

# Welcome to Southwark Planning Sub-Committee A

21 September 2022

## MAIN ITEMS OF BUSINESS

**ITEM 7.1 - 22/AP/0174**  
**SEAVINGTON HOUSE, CHAMPION HILL,**  
**SOUTHWARK, LONDON**

**ITEM 7.2 – 22/AP/2071**  
**MALBOROUGH PLAYGROUND, 11-25 UNION**  
**STREET, SOUTHWARK, LONDON, SE1 1SD**



Councillor Kath Whittam (Chair)



Councillor Jane Salmon (Vice Chair)



Councillor John Batteson



Councillor Nastasha Ennin



Councillor Ketzia Harper



Councillor Adam Hood



Councillor Richard Livingstone

### Reserves

Councillor Maggie Browning

Councillor Gavin Edwards

Councillor Jason Ochere

Councillor Chloe Tomlinson

Councillor Irina Von Wiese



## ITEM 7.1 – 22/AP/0174

### SEAVINGTON HOUSE, CHAMPION HILL, SOUTHWARK, LONDON

Demolition of 16 garages and 10 bedsits and redevelopment of the site for the construction of 5 terraced three storey houses and a 19 unit four storey block of flats providing a total 24 new homes at 100% social rent

## SITE LOCATION PLAN



## AERIAL VIEW OF THE SITE



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## PROPOSED SITE PLAN



## OVERVIEW

OVERVIEW	
Existing site	10 x 1 bedroom bedsits and 16 garages
Proposal	24 social rented homes (19 flats and 5 houses)
Design	Four storey flatted development with set back top floor Three storey terraced houses
Housing mix	9 x 1 bedroom (37.5%) 7 x 2 bedroom (29%) 3 x 3 bedroom (12.5%) 5 x 4 bedroom (21%)
Outdoor amenity space	275 sq. m. formal communal amenity space All homes have private amenity space 360 sq. m. woodland area 110.6 sq. m. doorstep play

# SITE PHOTOGRAPHS



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# PUBLIC CONSULTATION RESPONSES

## CONSULTATION RESPONSES SUMMARY

No. of comments: 97

In objection: 47

Neutral: 1

In support: 49

### OBJECTIONS

Design quality and site layout:

- Building lines / too close to the road
- Inappropriate height, scale and massing
- Out of character with surrounding area
- Impact on heritage

Quality of accommodation and provision of private/communal outdoor space:

- Small size of homes
- Small size of amenity space
- Noise and pollution

Neighbouring amenity impacts:

- Proximity to 1A Dog Kennel Hill
- Privacy impacts
- Daylight and sunlight impacts
- Noise

Transport, parking, highways, deliveries and servicing matters:

- Close to a busy junction / creates a blindspot
- Lack of car parking
- Impact of deliveries
- Increase in traffic
- No wheelchair accessible parking

Ecology and biodiversity:

- Loss of green space
- Loss of trees / ecology
- Impact on TPO trees



## SUPPORT COMMENTS

Principle of development and proposed land uses:

- Efficient use of land
- Existing homes have reached end of life

Affordable housing and viability:

- Support affordable housing
- Support family sized homes

Design quality and site layout:

- Appropriate height
- Adds to character of local area
- Respects building lines

Quality of accommodation and provision of private/communal outdoor space:

- New playspace

Transport, parking, highways, deliveries and servicing matters:

- Improve pedestrian safety

Ecology and biodiversity:

- New planting
- Urban Greening Factor of 0.58
- Green roof

Other matters:

- Use of PVs

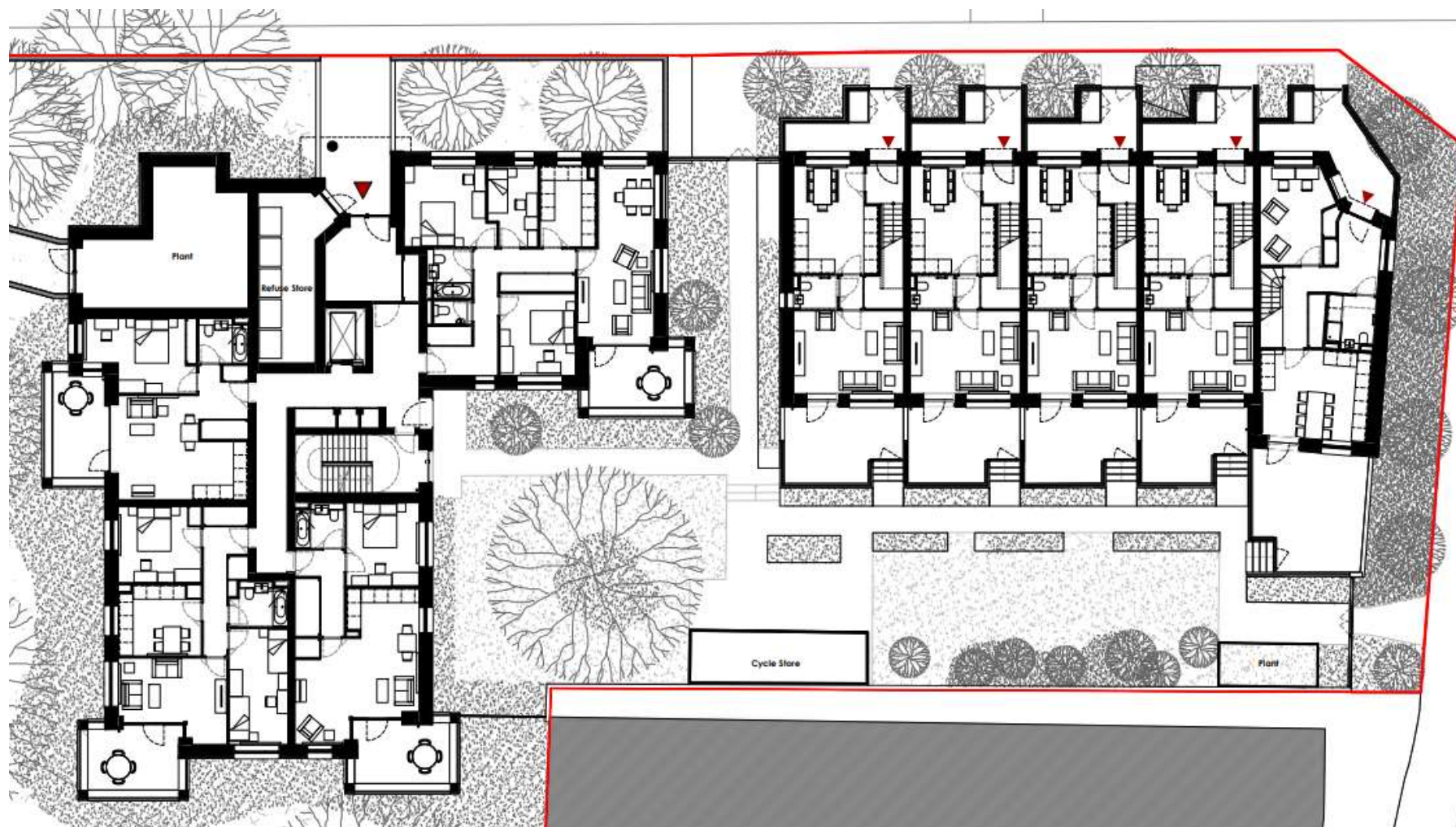


## QUALITY OF ACCOMMODATION

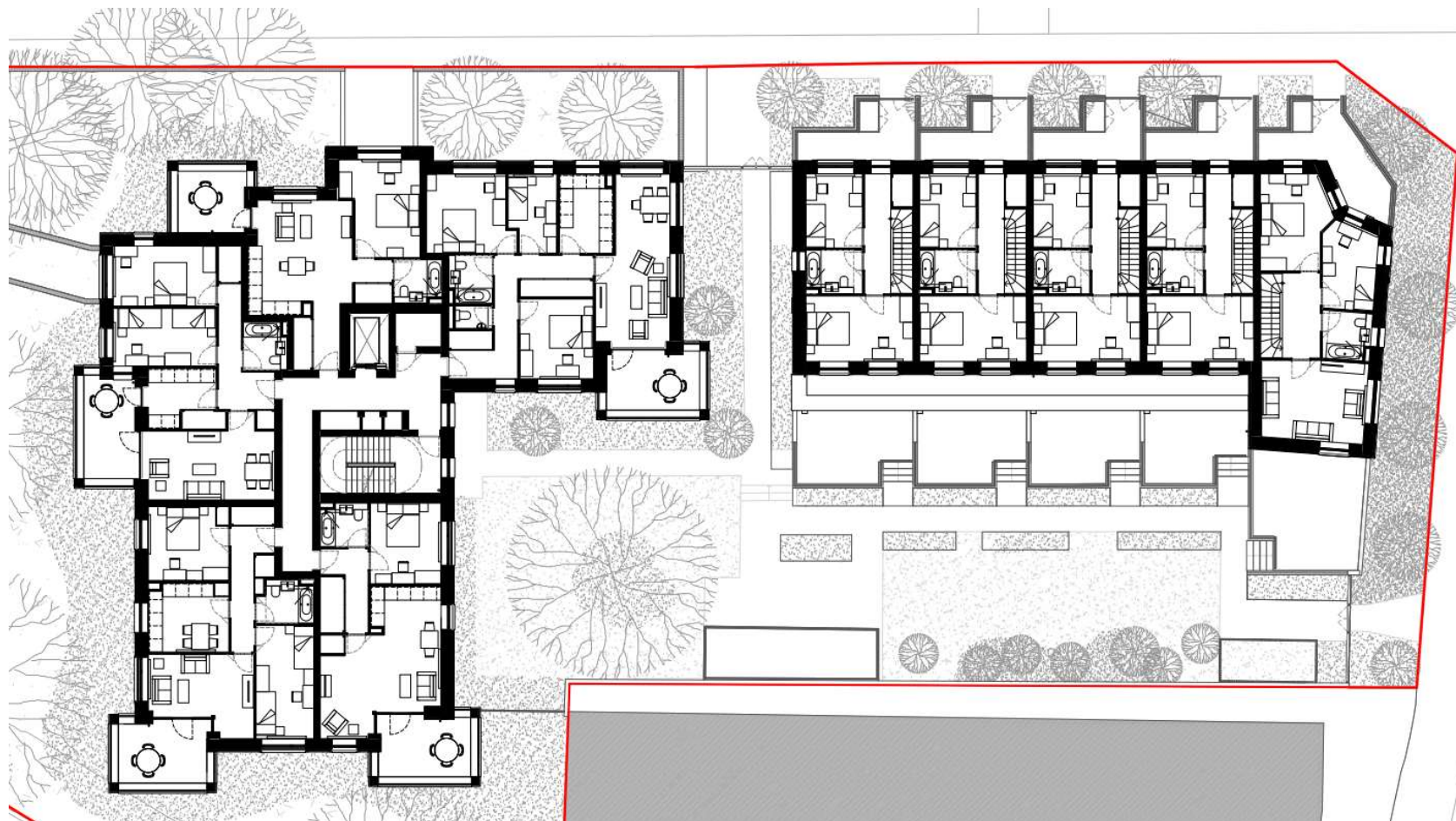
- 24 new social rented homes
- 62.5% 2 or more bedrooms
- 33.5% 3 or more bedrooms
- All dwellings meet or exceed minimum space standards
- All homes at least dual aspect
- No wheelchair accessible homes - £90,000 financial contribution
- All homes have private amenity space and 275 sq. m. communal amenity space
- 360 sq. m. woodland area
- 110.6 sq. m. doorstep place



