

Welcome to Southwark Planning Committee

8 March 2023

MAIN ITEMS OF BUSINESS

Item 5.1 - 22/AP/1602
Red Lion Court, 46-48 Park Street, London SE1 9EQ

Item 5.2 - 22/AP/3049
160 Blackfriars Road, London, SE1



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

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

WINNER

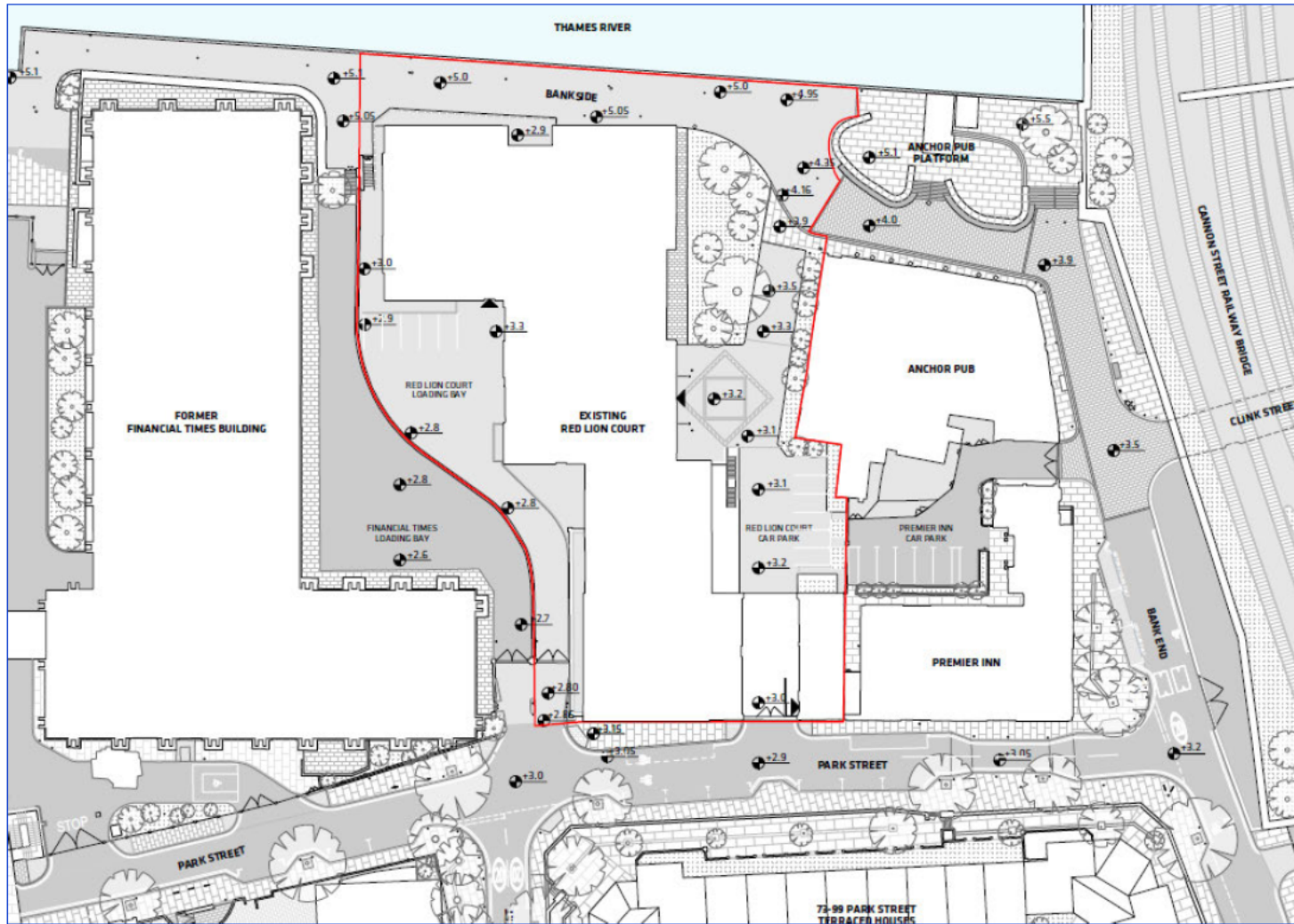
Southwark Free
Wi-Fi Password
Fr33Wifi!

Item 5.1 22/AP/1602

Red Lion Court, 46-48 Park Street, London SE1 9EQ

Demolition of the existing building above ground and part-basement and redevelopment of the site to provide an 11-storey stepped building with rooftop plant, plus a two storey basement, providing office, retail, restaurant and wellness uses alongside external terraces, landscaping, public realm works, new plant equipment, internal loading bays, cycle parking spaces and other associated works.

Site and Context



Site and Context



Site Photos



Bankside from FT building



View from north of river

Site Photos



View of the Bankside looking west

Consultation- by the applicant

Three stage process

Stage 1- Feb. '21 to Nov. '21

- Letters to neighbours inviting them to a workshop
- Newsletter delivered to neighbours
- Dedicated website for feedback
- Eight meetings with community and ward councillors

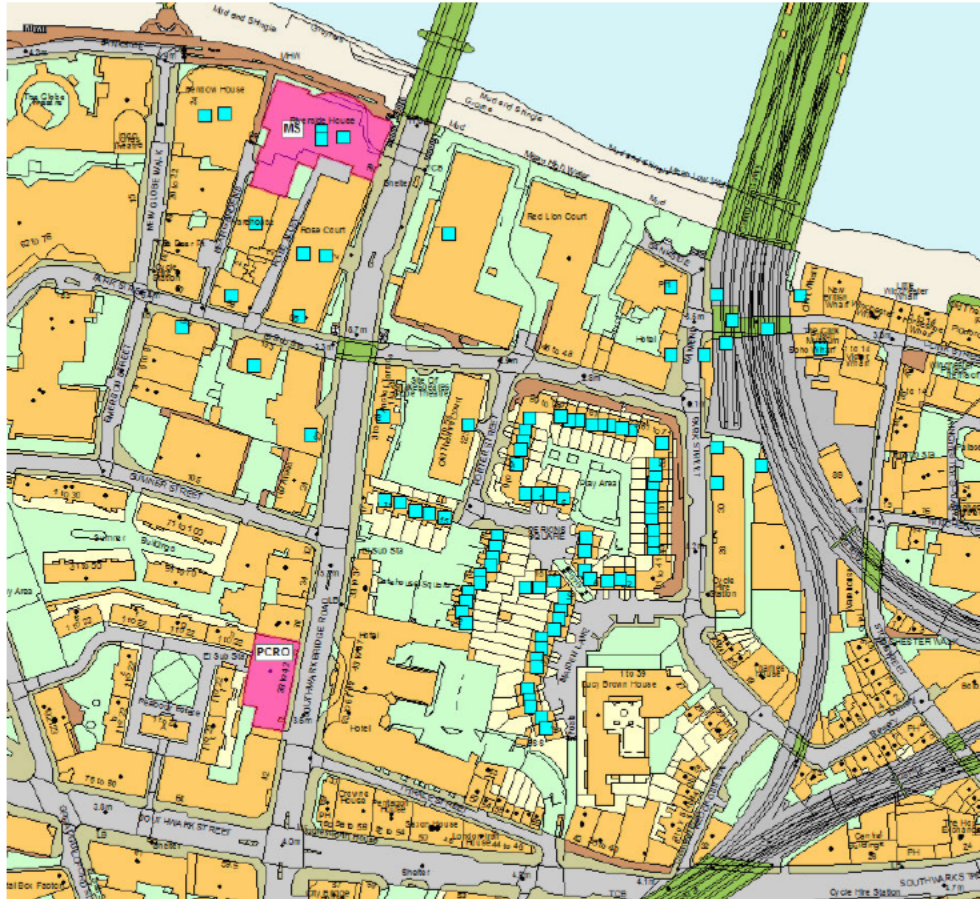
Stage 2- Nov. '21 to Jan '22

- Details of emerging design shared
- Newsletter delivered to neighbours
- Consultation website updated
- Two drop in events
- Six meetings with local community and ward councillors

Stage 3- Feb 22 to Apr 22

- Letters to neighbours inviting them to an update meeting
- Pop up event
- Drop in event

Consultation- by the council for the planning application



Undertaken in May 2022

- 310 addresses written to
- Site notice erected
- Press notice placed

Public Responses

- **Total of 145 responses received. 139 objections, 5 in support and 1 neutral**
- Premier Inn have withdrawn their objection
- Main issues raised from objections:
- Land Use – no need for offices
- Height and massing - too high and bulky on the Park Street side, despite the 'stepped' design. The Park Street facade to be overbearing and out of scale with the residential user and neighbouring Anchor PH/hotel
- Architecture and design - Redeveloping this site as proposed would destroy the feel and be out of character of this part of Park street
- Heritage – the new building is even more out of scale with the Anchor Pub.
- Overshadowing and privacy– Impact on neighbours' daylight and sunlight levels
- Transport and traffic – congestion and lack of parking
- Lack of consultation - Engagement with the local community has been poor.
- Environment - Question the sustainability of the new building when the existing Red Lion Court still has a lifespan. Impact of demolition and construction.

Public Responses

Supporting comments

- The development will greatly improve footfall and custom for local businesses.
- It would enhance the aesthetics along this section of the river.
- It would provide new spaces for the whole community to use – including attractive new outdoor areas.
- It would make a major contribution to the local economy. This will be to the benefit of the Globe and local businesses and residents alike.

