

Welcome to Southwark Planning Committee

24 April 2023

MAIN ITEMS OF BUSINESS

ITEM 5 - 22/AP/0485
87 NEWINGTON CAUSEWAY LONDON
SOUTHWARK SE1 6BD

ITEM 6.1 - 19/AP/0404
40-44 BERMONDSEY STREET VINEGAR YARD
WAREHOUSE 9-17 VINEGAR YARD AND LAND
ADJACENT TO 1-7 SNOWFIELDS, LONDON,
SE1

ITEM 6.2 - 22/AP/1068
5-9 ROCKINGHAM STREET AND 2-4 TIVERTON
STREET, LONDON, SE1 6PF

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

Item 5 - 22/AP/0485

87 Newington Causeway London Southwark SE1 6BD

Variation of the Section 106 Agreement relating to planning permission 16/AP/3144 [dated 29.01.2018] for: "Redevelopment of the site for a mixed use development comprising a basement/mezzanine basement, ground plus twenty-three floors to accommodate a 140 room hotel (levels 1-11), 48 residential units (levels 12-24), a retail unit (at ground floor), associated cycle parking, servicing and refuse and recycling, landscaping and private and communal residential amenity space (including at roof top level), external refurbishment to the front of the railway arches, and a new pedestrian route through the site linking Newington Causeway with Tiverton Street".

Approved Affordable Accommodation

Bedrooms	Social Rent	Shared Ownership
One	5	2
Two	2	4
Three	1	2

Reasons Registered Providers provided for not being interested.

- Number of dwellings being too small for RPs
- A reduced appetite for s106 purchases
- The location not being a priority for RPs
- The height at 24 storeys being against RP strategies
- Income caps on the shared ownership
- Service charges

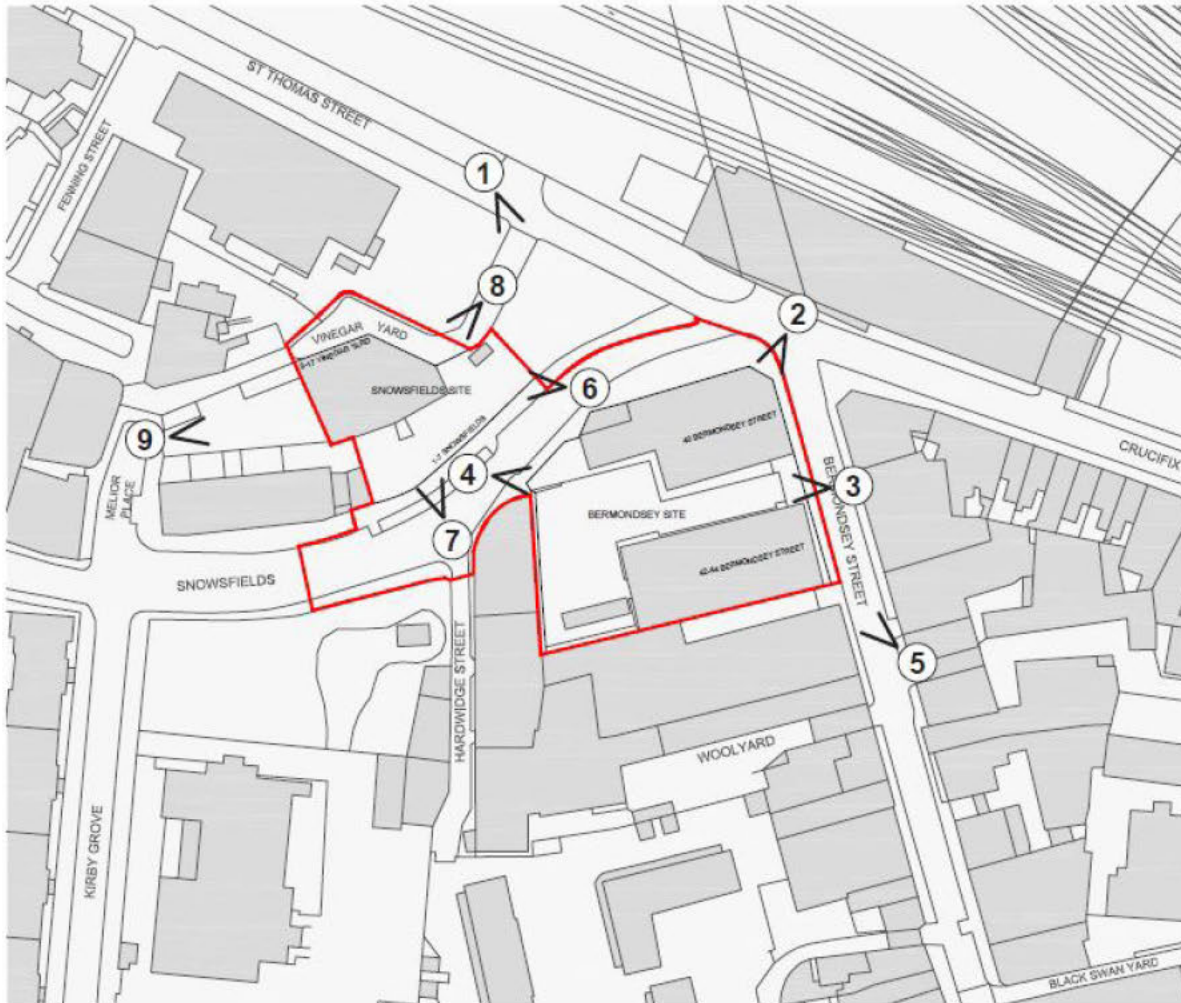
Applicant's Offer	Savills (for the applicant)	Avison Young (for the council)
£5.95m	£5.79m	£5.560m <i>£5.386m (using Savills' input)</i>

Item 6.1 - 19/AP/0404

40-44 Bermondsey Street Vinegar Yard Warehouse 9-17 Vinegar Yard And Land Adjacent To 1-7 Snowsfields London SE1

Refurbishment and extension of existing Vinegar Yard Warehouse (equivalent of 7 storeys and 26.188m AOD), demolition of 42-44 Bermondsey Street and retention and extension of 40 Bermondsey Street to form two buildings (equivalent of 12 storeys and 50.425m AOD) to provide office space (Class E); retail space (Class E); new landscaping and public realm including a new pedestrianised route through the site; vehicular access; associated works to public highway; ancillary servicing; plant; storage and associated works.

Site Location



🕒 Site Location Plan
Not to Scale

Existing site context (aerial view)



Aerial view of the site and context

Existing site buildings (Bermondsey Street)



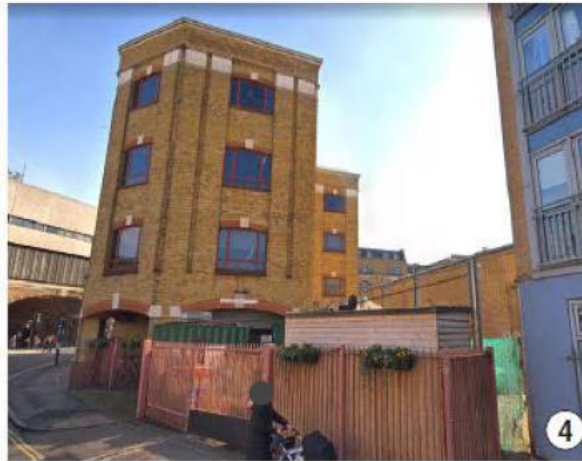
From St. Thomas Street towards 40 Bermondsey Street



