

Welcome to Southwark Planning Committee (Major Applications) A

6 JUNE 2023

MAIN ITEMS OF BUSINESS

ITEM 5.1 - 21/AP/4194
MINERVA HOUSE, 5 MONTAGUE CLOSE, SE1 9BB

ITEM 5.2 - 21/AP/0737
33-36 BEAR LANE, LONDON SE1 0UH



Southwark Free
Wi-Fi Password
Fr33Wifi!



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Cleo Soanes



Councillor Reginald Popoola



Councillor Nick Johnson



Councillor Sarah King



Councillor Sam Dalton

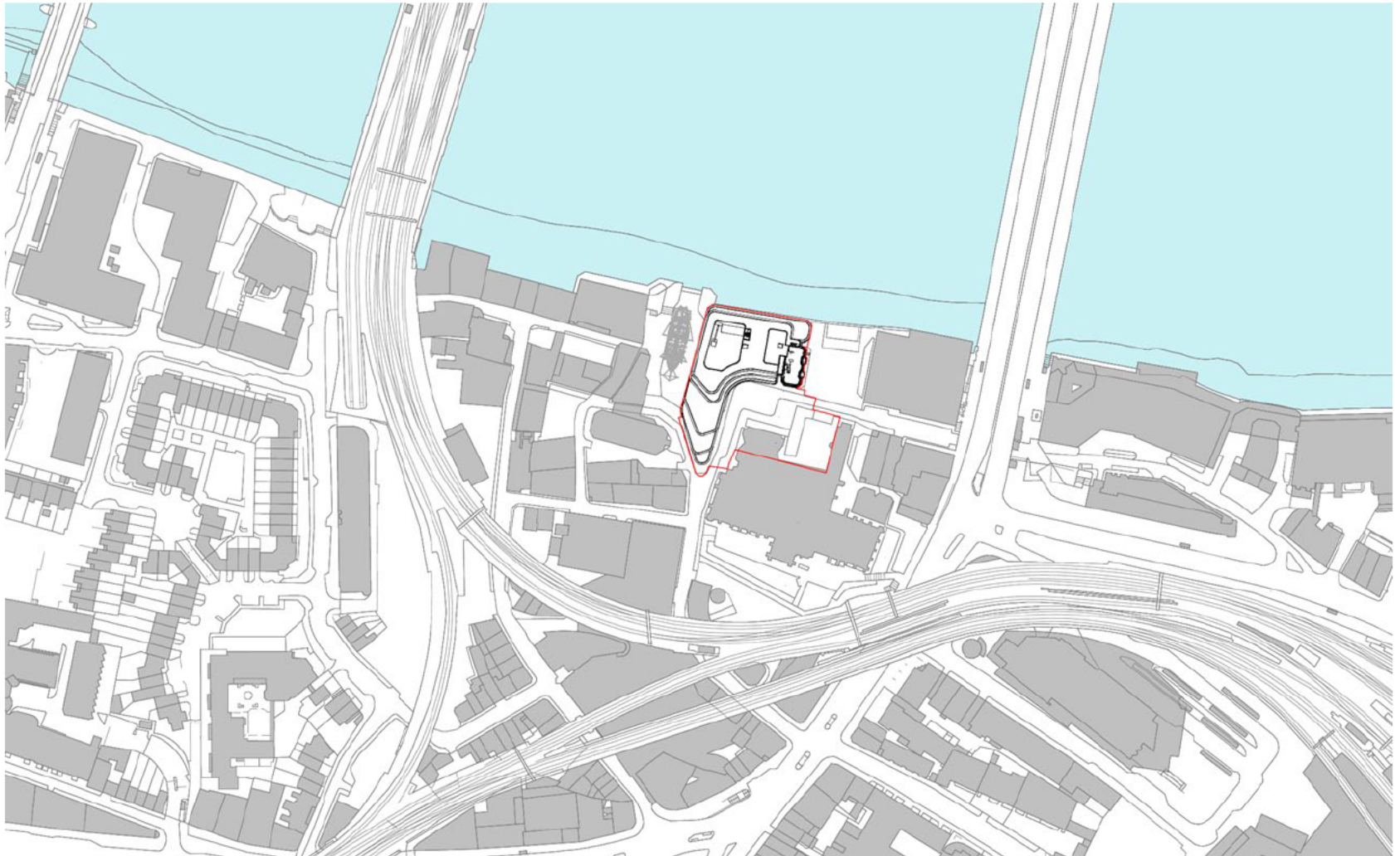
ITEM 5.1

21/AP/4194

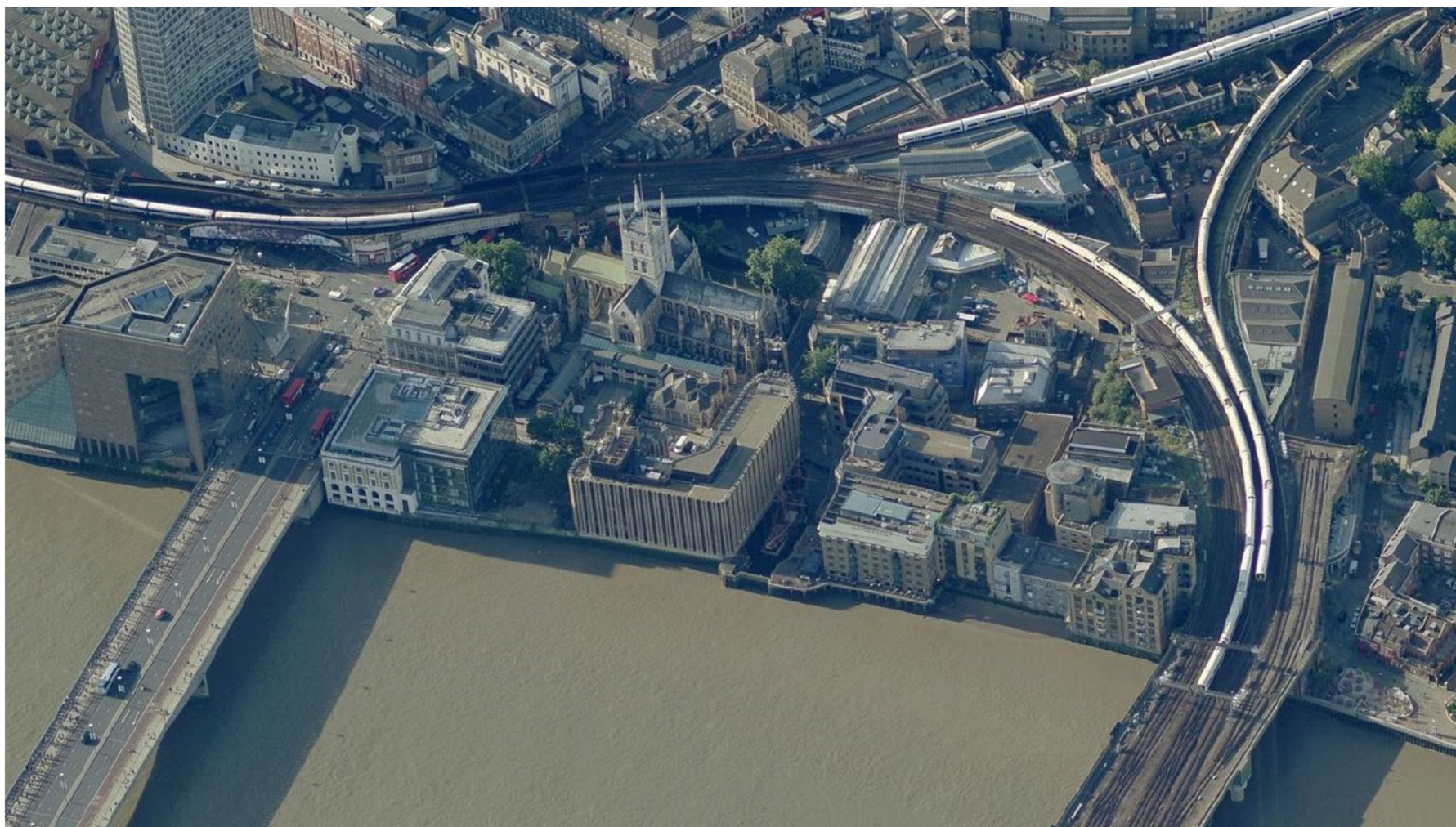
MINERVA HOUSE, 5 MONTAGUE CLOSE, SE1 9BB

Redevelopment of existing building including partial demolition and two storey upward extension to create eight-storey Class E building with installation of roof terraces, associated highway and landscaping works, cycle parking, refuse storage including plant facilities at roof level.

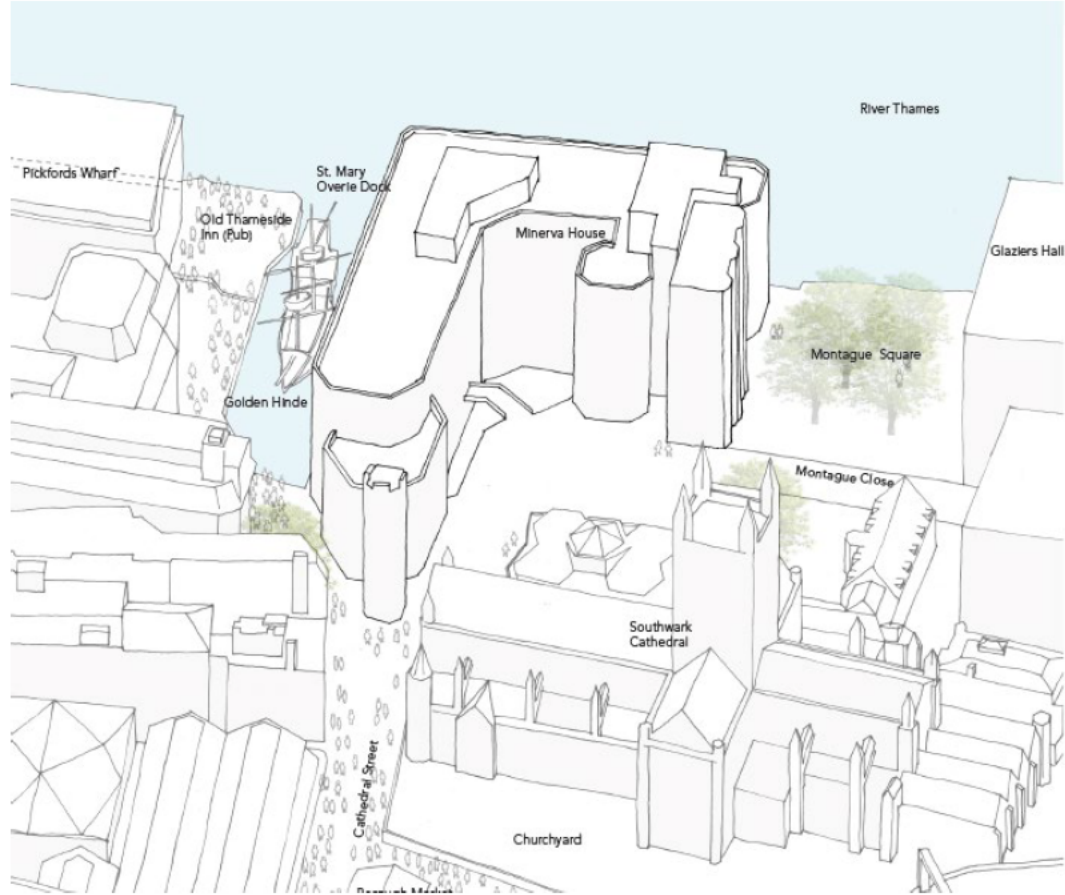
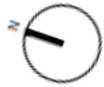
SITE LOCATION



