

# Welcome to Southwark Planning Committee

29 March 2023

## MAIN ITEMS OF BUSINESS

Item 6.1 - 21/AP/2838  
21 St George's Road, London, Southwark

Item 6.2 - 21/AP/0681  
24 Crimscott Street, London SE1 5TE



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

## **Item 6.1- 21/AP/2838**

### **21 St George's Road, London, Southwark**

Redevelopment of the site to include demolition of the existing building and the construction of a new 15-storey building with rooftop plant, containing a hotel, office, retail and restaurant space, together with public realm improvements and other associated works.



## Site location





# Existing Site

## SITE AREA

0.052 hectares

## BOUNDED BY

**N:** St George's Rd

**E:** Oswin Street

**S:** The Metropolis Building

**W:** Elliott's Row  
Pocket Park

## CURRENT USES

672 sq.m of **office**  
(Former Class B1)

582 sq.m of **professional services**  
(Former Class A2)



View of east elevation



View of west elevation



View of north elevation to St George's Road



View northwards along Oswin Street, with the east elevation of the existing building visible



View between the existing building (right) and the Metropolis Building (left)



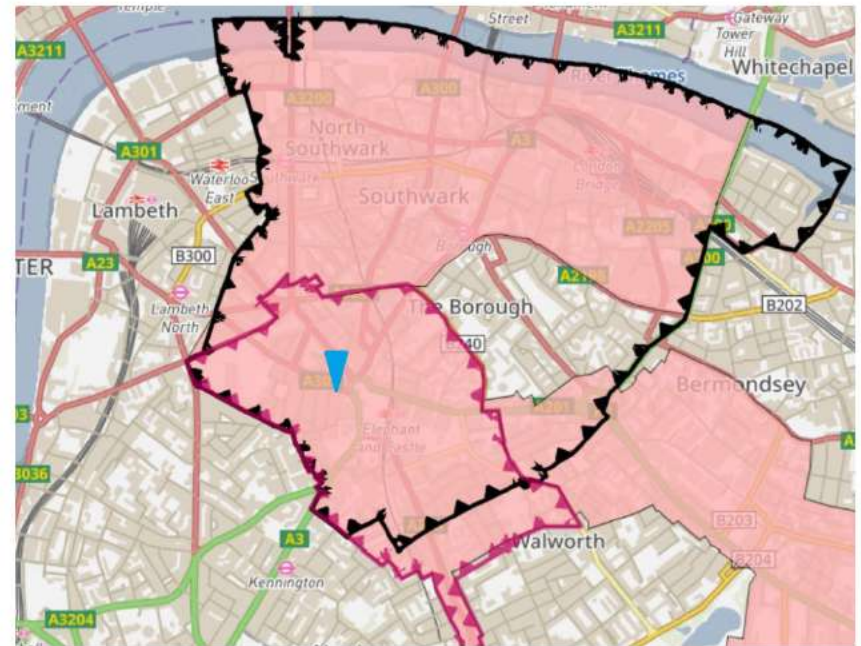
View of external staircase on the southern side of the existing building

# Policy designations

The site is within:

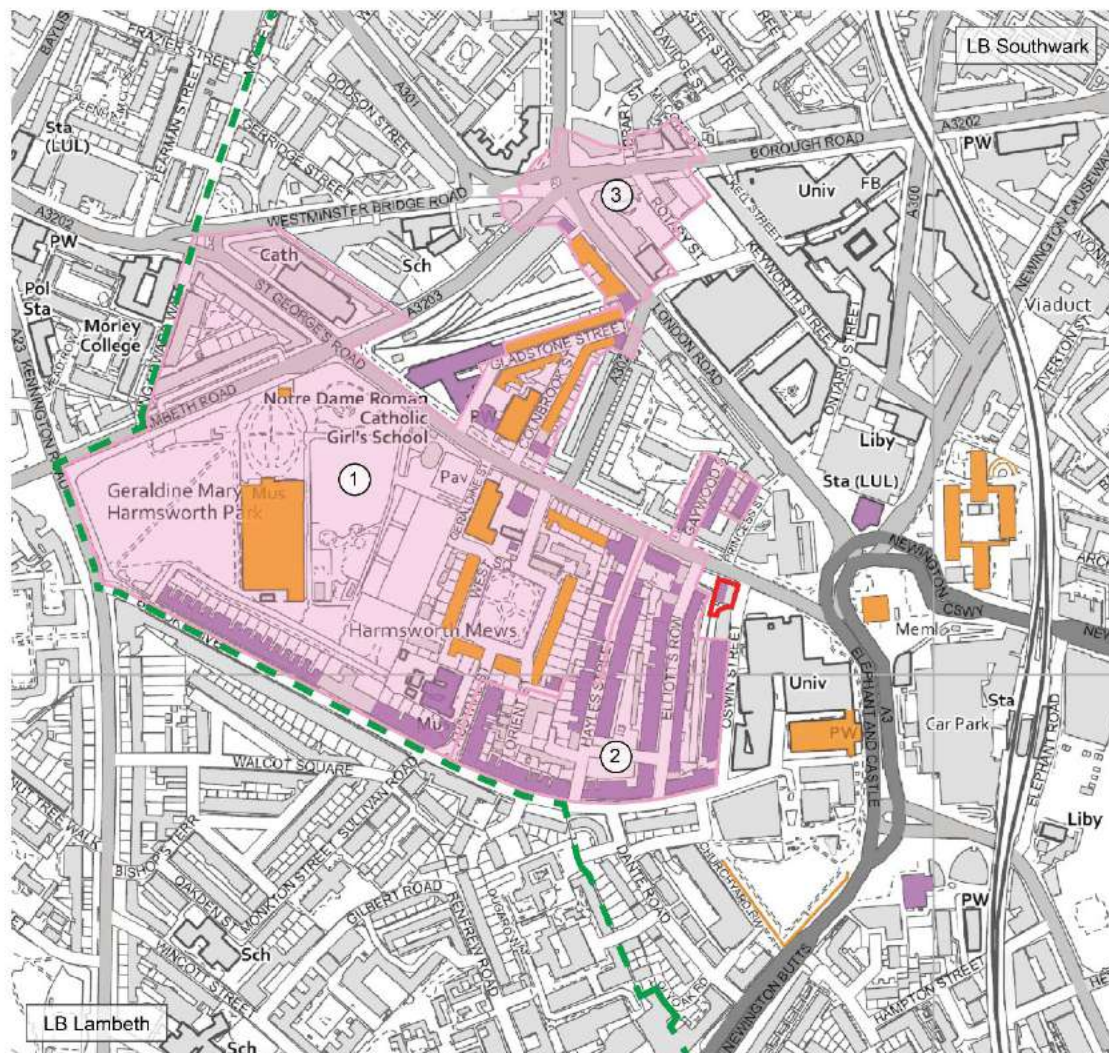
- Central Activities Zone (CAZ);
- Elephant and Castle Opportunity Area;
- Elephant and Castle Major Town Centre;
- Elephant and Castle Area Vision (AV.09);
- Bankside, Borough and Walworth Community Council;
- South Bank Strategic Cultural Quarter;
- Flood Zone 3 (in an area benefitting from flood defences);
- Air Quality Management Area;
- CIL Charging Zone 2;
- Hot Food Takeaway Exclusion Zone; and
- “North West” Multi-Ward Forum Area.

- Major Town Centre
- Opportunity Area
- Central Activities Zone
- 21 St George's Road





# Heritage designations



Approximate site boundary marked in **red**

Conservation areas marked in **pink** and identified below

Borough boundaries marked with a **green** dashed line

## Listed Buildings

**Orange** Grade II Listed

## Conservation Areas

- ① West Square Conservation Area (LB Southwark)
- ② Elliott's Row Conservation Area (LB Southwark)
- ③ St George's Circus Conservation Area (LB Southwark)

## Other designations

**Purple** Locally Listed Building



# Overview of the proposal

## USES

89-room hotel	<b>3,523.4</b> sq.m GIA
Office (market rate)	<b>646.4</b> sq.m GIA
Affordable workspace	<b>72</b> sq.m GIA
Retail/restaurant (market rate)	<b>112.9</b> sq.m GIA
Affordable retail	<b>20.5</b> sq.m GIA
Total floorspace	<b>4,380.1</b> sq.m GIA

## BUILDING DESIGN

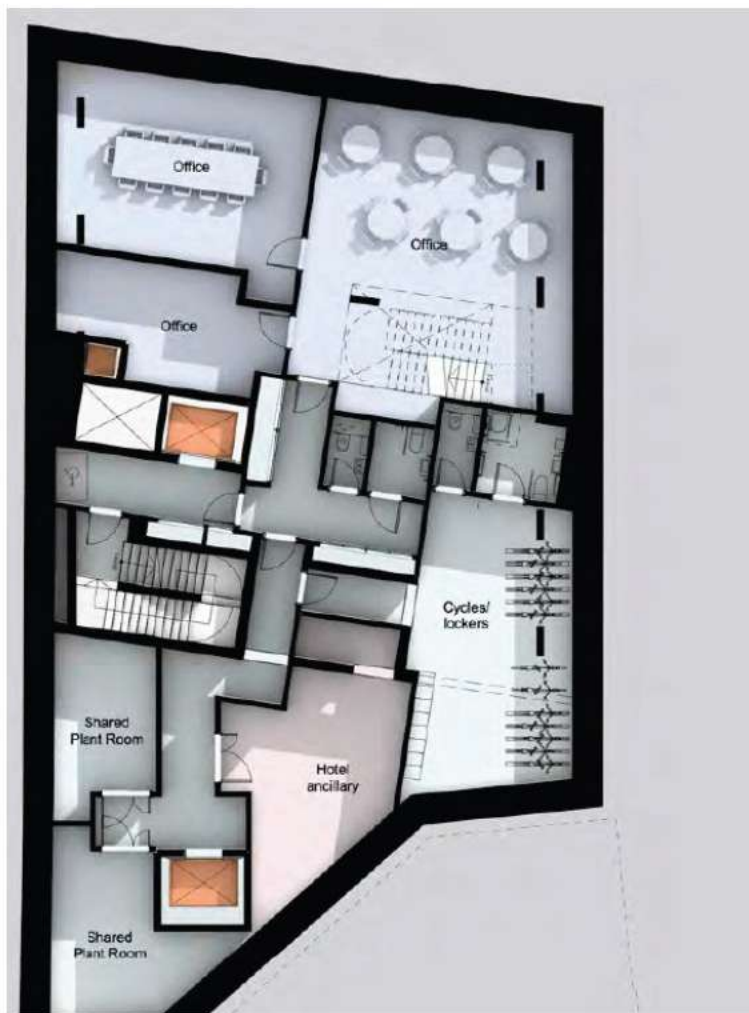
Height (at max point)	<b>15 storeys</b> / <b>50.29</b> metres above ground (53.62 metres AOD)
Materiality	Reconstituted stone or pale GRC; elements of Corten

