

Welcome to Southwark Smaller Planning Committee

13 June 2023

MAIN ITEMS OF BUSINESS

Item 6.1 - 20/AP/3482 (FULL)
254-268 CAMBERWELL ROAD, LONDON, SE5 0DP

Item 6.2 – 20/AP/3483 (LISTED)
254-268 CAMBERWELL ROAD, LONDON, SE5 0DP



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon
(Vice Chair)



Councillor Richard Livingston



Councillor Sabina Emmanuel



Councillor Ketzia Harper



Councillor Adam Hood



Councillor Richard Leeming



Southwark Free
Wi-Fi Password
Fr33Wifi!

Item 6.1 & Item 6.2

20/AP/3482 (FULL) & 20/AP/3483 (LISTED)

254-268 CAMBERWELL ROAD, LONDON, SE5 0DP

Construction of a mixed use building comprising residential (43 flats) and non-residential uses ancillary to the church, with a height of three to nine storeys, with bin stores, bike stores, car parking, plant rooms and landscaping serving the flats and service, plant, car and minibus parking spaces and back-of-house space for the adjacent church.

EXISTING SITE



PROPOSAL SUMMARY

	Private Homes	Affordable social rent Homes	Affordable shared ownership Homes	Homes Total (% of total)
1 bed	7	2	4	13 (30%)
2 bed	9	4	2	15 (35%)
3 bed	11	4	0	15 (35%)
Total	27	10	6	43

Use Class	Existing sqm	Proposed sqm
Ancillary to the church	0	437.2
Use Classes E (g) (offices)	0	458.6

	Existing sqm	Proposed sqm
Play Space	0	206

CO2 Savings beyond part L Building Regulations	76.22%
Trees lost	0
Trees gained	6

	Existing	Proposed	Change +/-
Urban Greening Factor	0	0.31	+0.31
Run Off Rate	0.4l/s	3.0l/s	+2.6l/s
Car parking spaces and Minibus parking spaces	50	22	-28
Wheelchair accessible parking spaces	0	4	+4
Electric vehicle car parking spaces (on site)	0	4	+4
Cycle parking spaces	0	83	83

PROPOSED DEVELOPMENT VIEWED FROM THE SOUTH



CONSULTATION RESPONSES

117 letters of support

61 letters of objection raising the following in relation to:

Amenity impacts

Design issues

Future occupiers' quality of accommodation

Environment and ecology

Land use

Fire safety

Transport

Energy and sustainability

Security issues

Consultation

Strain on community facilities

PROPOSED FIRST FLOOR



DAYLIGHT AND SUNLIGHT ASSESSMENT

 Site Location

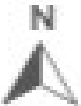
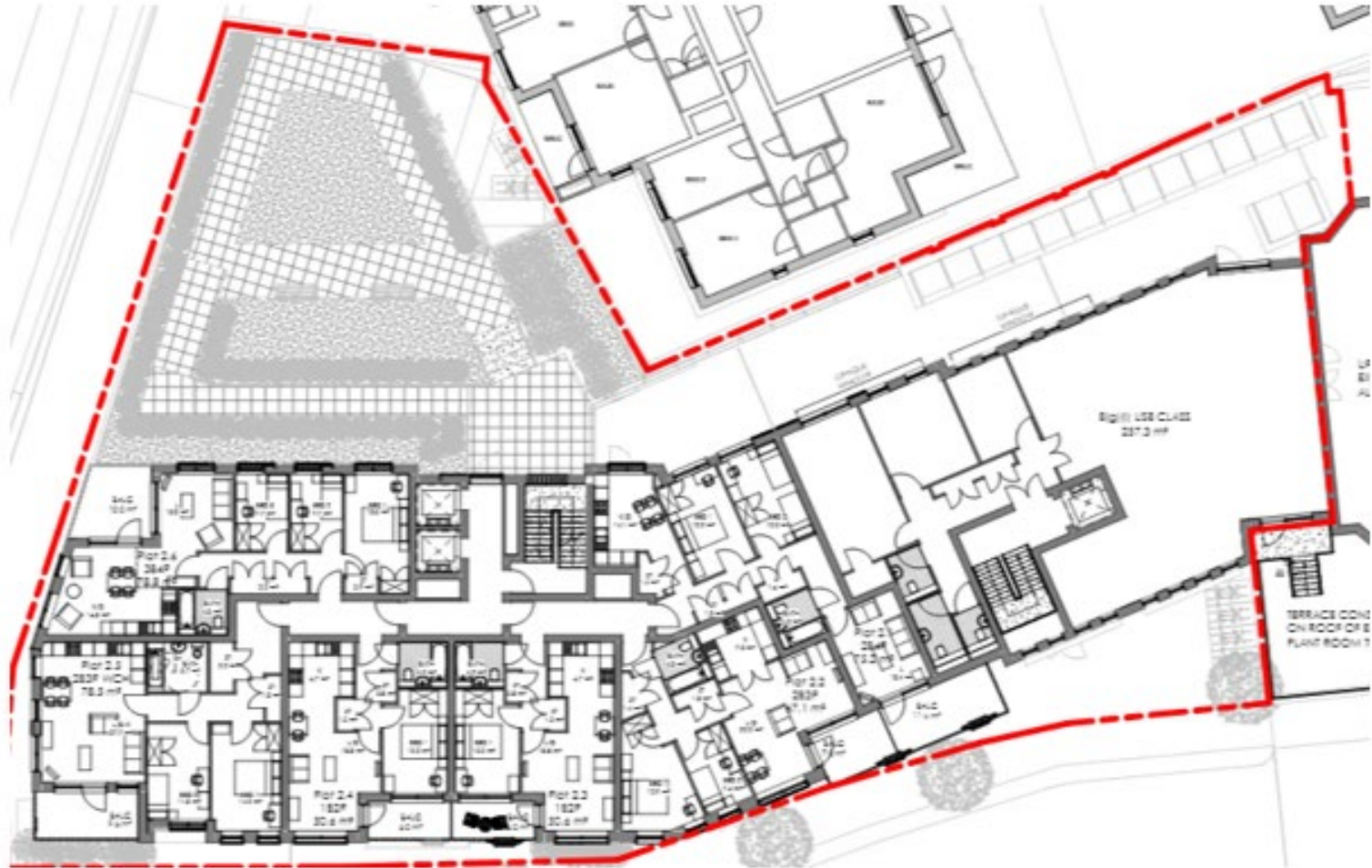