From Bermondsey Street towards courtyard of 40 Bermondsey Street



From angle of Bermondsey and St. Thomas towards 40 Bermondsey Street



From Snowsfields towards courtyard of 40 Bermondsey Street



From Bermondsey Street towards 42-44 Bermondsey Street

Existing site buildings (Vinegar Yard Warehouse)



From Snovfields towards the Leather Warehouse



From Vinegar Yard towards the Leather Warehouse

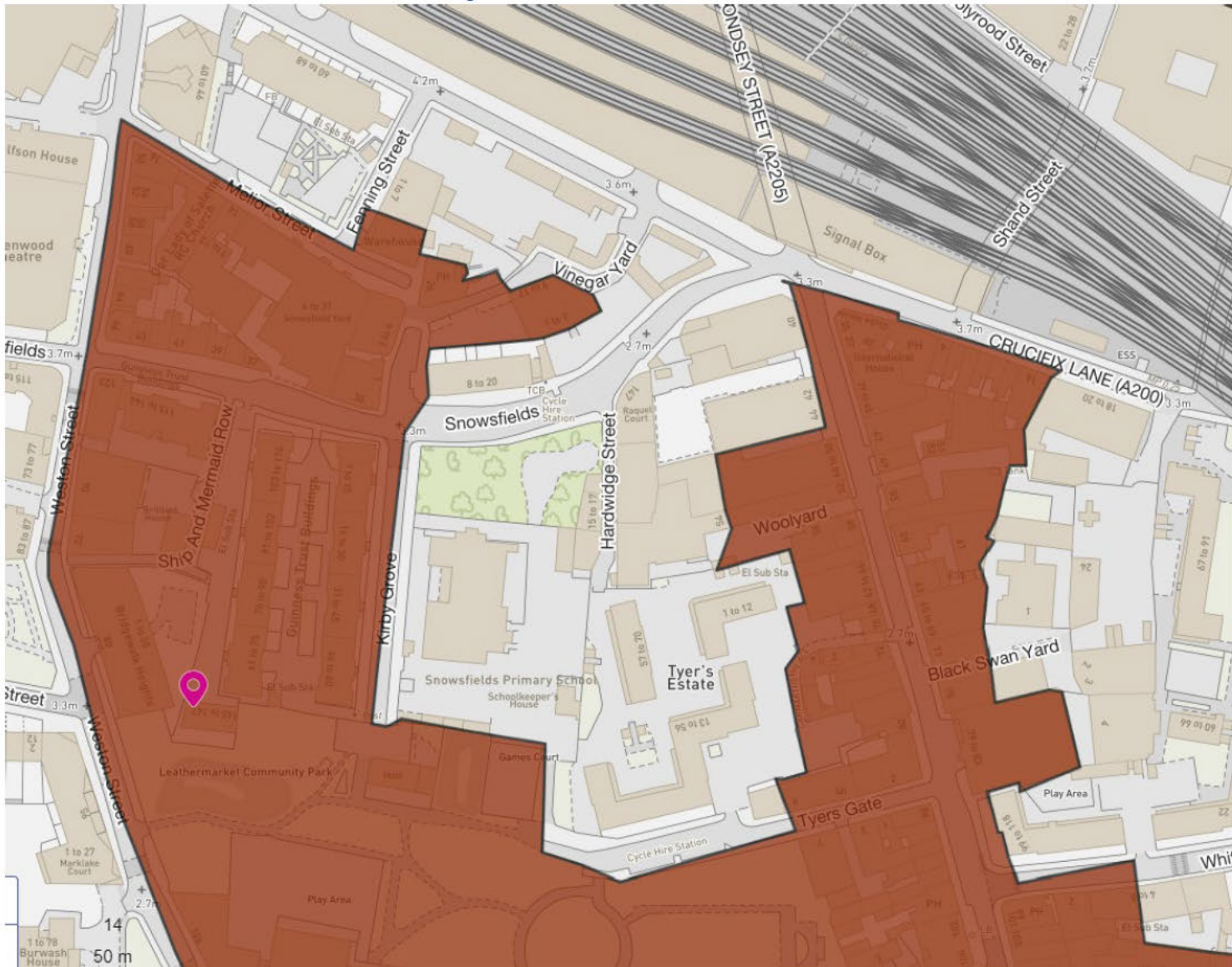


From Hardwidge Street towards the Leather Warehouse



From Melior Street towards the Leather Warehouse

Bermondsey Street Conservation Area



Comparison to originally submitted scheme

Proposed Use	Original Scheme	Revised Proposals
Class B /Class E Office	21,522sqm	15,716sqm
Class A1-4/Class E Retail	1,281sqm	351sqm
Total	22,803sqm	16,067sqm
Building Heights	Original Scheme	Revised Proposals
Bermondsey Street Building	5/10 storeys + basement	5/11 storeys + basement
Vinegar Yard Warehouse Extension	17 storeys + basement	6 storeys + basement

Comparison to originally submitted scheme (Vinegar Yard Warehouse)

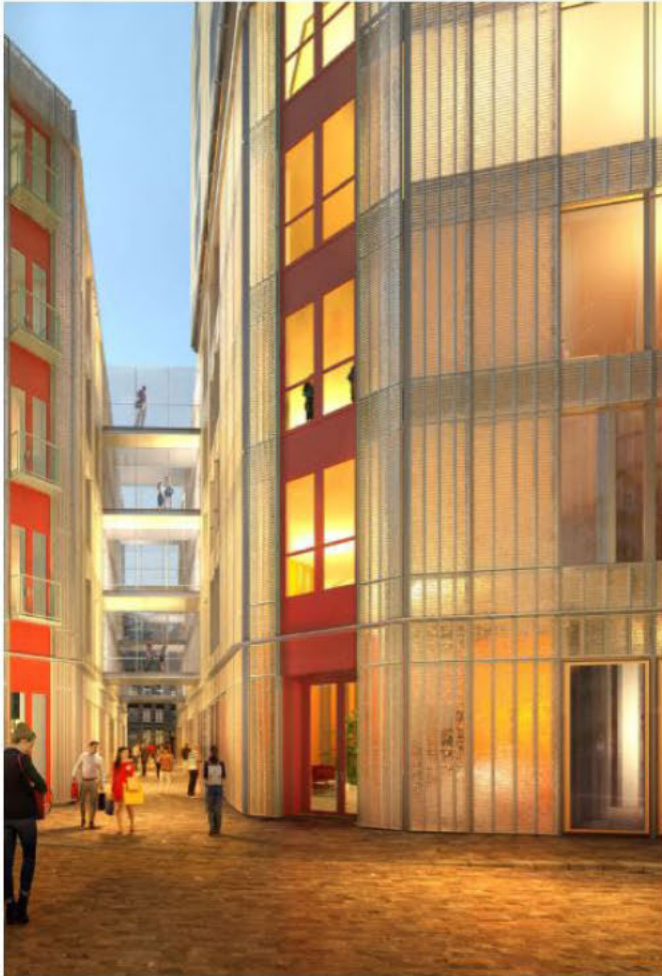


RPBW designed warehouse scheme



Amended warehouse scheme, without any development over the warehouse itself

Comparison to originally submitted scheme (Bermondsey Street)



RPBW designed materiality, incorporating glass bricks



Amended materiality - masonry design to lower floors

Comparison to originally submitted scheme (public realm)



The RPBW designed scheme for the public space in front of the Leather Warehouse comprised of hard landscaping with one tree indicated. It was intended as a pedestrian through route rather than a place to pause.



The amended scheme creates a greener public space in front of the Leather Warehouse than the RPBW design, with opportunity to sit and enjoy the space. Soft landscaping is incorporated which is beneficial for both biodiversity and sustain urban drainage.