Site Allocation NSP06

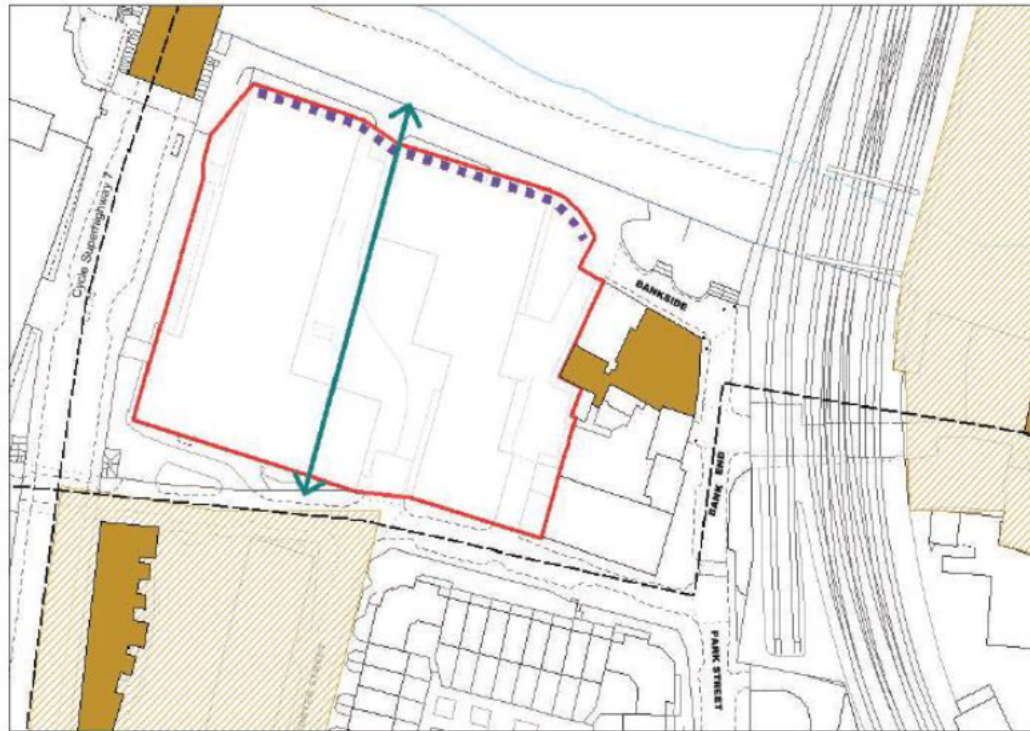
Site Allocation NSP06 “1 Southwark Bridge Road and Red Lion Court”

Provide at least the amount of employment floorspace (E(g), B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and

- Enhance the Thames Path by providing public realm and active frontages with ground floor retail, community or leisure uses (as defined in the glossary); and

- Provide new north-south green links; and

- Provide new open space of at least 15% of the site area - 1,183m².



Site Boundary	Improved connectivity for pedestrians and cyclists
Conservation Area	Open Spaces
Grade I Listed Building	Buildings of architectural and historic merit
Grade II Listed Building	Buildings of townscape merit
Grade II* Listed Building	Locally Significant Industrial Sites
Opportunity for Active Frontages	Strategic Protected Industrial Land
Cycleways	New Public Open Space

The Proposed Scheme



Proposed Development from River Thames



Massing concept

The Proposed Scheme



Proposed Development from Southwark Bridge

View from Park Street, corner with Bank End looking at the Premier Inn

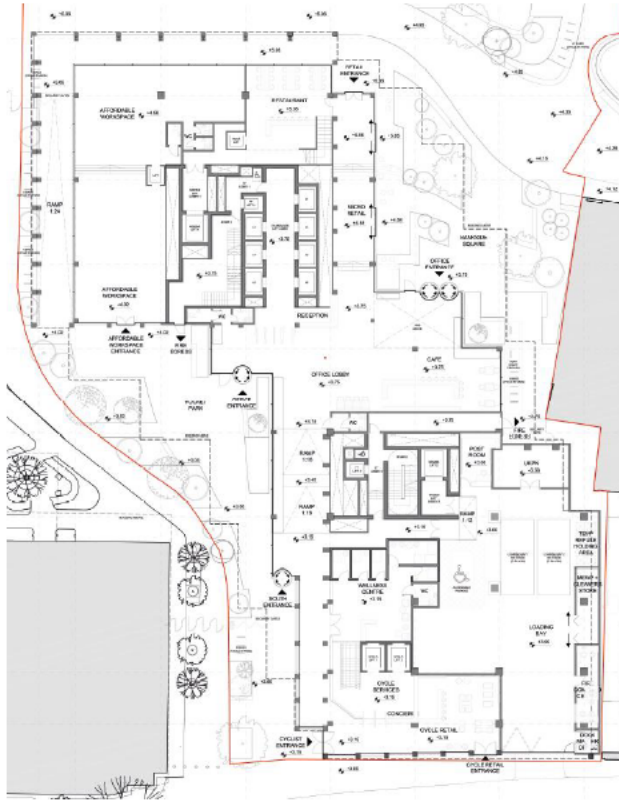


Commercial Floorspace GIA

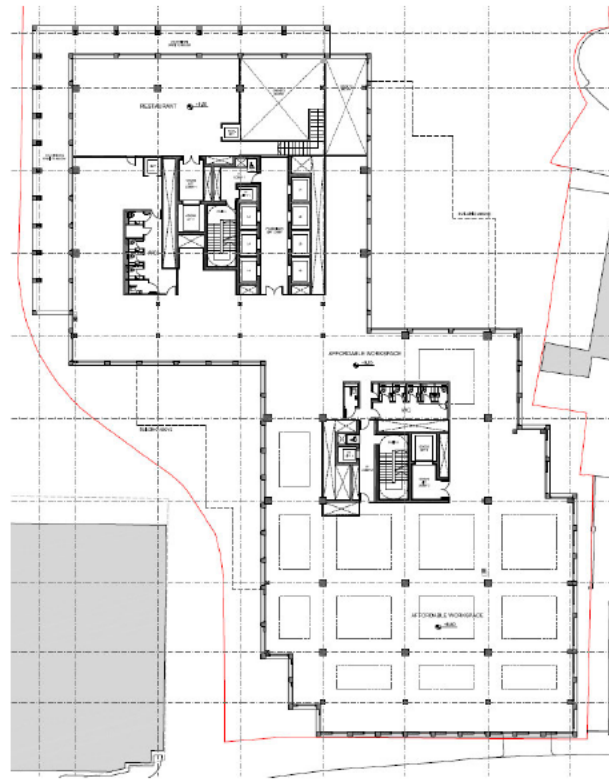
Use Class	Existing	Proposed	Change +/-
Class E(g)(i) (offices / workspace)	17,335sqm	28,596sqm	+11,261sqm
Class E(a) (Retail)	0sqm	229sqm	+229sqm
Class E(b) (Restaurants)	0sqm	338sqm	+338sqm
Class E(e) (Wellness Centre)	0sqm	105sqm	+105sqm

6,654 full time jobs
88 FTE through construction

Affordable workspace



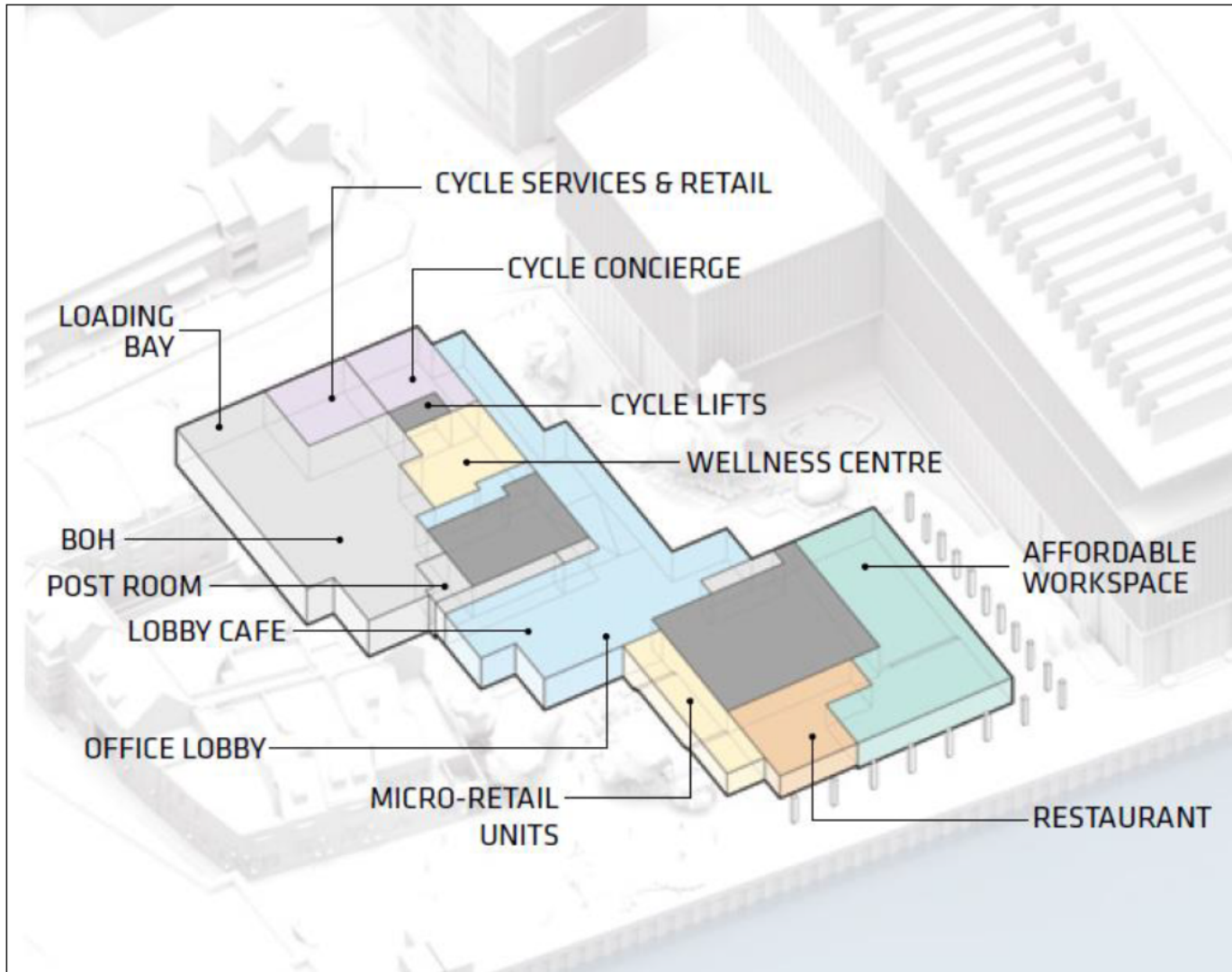
Ground floor



First floor

0-6 months- peppercorn
7-13 months- 25% market
14-23 months- 50%
market
24 months + 75% market