## PUBLIC REALM

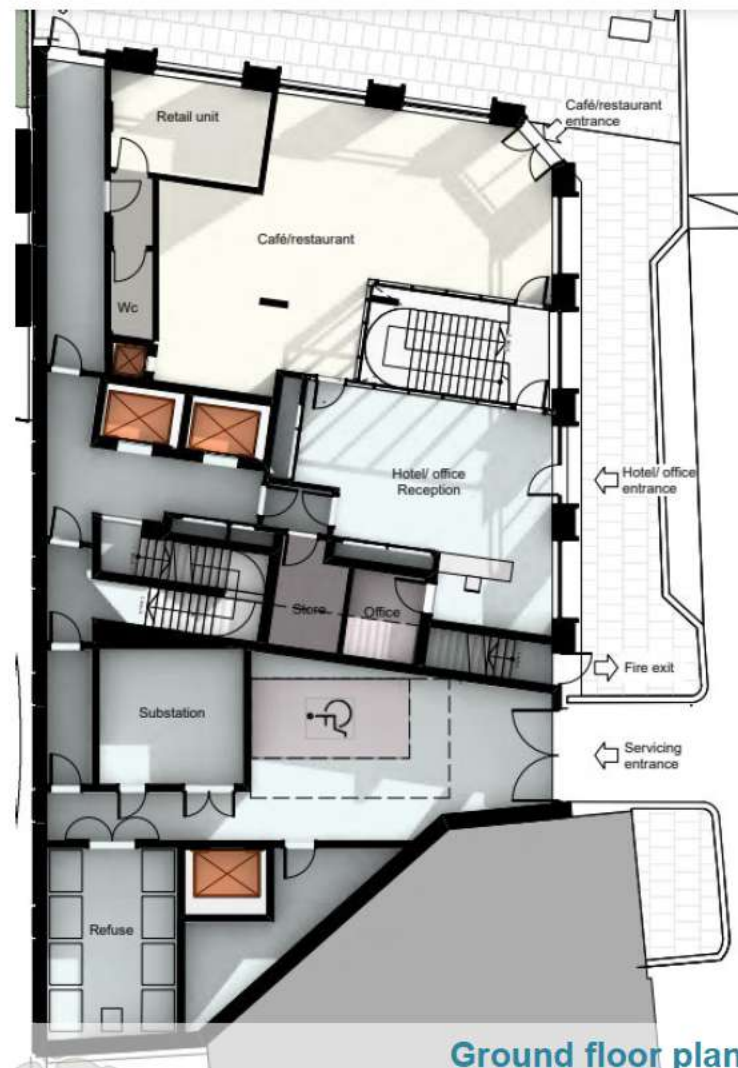
New spaces	<b>Enlarged St George's Road footway</b>
Improved spaces	<b>Funding for Pocket Park enhancements</b>



# Internal layout



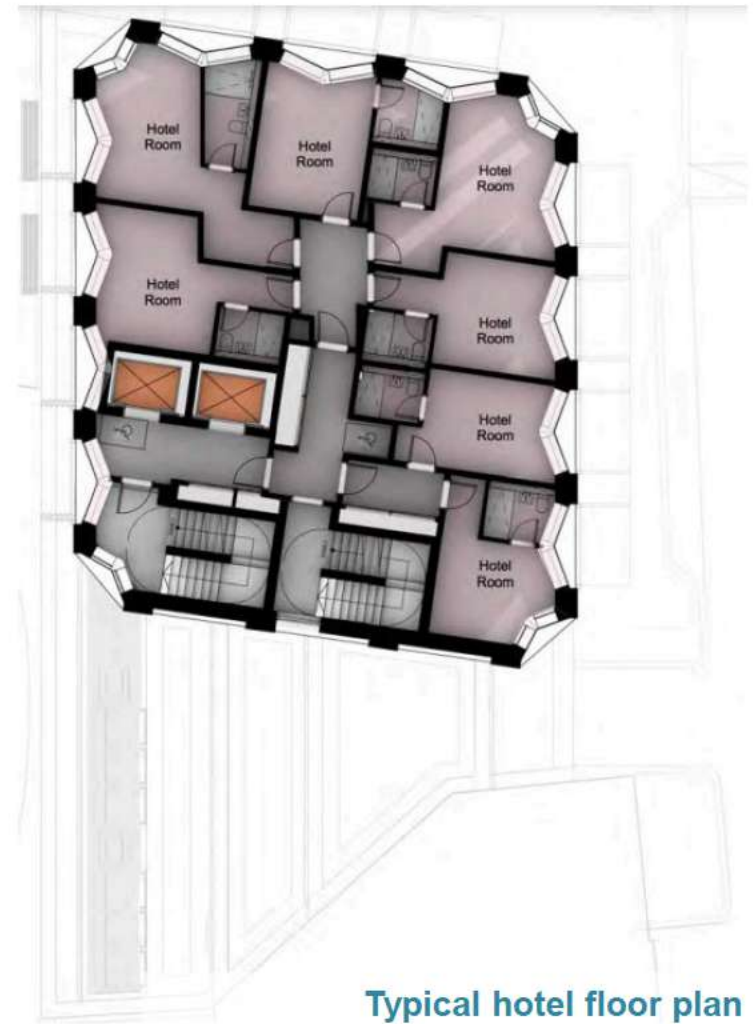
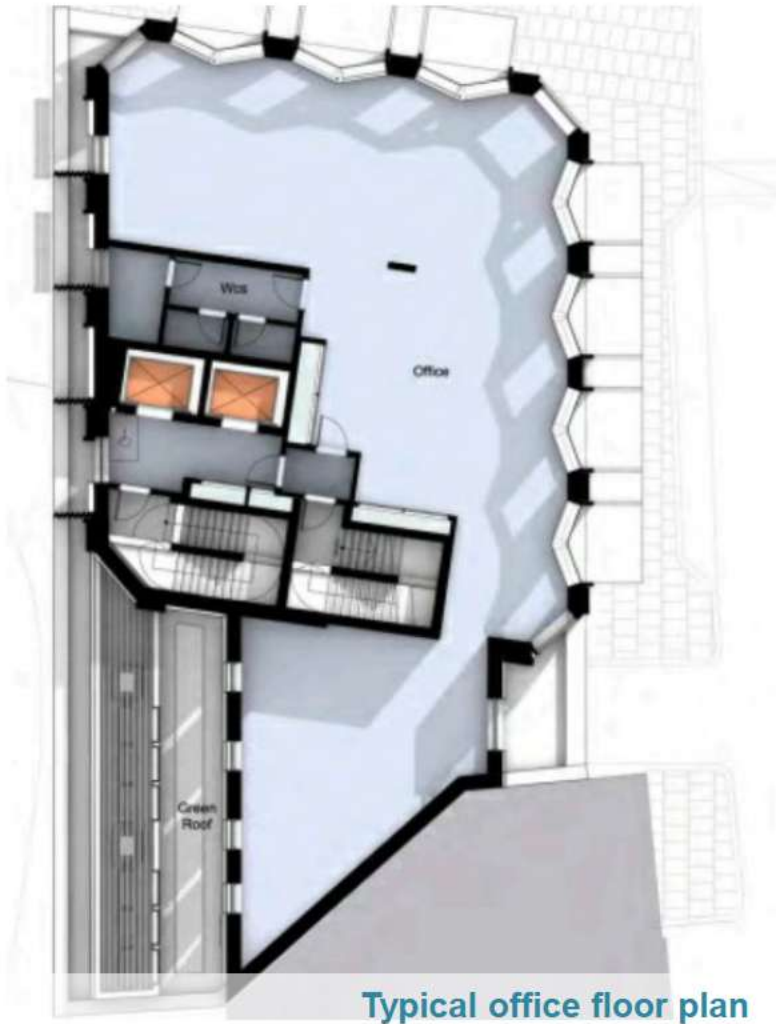
Upper basement floor plan



Ground floor plan



# Internal layout

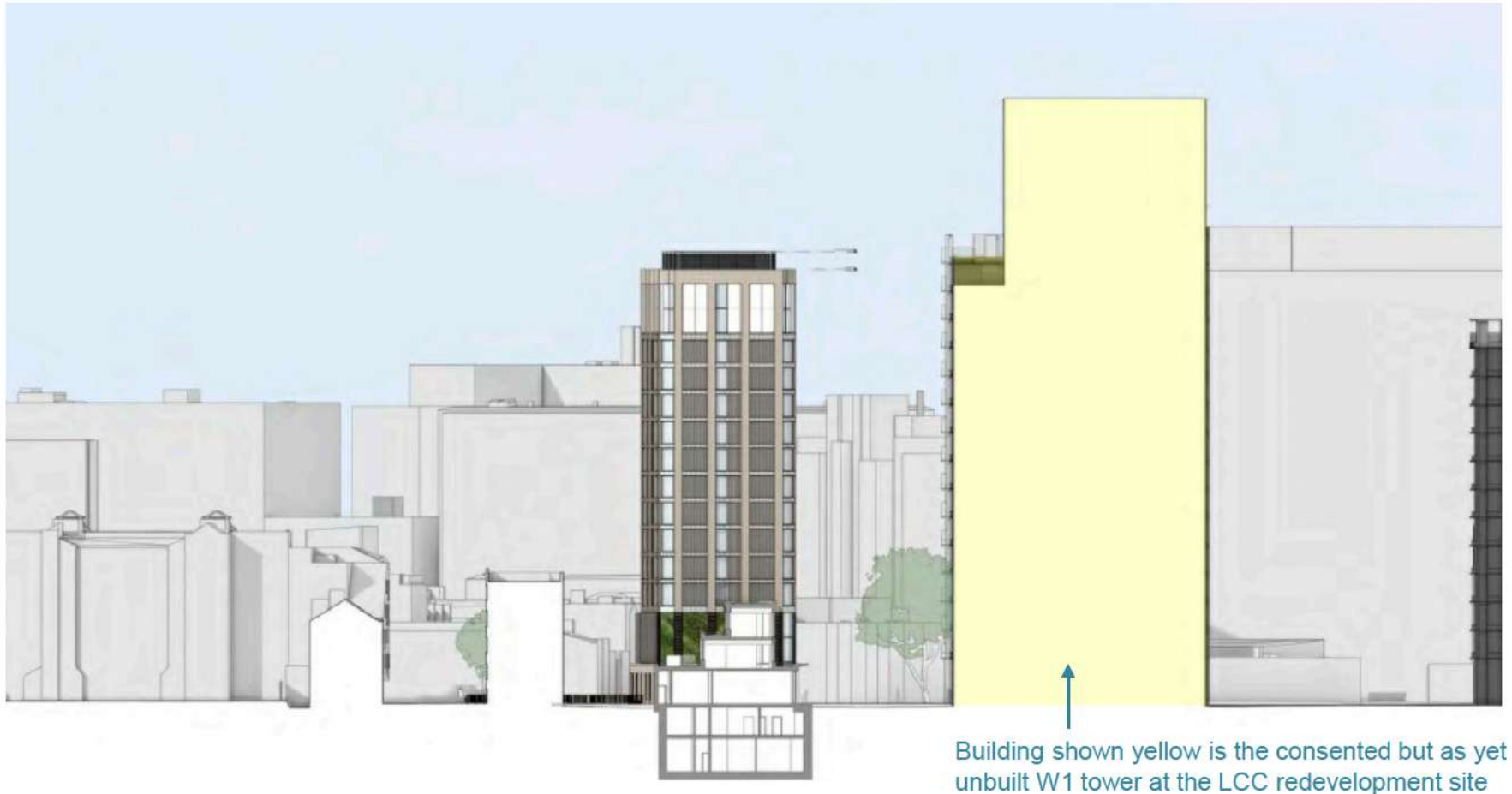


## Proposed west elevation in context





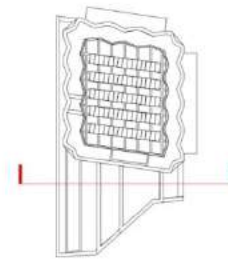
## Proposed south elevation (and part section) in context