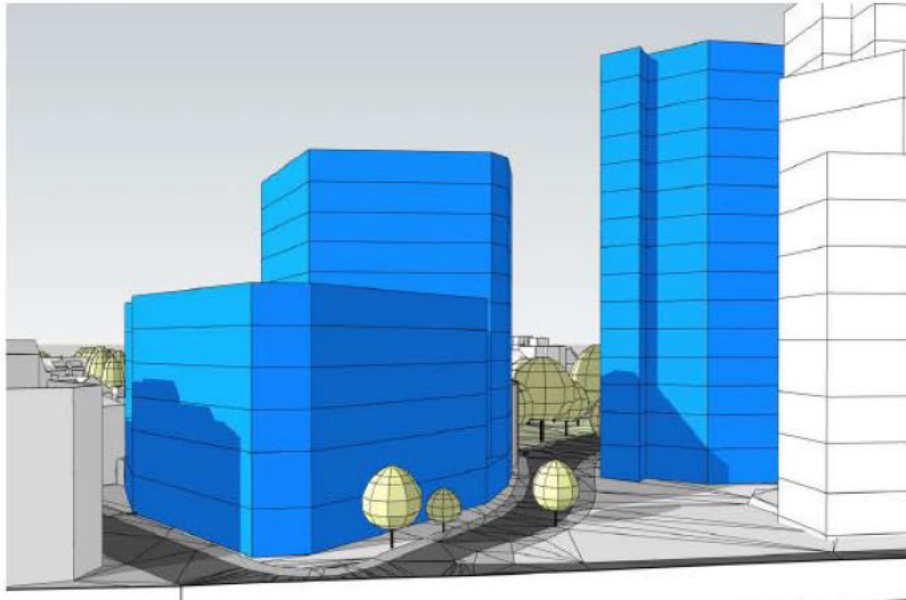
RPBW designed public realm



Amended public realm

Massing Comparison

RENZO PIANO BUILDING WORKSHOP
February 2020



6 / 11 storey building at Bermondsey Yards, and 15 storey Leather Warehouse

STUDIO RHE + JRA
April 2022



Refine the environment of the internal street beneath the Bermondsey Yards building. Develop the facade retention detailing.

Bermondsey Street Building South/West Elevation



Bermondsey Street Building east elevation



Bermondsey Street Building North Elevation



Vinegar Yard Warehouse North Elevation



Leather Warehouse with external staircase absorbed within the building

Public Realm



New Yard/Pedestrian Route



Amended Yard looking towards Snowsfields

View north on Bermondsey Street (Time and Talents building)



View north on Bermondsey Street (Lamb Walk)



View from Bermondsey Street/Tanner Street Park



View north on Bermondsey Street (Whites Grounds)



View north Bermondsey Street (Tyers Gate)



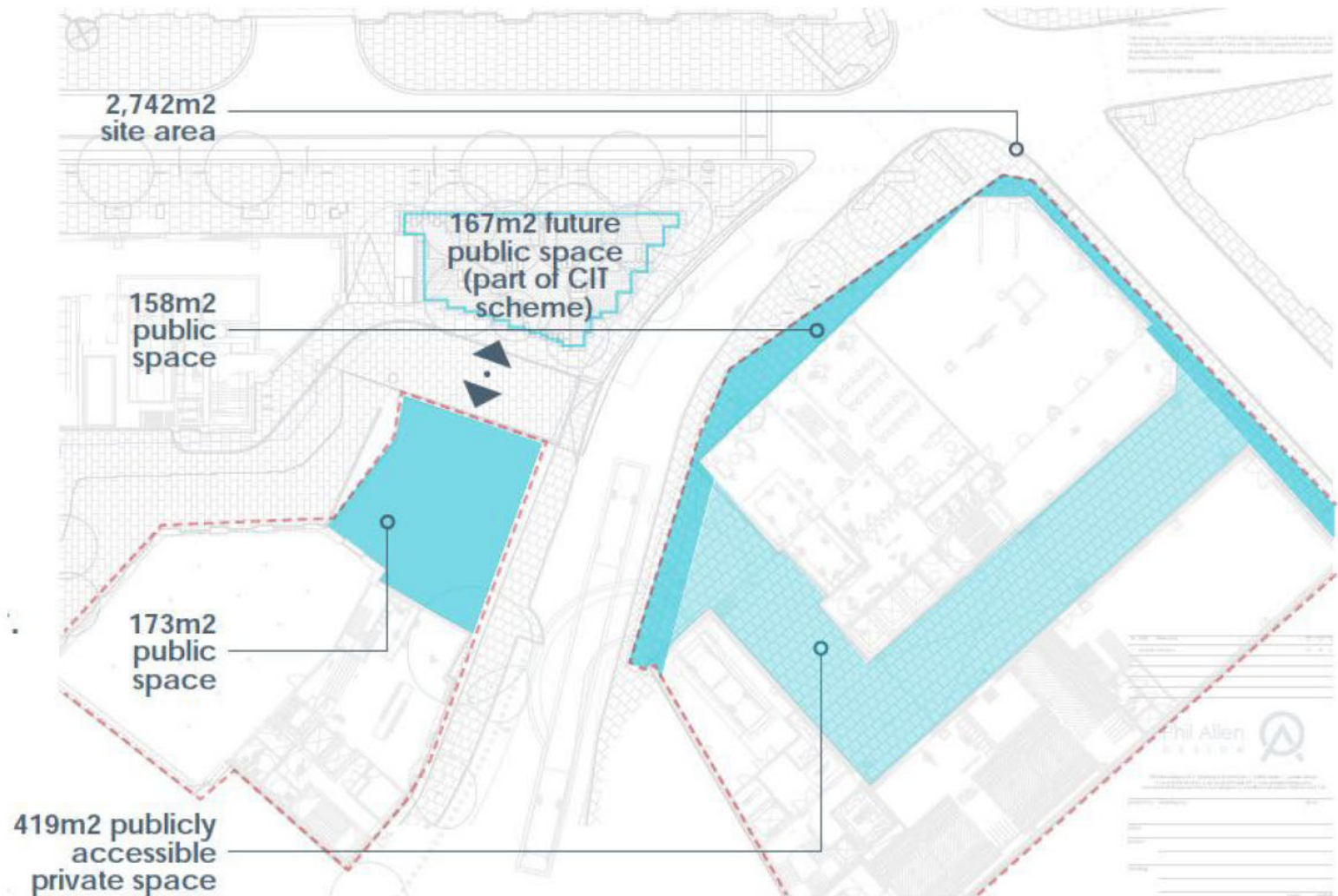
View north Bermondsey Street (Black Swan Yard)



