

# Welcome to Southwark Planning Committee A (Majors Applications) 3 October 2023

## MAIN ITEMS OF BUSINESS

Item 6.1 - 22/AP/2439

Zone G, Canada Water Masterplan, Surrey Quays Road, London, SE16 7LL

Item 6.2 - 23/AP/0233

Canada Water Masterplan - Land Bounded By Lower Road (West), Redriff Road (South), Quebec Way (East) Surrey Quays Road And Canada Water Dock (North) And Site At Roberts Close, London, SE16

Item 6.3 - 23/AP/0950

25 Mandela Way, London, SE1 5SS



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 6.1

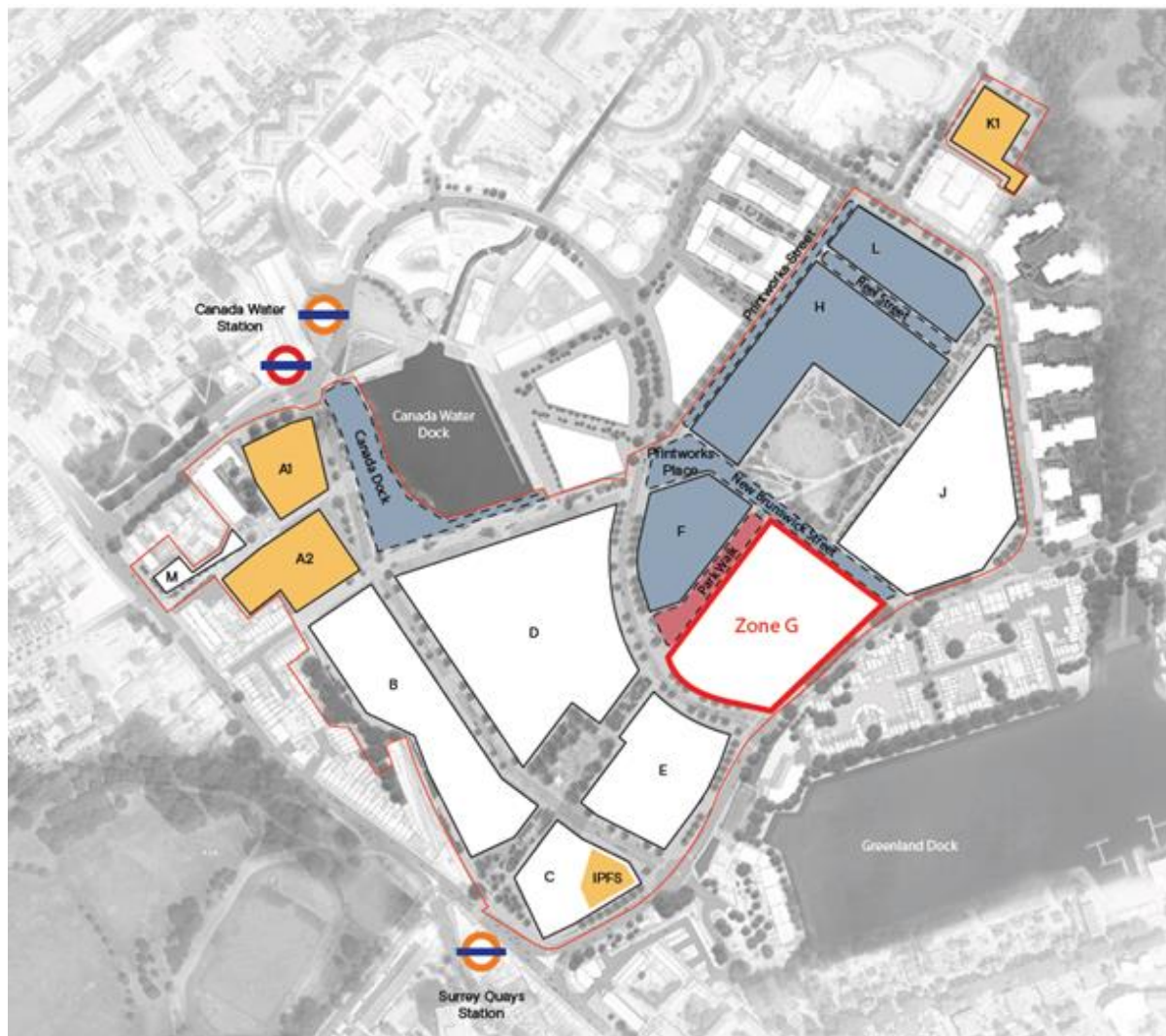
22/AP/2439

### Zone G, Canada Water Masterplan, Surrey Quays Road, SE16 7LL

Details of all Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to hybrid planning permission reference 18/AP/1604 (dated 29 May 2020) in respect of Zone G of the Canada Water Masterplan comprising a comprehensive mixed-use development which includes residential accommodation in five buildings (Class C3) above a retail superstore (Class A1) and town centre car park and ancillary retail floorspace (Class A1-A5), together with disabled car parking, cycle parking, landscaping, public realm, plant and associated works.

This application is pursuant to hybrid planning permission for the Canada Water Masterplan ref. 18/AP/1604 dated 29th May 2020, which was accompanied by an Environmental Statement.

# Site Boundary



- Phase 1
- Contemporaneous RMAs
- RMAs to be submitted with Development Zone G
- Development Zone G
- Canada Water Masterplan Boundary



# Existing Site Context





# Emerging Context for Central Cluster



Top Left: Park Walk

Top Right: Plot F

Bottom Right: Printworks office scheme

Bottom Left: The Park





# Outline Permission & Conformity

Development Zone	Use Class	Zone B GEA SQ M	Zone C GEA SQ M	Zone D GEA SQ M	Zone E GEA SQ M	Zone F GEA SQ M	Zone G GEA SQ M	Zone H GEA SQ M	Zone J GEA SQ M	Zone L GEA SQ M	Zone M GEA SQ M	Zone N GEA SQ M	Zone P GEA SQ M	MAXIMUM GEA CAP BY USE (SQ M)
Retail	A1-A5	9,000	2,800	32,700	6,600	3,700	21,700	5,300	3,000	800	400	500	150	86,650
Workspace	B1	41,500	27,600	75,300	19,000	33,500	5,000	67,600	1,500	11,500	-	-	-	282,500
Hotel	C1	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500
Assisted Living	C2	-	-	-	3,700	-	15,500	14,400	20,200	9,700	-	-	-	35,700
Residential	C3	27,300	23,000	34,700	13,600	57,700	44,200	41,200	57,700	27,600	4,500	-	-	331,500
Community Facilities	D1	4,600	-	4,600	2,900	33,500	5,000	-	4,000	4,000	700	-	150	45,650
Leisure/ Cultural	D2	-	-	20,000	7,500	7,500	-	25,000	-	-	-	-	-	51,500*
Night Club	Sui Generis	-	-	1,500	-	-	-	1,500	-	-	-	-	-	1,500
Student Accommodation	Sui Generis	27,300	23,000	-	-	31,200	30,000	-	-	-	-	-	-	50,300
Energy Centre	Sui Generis	2,000	2,000	-	-	-	-	-	-	-	-	-	-	2,000
Primary Sub- Station	Sui Generis	-	-	-	3,000	-	-	-	-	3,000	-	-	-	3,000
Multi-Storey Car Park	Sui Generis	-	17,200	-	17,200	-	-	-	-	-	-	-	-	17,200
Petrol Filling Station	Sui Generis	-	3,000	-	3,000	-	-	-	-	-	-	-	-	3,000
Transport Infrastructure (potential second entrance to SQ Station)	Sui Generis	500	-	-	-	-	-	-	-	-	-	500	-	500
Flexible Events Space	Sui Generis	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000
Parking and Plant	-	10,200	7,300	30,400	10,500	8,000	31,000**	18,400	13,700	3,400	400	250	200	133,750
Public Toilets	Sui Generis	-	-	-	-	-	-	-	-	-	-	-	-	500***
MAXIMUM GEA CAP PER ZONE (SQ M) (excluding public toilets, parking and plant)	-	76,000	48,900	159,800	36,600	89,900	65,900	82,500	60,700	29,800	5,200	750	150	
TOTAL MAXIMUM GEA CAP (SQ M) (excluding public toilets, parking and plant)	656,200													



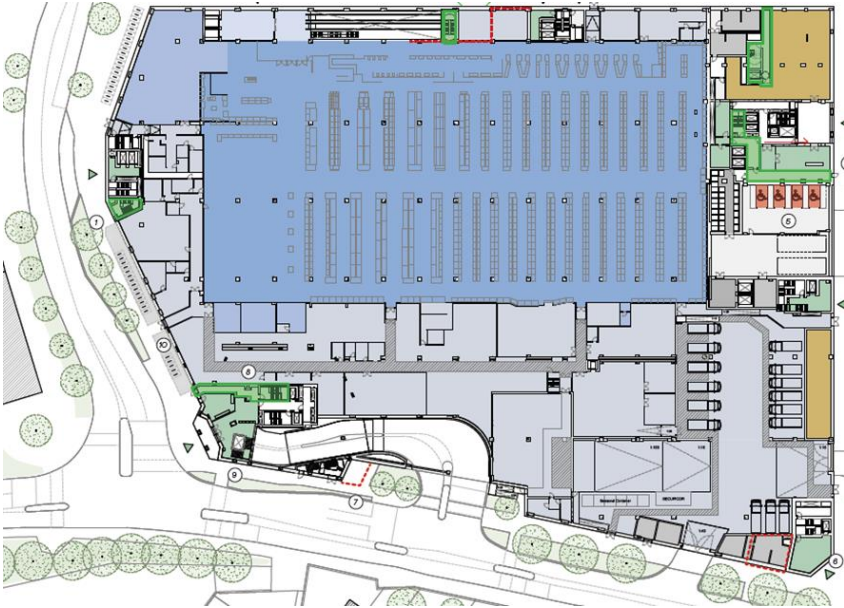
Building envelopes for Plot G created by approved Outline Parameter Plans shown in dotted red line.

Approved range and quantum (sqm GEA) of development for the Masterplan site and Zone G

# Proposal Overview



Site diagram showing the arrangement of five blocks above the 3 storey podium supermarket and car park with storeys annotated



- |   |  |  |
|---|--|--|
| <span style="color: blue;">■</span> Superstore          | <span style="color: green;">■</span> Residential Lobbies | <span style="color: green;">▲</span> Residential Entrances |
| <span style="color: blue;">■</span> Superstore Cafe/BOH | <span style="color: brown;">■</span> Independent Retail  | <span style="color: grey;">▲</span> Pedestrian Entrances   |
| <span style="color: grey;">■</span> BOH                 | <span style="color: grey;">■</span> Plant                | <span style="color: grey;">▲</span> Vehicle Entrances      |

Proposed ground floor plan.