AERIAL 1



AERIAL 2



PUBLICITY

Neighbours notified	Support	Neutral	Objection
274 Letters	5	3	203

Summary of contributions

- Principle of development
- Design quality
- Daylight and sunlight
- Overlooking and privacy
- Noise and pollution
- Ecology and biodiversity
- Other

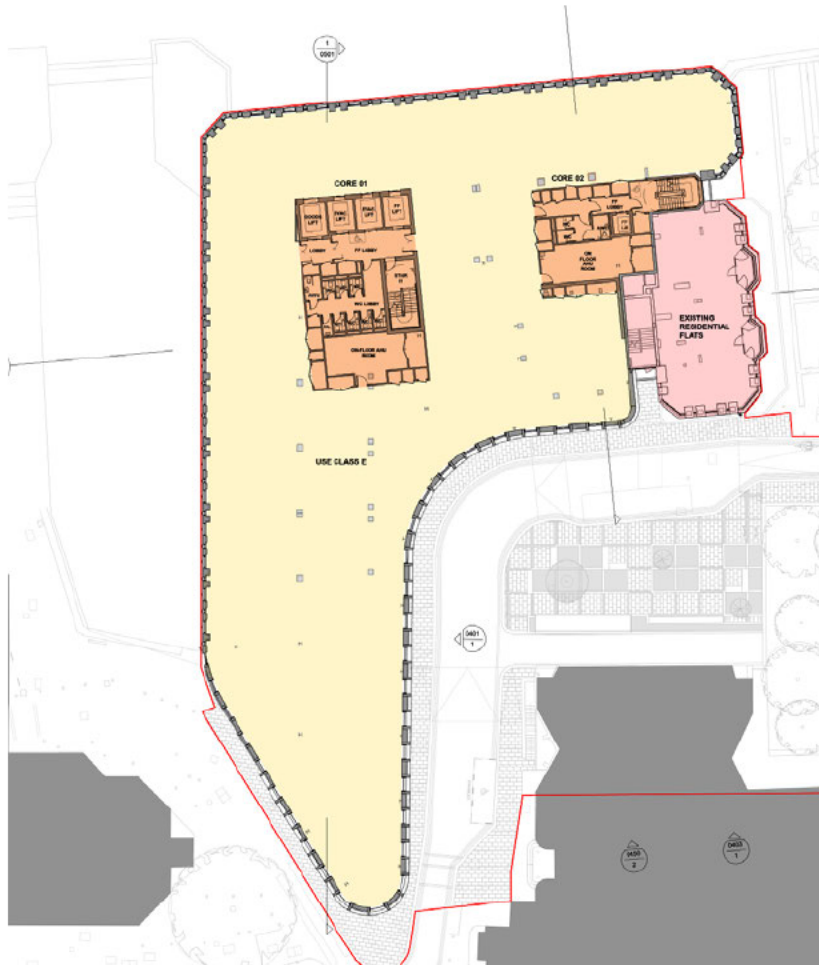


LAND USE AND AFFORDABLE WORKSPACE

- Within CAZ and London Bridge Opportunity Area – supported principally with London Plan (2021) policies SD4 (The Central Activity Zone), SD5 (Offices in the CAZ), E1 (Offices) and E3 (Affordable Workspace); and Southwark (2022) policies P18 (Efficient Use of Land), P30 (Office and Business Development) and P31 (Affordable Workspace)
- *Uplift of c.6500 sqm with proposed development. Increasing total building space from c.12,300 sqm to c.18,800 sqm of commercial Class E Office space.*
- The applicant has agreed AWS to provide - flexible leases, access for existing small and independent business in Southwark
- Secured through S106 legal agreement



COMMERCIAL DEVELOPMENT WITHIN CAZ



Floor	Area	Existing		Proposed		Change
		sqm	sqft	sqm	sqft	
-1	GIA	3,138	33,800	3,304	35,600	166
0	GIA	1,572	16,900	1,796	19,300	224
1	GIA	1,490	16,000	1,612	17,400	122
2	GIA	1,551	16,700	1,961	21,100	410
3	GIA	1,549	16,700	1,961	21,100	413
4	GIA	1,387	14,900	1,961	21,100	575
5	GIA	1,387	14,900	1,929	20,800	542
6	GIA	254	2,700	1,751	18,800	1,497
7	GIA	0	0	1,405	15,100	1,405
8	GIA	0	0	1,101	11,900	1,101
9	GIA	0	0	0	0	0

DESIGN QUALITY - HERITAGE



- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Borough High Street Conservation Area (LB Southwark)

1. Southwark Cathedral
2. Hibernia Chambers (Glaziers Hall)
3. Bridge House and 6/8/10 Borough High Street.
4. Archway beneath southern end of London Bridge, crossing Tooley Street.
5. Post at north end where street divides on east side of left fork
6. Bollard at the corner of Winchester Walk
7. Bollard at the north east corner of Winchester Square
8. Remains of Winchester Palace
9. Winchester Wharf
10. Six bollards at entrance to Green Dragon Court, 3 bollards and one lamp post at rear of Globe public house



DESIGN QUALITY - ARCHAEOLOGY



KEY

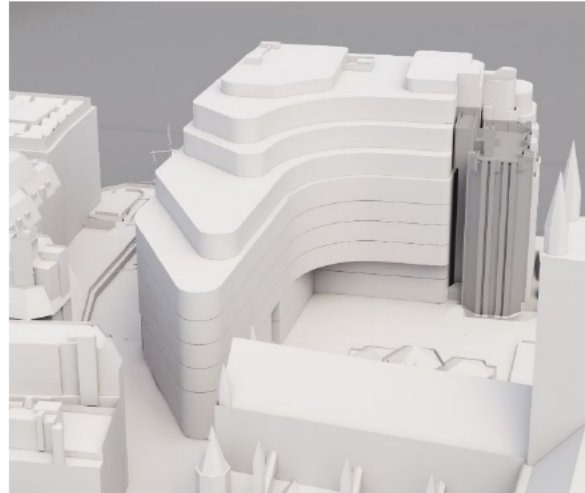
- listed building
- Priority precinct GLHER projection
- scheduled ancient monument
- historic burial ground (Basil Holmes 1896)
- past archaeological investigation (area)
- past archaeological investigation (centrepoint)
- historic environment feature/indspot
- study area
- site outline