# Proposed sections in context



Proposed south-north section (i.e. looking westwards), shown in the consented context



Building shown yellow is the consented but as yet unbuilt W1 tower at the LCC redevelopment site

Proposed west-east section (i.e. looking northwards), shown in the consented context



# Form and architecture



Pale GRC/ stone  
cladding



Corten weathered  
steel



Linear bricks

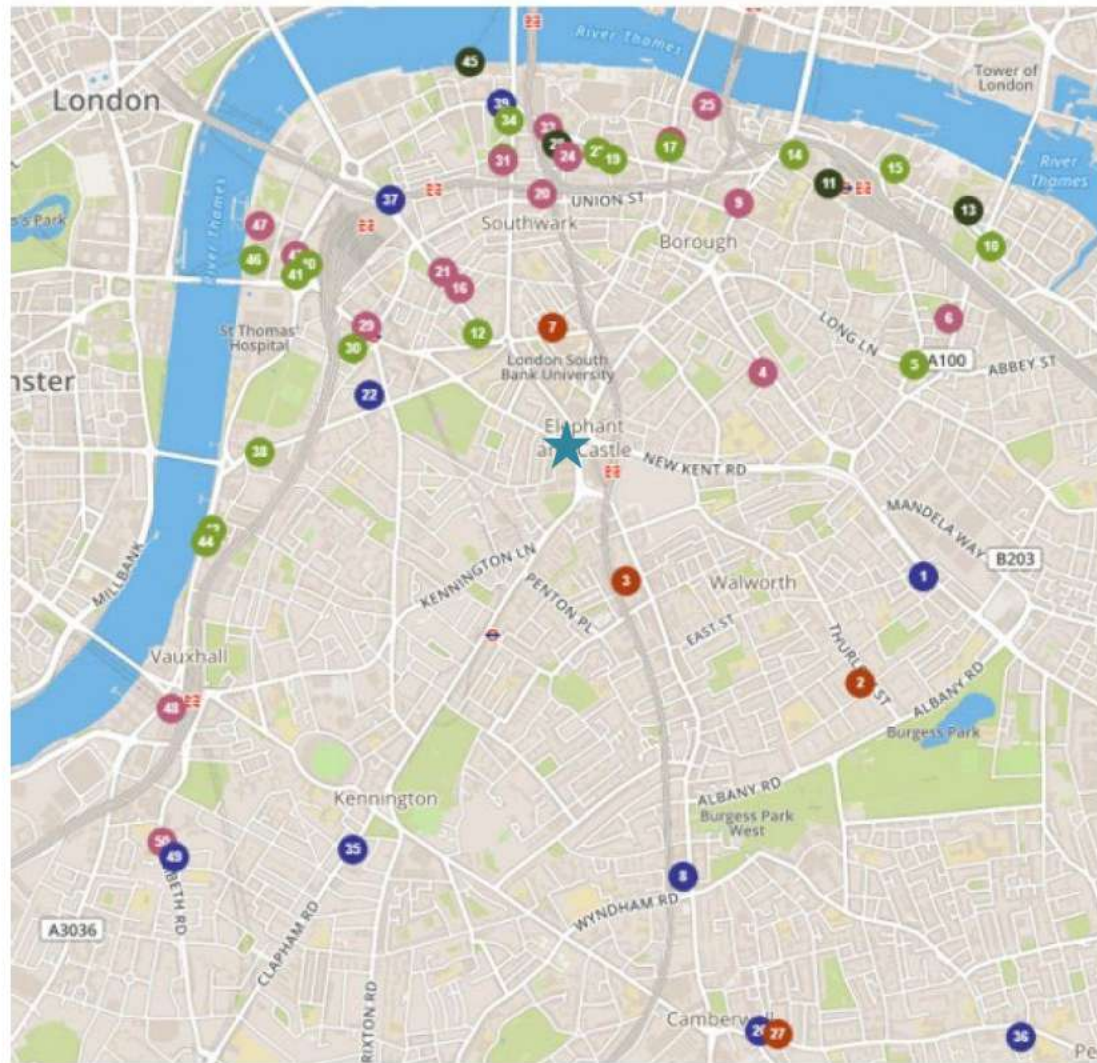


Crown treatment



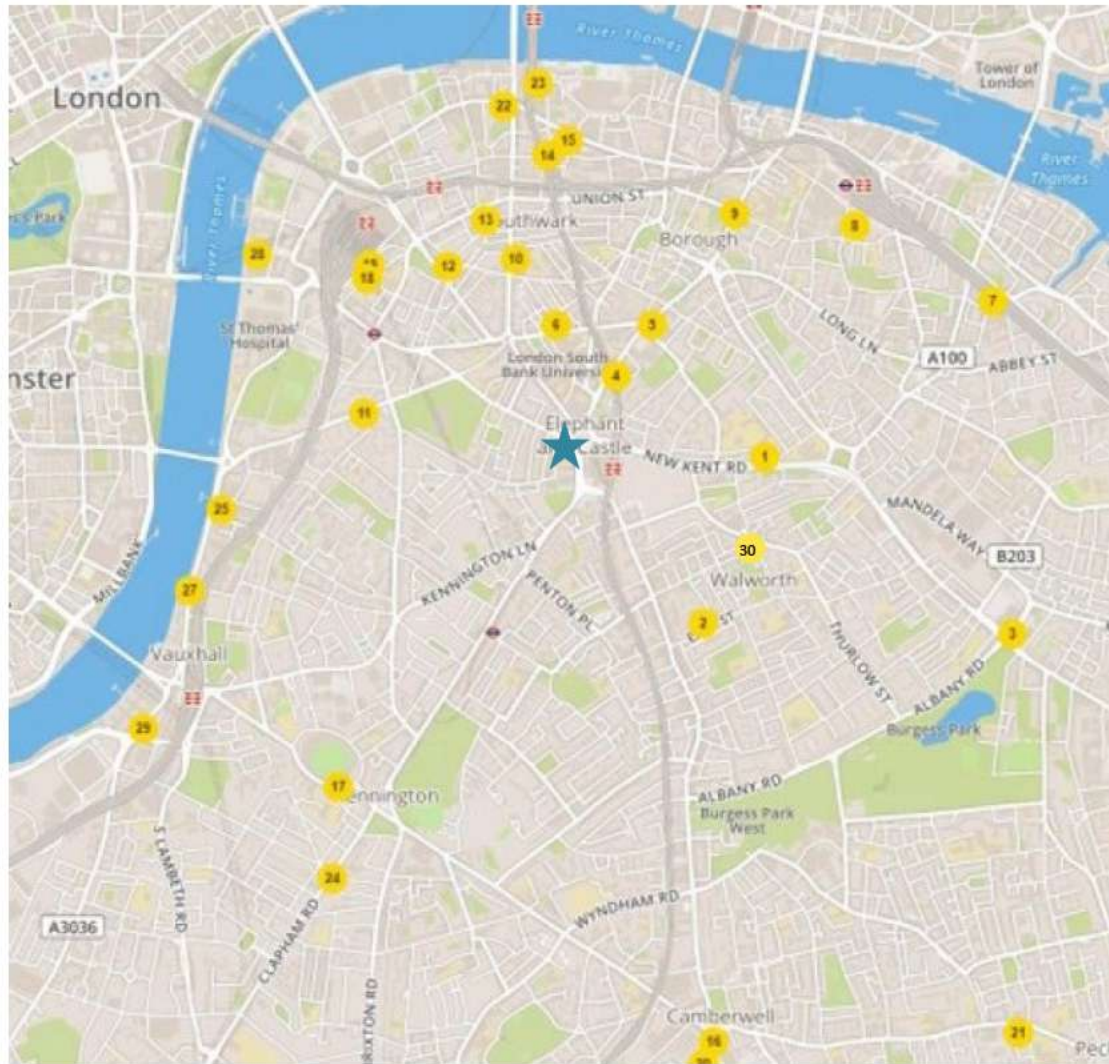
Base treatment

# Existing hotel supply

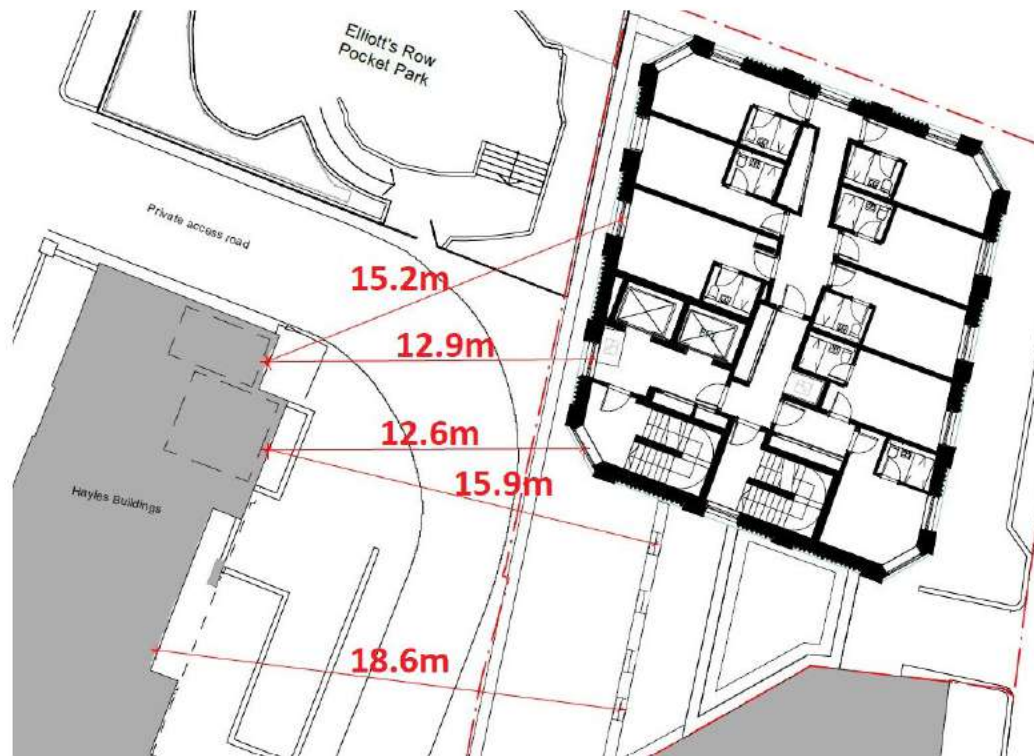




# Future hotel supply



# Relationship to surroundings



Separation distances between proposal and Hayles Buildings



Glazing treatments



## Photos as existing



Existing view towards site north along Oswin Street (cumulatives in pink)



Existing view towards site from Hayles Street



Existing view towards site from St George's Road



## Visualisations of the proposal in relation to the existing context



Proposed view towards site north along Oswin Street



Proposed view towards site from Hayles Street in existing context



Proposed view towards site from St George's Road (cumulatives in pink)



## Visualisations of the proposal in relation to the consented context



Proposed view towards site north along Oswin Street (cumulatives in pink)



Proposed view towards site from Hayles St (cumulatives in pink)



Proposed view towards site from St George's Road (cumulatives in pink)





