

# Welcome to Southwark Planning Committee

8 June 2022

## MAIN ITEMS OF BUSINESS

### Item 7.1

22/AP/0554

The Ledbury Estate ,Commercial Way And Old  
Kent Road ,London

### Item 7.2

21/AP/4714

Valmar Trading Estate, Valmar Road, London



Southwark Free  
Wi-Fi Password  
**Fr33Wifi!**



Councillor Richard Livingstone  
(Chair)



Councillor Kath Whittam (Vice  
Chair)



Councillor Cleo Soanes



Councillor Reggie Popoola



Councillor Ellie Cumbo



Councillor Bethan Roberts



Councillor Richard Leeming



Councillor Nick Johnson

## Item 7.1 22/AP/0554

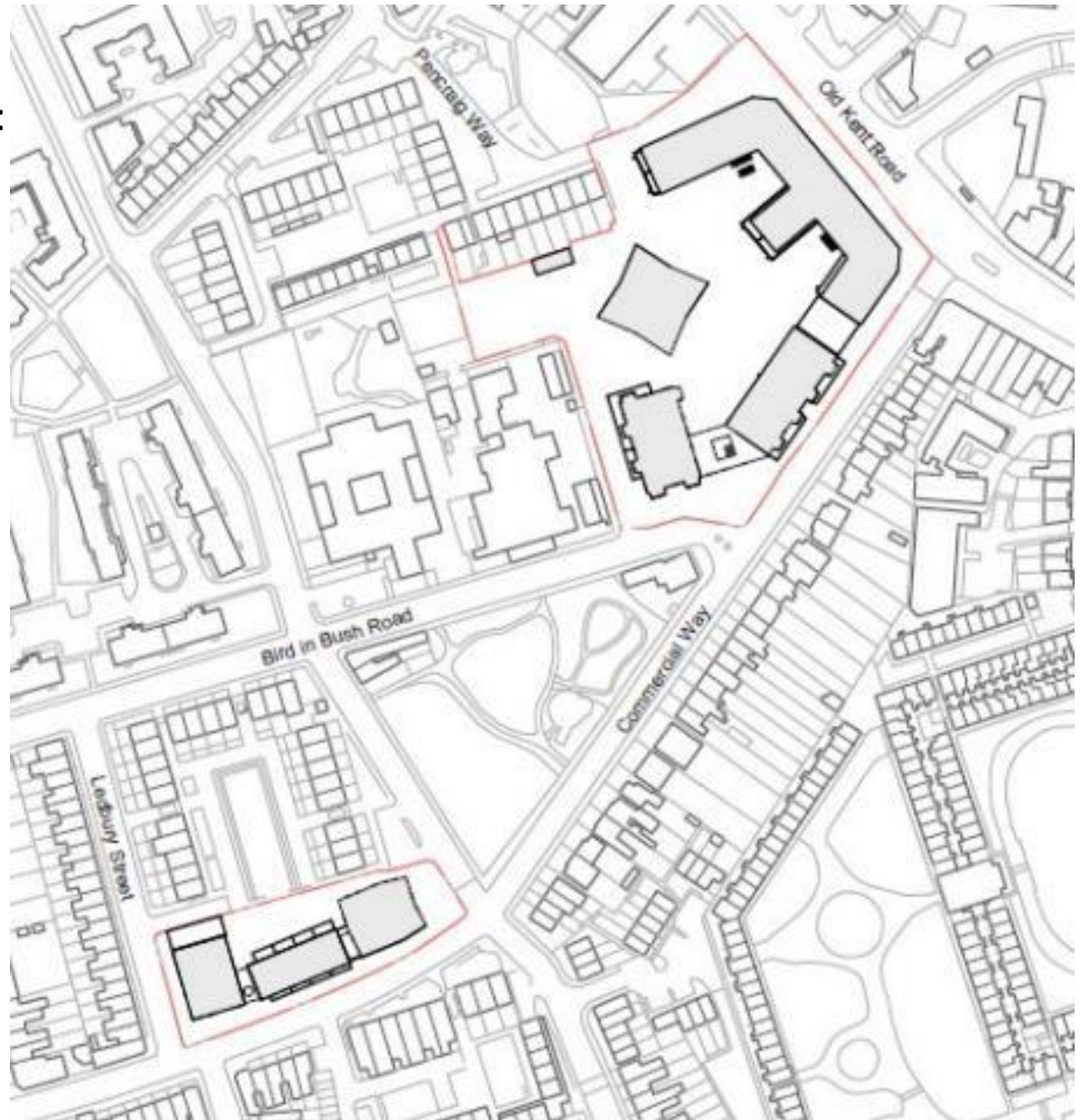
# The Ledbury Estate, Commercial Way And Old Kent Road,London

The redevelopment of the Ledbury Estate involving the demolition of Bromyard House, Skenfirth House, Sarnsfield House and Peterchurch House and the erection of 6 blocks ranging in height from 5 to 22 storeys (max 79.34m AOD) to provide 340 new homes (including 224 replacement homes), provision of Class E space fronting Old Kent Road at ground floor level, together with reprovision of the tenants & residents association hall and multi-use games area, access, servicing, car parking, cycle parking, cycle storage, plant, play and open space and landscaping.

## Site Location

Two sites within Ledbury Estate:

- Bromyard (site A)
- Old Kent Road (site B)