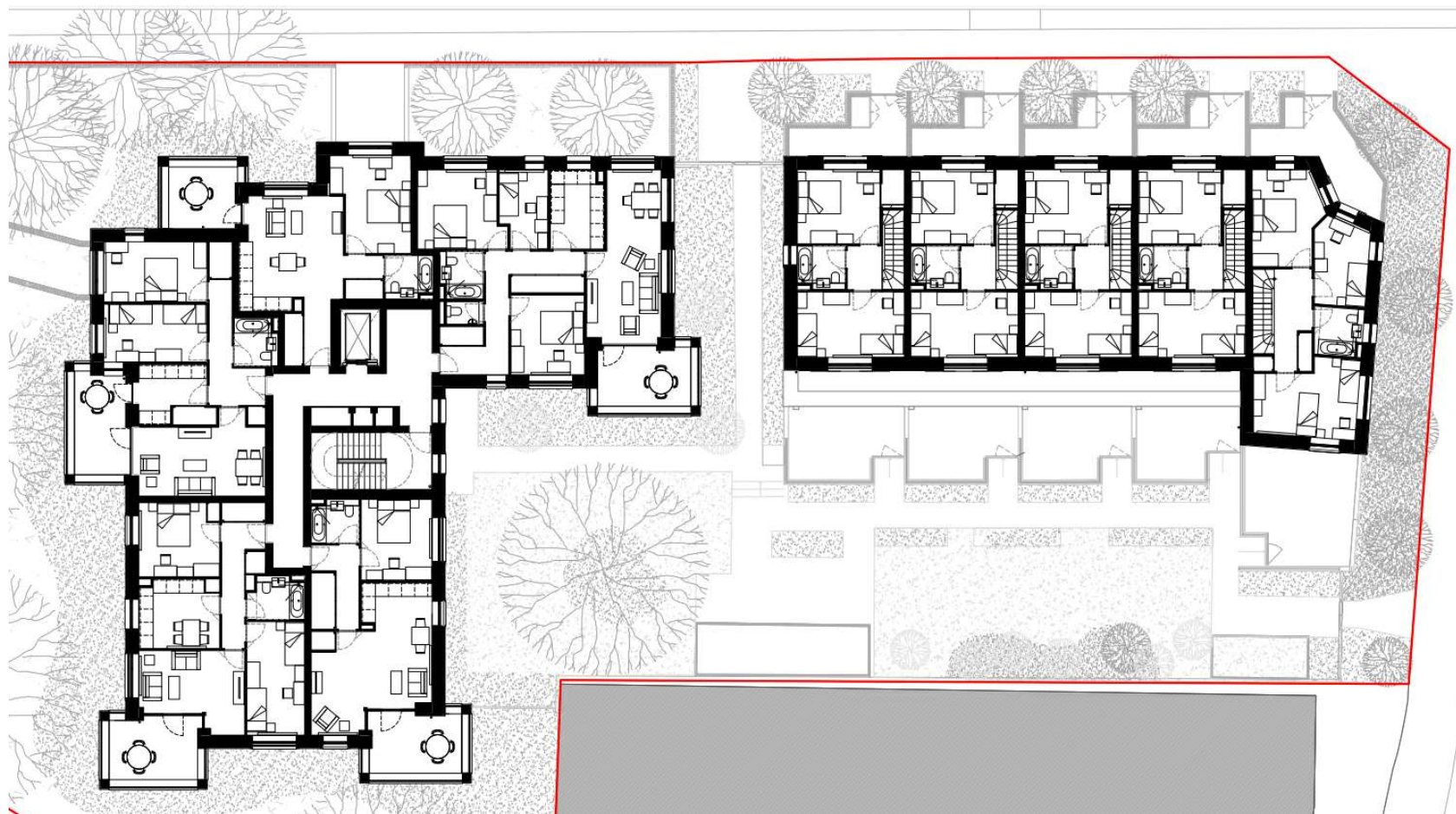
## PROPOSED GROUND FLOOR PLAN



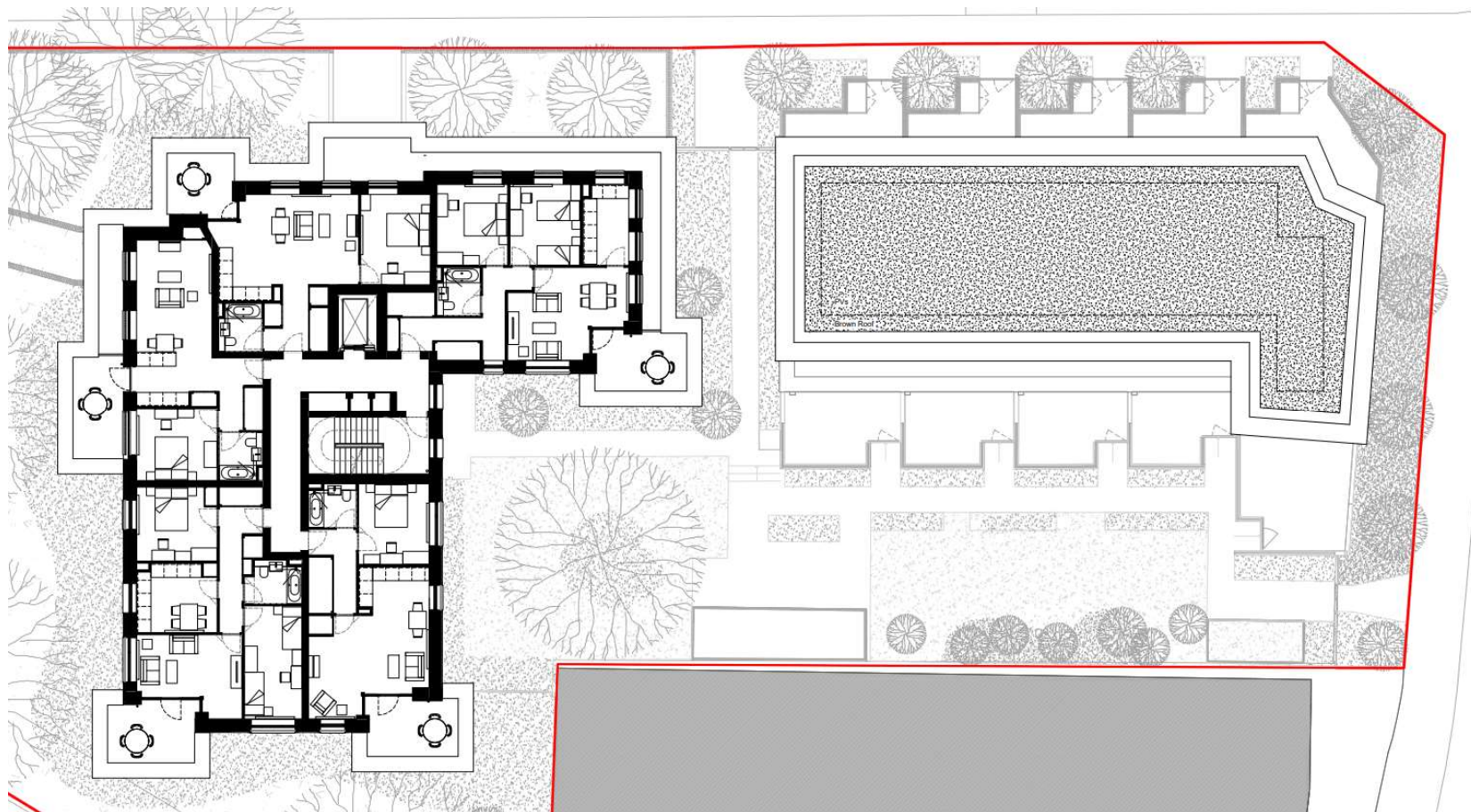
## PROPOSED FIRST FLOOR PLAN



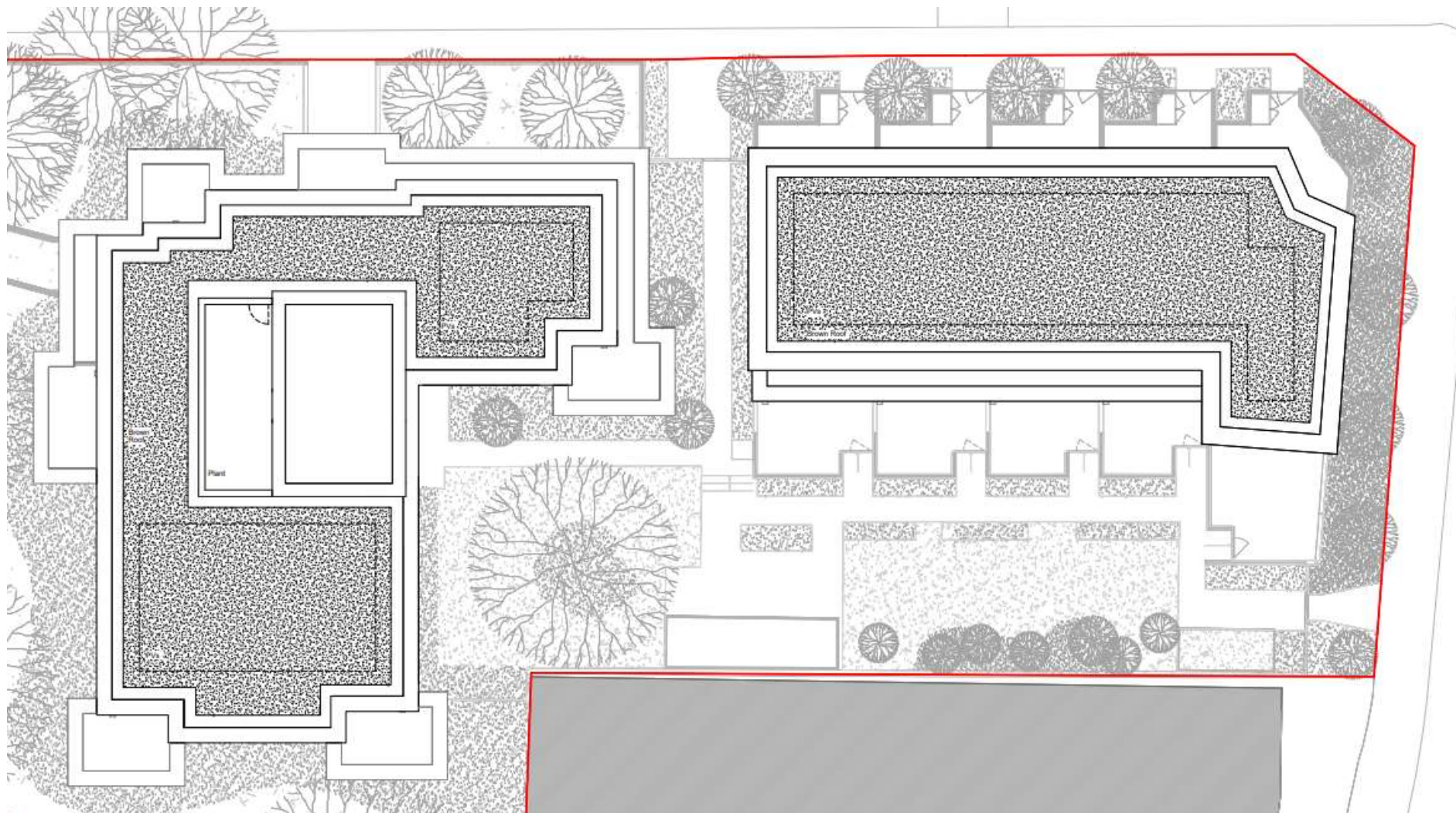
## PROPOSED SECOND FLOOR PLAN



## PROPOSED THIRD FLOOR PLAN



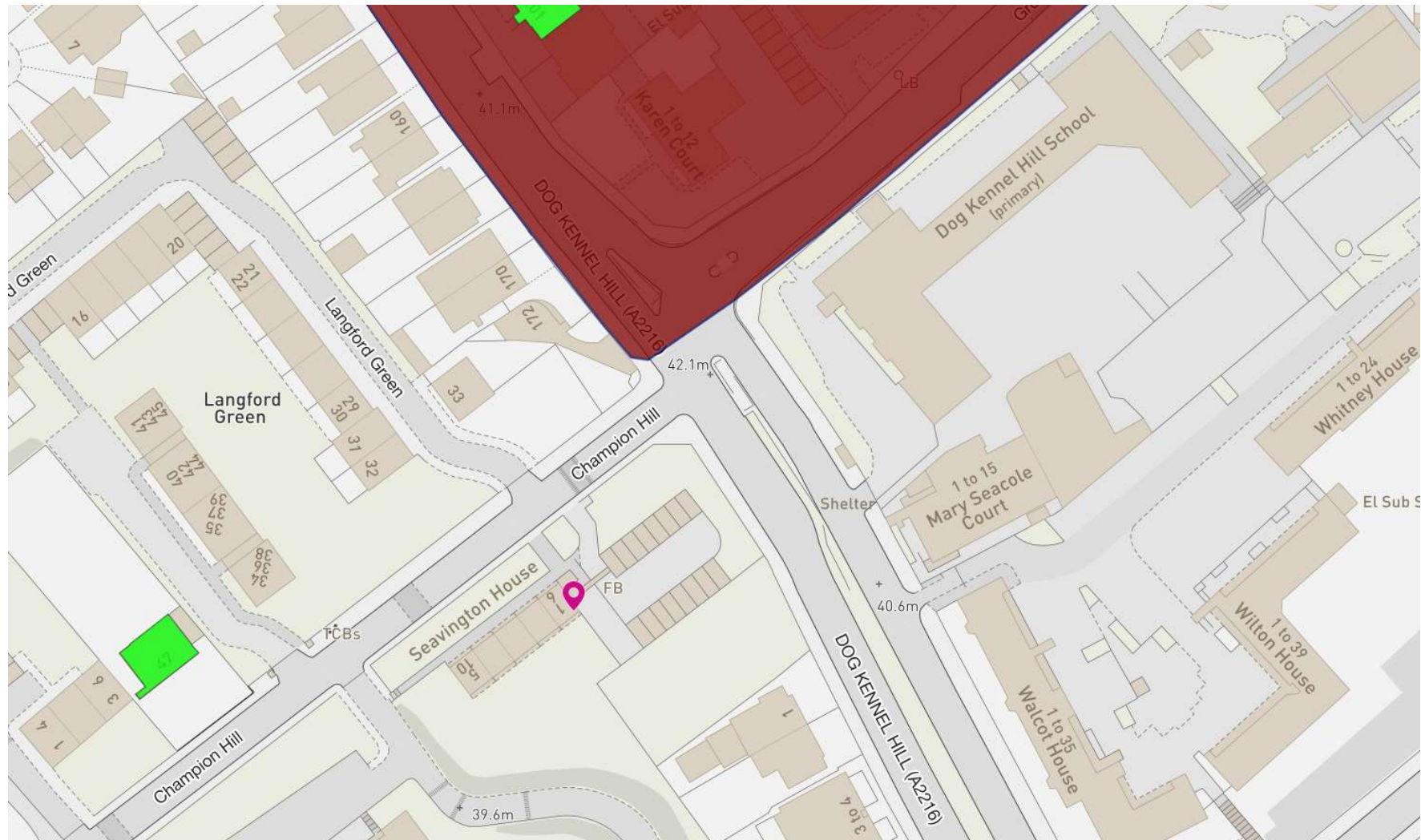
## PROPOSED ROOF PLAN



## DESIGN

- Four storey flatted development with the top floor set back and three storey terraced houses sit well within the surrounding area
- Consistent architectural design across the buildings
- Aligned fenestration with detailing around windows
- Set back from the Champion Hill and Dog Kennel Hill and of an appropriate scale to not impact on the setting of Camberwell Grove Conservation Area or Grade II listed 47 Champion Hill