Archaeological Priority and Conservation Areas not shown

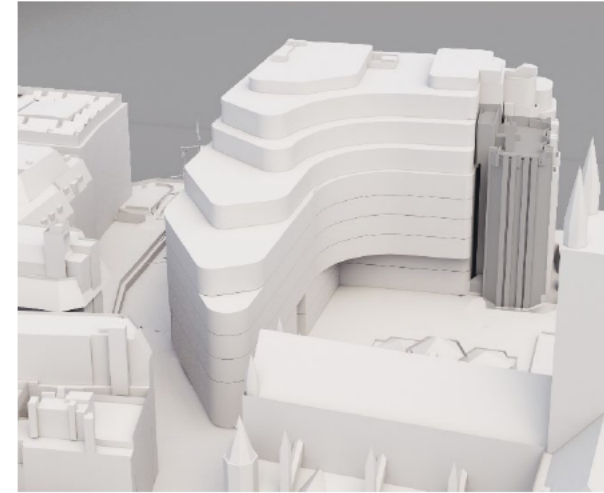
DESIGN QUALITY - MASSING



First Pre Application

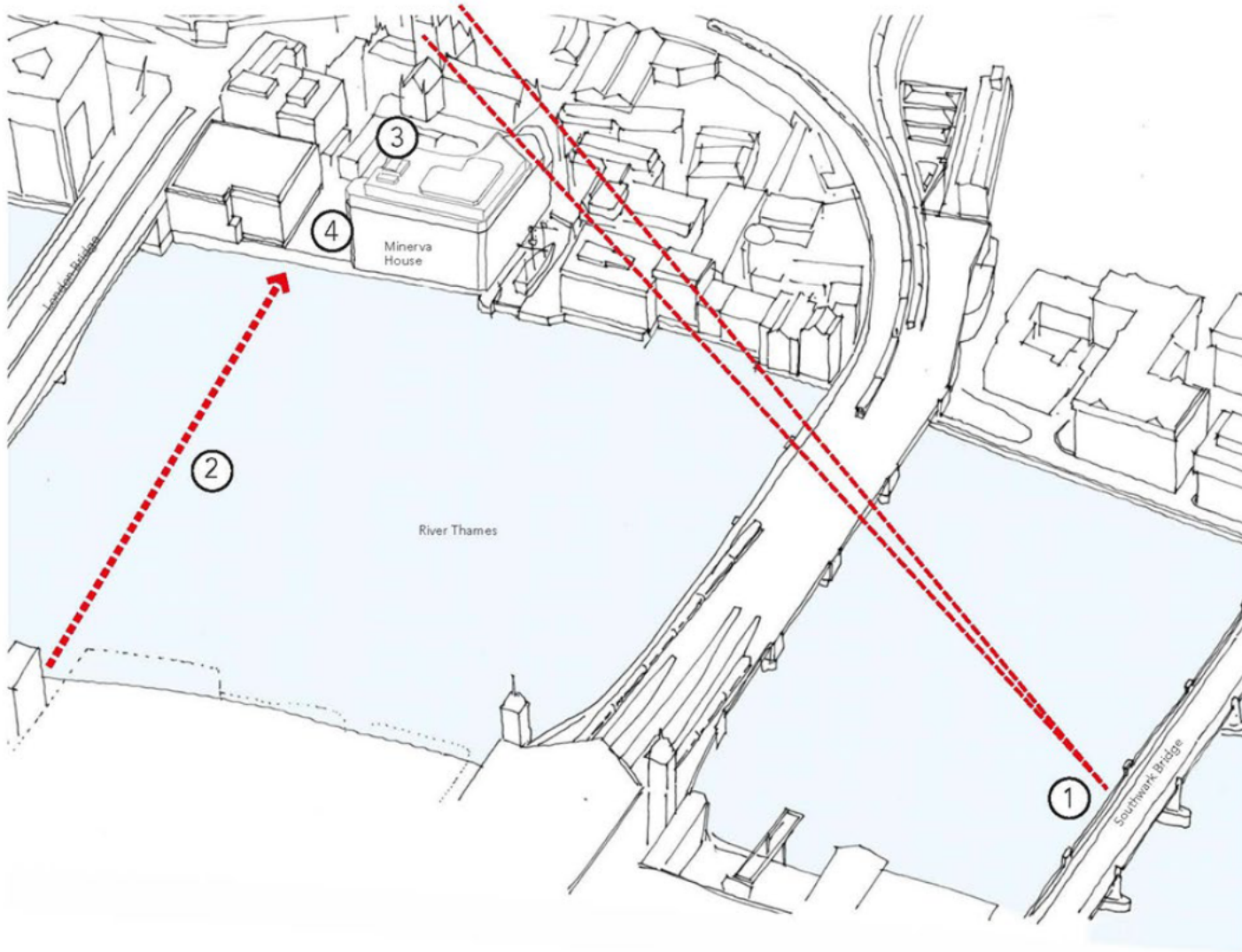


Planning Submission



Post Consultation Massing Resubmission

DESIGN QUALITY – KEY VIEWS



DESIGN QUALITY – PROPOSED ELEVATIONS



1 - West Elevation



2 - North Elevation



Key Map

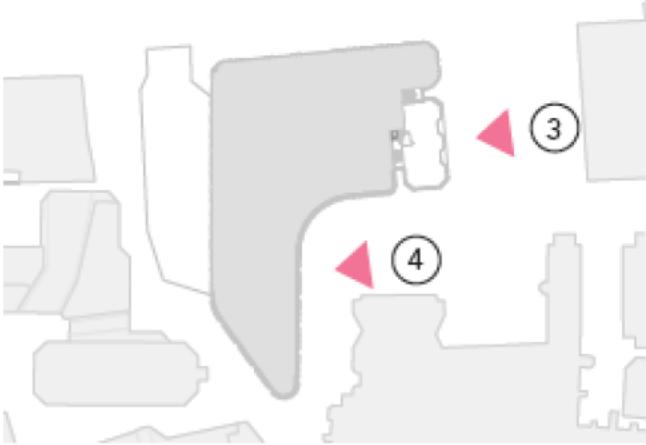
DESIGN QUALITY – PROPOSED ELEVATIONS



3 - East Elevation



4 - East Elevation



Key Map

DESIGN QUALITY – TOWNSCAPE VIEWS 1



Existing view from north of London Bridge



Proposed view from north of London Bridge



Existing view from northbank of River Thames



Proposed view from northbank of River Thames

DESIGN QUALITY – TOWNSCAPE VIEWS 1



Existing view from north of London Bridge



Proposed view from north of London Bridge



Existing view from northbank of River Thames



Proposed view from northbank of River Thames

DESIGN QUALITY – TOWNSCAPE VIEWS 3



Existing view from Borough High Street



Proposed view from Borough High Street



Existing view from London Bridge South



Proposed view from London Bridge South

DESIGN QUALITY – TOWNSCAPE VIEWS 4



Existing view from Montague Close



Proposed view from Montague Close



Existing view from Montague Square



Proposed view from Montague Square

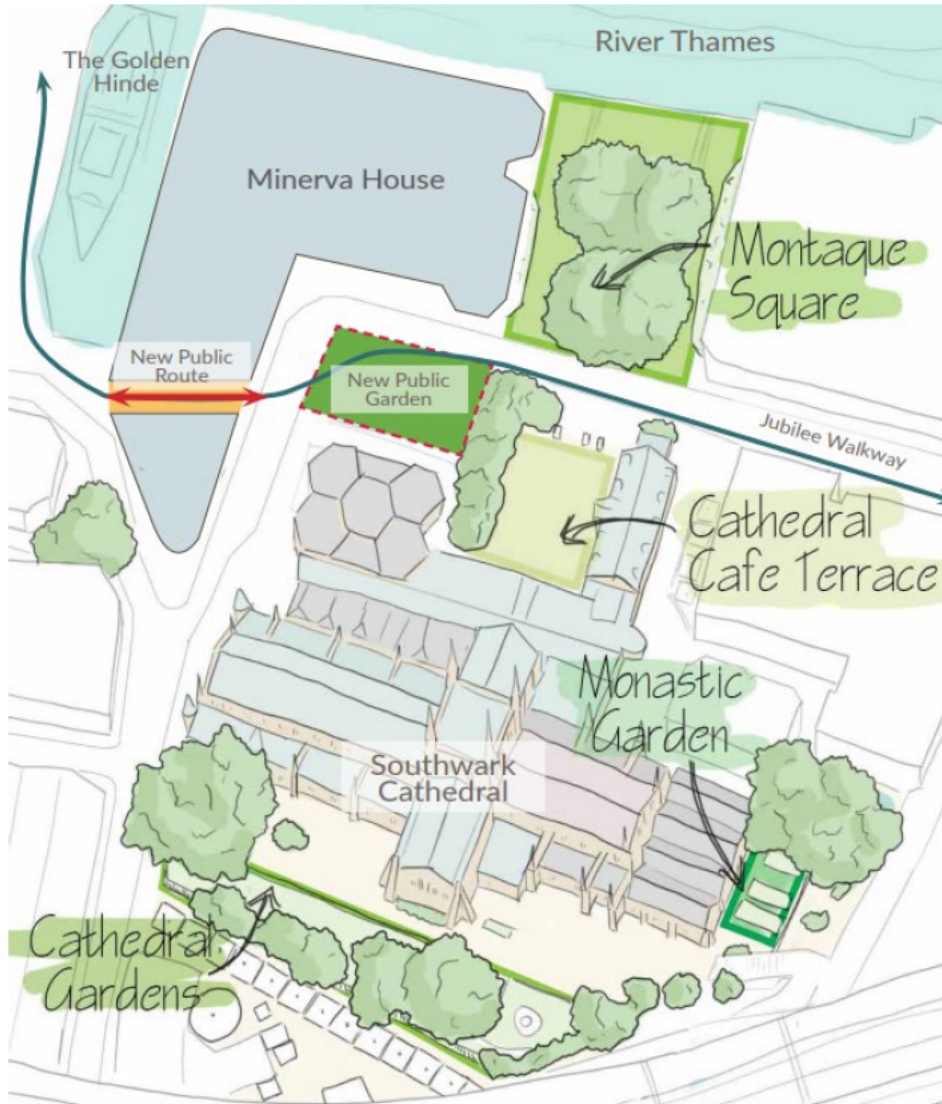
DESIGN QUALITY – PUBLIC REALM 1



DESIGN QUALITY – EXISTING PUBLIC REALM



DESIGN QUALITY – PROPOSED PUBLIC REALM



DESIGN QUALITY – PUBLIC REALM 3



DISTANCES FROM OTHER NEIGHBOURS



OVERLOOKING, PRIVACY & NOISE 1 – ROOF TERRACE



Rainwater Attenuation



External User Amenity Space



Biodiversity



Minimising Solar Gain



OVERLOOKING, PRIVACY & NOISE 2 – ROOF TERRACE

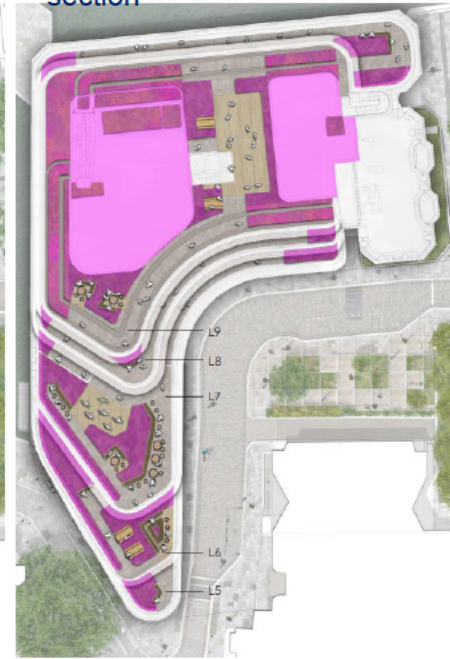
1. Original roof terrace plan



2. Revised roof terrace plan



3. Original roof terrace plan (inaccessible areas) and planting section

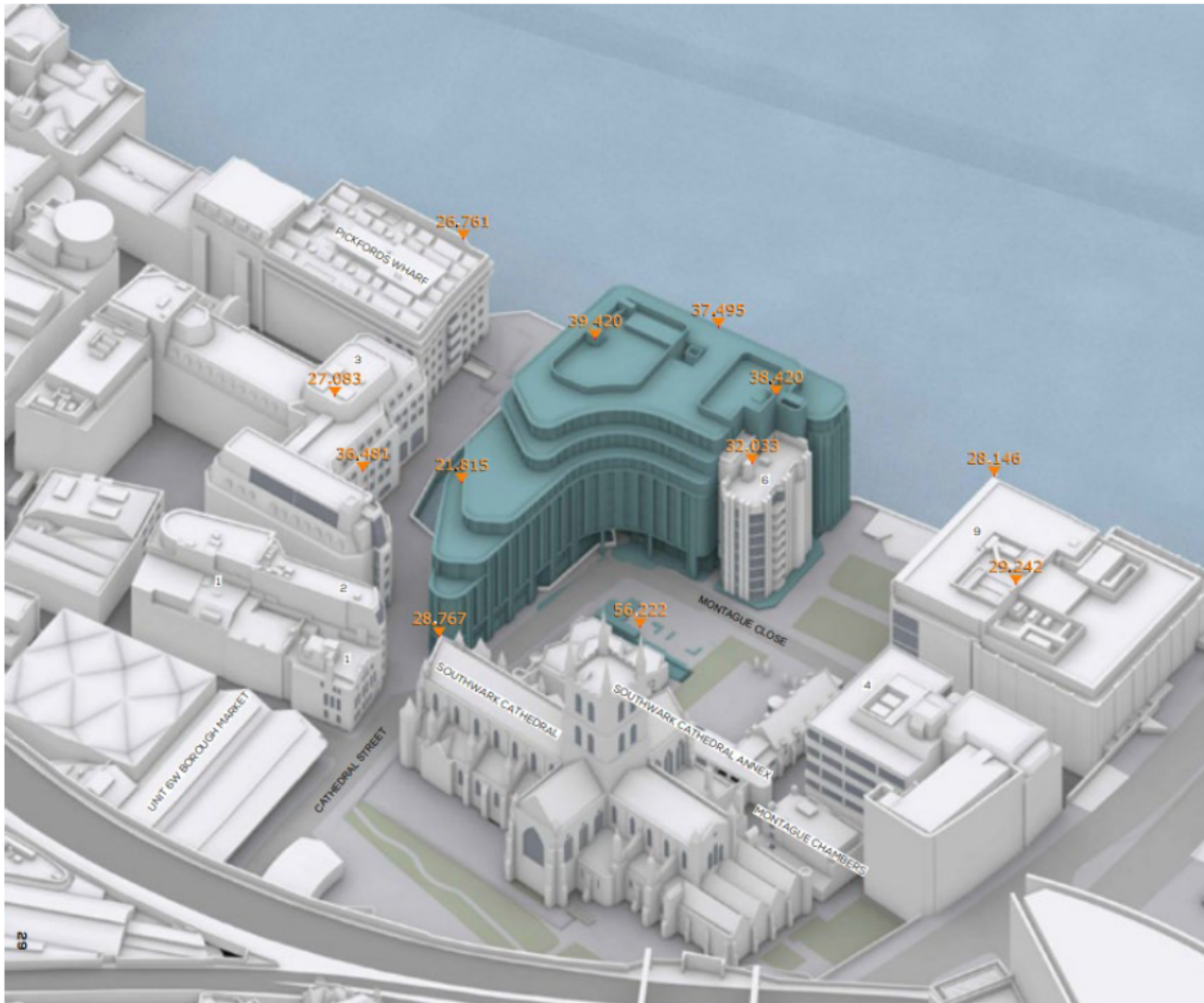


Floor Level	Original (sqm)	Revised (sqm)	Change
5	0	11	+ 11 sqm
6	162	89	- 73 sqm (45%)
7	311	252	- 59 sqm (19%)
8	205	167	- 38 sqm (19%)
9	361	173	- 188 sqm (52%)
TOTAL:	1039	692	- 347 sqm (33%)