# Aerial image of site





## Existing Site Photographs

Bromyard House



Peterchurch House



## Existing Site Photographs

Sarnsfield House



Skenfrith House





# Existing Site Photographs

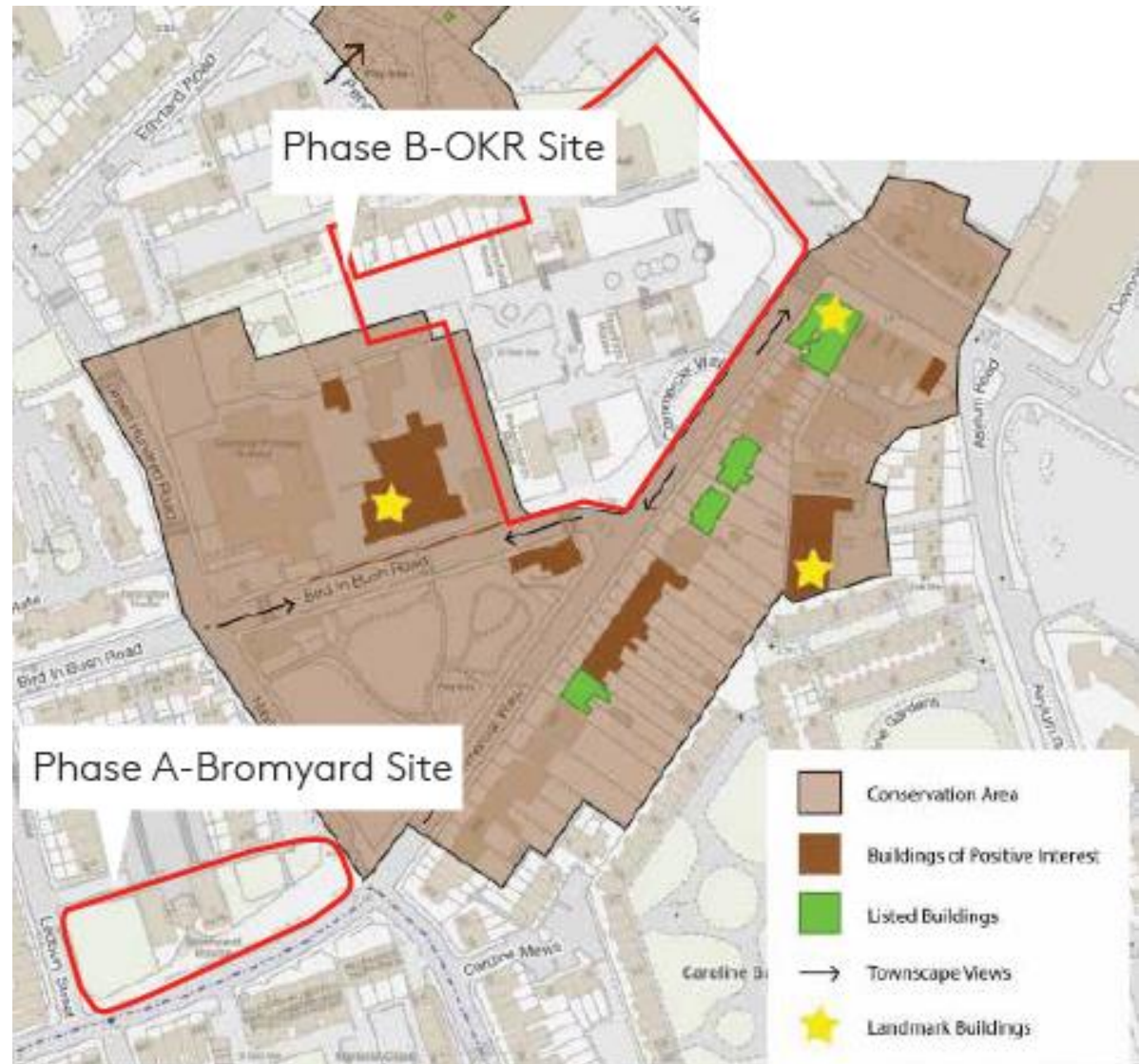
Existing MUGA



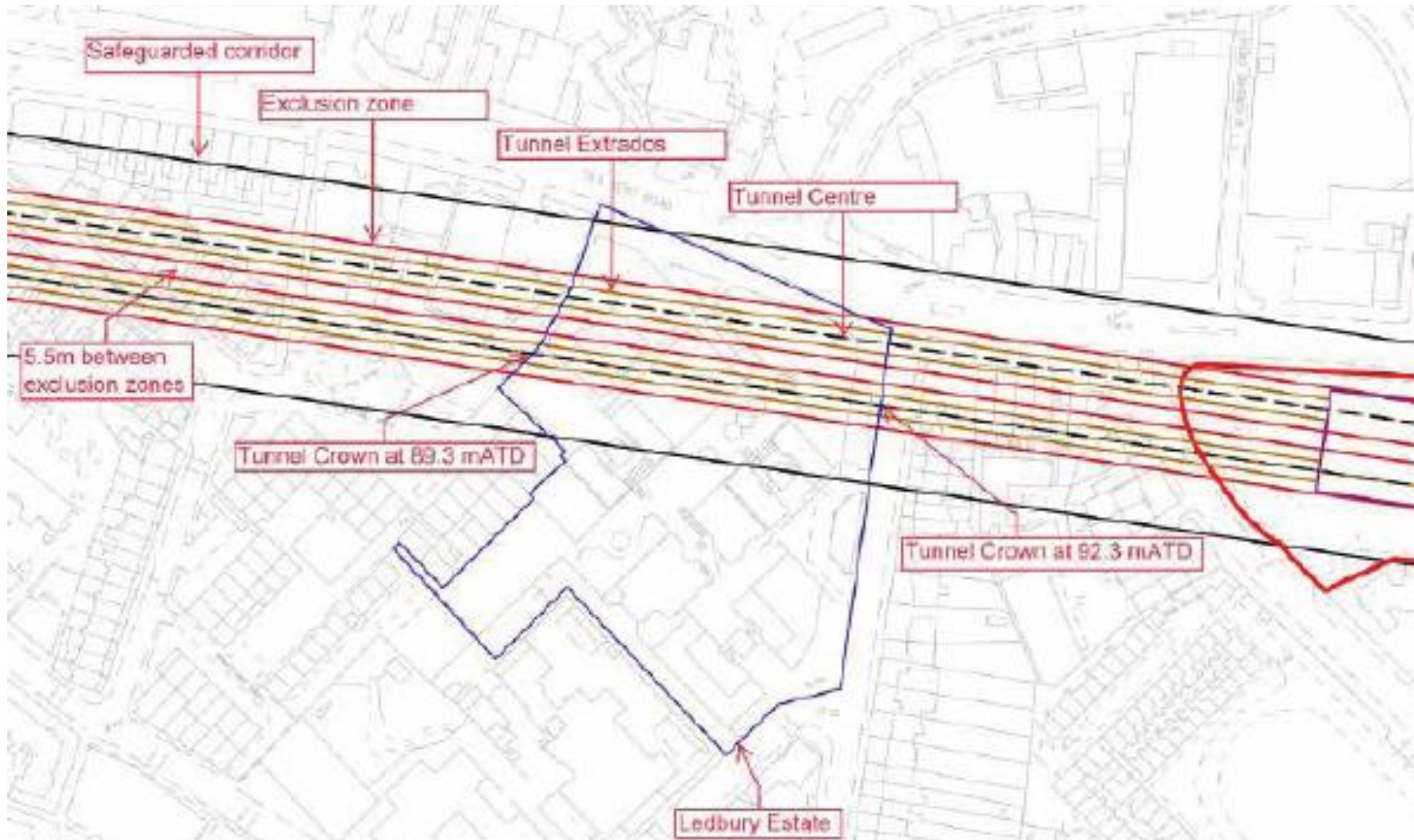
Existing TRA Hall



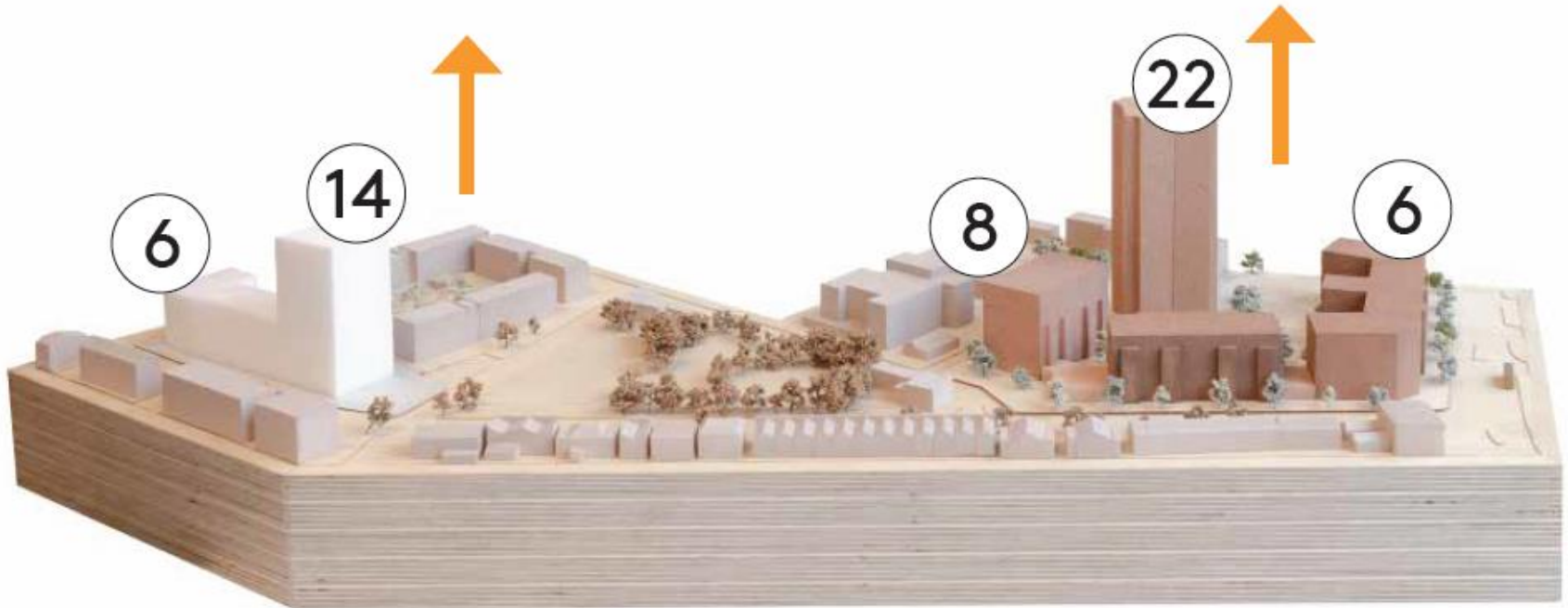
## Context- Kentish Drovers and Bird and Bush Conservation Area



## Context- Bakerloo Line Proposed Running Tunnels



## Proposed massing





## Overview of proposal

- 340 homes
- 224 replacement homes and 116 additional
- 76.4% overall affordable housing (hab room)
- 50.5% affordable housing on uplift
- Replacement MUGA and TRA hall
- Extensive open space and children's play space
- 89.1% carbon savings
- Policy compliant on housing mix, unit sizes
- Policy compliant on cycle parking, accessible parking
- Loss of one Category A tree