- Brick choice and colour consistent with other buildings in the area – condition recommended for full details

# HERITAGE



## WITHDRAWN SCHEME VISUALS



- A previous application for 35 units was withdrawn (18/AP/0532)
- The scheme was for a 5 storey block and a 5/6 storey block on the site



## PROPOSED SCHEME VISUAL



## PROPOSED NORTH ELEVATION



## PROPOSED SOUTH ELEVATION



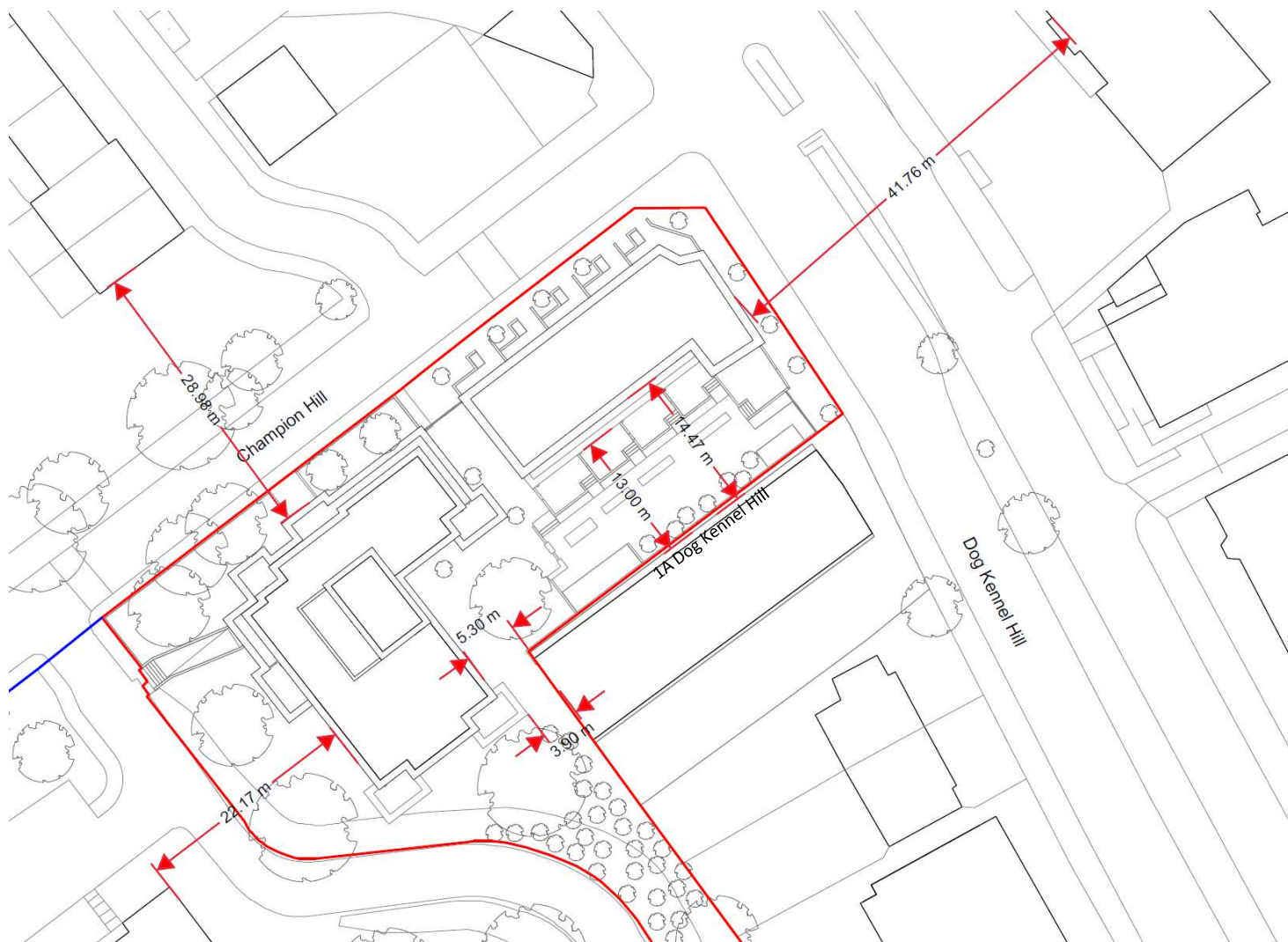
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## IMPACT ON AMENITY OF NEIGHBOURS



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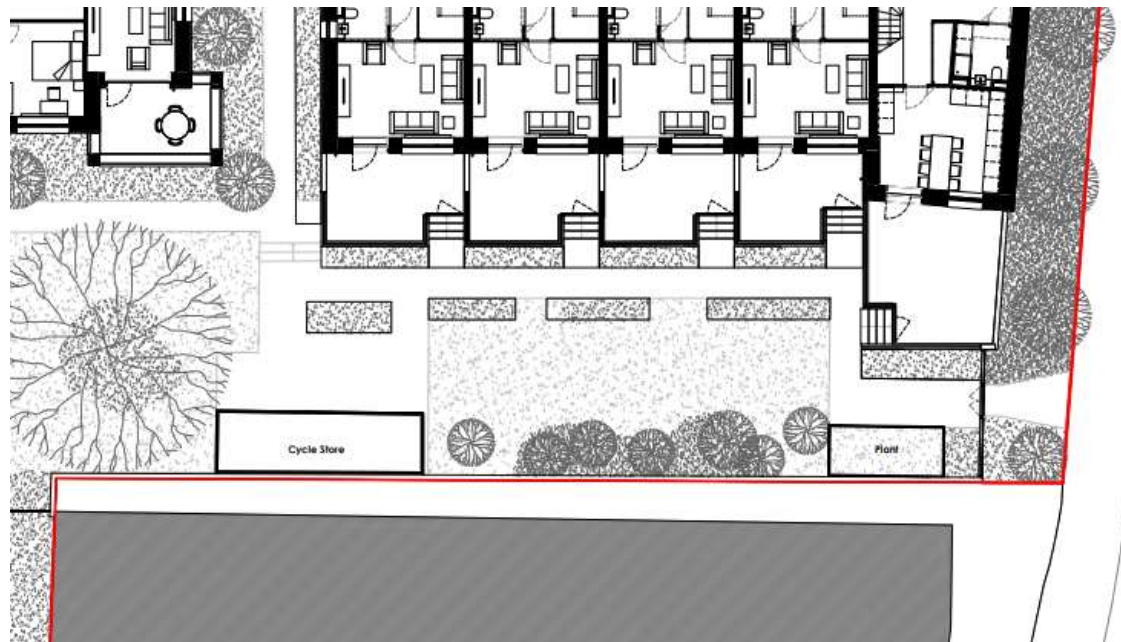


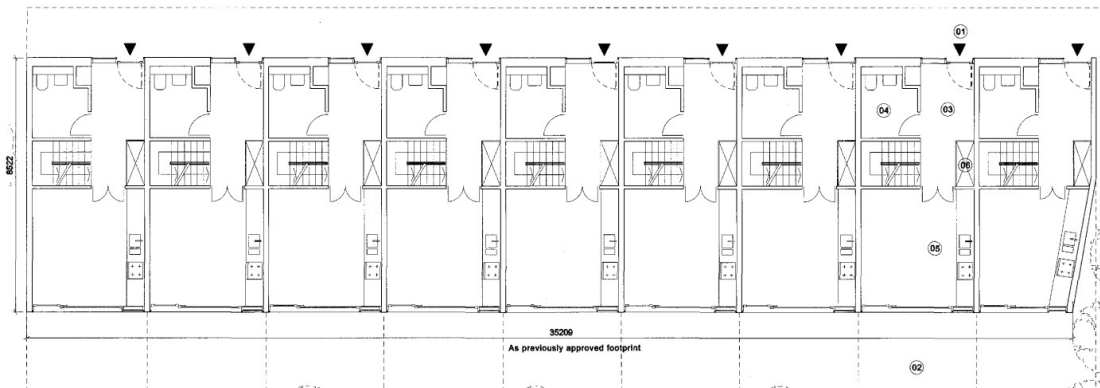
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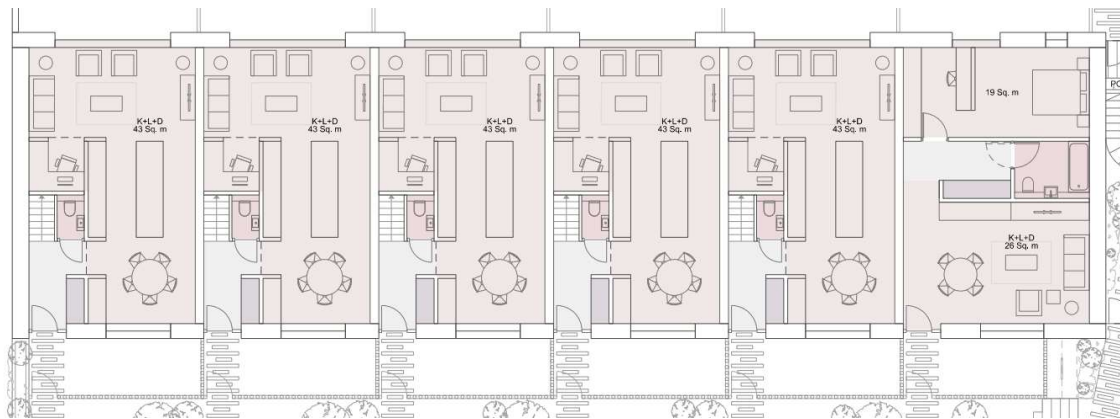
## PRIVACY, OUTLOOK AND SENSE OF ENCLOSURE