View along Melior Street



New Public Realm Quantums



Landscaping and Public Realm



Proposed Amenity Space Planting



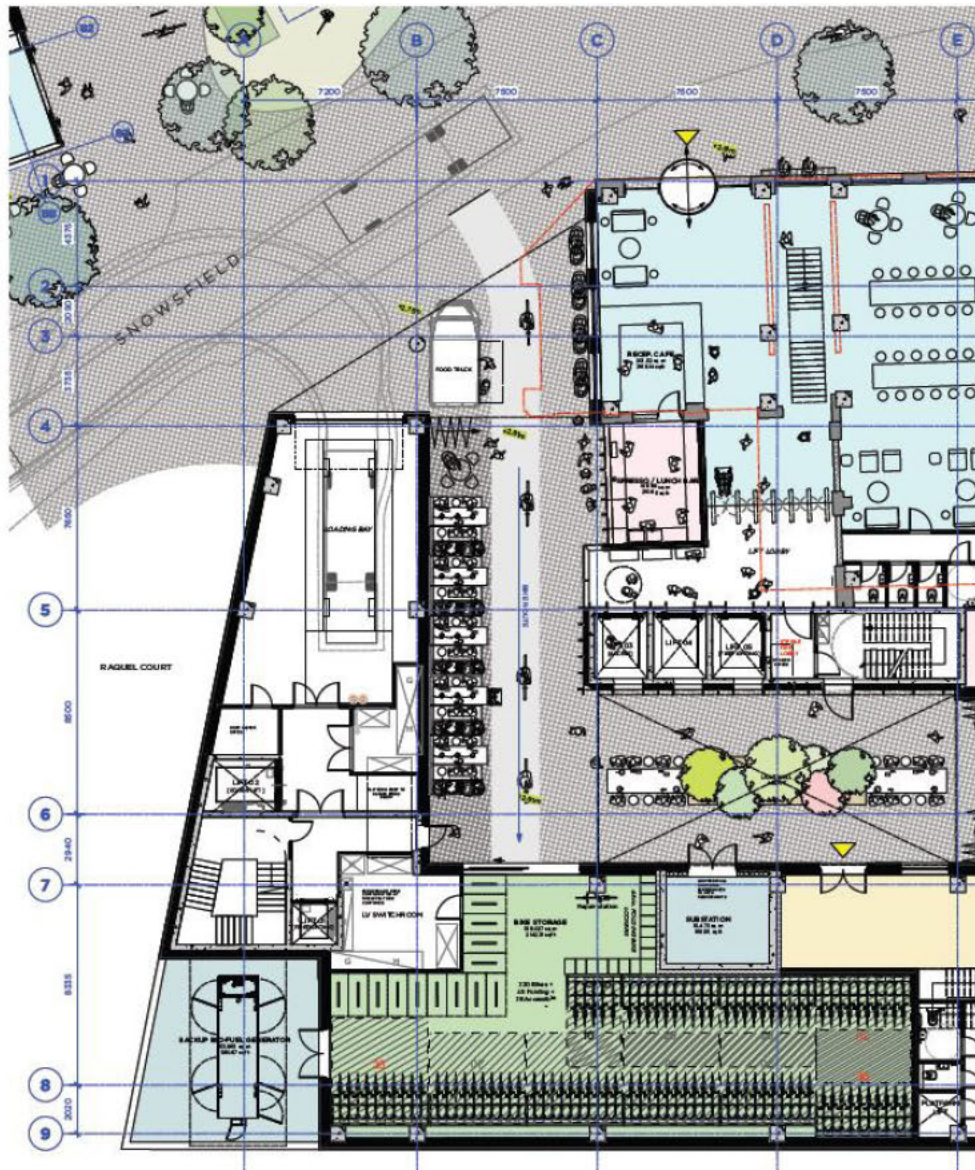
Indicative Roof Terrace Planting



Scheme integration and connectivity



Bermondsey Street loading bay and cycle parking



Summary

- Provision of a significant uplift in employment floorspace and the creation of up to 915 new high quality jobs;
- The provision of highly sustainable buildings that together provide a 54% reduction in carbon emissions;
- The provision of 1,572sqm of affordable workspace provided at a discount of 25% on market rent levels and protected as such for 30 years;
- The provision of a new route linking Bermondsey Street and Snowfields that will improve pedestrian linkages and support increased connectivity;
- The refurbishment and restoration of the Vinegar Yard Warehouse;
- The provision of a high quality public realm and improved landscaping and green spaces.

Item 6.2 - 22/AP/1068

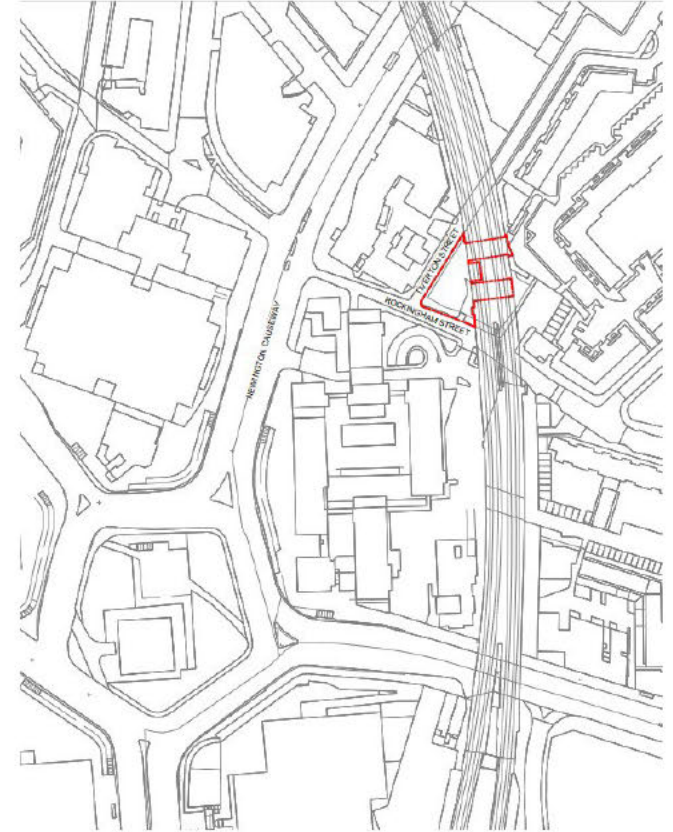
5-9 Rockingham Street and 2-4 Tiverton Street, London, SE1 6PF

Redevelopment of site to provide a 24-storey building plus basement consisting of purpose-built student accommodation (Sui Generis), and commercial uses (Use Class E) at ground floor, and the development of the associated railway arches to provide commercial space (Use Class E), plant, refuse and cycle storage, and associated access and public realm works

Site location



Aerial view looking northwards, with site edged red (image date: circa 2017)



Location plan with site edged red

Existing Site

SITE AREA

0.0783 hectares

BOUNDED BY

NE: Viaduct

S: Rockingham Street

NW: Tiverton Street

EXISTING LAWFUL USES

Main triangular part of the site:

- Class E[g][a] (**Retail**)
- approx. 78%
- Class E[g][b] (**Dining**)
- approx. 9%;
- Class E[g][i] (**Office**)
- approx. 13%