# Proposed aerial image



Listed gasholder

Proposed future developments  
along Old Kent Road

Proposed Old Kent Road  
facing mansion block

Proposed 22 storey tower

Proposed dual aspect homes

Proposed MUGA

Proposed servicing estate road

Camelot Primary School

Bird in Bush Park

BMX track

Disused carpark below  
communal courtyard

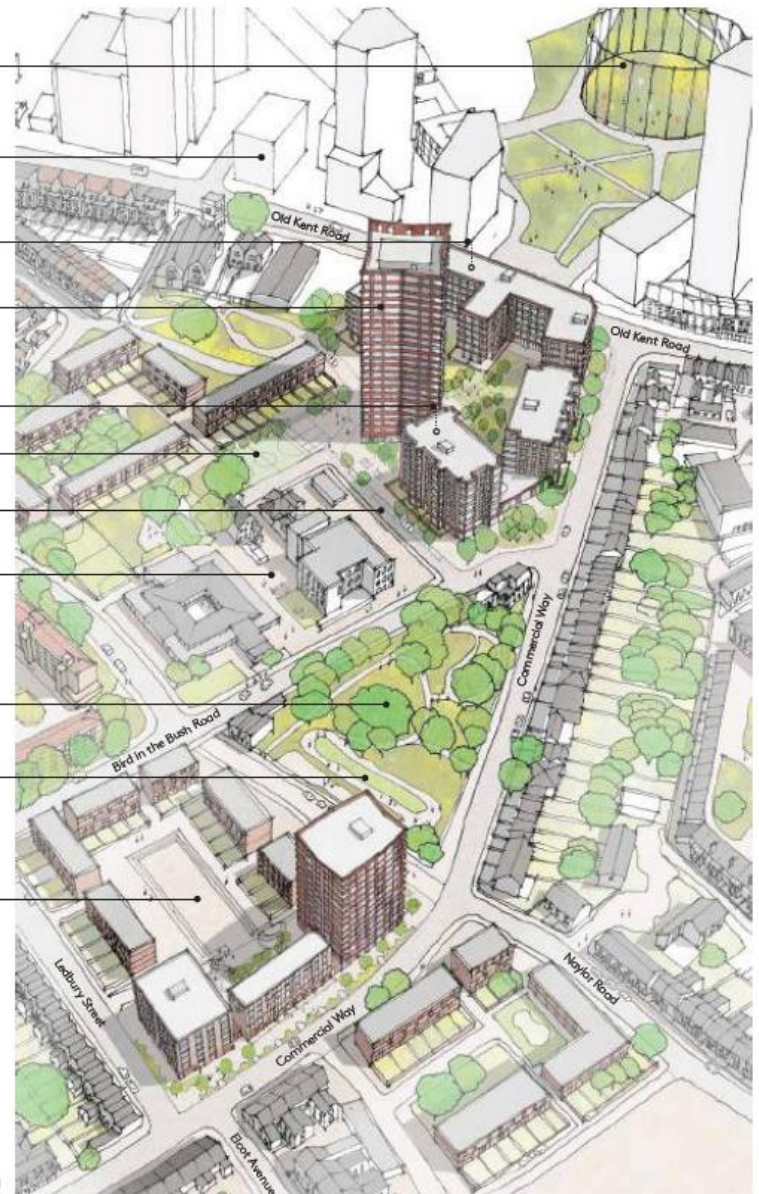
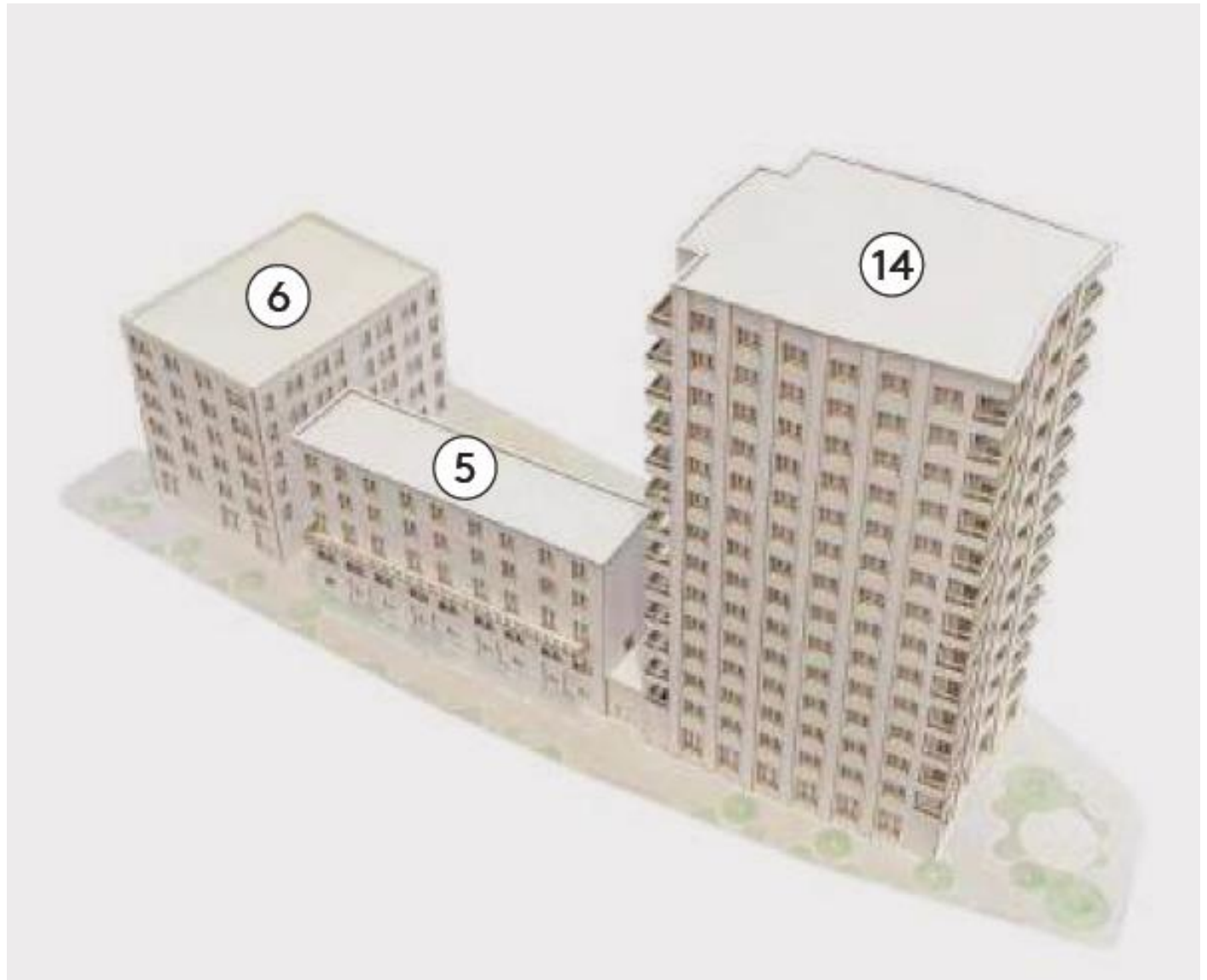


Image:  
Bromyard site





## Bromyard Site – Illustrative ground floor plan



Image: Old Kent Road site



## Old Kent Road site – Illustrative ground floor plan





## Residential housing mix

Tenure	1-bed	2-bed	3-bed	4-bed	5-bed	Total homes	Hab room over 28sqm	Total hab rooms
Existing social rent	(75)	(65)	(69)	-	-	209	-	
Re-provided social rent	75	65	69	-	-	209		827
Additional social rent	12	6	28	4	1	51	27	258
Shared equity	1	7	7	-	-	15	13	82
Market sale	27	38	-	-	-	65	20	253
Total	115	116	104	4	1	340	60	1420
Percentage	34%	34%	32%					100%
Affordable housing (by hab room)		76.4% overall 50.5% on net uplift						