Existing view eastwards towards the site from St George's Road





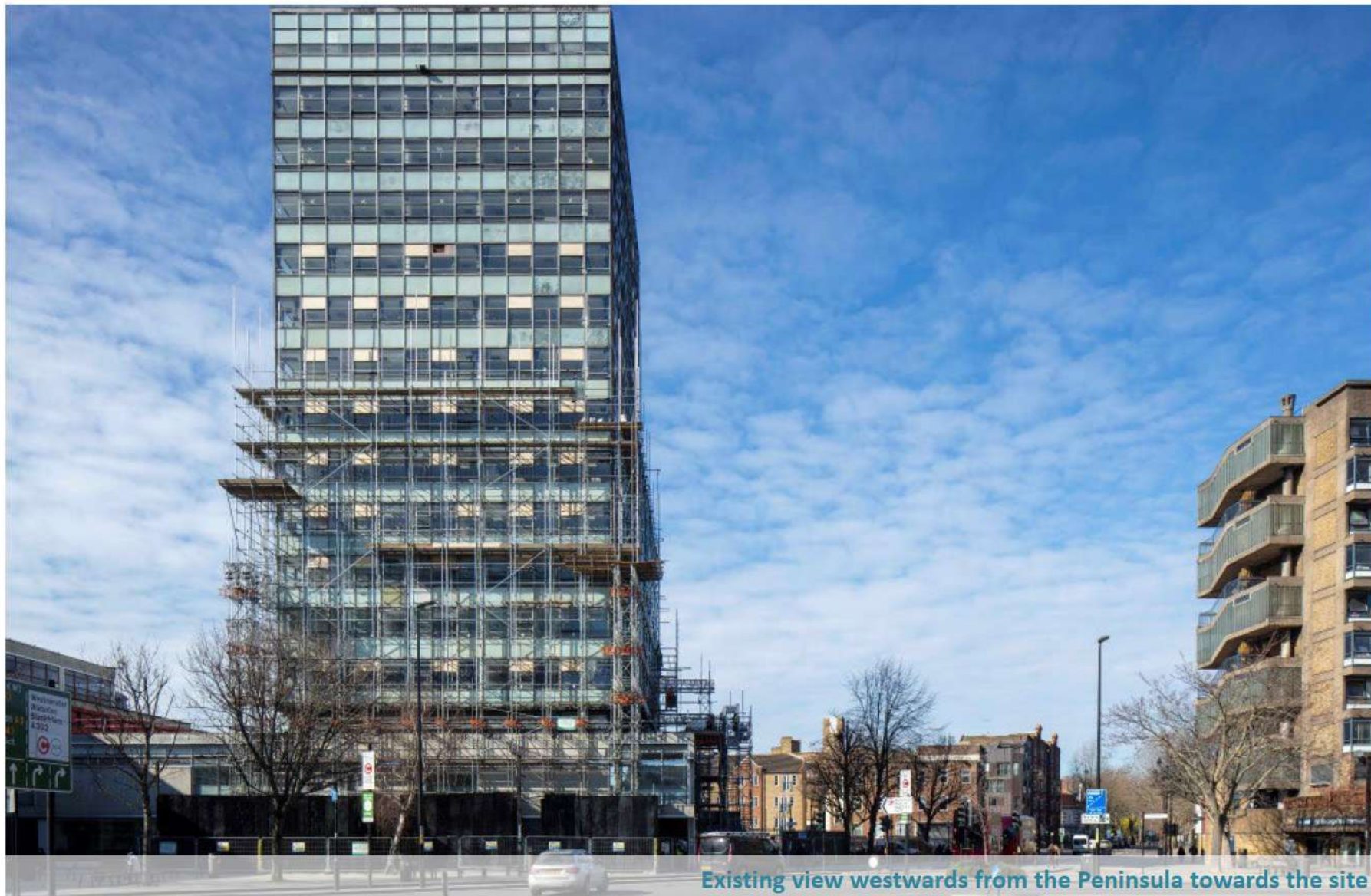
Proposed view eastwards towards the site from St George's Road





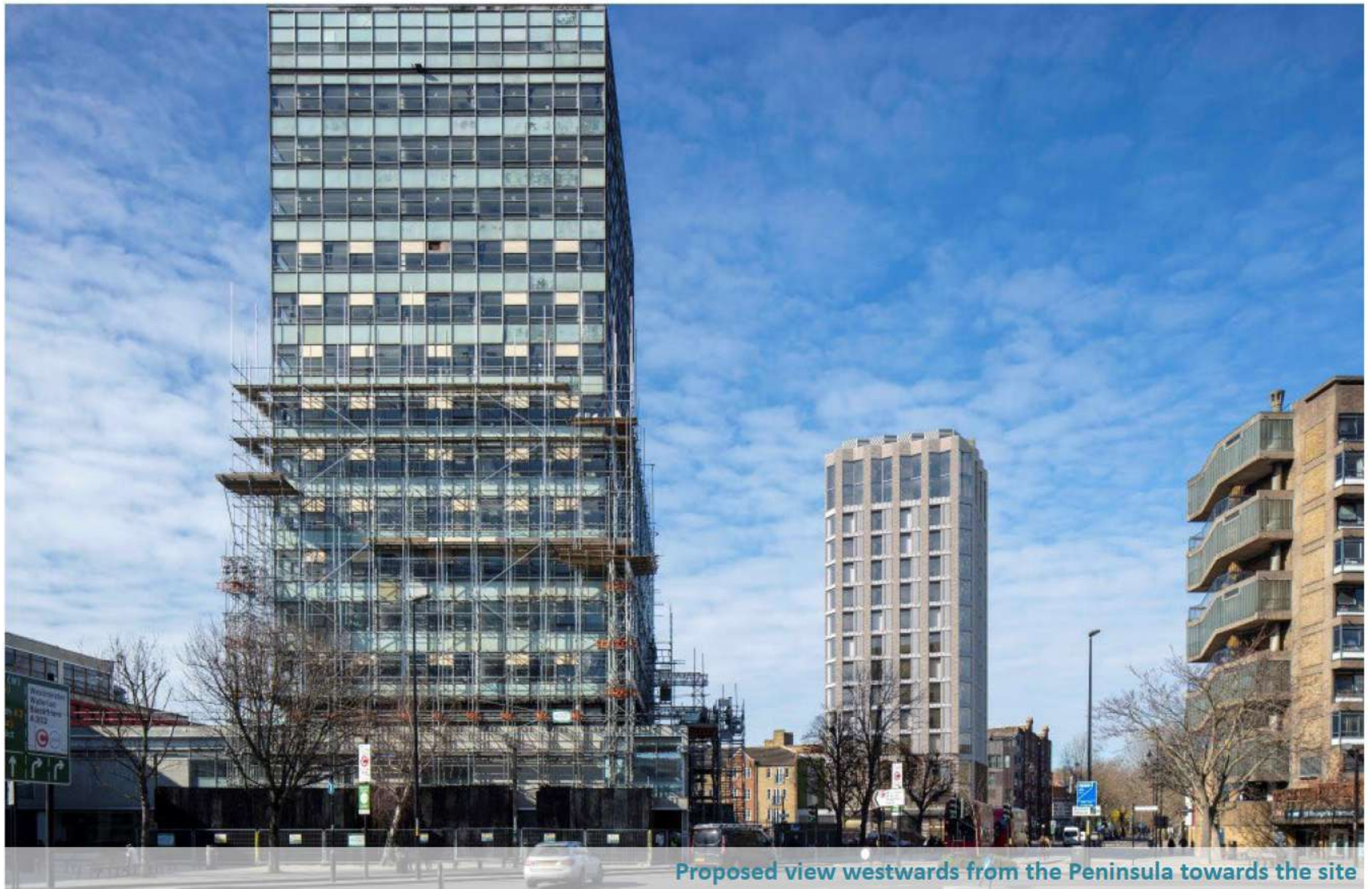
Proposed view eastwards towards the site from St George's Road (cumulatives in pink)





Existing view westwards from the Peninsula towards the site





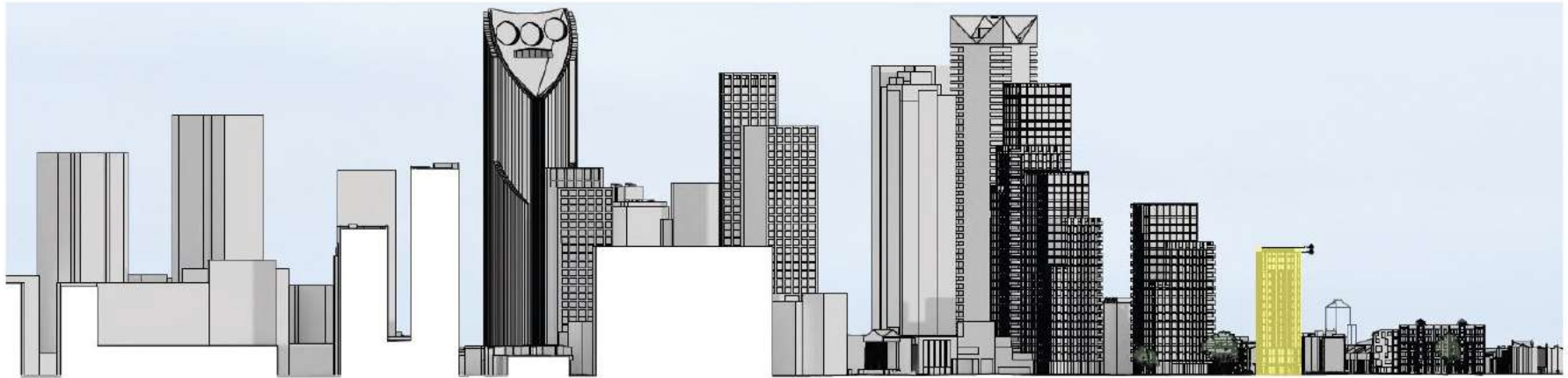
Proposed view westwards from the Peninsula towards the site





Proposed view westwards from the Peninsula towards the site (cumulatives in pink)