- All neighbouring buildings, with the exception of 1A Dog Kennel Hill, are located across highways and over 12m from the proposed development
- 1A Dog Kennel Hill has planning permission for 9 x 3 bedroom houses (10/AP/1891 – granted on appeal) and a planning application currently pending consideration for 31 flats (20/AP/0359)
- The separation distance at ground floor between the rear of the terraced houses and 1A Dog Kennel Hill is approx. 13m
- The proposed development contains living rooms to the rear of the ground floor





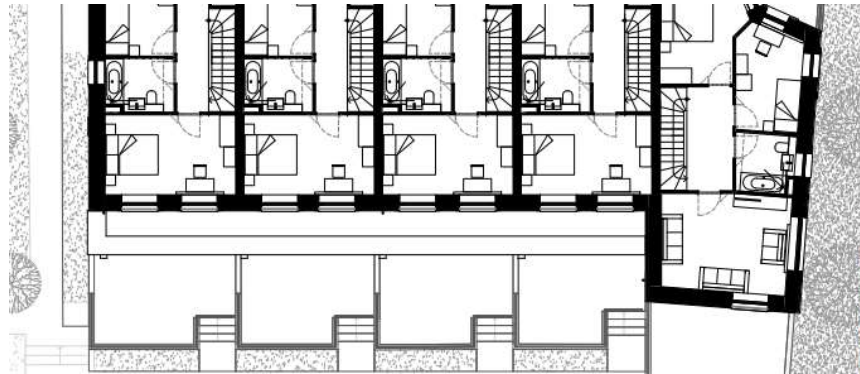
- The consented scheme at 1A has front doors and WCs fronting the application site
- No direct overlooking at ground floor



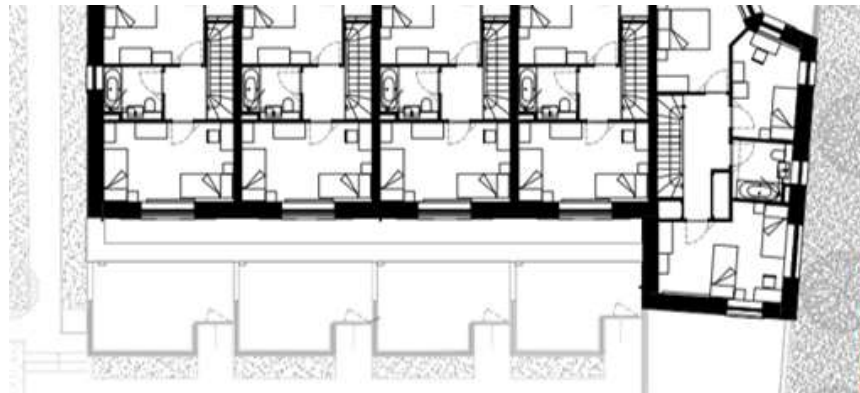
- The pending scheme at 1A has open plan living / kitchen / diners and a bedroom fronting the application site
- These are largely dual aspect rooms and overlooking would be mitigated by boundary treatment / extensive landscaping between the buildings

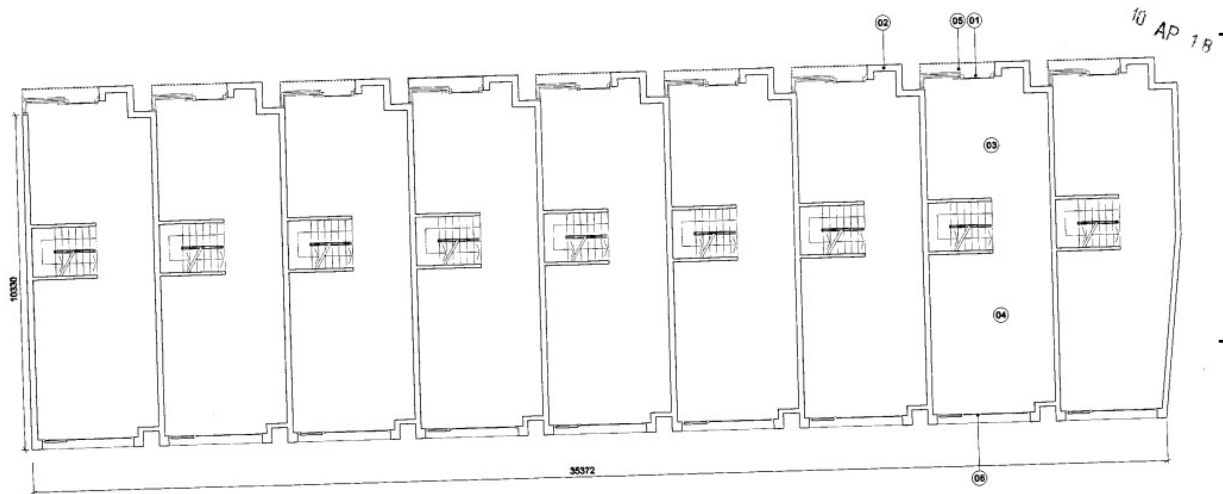
- The separation distance on the upper floors between the rear of the terraced houses and 1A Dog Kennel Hill is approx. 14.47m
- The proposed development contains bedrooms to the rear of the upper floors

*First floor plan*



*Second floor plan*





Fronting the application site, the consented scheme at 1A has living spaces at first and third floors, and bedrooms at second and fourth floors

- Seavington House has been designed to limit overlooking between principal living spaces by placing bedrooms on the upper floors



- The pending scheme at 1A has bedrooms or dining areas of l/k/d fronting the application site
- These are not principal living spaces and would not overlook principal living spaces within Seavington House



## DAYLIGHT AND SUNLIGHT

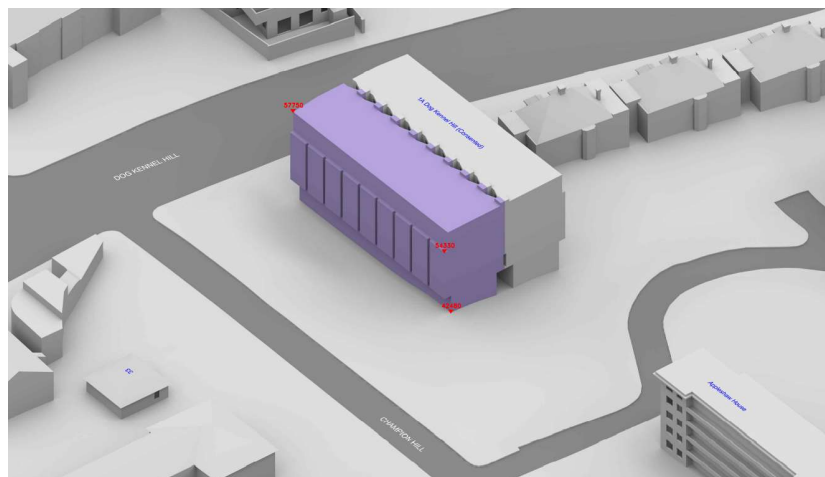
- All neighbouring buildings, with the exception of 1A Dog Kennel Hill, comply with BRE Guidelines
- BRE Guidelines state that the impact on the Vertical Sky Component (VSC) value of a window is considered acceptable if the VSC value is higher than 27% or if it is no less than 0.8 times its former value (20%) and that in terms of daylight distribution a reduction of 0.8 times may be deemed to adversely affect daylight
- BRE Guidelines state that a well-designed building will stand a reasonable distance back from the boundaries so as to enable future nearby developments to enjoy a similar access to daylight and to keep its own natural light when adjoining land is developed – both schemes at 1A Dog Kennel Hill are designed less than 1m from the site boundary
- Given the proximity of 1A Dog Kennel Hill to the application site boundary, the ‘mirror-image’ test has also been applied which states that to ensure new development matches the height and proportions of existing buildings, the VSC, Daylight Distribution and APSH targets could be set to those for a ‘mirror-image’ building of the same height equidistant from the boundary – VSC values of the windows as a result of the proposed development at Seavington House are then assessed against the ‘mirror-image’ targets

## 1A DOG KENNEL HILL CONSENTED SCHEME ( 9 X 3 BEDROOM HOUSES)

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
27	10	37%	7	7	3
Daylight Distribution (DD)					
Room			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
27	23	85%	2	1	1

- 17 windows fail to meet BRE
- The rooms are dual aspect and in terms of DD only 4 rooms fail to meet BRE
- These are 3 dining rooms and 1 bedroom which are not principal living spaces

### 'Mirror-image' test



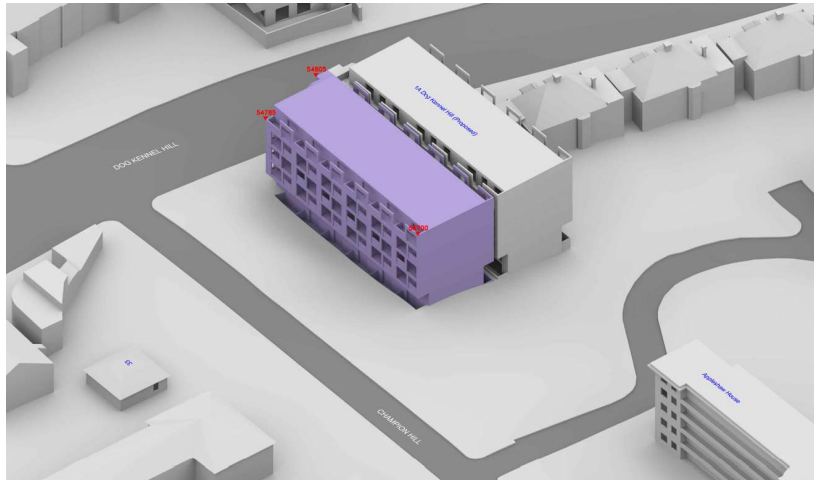
- The existing VSC values are set very low ranging from 0 to 12.48
- VSC values with the proposed development in place range from 14.59 to 39.23
- All windows would either experience no loss in VSC values or would experience an increase
- The proposed development would cause an improvement to the existing VSC values of 1A in comparison to a 'mirror-image' of itself

## 1A DOG KENNEL HILL PROPOSED SCHEME (31 FLATS)

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
84	49	58%	2	7	26
Daylight Distribution (DD)					
Room			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
53	39	74%	4	2	8

- 35 windows fail to meet BRE in terms of VSC
- 14 rooms fail to meet BRE in terms of DD
- These are bedrooms and the dining areas of open plan living / kitchen / dining rooms

### 'Mirror-image' test



- The existing VSC values are set low ranging from 0 to 28.87
- VSC values with the proposed development in place range from 4.56 to 31.61
- All windows would either experience no loss in VSC values or would experience an increase
- The proposed development would cause an improvement to the existing VSC values of 1A in comparison to a 'mirror-image' of itself

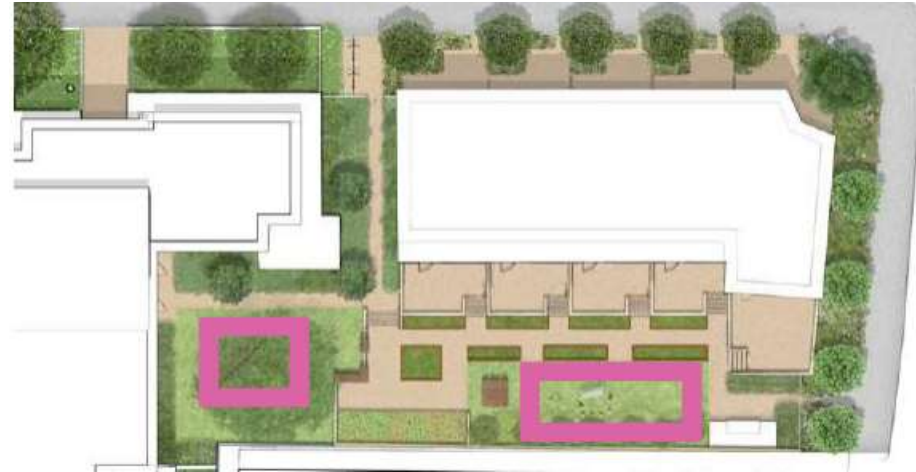
## LANDSCAPING AND TREES

- 275 sq. m. communal amenity space
- Removal of 13 trees (1 x Cat U, 6 X Cat B and 6 x Cat C)
- All TPO trees would be retained
- 19 new street and courtyard trees proposed
- 360 sq. m. woodland area comprising 121 new trees
- Conditions recommended for a landscape management plan, full details of tree planting and a woodland management plan