Railway arches: **Nil land use**



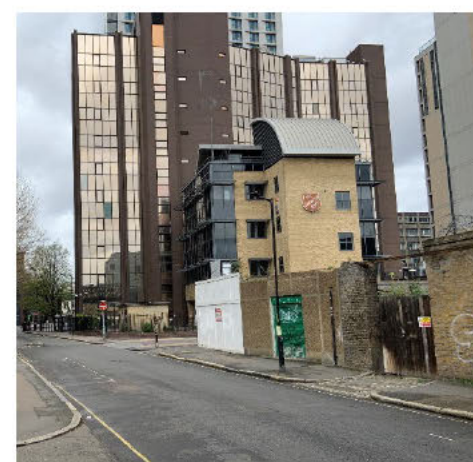
View looking south from Tiverton Street



Looking southwest from under the viaduct on Tiverton Street



Looking north from the junction of Tiverton Street and Rockingham Street







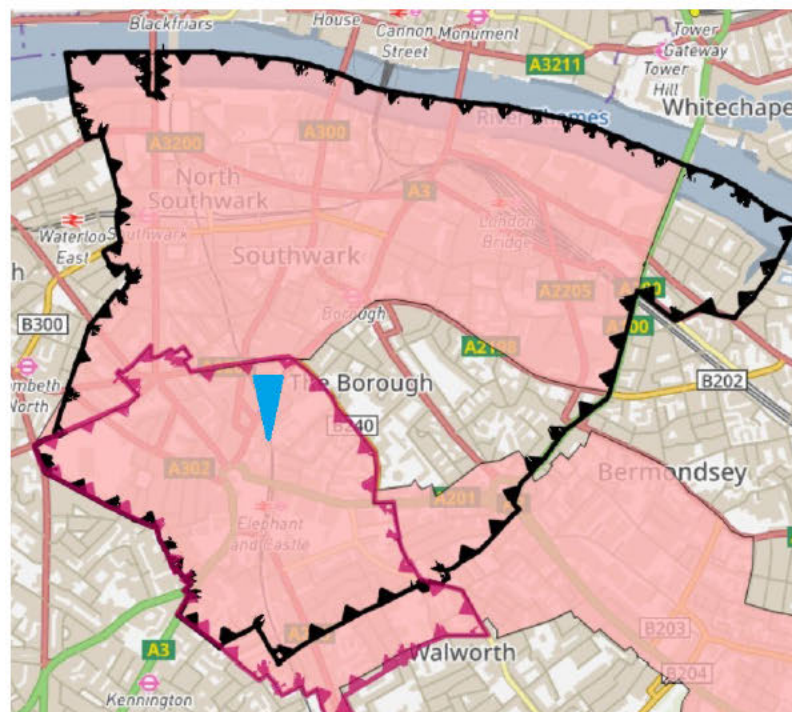
Looking west from under the viaduct on Rockingham Street

Policy designations

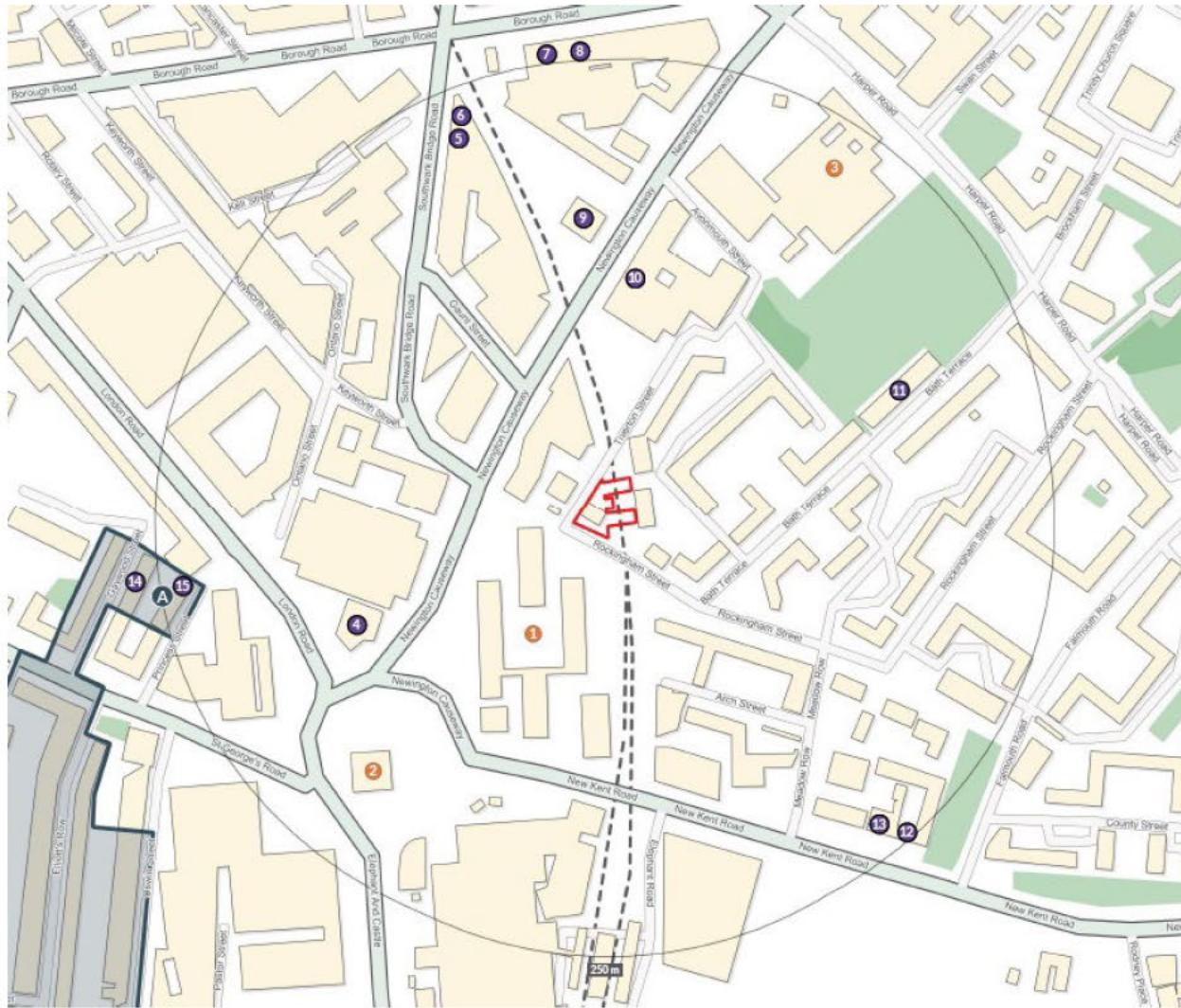
The site is within:

- the Central Activities Zone (CAZ);
- Elephant and Castle Area Vision AV.09;
- Elephant and Castle Opportunity Area;
- Elephant and Castle Major Town Centre;
- Elephant and Castle Strategic Cultural Area;
- Better Bankside Business Improvement District Area;
- the Low Line (Route 2 - Camberwell to the River Thames);
- Flood Zone 3
- the Air Quality Management Area;
- “North-West” Multi-Ward Forum Area; and
- CIL Charging Zone 1.

- Elephant and Castle Major Town Centre 
- Opportunity Areas 
- Central Activities Zone 
- 5-9 Rockingham Street 



Heritage designations



Conservation Areas

A. Elliot's Row

Listed Buildings

Grade II Listed Buildings

1. Metro Central Heights
2. Michael Faraday Memorial
3. Inner London Sessions Court

Locally Listed

Southwark Draft Local List

4. 70-72 Elephant & Castle London Underground Station, South London House
5. 233 Southwark Bridge Road
6. 231 Southwark Bridge Road
7. 82 Borough Road
8. 83 Borough Road
9. 56-62 Newington Causeway
10. 73-75 Newington Causeway
11. Devonshire House, Bath House, Trinity House, Bath Terrace
12. 83 New Kent Road
13. 81 New Kent Road
14. 8-22 Gaywood Street
15. 7-19 Princess Street

Overview of the proposal

USES	
244-bespace student housing	7,844 sq.m GIA
Flexible retail/service/dining unit	67 sq.m GIA
Total floorspace	7,911 sq.m GIA

DESIGN	
Height (at max point)	24 storeys / 70.67 metres above ground level (73.14 metres AOD)
Materiality of building	Brick (mainly red, with white elements) metal window and door frames
Materiality of arches	Metal framing system , mainly glazed with some decorative panels and feature lighting