NOISE – GROUND FLOOR COMMERCIAL UNITS



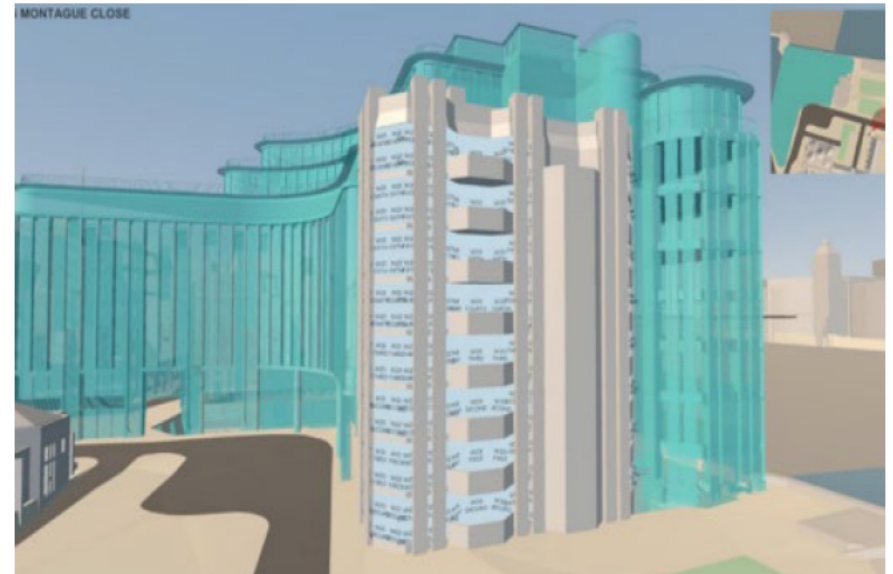
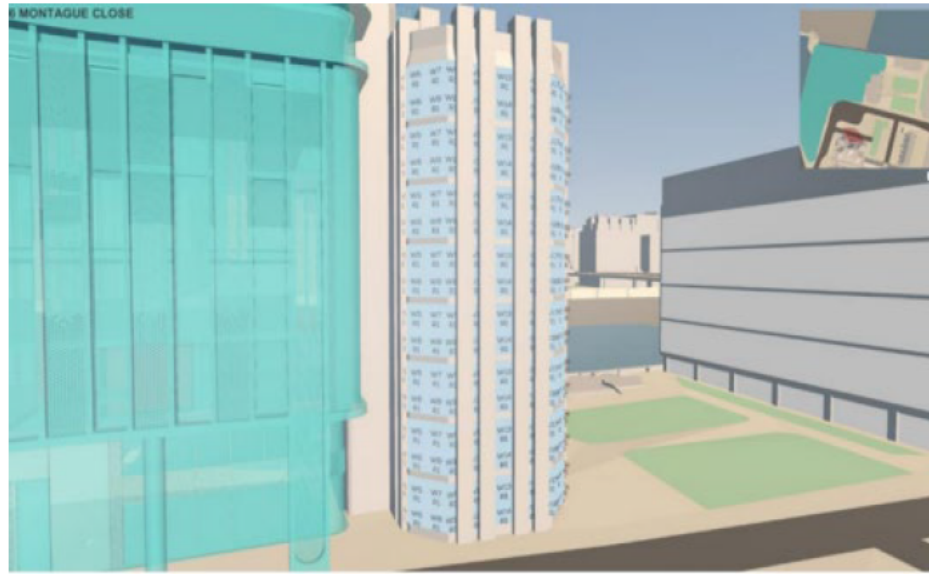
DAYLIGHT AND SUNLIGHT 1



- Two most impacted buildings are 6 Montague Close (residential) and Southwark Cathedral (religious/place of worship)

DAYLIGHT AND SUNLIGHT VSC 1

Address	Total windows assessed	Total meeting BRE guidance	Below BRE criteria (loss)			Total affected windows
			Minor 20 29%	-Moderate 30 - 39%	Major+ 40%	
6 Montague Close	294	80%	26	0	33	59
Southwark Cathedral	144	100%	0	0	0	0



DAYLIGHT AND SUNLIGHT VSC 2

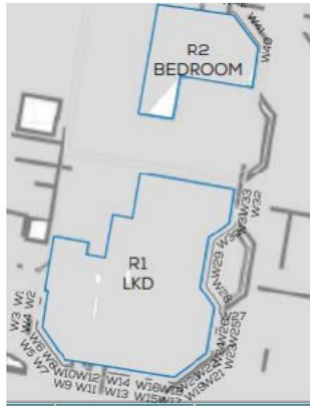
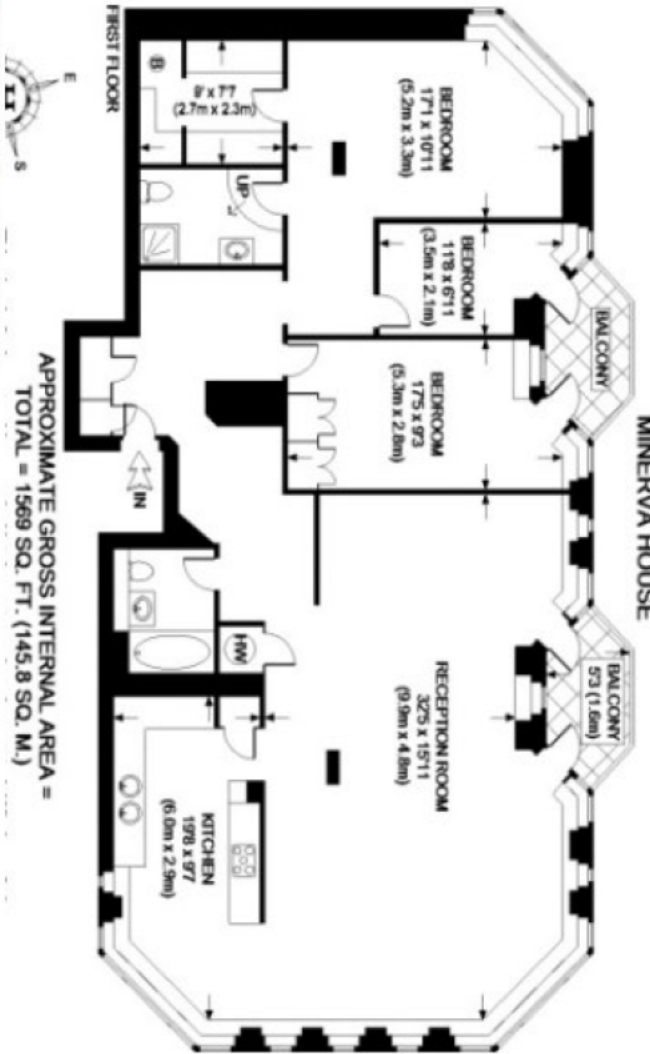


Figure 06: Floor plan of Minerva House Apartments



DAYLIGHT AND SUNLIGHT NSL & SHADOWING

Address	Total rooms assessed	Total meeting BRE guidance	Below BRE criteria (loss)			Total affected windows
			Minor 20% 29%	-Moderate 30% 39%	-Major+ 40%	
6 Montague Close	16	16	0	0	0	0
Southwark Cathedral	4	4	0	0	0	0