## PLAYSPACE

- 110 sq. m. on site doorstep play for ages 0-4
- Incidental and natural play items ranging from timber climbing frames to logs and grow gardens
- Playspace for older children to be provided within the wider Champion Hill Estate and secured via legal agreement



## TRANSPORT

- Car-free development
- Future occupiers restricted from obtaining parking permits within the CPZ
- TRICS database it estimated that the proposal would generate some 2 additional two-way in peak hours, however the proposal would be car-free and occupiers are unlikely to be car owners
- No significant impacts on the highway network
- Building lines being set back from Champion Hill and Dog Kennel Hill allowing appropriate sight lines
- 44 cycle storage spaces within a locker in the communal amenity space
- CEMP condition recommended

## ENERGY

- 'Be Lean' – heat loss of the building kept low by using a combination of high performance building fabric, air tightness and low thermal bridging
- 'Be Clean' – site wide heat network is proposed
- 'Be Green' – PVs and ASHPs
- The proposed development would achieve a 58% carbon reduction over Part L 2013 Regulations
- Financial contribution of £32,870
- 'Be Seen' energy monitoring as part of UU



# PLANNING OBLIGATIONS

Planning obligation	Mitigation	Applicant's position
<b>Housing, Viability and Amenity Space</b>		
Affordable housing provision	100% social rented homes	Agreed
Wheelchair accessible housing	£90,000 financial contribution	Agreed
Children's playspace	400.2 sq. m. off-site playspace	Agreed
<b>Transport and Highways</b>		
Parking permit restriction	Removal of all parking permit rights in CPZ except blue badge permits	Agreed
<b>Energy, Sustainability and the Environment</b>		
Carbon offset fund	Off-set contribution of £32,870	Agreed
'Be Seen'	Monitoring, reporting and verifying of energy performance	Agreed
<b>Other</b>		
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

## AERIAL VIEW



## CHAMPION HILL ELEVATION (TERRACES)



## CHAMPION HILL ELEVATION (FLATS)



## VIEW NORTH FROM THE ESTATE ROAD



## VIEW WEST ALONG GROVE HILL ROAD



## SUMMARY AND RECOMMENDATION

The proposed development would provide:

- 24 new social rented homes
- 62.5% 2 or more bedrooms and 33.5% 3 or more bedrooms
- Private amenity space and 275 sq. m. communal amenity space
- Extensive landscaping including 19 new street and courtyard trees and a 360 sq. m. woodland area
- 110.6 sq. m. doorstep play

It is recommended that the planning application is approved, subject to conditions and completion of a Unilateral Undertaking.

## ITEM 7.2 – 22/AP/2071

### MALBOROUGH PLAYGROUND, 11-25 UNION STREET, SOUTHWARK, LONDON, SE1 1SD

Redevelopment of site for the construction of two storey Cafe (Use Class E.b) with ancillary facilities, erection of roof apparatus (PV panels and plant), renewal of existing game areas, provision of cycle parking and associated landscaping for outdoor games, viewing terraces and planting and associated highway works with pedestrian ramp access.

This application is a DEPARTURE APPLICATION: The proposed development is a departure from Policy P57 (Open Space) of the Southwark Plan (2022).

## SITE LOCATION AND CONTEXT



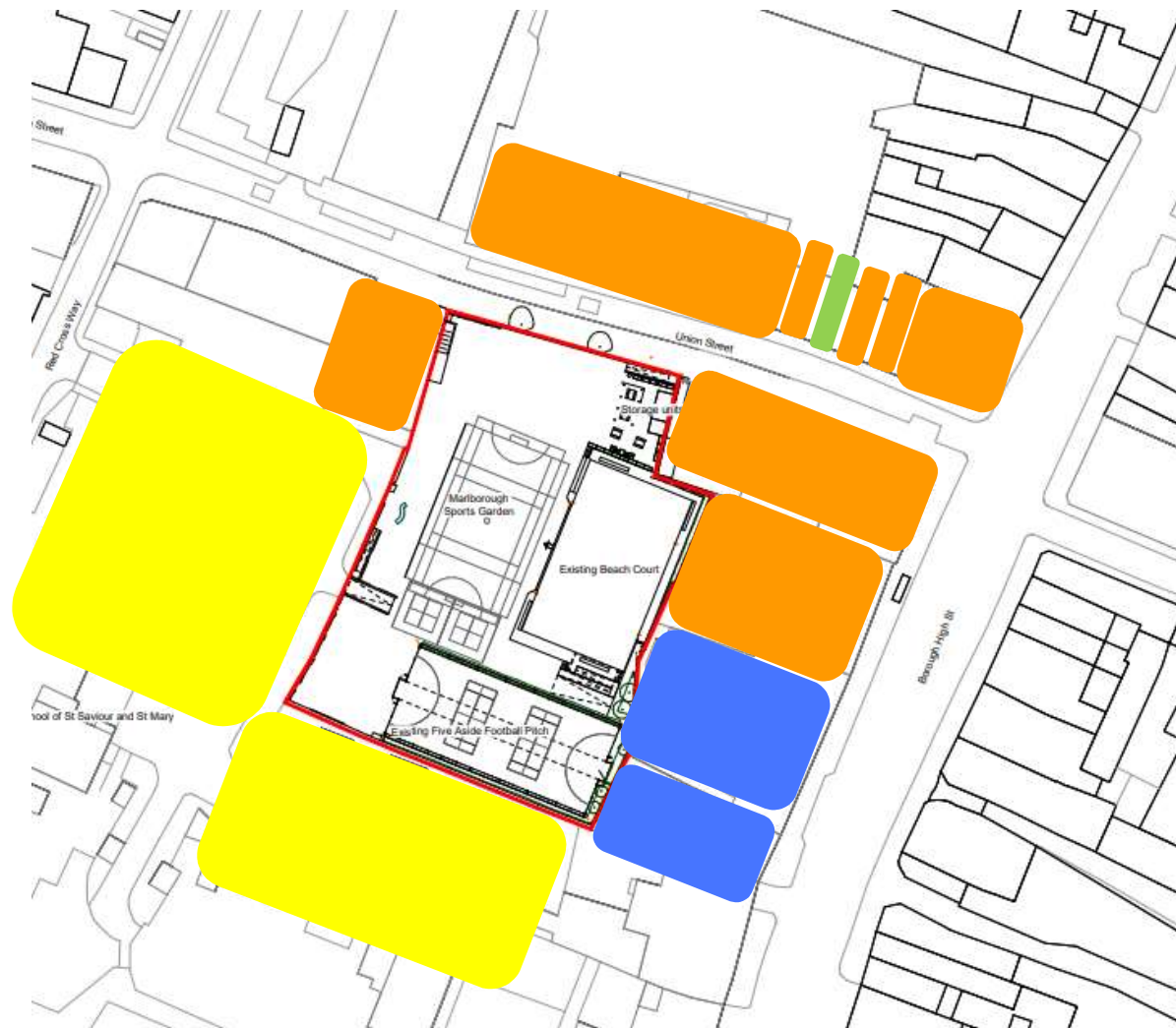
## EXISTING BLOCK PLAN

Mixed Use (Commercial  
and Residential)

Commercial (Class E –  
Office)

Advertised online as  
Aparthotel

School grounds



**Maple  
Building  
128 – 132  
Borough High  
Street**



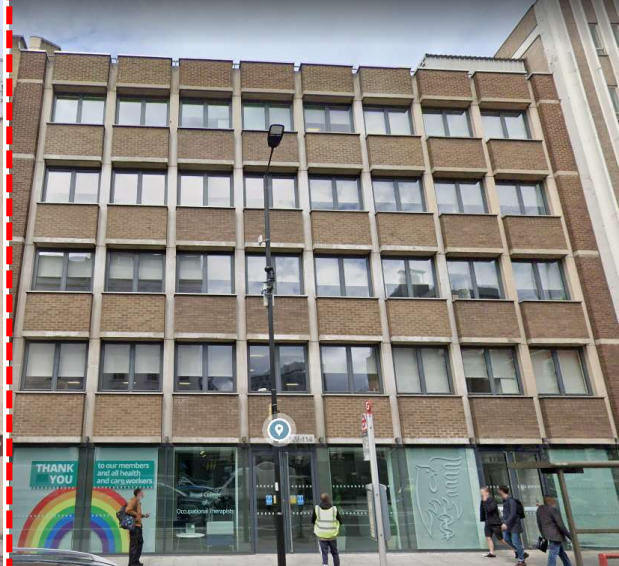
- KFC on ground floor
- Upper floors residential

**Bridgeway House  
116 – 126 Borough  
High Street**



- Sainsbury's supermarket on ground floor
- Upper floors commercial office Galbraiths (shipping company)
- Top two floors residential\*

**Royal College of  
Occupational Therapy  
106 – 114 Borough High  
Street**



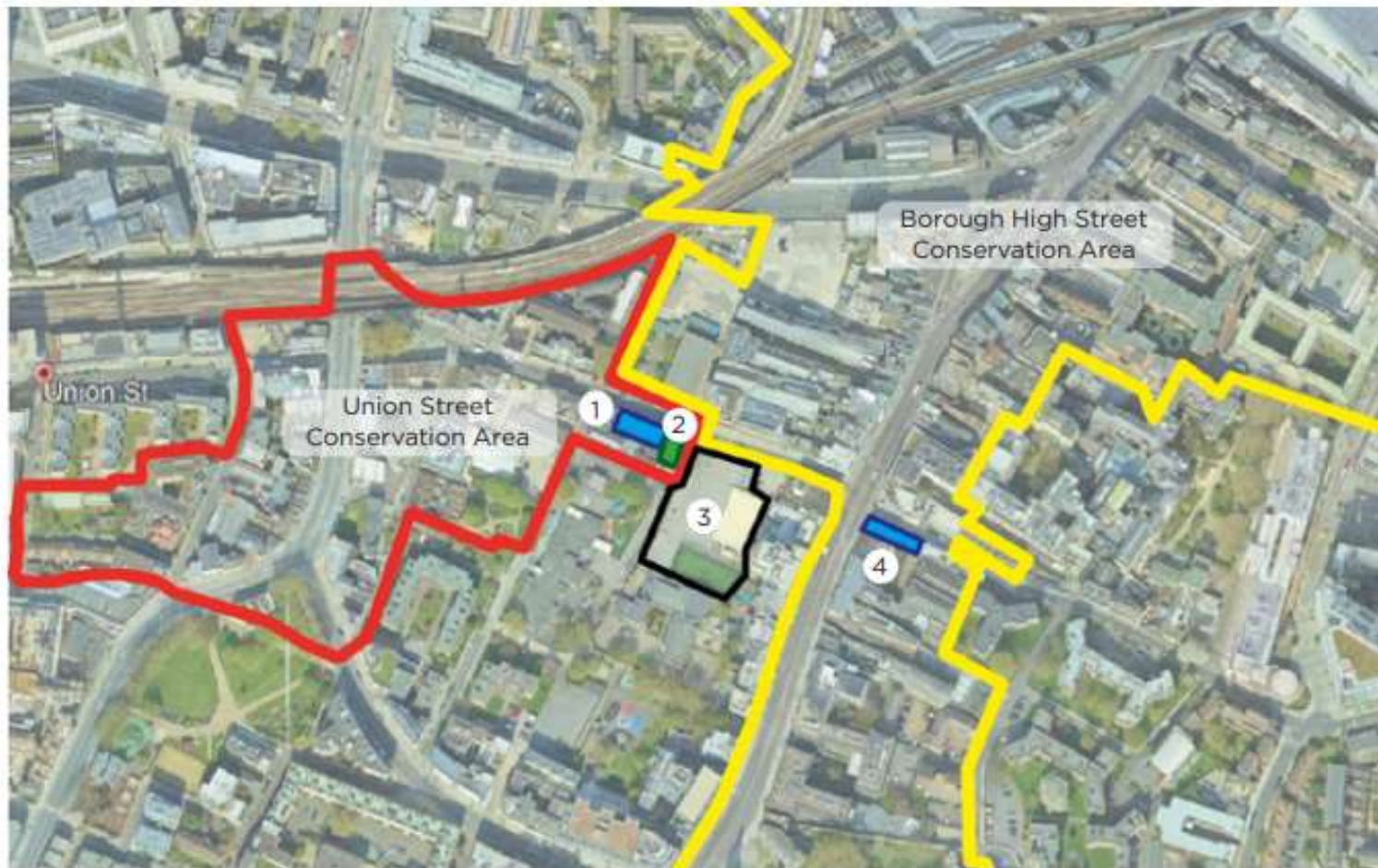
- Commercial office space

**Alpha House  
100 Borough High  
Street**



- Commercial office space

## NEARBY HERITAGE



1. Grade II listed buildings at 31-37 Union Street 2. Unlisted building of note at 27-29 Union Street 3. Marlborough Sports Garden  
4. Grade II listed buildings at 151 Borough High Street and the two Grade II listed street posts at the entrance to Newcomen Street