Ground Floor Uses

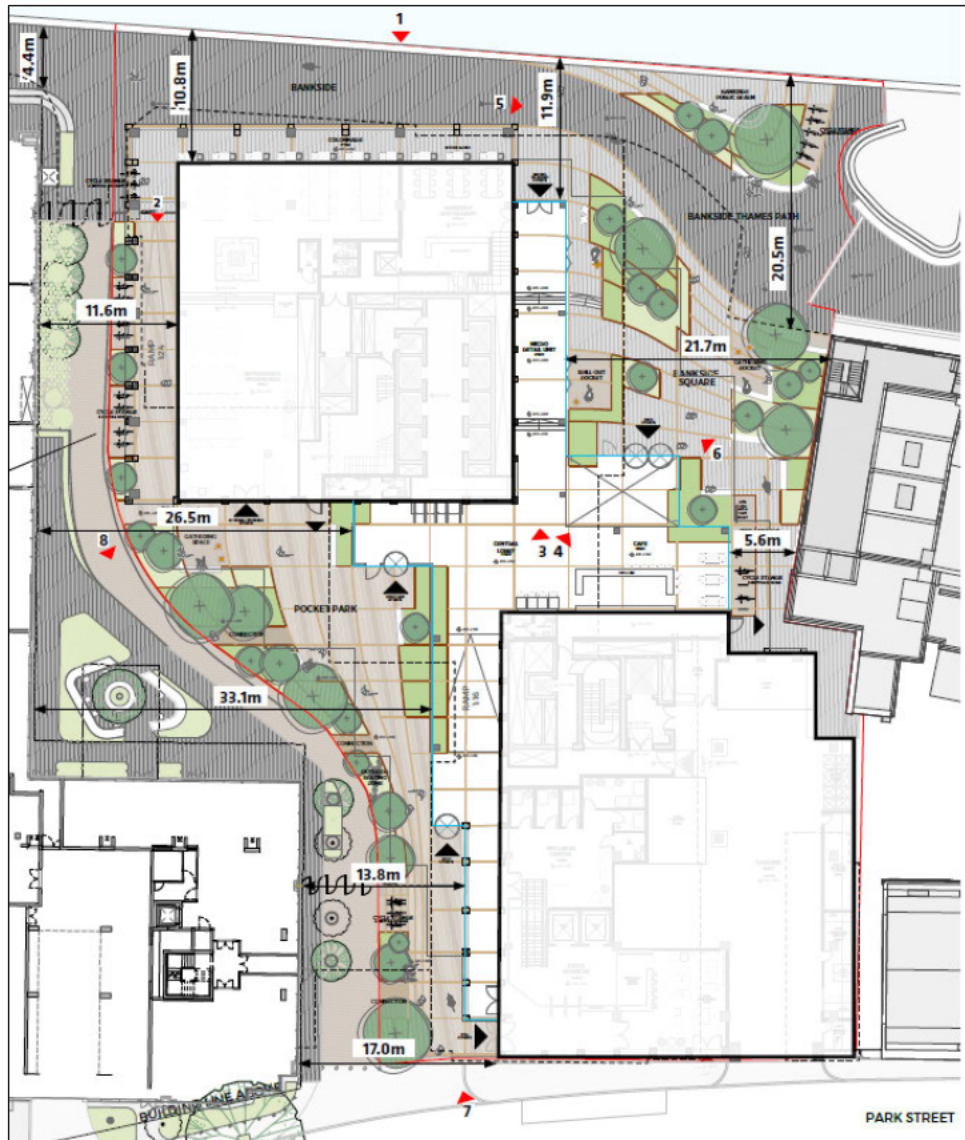


- Two new publicly realm areas connect with a fully glazed central lobby space
- The southern location of a new Cycle Services and Active Travel Hub animates the Park Street façade.
- Micro-retail units and the double height entry of the restaurant at the corner of the new Bankside Square.
- Affordable workspace occupies the northwest corner of the ground floor and the majority of Level 01

Ground Floor



Public Realm Concept

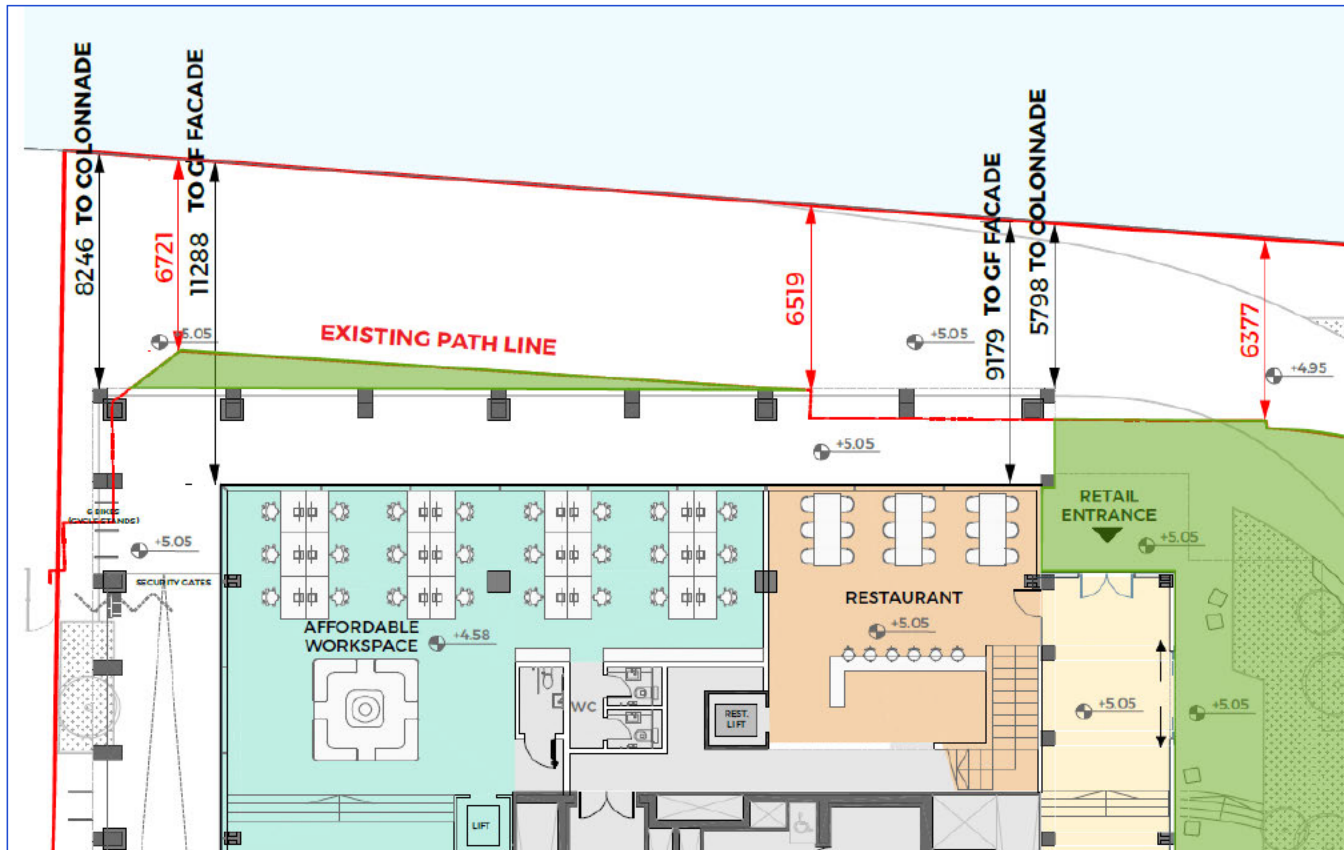


- The Bankside Square, to the northeast, extends the width of the Bankside Path
- New north-south route is created between the Proposed Development and the Former FT Building.
- New space seeks to fully integrate with the Former FT Building.

