

# Welcome to Southwark Planning Committee

26 July 2022

## MAIN ITEMS OF BUSINESS

### ITEM 8.1 - 21/AP/3775

ZONE L, CANADA WATER MASTERPLAN,  
SURREY QUAYS ROAD,  
SOUTHWARK

### ITEM 8.2 - 21/AP/4712

ZONE F, CANADA WATER MASTERPLAN,  
SURREY QUAYS ROAD,  
SOUTHWARK  
SE16 7LL

### ITEM 8.3 - 21/AP/1342

BURGESS INDUSTRIAL PARK, PARKHOUSE  
STREET, LONDON, SE5 7TJ

The **PLANNING**  
AWARDS 2019  
*Celebrating excellence in planning and placemaking*

**WINNER**

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



Councillor Richard Livingstone (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Reginald Popoola



Councillor Ellie Cumbo



Councillor Bethan Roberts



Councillor Richard Leeming



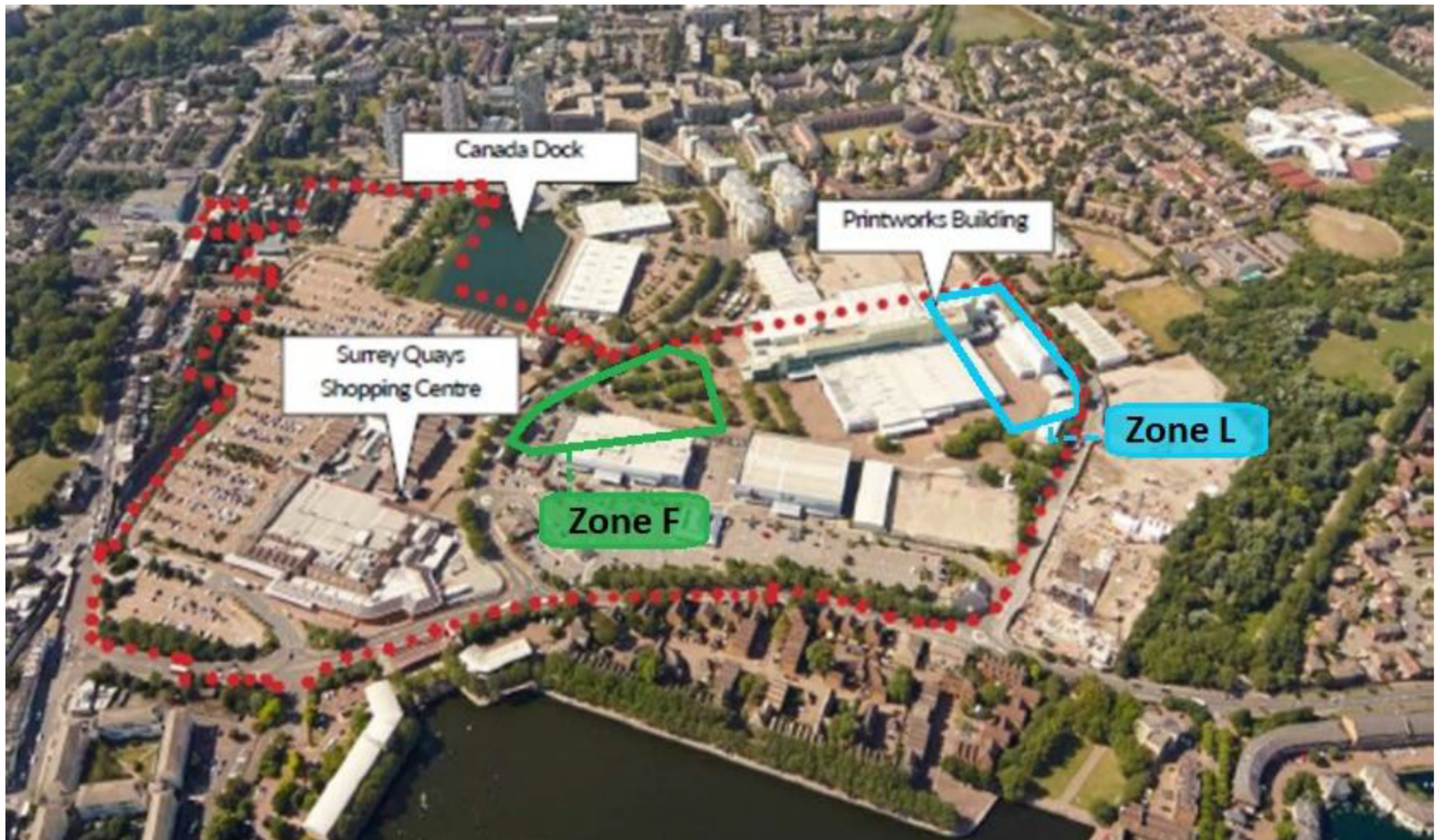
Councillor Nick Johnson

# 21/AP/3775 - ZONE L, CANADA WATER MASTERPLAN, SURREY QUAYS ROAD, SOUTHWARK

Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) relating to Development Zone L of the Canada Water Masterplan, comprising the construction of three residential buildings with flexible retail/workspace/ community uses (Classes A1-A4, B1 and D1) at ground floor level alongside car parking, cycle parking, landscaping, public realm, plant and associated works.



# MASTERPLAN AND SITE BOUNDARY



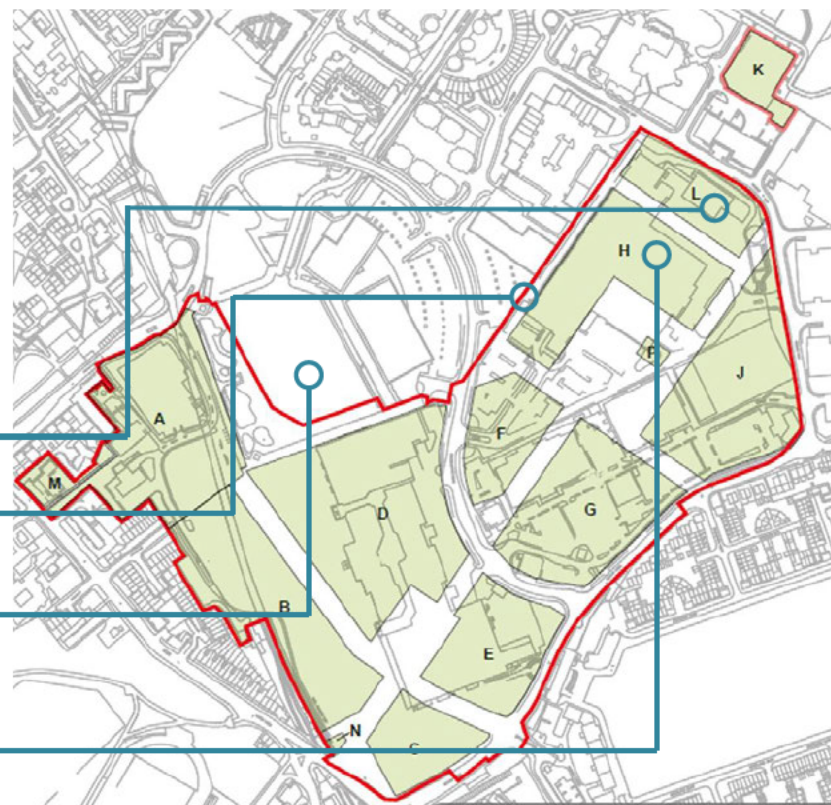
# MASTERPLAN ZONES AND CURRENT DELIVERY STATUS

## Detailed Plots:

- **Plot A1** Office block with residential tower (186 units in 34 storey tower) – **Under construction**
- **Plot A2** Leisure centre and office – **Under construction**
- **Plot K1** 79 Residential dwellings – **Under construction**

## Outline Plots:

- **RMA Zone L** substation – **Granted**
- **RMA Printworks Street** – **Granted**
- **RMA The Dock** – **Granted, development has commenced**
- **RMA Plot H1** – **Resolution to grant, made at Committee of 11<sup>th</sup> July 2022**



# RESERVED MATTERS FOR ZONE F AND ZONE L

## Zone F (below)

- 34 and 37 storey towers with 10 storey podium
- 410 dwellings – all private tenure
- 37,540 sq.m workspace
- 2,190 flexible retail space



## Zone L (below)

- 3 blocks (8 and 9 storeys)
- flexible commercial/community at ground floor
- 237 homes – 137 social rent, 37 int and 63 private



# OUTLINE PERMISSION CONTROL DOCUMENTS

- The OPP approves a series of a plots and a range of potential uses and floorspace caps for each plot within the outline elements.
- The RMA's need to accord with a set of parameter plans, the design codes and the development specification

Development Zone	Use Class	Zone B GEA SQ M	Zone C GEA SQ M	Zone D GEA SQ M	Zone E GEA SQ M	Zone F GEA SQ M	Zone G GEA SQ M	Zone H GEA SQ M	Zone J GEA SQ M	Zone L GEA SQ M	Zone M GEA SQ M	Zone N GEA SQ M	Zone P GEA SQ M	MAXIMUM GEA CAP BY USE (SQ M)
Retail	A1-A5	9,000	2,800	32,700	6,600	3,700	21,700	5,300	3,000	800	400	500	150	86,650
Workspace	B1	41,500	27,600	80,300	19,000	38,500	5,000	67,600	1,500	11,500	-	-	-	282,500
Hotel	C1	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500
Assisted Living	C2	-	-	-	3,700	-	15,500	14,400	20,200	9,700	-	-	-	35,700
Residential	C3	27,300	23,000	34,700	13,600	57,700	44,200	41,200	57,700	27,600	4,500	-	-	331,500
Community Facilities	D1	4,600	-	4,600	2,900	33,500	5,000	-	4,000	4,000	2,500	-	150	45,650
Leisure/ Cultural	D2	-	-	20,000	7,500	7,500	-	25,000	-	-	-	-	-	51,500*
Night Club	Sui Generis	-	-	1,500	-	-	-	1,500	-	-	-	-	-	1,500
Student Accommodation	Sui Generis	27,300	23,000	-	-	31,200	30,000	-	-	-	-	-	-	50,300
Energy Centre	Sui Generis	2,000	2,000	-	-	-	-	-	-	-	-	-	-	2,000
Primary Sub-Station	Sui Generis	-	-	-	3,000	-	-	-	-	3,000	-	-	-	3,000
Multi-Storey Car Park	Sui Generis	-	17,200	-	17,200	-	-	-	-	-	-	-	-	17,200
Petrol Filling Station	Sui Generis	-	3,000	-	3,000	-	-	-	-	-	-	-	-	3,000
Transport Infrastructure (potential second entrance to SQ Station)	Sui Generis	500	-	-	-	-	-	-	-	-	-	500	-	500
Flexible Events Space	Sui Generis	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000
Parking and Plant	-	10,200	7,300	30,400	10,500	8,000	31,000**	18,400	13,700	3,400	400	250	200	133,750
Public Toilets	Sui Generis	-	-	-	-	-	-	-	-	-	-	-	-	500***
<b>MAXIMUM GEA CAP PER ZONE (SQ M) (excluding public toilets, parking and plant)</b>	-	76,000	48,900	159,800	36,600	89,900	65,900	82,500	60,700	29,800	5,200	750	150	
<b>TOTAL MAXIMUM GEA CAP (SQ M) (excluding public toilets, parking and plant)</b>	<b>656,200</b>													

Above: development quantum caps for Zone F

# OUTLINE PERMISSION CONTROL DOCUMENTS

Development Zone	Use Class	Zone B GEA SQ M	Zone C GEA SQ M	Zone D GEA SQ M	Zone E GEA SQ M	Zone F GEA SQ M	Zone G GEA SQ M	Zone H GEA SQ M	Zone J GEA SQ M	Zone L GEA SQ M	Zone M GEA SQ M	Zone N GEA SQ M	Zone P GEA SQ M	MAXIMUM GEA CAP BY USE (SQ M)
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Energy Centre	Sui Generis	2,000	2,000	-	-	-	-	-	-	-	-	-	-	2,000
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Transport Infrastructure (potential second entrance to SQ Station)	Sui Generis	500	-	-	-	-	-	-	-	-	-	500	-	500
Flexible Events Space	Sui Generis	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000
Parking and Plant	-	10,200	7,300	30,400	10,500	8,000	31,000**	18,400	13,700	3,400	400	250	200	133,750
Public Toilets	Sui Generis	-	-	-	-	-	-	-	-	-	-	-	-	500***
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<b>TOTAL MAXIMUM GEA CAP (SQ M) (excluding public toilets, parking and plant)</b>	<b>656,200</b>													

Above: development quantum caps for Zone L

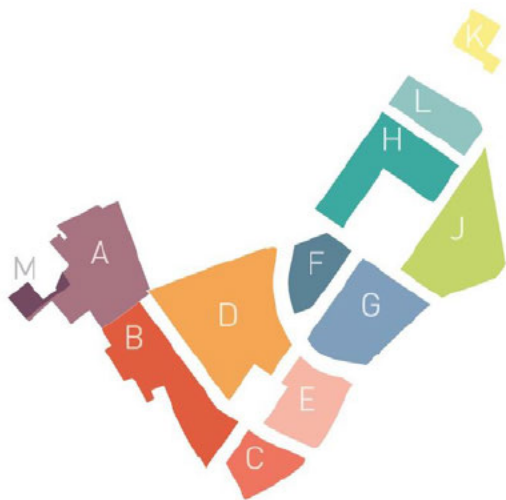
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# SITE LOCATION