## View north of Bromyard Site along Commercial Way

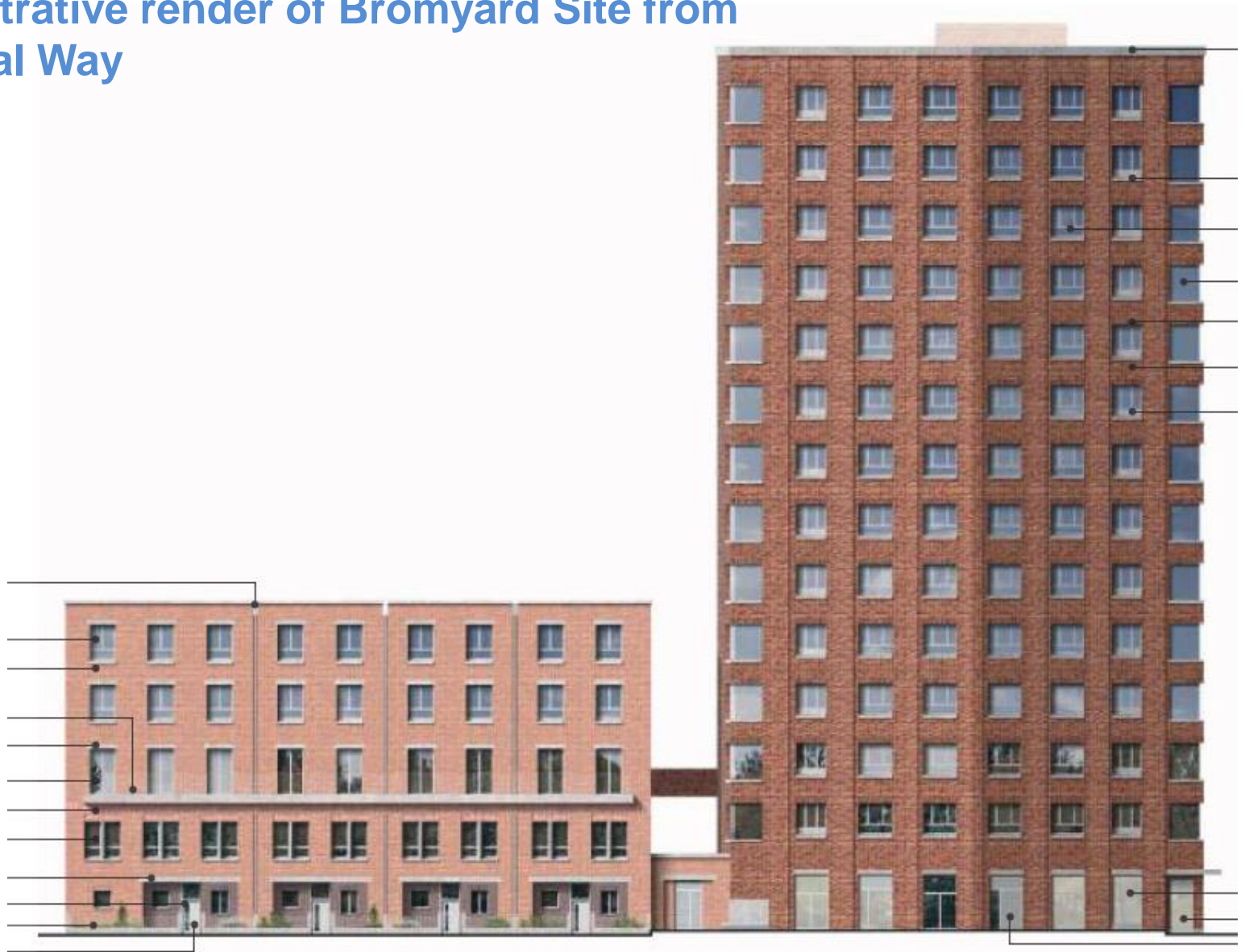


## View: Bromyard Site maisonettes from Commercial Way





## View: Illustrative render of Bromyard Site from Commercial Way





## View: Bromyard tower from Bird in the Bush Park





## View: Old Kent Road site from Commercial Way





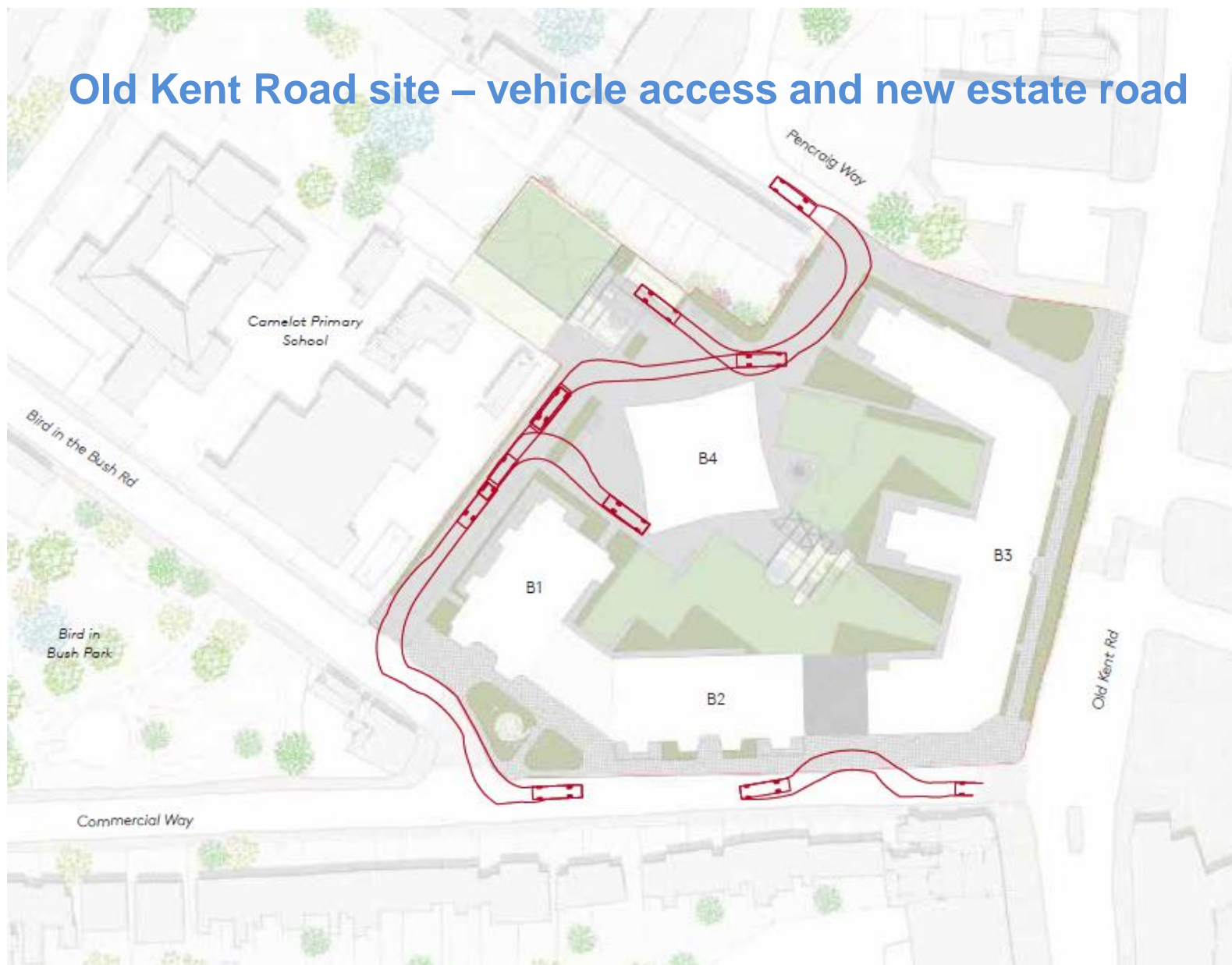
## View of Old Kent Road Site from New Estate Road



## View: Old Kent Road towards Old Kent Road site



## Old Kent Road site – vehicle access and new estate road





## View: Street View looking into Communal Courtyard from Pencraig Way



Image: Old  
Kent Road  
site tower  
From Pencraig  
Way





## View: Caroline Gardens Conservation Area with existing building in view with proposed building overlay

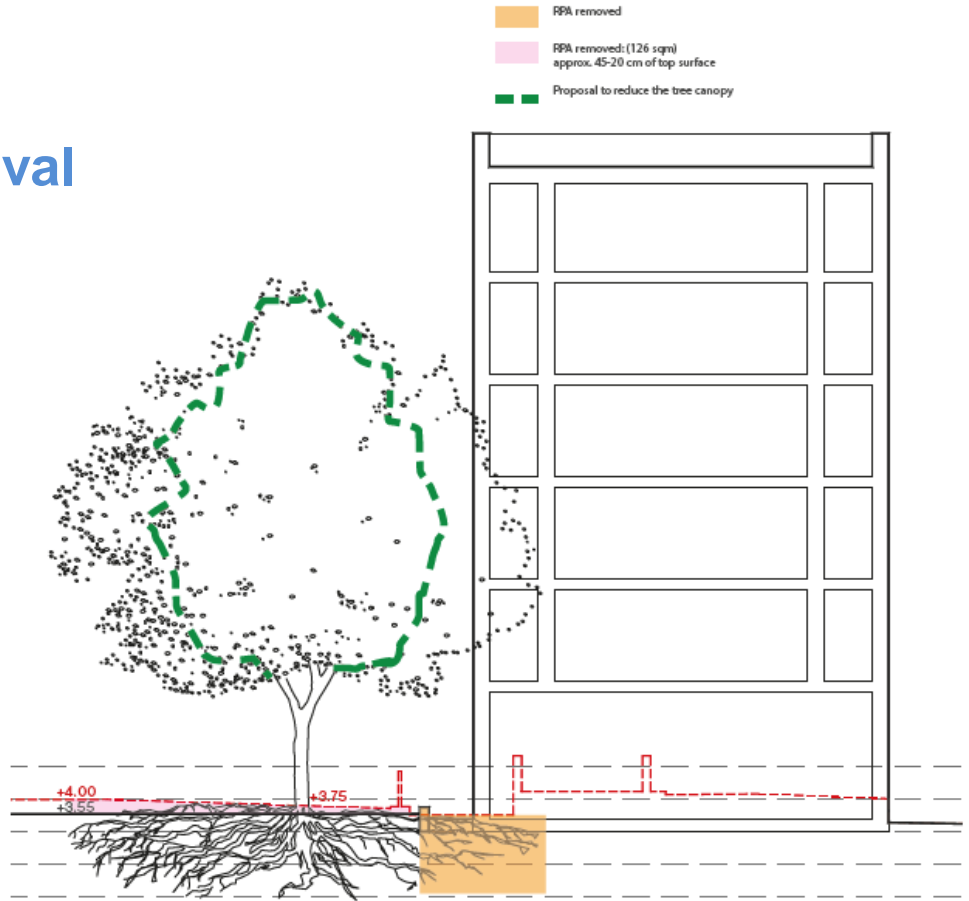




# Trees – One Category A tree removal



## Trees – one Category A tree removal



## Floor plan of B4 tower showing TRA hall





## Public open space, children's play space and private amenity space

		Total required (sqm)	Total proposed (sqm)
<b>Play space</b>	0-4 years	1285	1316
	5-11 years	1048	1135
	12+ years	864	596
<b>Playable public realm</b>		325	325
	Total play	3197	3372
<b>Public open space</b>	5sqm per dwelling	1700	2174
<b>Communal open space</b>	50sqm per block	200	200
<b>Communal space (Private amenity space shortfall)</b>	Shortfall against 10sqm per dwelling	586	586
<b>Total play and open space</b>		5683	6332
<b>Total external area</b>		7280	

## Old Kent Road site – Play space (re-used structure)



## Old Kent Road site – Play space (re-used structure)





## Car parking

- 3% wheelchair parking
- Car club bay (location to be determined)
- Free car club membership for residents (3 years)
- Basement car park outside the Bromyard site to continue to provide car parking
- Spaces
- CPZ extension likely to come in April 2023

# CPZ Extension



## Energy and sustainability

- 89.1% carbon emission savings through connection to SELCHP and solar photovoltaics
- Re-use of existing building materials within the informal playable landscape
- Urban Greening factor score of 0.41 (increase from existing 0.15)
- Potential to achieve BREEAM excellent in non residential spaces
- Biodiversity net gain achieved
- Rain gardens



## Resident and community engagement

- Open Communities
- Ledbury Resident Group
- Scaled model
- Commonplace platform
- Development Consultation Charter

## Benefits of scheme

- 340 very high quality homes
- 76.4% affordable housing (50.5% on uplift)
- All private, communal and public open space met on site
- Housing mix, unit sizes and wheelchair housing met
- 83.5% dual aspect accommodation
- Tenure blind design
- Exceptional design quality
- Replacement MUGA and TRA hall
- 89.1% carbon emission reduction
- Strong resident involvement