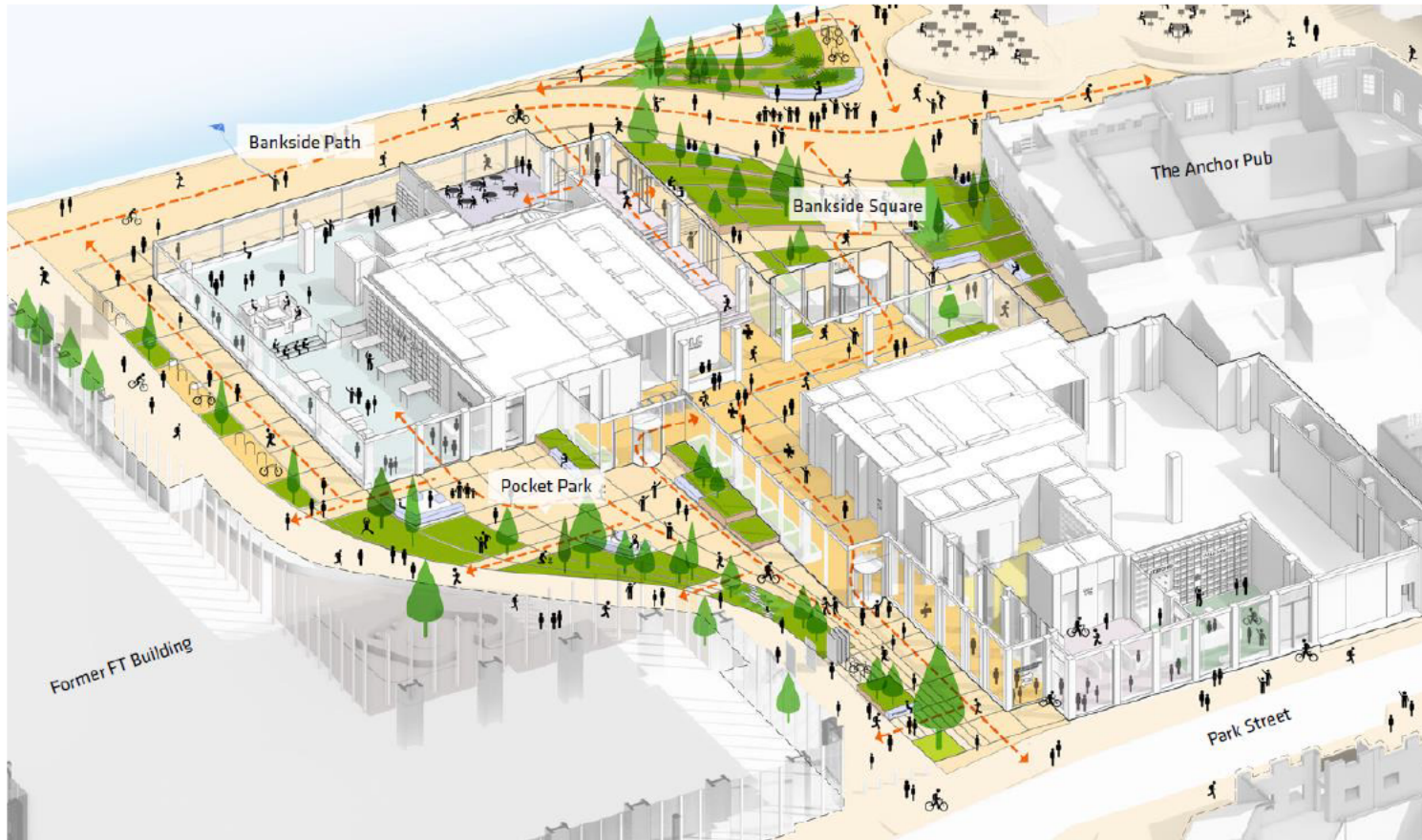
Public realm



Public realm- Thames Path

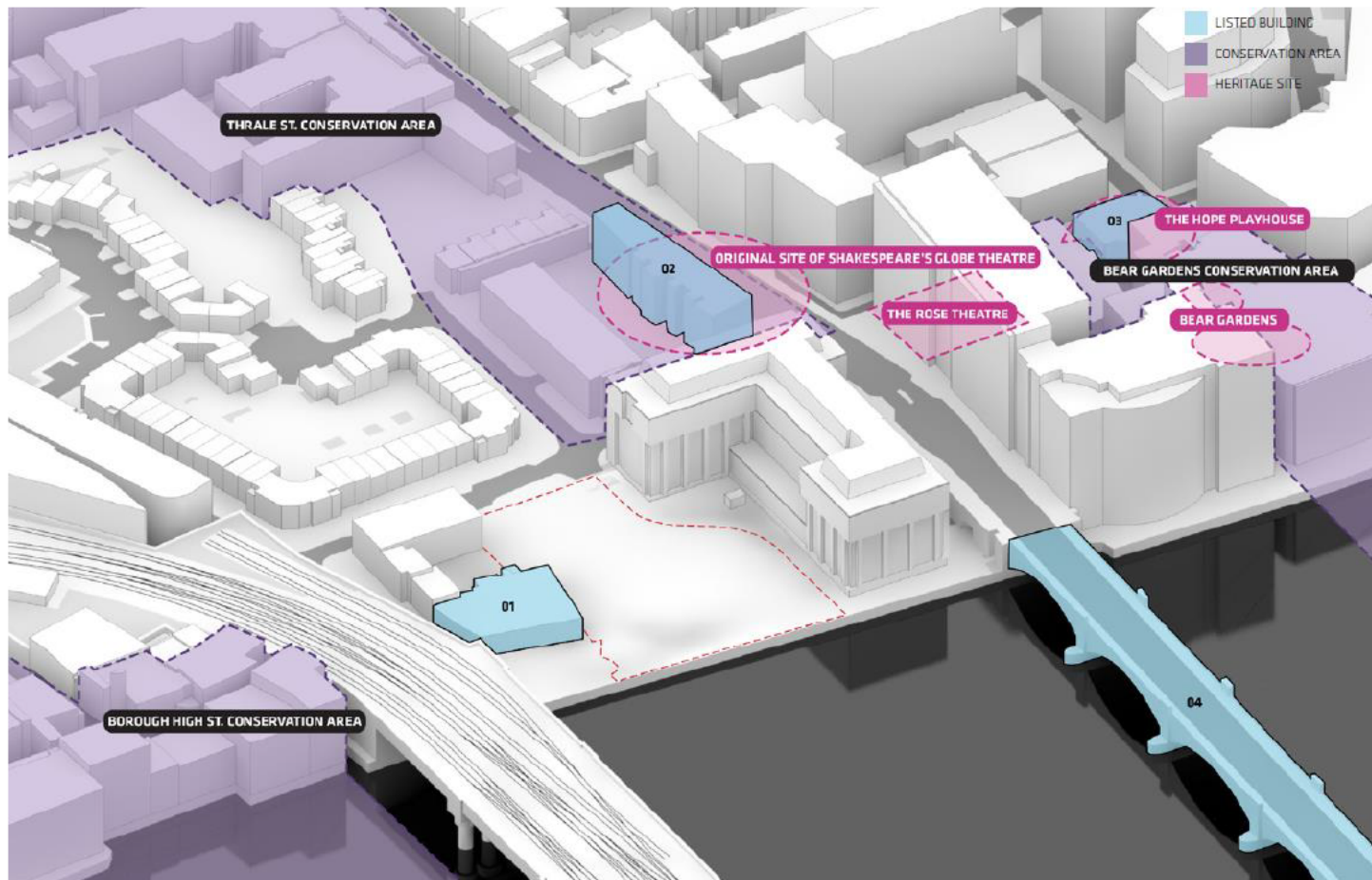


Public Realm Concept



With the FT development, it would have one larger public space, which would be unified. Details of the hard landscaping and levels would be secured.

Heritage Assets Nearby



Key

1. Anchor Pub
2. Anchor Terrace
3. Union Works
4. Southwark Bridge

LVMF- Alexandra Palace



LVMF- Kenwood House



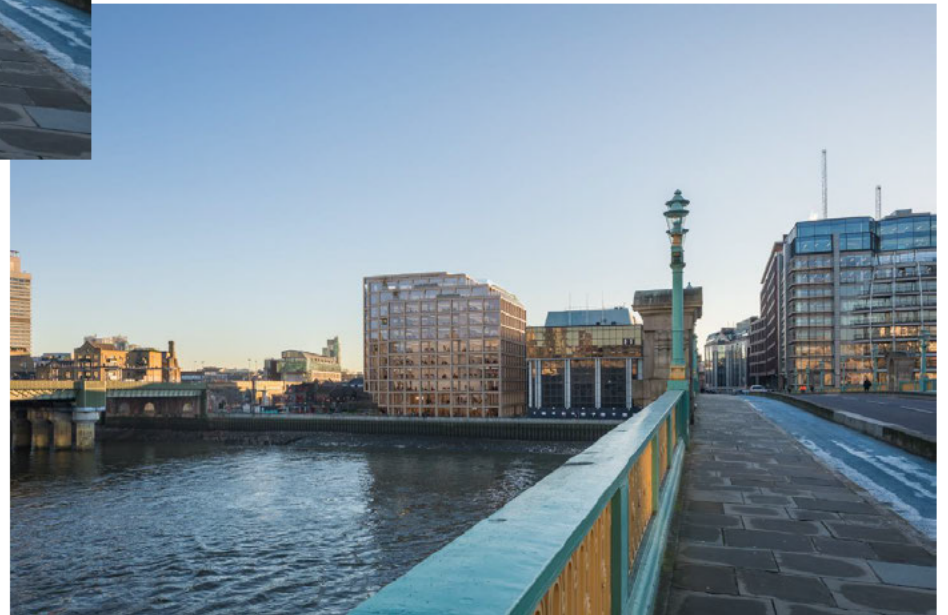
Local View 1- One Tree Hill



Local View 2- Nunhead Cemetery



View from Southwark Bridge



Anchor pub- warehouses looking east



Anchor pub



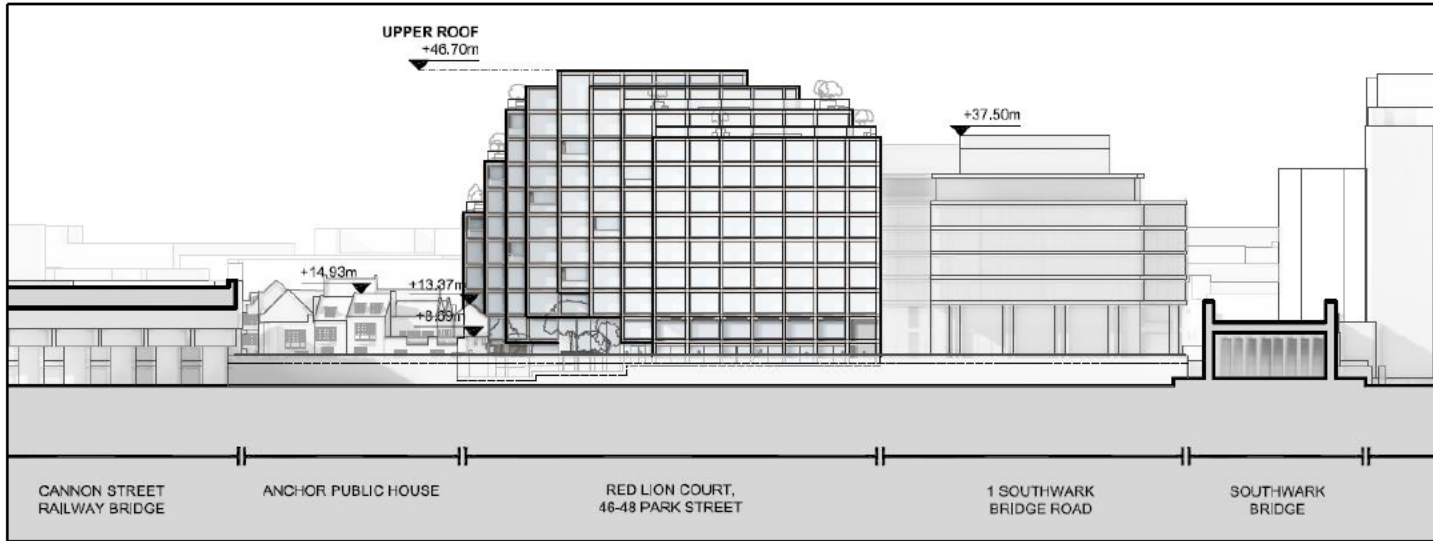
The Proposed Scheme



Views South of the site, from Porter Street. Park Street frontage mainly servicing location and cycle hub