# Land Use

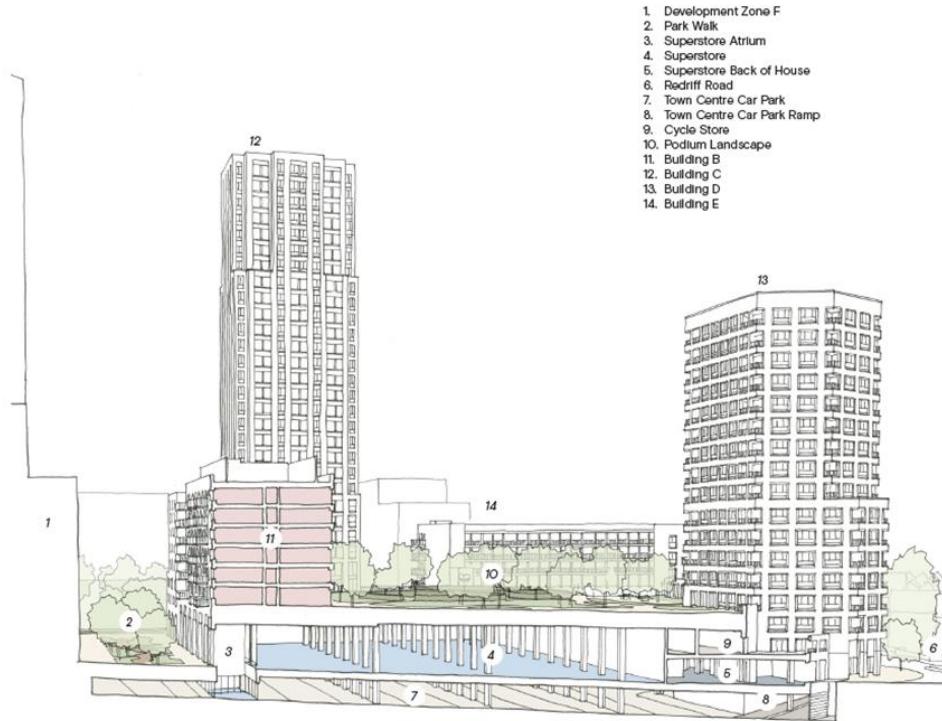


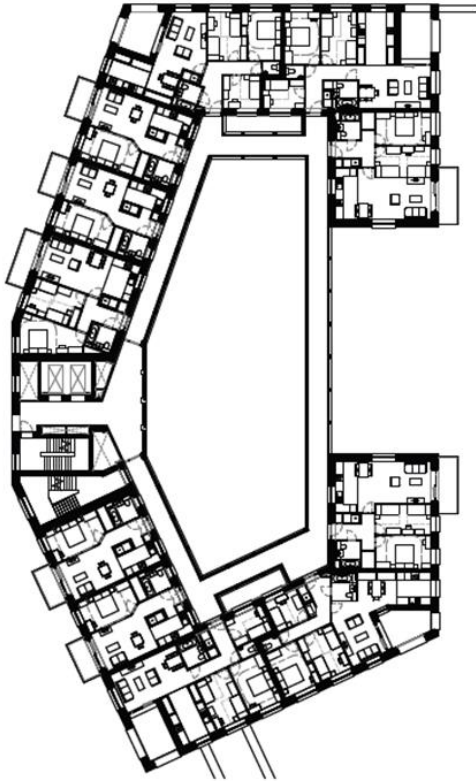
Image above: Section through the site to show basement car park ground floor retail units and residential uses above

Image below: Tenure layout

- Blue: Private
- Green: Shared Ownership
- Pink: Social rented



# Residential Proposals Block A



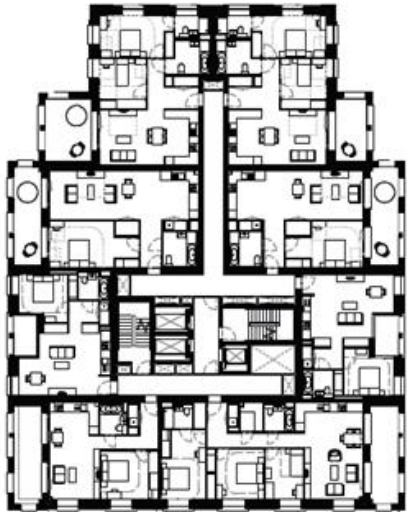
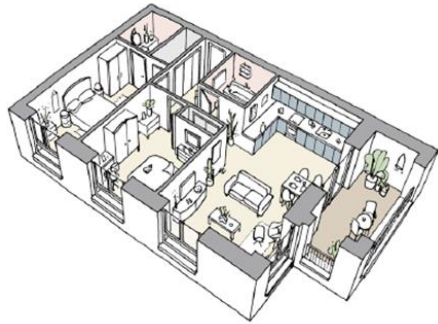


# Residential Proposals Block B

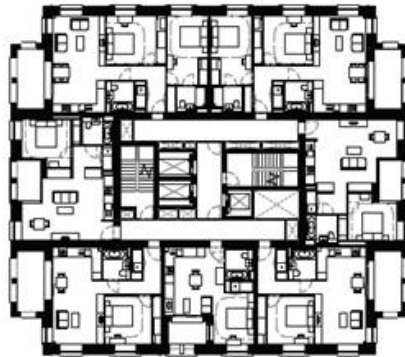




# Residential Proposals Block C



1: Typical residential plan level 3-6

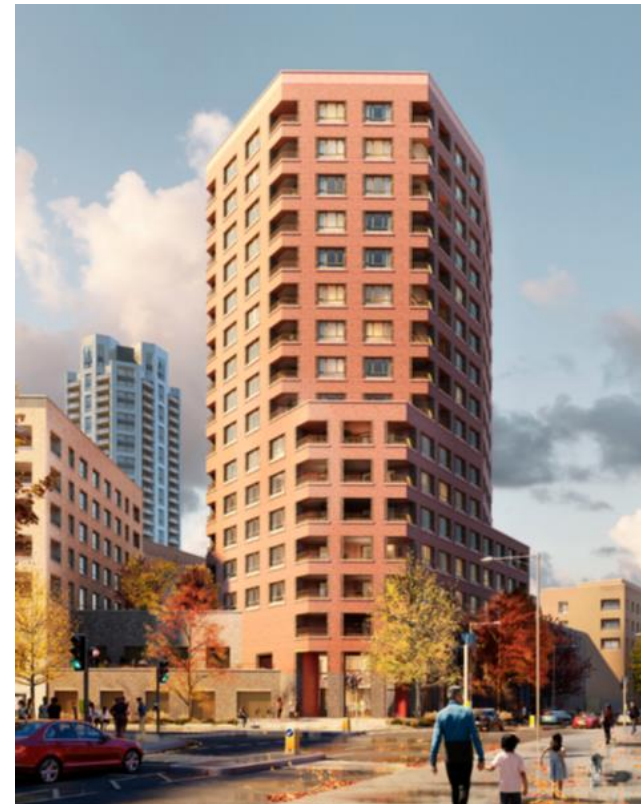
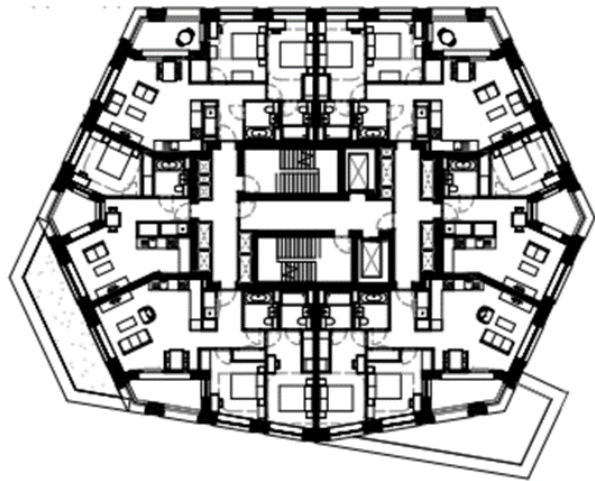