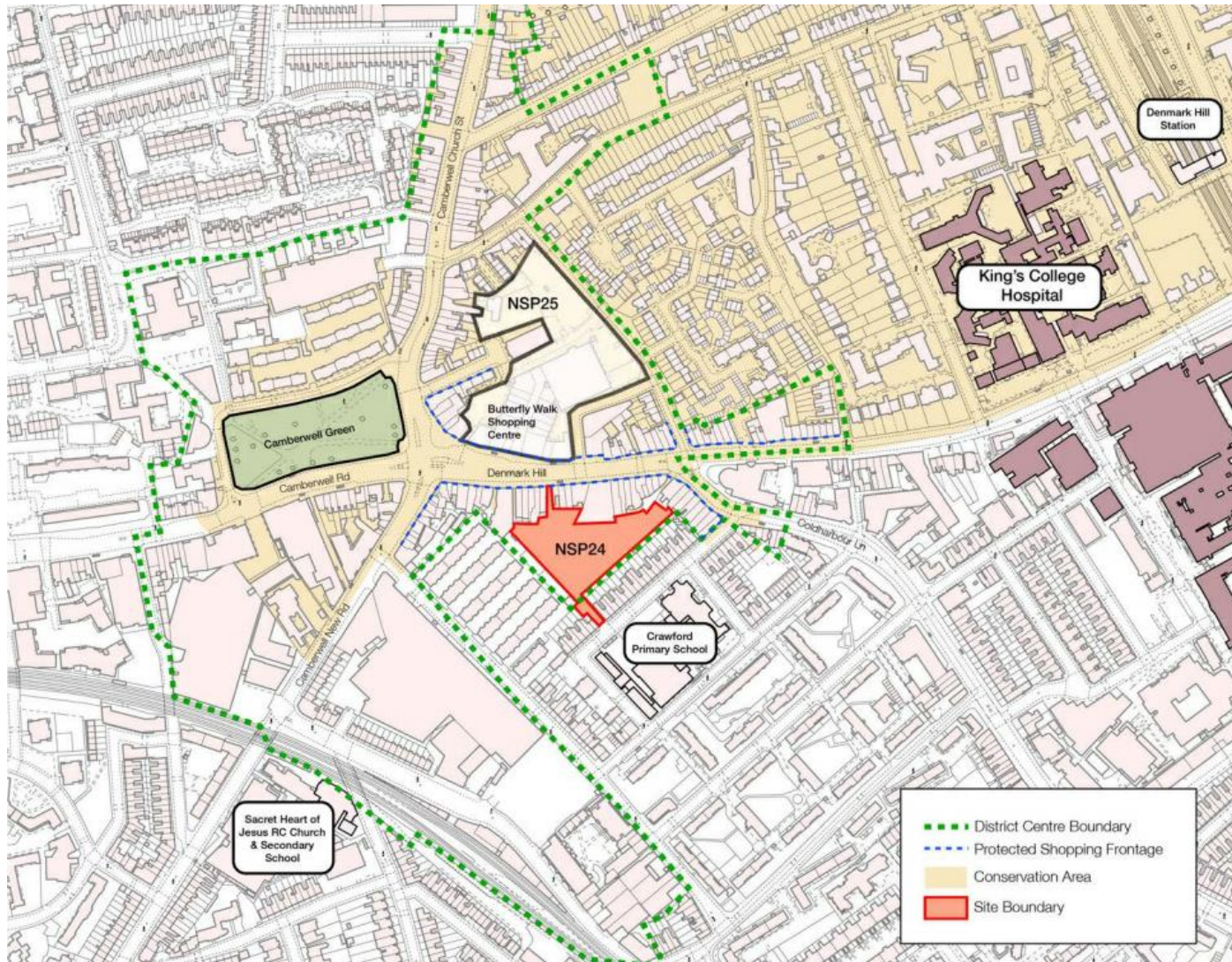
## Item 7.2 – 21/AP/4714

### Valmar Trading Estate, Valmar Road, London

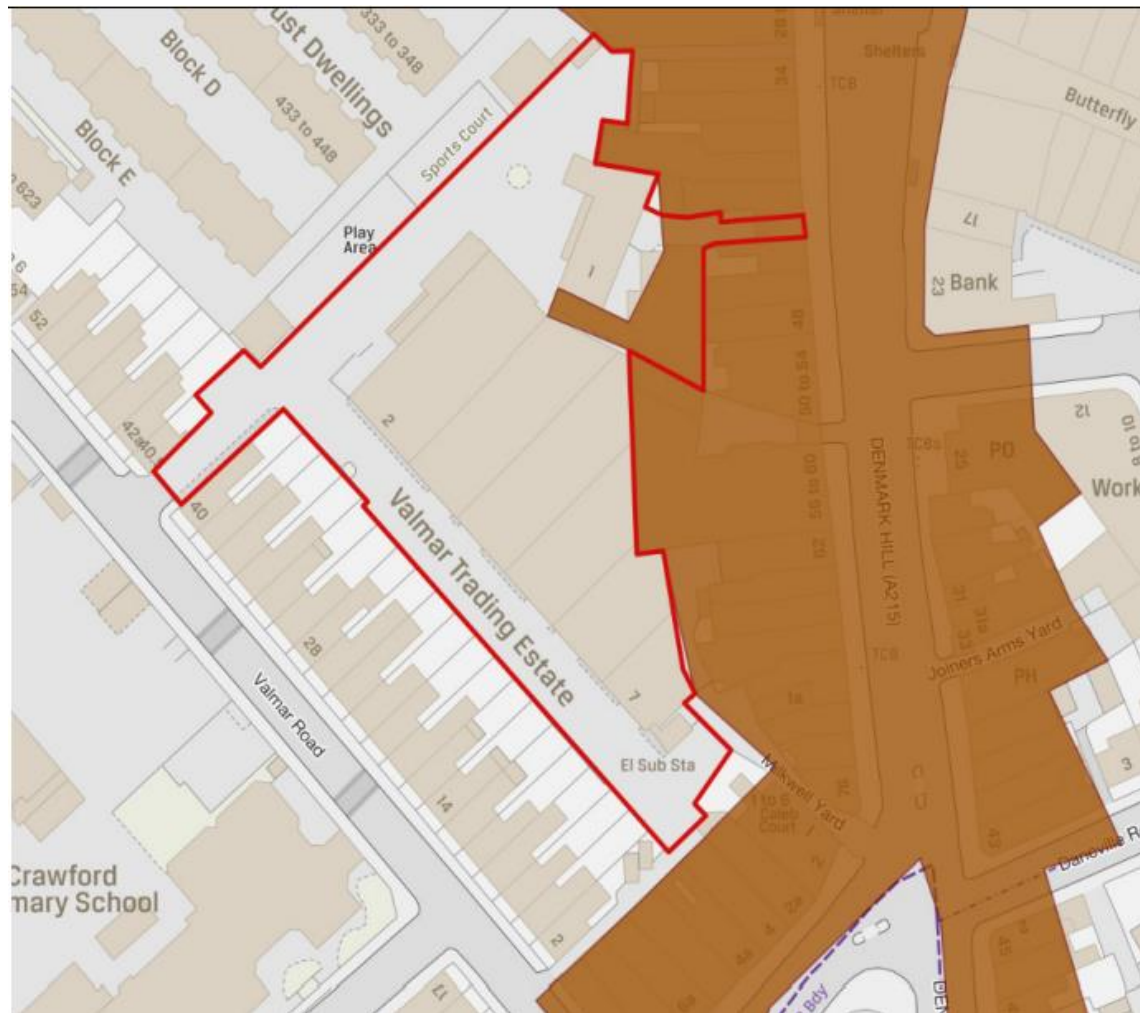
Redevelopment of the site to include the demolition of existing buildings and construction of three buildings of: 6 storeys plus basement (Block C), 6 storeys (Block A) and 4 storeys (Block B) providing an outpatients and diagnostics centre with ancillary workspace and facilities (Class E) and up to 43 residential units (Use Class C3) with associated landscaping works, refuse storage, cycle parking, disabled car parking and landscaping.



