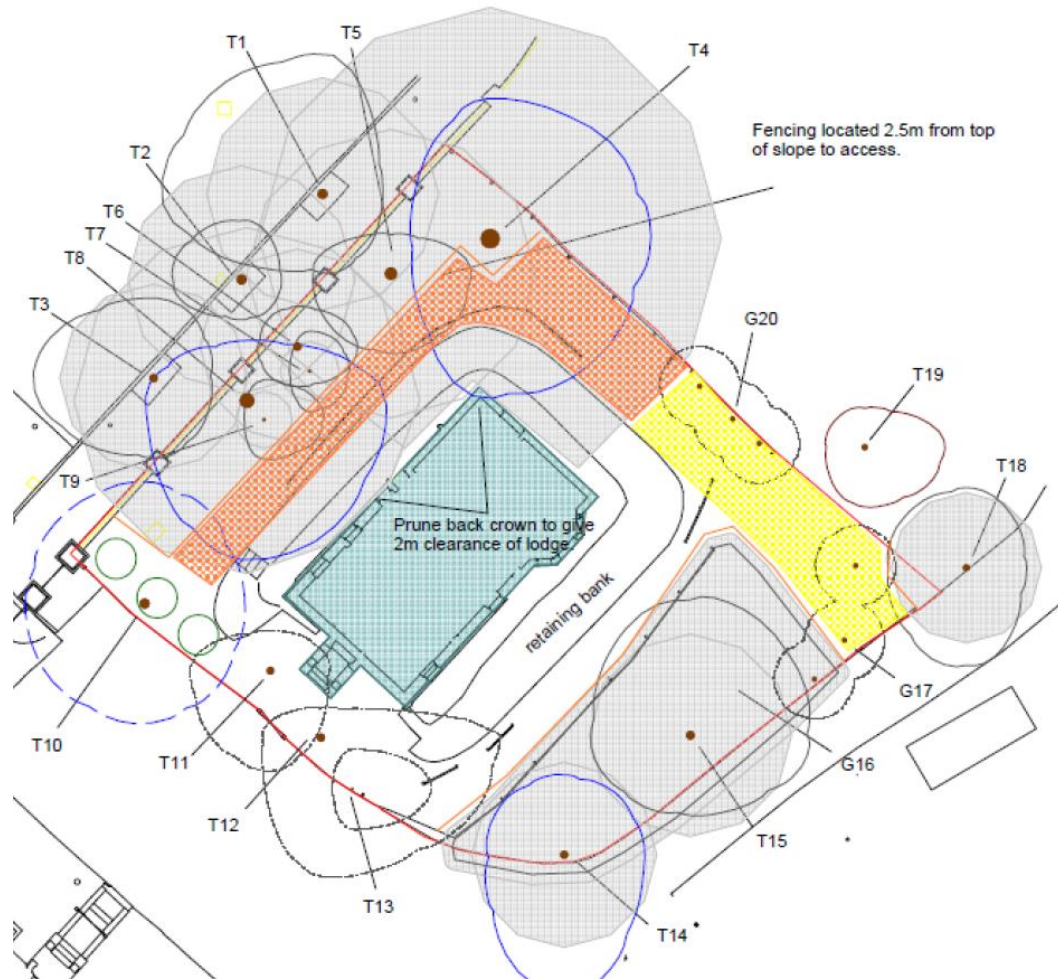
Landscaping, Trees and Urban Greening

- One category B oak and five category C oak, willow and ash require removal
- Suitable mitigation of adverse ecological impacts is proposed via biodiversity improvements encompassed within the urban greening factor of 0.5, which exceeds the minimum required by policy. Suitable replacement planting of six trees can also be provided as part of landscaping or elsewhere within the cemetery
- Bat survey valid until May 2022
- Landscaping condition to include sections drawings, hard landscaping planting and green roofs condition

Designing Out Crime

- A condition requiring details of security measures, to be implemented prior to occupation which shall seek to achieve the Secured By Design” accreditation by the Metropolitan Police

Proposed tree removal and replacement



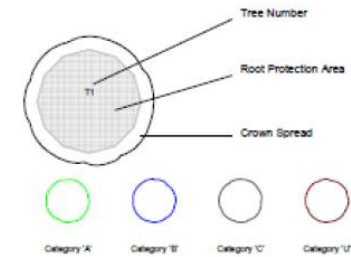
up to 3m.

Construction notes

All trees to be retained should be protected prior to the undertaking of any construction works via the erection of protective barriers to form a construction exclusion zone (CEZ).

Plan legend

- East Lodge
- Temporary ground protection
- Site storage
- Site boundary
- Category B trees to be removed
- Category C trees to be removed
- Tree protection fencing
- Possible replacement tree locations



Connick Tree Care

New Pond Farm, Woodhatch Road, Reigate, Surrey, RH2 7QH
 Tel: 01737 779191
 Email: info@connicktreecare.co.uk

Construction management

A CMP is required via condition to be agreed prior to the commencement of development. A s278 is required by condition for reinstatement of the highway

Flood risk and SUDs

The application site is within flood zone 1 and therefore at the lowest risk of flooding. A Flood Risk Assessment has not been provided as the site area is under 1 hectare in size and does not meet the threshold for an assessment. Updated drainage plans are required by condition as the detailed design progresses

Environmental Health and ventilation

The café will not provide a full catering service and therefore no recommendation is made for additional odour control. A condition requiring details is acceptable to control the design of the ventilation extract

Energy and sustainability

The application takes into account the Be Lean, Be clean, Be green criteria and BREEAM best practice and proposes the reuse of an existing building and its embodied carbon and utilises energy effective design and construction, low carbon energy supply and renewable energy generation.

The application seeks to apply the criteria of a BREEAM assessment and policies by adopting best practice design solutions in this area. While a formal BREEAM assessment may not be appropriate for a listed building, the spirit of the assessment and the compliance with the above policy criteria is considered to be met.

- Air source heat pump
- Insulation inc sustainable construction techniques and fittings
- Awnings for thermal comfort
- Natural ventilation through windows and chimney
- Shutters and slimline double glazing

HISTORIC ENGLAND CONSULTATION RESPONSE

“Historic England has been closely involved in discussions alongside your Council regarding the proposed repair and restoration of the Grade II listed East Lodge at Nunhead Cemetery for several years due to its seriously deteriorated condition and long-standing Heritage at Risk status. We have maintained a strong supportive stance on the restoration and reuse of East Lodge in the interest of removing it from our Heritage at Risk Register and securing its long-term future. . . . We welcome the aims of the project which present extensive opportunities to reveal and enhance significance with uses that should provide basic facilities for the local community and provide income generation to invest in the ongoing maintenance of this important listed building.”