# EXISTING SITE PHOTOGRAPHS



View from the bend of Quebec Way



View north from outside Quebec Quarter

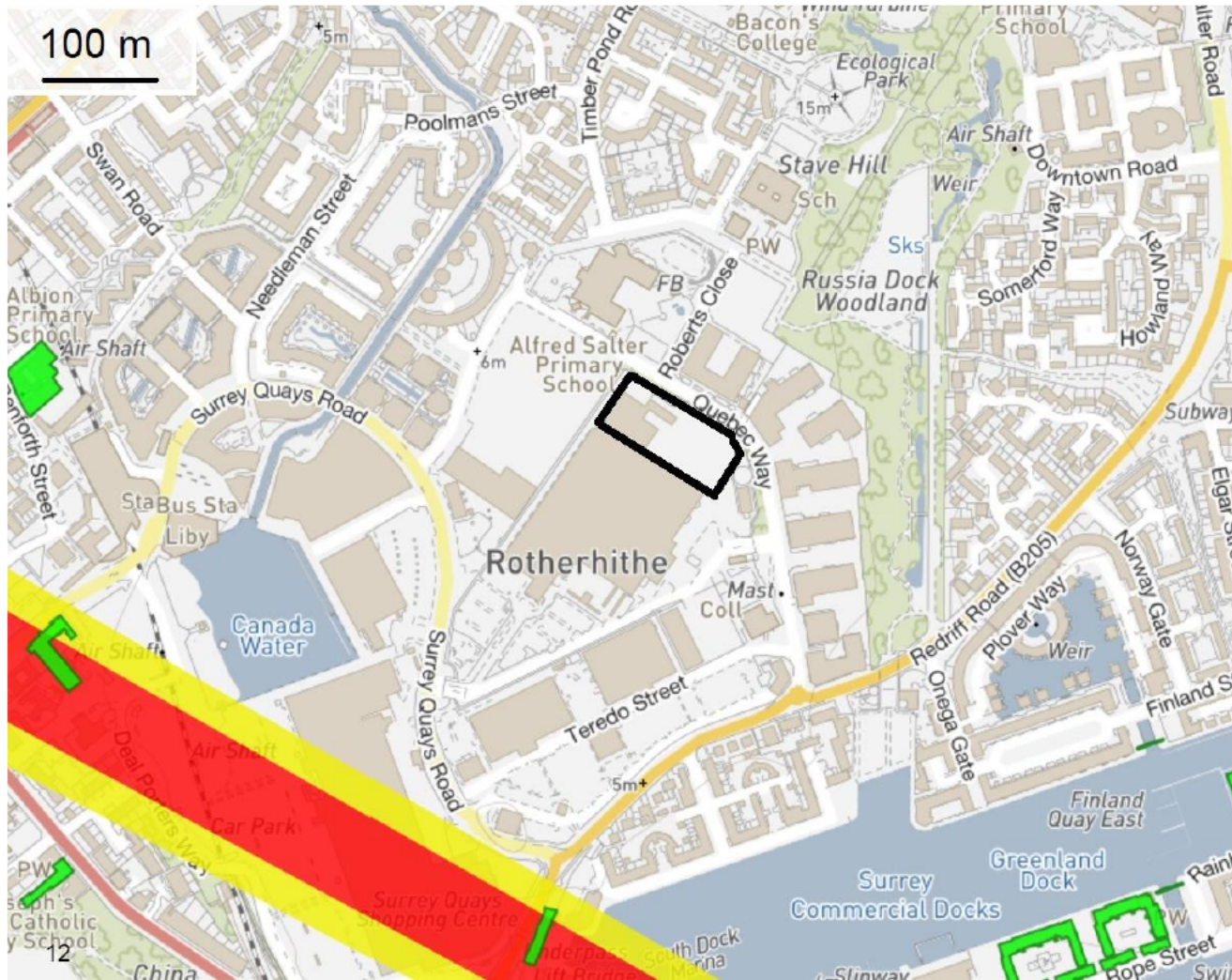


View south along Roberts Close



View from junction of Quebec Way and Printworks St



# CONTEXT



## KEY DESIGNATIONS

- Southwark Plan Site Allocation 81
- CW Opportunity Area
- CW Major Town Centre
- CW Action Area
- Strategic Cultural Area
- Rotherhithe Vision Area

## Key to map

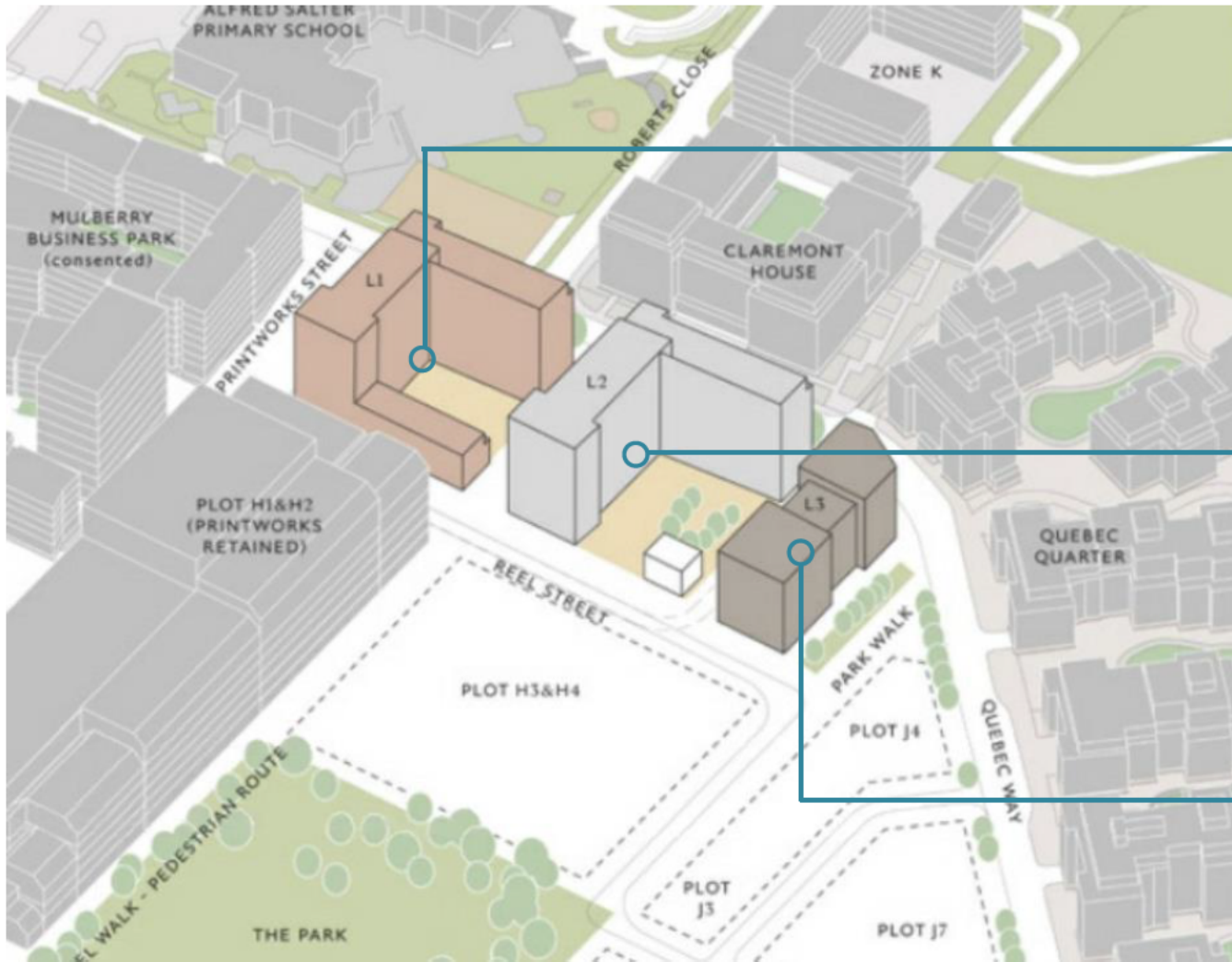
-  Boundary of Zone L
-  Listed building
-  LVMF corridor and wider setting consultation area

# OVERVIEW OF THE PROPOSAL

USES	
Residential	<b>22,775</b> sq.m GIA 237 dwellings
Flexi commercial / community	<b>414</b> sq.m GIA
Substation	<b>92</b> sq.m GIA
Total floorspace	<b>23,281</b> sq.m GIA
BUILDING DESIGN	
Height (at max point)	<b>9 storeys / 30.63</b> metres above ground (36.13 metres AOD)
Materiality	Brick, masonry and metalwork (in red, sandy brown and brown tones)
PUBLIC REALM	
New spaces	<b>Reel Walk, L2 square, L3 piazza</b> and the <b>interim landscaped space at the northern end of Park Walk</b>
Improved spaces	<b>Quebec Way</b> to north of site









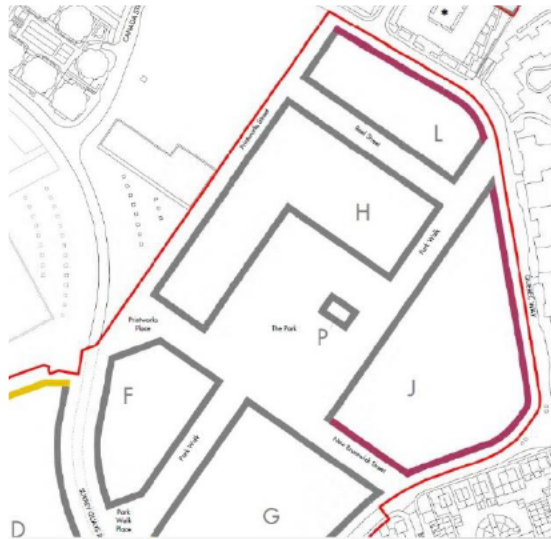
# OVERVIEW OF THE PROPOSAL









# LAND USE: AMOUNT AND OPP CONFORMITY

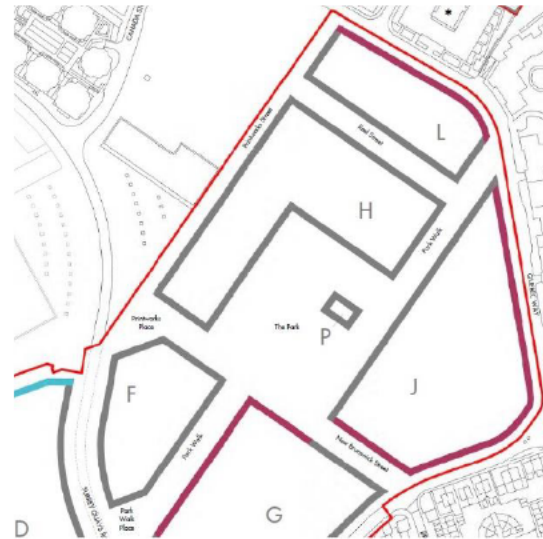
## KEY Ground Floor Use

-  Planning Application Boundary
-  Boundary of Detailed Proposal sites in respect of which detailed approval is sought
-  Development Zone Reference
-  Predominantly shops/food & drink/ community & leisure uses (A1/A2/A3/A4/A5/D1/D2)
-  Predominantly residential (C2/C3)
-  May be any use(s) permitted in accordance with Development Specification.



## KEY First Floor Use

-  Planning Application Boundary
-  Boundary of Detailed Proposal sites in respect of which detailed approval is sought
-  Development Zone Reference
-  Predominantly commercial (B1)
-  Predominantly residential (C2/C3/Sui Generis)
-  May be any use(s) permitted in accordance with Development Specification.

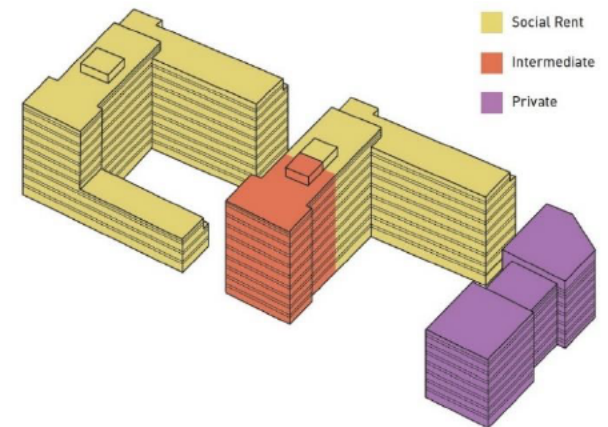
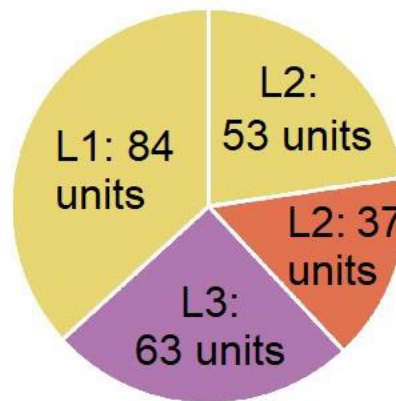


## How the proposal conforms:

- ✓ Predominantly residential uses along northeastern boundary
- ✓ A range of other non-residential uses away from the northeastern boundary
- ✓ Residential floorspace cap of 27,500 sq.m not breached
- ✓ Workspace floorspace cap of 11,500 sq.m not breached
- ✓ Retail floorspace cap of 800 sq.m not breached
- ✓ Community floorspace cap of 4,000 sq.m not breached

# HOUSING: TENURE MIX

Dwelling size	Open market (private)		Affordable, social rent		Affordable, intermediate		Total, all tenures	
	No. of homes	No. of habitable rooms	No. of homes	No. of habitable rooms	No. of homes	No. of habitable rooms	No of homes (% of total)	No. of habitable rooms (% of total)
Studio	19	30	0	0	0	0	<b>19</b> (8.0%)	<b>30</b> (3.8%)
1 bed	13	26	33	66	21	42	<b>67</b> (28.3%)	<b>134</b> (17.0%)
2 bed	25	98	60	211	16	57	<b>101</b> (42.6%)	<b>366</b> (46.5%)
3 bed	6	30	40	201	0	0	<b>46</b> (19.4%)	<b>231</b> (29.4%)
4 bed +	0	0	4	26	0	0	<b>4</b> (1.7%)	<b>26</b> (3.3%)
Total (as %)	<b>63</b>	<b>184</b> (23%)	<b>137</b>	<b>504</b> (64%)	<b>37</b>	<b>99</b> (13%)	<b>237</b> (100%)	<b>787</b> (100%)