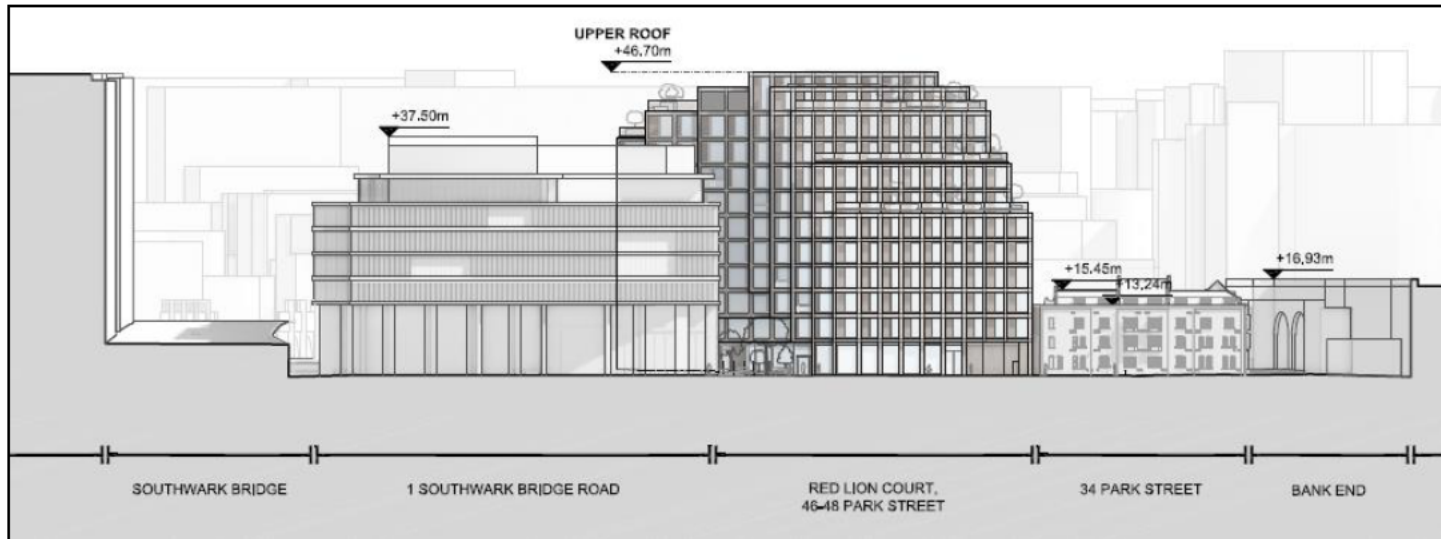


Context Elevations



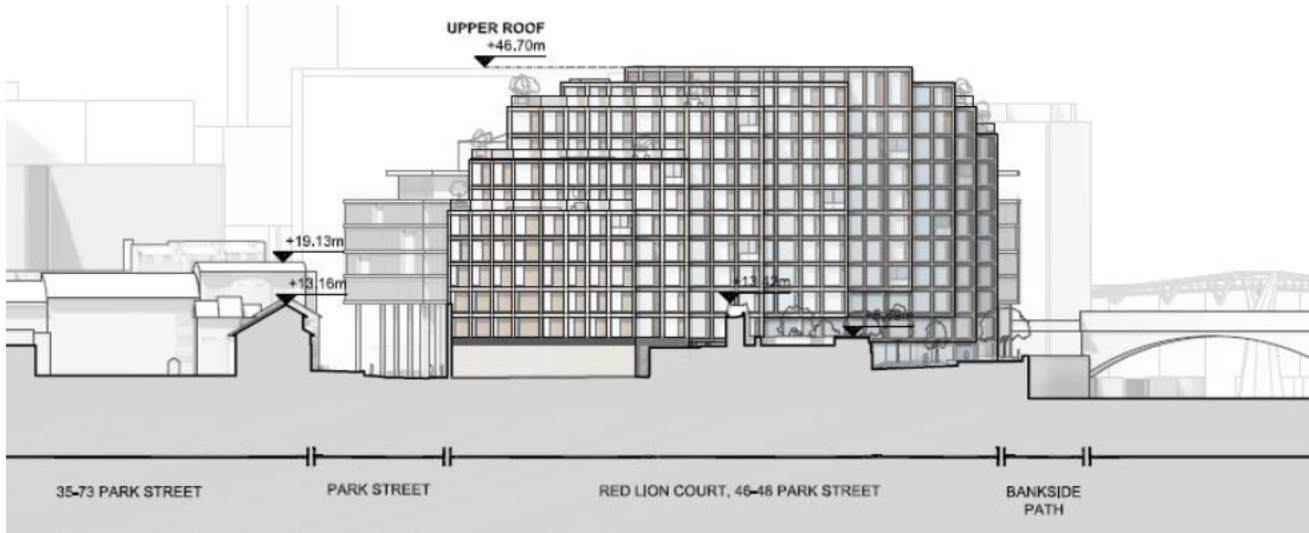
Max Height

North Elevation

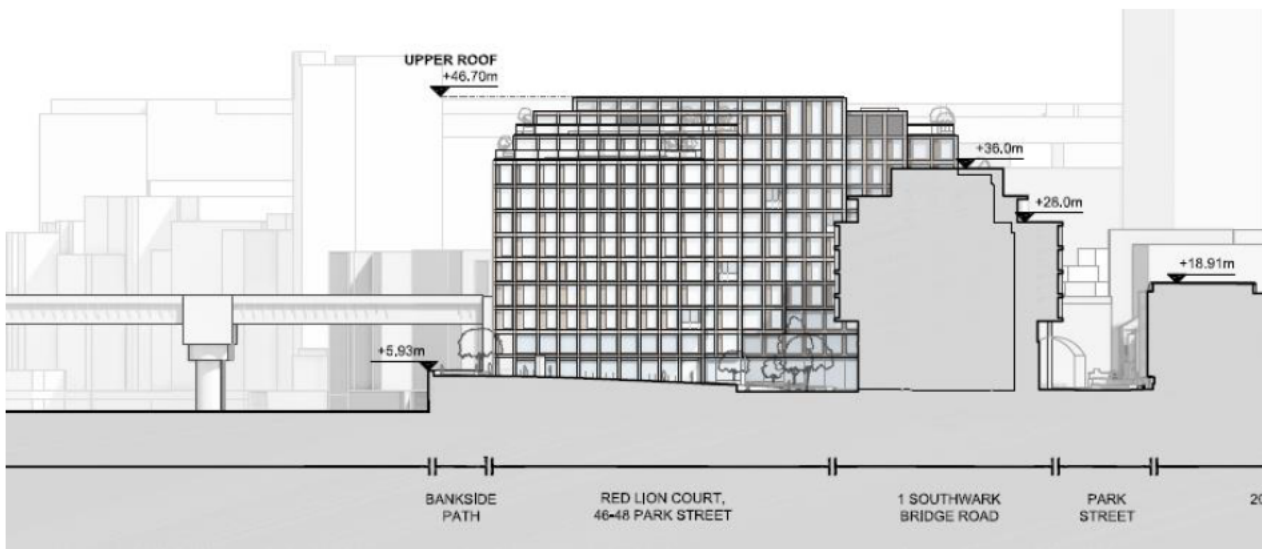


South Elevation

Context Elevations



East Elevation



West Elevation

Materiality



'BRONZE' STYLE METAL



CLEAR GLASS



LIGHT BRICK



'BRONZE' STYLE REFLECTIVE METAL



South Elevation on
Park Street

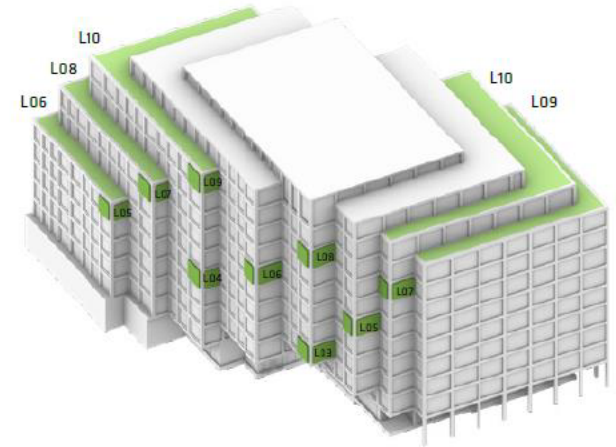


Soffits

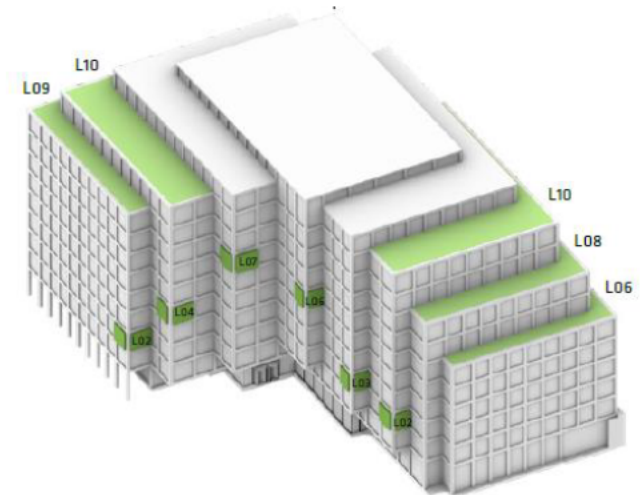
Terraces



Terrace allocation Northeast



Terrace allocation Southwest



- Series of terraces on the upper floors.
- Sufficient distance from Park Street residents.
- Terrace management plan secured to limit hours of use and other restrictions.