## EXISTING SITE PHOTOGRAPHS



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## OVERVIEW

Existing site	Playground with MUGA, sprayed running tracks, beach volleyball court, shipping containers for storage and portaloos cabins
Proposal	Redevelopment of site for the construction of two storey Cafe (Use Class E.b) with ancillary facilities, erection of roof apparatus (PV panels and plant), renewal of existing game areas, provision of cycle parking and associated landscaping for outdoor games, viewing terraces and planting and associated highway works with pedestrian ramp access.
Design	<ul style="list-style-type: none"> <li>• Two storey building with undercroft (allowing access from Union Street into Marlborough Playground)</li> <li>• Maximum height: 8-9m</li> <li>• Ground floor footprint 220sqm GEA (approximately 6.6% of the site area), overall 278sqm GIA</li> <li>• Ground floor area includes: community café, toilets and ancillary storage</li> <li>• First floor area includes: two exercise studios, one outdoor exercise space office, viewing deck and spectator seating (pavilion area at first floor)</li> <li>• Includes planting across the site around perimeter areas (secured through condition)</li> </ul>
Operation (as agreed in lease)	<ul style="list-style-type: none"> <li>• 7 days per week, 364 days per year (excluding Christmas day)</li> <li>• Monday to Sunday</li> <li>• 8am to dusk</li> <li>• Site must be shut between 9pm to 7am for protection of amenity</li> </ul>

## CONSULTATION RESPONSES SUMMARY

No. of comments: 42

In objection: 12

Neutral: 0

In support: 30

### Summary of objections

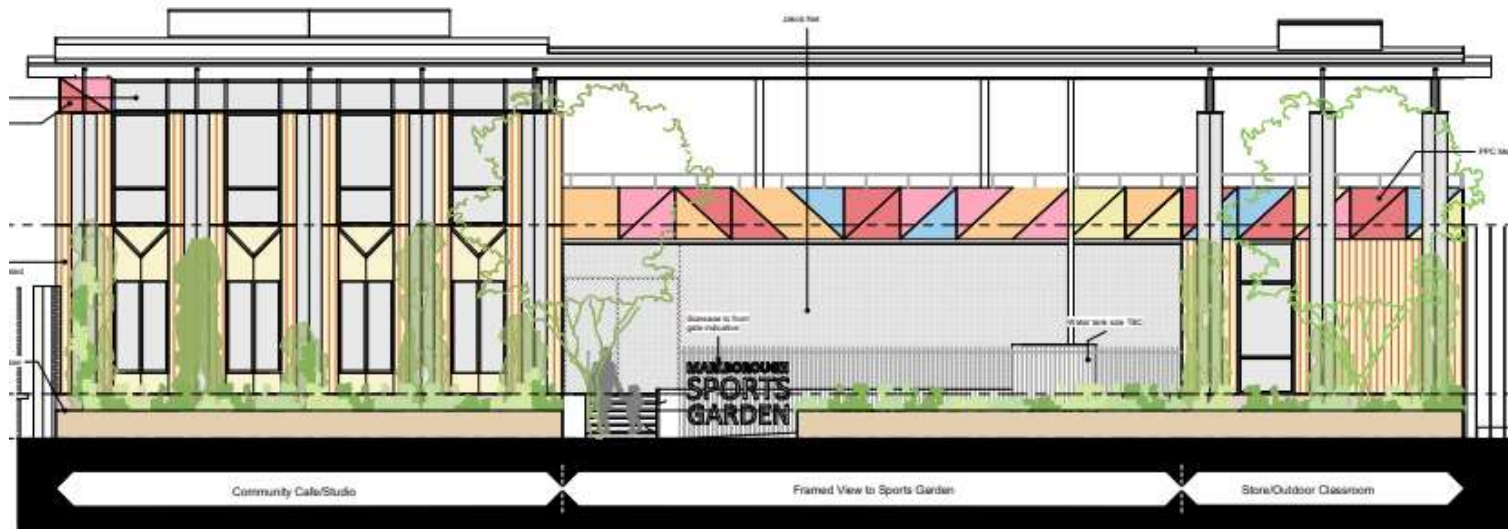
- Negative impact upon conservation area
- Increased noise disturbance
- Principle of development is inappropriate
- Poor quality design
- Development would reduce accessibility not increase it

### Summary of support

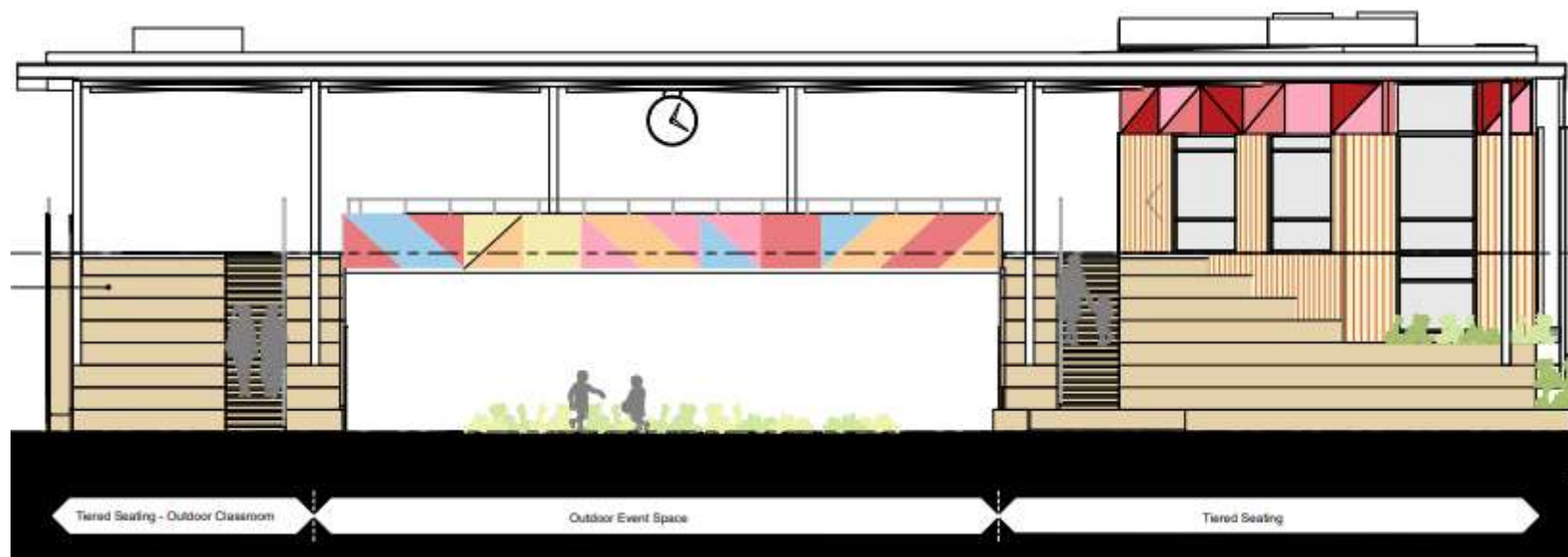
- Enhanced facilities for community use
- Increased accessibility for children and vulnerable adults wishing to use open space
- Facilities would be upgrade to shipping containers and portaloos cabins
- Good quality design provides inclusivity
- Functioning would increase community engagement with BOST