2: Typical residential plan level 07-16



3: Typical residential plan level 21-27

# Residential Proposals Block D



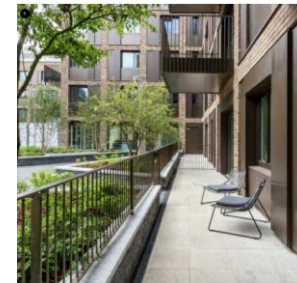


# Residential Proposals Block E



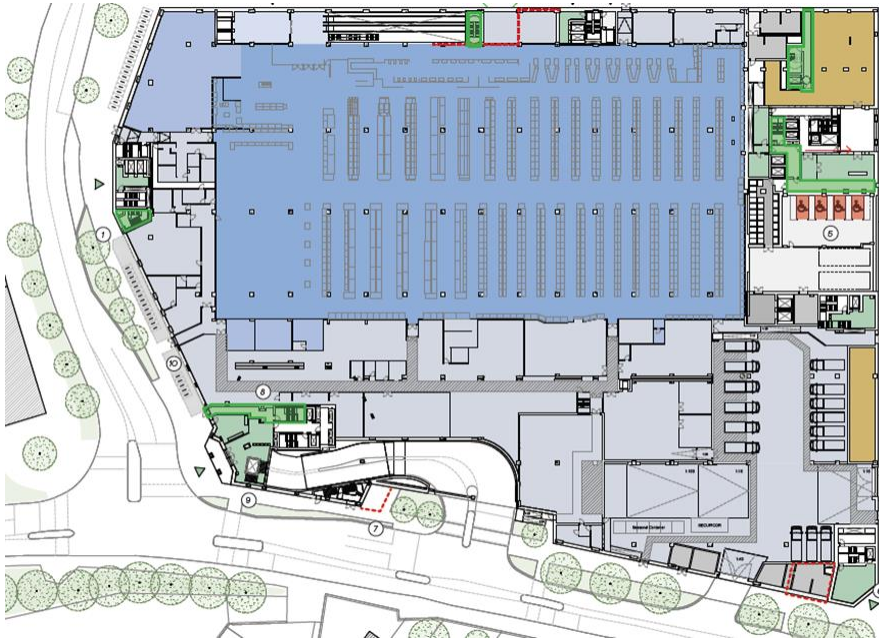


# Amenity Space

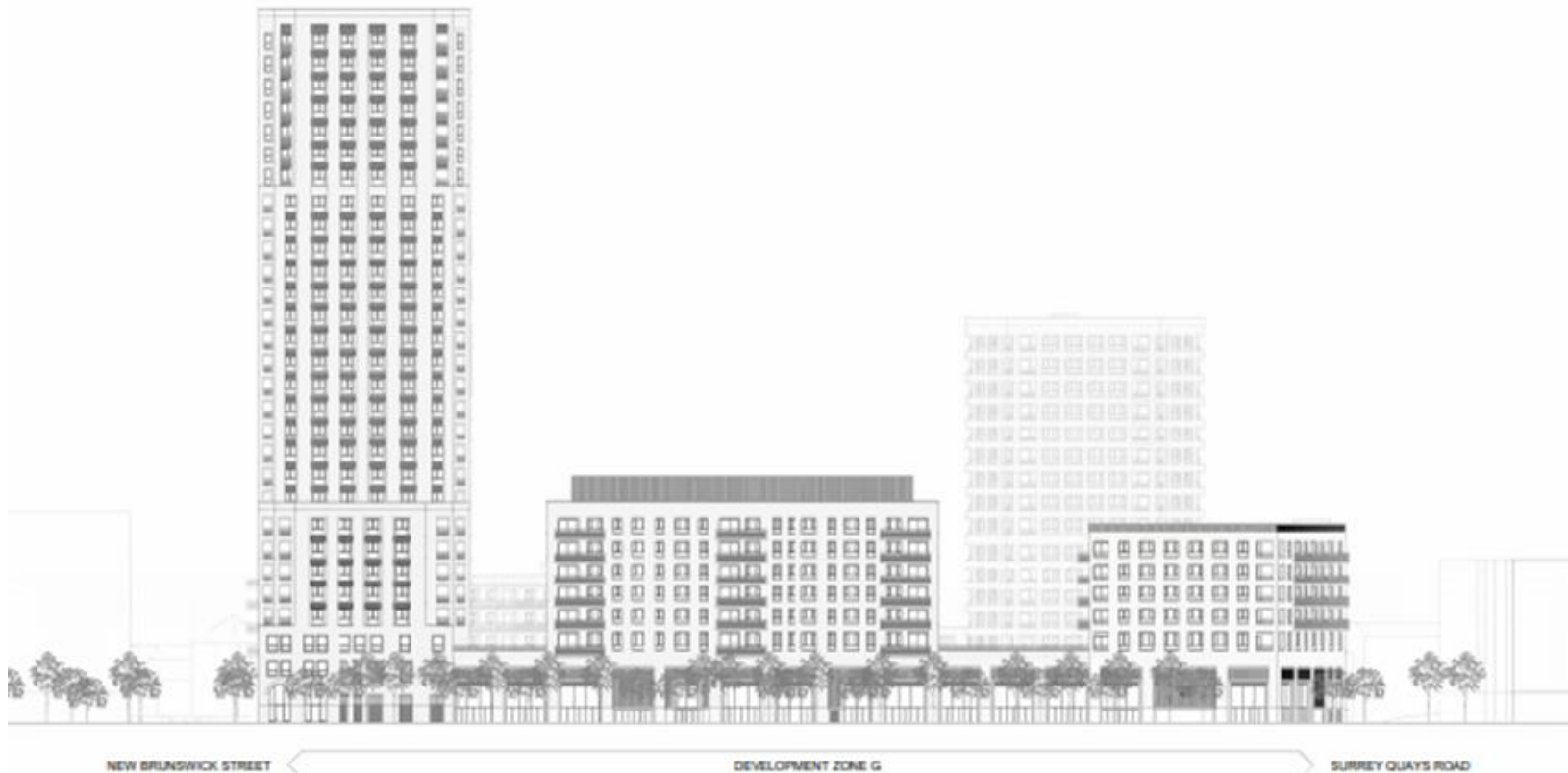




# Design – Site Layout



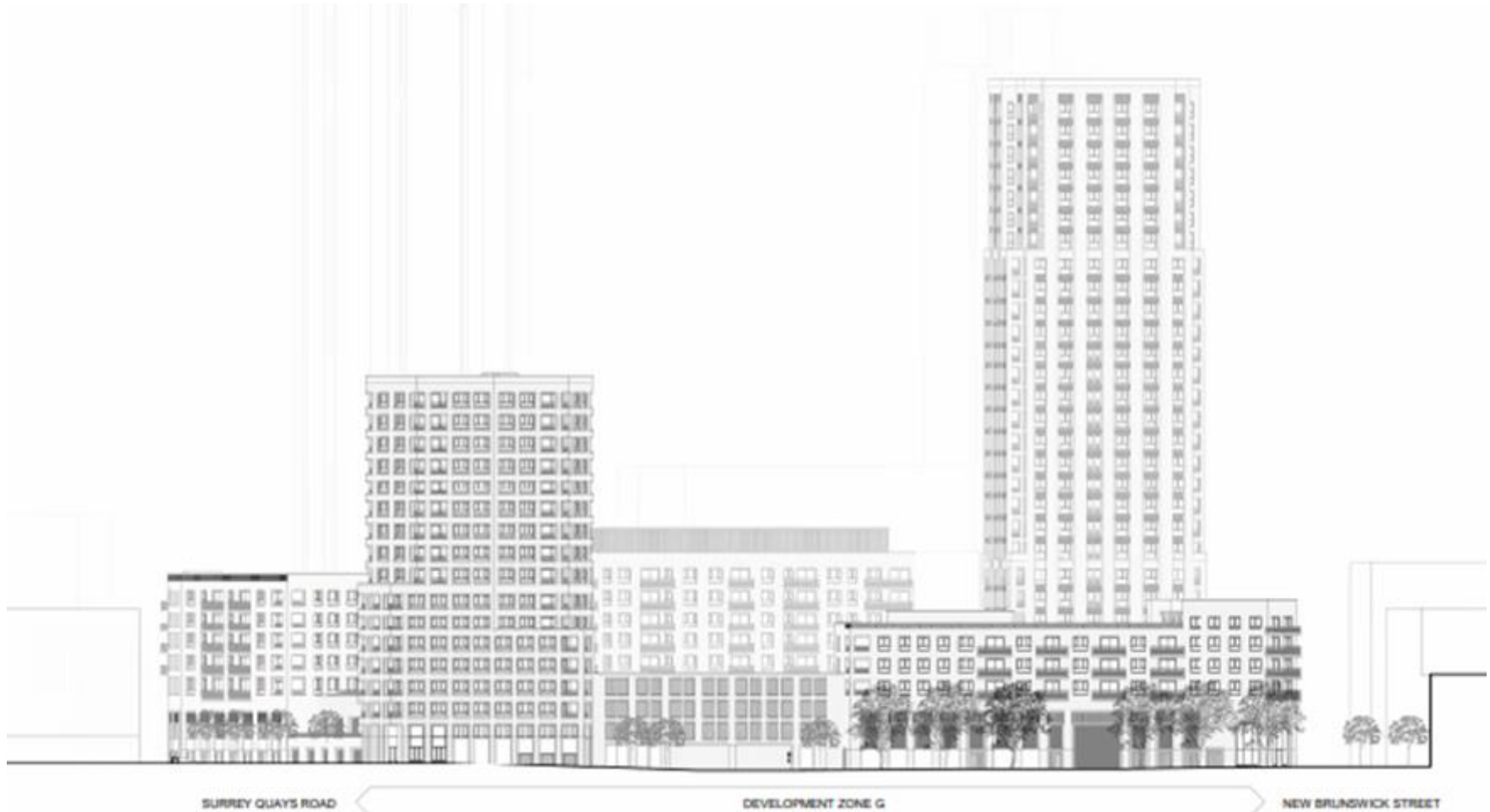
## Design – Elevations



Proposed Park Walk Elevation showing Block C, Block B and Block A with Block D in the background



## Design – Elevations



Elevation fronting Redriff Road showing all proposed buildings

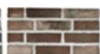
# Design



Brick type O6



Brick type O4



Brick type O5



Brick type O1



Brick type O2



Brick type O3



Brick type O7



Brick type O8



Brick type O9



Brick type O9



Brick type O9



Brick type O10



Brick type O10



Brick type O10

Building A

Building B

Building C

Building D

Building E

Gaps

## View of Zone G looking across The Park





## Zone G from Greenland Dock





**View of Zone G looking down Park Walk from Surrey Quays Road**





## View looking down New Brunswick Street





## Redriff Road and New Brunswick Street Junction



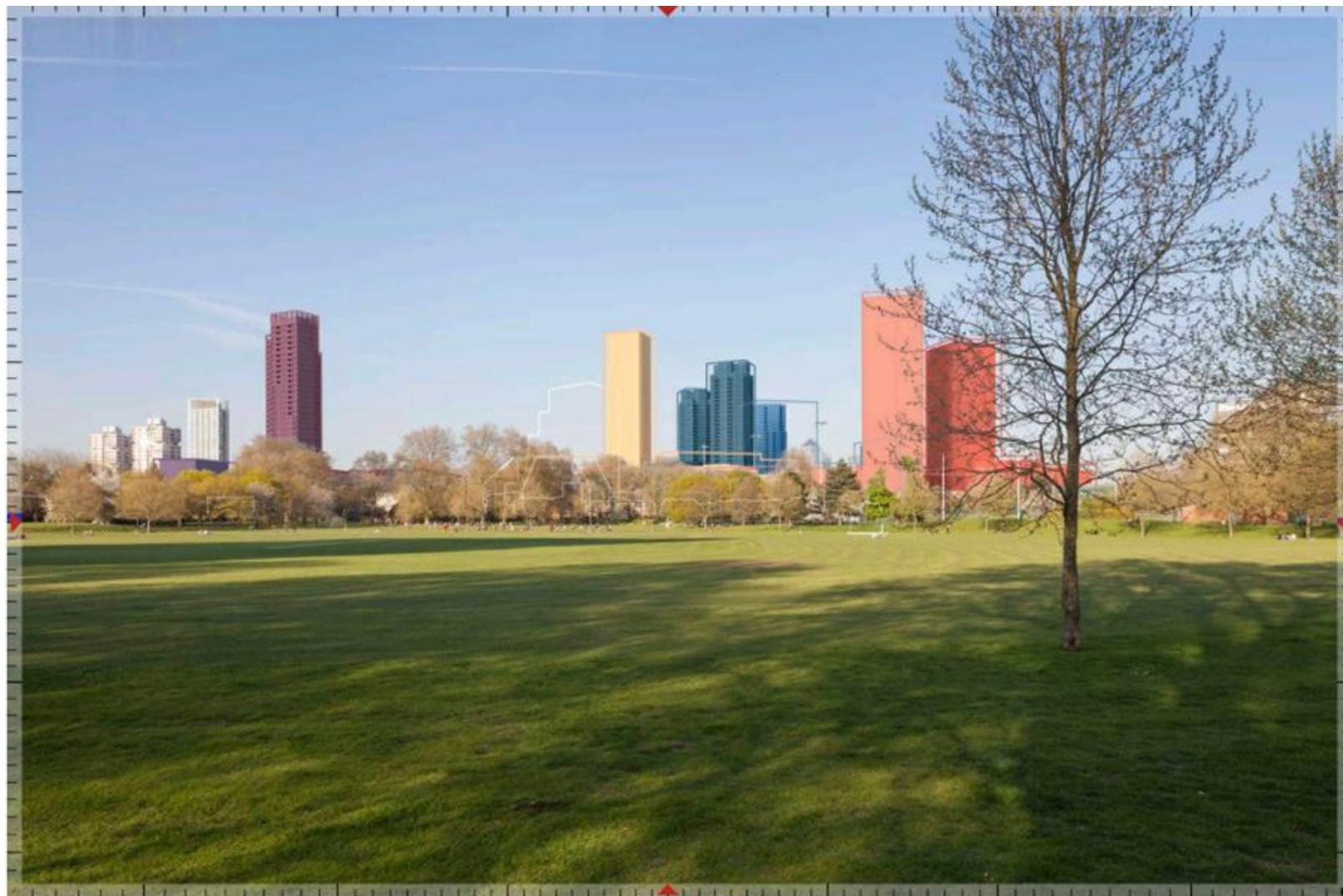


## Verified View from London Bridge



- Plot A1
- Plot A2
- Plot B
- Plot C
- Plot D
- Plot E
- Plot F
- Plot G
- Plot H
- Plot J
- Plot K
- Plot L
- Plot M
- Plot N
- Plot P