# HOUSING: AFFORDABLE HOUSING DELIVERY SEQUENCING ACROSS THE CWM

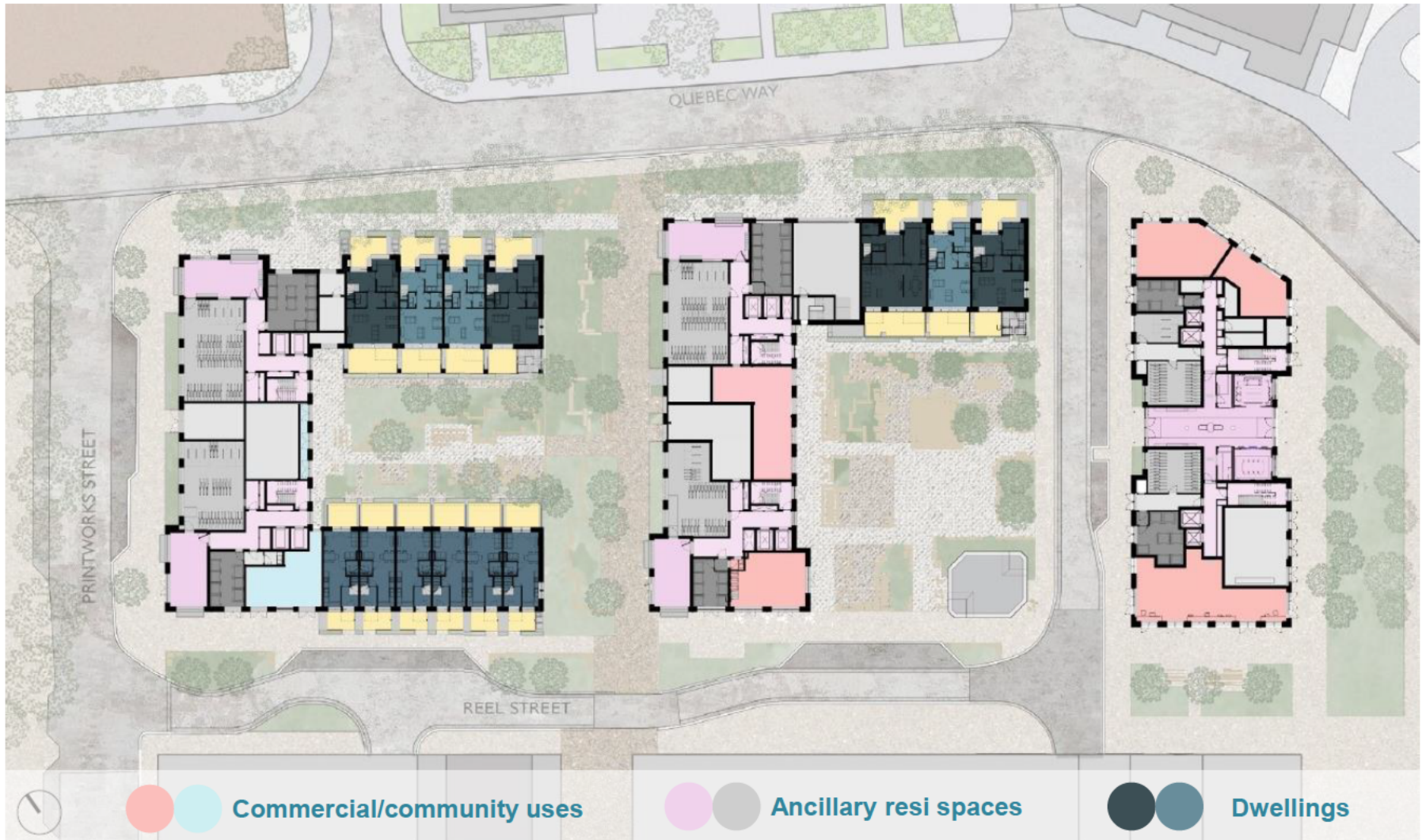
Anticipated sequence	No. of homes in Zone	No. of hab rooms In Zone	No. of affordable hab rooms in Zone	Affordable hab rooms as a % of total in Zone	Affordable hab rooms as a % of running Masterplan-wide total
1. Zone A1	186	605	25	4.1%	<b>4.1%</b> (of 605)
2. Zone K	79	258	258	100%	<b>32.8%</b> (of 863)
3. Zone L	237	787	603	76.6%	<b>53.7%</b> (of 1650)
<p>The delivery of Zone L would bring the running total of homes to over 500, meaning the first milestone would be reached. As shown above, the 35% minimum <b><u>would</u></b> be achieved at this milestone, with <b><u>53.7% of habitable rooms in affordable tenures.</u></b></p>					
4. Zone F	410	1161	0	0	<b>31.5%</b> (of 2811)
5. Zone G	419	1,311	863	65.8%	<b>42.4%</b> (of 4122)
<p>The delivery of Zone G would bring the running total of homes to over 1000, meaning the second milestone would be reached. As shown above, the 35% minimum <b><u>would</u></b> be achieved at this milestone, with <b><u>42.4% of habitable rooms in affordable tenures.</u></b></p>					



# HOUSING: DISTRIBUTION OF DWELLINGS BY SIZE ACROSS THE THREE BLOCKS

Size	Block L1	Block L2	Block L3	Total	
Studio	<b>0</b>	<b>0</b>	<b>19</b>	<b>19</b>	<b>86</b> 36.3% of all 237 homes
			100% of studios	8.0% of all homes	
1b2p	<b>17</b> 25.4% of 1b2p's	<b>37</b> 55.2% of 1b2p's	<b>13</b> 19.4% of 1b2p's	<b>67</b> 28.3% of all homes	<b>101</b> 42.6% of all 237 homes
2b3p	<b>17</b> 38.6% of 2b3p's	<b>27</b> 61.4% of 2b3p's	<b>0</b>	<b>44</b> 18.6% of all homes	
2b4p	<b>24</b> 42.1% of 2b4p's	<b>8</b> 14.0% of 2b4p's	<b>25</b> 43.9% of 2b4p's	<b>57</b> 24.0% of all homes	<b>46</b> 19.4% of all 237 homes
3b4p	<b>10</b> 90.9% of 3b4p's	<b>1</b> 9.1% of 3b4p's	<b>0</b>	<b>11</b> 4.6% of all homes	
3b5p	<b>12</b> 48.0% of 3b5p's	<b>13</b> 52.0% of 3b5p's	<b>0</b>	<b>25</b> 10.6% of all homes	<b>10</b> 4.2% of all homes
3b6p	<b>2</b> 20.0% of 3b6p's	<b>2</b> 20.0% of 3b6p's	<b>6</b> 60.0% of 3b6p's	<b>10</b> 4.2% of all homes	
4b6p	<b>2</b> 66.7% of 4b6p's	<b>1</b> 33.3% of 4b6p's	<b>0</b>	<b>3</b> 1.3% of all homes	<b>1</b> 0.4% of all homes
5b7p	<b>0</b>	<b>1</b> 100% of 5b67p's	<b>0</b>	<b>1</b> 0.4% of all homes	
All	<b>84</b> 35.4% of all homes	<b>90</b> 38.0% of all homes	<b>63</b> 26.6% of all homes	<b>237</b> 100% of all homes	

# LAYOUT: GROUND LEVEL



# LAYOUT: TYPICAL MIDDLE FLOOR



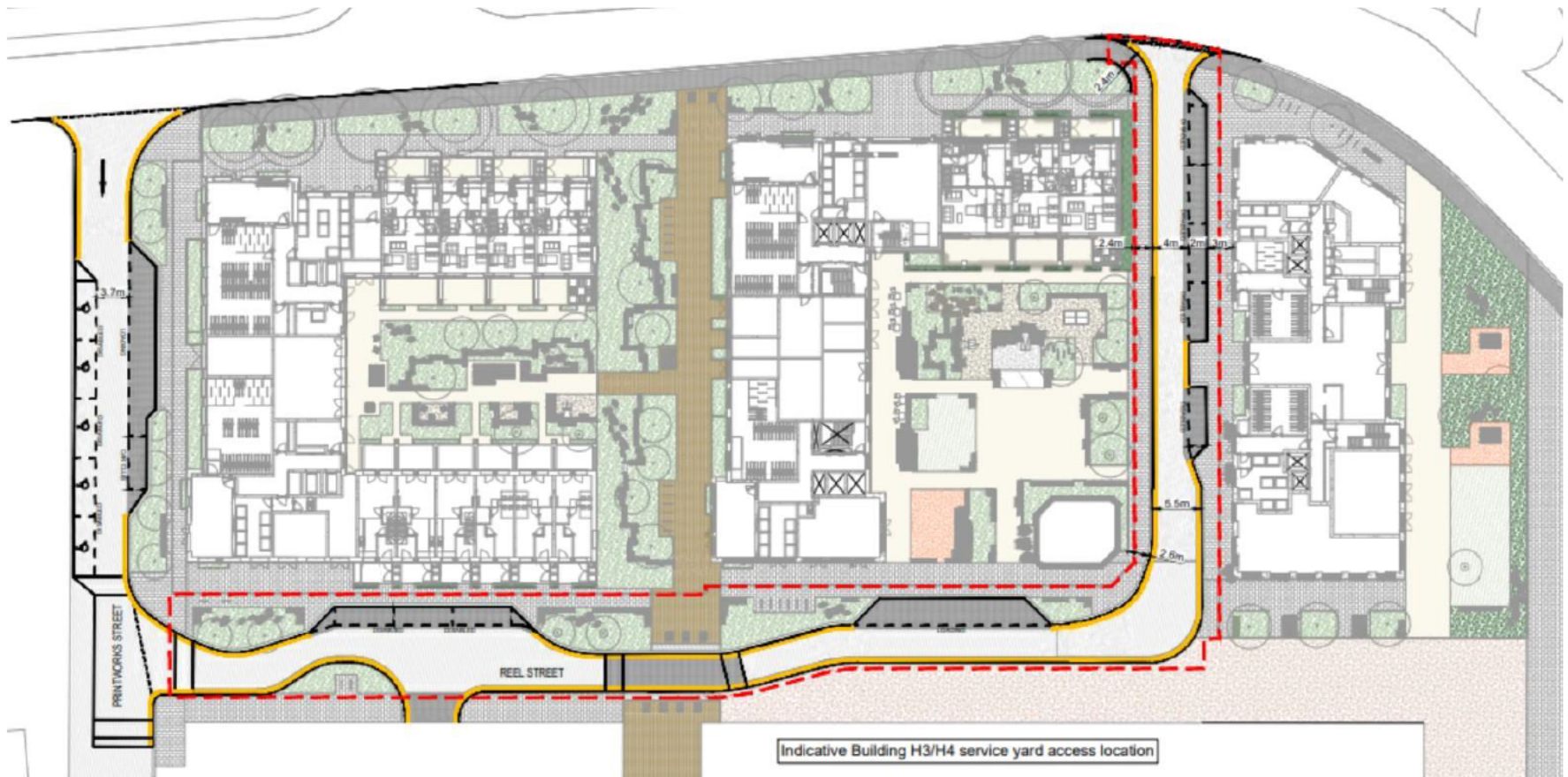
# LAYOUT: NINTH FLOOR



# LAYOUT: RELATIONSHIP OF ZONE L TO THE REEL STREET RMA

Reel Street is a new unadopted one-way vehicular route that abuts and bisects Zone L. It will connect Printworks Street to Quebec Way. It is the subject

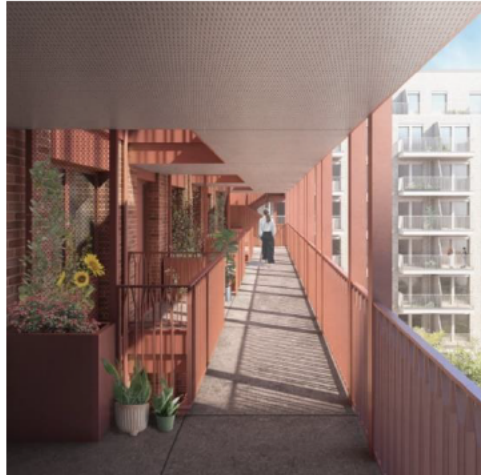
of RMA 21/AP/3793 (currently under the LPA's consideration). Its relationship to the Zone L blocks and public spaces is shown below



# RESIDENTIAL USE: HOUSING TYPOLOGIES



**Maisonettes** (front and rear visualisations)

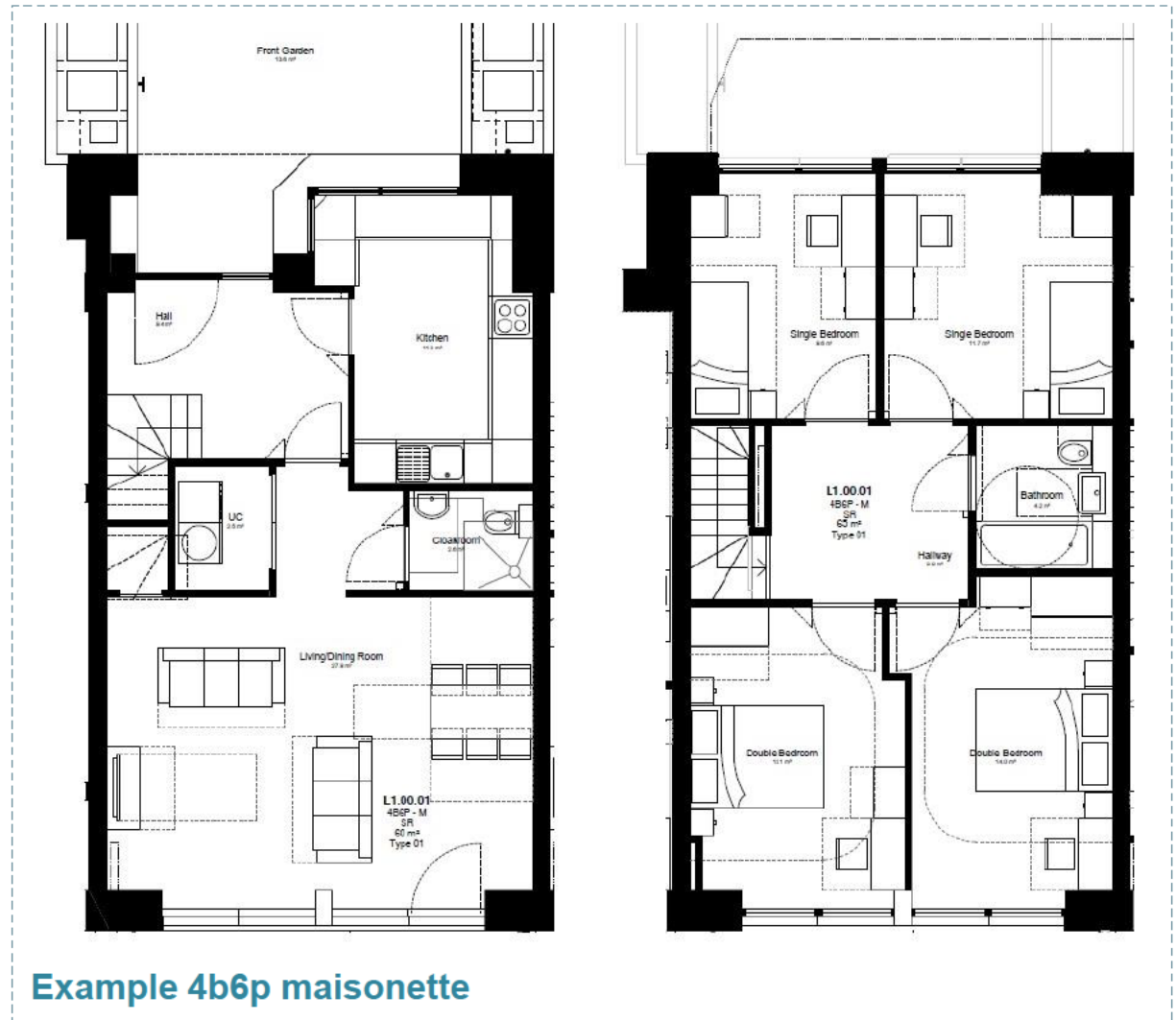
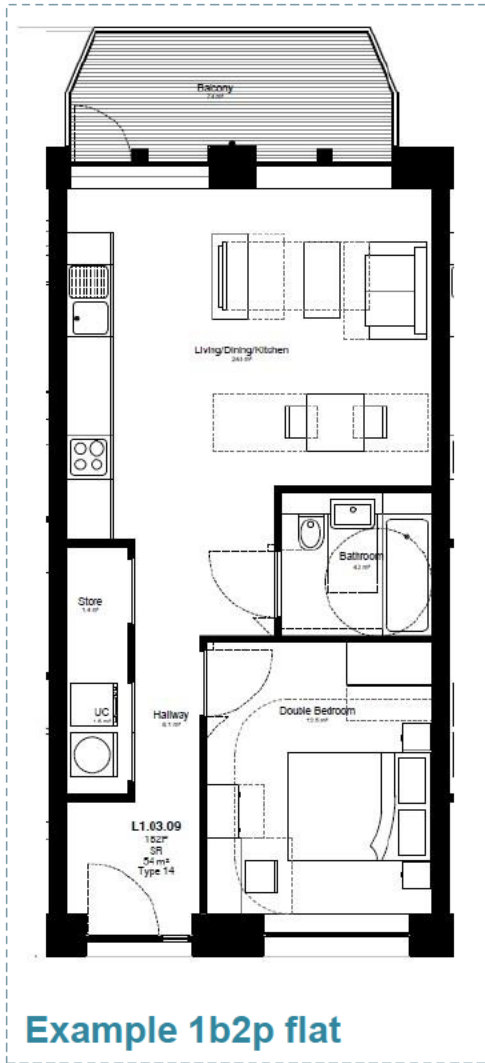