## Long section showing the proposal in relation to existing and future (consented) context



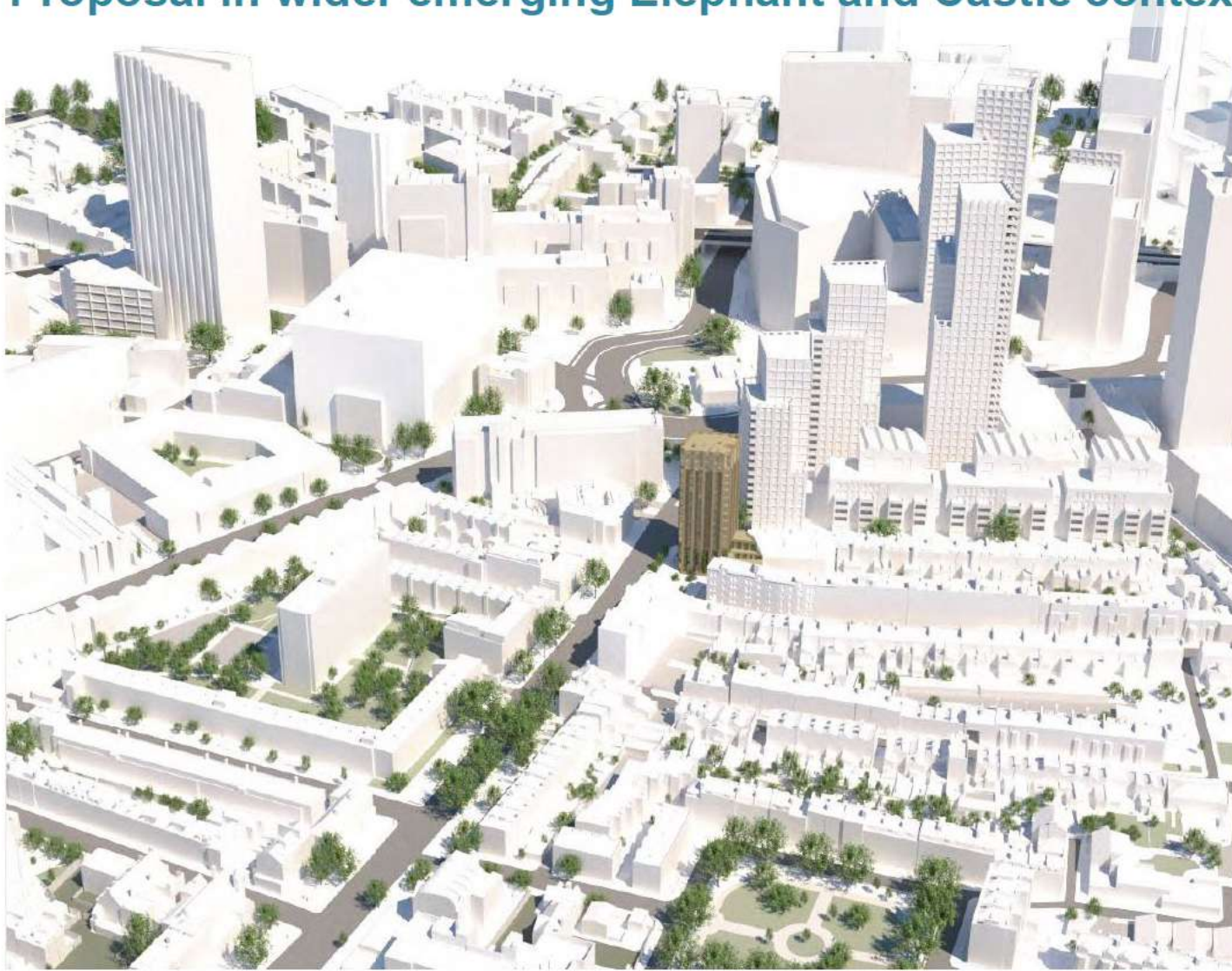
East-to-west section



North-to-south section



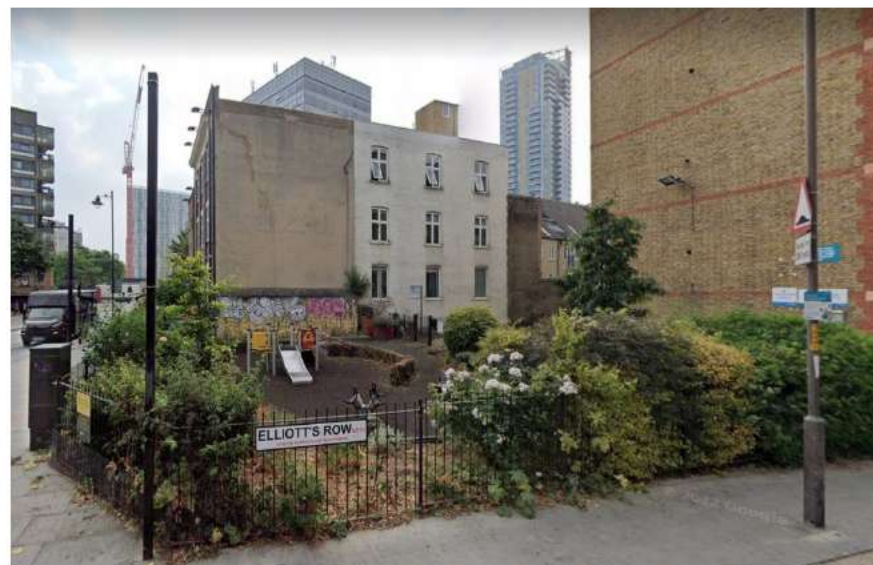
## Proposal in wider emerging Elephant and Castle context





# Pocket Park mitigation

- **Green walling** proposed to levels 01 and 02 of the building's west elevation to soften the interface.
- **Obscuring treatments** to some of the windows facing the Pocket Park
- Through the course of the construction phase and five years post-permission, **developer will pay for the replacement of any planting/ landscaping that dies or becomes damaged.**
- Developer contribution of **£19,760 to fund the provision of under-5s play within the vicinity** for the duration of the construction phase
- Developer contribution of **£12,678 for a 'Long-Term Enhancement Fund'** for the Pocket Park custodians to spend on landscaping enhancements



Existing view of the Pocket Park, taken from Elliott's Row



Proposed Pocket Park interface on the lowest three storeys



# Public consultation responses

## CONSULTATION RESPONSES: SUMMARY TABLE

NO. OF REPRESENTATIONS: **254**

NO. OF UNIQUE REPRESENTATIONS: **241**

Of the unique representations, the split comprises:

In objection: **232**

Neutral: **6**

In support: **3**

## Summary of main reasons for objection

- **Design**

- **Excessive height | poor quality design | harm to Conservation Area**

- **Amenity Impacts**

- **Overlooking (of surrounding properties and the pocket park) | daylight/sunlight loss | air pollution | noise disturbance | wind impact**

- **Uses**

- **Hotel not needed | housing would be a more appropriate use | no community uses/facilities proposed**

## Summary of main reasons for objection

- **Public space, greening and landscaping**

- **Poor provision of public space | Negative impact on the pocket park**

- **Environment and sustainability**

- **No justification for demolishing (rather than retaining) existing building**

- **Transport**

- **Strain on local infrastructure | increased traffic, especially along nearby residential side streets | safety risks for cyclists and pedestrians**

- **Community consultation**

- **The proposal was not amended in response to community feedback during pre-application engagement | Poor developer consultation**

- **Application details**

- **Application documents contain incorrect/misleading information**



## Benefits of proposal

- Uplift in employment floorspace and two new modern retail units
- New mid-range hotel accommodation, **supporting London's tourism function and adding to the vitality and vibrancy of Elephant and Castle Major Town Centre**
- Free-of-charge **community access to meeting rooms** outside of working hours
- Enhanced and activated St George's Road frontage, together with public realm improvements
- Potential to deliver **up to 102.5 jobs FTE jobs**, including **11 sustained jobs for unemployed Southwark residents** within the development once operational
- Carbon savings of **>40%** and BREEAM 'Excellent' targeted
- Greening measures, resulting in a UGF of 0.40
- **Re-accommodation of existing SME operator in modern on-site premises**, with rent capped at affordable rates
- **High quality architecture**
- Height and **design appropriately responds to the surrounding context**, with the harm caused to the character or setting of nearby heritage assets outweighed by the public benefits.

## **Item 6.2 - 21/AP/0681**

### **24 Crimscott Street, London, SE1 5TE**

Demolition of existing building and redevelopment to provide an eight storey (27.7m AOD) building comprising flexible Commercial, Business and Service floorspace (Class E(g)) along with public realm improvements, landscaping, secure cycle parking, refuse and recycling facilities and other associated works.



## EXISTING SITE PLAN

- Located on the corner of Crimscott Street and Willow Walk
- Vacant warehouse building
- Old Kent Road Opportunity Area
- Within site allocation OKR2
- Not within the boundaries of a conservation area





01



02



03

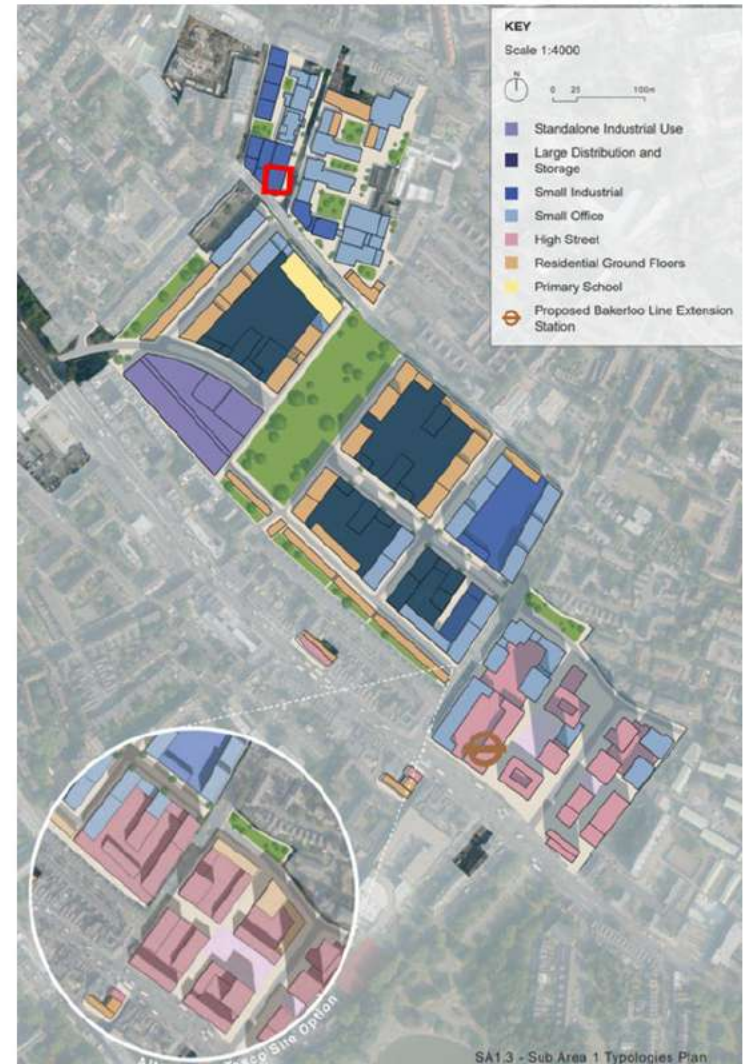


04



## OLD KENT ROAD AREA ACTION PLAN







# PROPOSED SCHEME



## REPRESENTATIONS

- Two rounds of consultation, some of these are from the same occupiers.
- 62 of the responses are against the proposed development.
- 5 responses were supportive of the previously proposed mixed use development supportive of the development.