Figure 1: Site location and neighbouring buildings assessed

OVERSHADOWING STUDY



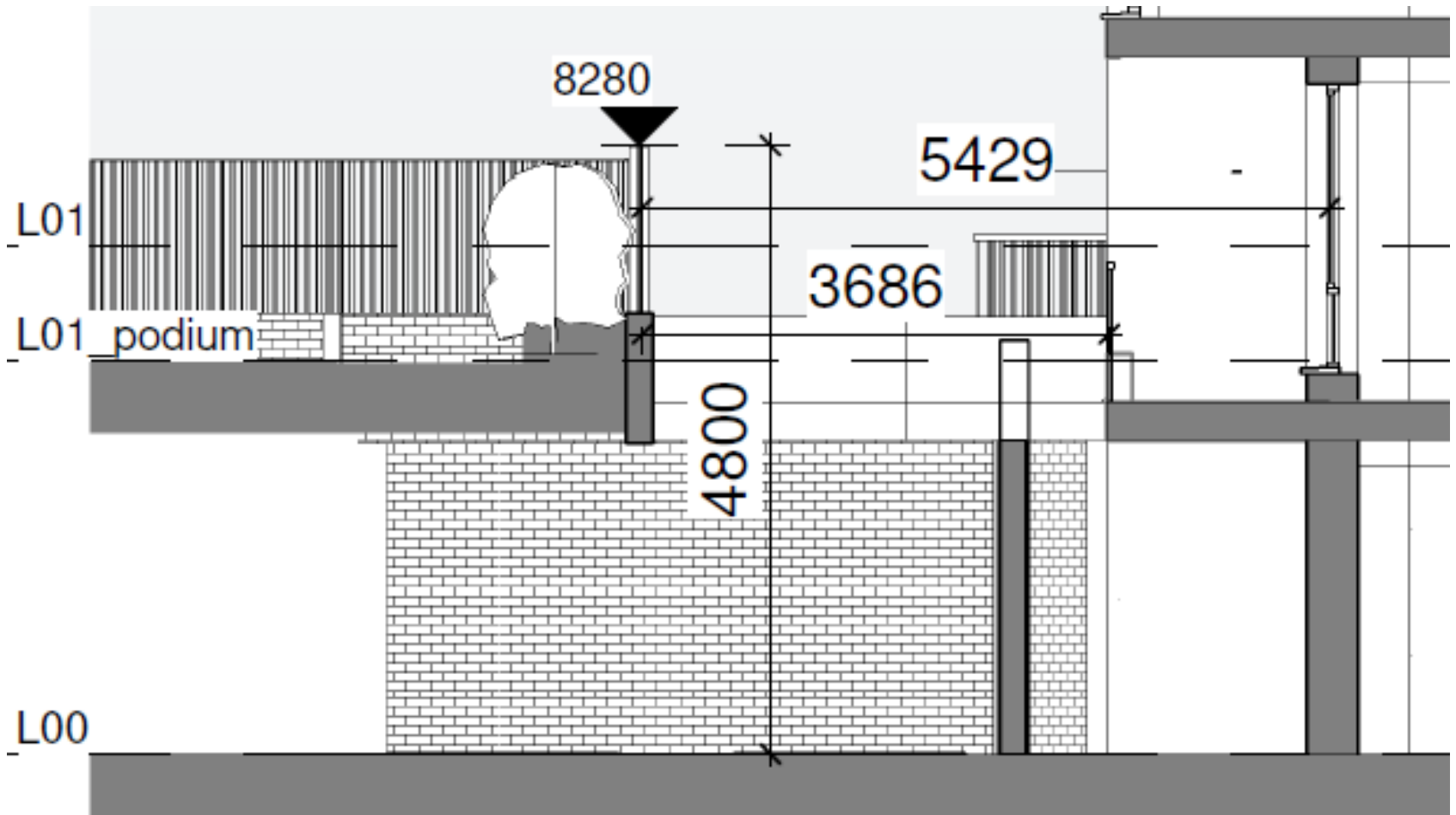
PROPOSED FIRST FLOOR