**Deck access flats** (top) and **core-access flats** (bottom)

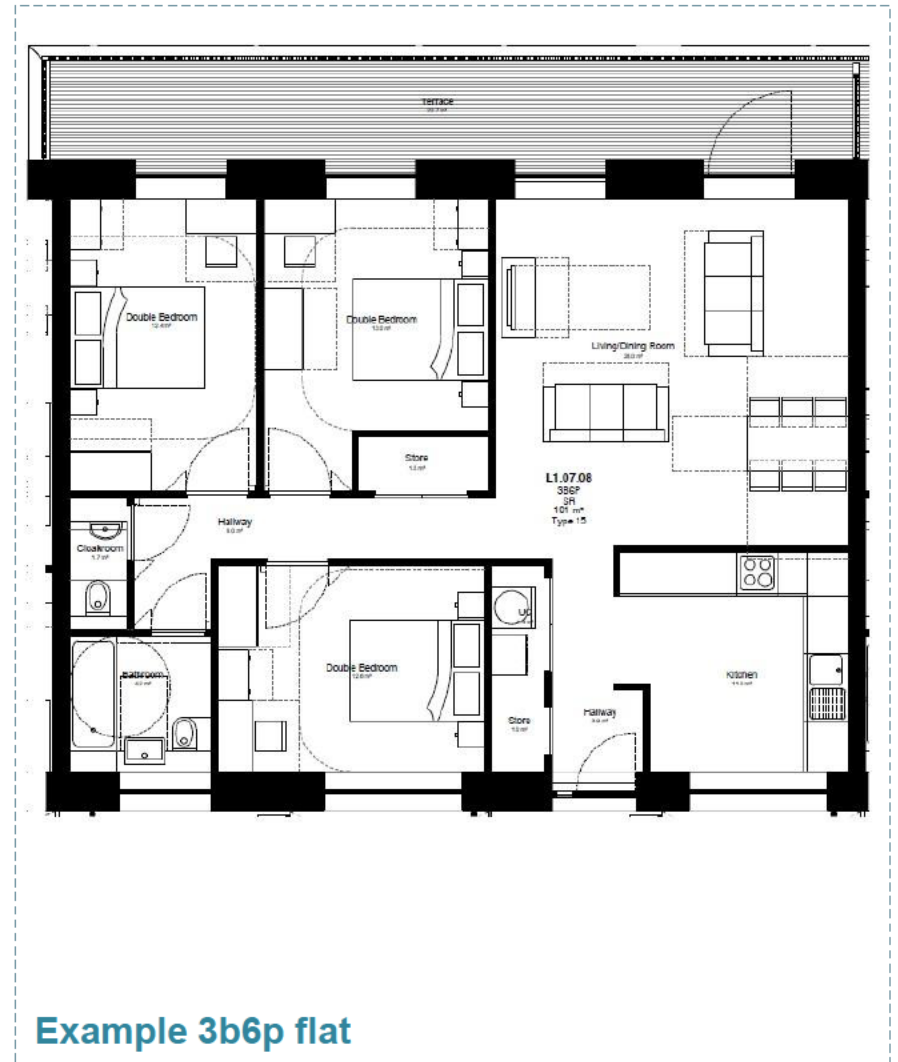
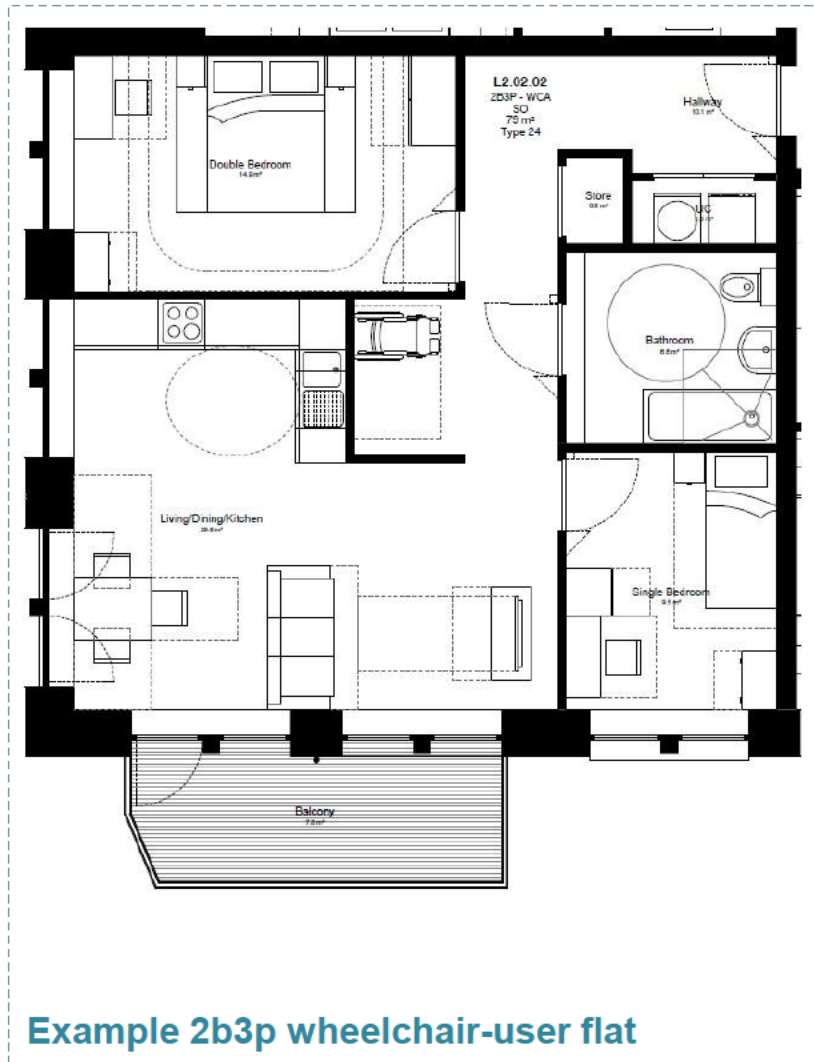


**L3 townhouses** (front elevation and rear visual)

# RESIDENTIAL USE: DWELLING LAYOUTS



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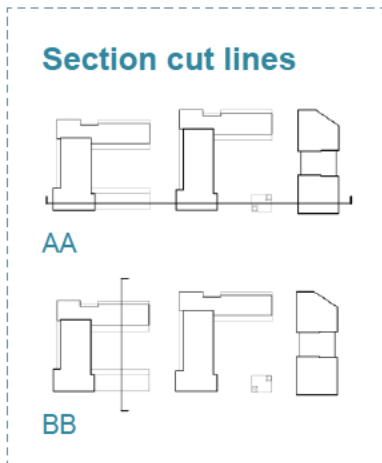
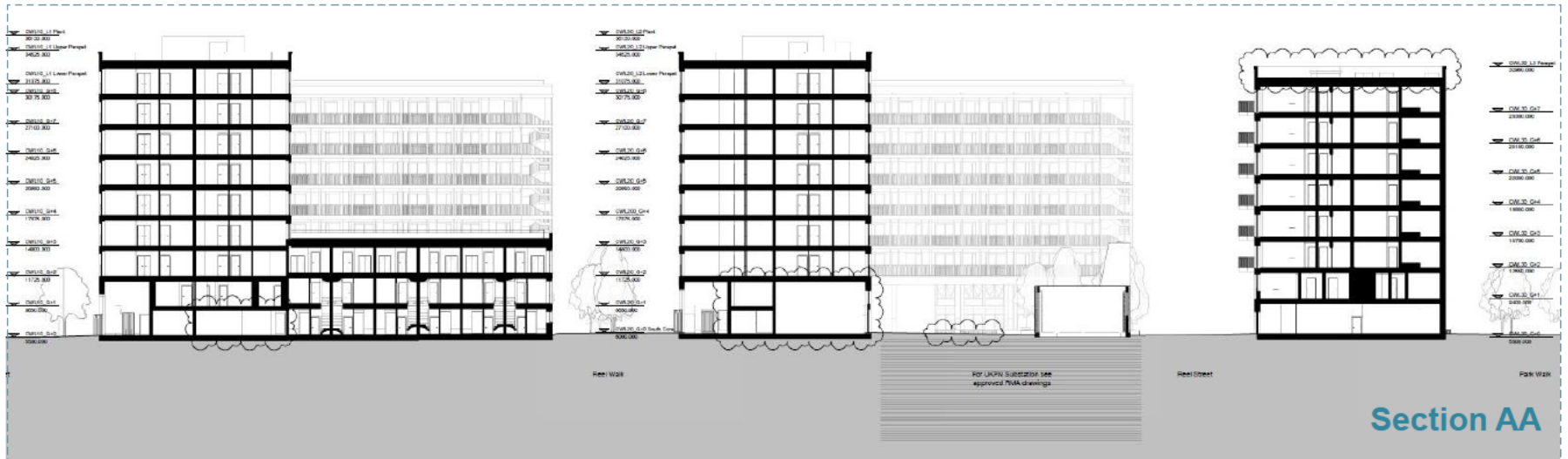




# COMMERCIAL USE: DISTRIBUTION OF USES AND ASSOCIATED SPILL-OUT AREAS



# ARCHITECTURE: PROPOSED SECTIONS



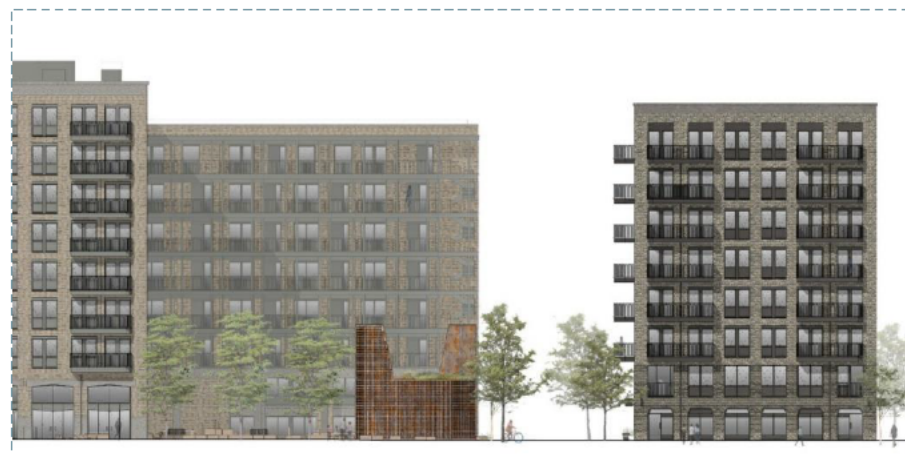
# ARCHITECTURE: PROPOSED ELEVATIONS



Quebec Way elevation



Sectional elevation through L1



Reel Street elevation (of L2, the substation and L3)

# ARCHITECTURE: MATERIALITY AND DETAILED DESIGN

## Materiality

The architectural concept is for each building to be clad in materials that share a tone – dark brown for L3, sandy brown for L2 and red/terracotta for L1.



## Detailed design

### Key

- 1 Brick in stretcher bond with light coloured brushed mortar
- 2 Masonry copings and parapets
- 3 Double glazed windows and doors
- 4 Metal 'T' detail to top and centre of window assembly
- 5 Steel faced projecting balcony, colour to match windows
- 6 Steel balustrading to balconies, colour to match windows
- 7 Steel balustrade at roof level



# ARCHITECTURE: SUBSTATION



View of substation from the L2 square



View of substation from the L3 piazza

The substation enclosure would be formed of **perforated weathered steel** with finer punctuations around the lower half of the compound. The metalwork finish would be a **blend of orange, brown and cream tones** – referencing the colouration of Blocks L1, L2 and L3. The **two tapered chimneys** would add a **playful twist** to the structure.