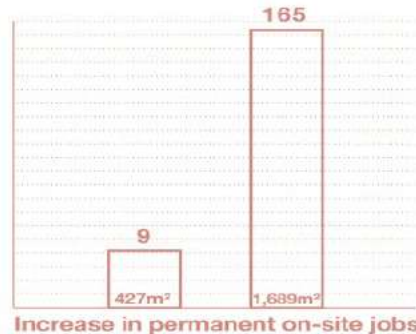


# PROPOSED EMPLOYMENT

**+156**  
direct on-site jobs

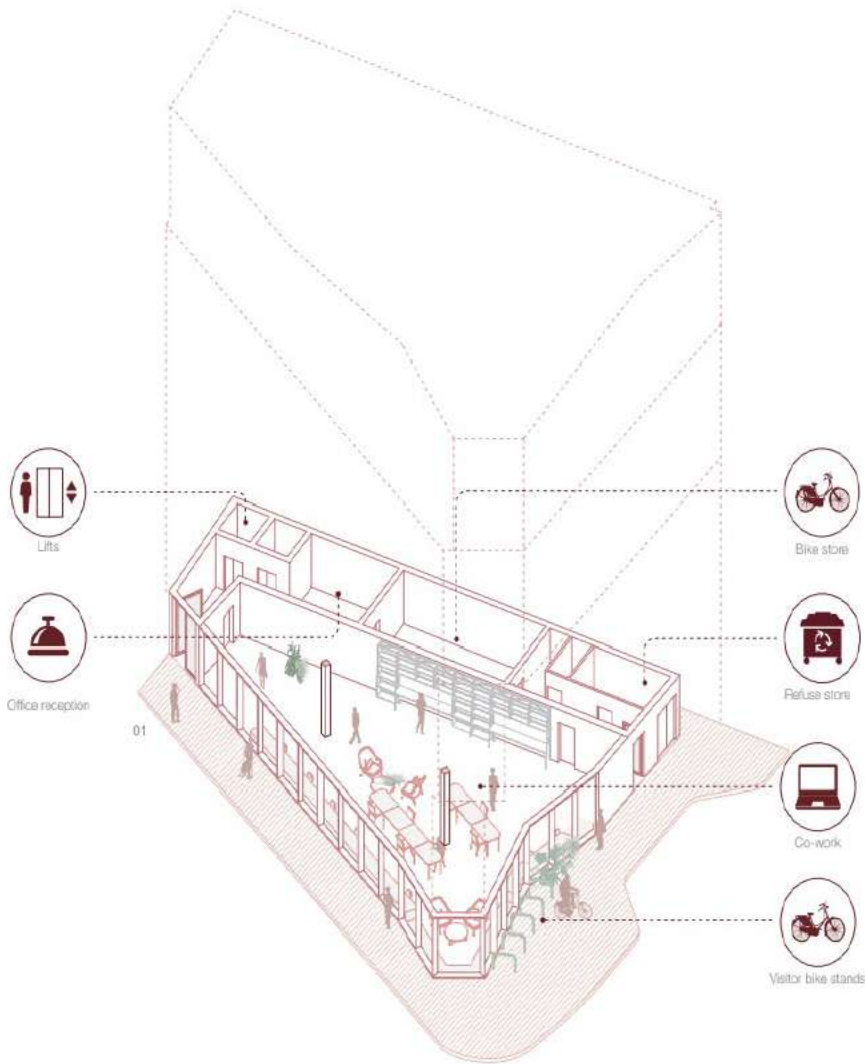
**+314%**  
increase in office floorspace

**x18 increase**  
in on-site employment



- Commercial floorspace increased from existing 427m<sup>2</sup> to 1689m<sup>2</sup>
- 10% Affordable workspace provided on site
- Significant increase in jobs on site

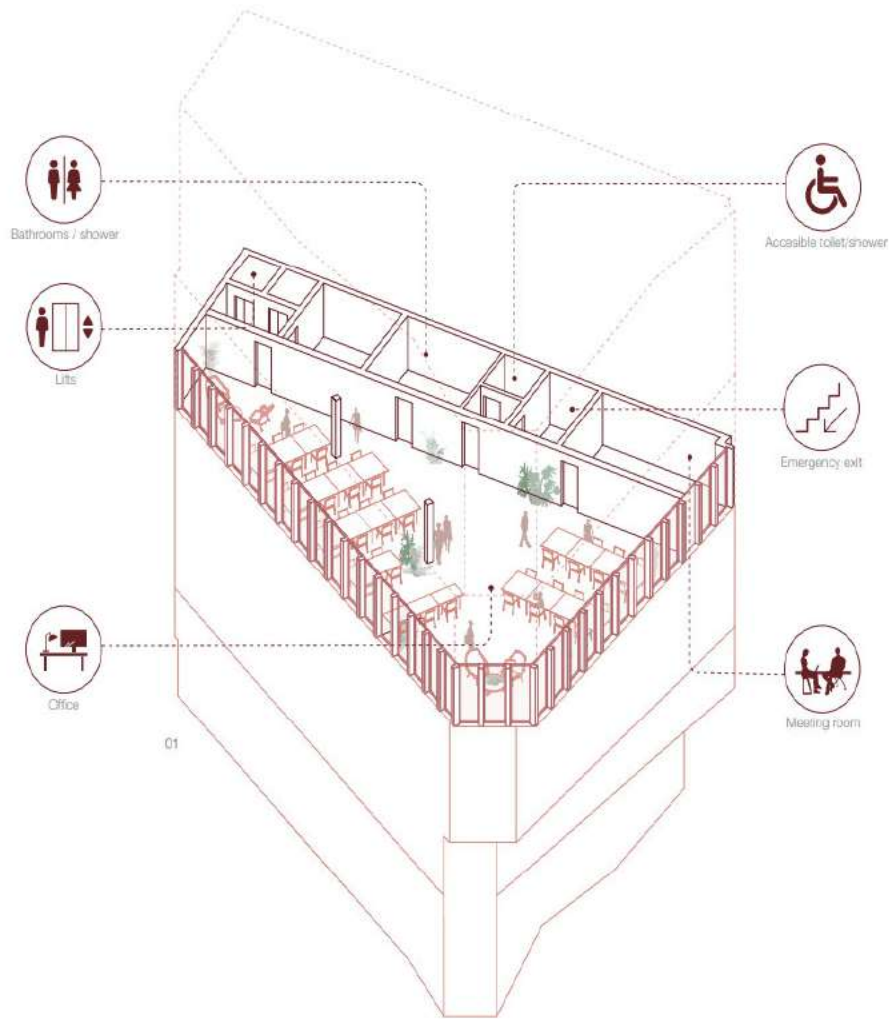
# GROUND FLOOR WORKSPACE/LAYOUT



- 165sqm of Affordable workspace
- 4 metre floor to ceiling height
- Tall entrances characterise the base of the building with three distinct doorways



## TYPICAL UPPER FLOOR LAYOUT



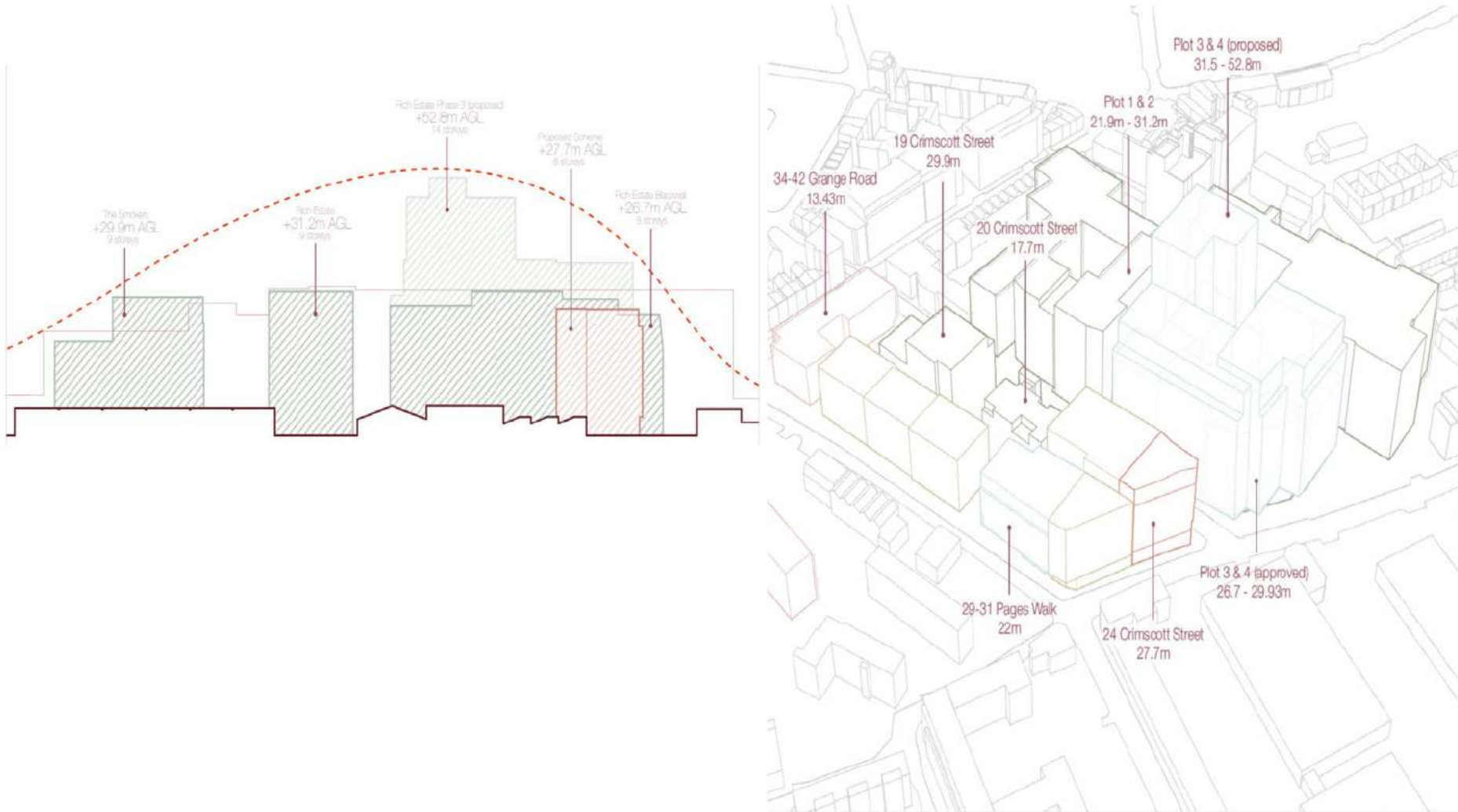
- Each typical floor plate provides on average 218sqm of workspace
- Floor-to-ceiling heights are 2.8m
- Each office floor has built-in storage lockers, secure cycle lockers, bathrooms, showers and kitchenettes.

# BUILDING HEIGHT





# BUILDING HEIGHT



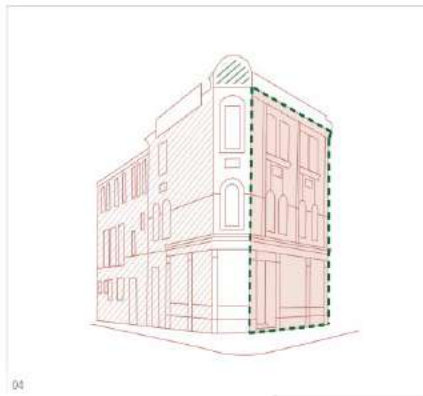
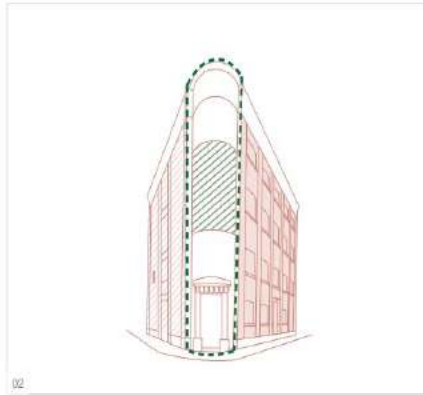
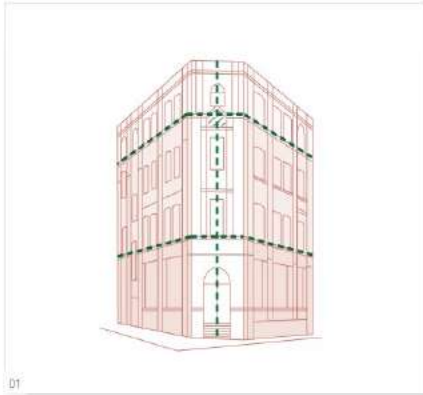
# DESIGN AND MATERIALITY