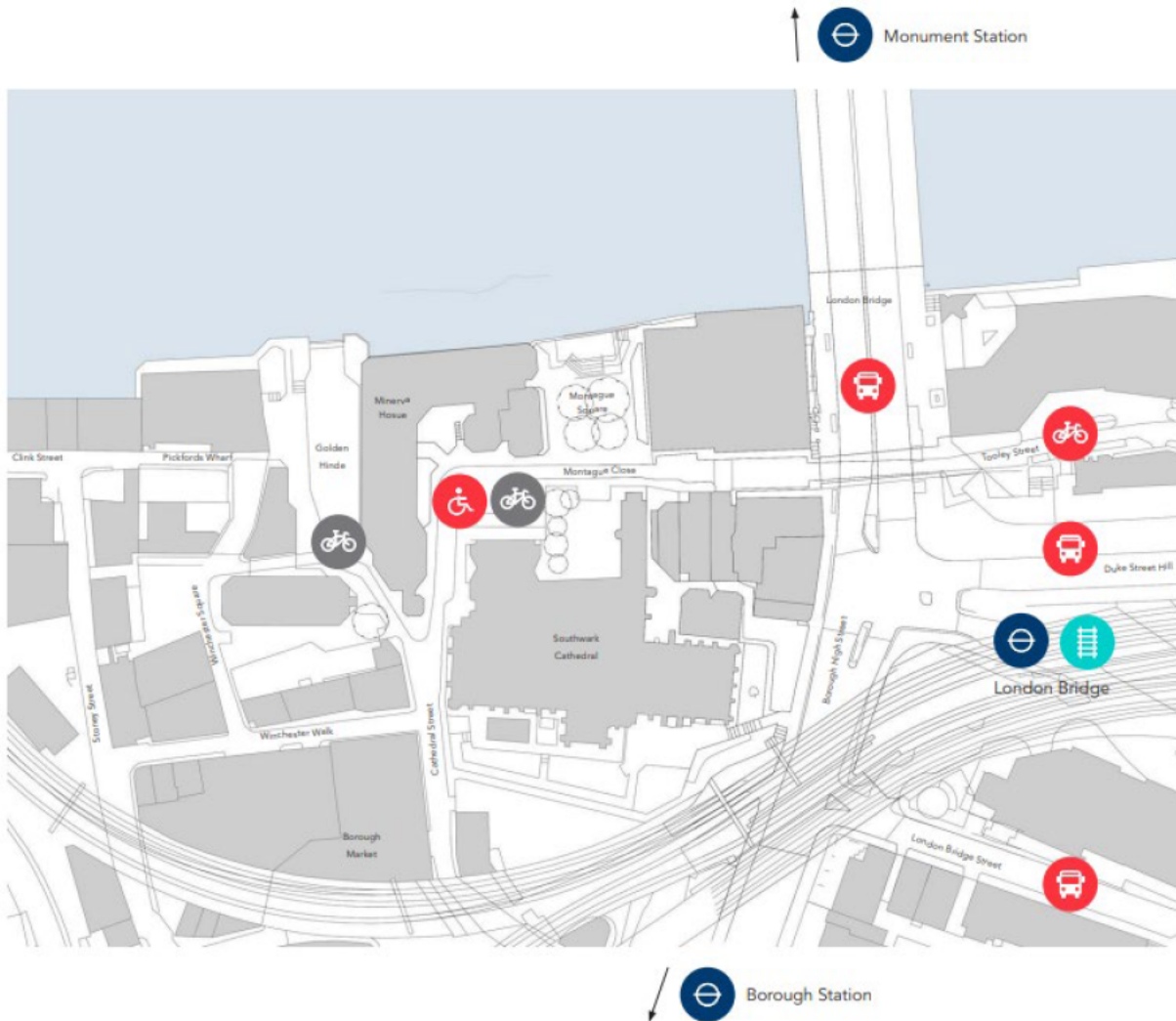


Existing Sun Hours



Proposed Sun Hours

TRANSPORT AND HIGHWAYS



- PTAL 6B
- Trip generation
- Servicing and deliveries
- Cycle parking
- Highway works

SUSTAINABILITY



- Be Lean (use less energy)
- Be Clean (supply energy efficiently)
- Be Green (Use low or carbon zero energy)
- Be Seen (Monitor and review)
- Circular Economy
- Overheating
- BREEAM

GRANT – SUBJECT TO S106 AND GLA REFERRAL

Planning Obligation	Mitigation	Agreed
Archaeological Monitoring	£11,171 contribution for monitoring	Y
Carbon offset	£393,300 contribution to green fund	Y
Employment enterprise	and Jobs during construction	Y
Employment enterprise	and General and user end – Skills and Employment Plan	Y
Employment enterprise	and Affordable workspace – 10% of uplift (c650sqm)	Y
Public realm	Upgrade of pedestrian walkway, new public garden and external lighting strategy	Y
Transport works	Upgrading of pedestrian routes, contribution towards cycle docking station, payment of delivery and servicing bond	Y
Southwark contribution	Cathedral A financial mitigation contribution of £425,000 to Southwark Cathedral – to be used for works within curtilage of Cathedral only	Y
Highways works S278	As specified above.	Y

Land Use Class (Office)	Existing (sqm)	GIAD	Proposed (sqm)	GIAD	Difference
E	12 328		18 760		+6432*

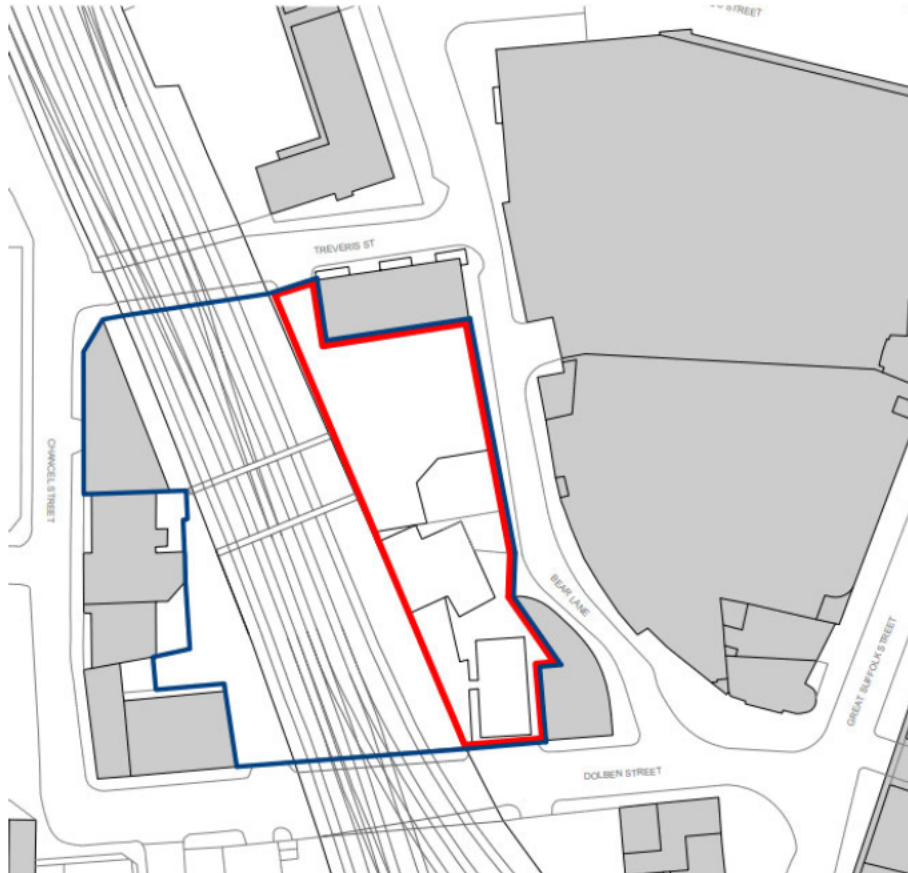
Criterion	Details		
CO2 savings	36.5% saving		
Trees lost	0 x Cat A	0 x Cat B	1 x Cat C
Trees gained	1 confirmed – although wider landscaping proposed		

Criterion	Existing	Proposed	Difference
Urban Greening Factor	n/a	0.3	n/a – however is compliant with meeting UGF target of 0.3

ITEM 5.2 - 21/AP/0737
33-36 BEAR LANE, LONDON SE1 0UH

Demolition of existing buildings to allow for the erection of a new building eight storeys in height (plus roof plant and basement) to provide Class E Use Class with office and retail floor space. The development will include improvements to the low line and public realm, cycle parking, provision of a service bay and other associated works.

Site and Context



Heritage Assets nearby



 Listed buildings (Southwark) Grade II



Masterplan and Site vision



New Low Line Route

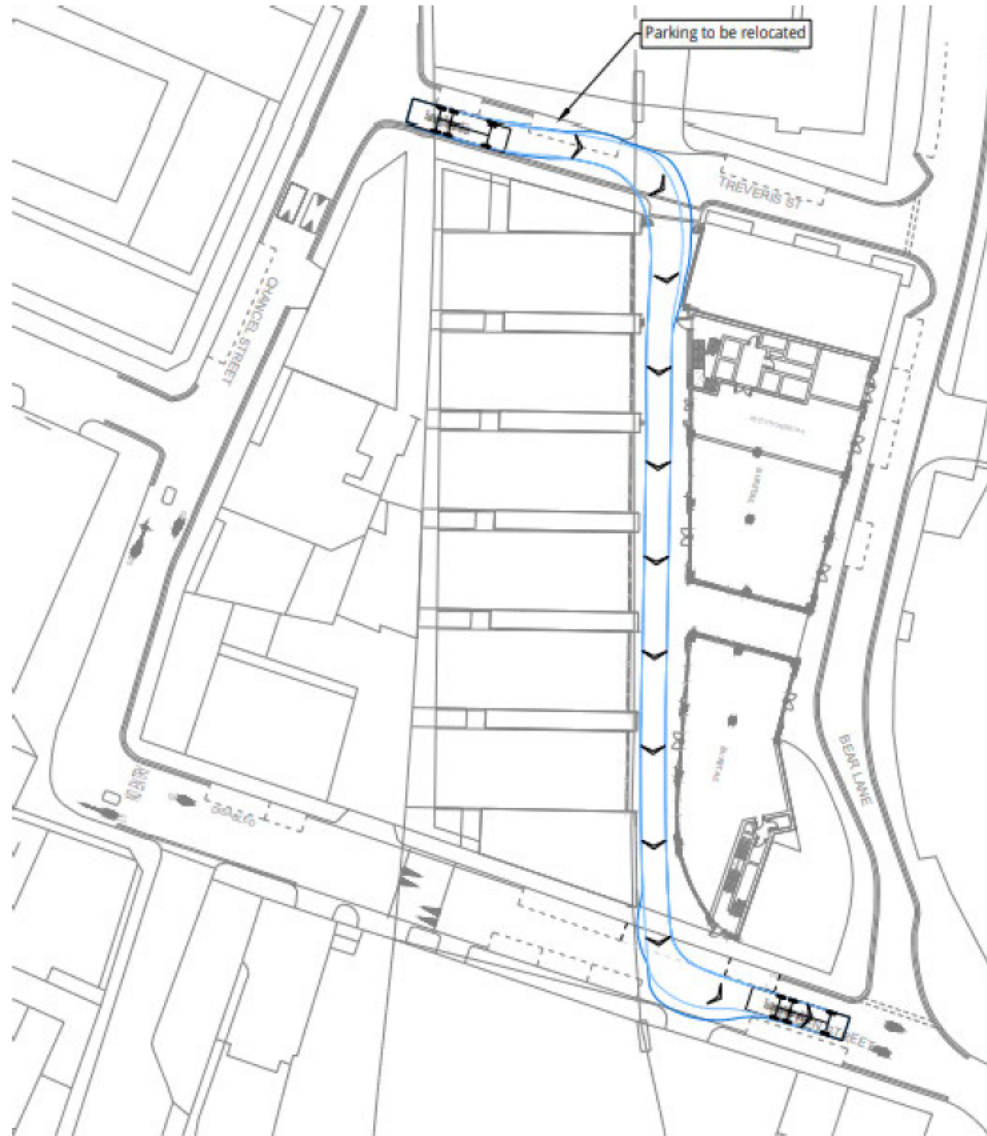


Image: View of the new Low Line route (Looking north)