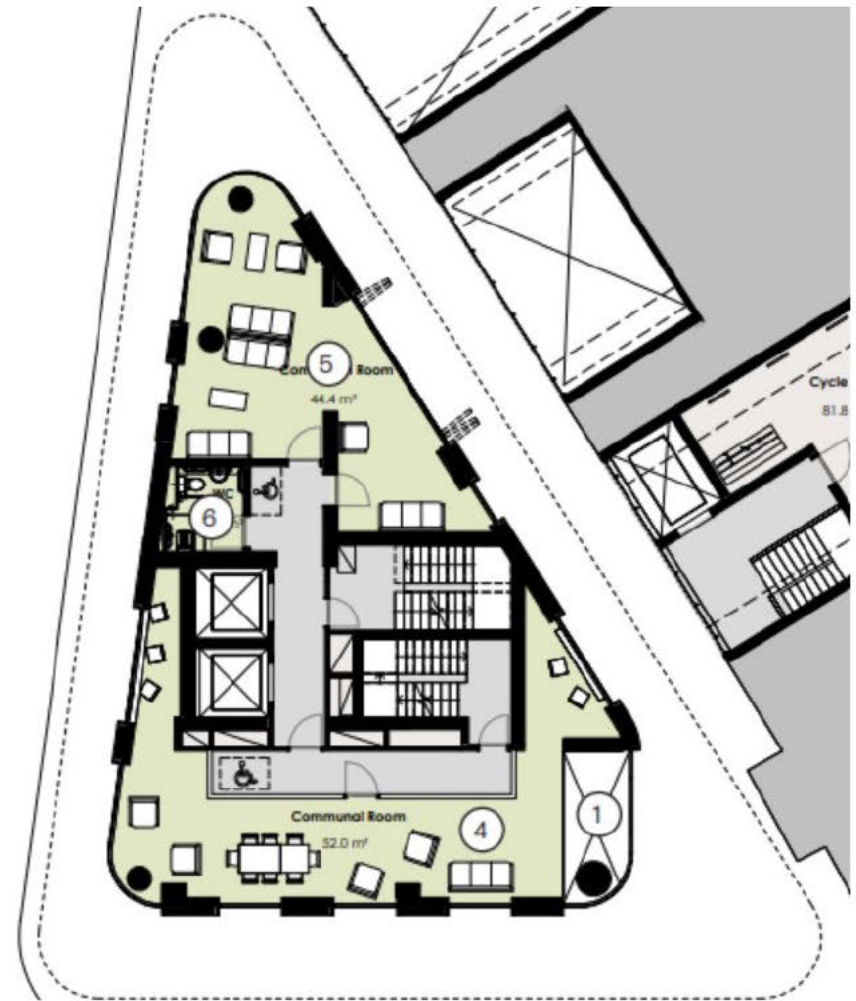
PUBLIC REALM	
New spaces	New c. 25 metre long stretch of the Low Line; Enlarged Rockingham Street footway
Improved spaces	Funding for Newington Gardens



Internal layout



Ground floor plan



First floor plan

Internal layout



Second floor plan



Top floor plan

Student accommodation

Communal facilities: two student communal hubs, study/library space, laundry room, top floor lounge, quiet study rooms

Communal provision per student: Average of 1.34 sq.m

Studio sizes: Between 16.0 sq.m and 26.5 sq.m GIA

Two-dio sizes: Between 44.1 sq.m and 44.4 sq.m GIA, with the bedrooms being between 13.6 sq.m and 16.8 sq.m GIA

Typical layout of a studio



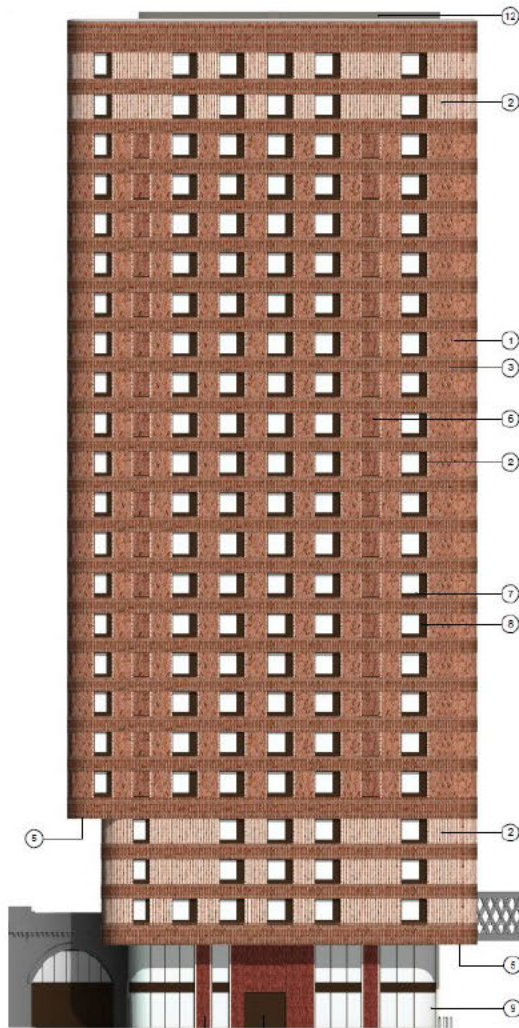
Typical kitchen/dining area in a two-dio



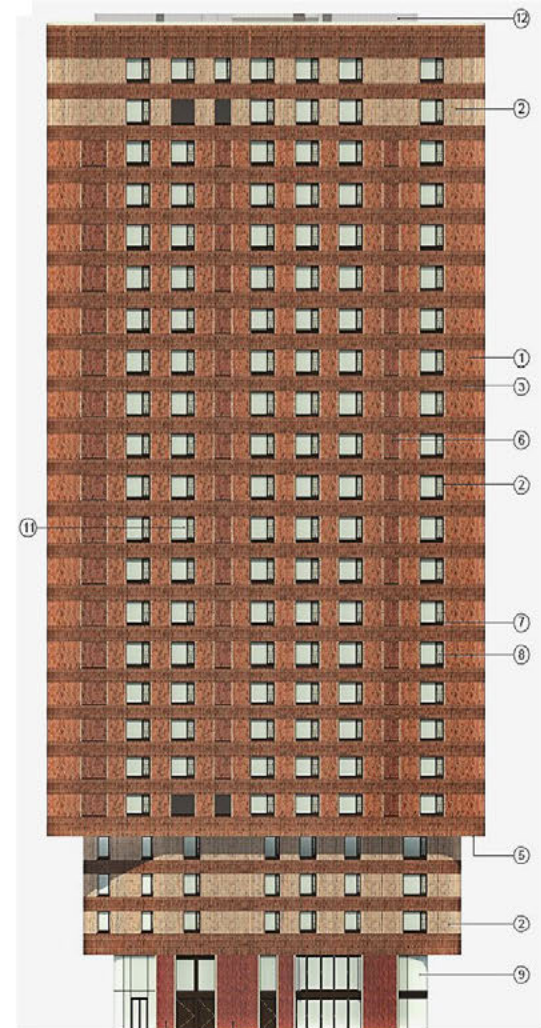
Typical studio



Proposed elevations



Rendered Tiverton Street elevation



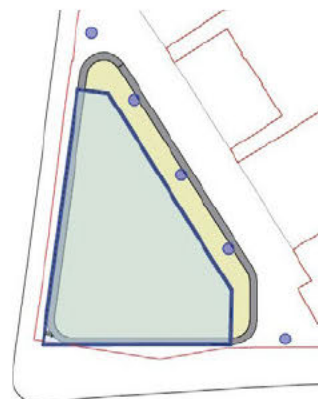
Rendered Low Line elevation

Comparison with the previous/implemented scheme

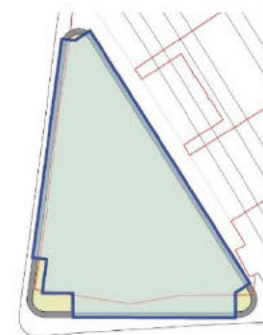


Section of previous/implemented scheme (left) and proposed scheme (right)