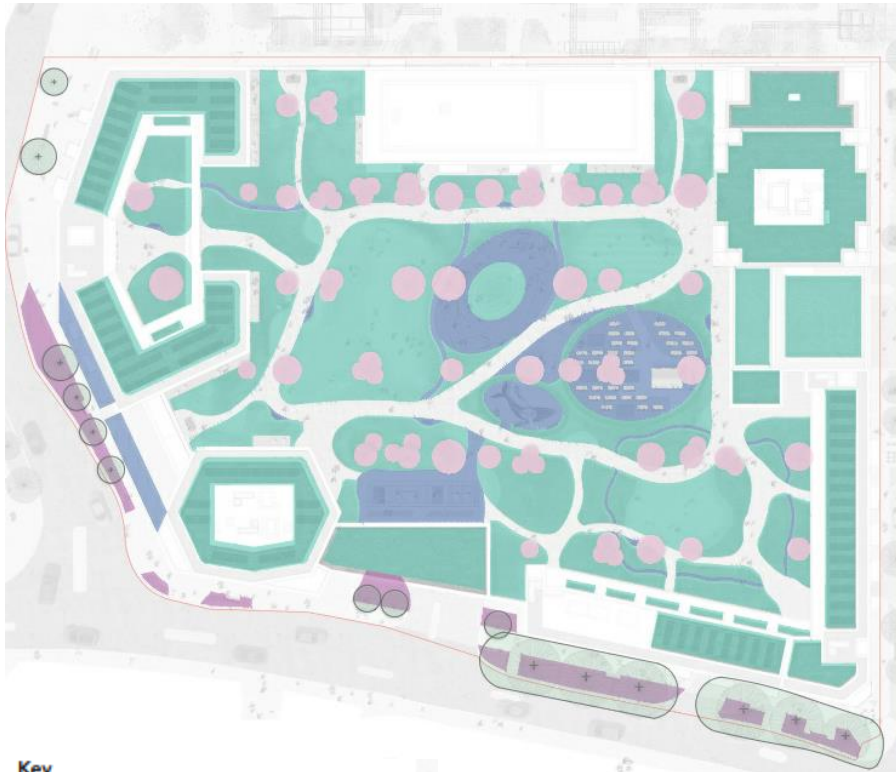
## Verified View from Southwark Park



- Plot A1
- Plot A2
- Plot B
- Plot C
- Plot D
- Plot E
- Plot F
- Plot G
- Plot H
- Plot J
- Plot K
- Plot L
- Plot M
- Plot N
- Plot P

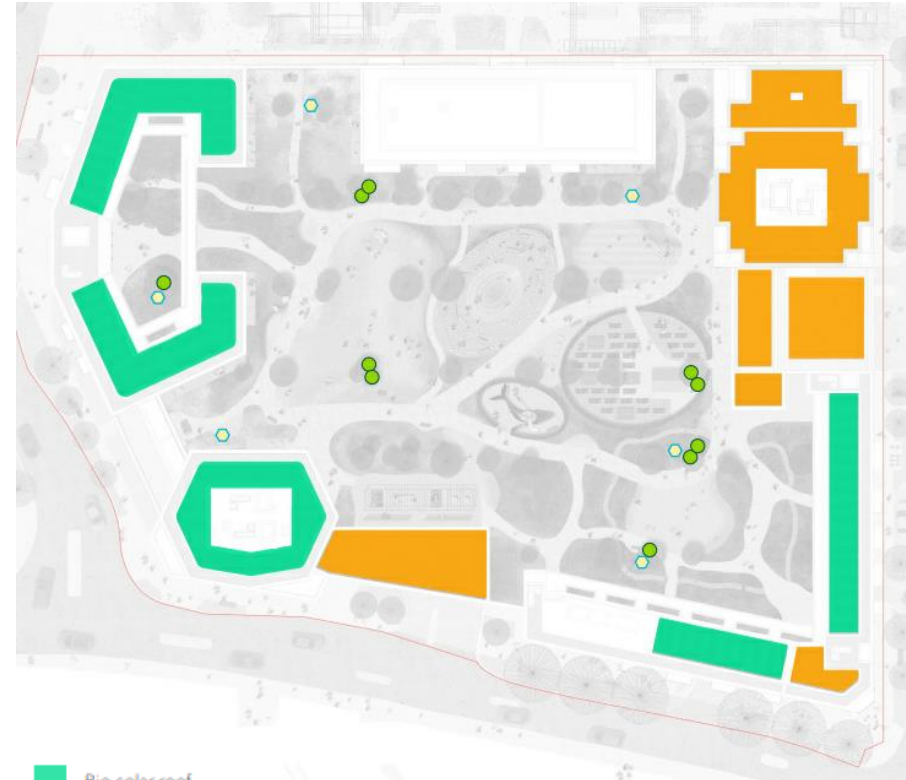


# Urban Greening Factor, Biodiversity Net Gain & Sustainability



## Key

- Intensive roof/vegetation over structure (Factor: 0.8)
- Flower-rich perennial planting (Factor: 0.8)
- Permeable paving (Factor: 0.1)
- Sealed surface (Factor: 0)
- Tree planting over natural ground (Factor: 0.8)
- Tree planting over structure (Factor: 0.6)



- Bio-solar roof
- Biodiverse roof
- Bird box
- Insect habitat

End slide





## Item 6.2

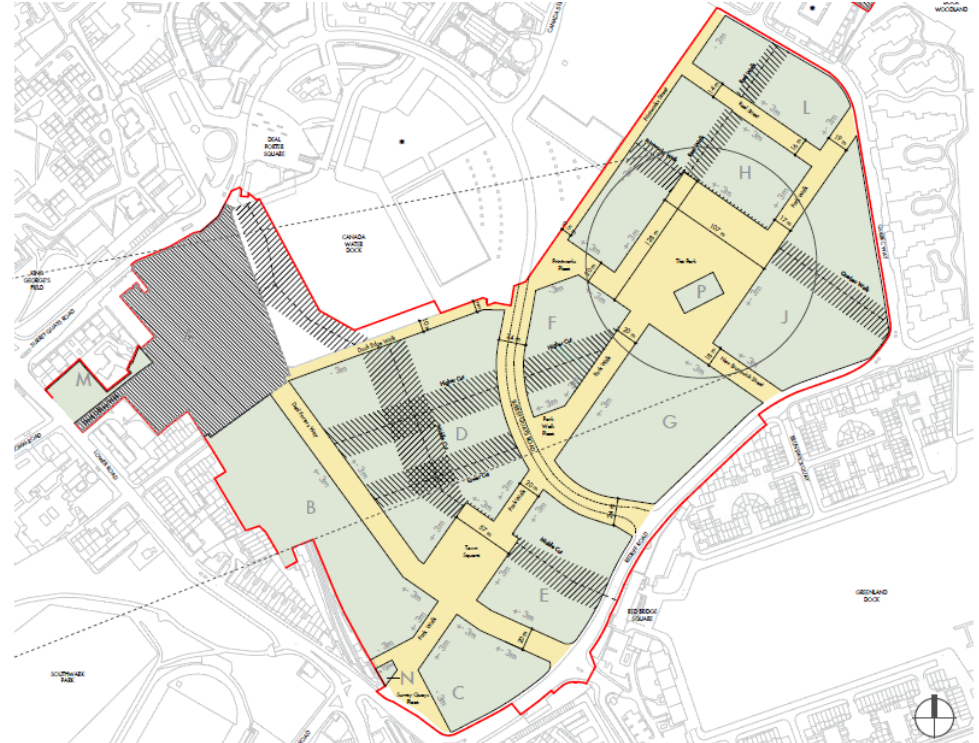
### 23/AP/0233

#### Canada Water Masterplan - Land Bounded By Lower Road (West), Redriff Road (South), Quebec Way (East) Surrey Quays Road And Canada Water Dock (North) And Site At Roberts Close, London, SE16

**23/AP/0233** - Application for the approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) in relation to the development of a Park including public realm, dedicated play space and landscaping works and the development of a pavilion building and vent structure within Development Zone P, pursuant to hybrid planning permission ref. 18/AP/1604 dated 29th May 2020.

This is an application for subsequent consent accompanied by an Environmental Statement. Consequently the application is accompanied by a Statement of Conformity submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) regulations 2017. This ES Statement of Conformity should be read in conjunction with the Canada Water Masterplan ES which can be viewed in full on the Councils website (18/AP/1604).

# Site Boundary





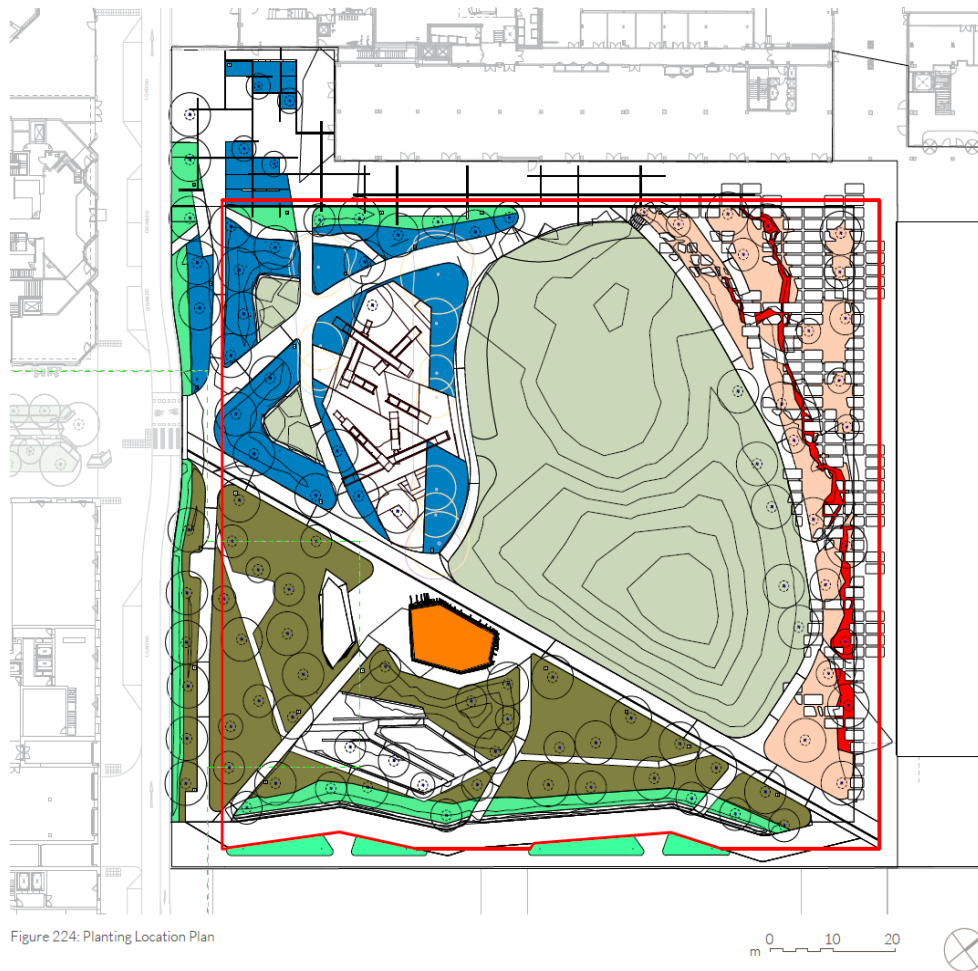
# Proposed Development



- ① Pavilion ② Adventure Play ③ Vent ④ Central Lawn ⑤ Dock Edge Path ⑥ Dry Garden ⑦ Printworks Corner  
⑧ Bosque Garden ⑨ Woodland ⑩ Learning Garden

- Public realm, tree planting and landscaping works comprising a range of character areas
- Coherent footway network comprising primary, secondary and tertiary routes,
- Dedicated adventure play area and informal play features
- Pavilion building comprising a café, public toilets, bin storage, plant and other back of house functions
- Vent structure in connection with the basement car park provided in Zone G
- 8 cycle spaces for users of the Pavilion building and additional 30 cycle spaces near to Plot H