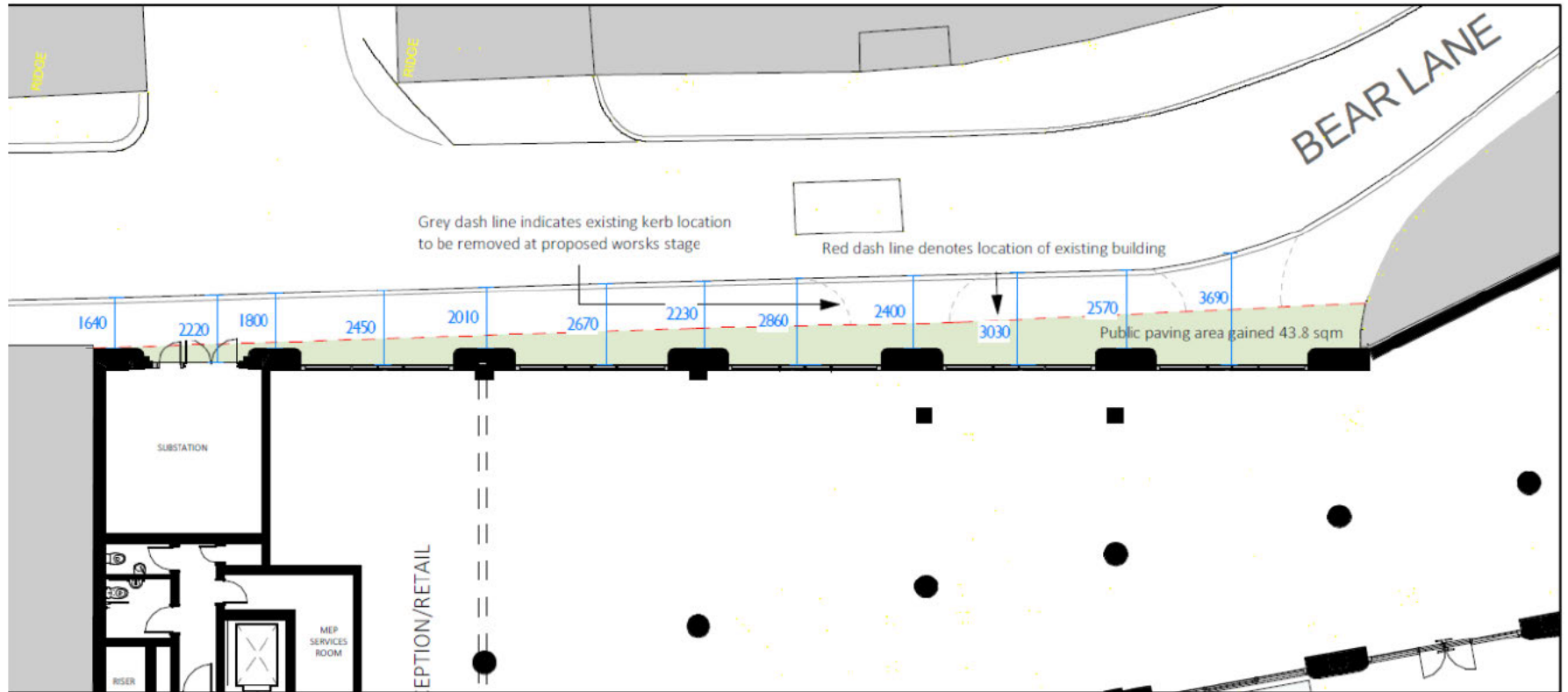


Image: View of the new Low Line route (Looking south)

New Low Line Route (Servicing)



Widened footpath, Bear Lane



Revisions and Amendments

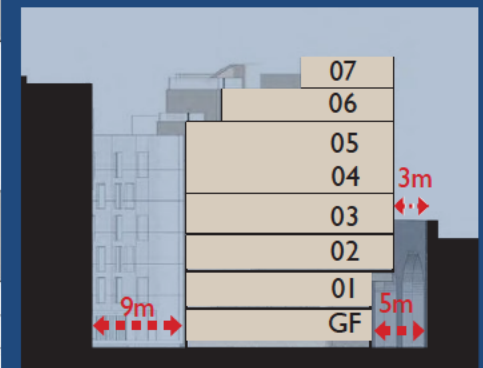
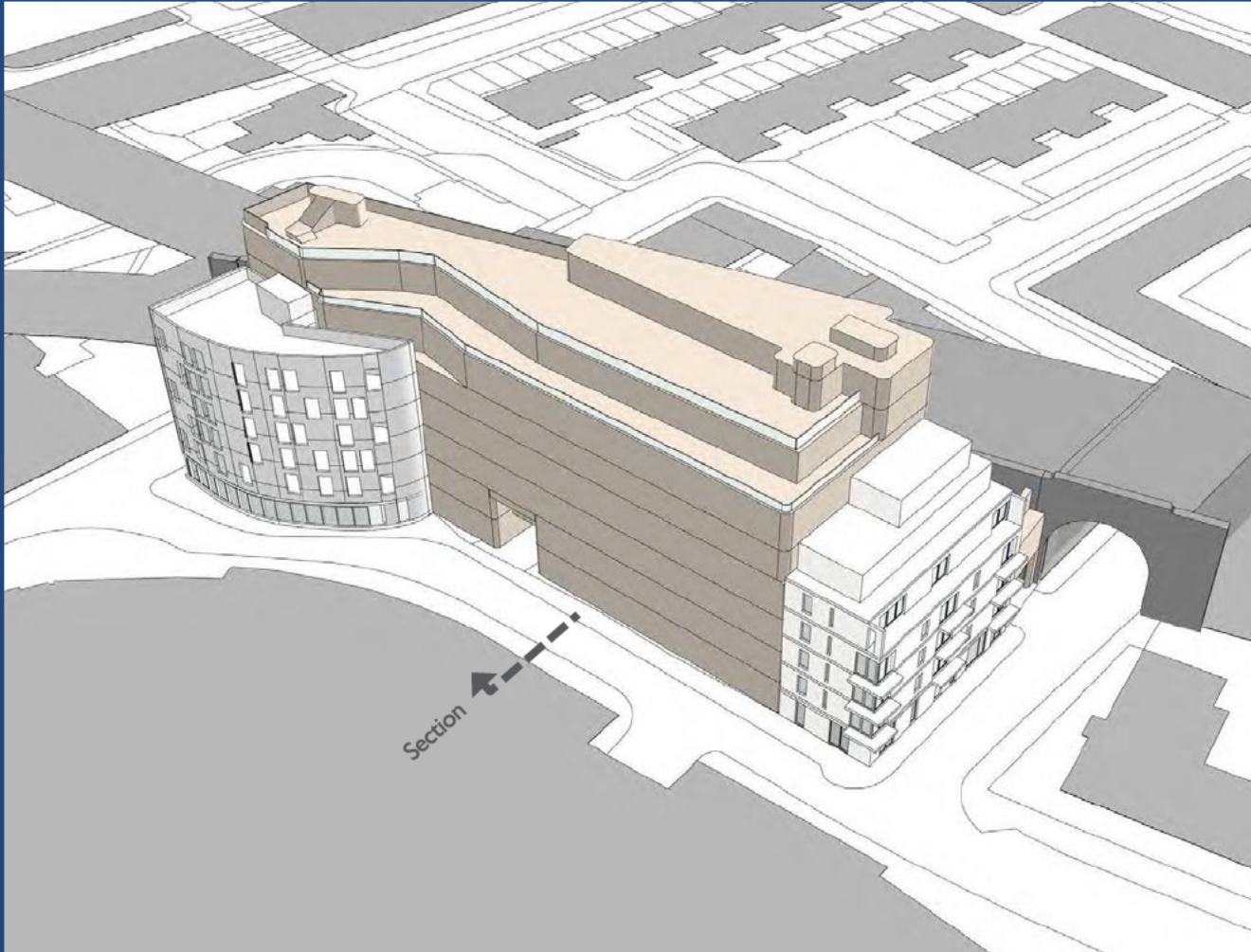


Images: East Elevation Before Changes with a flat façade.

Images: East Elevation after set back of upper floors and new second floor green roof and trees, introduced January 2022.