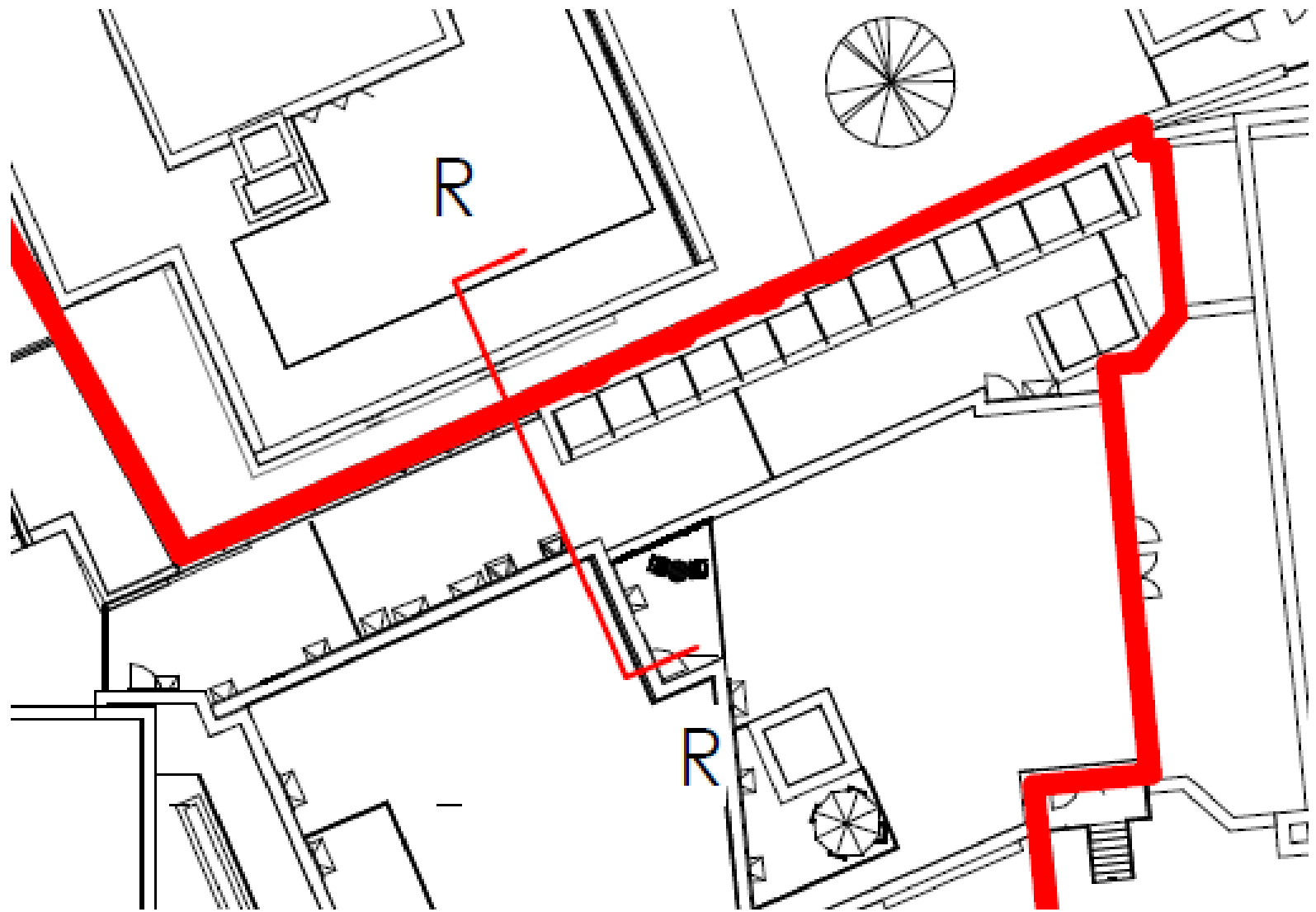
PROPOSED FIRST FLOOR



SECTION PROPOSED FIRST FLOOR: WITH 1.7M HIGH SCREEN



SECTION FIRST FLOOR



SECTION GROUND TO SECOND FLOOR