Daylight and Sunlight



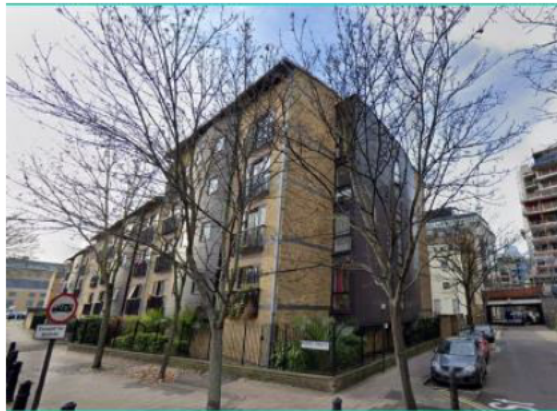
Figure 3 - The Site and the Surrounding Properties Considered for Assessments

	Building Name
1	1-29 Anchor Terrace
2	123 Park Street
3	89-99 Park Street
	87 Park Street
	85 Park Street
	83 Park Street
	81 Park Street
	79 Park Street
	77 Park Street
	75 Park Street
	73 Park Street
4	Premier Inn, 34 Park Street

Daylight and Sunlight

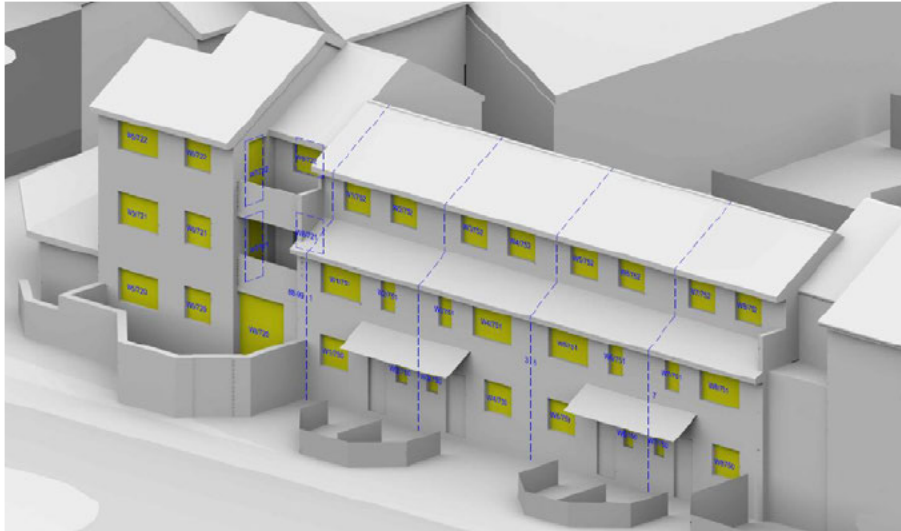


1-29 Anchor Terrace- complies with BRE



123 Park Street- complies with BRE for Red Lion Court

Daylight and Sunlight

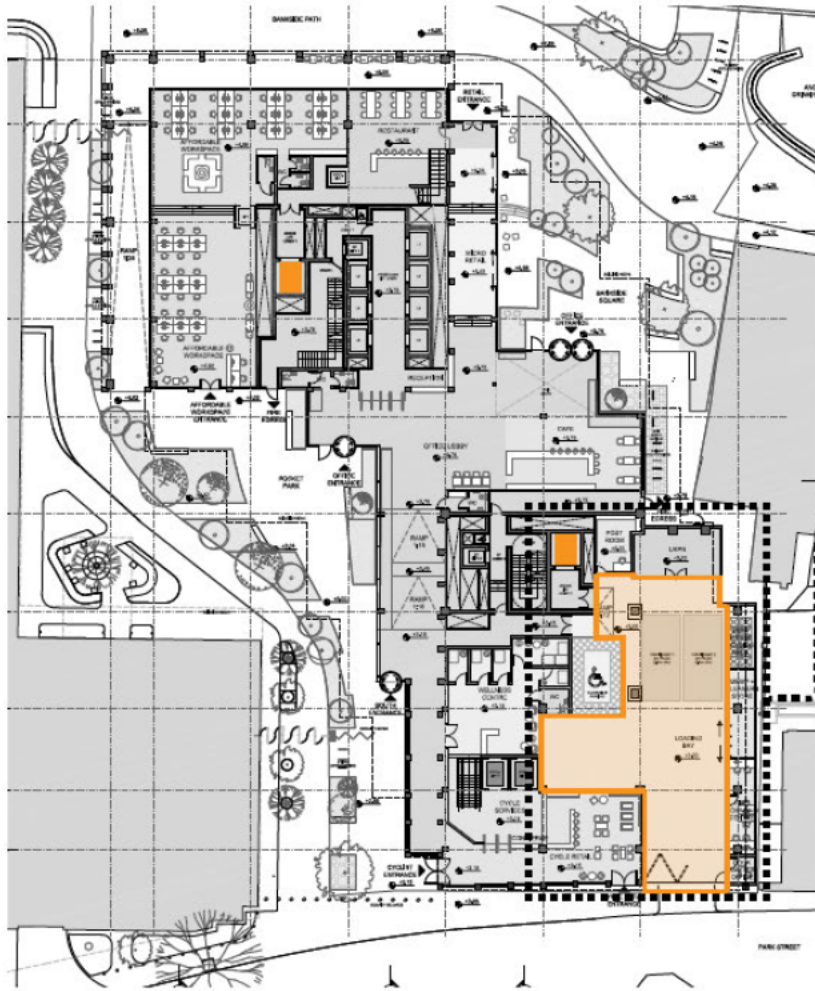


88-99 Park Street
3 Windows reduced below BRE
Overhangs removed- 2 below BRE
with 21% loss



73-87 Park Street
Bedroom windows reduction of up to
37%
Without overhangs- all BRE compliant

Servicing



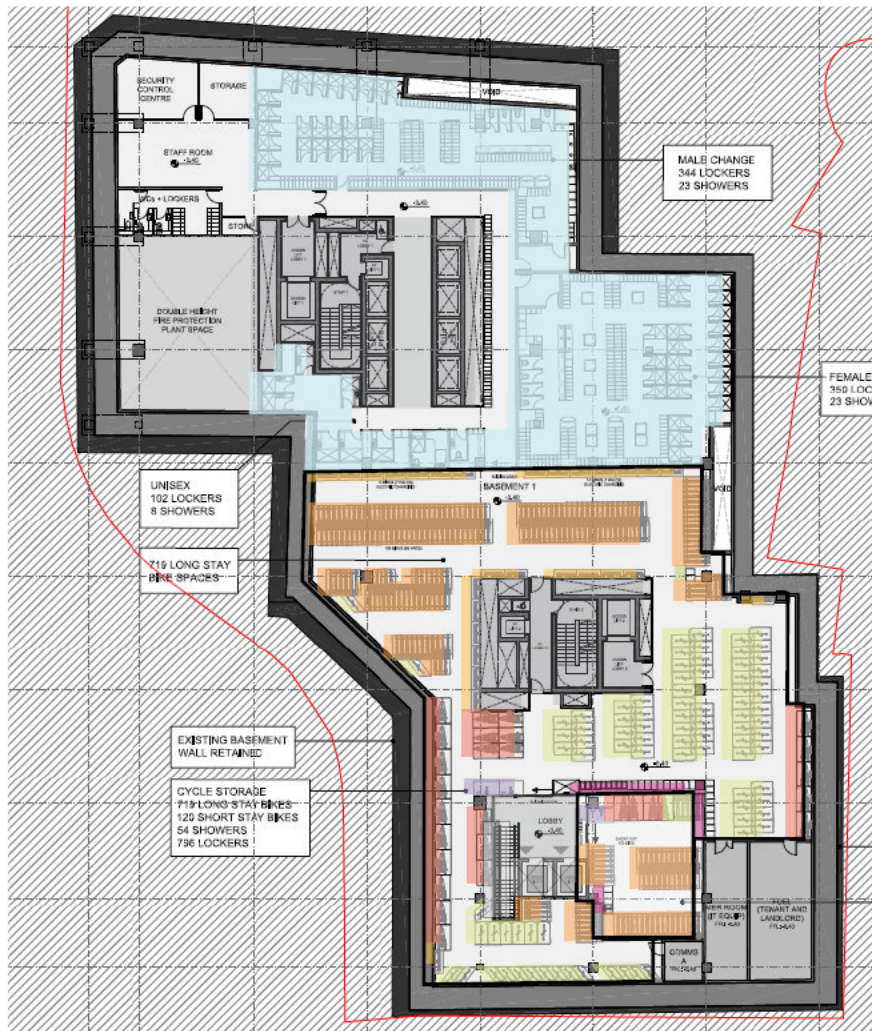
GROUND FLOOR LOADING BAY



LOADING BAY LAYOUT

- Servicing - Off-street loading bay, accessed from Park Street.
- One accessible parking space located off the loading bay.
- Taxi drop-off will be available along Park Street, near the southern entrance.