# PUBLIC REALM: PROPOSED OUTDOOR SPACES



Reel Walk



L2 square



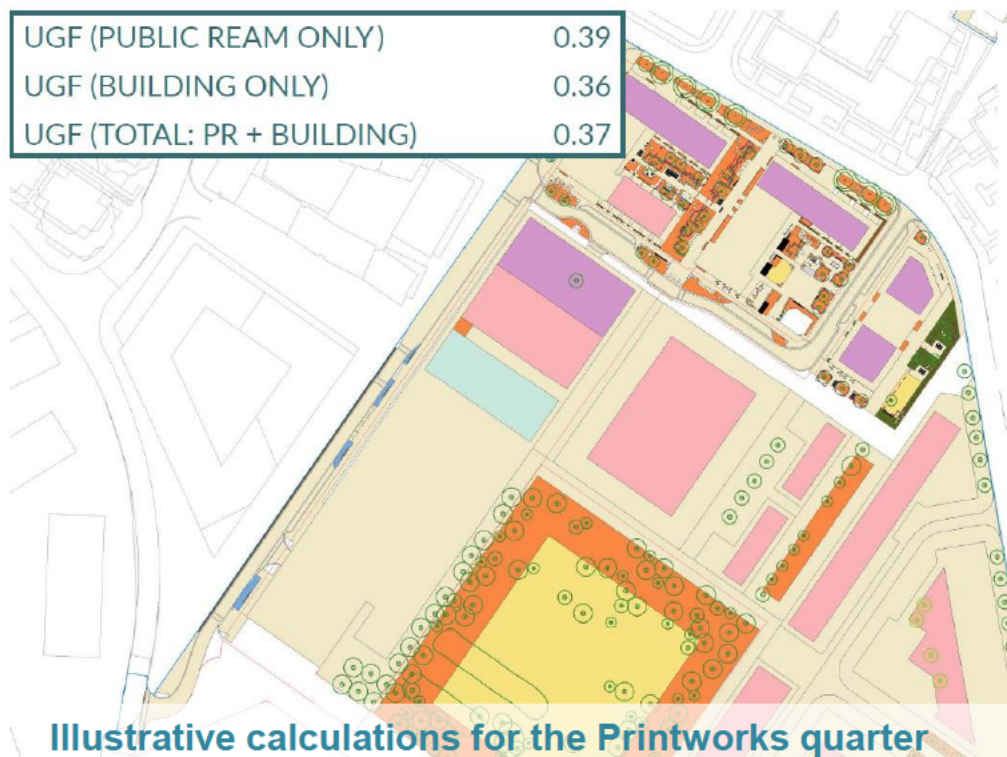
L1 courtyard



Interim landscape on Park Walk (north section)

# URBAN GREENING FACTOR

UGF (PUBLIC REAM ONLY)	0.39
UGF (BUILDING ONLY)	0.36
UGF (TOTAL: PR + BUILDING)	0.37



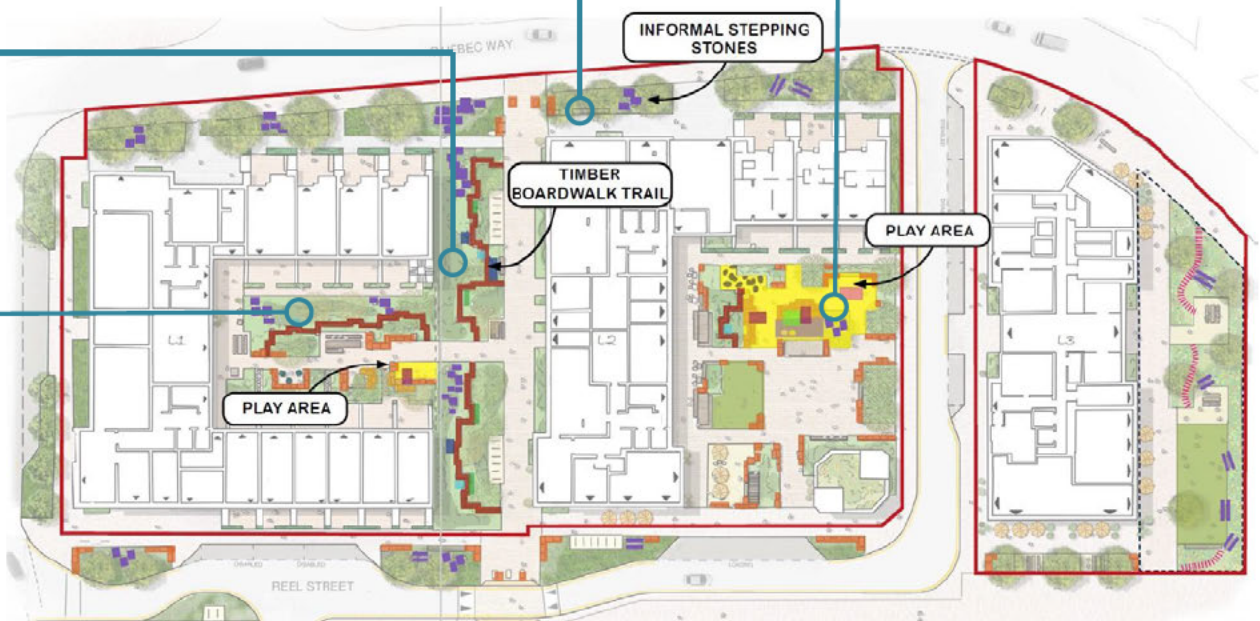
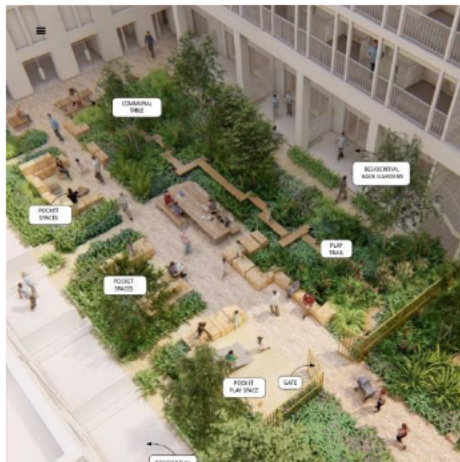
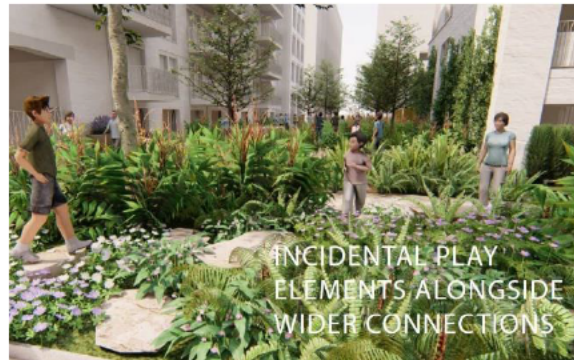
Illustrative calculations for the Printworks quarter

Surface Cover type	Factor
Semi natural vegetation (eg. Woodland, flower-rich grassland) created on site	1
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1
Intensive green roof of vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm	0.8
Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.8
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) - meets the requirements of GRO code 2014	0.7
Flower-rich perennial planting	0.7
Rain gardens and other vegetated sustainable drainage elements	0.7
Green wall - modular system or climbers rooted in soil	0.6
Hedges (line of mature shrubs one or two shrubs wide)	0.6
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree	0.6
Groundcover planting	0.5
Amenity grassland (species-poor, regularly mown lawn)	0.4
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014	0.3
Water features (chlorinated) or unplanted detention basins	0.2
Permeable paving	0.1
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	0

## Assumptions:

- CW Masterplan has a mixture of residential and commercial developments so the **UGF target score aims to achieve the average of 0.4 and 0.3 = 0.35.**
- **Tree coverage based on tree sizes when first planted** (all trees to be 40-60cm girth) small tree - 1.3m radius / 5.3m<sup>2</sup> canopy (min. soil provision: 12m<sup>3</sup> / tree) medium tree - 1.9m radius / 11.3m<sup>2</sup> canopy (min. soil provision: 14.4m<sup>3</sup> / tree) large tree - 2.6m radius / 21.2m<sup>2</sup> canopy (min. soil provision: 24m<sup>3</sup> / tree)

# RESIDENTIAL FACILITIES: PLAY SPACE





# PUBLIC CONSULTATION RESPONSES: NUMBER OF REPRESENTATIONS

## CONSULTATION RESPONSES: SUMMARY TABLE

NO. OF REPRESENTATIONS: **9**

NO. OF UNIQUE REPRESENTATIONS: **9**

Of the unique representations, the split comprises:

In objection: **8**

Neutral: **1**

In support: **0**

## Public consultation responses: Summary of main objections/concerns

- **Design**

- **Excessive height | harmful to or not in-keeping with local character | over-development and/or too dense**

- **Amenity Impacts**

- **Loss of light | loss of privacy | overshadowing**

- **Social infrastructure burden**

- **Increase pressure on public services | increase in the local population**

# PUBLIC CONSULTATION RESPONSES: SUMMARY OF MAIN OBJECTIONS/CONCERNS

- **Public space, greening and landscaping**
  - **Loss of mature trees is unacceptable and/or sapling replacement is insufficient ; commitments/details regarding biodiversity are lacking/underwhelming ; development needs to meet biodiversity requirements of the Southwark Local Plan, London Plan and best practice guidance**
- **Developer approach and community engagement**
  - **Affordable housing/social housing should be spread equally across masterplan site, not concentrated in particular zones ; developer has not responded to local feedback adequately ; Masterplan needs to be amended as a result of pandemic**
- **Conflict with hybrid planning permission**
  - **Block L2 exceeds height limit imposed under OPP and approved Parameter Plans**

# SUMMARY

- Land use **fully compliant with the OPP and development plan policies**
- Proposed quantum of floorspace and range of uses to be provided sits within the approved Development Specification for this plot.
- The proposed development would deliver a **significant number of new residential units**, including a number of **larger family homes in affordable tenures**. The homes would benefit from a good quality of outlook and access to high quality outdoor amenity facilities. The proposal includes wheelchair homes and 8 Blue Badge spaces. Overall, the **quality of accommodation is very good**.
- Obligations secured as part of the OPP include provision of affordable retail, affordable workspace and community space within the masterplan development, which could be delivered by Zone L.
- New **high quality public realm** would be delivered – Reel Street, the L2 square, the L3 piazza, an interim landscape on Park Walk, as well as an improved footway environment incorporating trees and planting.
- Proposal **responds positively to climate change** policies

# Thank you

If you have any further questions, please contact  
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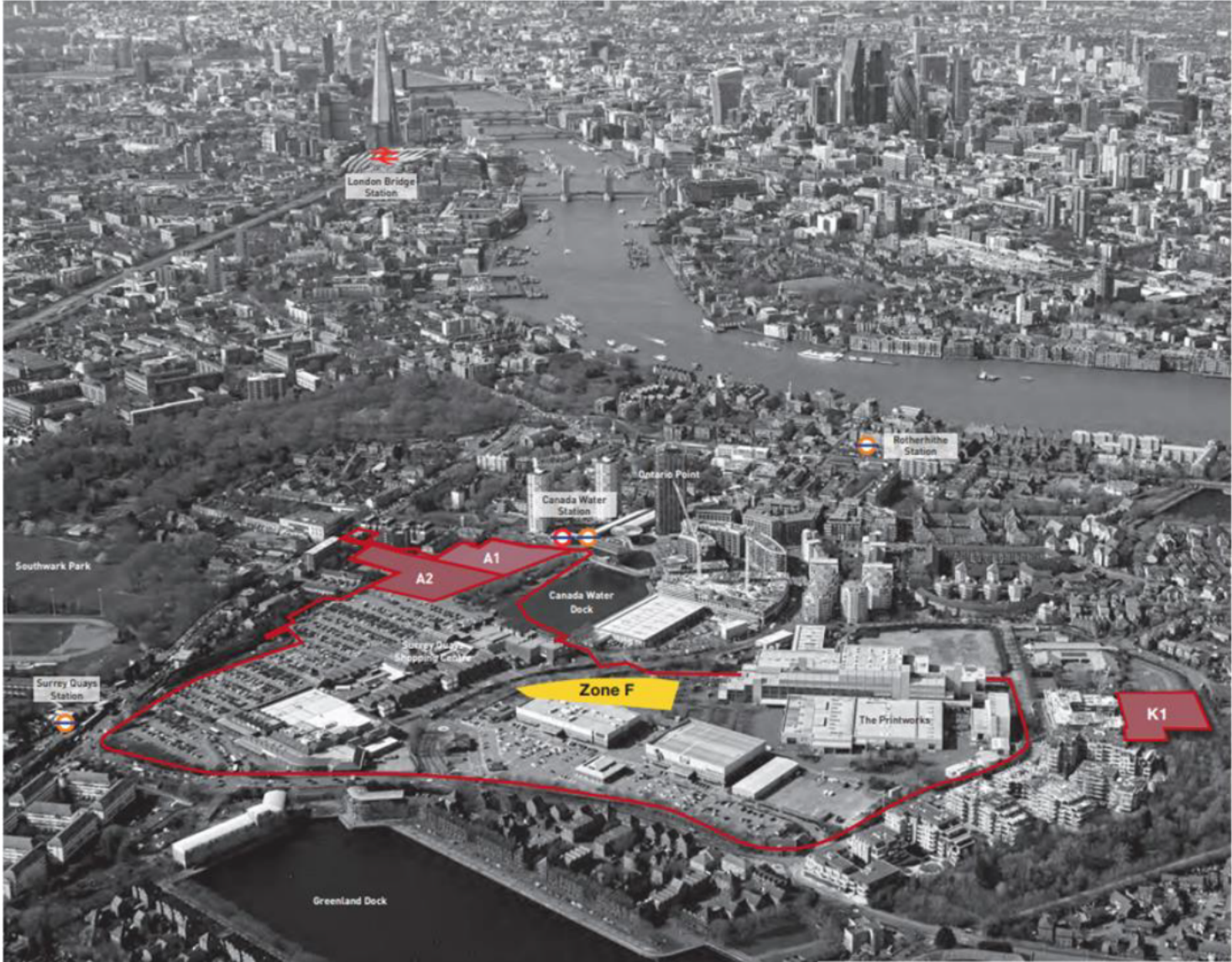


# 21/AP/4712 - ZONE F, CANADA WATER MASTERPLAN, SURREY QUAYS ROAD, SOUTHWARK SE16 7LL

Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) relating to Development Zone F of the Canada Water Masterplan, comprising a residential-led (Class C3) building and a combined office (Class B1) and residential (Class C3) building, both of which would include flexible retail/workspace (Classes A1-A4 and B1) at ground floor level alongside disabled car parking, cycle parking, servicing provision, landscaping, public realm, plant, a single-storey basement and associated works.