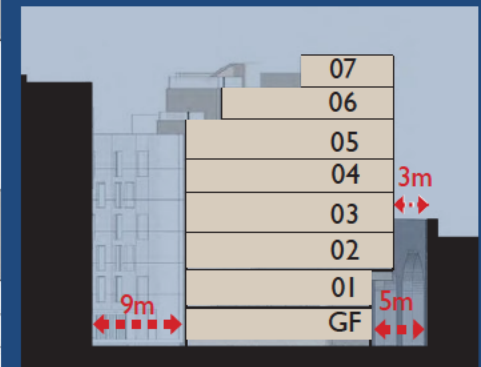
Submitted Massing

9m width along Bear Lane



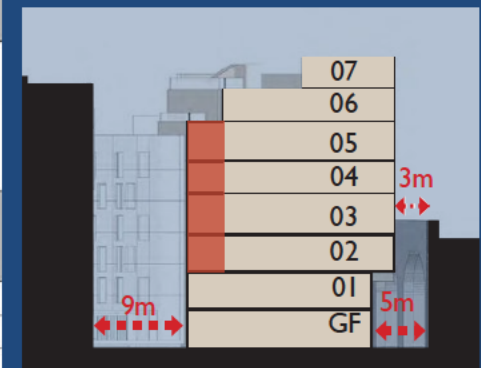
Submitted Massing

9m width along Bear Lane



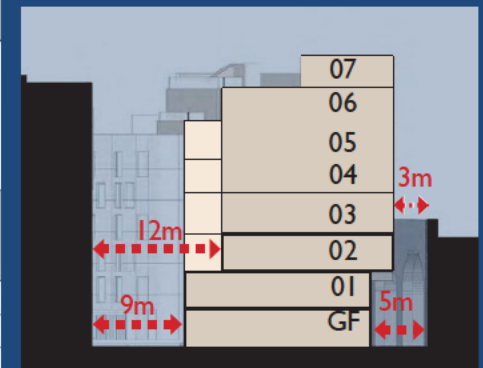
Bear Lane Frontage Study

3m Setback at Upper-middle Section



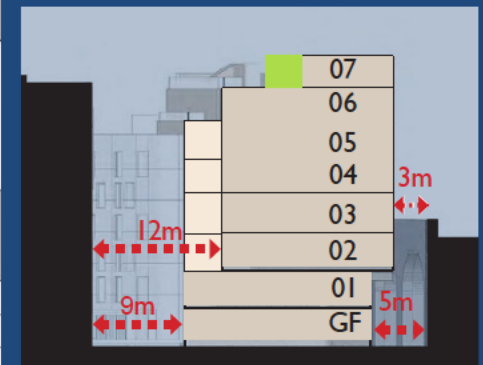
Bear Lane Frontage Study

3m Setback at Upper-middle Section



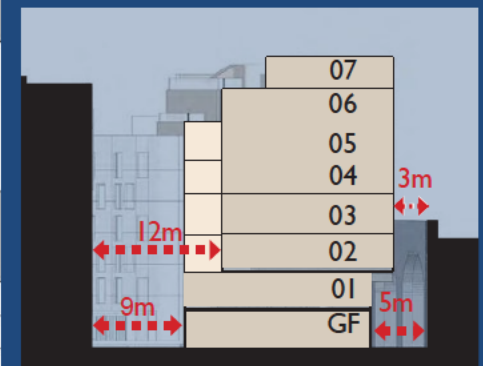
Bear Lane Frontage Study

3m Setback at Upper-middle Section



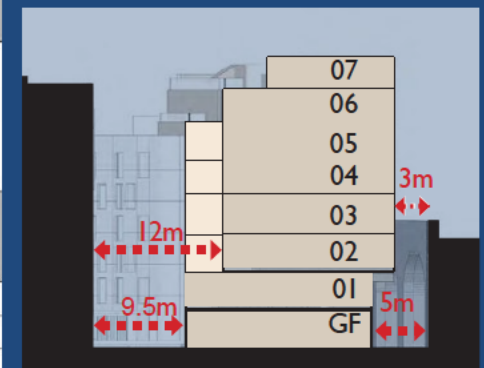
Bear Lane Frontage Study

3m Setback at Upper-middle Section



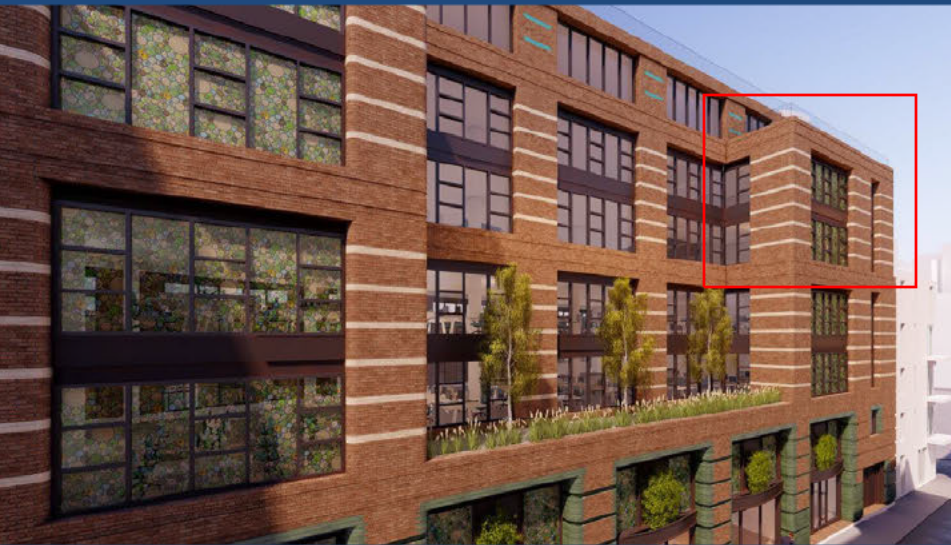
Bear Lane Frontage Study

3m Setback at Upper-middle Section - Increased Ground + First Floor Set Backs

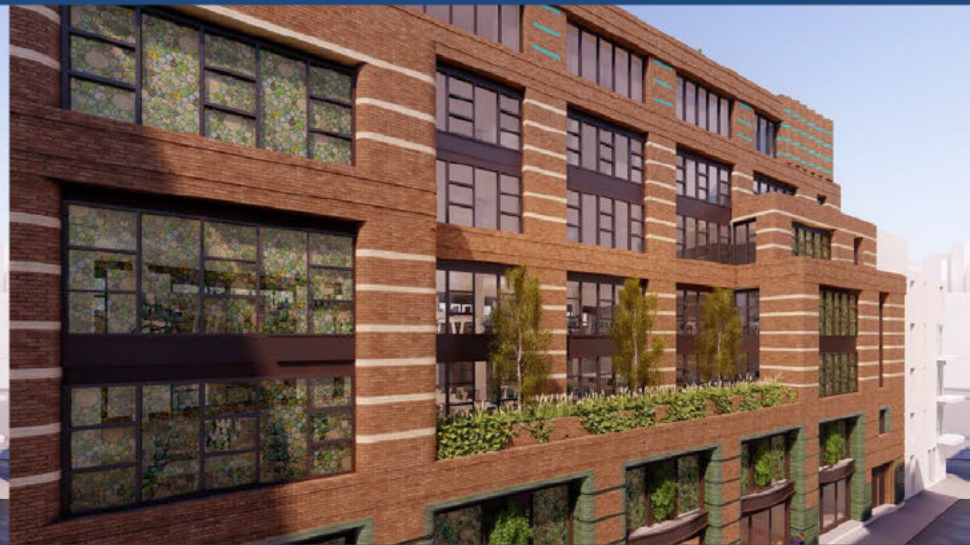


Bear Lane Frontage Amendment

Previous scheme



Current scheme



Changes

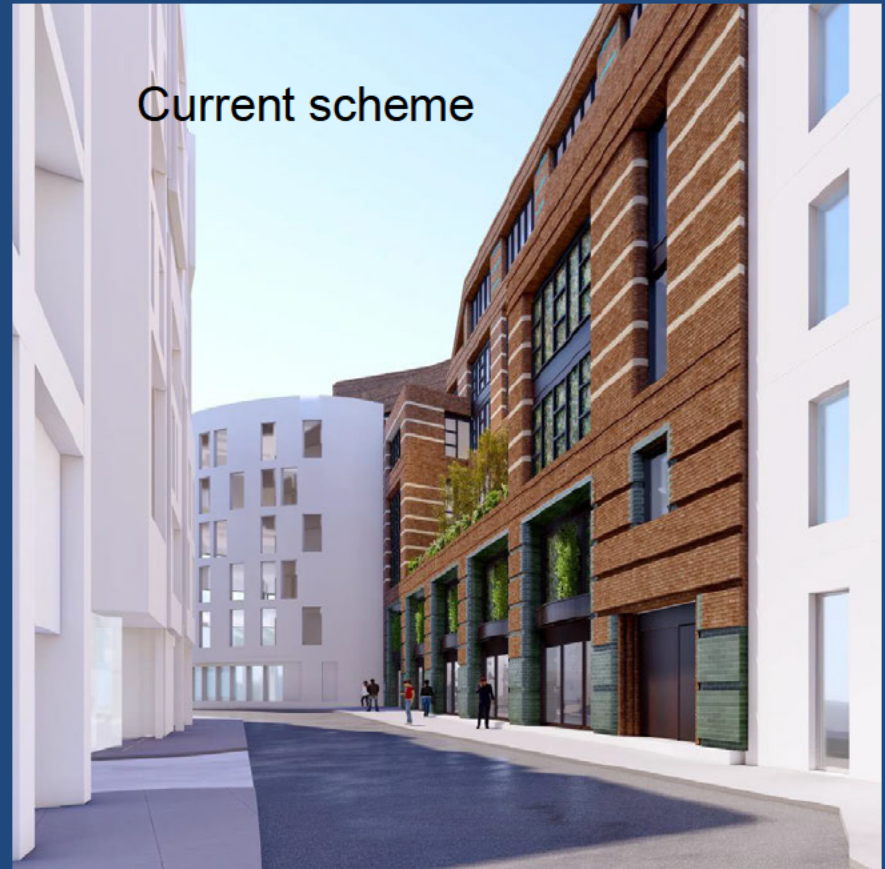
- Level 4 push back to line up with adjacent building
- Level 5 to aligned with above level 6 facade