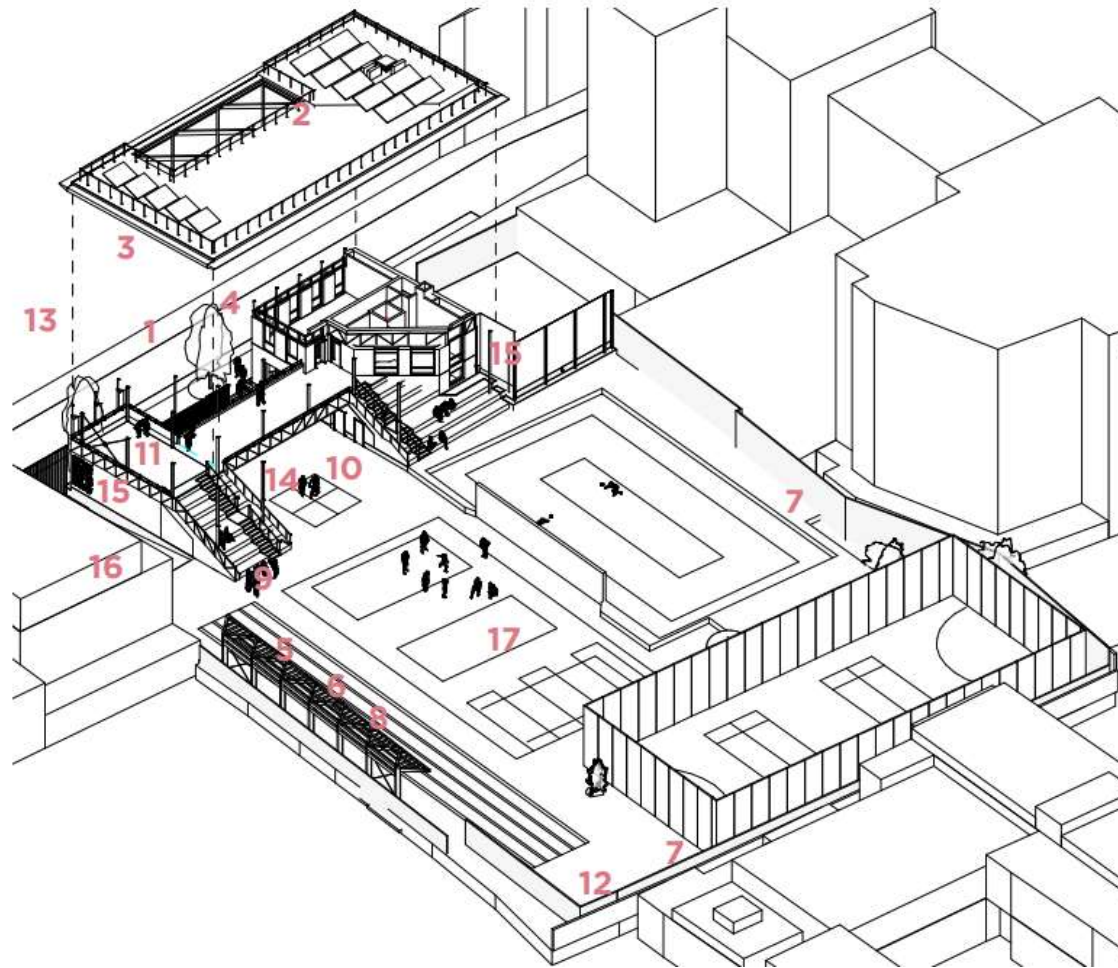
## PROPOSED NORTH ELEVATION AND VISUAL



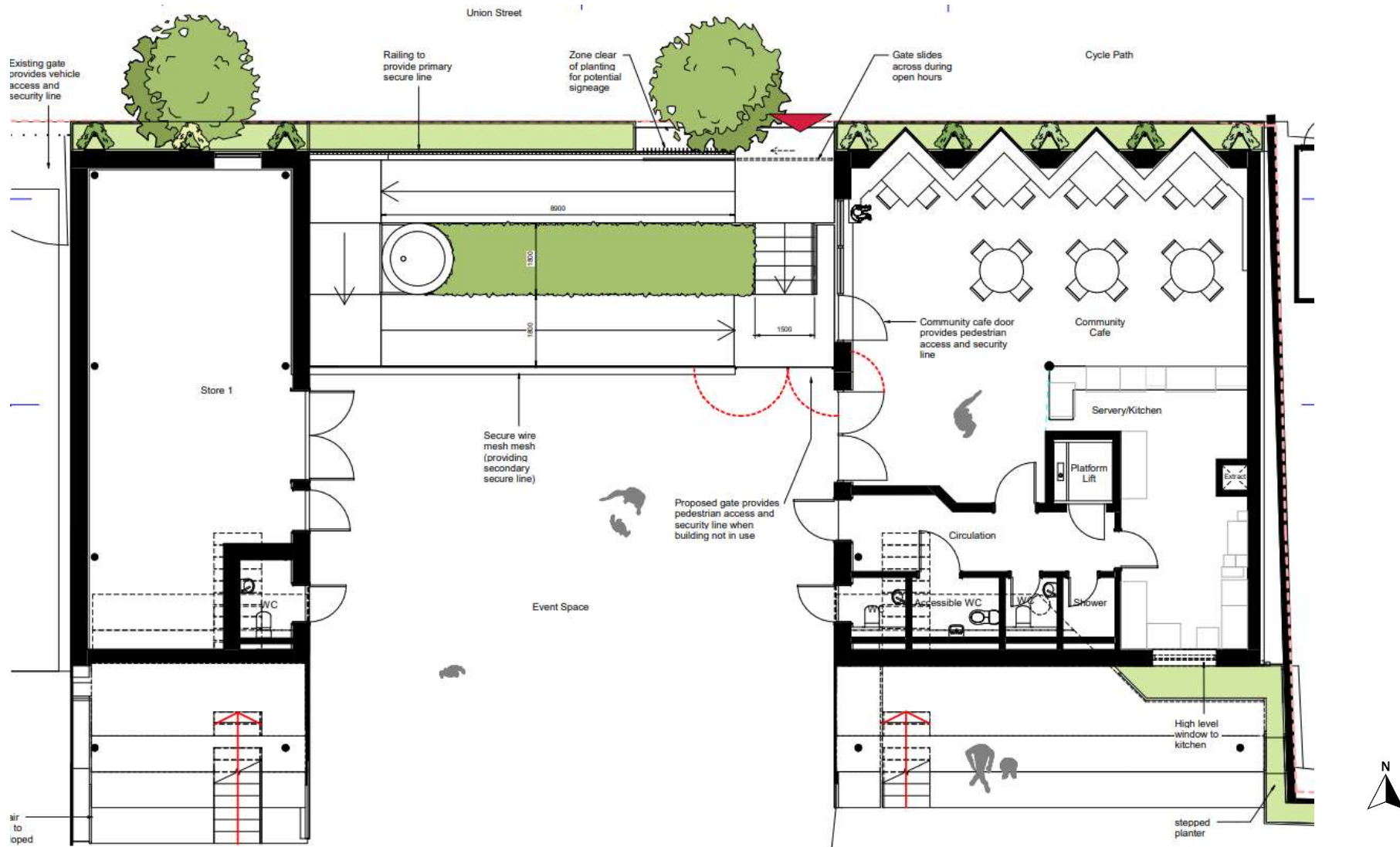
## PROPOSED SOUTH ELEVATION AND VISUAL



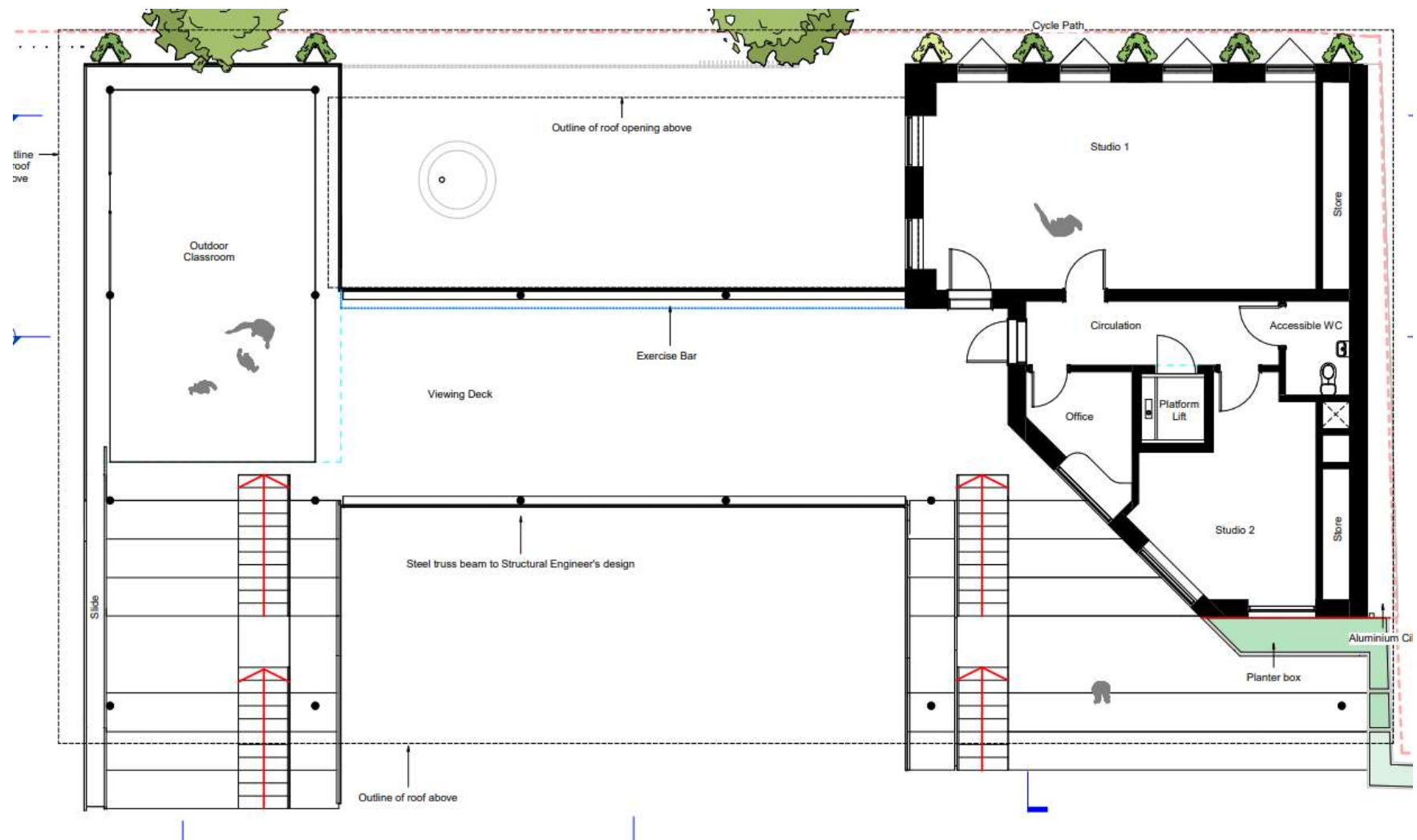
## LAYERED SECTION



## PROPOSED GROUND FLOOR

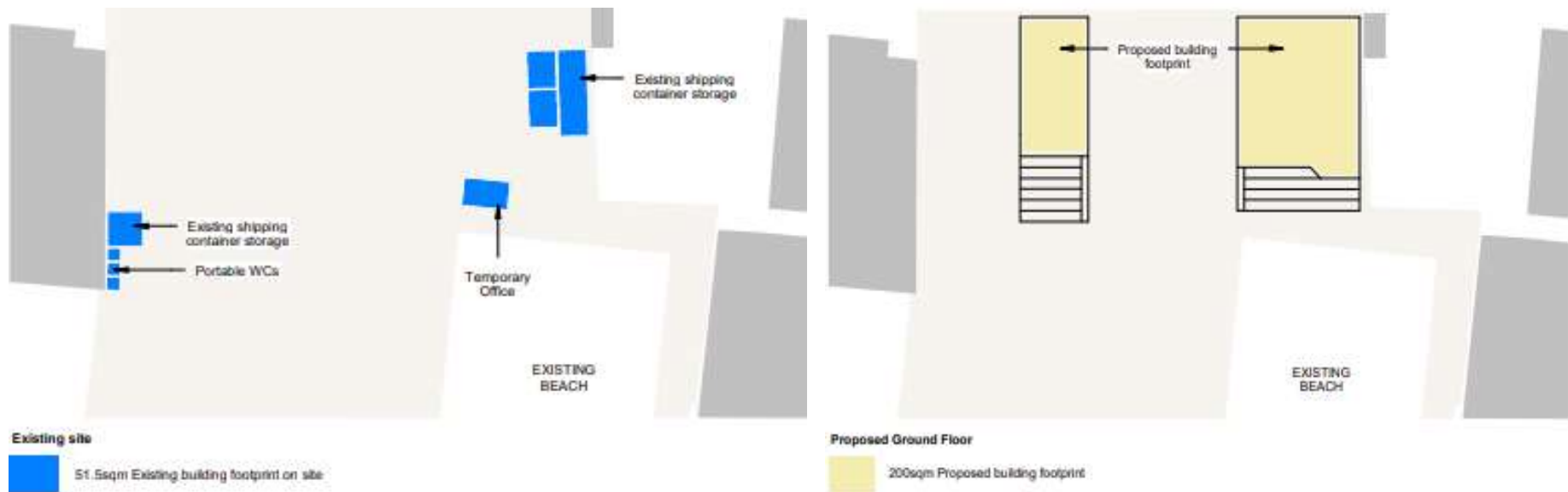


## PROPOSED FIRST FLOOR



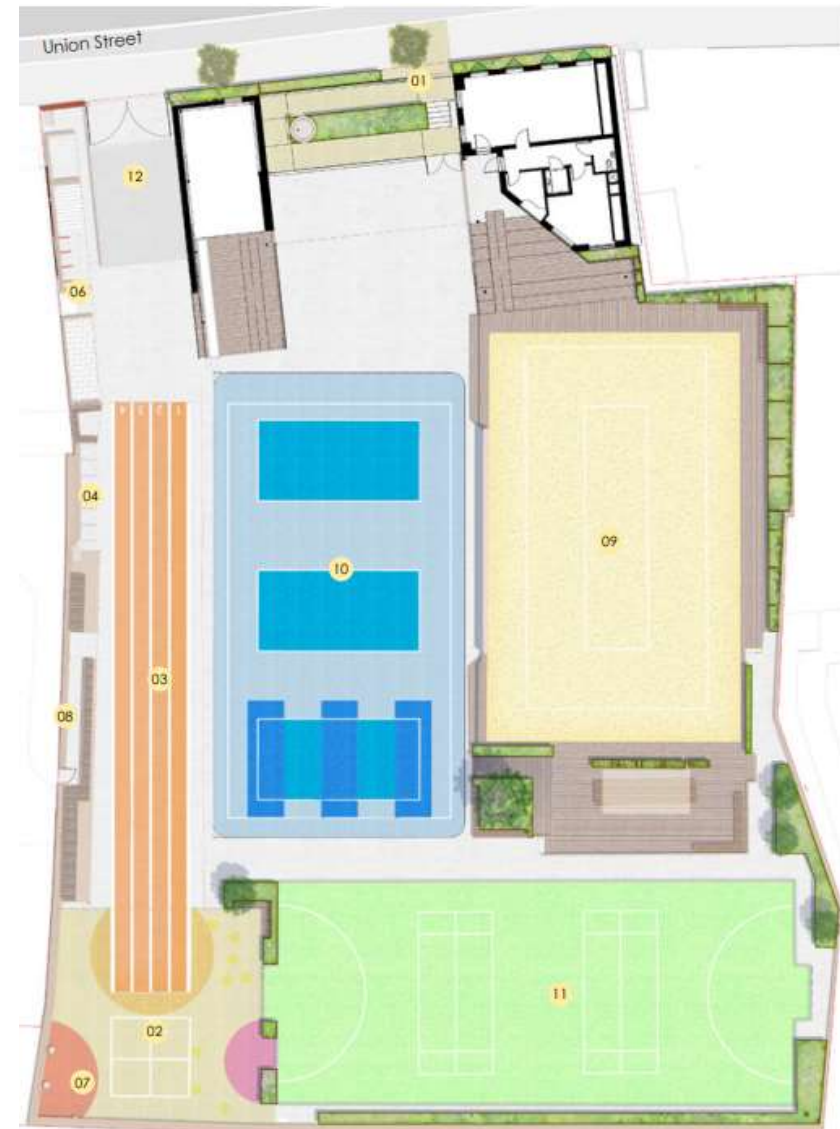
## FOOTPRINT COMPARISON

- 200-206SQM TAKES UP c6-8% of overall site footprint



## WIDER AMENITIES

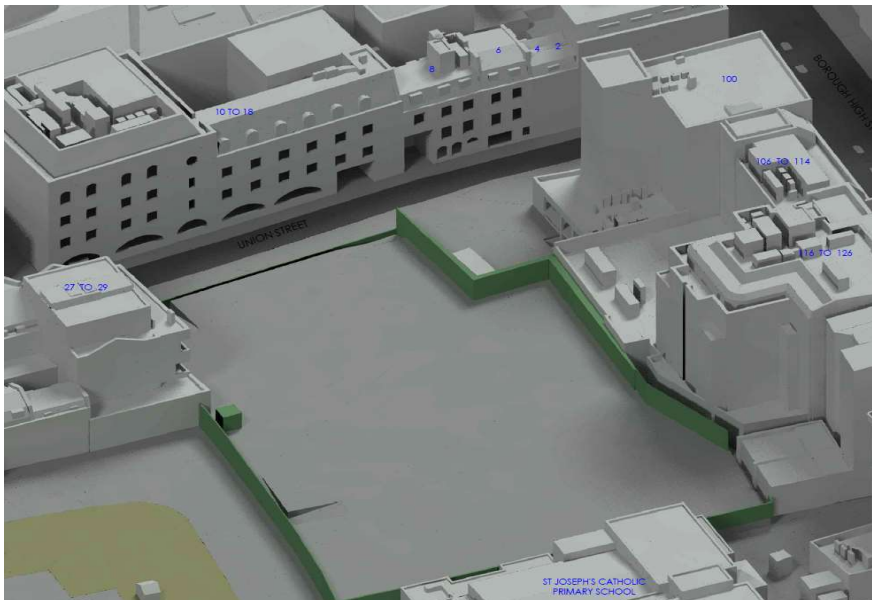
- 01 Entrance ramp and steps
- 02 Four square court
- 03 Four lane running track
- 04 Changing cubicles
- 05 Shade structure to western boundary
- 06 Cycle & scooter parking
- 07 Basketball & wall ball
- 08 Retained pedestrian ramp
- 09 Existing beach volleyball
- 10 Reconfigured & surfaced sports courts
- 11 Existing all-weather football pitch
- 12 Existing ramp and gates retained



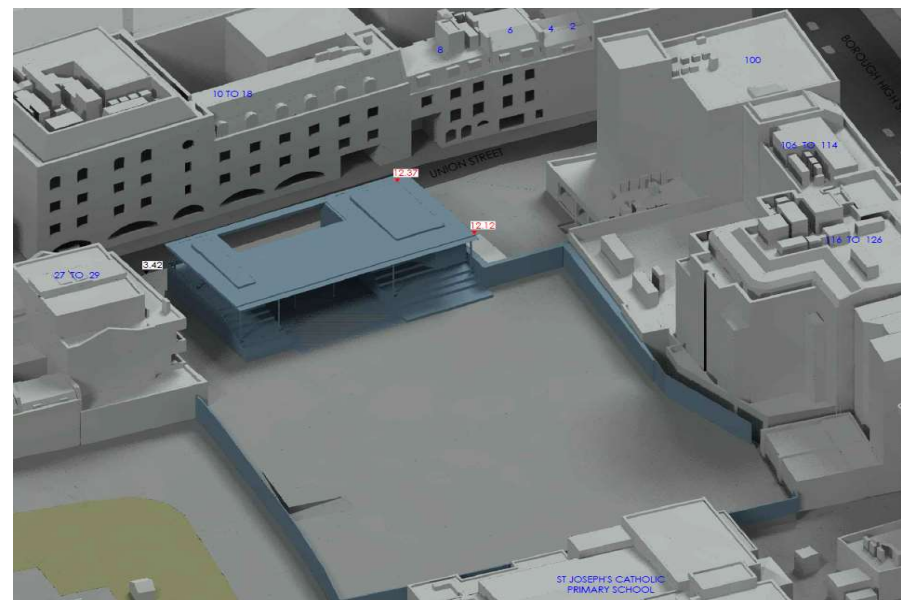
## DAYLIGHT AND SUNLIGHT

The neighbours most impacted from the development are:

- 6 Union Street
- 8 Union Street
- 10 – 18 Union Street
- 100 Alpha House
- 27-29 Union Street



Existing Site 3D



Proposed Site 3D

## 6 Union Street

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
6	6	100	0	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
3	3	100	0	0	0

## 8 Union Street

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
10	10	100	0	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
5	5	100	0	0	0

## 10 - 18 Union Street

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
31	28	90	3	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
19	19	100	0	0	0

## 100 Alpha House

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
7	7	100	0	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
2	2	100	0	0	0

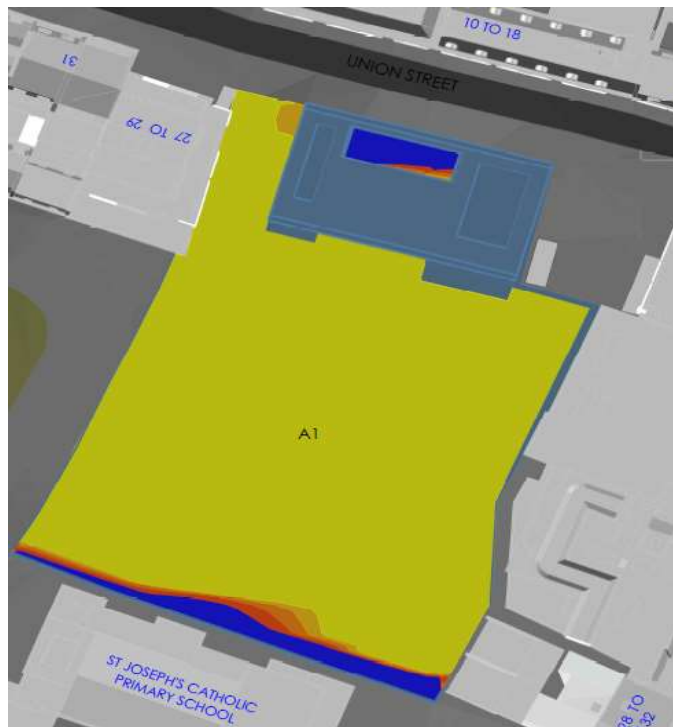
## 27 – 29 Union Street

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
12	12	100	0	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
8	8	100	0	0	0



## OVERSHADOWING

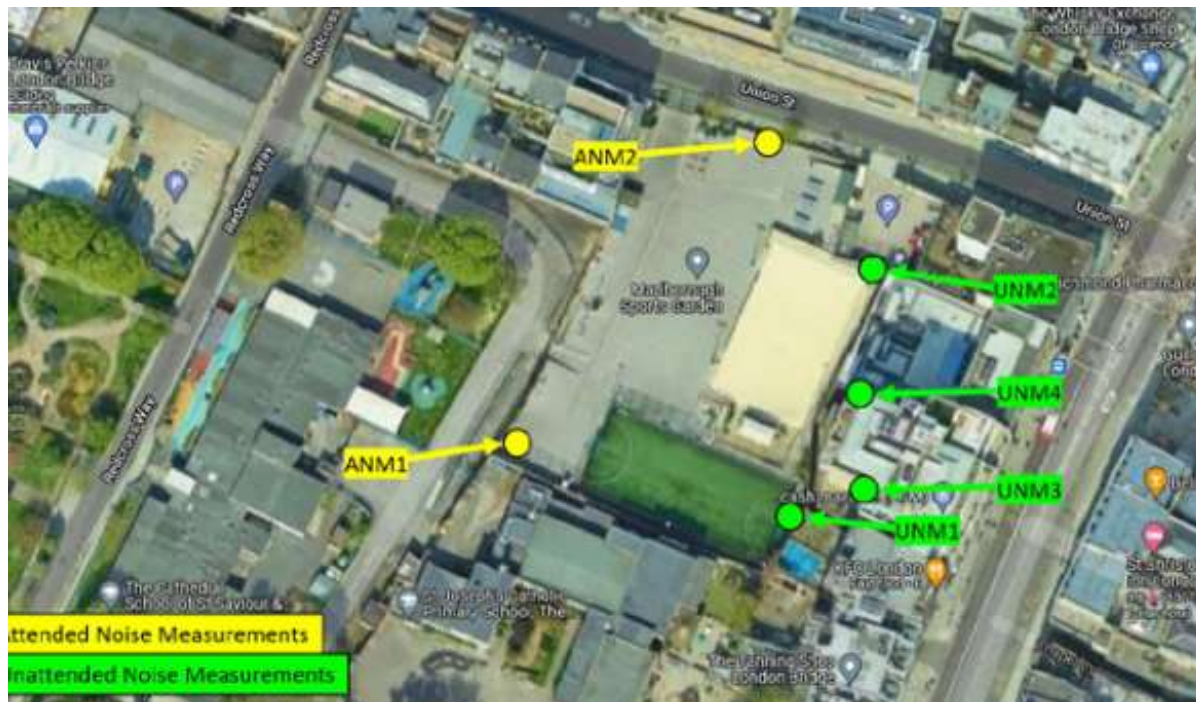
- BRE Guidelines state that for an amenity space to appear adequately sunlit throughout the year, at least half of the amenity area should receive at least two hours of sunlight on 21st March
- If as a result of new development an existing amenity area does not meet the above, it should retain at least 80% of its former value with the proposal in place.



From the surveys undertaken, 91% of the playground area would receive more than 2 hours of sunlight, meeting BRE guidance.

## NOISE AND VIBRATION

- Consideration for noise in planning provided through:  
NPSE (Noise Policy Statement for England)  
D14 (Noise) of London Plan (2021) and;  