# Landscaping, Ecology and Urban Greening



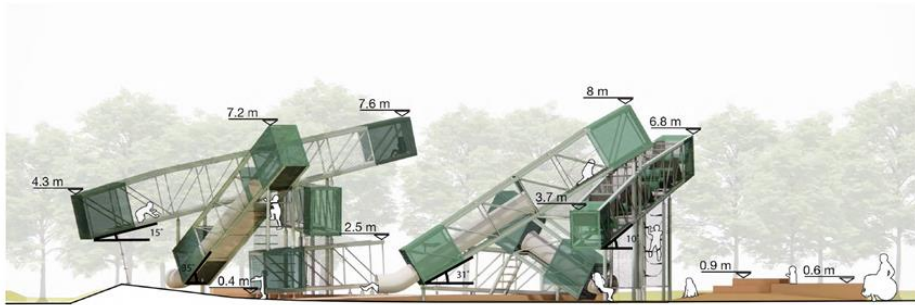
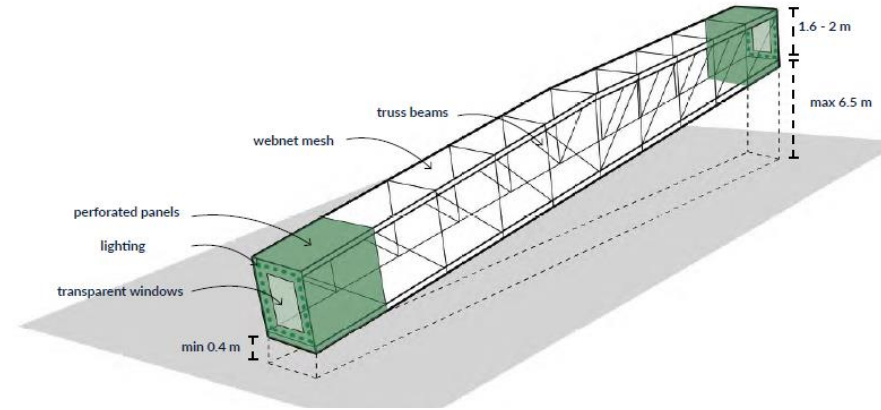


# Pavilion Building and Vent Structure





## Play structure





# Lighting, Wind and Park Management

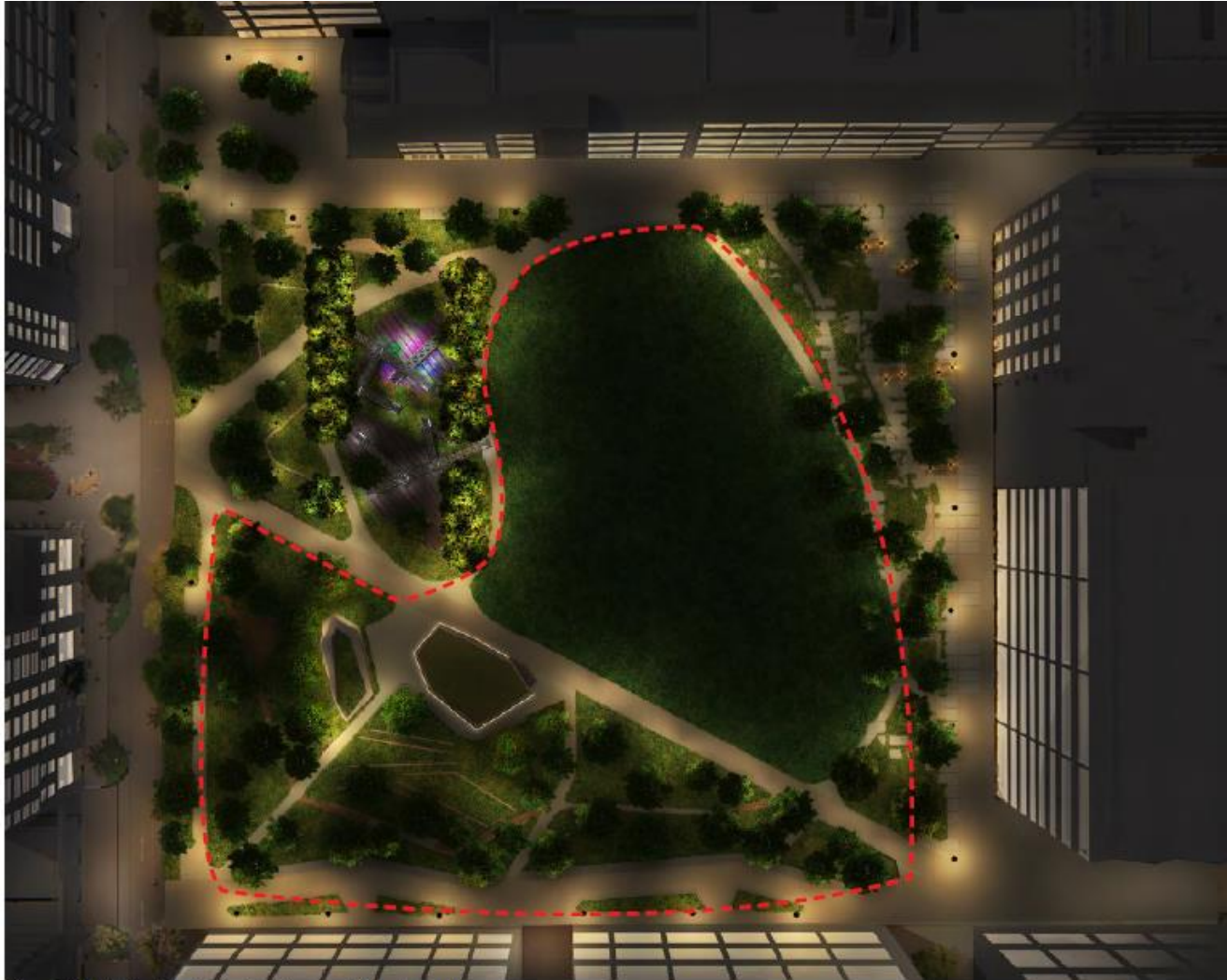


Figure 194: Lighting Plan indicating Woodland, Meadow and Lawn areas.

# Lighting, Wind and Park Management

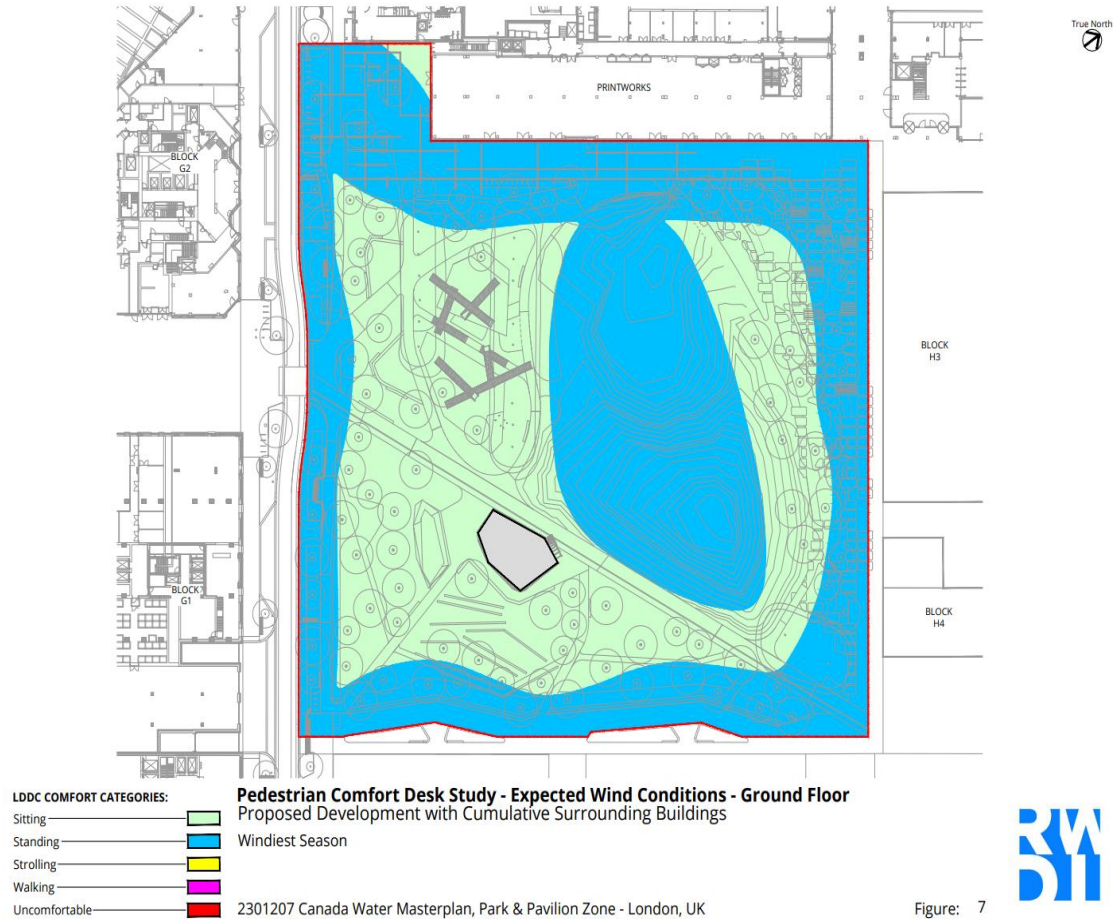


Figure: 7





# Lighting, Wind and Park Management

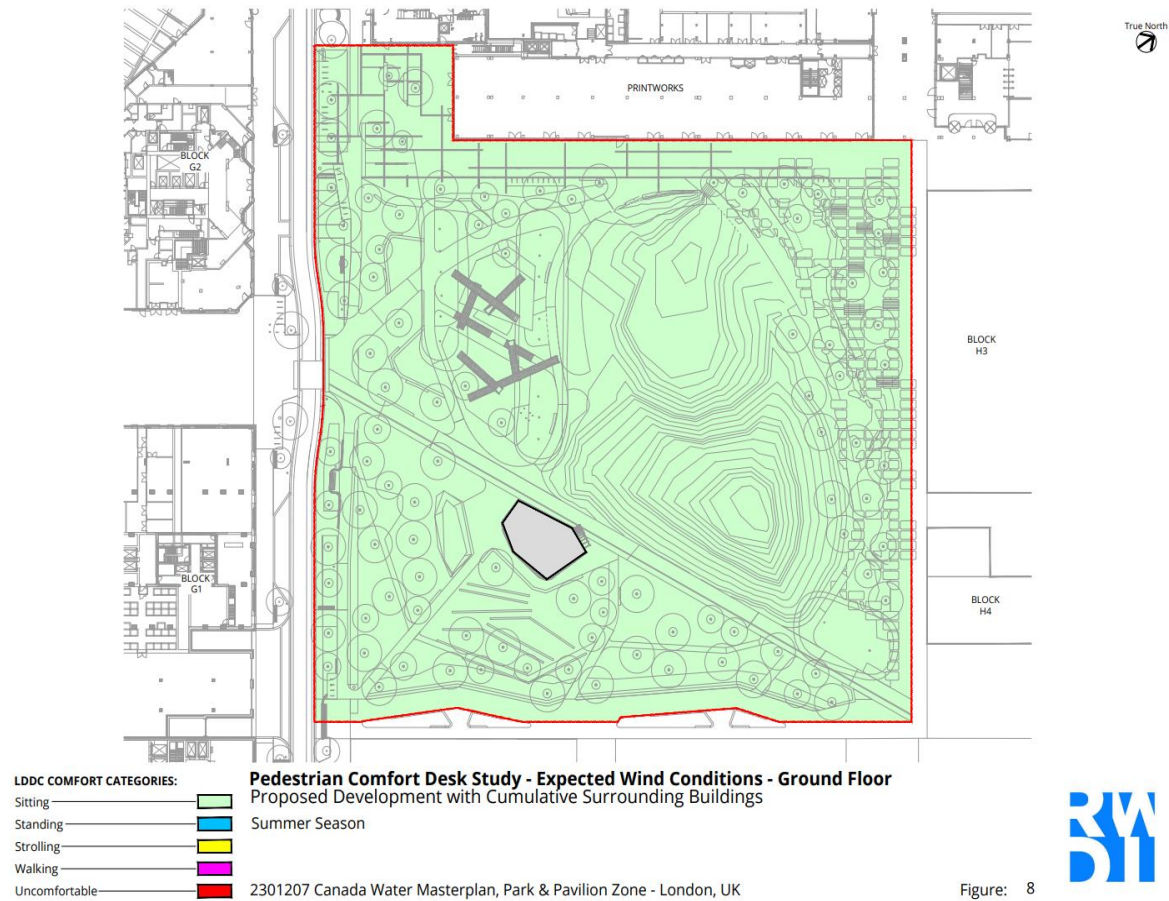


Figure: 8



# Canada Water Masterplan Model





End Slide



## **Item 6.3**

**23/AP/0950**

**25 Mandela Way, London, SE1 5SS**

Demolition of existing buildings and structures on the site and redevelopment to provide an up to four storey building to accommodate industrial and logistics (Use Class B2, B8 and Class E(g)) together with plant, landscaping, the formation of new accesses and alterations to existing accesses, associated