# EXISTING SITE PLAN



# CAMBERWELL GREEN CONSERVATION AREA





## SITE PHOTOGRAPHS



Aerial view of site



Valmar Road entrance



Denmark Hill entrance



View from unit 1 towards Denmark Hill



## SITE PHOTOGRAPHS



Milkwell Yard



Unit 1



Unit 1a



Unit 2

# SITE PLAN



EXTANT PERMISSION



PROPOSED SCHEME

# VISUAL



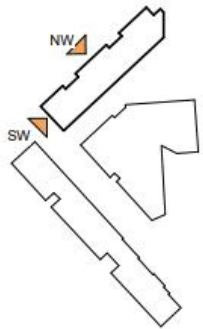
## St Helena Road (view to the north-west)



# BLOCK A - ELEVATIONS



## EXTANT PERMISSION

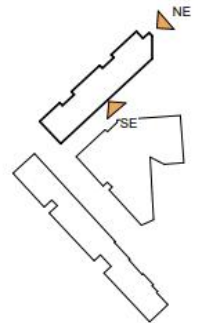


## PROPOSED SCHEME North-west elevation

# BLOCK A - ELEVATIONS



## EXTANT PERMISSION



## PROPOSED SCHEME South-east elevation

# BLOCK A - FLOOR PLANS

order the residential homes  
ie site,



Typical Floor - Block A

## GROUND FLOOR



Ground Floor - Block A

## THIRD FLOOR



# BLOCK B - ELEVATIONS

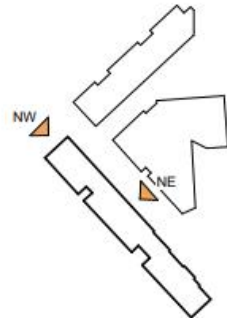


Block B - Front Elevation

## EXTANT PERMISSION



North East Elevation



## PROPOSED SCHEME North-east elevation

# BLOCK B - ELEVATIONS



Block B - Rear Elevation

## EXTANT PERMISSION



South West Elevation

## PROPOSED SCHEME South-west elevation

# BLOCK B FLOORPLANS



## GROUND FLOOR

Typical Floor - Block B



Ground Floor - Block B



## TYPICAL FLOOR



# BLOCK C ELEVATIONS



## EXTANT PERMISSION

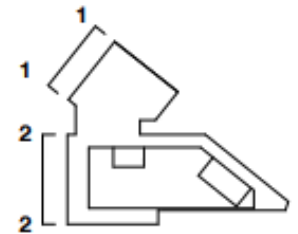


## PROPOSED SCHEME South-east elevation facing block A

# BLOCK C ELEVATIONS



## EXTANT PERMISSION



## PROPOSED SCHEME - South-east elevation facing Block A

This architectural elevation drawing shows a multi-story building facade. The drawing includes a series of callouts labeled 'MAT 1' through 'MAT 13' pointing to various material samples on the building. 'MAT 1' points to a window frame on the top floor. 'MAT 2' points to a window frame on the second floor. 'MAT 3' points to a window frame on the third floor. 'MAT 4' points to a window frame on the fourth floor. 'MAT 5' points to a window frame on the fifth floor. 'MAT 6' points to a window frame on the sixth floor. 'MAT 7' points to a window frame on the seventh floor. 'MAT 8' points to a window frame on the eighth floor. 'MAT 9' points to a window frame on the ninth floor. 'MAT 10' points to a window frame on the tenth floor. 'MAT 11' points to a window frame on the eleventh floor. 'MAT 12' points to a window frame on the twelfth floor. 'MAT 13' points to a window frame on the thirteenth floor. The building has a grid-like facade with many windows. There is a small entrance area on the left side of the building. The drawing is a black and white line drawing.

## An architectural rendering of a proposed 10-story building. The building features a brick facade and a flat roof with a green roof section. The facade is composed of a grid of windows and brickwork. The ground floor has large glass windows and doors. There are small figures of people and trees at the base of the building for scale.

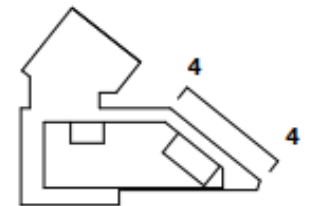
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Council  
southwark.gov.uk