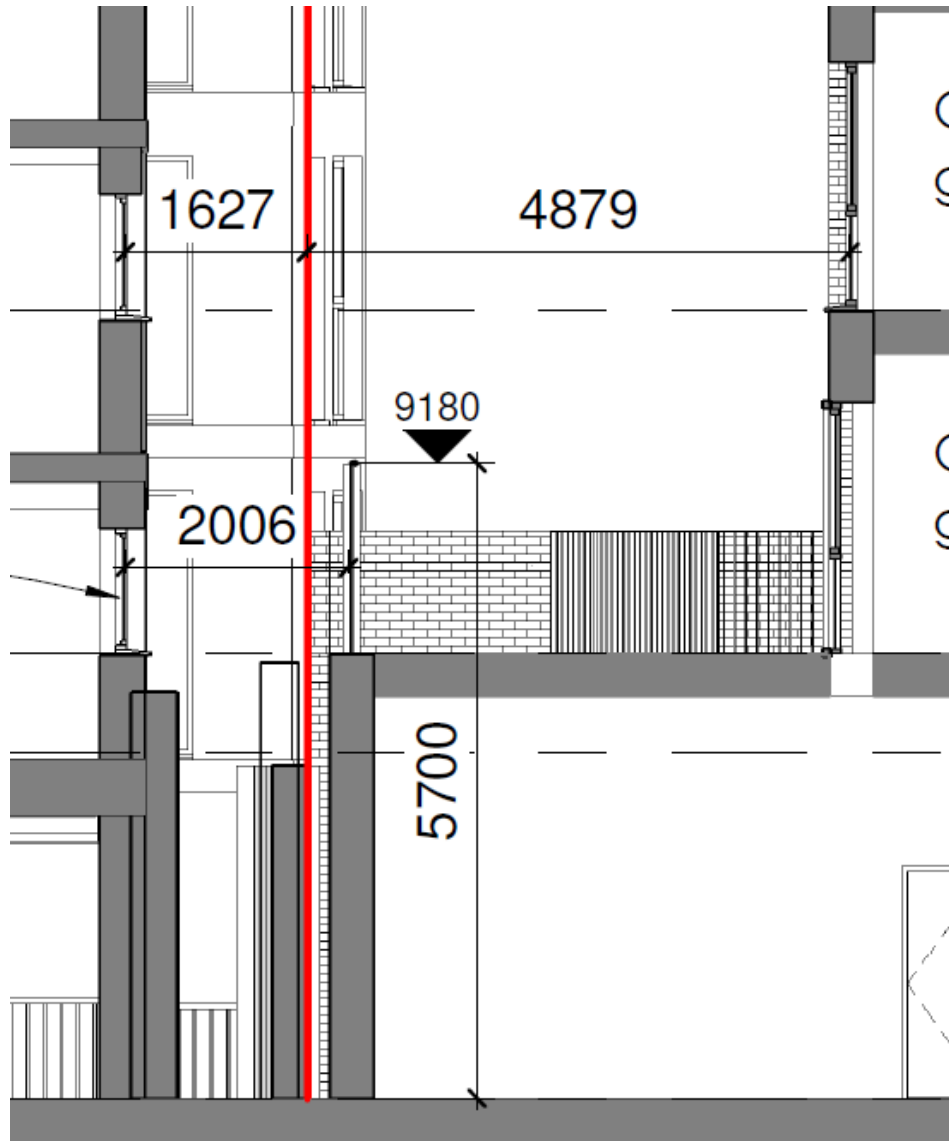


IMAGE OF PROPOSED PODIUM



PROPOSED PODIUM VIEWED FROM THE SOUTH



DISTANCE BETWEEN PROPOSED PODIUM AND TERRACE TO THE NORTH