# MASTERPLAN BOUNDARY AND PLOT F LOCATION



# OUTLINE PLANNING PERMISSION ZONES



# PLOT F SITE BOUNDARY AND EXISTING SITE PHOTOS



Selection of Existing Site Photos (source: AHMM)



Key Plan (Source: Google Map)

— Parameter Plan Zone F Boundary (refer to submission drawings for application boundary)



# OUTLINE PERMISSION DEVELOPMENT SPECIFICATION FOR ZONE F AND PROPOSAL



Development Zone	Use Class	Zone B GEA SQ M	Zone C GEA SQ M	Zone D GEA SQ M	Zone E GEA SQ M	Zone F GEA SQ M	Zone G GEA SQ M	Zone H GEA SQ M	Zone J GEA SQ M	Zone L GEA SQ M	Zone M GEA SQ M	Zone N GEA SQ M	Zone P GEA SQ M	MAXIMUM GEA CAP BY USE (SQ M)
Retail	A1-A5	9,000	2,800	32,700	6,800	3,700	21,700	5,300	3,000	800	400	500	150	86,650
Workspace	B1	41,500	27,000	80,300	19,000	38,500	5,000	67,600	1,500	11,500	-	-	-	282,500
Hotel	C1	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500
Assisted Living	C2	-	-	-	3,700	-	15,500	14,400	20,200	9,700	-	-	-	35,700
Residential	C3	27,300	23,000	34,700	13,600	57,700	44,200	41,200	57,700	27,000	4,500	-	-	331,500
Community Facilities	D1	4,600	-	4,600	2,900	33,500	5,000	-	4,000	4,000	2,500	-	150	45,650
Leisure/ Cultural	D2	-	-	20,000	7,500	7,500	-	25,000	-	-	-	-	-	51,500*
Night Club	Sui Generis	-	-	1,500	-	-	-	1,500	-	-	-	-	-	1,500
Student Accommodation	Sui Generis	27,300	23,000	-	-	31,200	30,000	-	-	-	-	-	-	50,300
Energy Centre	Sui Generis	2,000	2,000	-	-	-	-	-	-	-	-	-	-	2,000
Primary Sub-Station	Sui Generis	-	-	-	3,000	-	-	-	-	3,000	-	-	-	3,000
Multi-Storey Car Park	Sui Generis	-	17,200	-	17,200	-	-	-	-	-	-	-	-	17,200
Petrol Filling Station	Sui Generis	-	3,000	-	3,000	-	-	-	-	-	-	-	-	3,000
Transport Infrastructure (potential second entrance to SQ Station)	Sui Generis	500	-	-	-	-	-	-	-	-	500	-	-	500
Flexible Events Space	Sui Generis	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000
Parking and Plant	-	10,200	7,300	30,400	10,500	8,000	31,000**	18,400	13,700	3,400	400	250	200	133,750
Public Toilets	Sui Generis	-	-	-	-	-	-	-	-	-	-	-	-	500***
<b>MAXIMUM GEA CAP PER ZONE (SQ M) (excluding public toilets, parking and plant)</b>	-	<b>76,000</b>	<b>48,900</b>	<b>159,800</b>	<b>36,600</b>	<b>89,900</b>	<b>65,900</b>	<b>82,500</b>	<b>60,700</b>	<b>29,800</b>	<b>5,200</b>	<b>750</b>	<b>150</b>	
<b>TOTAL MAXIMUM GEA CAP (SQ M) (excluding public toilets, parking and plant)</b>	<b>656,200</b>													

Land Use	Permitted Allowance (GEA sqm)	Development Plot F1 Proposals (GEA sqm)	Development Plot F2 Proposals (GEA sqm)	Overall Development Zone F Proposals (GEA sqm)
Residential	57,700	26,103	20,715	46,818
Workspace	38,500	-	37,541	37,541
Retail	3,700	460	1,733	2,193
Parking and Plant	8,000	1,636	6,080	7,716

Unit	F1 Proposed		F2 Proposed		Total Proposed	
	No.	%	No.	%	No.	%
Studio	16	7%	15	9%	31	7.56%
1b2p	74	31%	58	33%	132	32.20%
2b4p	121	51%	88	50%	209	50.97%
3b6p	24	10%	14	8%	38	9.26%
<b>Total</b>	<b>235</b>	<b>100%</b>	<b>175</b>	<b>100%</b>	<b>410</b>	<b>100%</b>

Proposal sits comfortably within the permitted land use and quantum's of development for this Zone  
Unit mix is compliant with the Outline Permission

# PROPOSED SITE LAYOUT AND GROUND FLOOR



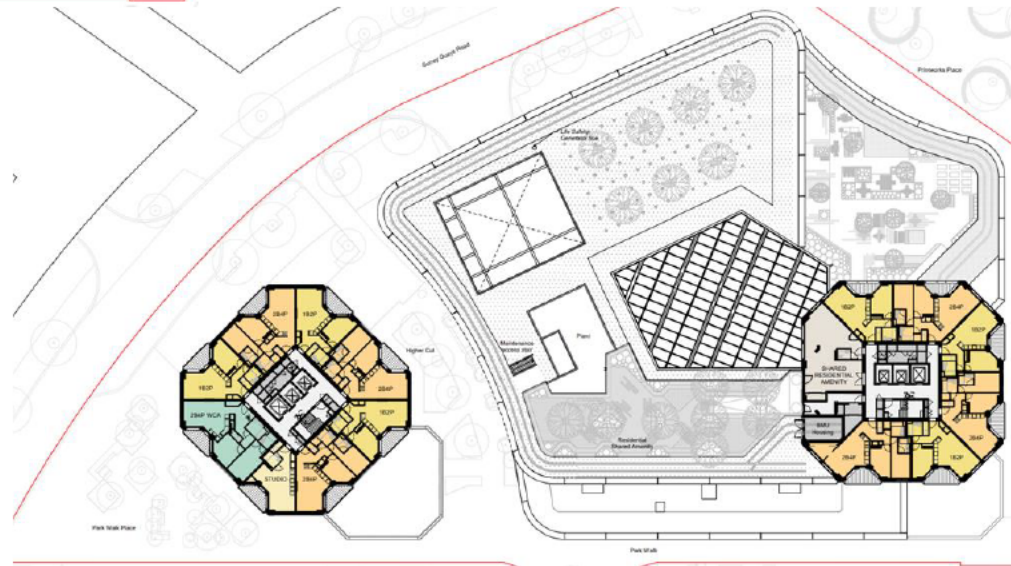
- Block F1 and F2 separated by The Higher Cut Public Realm
- Block F1 – ground floor flexible retail/workspace and residential lobby
- Block F2 – ground floor flexible retail/workspace, office lobby and residential lobby
- F1 to be serviced by onstreet loading bay Surrey Quays Road
- F2 to be served by internal loading bay from Surrey Quays Road

# PROPOSED FIRST AND UPPER FLOORS



Above: First floor layout  
F1 - residential cycle store  
F2 - office floorspace and first floor of residential in the tower element (bottom right corner)

Below: Office 10<sup>th</sup> floor and residential 13<sup>th</sup> floor  
Showing use of office podium roof space and residential towers



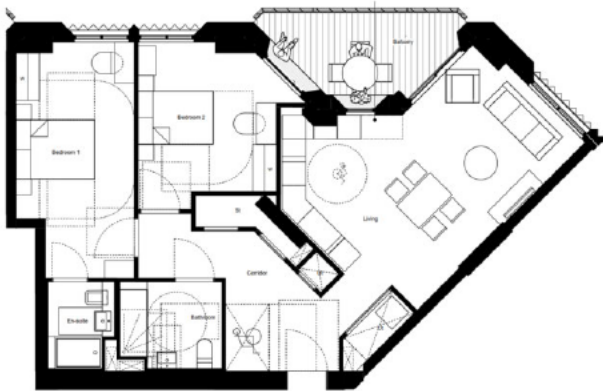
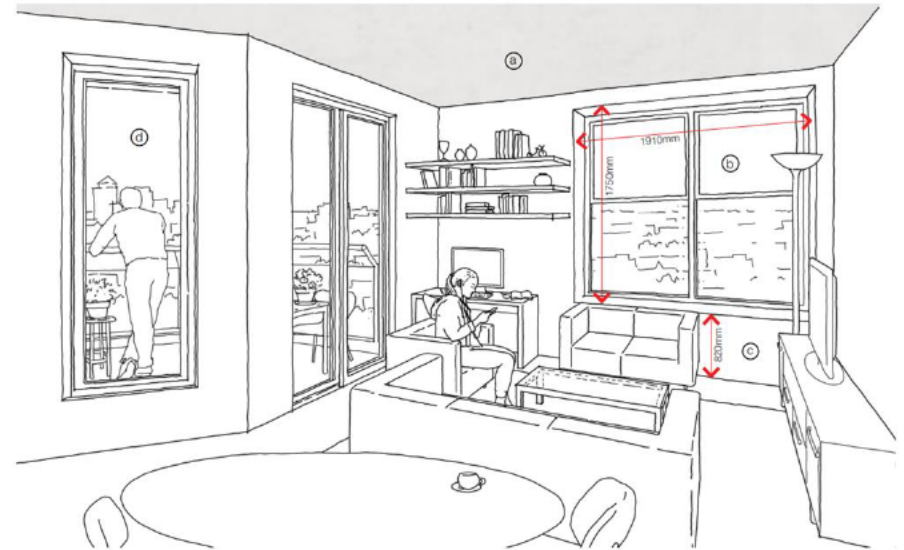
# TYPICAL RESIDENTIAL LAYOUTS



Above: Typical one, two and three bed layouts

Right: Illustrative internal layout to show aspect

Below: Typical two bed wheelchair unit



# AMENITY SPACE, TERRACES AND LANDSCAPING

UGF - Podium Landscape Plot F - Combined Podium Terraces		
Total contribution figure	2083	Target UGF 0.35
Total Building Footprint Area in m2	5969m2	
Urban green factor	0.34	
UGF - Ground Floor Landscape Plot F -Ground Floor		
Total contribution figure	503.5	Target UGF 0.35
Total Site excluding building footprint (GF landscaping area)	3259m2	
footprint (GF landscaping area)	0.15	
UGF - Full Site Plot F - Combined UGF		
Total contribution figure	2586.5	Target UGF 0.35
Total Site Area in m2	9228m2	
Urban green factor	0.28	



## Overview from the West

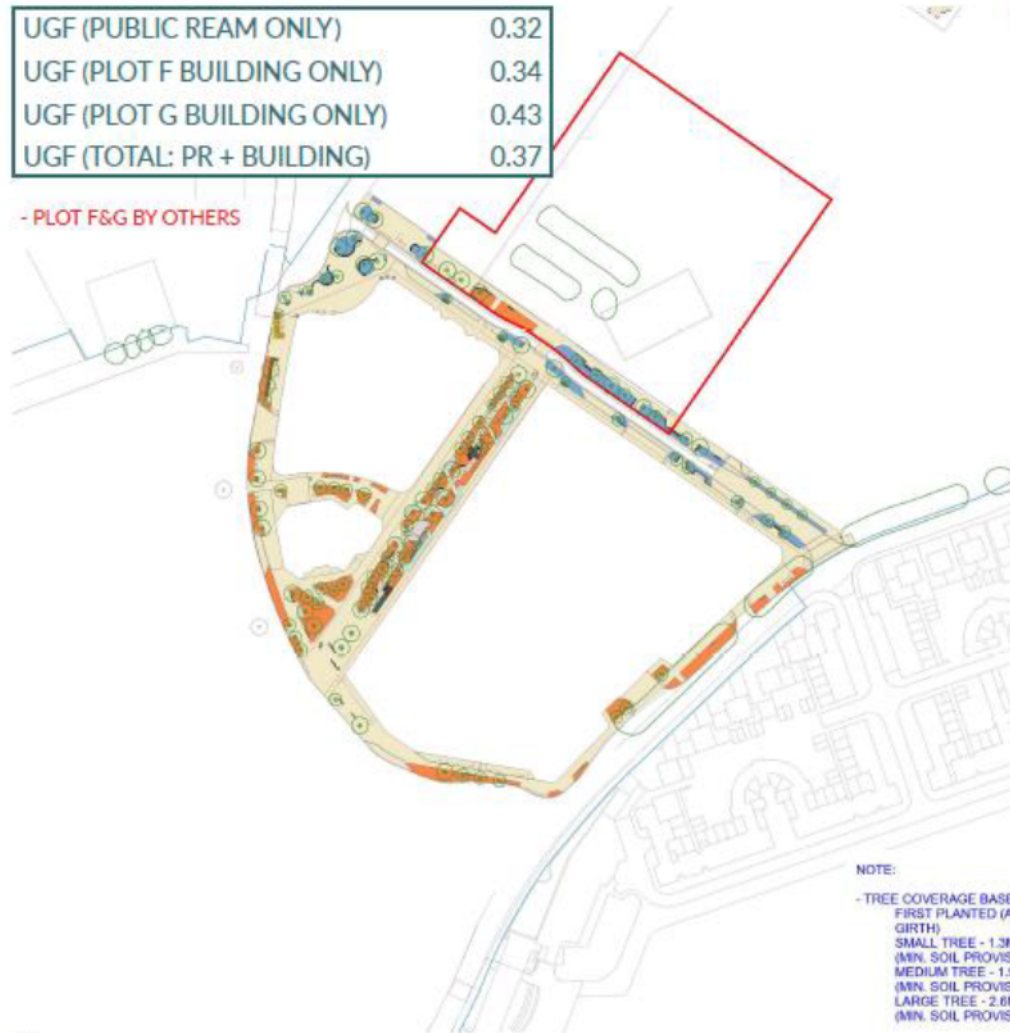
- F2 office, shared rooftop garden**  
The office occupants will have access to a large external amenity space located on level 9 above the office entrance facade.
- F2 Residential**  
The residents in Plot F2 has access to a green amenity space above the Level 9 office floor plate.
- F1 Residential (not visible in this view)**  
The 'nib' of the Plot F1 residential tower provides valuable rooftop external amenity space along Park Walk for use by residents, whilst terraces on the penultimate floors of the taller F1 tower will offer residents of Plot F1 access to panoramic views across London.
- F1 Residential Tower Tops**  
Residents in Plot F1 will have access to rooftop amenity space at the top of the tower.
- Balconies**  
All typical units in each residential towers (apart from one studio) have at least one private 9.5sqm balcony, with the typical three bedroom units having two. Some units at the tops of the buildings benefit from even larger private terrace spaces.
- F2 Office terrace (not visible in this view)**  
A secondary tenant dedicated terrace is located on level 7 where the massing steps back facing Park Walk.
- Biodiverse roof**  
Where areas of the roof terrace are inaccessible, a green roof is proposed to promote biodiversity and create a vibrant visual amenity.