P66 (Reducing Noise pollution) of Southwark Plan (2022)



Location of noise assessments undertaken

## ACOUSTICS 101

Table 5: Results of unattended noise survey – Underlying Daytime Sound Levels

Measurement Position 2	L <sub>Aeq,T</sub> dB	Typical L <sub>A90,5mins</sub> dB	L <sub>Amax</sub> (Fast)
Position 1	55	49	55-72
Position 2	55	50	55-70
Position 3	55	50	55-75
Position 4	56	52	55-75

Table 6: Results of unattended noise survey – Sports Event Sound Levels

Measurement Position 2	L <sub>Aeq,T</sub> dB	Typical L <sub>A90,5mins</sub> dB	L <sub>Amax</sub> (Fast)
Position 1	70	51	95-105
Position 2	59	53	80-95
Position 3	63	50	75-91
Position 4	63	52	75-91

Table 9: Sports Sound Mitigation Hierarchy

Option	Description	Ball strike sound reduction
1	<a href="#">Rubber mountings for fence</a>	10-15 dBA
2	Padded inner lining to cage	5-10 dBA
3	3-5 m barrier on top of perimeter wall	3-7 dBA

- L<sub>Aeq</sub> – ambient noise level (average)
- L<sub>A90</sub> – sound level 90% of the time
- L<sub>max</sub> – the highest level recorded but likely infrequent
- Options 1 and 2 have been explored to be included into the development to help reduce noise

## NOISE MITIGATION



*Example images of quilt blanket (padded lining)*

- Acknowledged that noise is an existing issue on site
- Proposal provides good opportunity to include noise reduction mitigation
- It would also allow a full-time presence of BOST on-site to help manage activities by;
  - Responding to neighbouring complaints directly
  - Monitor and respond to any anti-social behaviour
  - Enforce neighbourly behaviour and community engagement



## MANAGEMENT AND OPERATIONS

### Schedule of charges

Sports Facility Hire:

	Commercial Hire (Tender)	Weekend Hire	Schools / Community Groups
Beach Volleyball	£50	£25	£15 or FREE
All Weather 3G	£99	£60	£40 or FREE
Netball (proposed)	£59	£50	£30 or FREE

Whole site exclusive hire charges for events etc:

	Commercial Hire	Weekend	Schools / Community Groups
All Day (9am – 9pm)	£3000	£ 2,000	FREE
By hours non-exclusive (in 3 hours)			
Monday – Friday	£250	N/A	FREE
Monday to Friday (all day)	£750	N/A	FREE
Weekend (all day)		£180	FREE
Hourly rate	£250p/hr (minimum 3 hours)	N/A	FREE
Damages Fee	£250	£250	FREE
Cancellation Fee	(50% of fee)	(50% of fee)	FREE
Filming rights (while park is open to public)	£250/day	N/A	FREE

### Operational Hours

- 7 days per week, 364 days per year (excluding Christmas day)
- Open 8am to dusk, Monday to Sunday
- Site must be shut between 9pm to 7am for protection of amenity

### Accessibility

- Free for local schools and community groups
- Heavily subsidised use of facilities for individuals from disadvantaged backgrounds