Bear Lane Frontage Amendment

Previous scheme



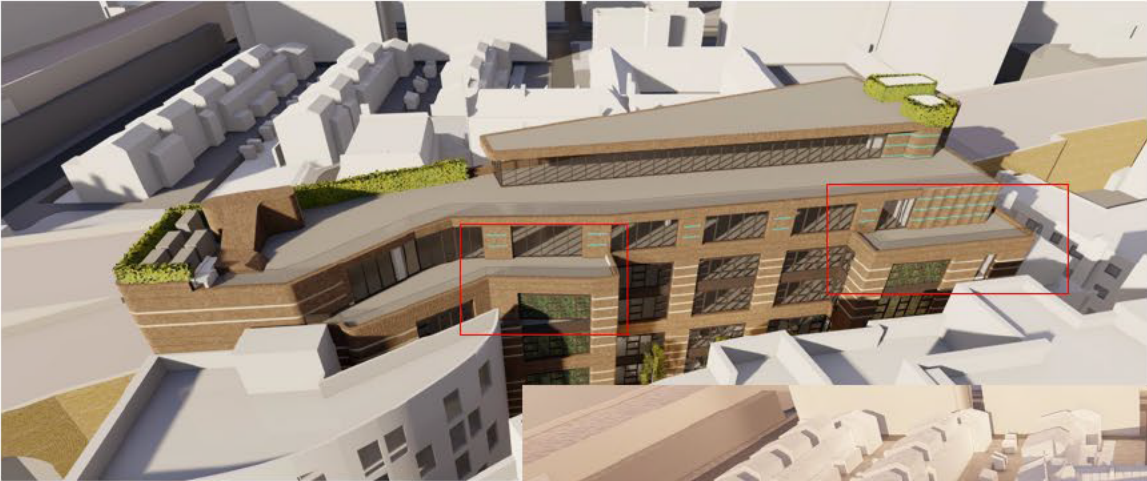
Current scheme



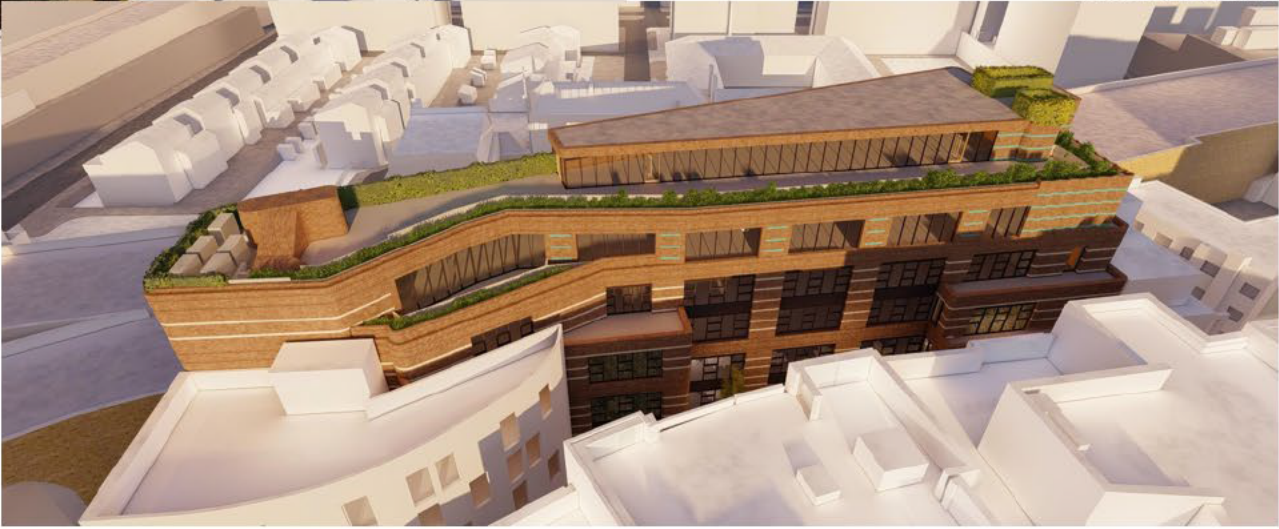
Changes

- Level 5 push back to line up with above level façade wall

Bear Lane Frontage Amendment

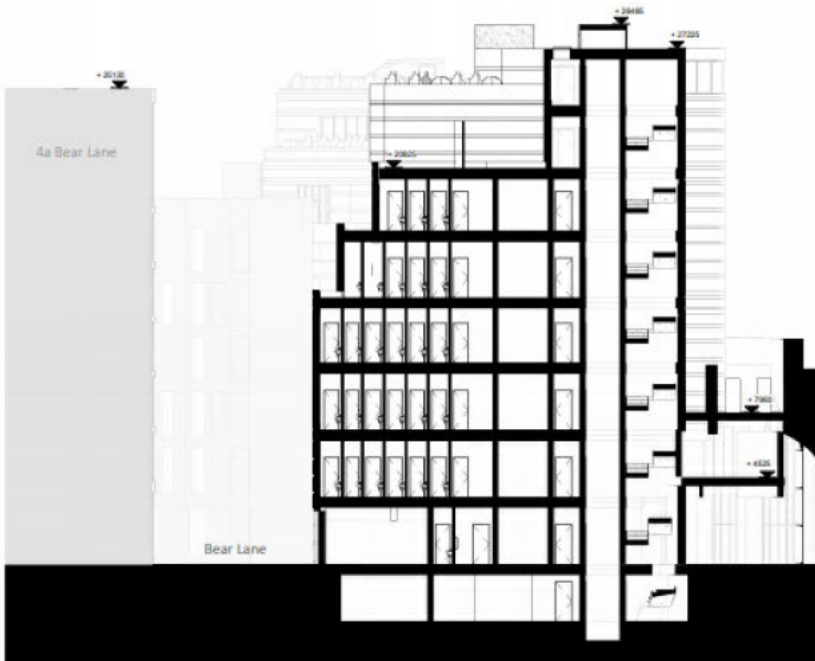


Previous scheme



Current scheme

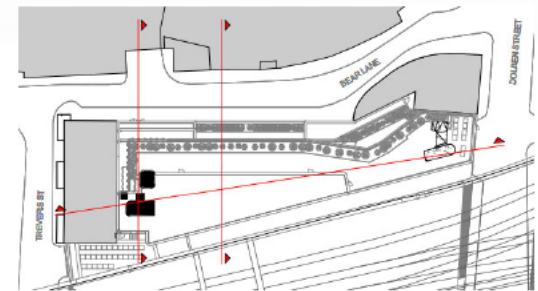
Height and Massing



Section 1
1:150



Section 2
1:150



Daylight / Sunlight, 18 Great Suffolk Street

Vertical Sky Component				
No. of windows analysed	>27% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
80	31	5	14	30

Vertical Sky Component (No Balconies)				
No. of windows analysed	>27% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
80	31	7	13	29

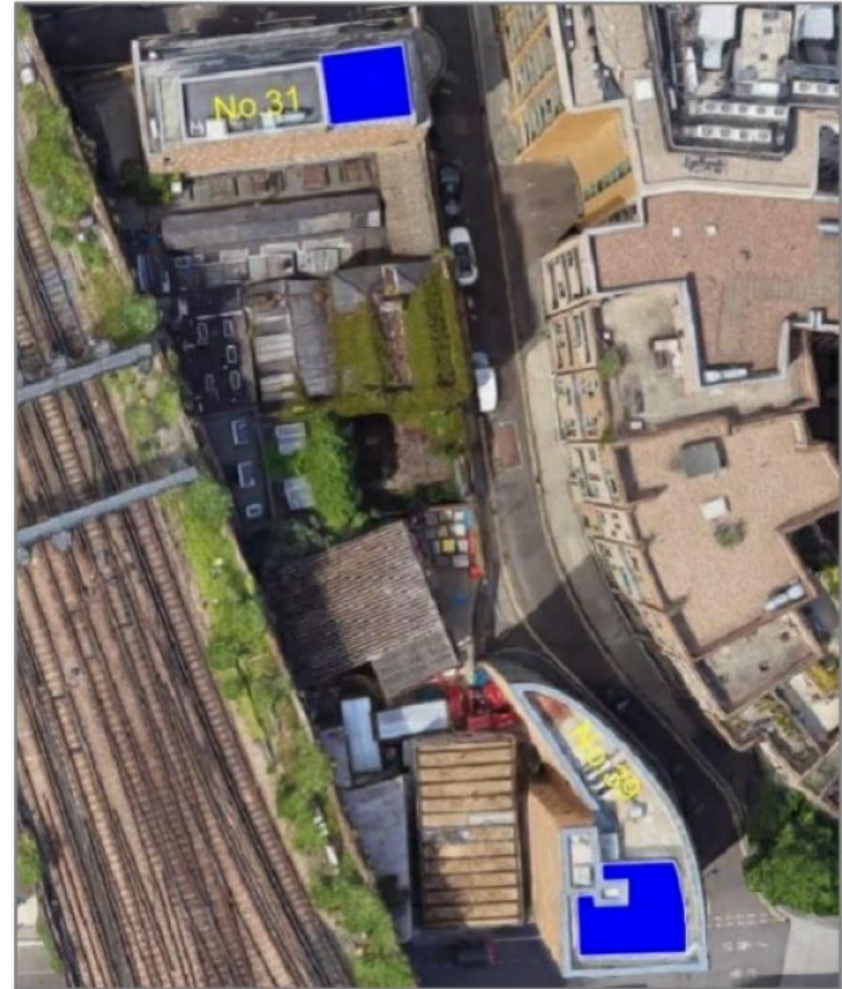
Vertical Sky Component Alternative Target		
No. of windows analysed	No. of windows achieving alternative target.	No. of windows achieving 0.8 times the alternative target.
80	71	9

Daylight / Sunlight, 39 / 31 Bear Lane

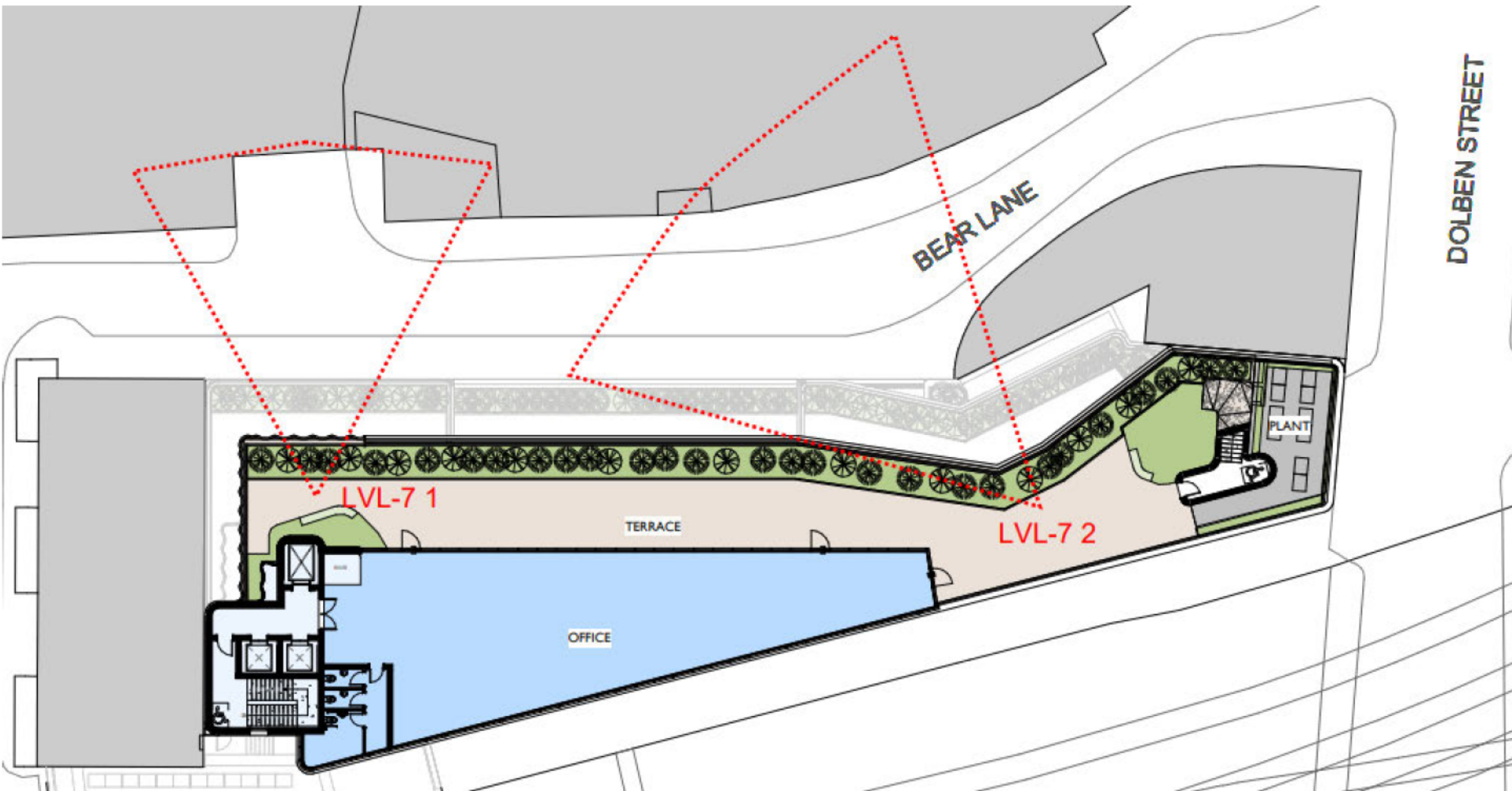
With regard to the terrace to 31 Bear Lane, analysis shows that 61% in the existing situation and 43% in the proposed situation will enjoy at least 2 hours of direct sunlight on 21 March.

A transient shadow analysis for 21 June demonstrates that when it is considered the area would be used more, very little shadow is cast by the proposals over the terrace at any point in the day.

Prior to changes 15% would enjoy 2hrs of sunlight 21 March.



7th Floor Roof terraces



North Elevation

Bear Lane Frontage Study

Updated Facade Treatment



South Elevation

Bear Lane Frontage Study
Updated Facade Treatment



Frontage Study

Bear Lane Frontage Study

Updated Facade Treatment



Summary

- +5,918sqm Class E(g)(i) Offices / Workspace.
- 10% affordable workspace.
- 51sqm retail.
- New Low Line route.
- Acceptable impact on neighbouring residents