# EXISTING SITE

- 0.78 Hectare (1.92 acres) site located fronting Dunton Road, Tesco to the east with Marcia Road properties to the rear (south); Conway to the north fronting Dunton Road/Mandela Way
- Cleared site
- Old Kent Road Opportunity Area
- Within site allocation OKR3
- Not within the boundaries of a conservation area



Surrounding Area



1. Existing gated entrance to car pound site



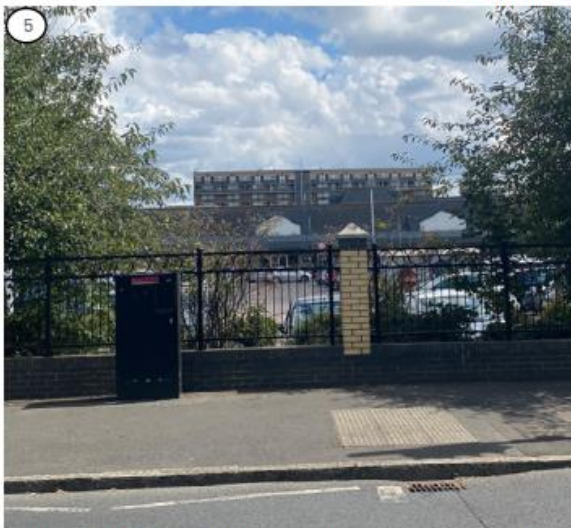
2. Existing access from site road into adjacent Conway site



3. View looking onto site and surrounding Dunton road context



4. View of residential development Marcia Road adjacent to site boundary



5. View looking directly onto the site from the east of Dunton Road



6. View taken from Mandela Way looking onto the site and access road



7. View of adjacent Conway building



# OLD KENT ROAD AREA ACTION PLAN

## Appendix E - UKK AAP Illustrative Masterplan

# OLD KENT ROAD

AREA ACTION PLAN / OPPORTUNITY AREA PLANNING FRAMEWORK CONSULTATION  
DECEMBER 2017





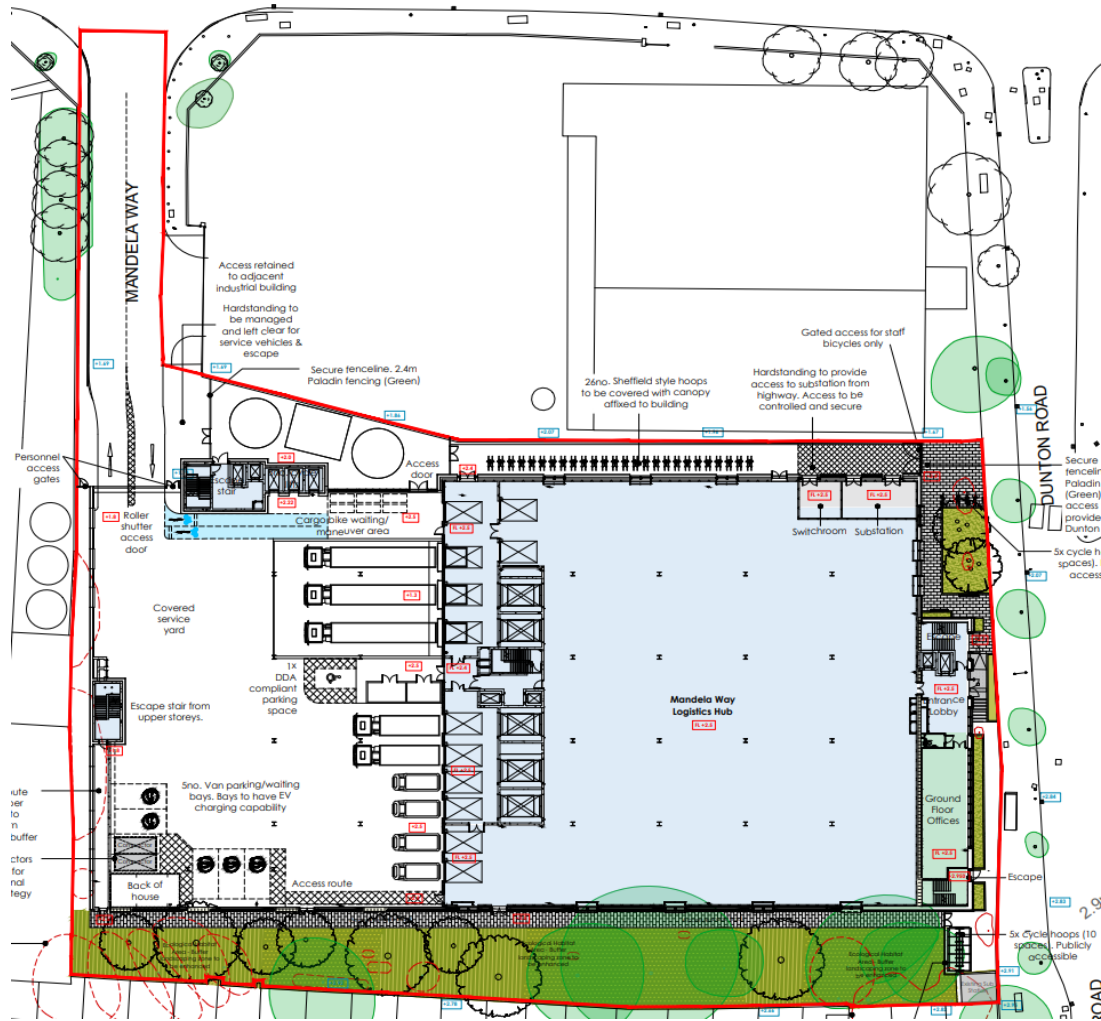
# PROPOSED SCHEME



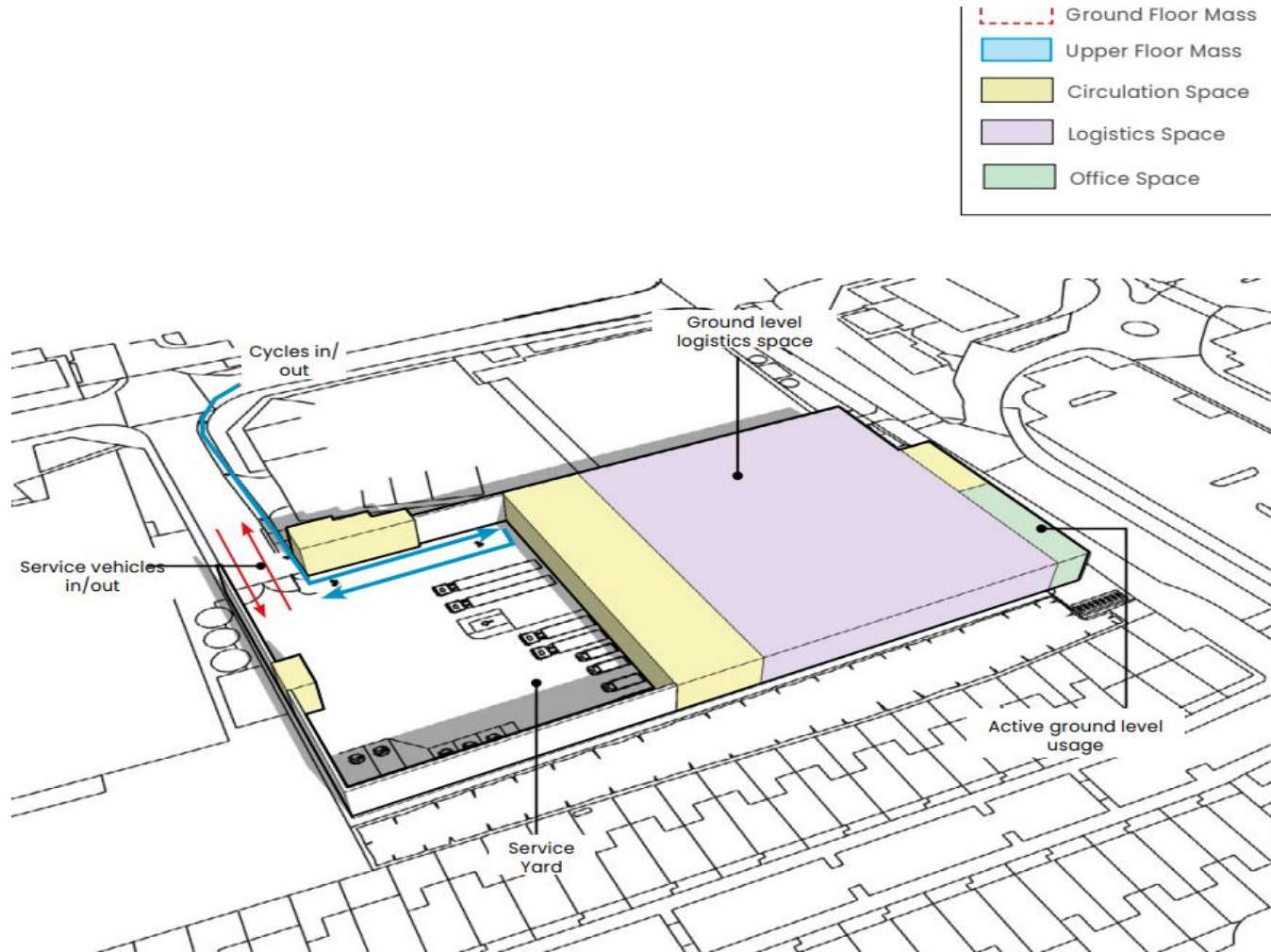
Proposed CGI aerial view looking north down Dunton Road