Cycle Parking in Basement



Land Use	London Plan		Southwark Plan	
	Long-stay	Short-stay	Long-stay	Short-stay
Office Class E(c)	458	16	711	128
Retail Class E(a) and E(b)	4	36	6	36
Health Centres	2	2	2	2
Total	464	54	719	166

Energy and Sustainability



- 17% reduction in overall carbon emissions over Part L, through passive design and energy efficiency measures alone.
- ASHPs and PVs to provide a further 32% improvement over Part L 2013.
- Overall regulated CO2 savings on site is **49%**.
- Basement- 50% reuse of piles from existing foundations
- 95% of non-hazardous materials to be re-used on site, recycled or put to beneficial use

Additional S106 obligations

Additional benefits to be sought for the local community have been agreed by the applicant. These include:

- Support of Zakia's Garden Pocket Park: £50,000 towards the Zakia's Garden Project (Southwark Council land) to help with design fees, surveys or other related costs and an annual contribution (up to 5 years with a review of the amount of the maintenance contributions thereafter) towards the maintenance and upkeep of the proposed garden.
- Community use of Red Lion Court Pocket Park: accessible to local residents exclusively 12 times a year, free of charge.
- Affordable Workspace: a bespoke affordable workspace offer for Living Bankside at peppercorn rent.
- Wellness Centre + Cycle Hub: dedicated and genuinely affordable provision for those on lower incomes and or on welfare benefits.

Summary

- **Positive and optimised use of the site occupying a prominent and highly accessible site on the Thames riverside**
- **High quality design, sensitive to nearby heritage assets and all London and Borough views**
- **Enhanced public spaces, landscaping, and pedestrian permeability**
- **A mix of town centre uses that responds positively to the NSP Site Allocation, comprising Grade A office, affordable workspace and retail**
- **Increase in employment floor space and jobs including affordable workspace**
- **New jobs during construction**
- **Mitigation measures to limit amenity impacts on local residents**
- **Estimated CIL contribution of £4.56 million (of which £1.46 million would be Southwark CIL)**
- **A range of contributions, to be secured in the Section 106 Agreement**

Item 5.2 22/AP/3049

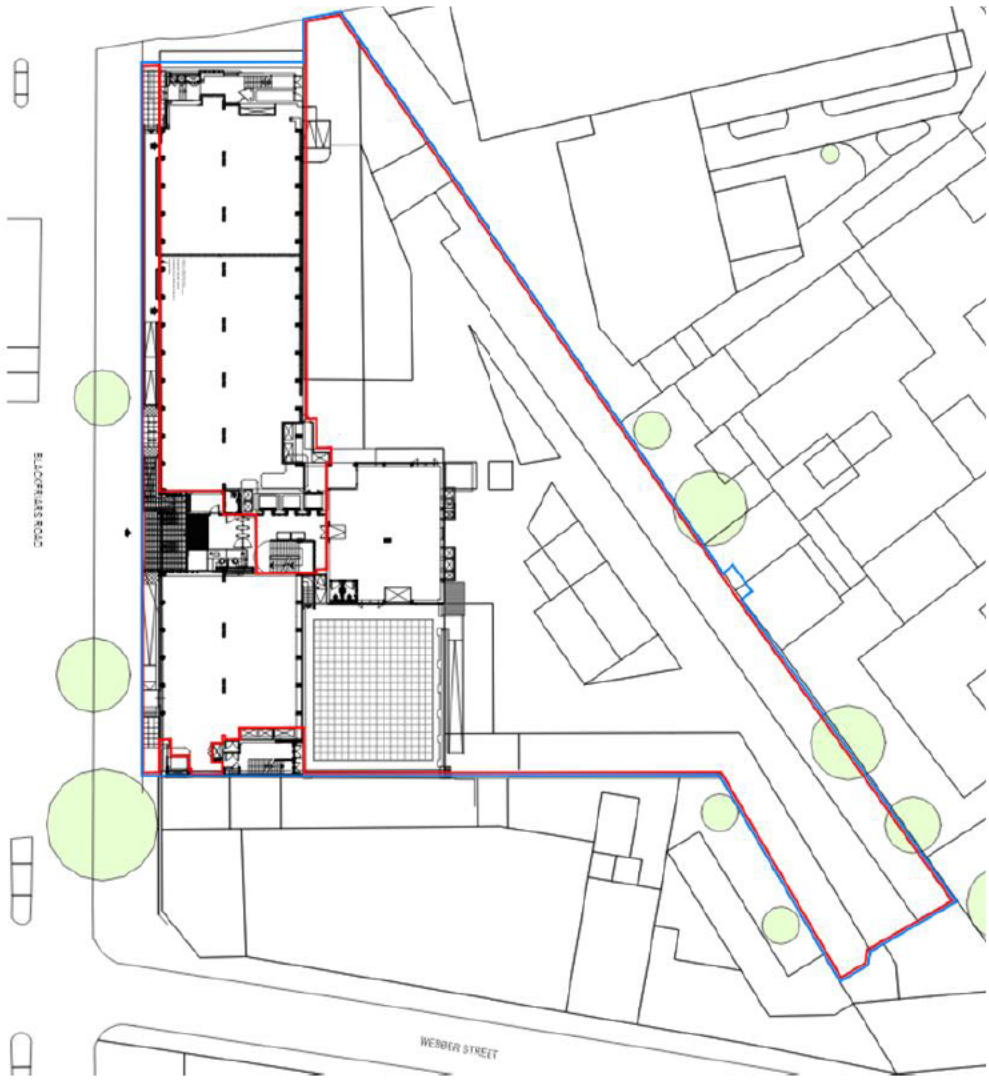
160 Blackfriars Road, London SE1

Minor material amendments by variation of Condition 1 'Approved Plans' and Condition 30 'Number of Hotel Bedrooms' of planning permission ref. no: 20/AP/0556 (Erection of an eight storey building with basement, comprising a hotel (Class C1), flexible commercial or community unit (Class B1/D1), retail floorspace (Class A1/A3), creation of public space, landscaping and associated works. Works to the existing office building at ground and roof levels (including a new rooftop terrace, balustrades and PV panels); elevational alterations; and alterations associated with the creation of a new entrance on the Blackfriars Road elevation).

The proposed changes are to:

- increase the number of hotel bedrooms by 53 to 222 with revised layout;
- make changes to the design (including changes to the footprint and massing by extending into the south-eastern corner near to the Webber Street boundary and into the northern corners behind the office building, and changes to windows) that result in an increase of 292sqm GEA of hotel floorspace;
- revise the red line application site to take in part of the ground floor of the existing building;
- increase the affordable workspace area by 96sqm;
- revise the existing ground floor office, and the layout of the hotel entrance and reception area;
- amend the frontage to the courtyard space;
- and amend the energy strategy.

Site location



Existing



2020 permission

20/AP/0556 granted permission in July 2020 for:

Erection of an eight storey building with basement, comprising a hotel (Class C1), flexible commercial or community unit (Class B1/D1), retail floorspace (Class A1/A3), creation of public space, landscaping and associated works. Works to the existing office building at ground and roof levels (including a new rooftop terrace, balustrades and PV panels); elevational alterations; and alterations associated with the creation of a new entrance on the Blackfriars Road elevation.

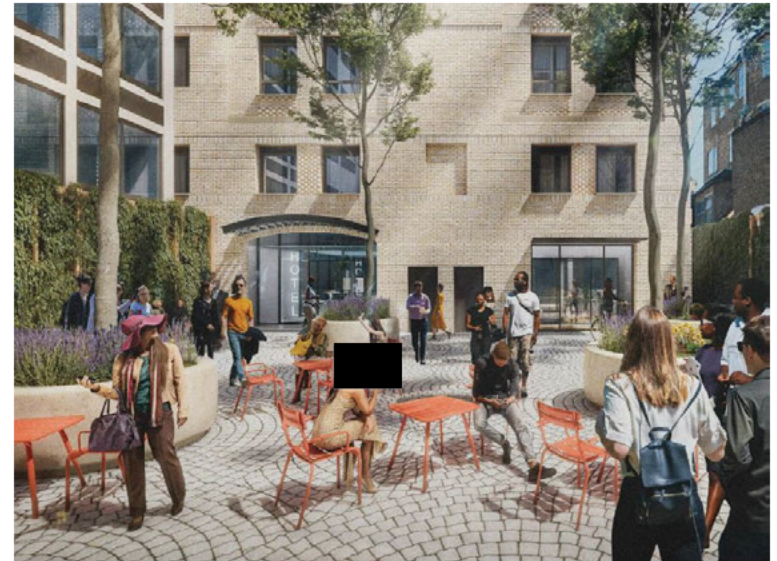
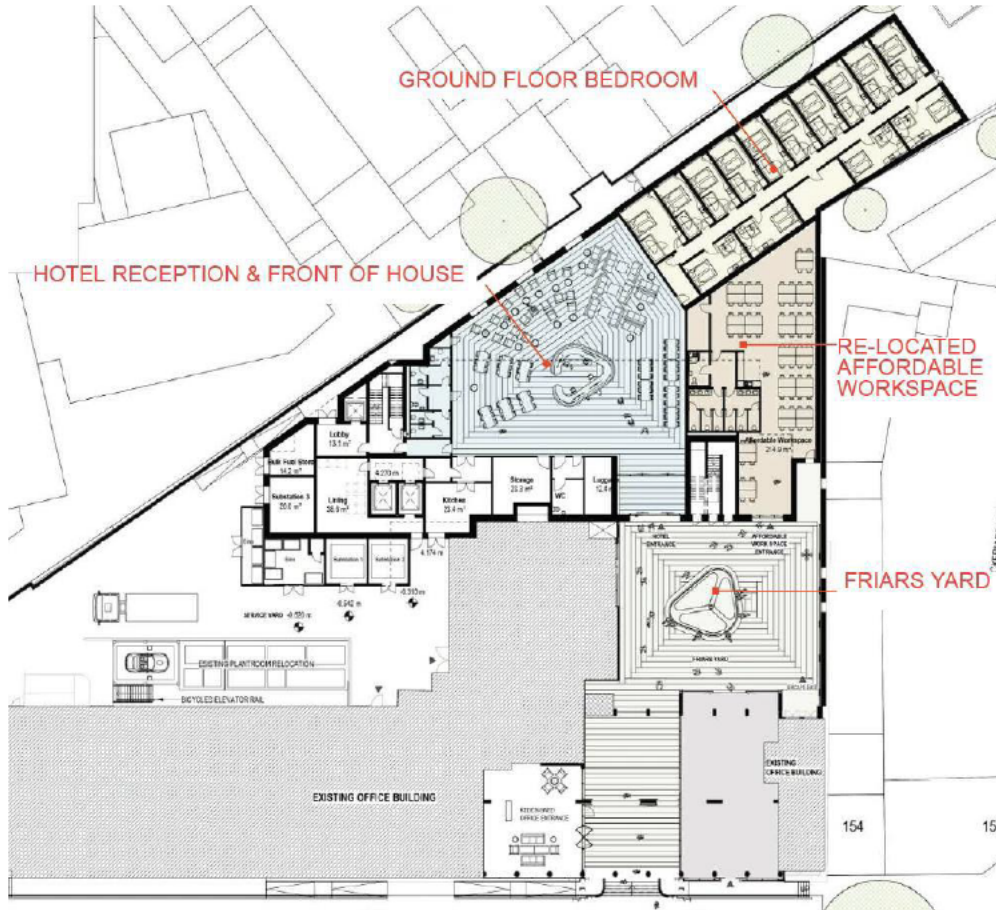
2018 application

Earlier 2018 hotel-led application that was refused by Planning Committee and dismissed at appeal for one design-related reason.