# ILLUSTRATIVE URBAN GREENING

## CENTRAL QUARTER UGF

UGF (PUBLIC REALM ONLY)	0.32
UGF (PLOT F BUILDING ONLY)	0.34
UGF (PLOT G BUILDING ONLY)	0.43
UGF (TOTAL: PR + BUILDING)	0.37

- PLOT F&G BY OTHERS



**NOTE:**

- TREE COVERAGE BASED ON TREE SIZES WHEN FIRST PLANTED (ALL TREES TO BE 40-60CM GIRTH)  
 SMALL TREE - 1.3M RADIUS / 5.3M<sup>2</sup> CANOPY (MIN. SOIL PROVISION: 12M<sup>2</sup> / TREE)  
 MEDIUM TREE - 1.9M RADIUS / 11.3M<sup>2</sup> CANOPY (MIN. SOIL PROVISION: 14.4M<sup>2</sup> / TREE)  
 LARGE TREE - 2.6M RADIUS / 21.2M<sup>2</sup> CANOPY (MIN. SOIL PROVISION: 24M<sup>2</sup> / TREE)

Surface Cover Type	Factor
Seed natural vegetation (e.g. Blackbird, Thrush etc) planted on site	1
Wetland or open water (e.g. wetland, reed thicket) maintained or introduced on site	1
Intensive green roof of vegetation (e.g. shrubs) Vegetated sections only. Substrate minimum depth of 150mm	0.8
Standard trees planted in natural soils or in constructed tree pits with minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.8
Extensive green roof with substrate of maximum depth of 100mm (or fibre growth vegetation (shrub)) meets the requirements of GBC code 2014	0.7
Flower-rich perennial planting	0.7
Rain gardens and other vegetated outdoor drainage elements	0.7
Green wall - modular system or shelves mounted to wall	0.6
Hedges (line of mature shrubs less or two shrubs wide)	0.6
Standard trees planted in pits with soil volume less than two thirds of the projected canopy area of the mature tree	0.6
Groundcover planting	0.6
Aerobic grassland (perennial grass, regular mow level)	0.4
Extensive green roof of substrate soil or other lightweight system that do not meet GBC Code 2014	0.3
Water features (channelled or ungrouted decorative basins)	0.2
Permeable paving	0.1
Sealed surfaces (e.g. concrete, asphalt, bitumen paving, etc)	0

TOTAL SITE AREA:	33110 sqm
BUILDING FOOTPRINT:	20637 sqm
SITE AREA EXCLUDING BUILDING FOOTPRINT:	12473 sqm
URBAN GREEN FACTOR (PUBLIC REALM ONLY):	0.32
URBAN GREEN FACTOR (BUILDING + ROOF ONLY):	0.40
URBAN GREEN FACTOR (TOTAL):	0.37

PLOT F & G			
Surface Cover Type	Factor	Area (sqm)	Contriba (sqm)
FLOWER-RICH PERENNIAL PLANTING	0.7	3411	1686
HEDGES	0.6	32	19
PERMEABLE PAVING	0.1	4444	444
SEALED SURFACES	0	4447	0
Grand total:	119	51353	2151
STANDARD TREES PLANTED IN NATURAL SOILS	0.8	971	777
STANDARD TREES PLANTED IN PITS	0.6	11	6
Grand total:	68	982	783
MFG & FWP			
Surface Cover Type	Factor	Area (sqm)	Contriba (sqm)
FLOWER-RICH PERENNIAL PLANTING	0.7	128	88
RAIN GARDENS	0.7	716	501
SEALED SURFACES	0	4054	0
Grand total:	29	4898	590
STANDARD TREES PLANTED IN NATURAL SOILS	0.8	400	320
Grand total:	38	4898	320

TOWNSHEND LANDSCAPE ARCHITECTS

# MASSING AND SCALE

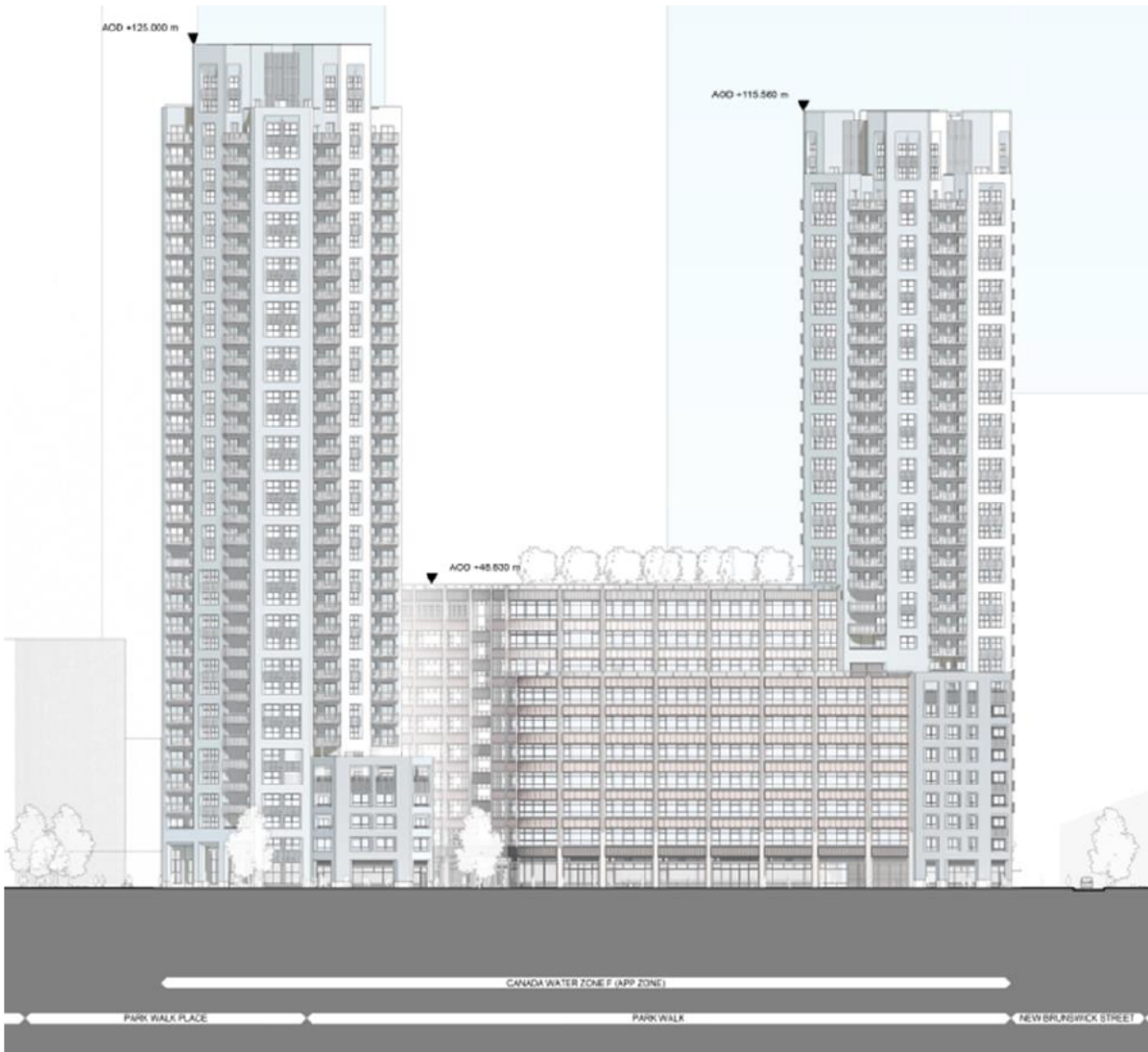


## Massing Overview

The final massing consists of:

1. F1: A slender, octagonal residential tower of G+36 storeys that meets the ground with an 'amenity foot'.
2. F2: A podium office building of up to G+9 storeys, with external terraces at levels 9 and 7.
3. F2: A G+33 storey octagonal residential tower that knits carefully into the podium building, with a G+8 storey shoulder that ties through with the lower datum along Park Walk and provides a symmetrical relationship with Plot G to the east.

# PROPOSED ELEVATIONS & ARCHITECTURAL TREATMENT



Material Concept



Illustration view of the 'cavens' at the top of the residential towers, showing the interplay between different forms





Above: Illustrative view looking across Surrey Quays Road towards Park Walk Place and Plot F1, with Plot F2 beyond.

Right: Illustrative raised view from the north of Printworks Place and the Plot F2 Office Entrance

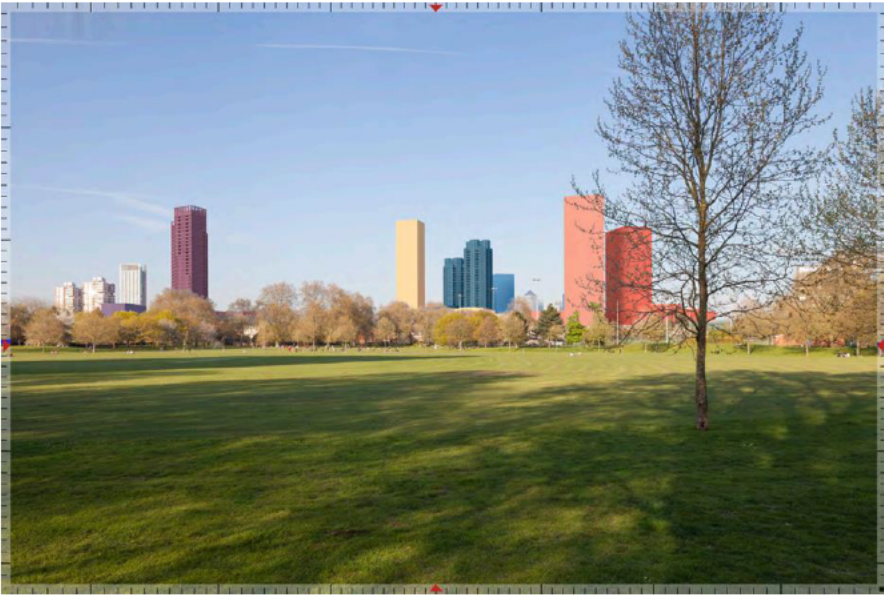
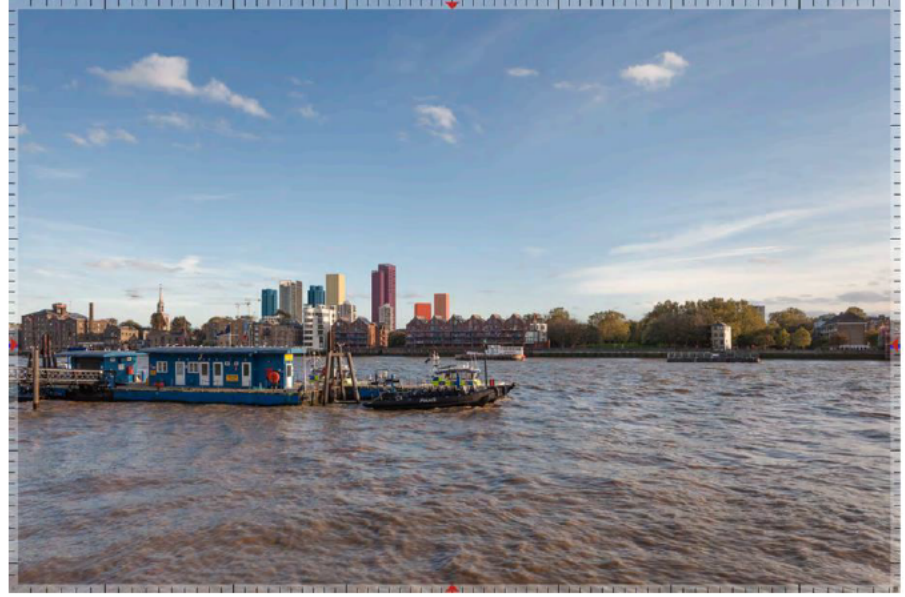
# CGIs



Above: Illustrative street-level view of Printworks Place and the Plot F2 Office Entrance

Right: Illustrative view from The Park looking towards the Plot F2 residential tower, and F1 tower beyond.

# VERIFIED VIEWS



- Plot A1
- Plot A2
- Plot B
- Plot C
- Plot D
- Plot E
- Plot F
- Plot G
- Plot H
- Plot J
- Plot K
- Plot L
- Plot M
- Plot N
- Plot P

View of Plot F with illustrative outline scheme

- London Bridge
- Waterside Gardens
- Southwark Park

# PUBLIC REALM



The Higher Cut landscape proposal

# IMPACT ON NEIGHBOURS

No harm to existing or proposed neighbours

- Proposed neighbours to the east – Printworks workspace building
- Proposed neighbours to the north, west and south – recently approved AIRE commercial redevelopment



# SUMMARY

- Land use fully compliant with Outline Planning Permission and development plan policies
- Proposed quantum of floorspace and range of uses to be provided sits comfortably within the approved Development Specification for this plot.
- The proposed development would deliver a significant amount of commercial floorspace creating the opportunity for 2,225 – 2,895 FTE jobs, which would make a positive contribution employment opportunities in the Borough.
- Proposal would deliver 410 high quality dwellings with compliant units size mix and tenure
- 1248 cycle parking spaces
- Car free save for 7 blue badge spaces (2 commercial and 5 residential)
- Obligations secured as part of the OPP include provision of affordable retail and workspace within the masterplan development, which could be delivered within this phase.
- Robust high quality buildings proposed which will make a positive contribution to the townscape
- New high quality public realm – Higher Cut and surrounding street networks
- Positive response to climate change polices non-residential onsite carbon saving of 43%, residential 64.9%. Air and Water Source Heat Pumps for heating and hot water demand

# Thank you

If you have any further questions, please contact Gemma or Colin:

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# **21/AP/1342 - BURGESS INDUSTRIAL PARK, PARKHOUSE STREET, LONDON, SE5 7TJ**

Demolition of the existing buildings and redevelopment of the site to provide residential units (Class C3), flexible commercial floorspace (Class E) and community floorspace (Class F) within 12 blocks of between 2-13 storeys, with car and cycle parking and associated hard and soft landscaping and public realm improvements.