# BLOCK C ELEVATIONS

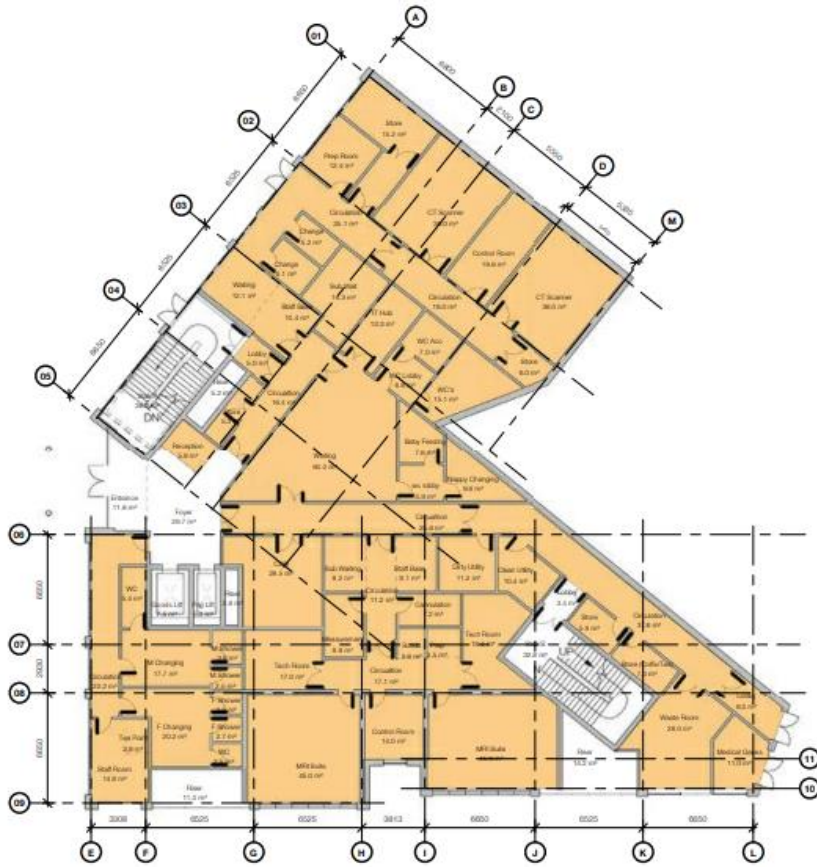


## EXTANT PERMISSION

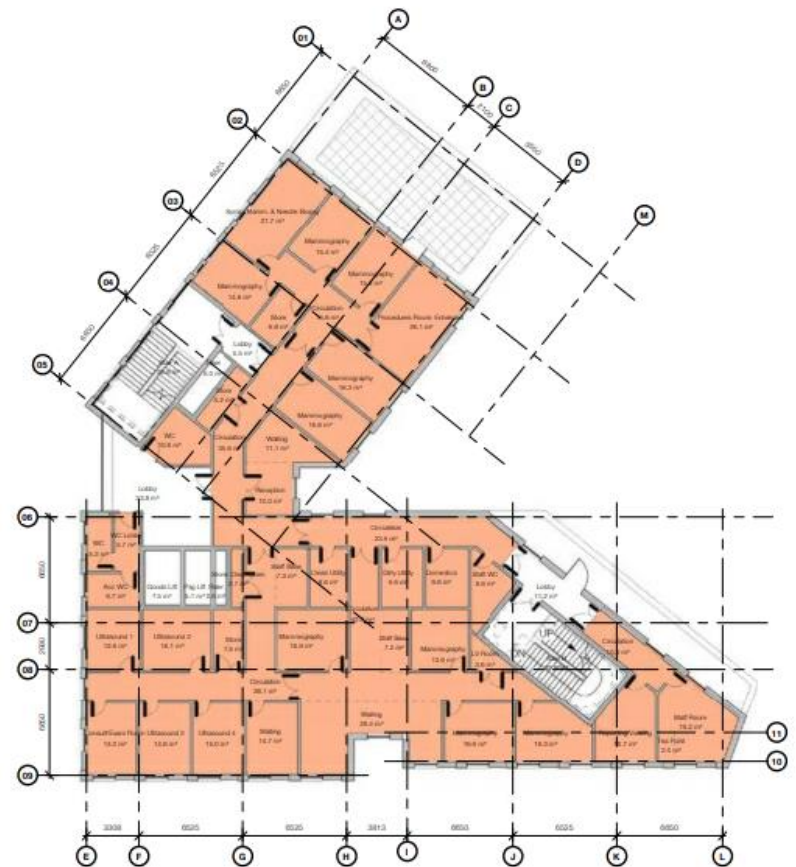


## PROPOSED SCHEME - South-west elevation facing Denmark Hill

# BLOCK C FLOORPLANS

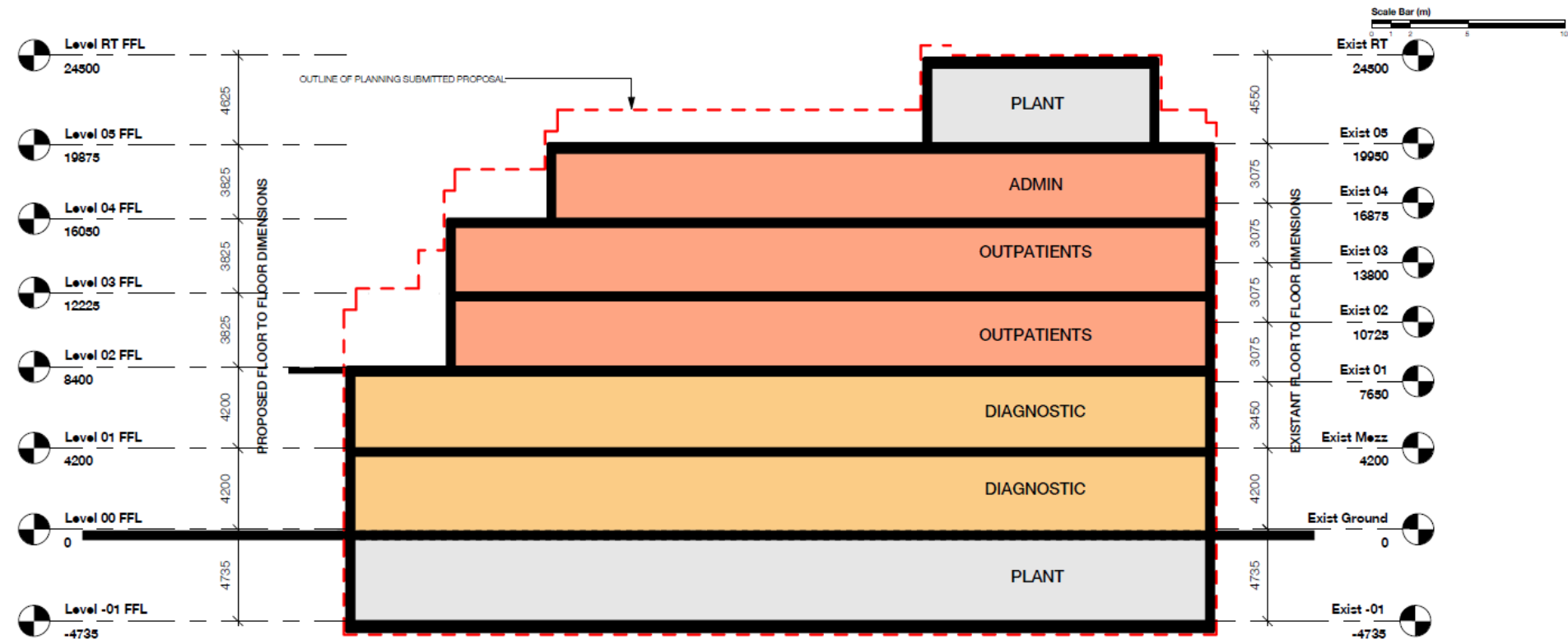


## GROUND FLOOR



## SECOND FLOOR

# COMPARATIVE ELEVATIONS BLOCK C





## PUBLIC CONSULTATION RESPONSES

Total number of representations	Support	Neutral	Object
10	3	2	5

### SUMMARY OF OBJECTIONS

766 consultation letters were sent across two rounds of consultation. In total 3 objections were received.

- The development would result in a harmful loss of daylight and sunlight to nearby residents
- Loss of privacy / view and overlooking from the proposal.
- Out of keeping with the character of the area
- Development is too high
- Loss of local businesses
- Highways and transport impact
- Overdevelopment

# LAND USE

<u>Land use</u>	<u>Existing GIA sqm</u>	<u>Proposed GIA sqm</u>	<u>Net difference GIA sqm</u>
<b>Class E/B8 (industry/office /warehouse)</b>	4,847	675 (Block A)	- 4,172
<b>Class E (hospital outpatient)</b>	0	5,540 (Block C)	+5,540
<b>Class C3 (residential)</b>	0	2,073 (Block A) 2,224 (Block B)	+4,297
<b>Total</b>	4,847	6,215	+1,368

## TENURE MIX

Unit Type	Social Rent habitable rooms (units)	Intermediate Rent habitable rooms (units)	Private habitable rooms (units)	Total habitable rooms (units)
1 Bed	0	0	14 (7)	14 (7)
2 Bed	0	9(3)	15 (4)	24 (7)
3 Bed	45 (9)	10 (2)	82 (17)	137 (28)
4 Bed	0	0	6 (1)	6(1)
<b>Total habitable rooms (units)</b>	45 (9)	19 (5)	117 (29)	181 (43)
<b>Percentage of total habitable rooms (units)</b>	25% (20.9%)	10.4% (11.6%)	64.6% (67.4%)	100% (100%)



## WHEELCHAIR UNIT MIX

Wheelchair Unit Type	Social Rent wheelchair habitable rooms (units)	Intermediate wheelchair habitable rooms (units)	Private wheelchair habitable rooms (units)	Total wheelchair habitable rooms (units)
1 Bed	0	0	8 (4)	8 (4)
2 Bed	4(1)	0	4 (1)	6 (2)
3 Bed	0	0	0	0
Total wheelchair habitable rooms (units)	4 (1)	0	12 (5)	16 (6)

## PLAYSPACE REQUIRED

Age Groups	Number (percentage) of children	Area of play space required	Area of play space provided
<b>Under 5</b>	11 (39%)	110 square metres	245 square metres
<b>5 to 11</b>	9 (32%)	92 square metres	(shared with above)
<b>Over 11</b>	8 (29%)	81 square metres	93 square metres
<b>Total</b>	<b>28 (100%)</b>	<b>283 square metres</b>	338 square metres

Note: Calculated using the GLA Playspace Methodology.

## PROPOSED AMENITY SPACE

Type of space	Policy requirement (sqm)	Proposed (sqm)	Difference (+/-) (sqm)
Private amenity space	10 per unit - any shortfall in 1 and 2 bed units to be added to the communal provision	<u>Block A</u> Between 10-31sqm per unit  <u>Block B</u> Between 6 and 59sqm per unit	Total + 750sqm  <u>Block A</u> Policy compliant  <u>Block B</u> -12sqm shortfall in private amenity space made up through communal provision.
Communal amenity space	50 per development + any shortfall of private amenity space (50sqm communal provision generally applied per block rather than per development).  <u>Block A</u> 50sqm  <u>Block B</u> 62 sqm (50 sqm + 12 sqm shortfall of private amenity space)	<u>Block A</u> 27sqm next to block B plus access to communal space at the rear of Block A  <u>Block B</u> 62sqm	Total +89sqm  <u>Block A</u> -23sqm  <u>Block B</u> Policy compliant





## **ENERGY EFFICIENCY MEASURES**

The proposal would implement energy strategies to secure a 45% overall carbon emissions a over the Building Regulations 2013. This would be based on 18% saving in energy demand (be lean) and a 27% saving from renewable energy (be green):

**1. Reduce energy demand (be lean);**

- **Energy-efficient building fabric and insulation to all heat loss floors, walls and roofs.**
- **High-efficiency double-glazed windows throughout.**
- **Quality of build will be confirmed by achieving good airtightness results throughout.**
- **Efficient-building services including high-efficiency heating systems.**
- **Low-energy lighting throughout the building.**

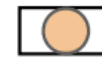
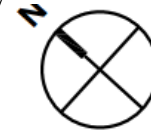
**2. Communal heating/cooling (be clean);**

- **No reductions will be achieved through Be Clean methods**

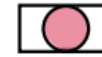
**3. Renewable technologies (be green).**

- **Air Source heat pumps on the roof.**

# URBAN GREENING FACTOR



Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.



Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.



Flower-rich perennial planting



Hedges (line of mature shrubs one or two shrubs wide)



Species rich grassland



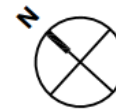
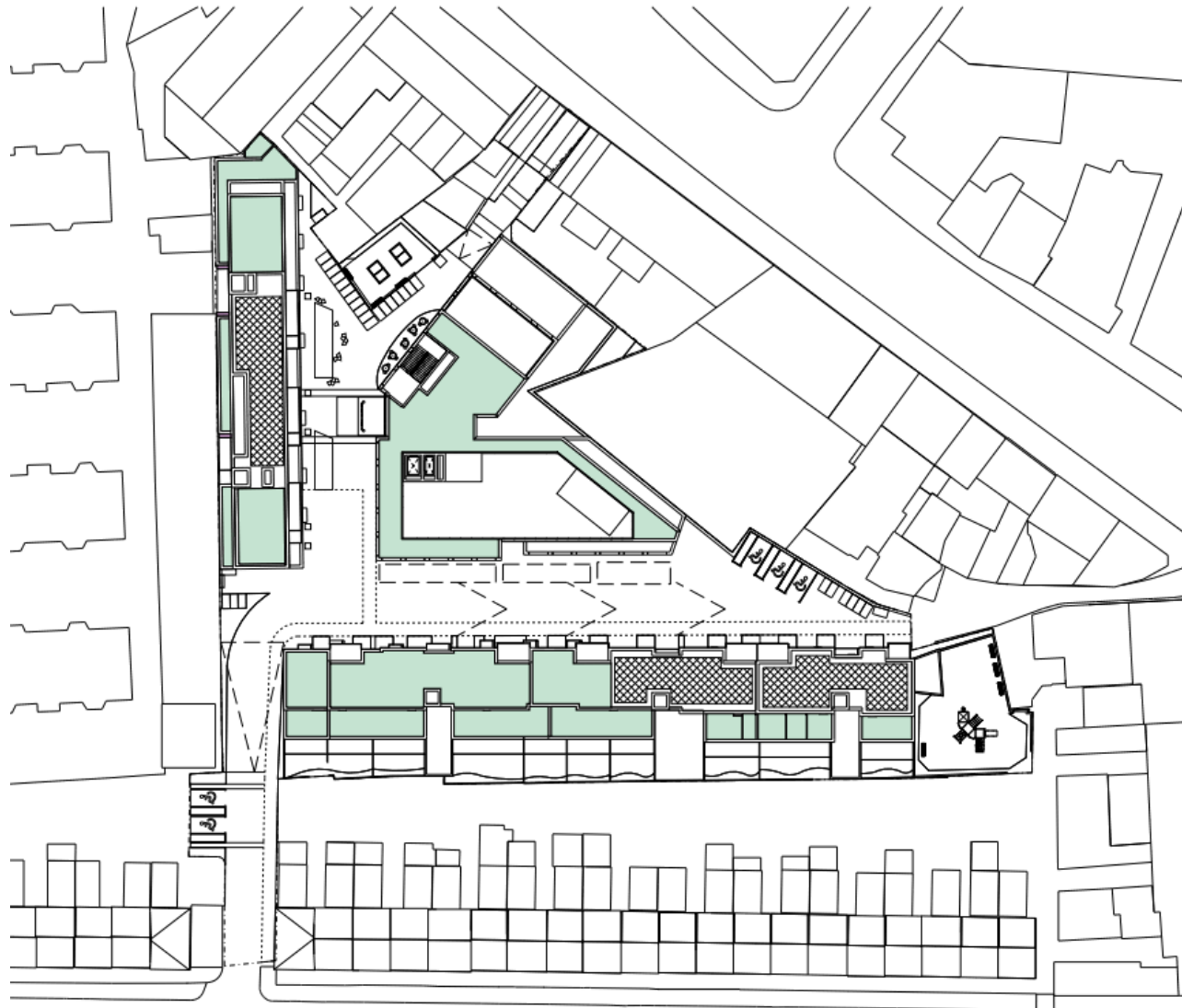
Amenity grassland (species-poor, regularly mown lawn)