- A. Aluminium Curtain wall with clipped cover profiles
- B. Glulam and steel composite frame with Cross-laminated timber (CLT) floors
- C. Steel cross bracing
- D. Curtain wall with Corten steel capping
- E. Cast iron decorative cladding



# DESIGN AND MATERIALITY



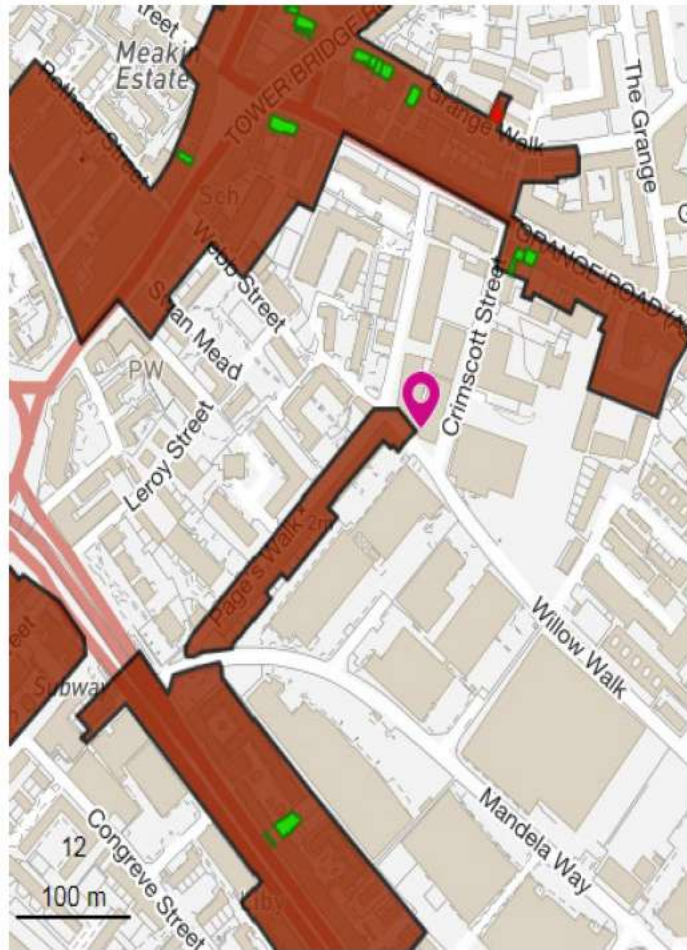
01. 35-55 Bermondsey Street: corner with Crucifix Lane, 1981

02. The Morocco store, Bermondsey

03. The Neptune Public House, Bermondsey

04. Star and Garter Public House Bermondsey

# NEARBY HERITAGE ASSETS



Existing



Proposed



Existing

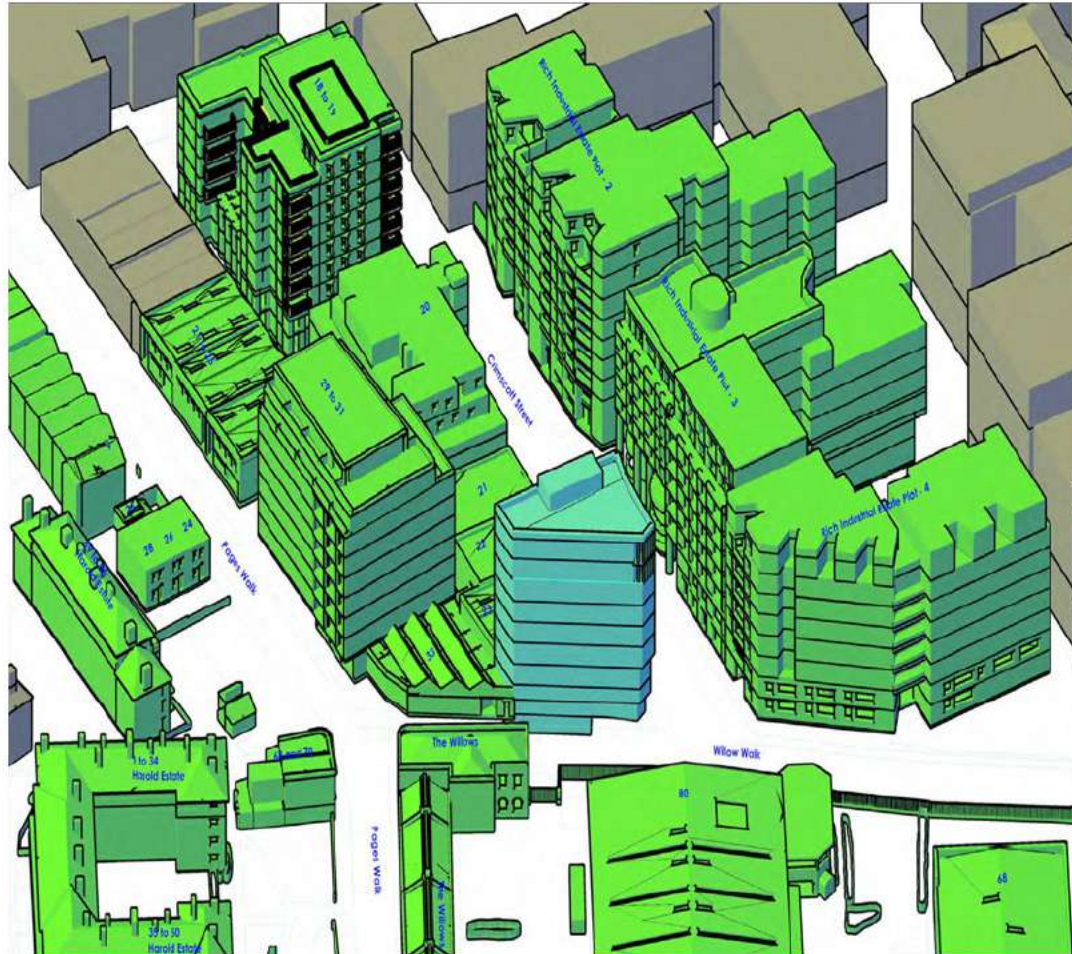


Proposed



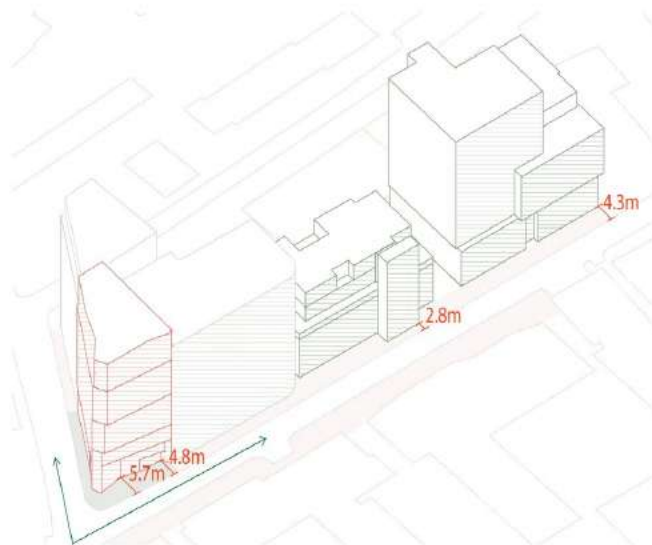
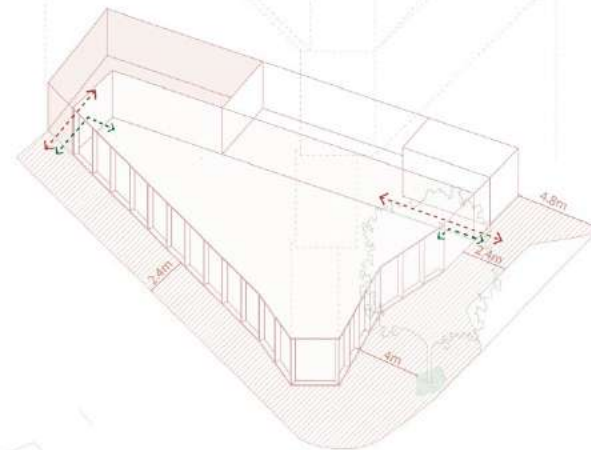
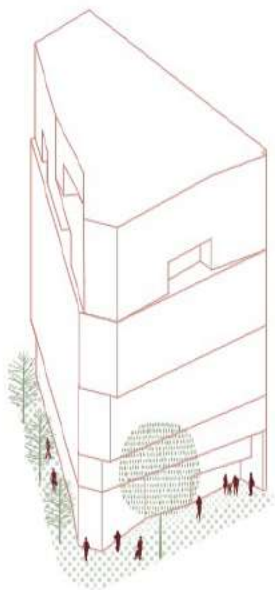


# IMPACT TO NEIGHBOURING OCCUPIERS



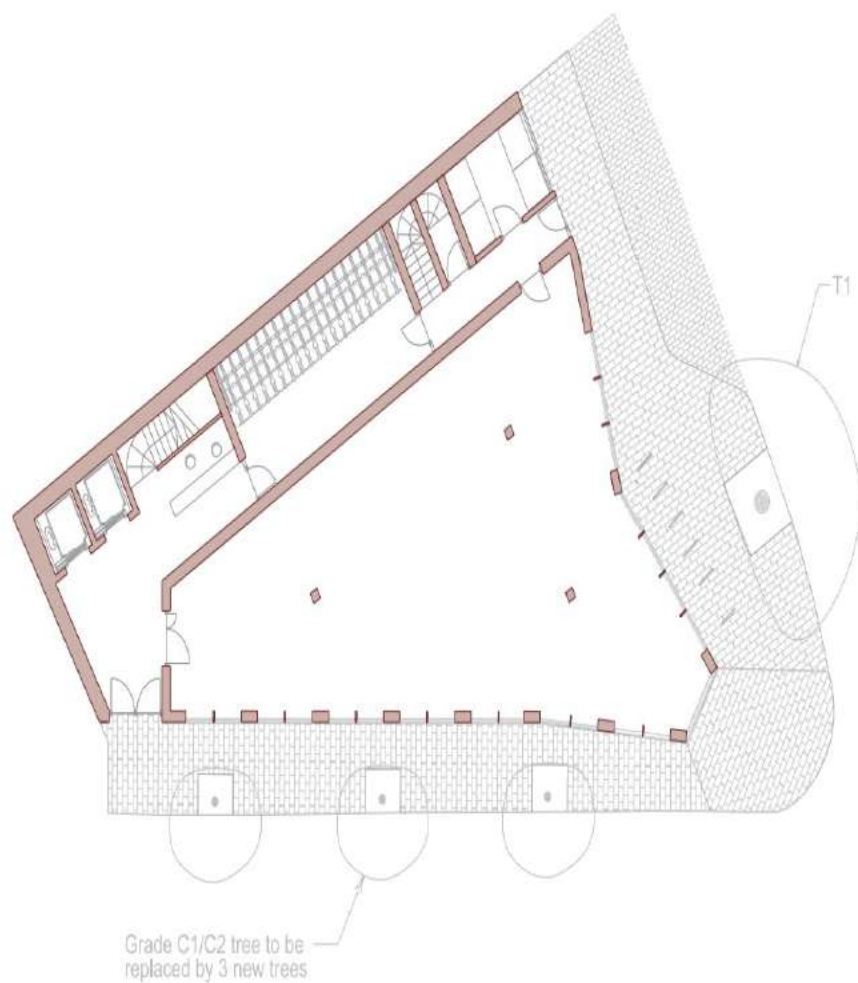
- Most at risk occupiers are located at the adjacent Rich Estate plot when it is constructed, and to the rear amenity area of nos 1-34 Harold Estate
- Submitted BRE Assessment demonstrates that potential affected windows retain high levels of daylight using the Vertical Sky Component methodology