Site layout: removed trees dotted red: replacement trees black flowered

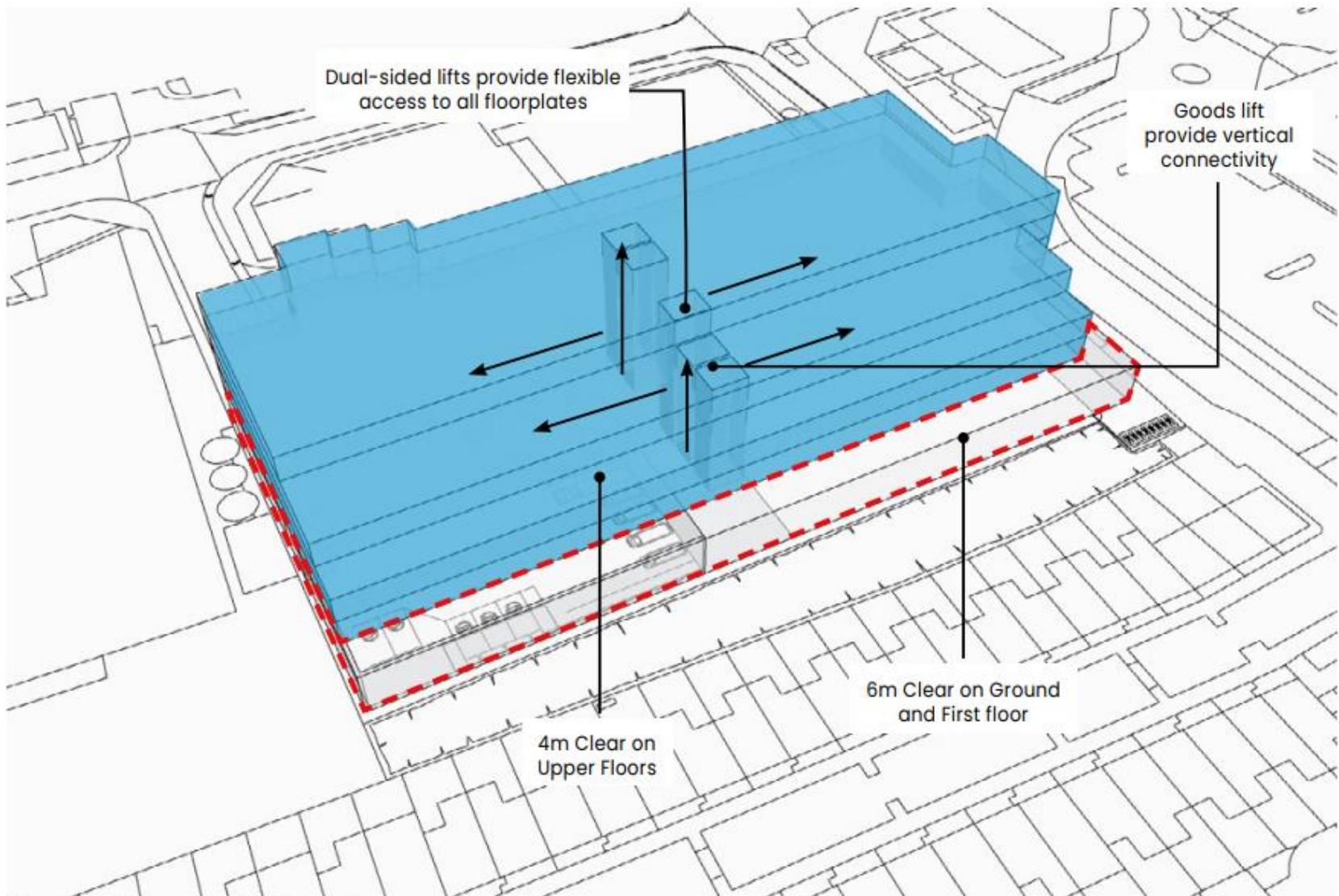


# Operational Strategy



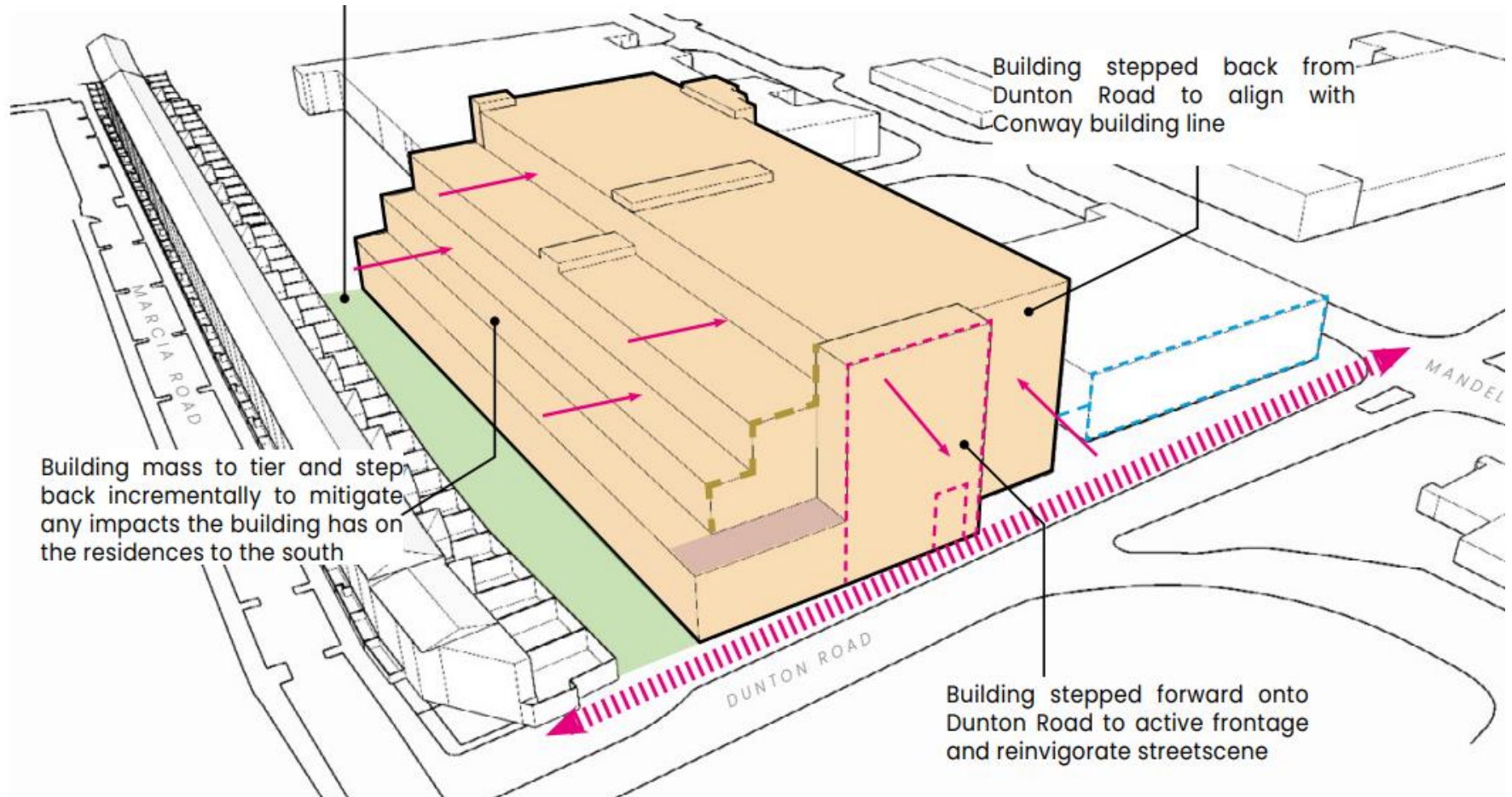


# Operational Strategy



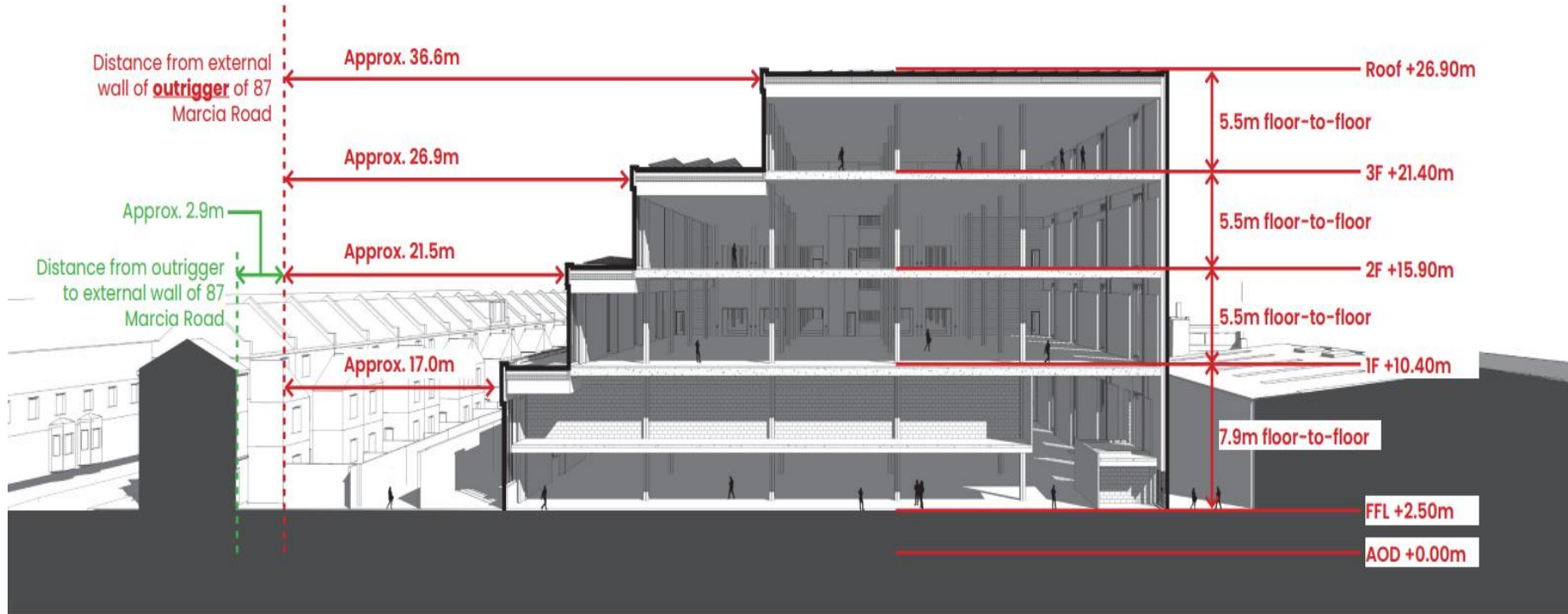
Massing - Operational Philosophy

# Massing & Scale





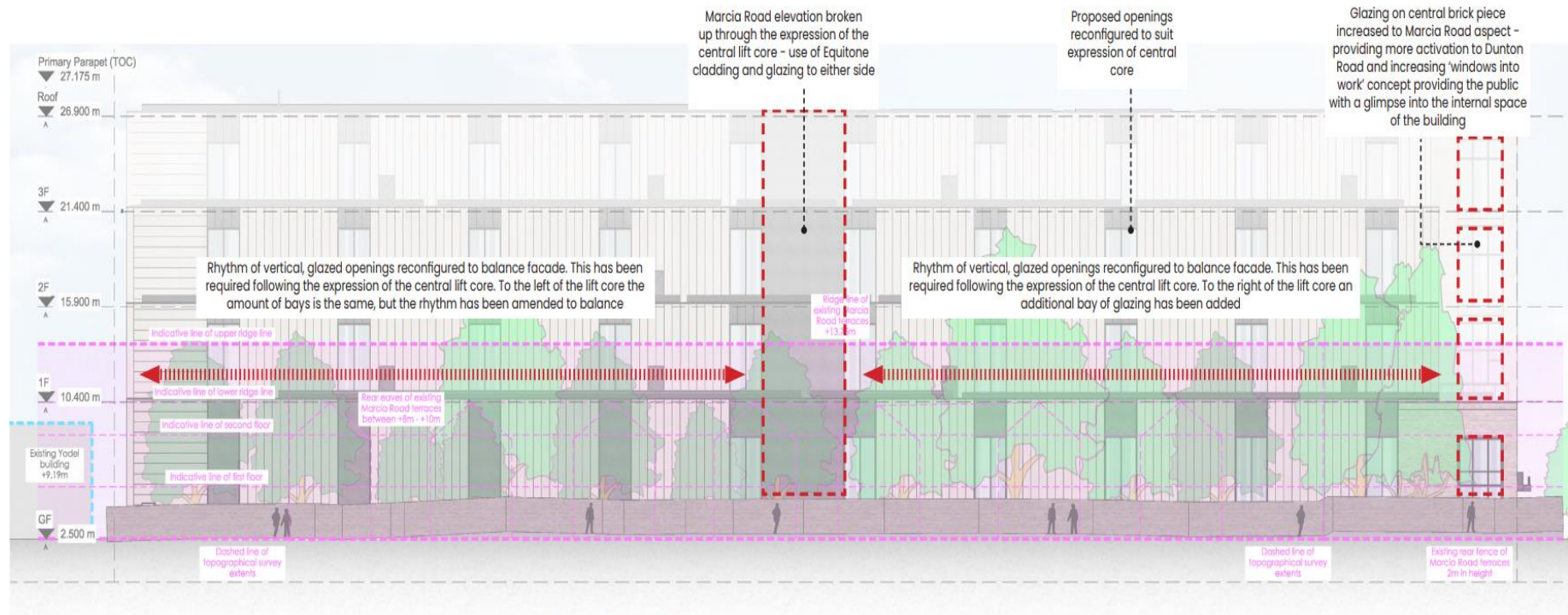
# Massing & Scale



Proposed Mandela Way Logistics Hub (23/AP/0950) -  
Heights and horizontal distances (Not to scale)