Ground floor plan (previous vs proposed)

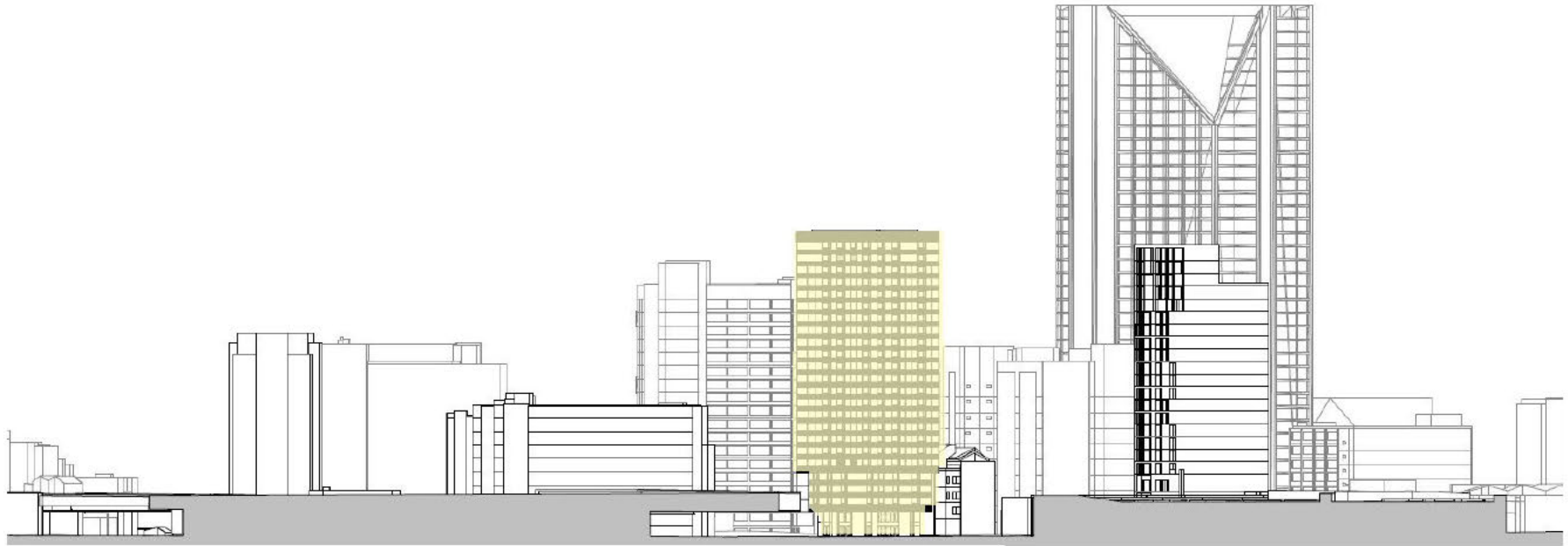


Typical upper floor plan (previous vs proposed)



The shaped filled and edged in blue is the previous/implemented scheme; the shaped filled in yellow and edged in grey is the 22/AP/1068 proposal.

Long section through site



Proposed south-to-north section (proposed building highlighted yellow)

Proposal in townscape context



Proposed view looking northwards towards Metro Central Heights from the Elephant and Castle peninsula, from a position just north of the entrance to the underground station. The proposed building is visible in the centre background.

Townscape visualisations



Proposed view looking northwestwards towards the site from the junction of Meadow Row and Rockingham Street. The proposed building is visible in the centre midground.

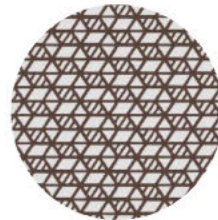
Architecture



Detailed elevation of typical upper floor

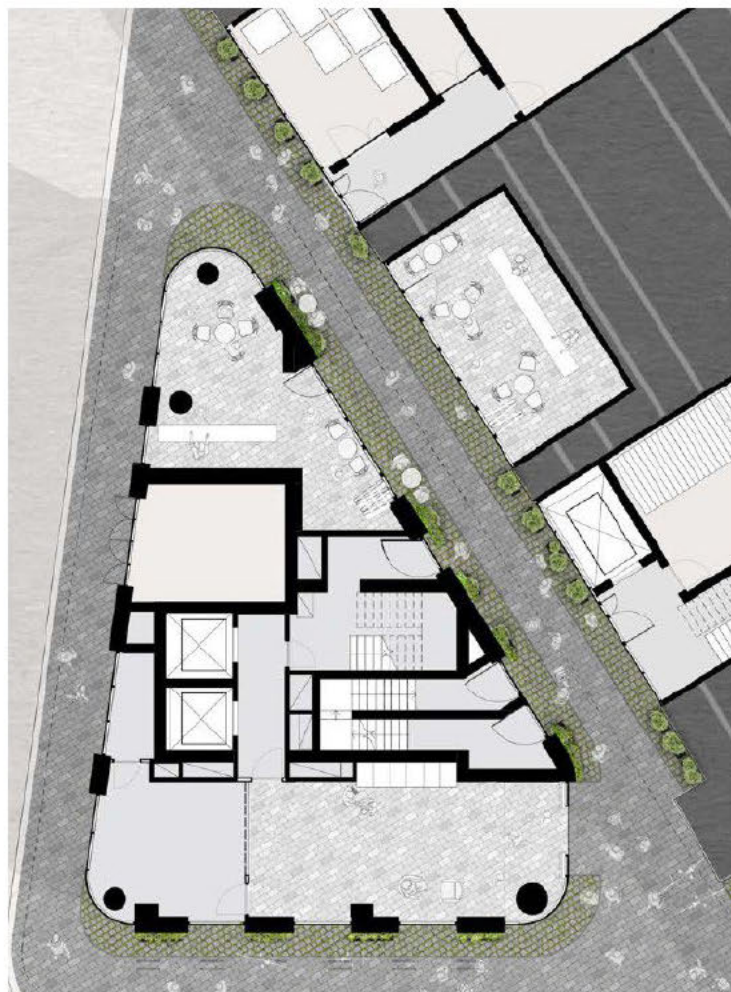


View looking north from Rockingham Street



View looking south along the arches

Unlocking a section of the Low Line



Ground plan, showing the Low Line route running northeast-to-southwest alongside the three arches



Visualisation of the proposed Low Line route



Elevation of the three railway arches to be refurbished

Payment-in-lieu offer

The proposal has been viability tested by:

- the Council (using our viability specialist, BNP Paribas); and
- the GLA's viability team (as part of the Stage 1 referral process).