2018 scheme visuals for comparison:



Approved 2020 scheme



Approved 2020 scheme

Typical hotel floorplan



View from Blackfriars Road



Approved 2020 scheme



Rear (eastern) elevation
and views from the school



2022 application - proposed changes

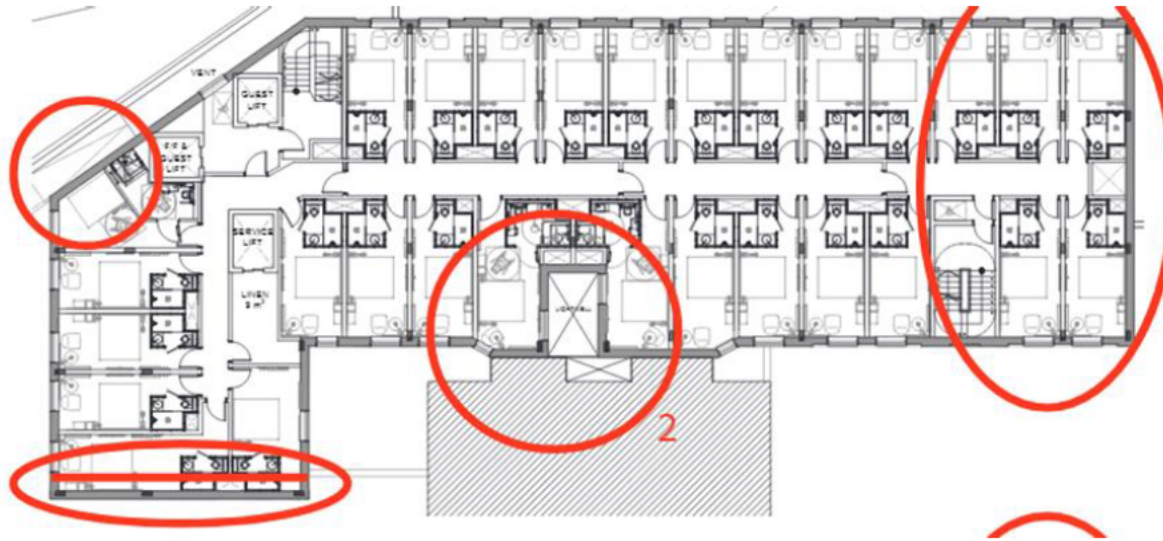
Section 73 “minor amendment” application that proposes amendments for the new hotel operator:

1. Increase in the number of hotel bedrooms from 169 to 222.
2. Revisions to the internal layout, the footprint and massing of the hotel building.
3. Changes to the external appearance from the revised massing, and additional windows.
4. Changes to the ground floor layout of the hotel entrance, lobby and reception.
5. Increase in the size of the flexible affordable workspace and community use unit.
6. Amendments to the layout around the new public courtyard.
7. Revised energy strategy.

Comparison floorplans



Approved typical floor



Proposed typical floor

Comparison elevations



Approved



Proposed

Comparison elevations



Approved



Proposed

Comparison elevations



Approved



Proposed

Comparison elevations



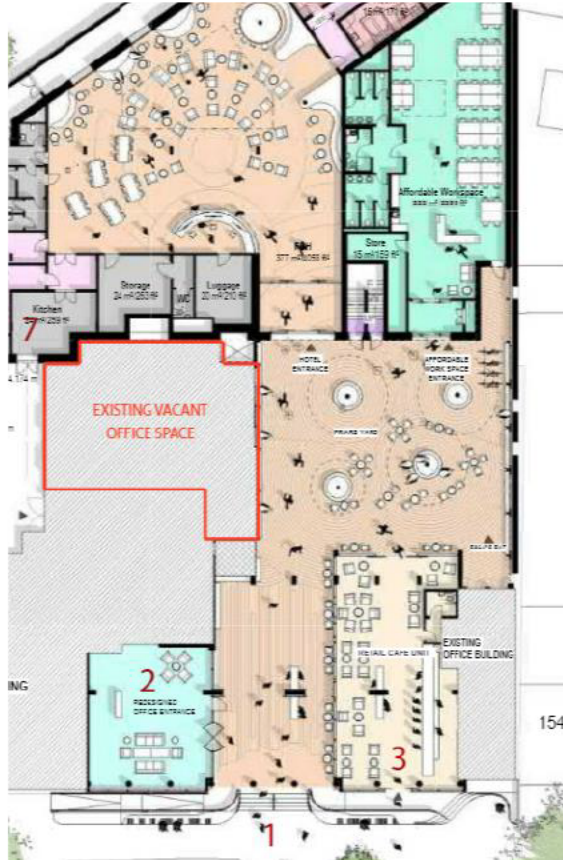
Approved



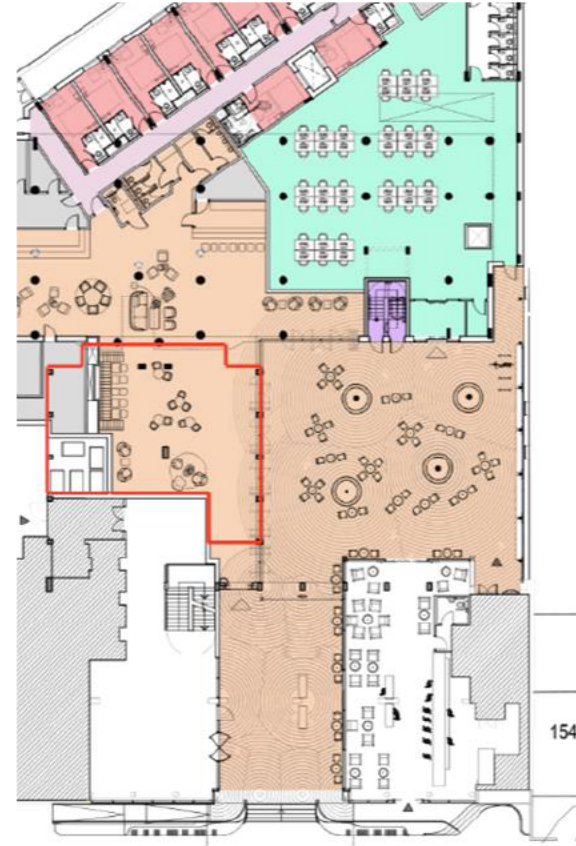
Proposed

Comparison floorplans

Approved ground floor



Proposed ground floor



Comparison images



Approved courtyard



Proposed courtyard

Floorspace

	Approved Scheme (20/AP/0556)		Proposed Scheme	
	GEA (sqm)	GIA (sqm)	GEA (sqm)	GIA (sqm)
Class C1 (Hotel)	6,614	5,956.1	6,906	6,400
Class E (Office Use)	330.1	311	469	434
Class E (Flexible Retail Use)	171.1	154.9	171	155
Total	7,115.2	6422	7,546	6,989

Energy strategy

Approved scheme

- Achieved a carbon reduction of 67% on Part L 2013 - exceeding the minimum 35% on-site reduction required by the London Plan (2016). Through be lean measures, air source heat pumps and PVs.
- 95.5 tonnes of remaining annual carbon emissions.
- No carbon offset contribution secured.

Proposed scheme

- Achieves a carbon reduction of 62.4%.
- Improved during the application with the addition of 70sqm of PVs, from the original 59.3% reduction.
- 128.5 tonnes of remaining annual carbon emissions.
- Carbon offset contribution of £336,225 (indexed) to be secured in the DoV
- Be seen monitoring and review to be secured in the DoV

Consultation

- 8 objections: to the hotel use; other uses being more appropriate; the revisions to the hotel and the increase in the number of hotel rooms; neighbour amenity impacts; design; transport impacts.
- 1 in support.
- Amendments during the application.
- Consultees - Environment Agency, Met Police, Thames Water, Transport for London.
- Internal consultees - (EPT, flooding, highways, local economy).

Assessment

Section 73 amendment application for changes to an implemented permission.

Key topics considered for the proposed changes:

- Principle of the proposed development in terms of land uses
- Design and heritage
- Quality of accommodation
- Impact on neighbour amenity
- Sustainable development implications
- Trees, landscaping and ecology
- Transport and highways
- Planning obligations and CIL

Proposed conditions and deed of variation.

Recommendation

That an amended planning permission be granted subject to:

- revised conditions to those imposed on the 2020 permission, and
- the completion of a deed of variation to the original legal agreement.

In the event that the deed of variation is not completed by 8 June 2023 to authorise the Director of Planning and Growth to refuse planning permission if appropriate.