# South elevation facing Marcia Rd properties

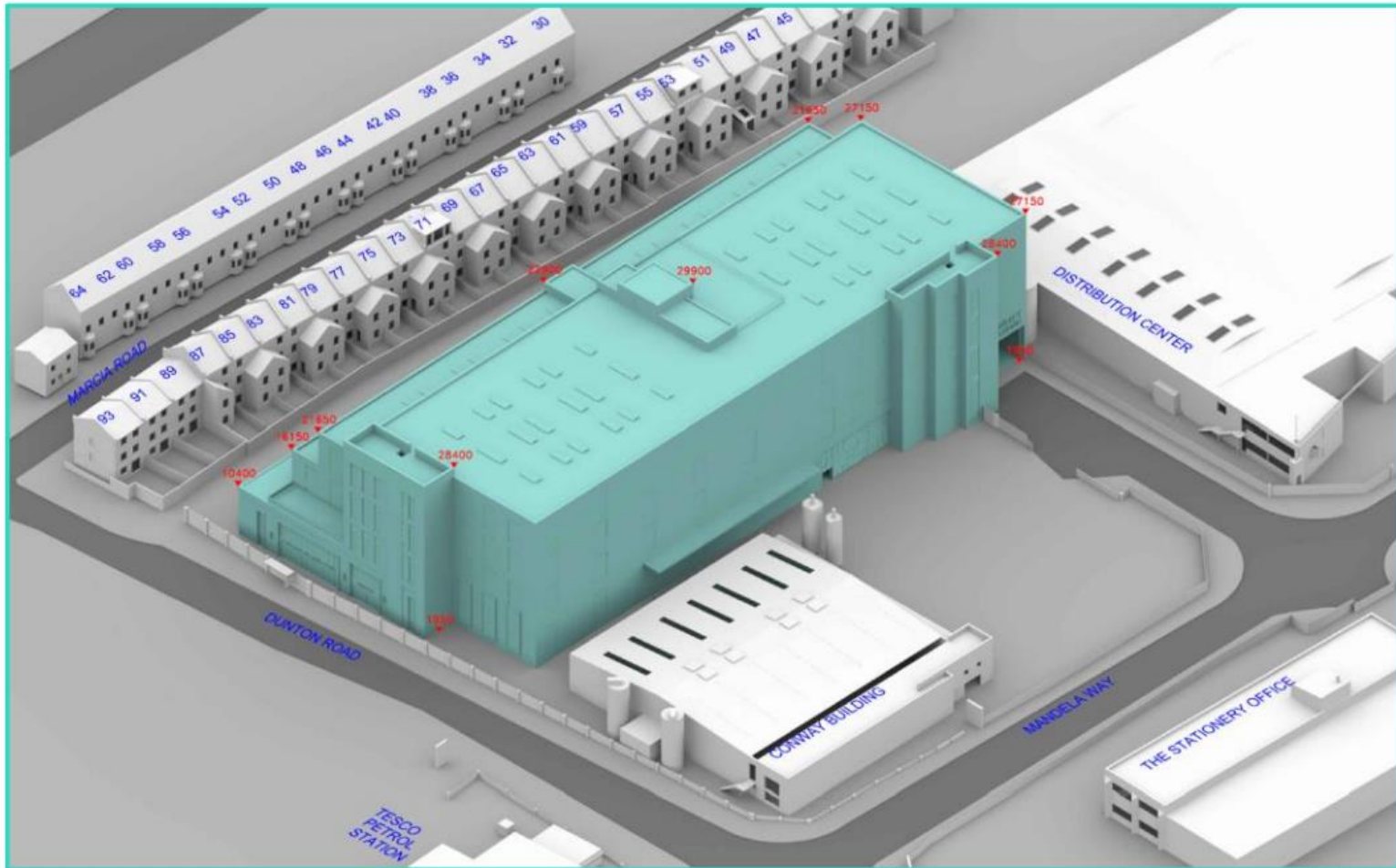
Design illustration for the proposed Marcia Road elevation - as part of design development in response to LBS comments (July 23)



Proposed Marcia Road elevation - as part of design development in response to LBS comments (August 23) - **OPTION PROGRESSED**



# Daylight/Sunlight impact Marcia Rd



*3D View of Proposed Development*

# Daylight/Sunlight Impacts

## Daylight Overview for Nos. 39-93 Marcia Road properties:

- 65/98 (66%) of unencumbered windows meet BRE for VSC assessment.
- 33 remaining windows retain between 21.3% and 26.8% VSC.
- 19/56 (34%) of recessed windows meet BRE for VSC assessment.
- 37 remaining windows retain between 10-14% at ground floor level, and 19-23% at first floor.
- 96/132 (73%) rooms tested meet the BRE for NSL Daylight Distribution.

## Daylight Stats for Nos. 39-93 Marcia Road properties:

VSC Summary – Unencumbered Windows					
No. of Windows Tested	No. Meet BRE	20-30% relative reduction	31-40% relative reduction	>40% relative reduction	Retained VSC Values
98	65 (66%)	2	24	7	21.3% - 26.8%

VSC Summary – Recessed Windows					
No. of Windows Tested	No. Meet BRE	20-30% relative reduction	31-40% relative reduction	>40% relative reduction	Retained VSC Values
56	19 (34%)	10	19	8	Grd floor: 10-14% 1 <sup>st</sup> floor: 19%-23%

NSL Summary				
No. of Rooms Tested	No. Meet BRE	20-30% relative reduction	31-40% relative reduction	>40% relative reduction
132	96 (73%)	2	6	28



# Existing floor layout (No.58) & rear elevation (No.85) Marcia Rd

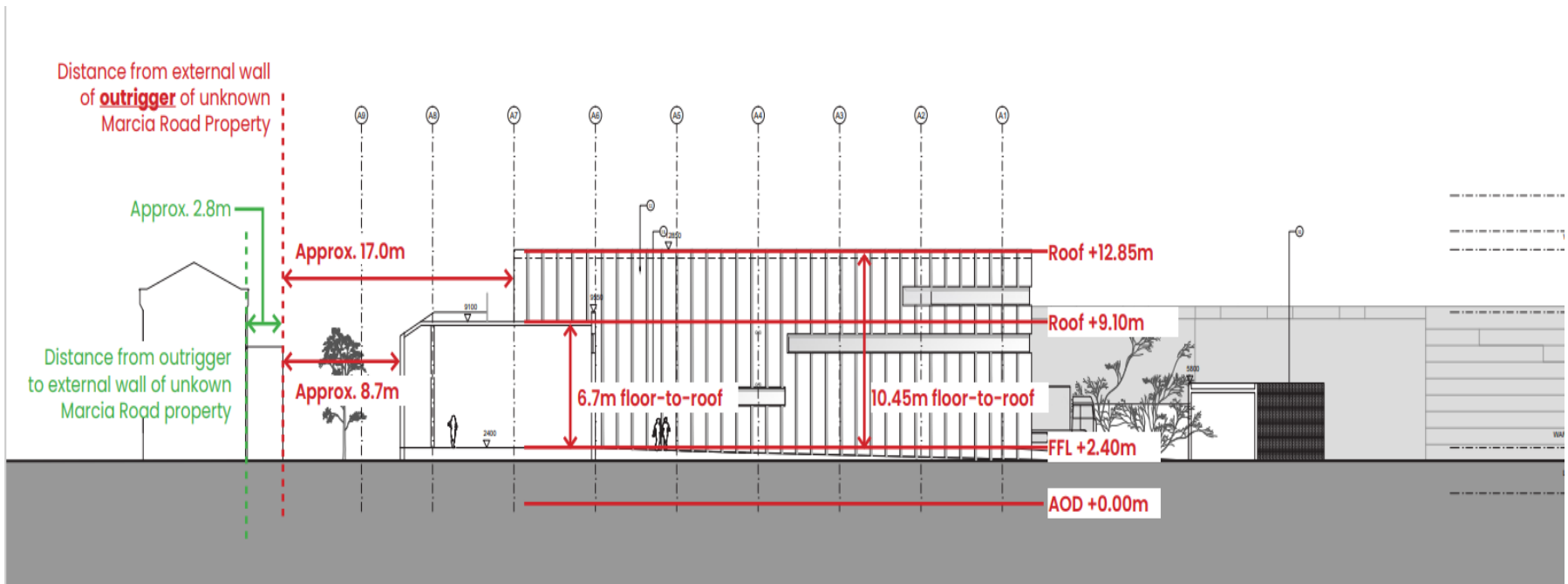


# Approved extant industrial scheme ground floor layout





# Approved, Industrial laundry building



Existing Consent (14/AP/1552)-  
Heights and horizontal distances (Not to scale)

# Verified view Dunton Rd/Lynton Rd

Figure 5.11: Representative Viewpoint 4 – Existing



Figure 5.12: Representative Viewpoint 4 – Proposed with cumulative





# REPRESENTATIONS

- Two rounds of consultation (second for minor amendments), some of these are from the same occupiers.
- 26 responses object to the proposal on the grounds of height: loss of daylight/sunlight; sale of site process from the Council to the applicant; and presence of invasive species
- Ward members support the proposal

# PROPOSED EMPLOYMENT

- Flexible Use Classes B2/B8/E(g) Commercial floorspace 12,561 sqm
- 10% Affordable workspace provided on site
- Significant increase in jobs on site
- Innovative logistics use: deliveries by cargo bikes



# CGI Views of Development



Proposed CGI view from Dunton Road looking north







# SUMMARY

- Flexible B2/B8/E(g) commercial use 12,561 sqm floorspace
- 10% affordable workspace on upper floors
- Building Height 29.7 m AOD (circa 27.5 m AOG)
- Stepped approach to mitigate impact on adjoining residents in Marcia Rd
- Acceptable impact on neighbouring residents
- Compliant with aims and objectives of OKR3
- Improved public realm and pedestrian environment
- Improved landscaping, increased number of trees; policy compliant UGF
- 20% savings on Carbon dioxide emissions