Rain gardens and other vegetated sustainable drainage elements

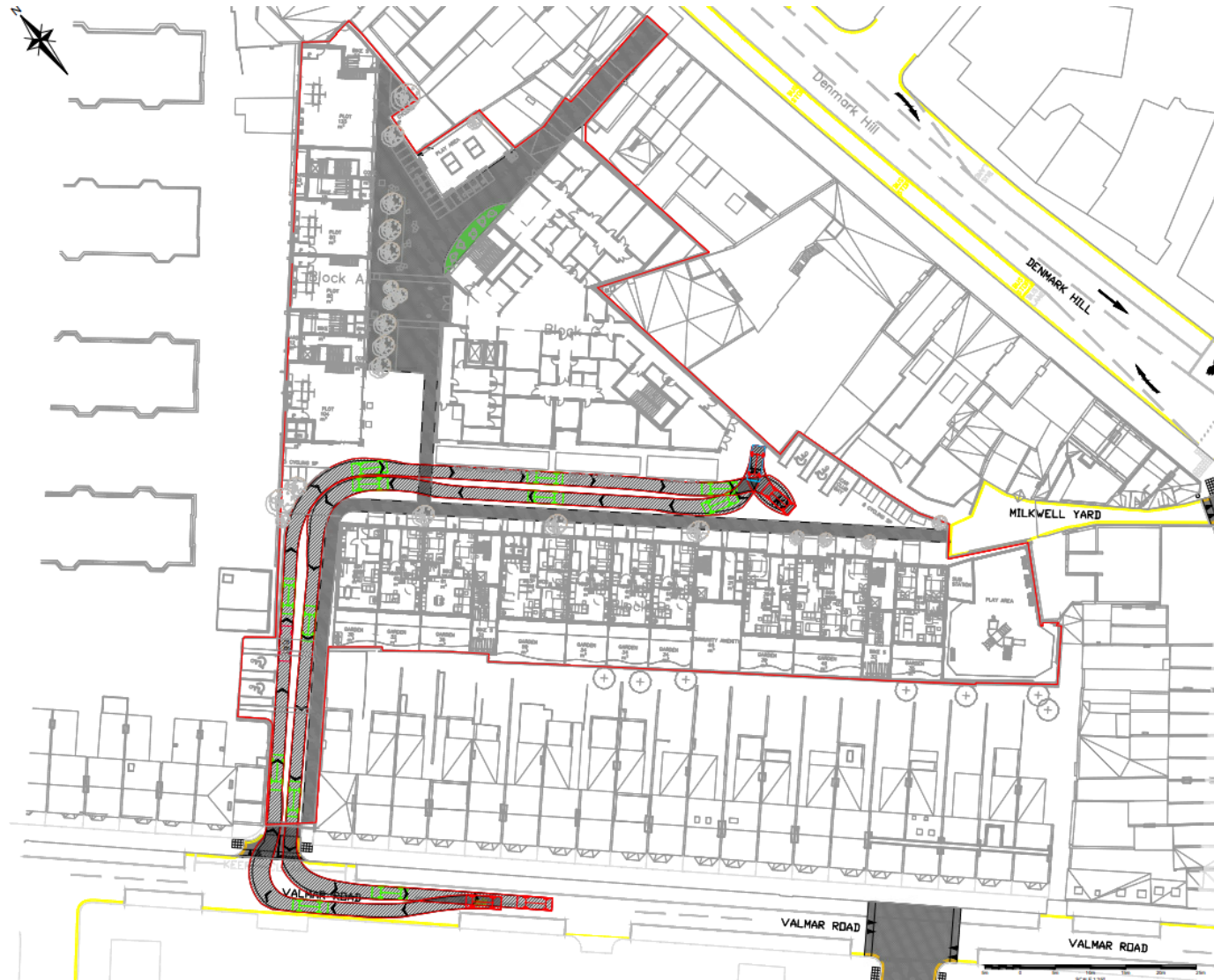


# URBAN GREENING FACTOR

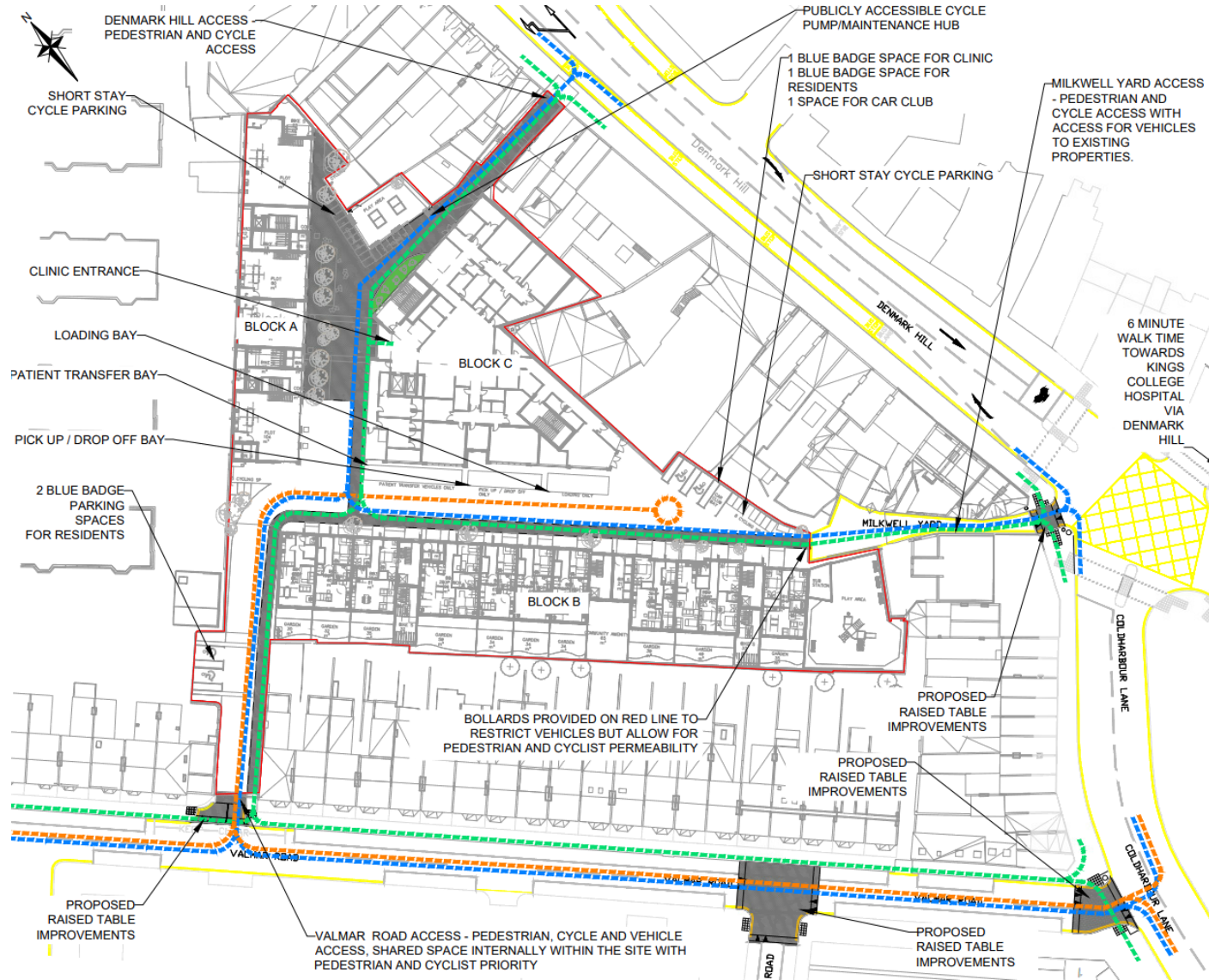


Intensive green roof or vegetation over structure.  
Substrate minimum settled depth of 150mm.

# SWEPT PATH ANALYSIS



# VEHICULAR ACCESS





## OTHER ENVIRONMENTAL CONSIDERATIONS

	Existing	Proposed	Change +/-
Urban Greening Factor	N/A	0.31	+0.31
Greenfield Run Off Rate	N/A	4.7l/s	4.7 l/s
Green/Brown Roofs	0 sqm	+1080 sqm	+1080sqm
EVCPS (on site)	0	+5	+5
Cycle parking spaces		+183  <u>Block A</u>  42 long-stay and 4 short-stay  <u>Block B</u>  53 long-stay and 1 short-stay  <u>Block C</u>  31 long-stay and 52 short-stay	+183

# CONCLUSION