## PUBLIC REALM





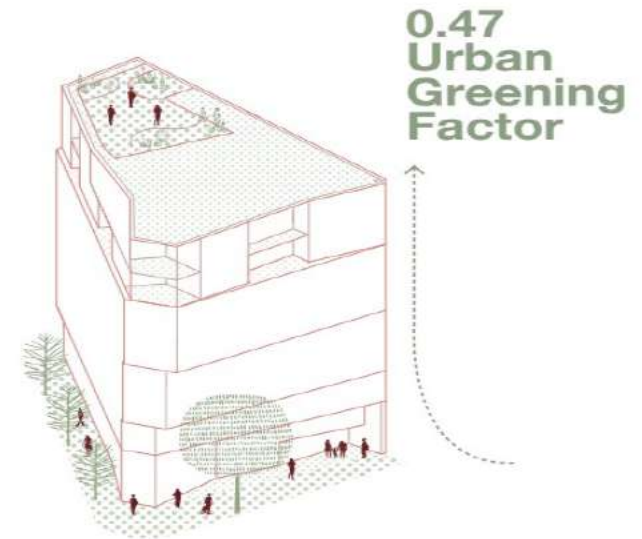
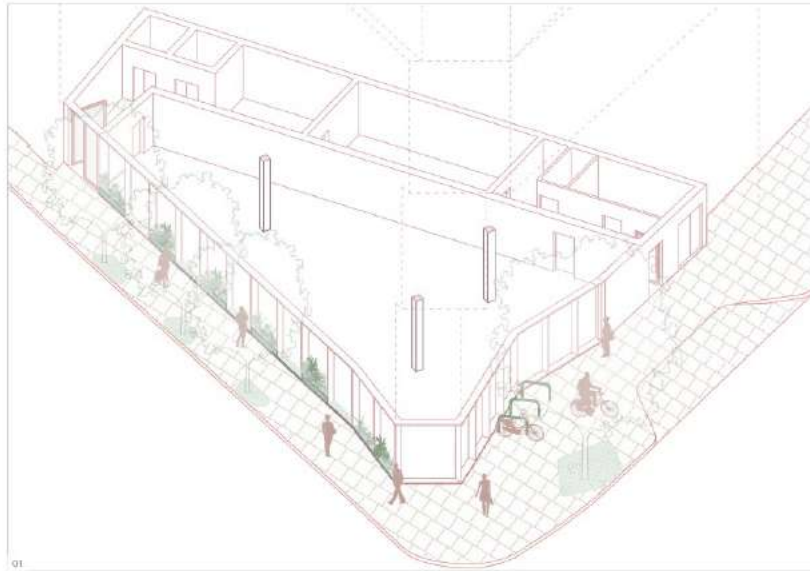
# TREES



Tree ID	Species	Height (m)	Life Stage	Life Expectancy	BS Category
T1	<i>Allanhus altissima</i> (Tree of Heaven)	14.0	Mature	20-40	B1/B3
T2	<i>Acer platanoides</i> (Norway Maple)	10.5	Mature	10-20	C1/C2



# LANDSCAPE AND URBAN GREENING FACTOR



**0.47**  
**Urban**  
**Greening**  
**Factor**

Surface Cover Type	Factor
Intensive green roof or vegetation over the structure	0.8
Flower-rich perennial planting	0.7
Amenity grassland	0.4
Permeable paving	0.1
Standard trees planted in tree pits	0.8

Roof m <sup>2</sup>	Landscape m <sup>2</sup>	Total
155.6		155.6
9.26	8.7	17.96
		0
	50	50
	28.2	28.2

## Areas

Total site area m <sup>2</sup>	353
Building footprint	292
Permeable paving	50
Green roof area	156
Bio-retention areas (Perennial planting)	18
Amenity grassland	0
Standard trees planted in tree pits	28

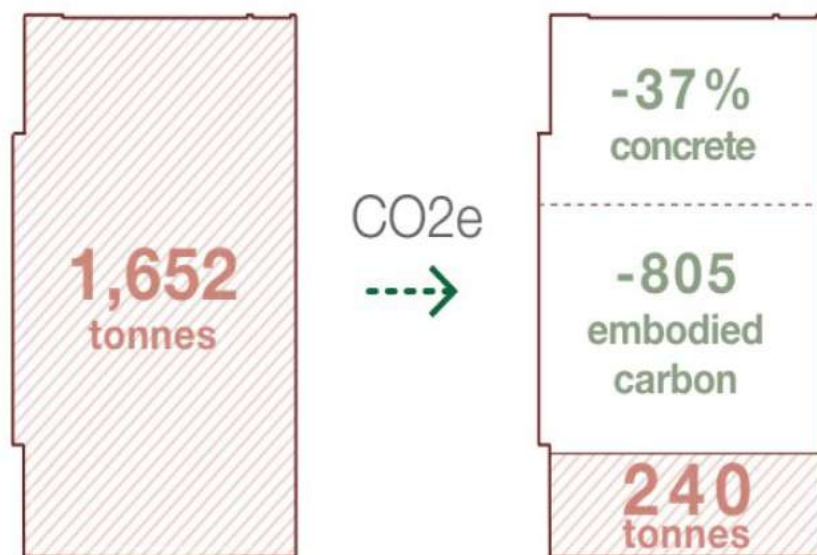
## Factor Calculations

Building footprint	0
Permeable paving area	5
Green roof area	124.8
Bio retention areas	12.6
Amenity grassland	0
Standard trees planted in tree pits	22.4
<b>Total</b>	<b>164.8</b>

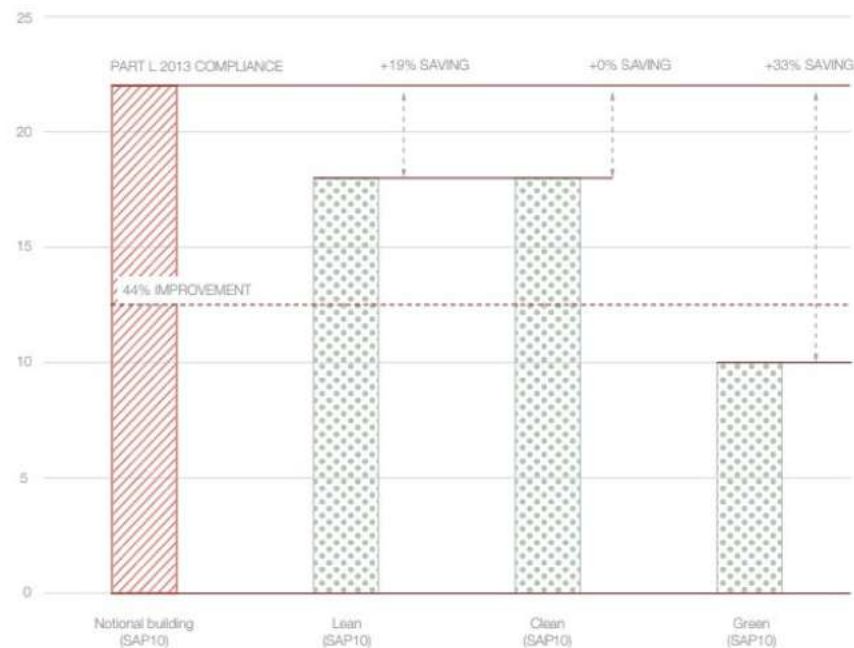
Urban Greening Factor **0.47**



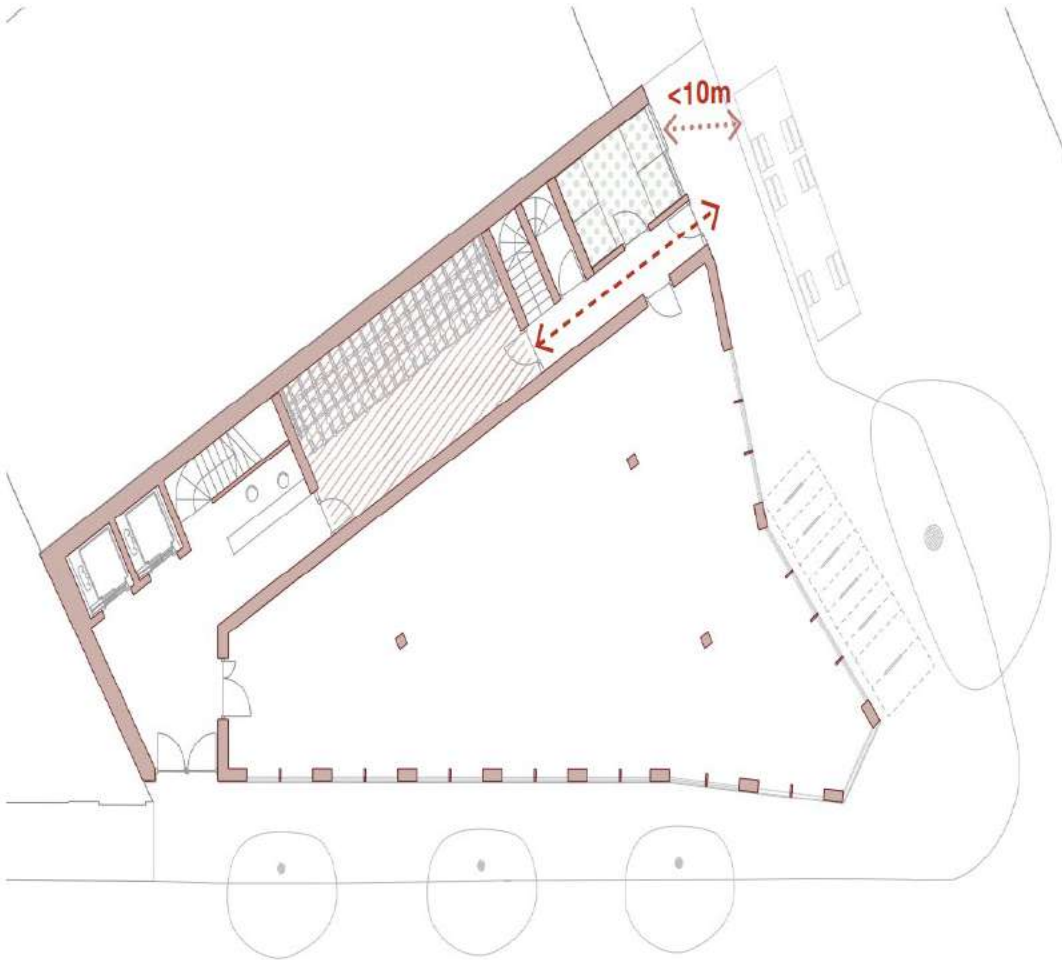
# ENERGY AND SUSTAINABILITY



All concrete vs. CLT-hybrid embodied carbon calculation



# TRANSPORT



- Policy compliant cycle parking
- Car free development



## CGI VIEWS OF DEVELOPMENT



## CGI VIEWS OF DEVELOPMENT





## SUMMARY

- Uplift in employment floorspace
- 10% affordable workspace
- Minimal impact on neighbouring residents
- Compliant with aims and objectives of OKR2
- Improved public realm and pedestrian environment
- Improved landscaping, additional trees and compliant UGF
- 52% savings on Carbon dioxide emissions