The applicant has offered a Payment-in-lieu equivalent to 35% of the habitable rooms i.e.

$$35\% \text{ of } 244 = 85.4$$

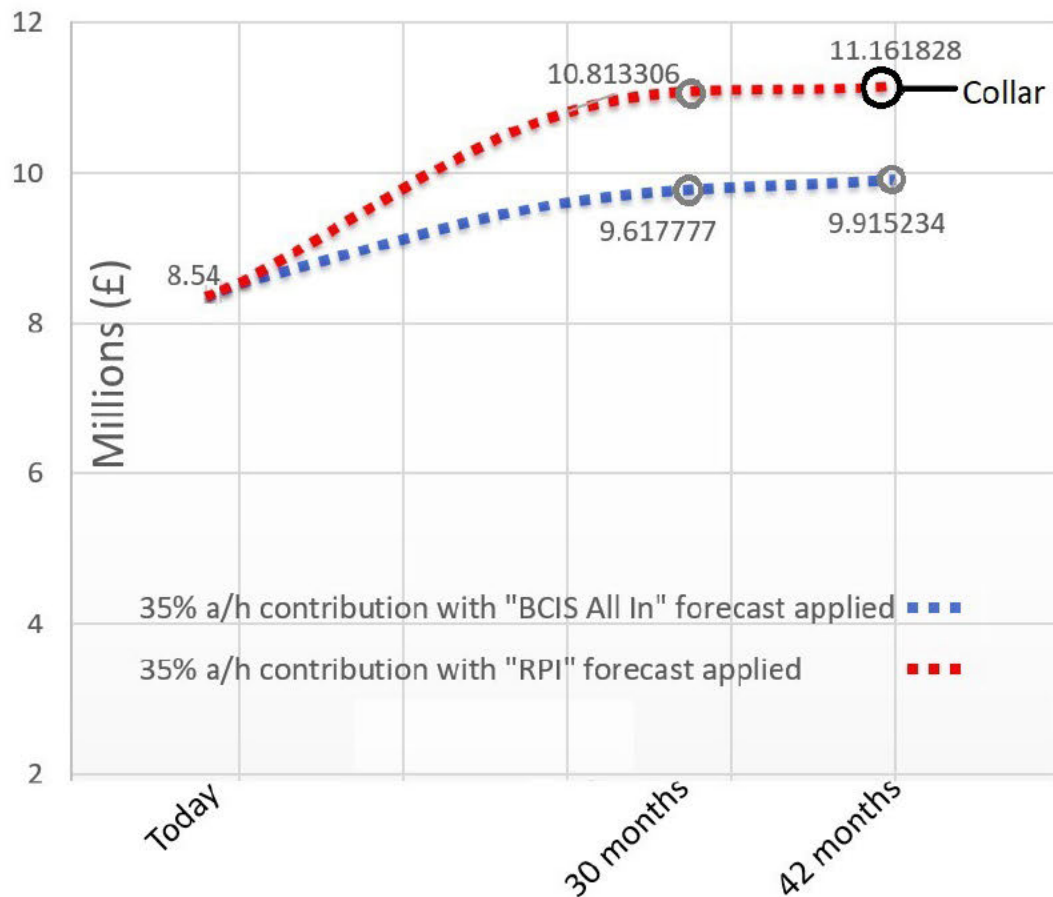
At a rate of £100,000/ hab room i.e.

$$£100k \times 85.4 = £8.54 \text{ million}$$

But with a collar, set at the equivalent of a worst-case scenario inflation forecast, which is:

$$\underline{\underline{£11,161,826}}$$

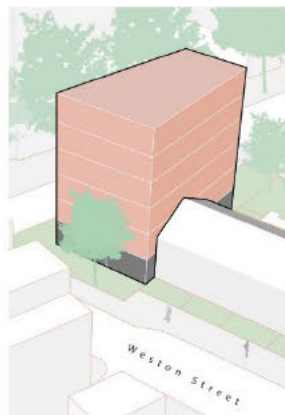
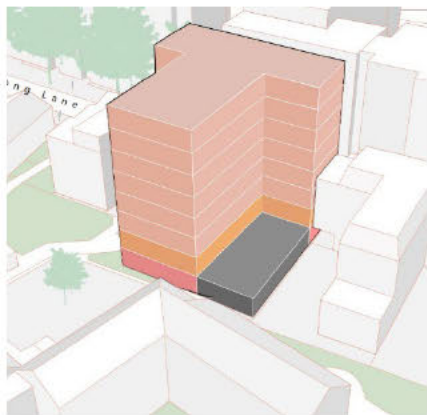
Summary of applicant's offer to 'collar' the PiL



Payment-in-lieu in detail

AFFORDABLE HOUSING PAYMENT IN-LIEU	<p>Applicant is to pay a minimum of £8,540,000 (subject to BCIS All in Tender Price Index). The total sum is to be paid in three tranches linked to stages of construction, as follows:</p> <ul style="list-style-type: none">• Instalment 1: 25% prior to implementation (i.e. £2,135,000 BCIS All in Tender Price Index-linked);• Instalment 2: 50% prior to completion (i.e. £4,270,000 BCIS All in Tender Price Index-linked); and• Instalment 3: 25% prior to first occupation (i.e. £2,135,000 BCIS All in Tender Price Index-linked) <p>Applicant's Position: Agreed</p>
AFFORDABLE HOUSING PAYMENT IN-LIEU COLLAR	<p>When Instalment 3 is triggered, if the total PiL paid by the applicant (i.e. all three instalments) would amount to less than the agreed 'collar' of £11,161,826, the applicant must:</p> <ul style="list-style-type: none">• pay Instalment 3 baseline amount (of £2,135,000 BCIS All in Tender Price Index-linked) plus• the outstanding difference necessary to bring the total PiL paid up to £11,161,826. <p>Applicant's Position: Agreed</p>
AFFORDABLE HOUSING LATE STAGE REVIEW	<p>The Late Stage Review cap shall be £1,300,000.</p> <p>Applicant's Position: Agreed</p>

Potential use of payment-in-lieu



Elim Estate

- Approximately 32 new homes, all to be social rent
- New community space
- Indoor recreation facilities



Rodney Place

- Approximately 9 new homes
- One ground floor commercial unit



Public consultation responses

CONSULTATION RESPONSES: SUMMARY TABLE

NO. OF REPRESENTATIONS: **25**

NO. OF UNIQUE REPRESENTATIONS: **21**

Of the unique representations, the split comprises:

In objection: **20**

Neutral: **0**

In support: **1**

Summary of main reasons for objection

- Design

- Excessive height ; poor quality design ; harm to the setting of Grade II listed Metro Central Heights ; public realm offer is of a poor quality

- Amenity impacts

- Daylight/ sunlight loss ; overlooking ; noise disturbance ; wind impact ; cumulative impacts together with redevelopment of the S.A.H

- Relationship to other sites

- Development may curtail the redevelopment of the S.A.H site ; may harm the ongoing successful functioning of the MoS nightclub

Summary of main reasons for objection

- **Uses**

- **Student accommodation not needed ; conventional housing would be a more appropriate use ; no community uses/facilities proposed**

- **Quality and management of student accommodation**

- **Student Management Plan is inadequate ; bedrooms facing the railway will have unacceptable living conditions ; inadequate facilities within the building for the number of student occupiers**

- **Transport**

- **Move-in move-out arrangements inadequate ; increased traffic ; increase car use by students ; danger to trains from falling items**

- **Economic impact**

- **Student accommodation does not provide many economic benefits ; only a few low skilled, low wage jobs ; students pay no council tax**

- **Construction phase impacts**

- **Increased traffic ; increased noise, dust and poor air quality**

Benefits of proposal

- Would **meet a demonstrable need for student housing**, in an appropriate location being within a few minutes' walk of two of the borough's HEIs
- Payment-in-lieu of **£8.54 million** (with a collar, guaranteeing a minimum payment of £11.16 million at occupation stage), equivalent to 35% affordable housing, which will be for the Council Homes Building Programme
- New retail floorspace and activation of railway arches, **supporting London's tourism function and adding to the vitality and vibrancy of Elephant and Castle Major Town Centre**
- Enhanced and activated Tiverton Street and Rockingham Street frontages
- Provision of new public realm in form of a **c.25 metre long section of the Low Line**
- **17 jobs, 17 short courses and 4 apprenticeships for unemployed Southwark residents** during the construction phase, and potential to deliver **7 FTE end use jobs**
- BREEAM 'Excellent' targeted
- **High quality architecture**
- Height of the proposal would be **no taller than the previous/implemented scheme** and the design appropriately responds to the surrounding context.
- Good quality student homes, with **financial investment in Newington Gardens**

Thank you