# Site location plan



# Aerial Photograph Of Site



# Site photographs



Existing buildings view from Wells Way



Existing building 10-12 Parkhouse Street



Existing building – Proposed block B



Existing yard rear of 1-13 Parkhouse St

# Former Preferred Industrial Location (PIL)



# Extent of site allocation NSP 25 with application site in red



# Images from Local development study



**Extent of LDS area**

- Existing buildings
- Potential building heights
- Potential building heights
- Potential building heights
- Potential building heights
- Potential building heights



**Potential building heights**



**Potential site layout**

## Plan showing location of neighbouring proposed developments



# Images of consented schemes – 21-23 and 25-33 Parkhouse Street





# Proposed site layout plan



# Proposed first floor plan



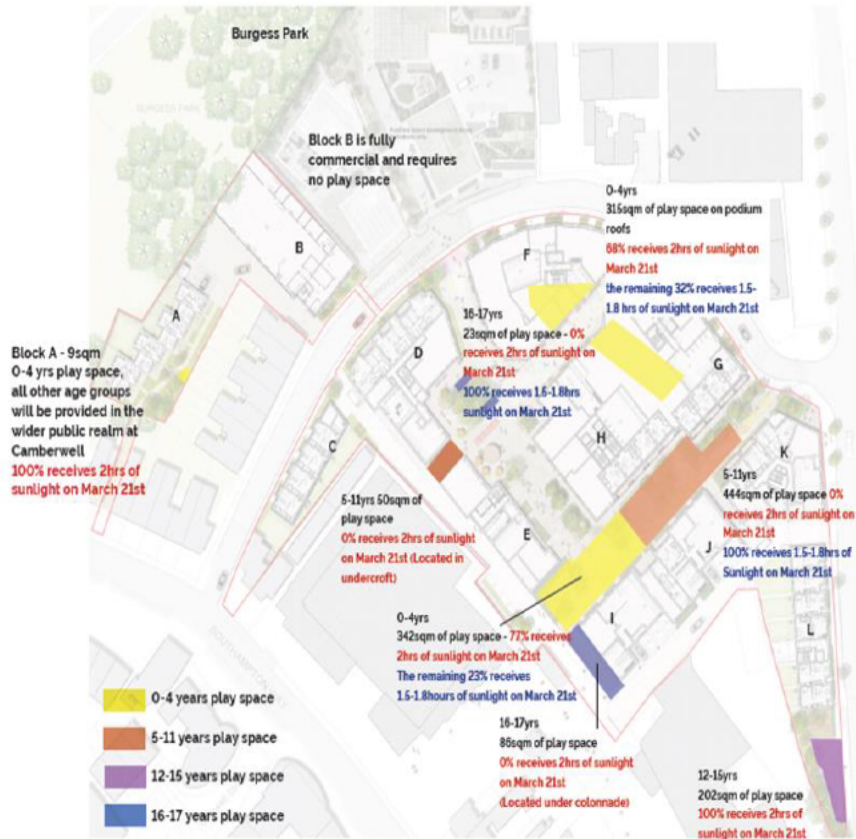
# Proposed second floor plan (residential only)



# Proposed building heights



# Proposed play provision



# Proposed servicing routes



## View along Parkhouse Street



## View along Wells Way



# View from Coleman Road



## View along Parkhouse Street looking east





# View within Garden Square looking north



# View of Garden Street



# View of commercial mews



# View of blocks A and B



# Proposed units fronting the Garden Street



## Proposed blocks F and L

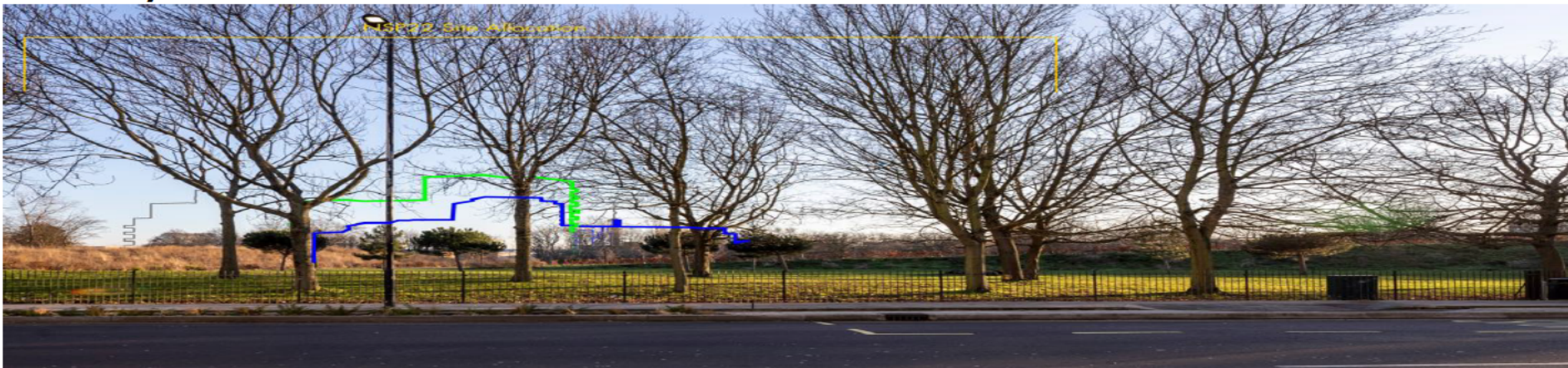


## Proposed tower, block H

# Proposed view from Burgess Park (view 7)



# Proposed view from Albany Road (view 6, proposal outlined in blue)



# Cumulative view from Burgess Park (view 4, proposal outlined in blue)



**Image of Collingwood House (view 10)**

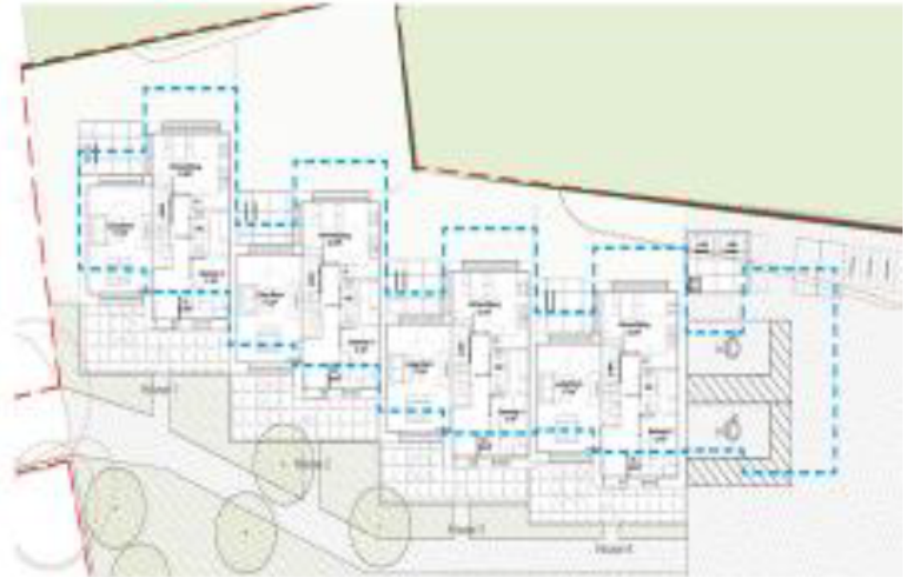


# Appeal comparison slides

Appeal scheme layout



Proposed block A with footprint of appeal scheme overlaid in blue



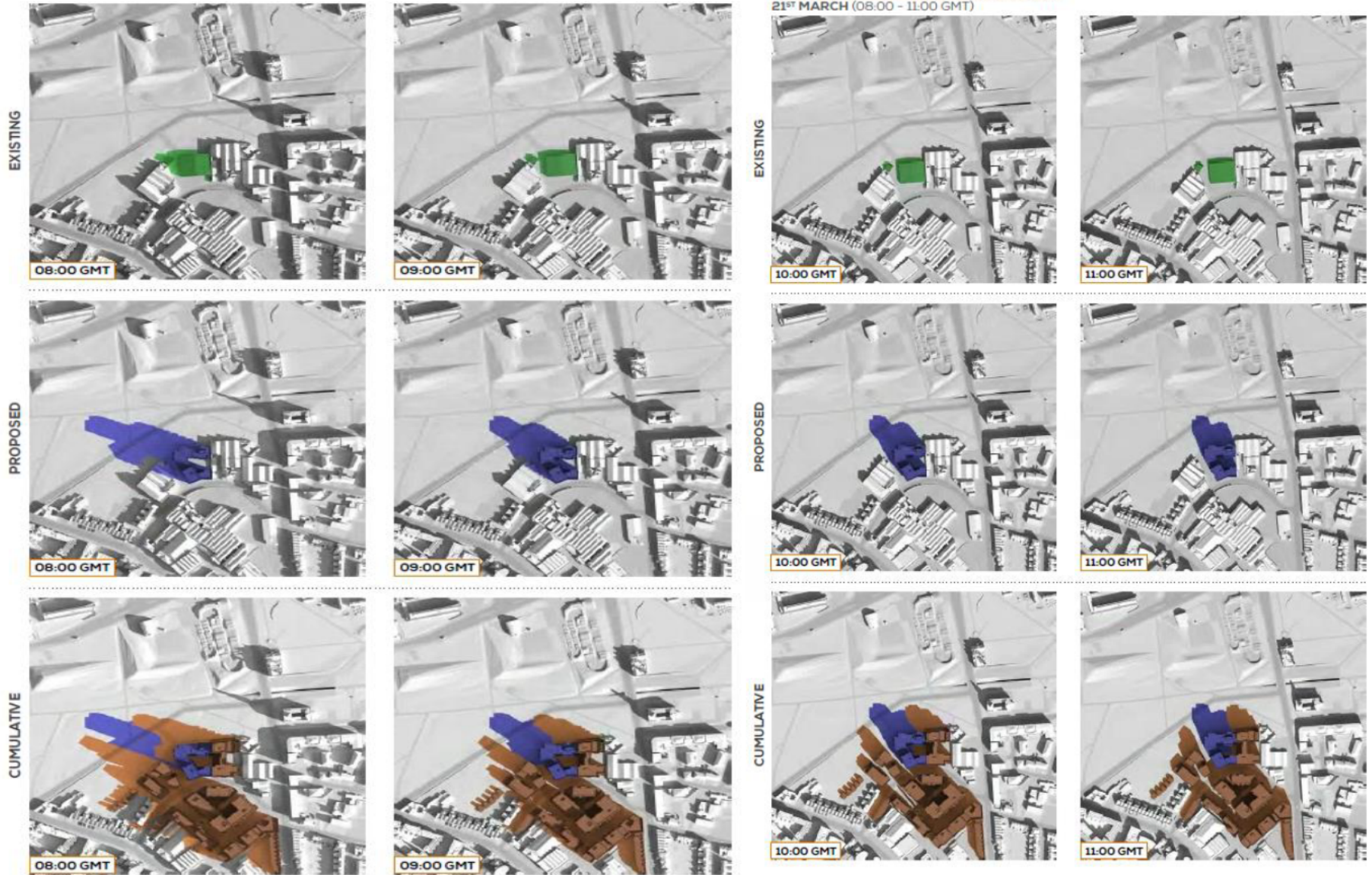


## LDS comparison image

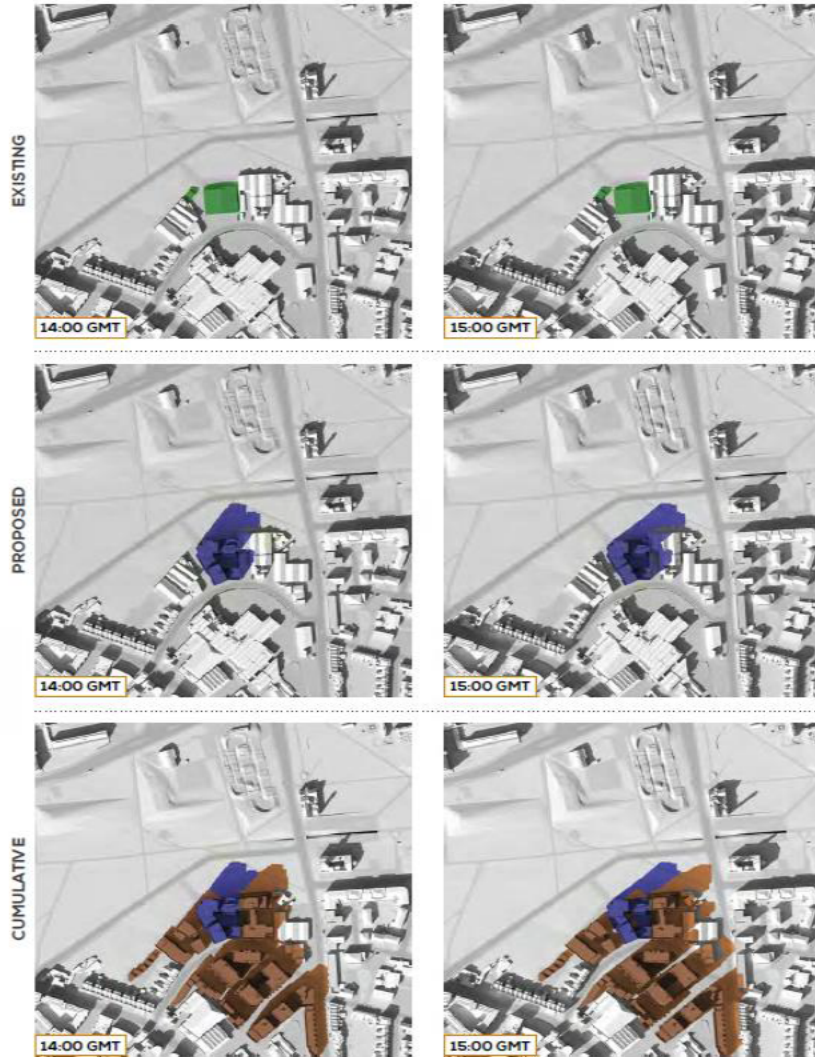




# Transient overshadowing studies



# Transient overshadowing studies



## TRANSIENT OVERSHADOWING ASSESSMENT 21<sup>ST</sup> MARCH (16:00 - 17:00 GMT)

