

# Welcome to Southwark Planning Committee B Majors Applications

7 November 2023

## MAIN ITEMS OF BUSINESS

Item 6.0 – Victory Community Park  
Report for release of S106 for Victory Park

Item 7.1 – 23/AP/2334  
The Liberty Of Southwark (formerly Landmark Court)  
Land Bounded By Southwark Street, Redcross Way And  
Cross Bones Graveyard, London SE11RQ

Item 7.2 – 23/AP/0387  
79-161 Ilderton Road, SE16 3JZ



Councillor Richard Livingstone  
(Chair)



Councillor Kath Whittam  
(Vice Chair)



Councillor Emily Tester



Councillor Ellie Cumbo



Councillor Sam Foster



Councillor Jon Hartley



Councillor Portia Mwangangye

*The* **PLANNING**  
AWARDS 2019  
*Celebrating excellence in planning and placemaking*

**WINNER**

Southwark Free  
Wi-Fi Password  
**Fr33Wifi!**

## Item 6.0 – Victory Community Park

### Victory Community Park

To release £393,387.10 from the S106 agreement secured in connection with the Elephant Park towards improving Victory Community Park

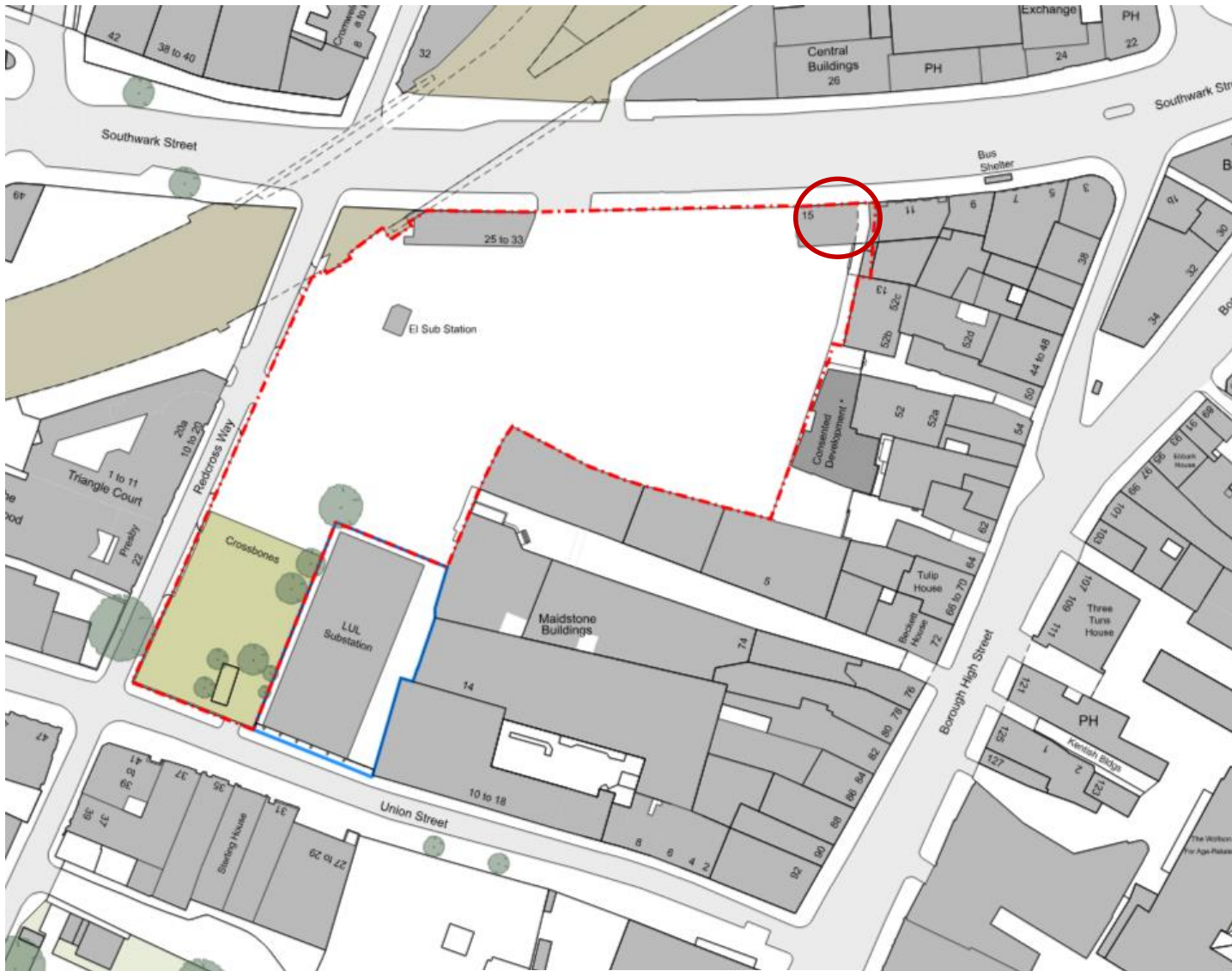
## Item 7.1

### The Liberty Of Southwark (formerly Landmark Court) Land Bounded By Southwark Street, Redcross Way And Cross Bones Graveyard, London SE11RQ

Non material amendment of planning permission 19/AP/0830: 'Mixed-use development involving the demolition of 25-33 Southwark Street, the restoration of 15 Southwark Street for residential use and the erection of new buildings comprising: a part 6/8/9-storey office (Class B1) building incorporating a single-storey basement, flexible ground floor uses (Classes A1/A2/A3/A4 and D2) and workspace units (Class B1); a 3-storey workshop building (Class B1); a marketplace with up to 9 permanent stalls (Class A1); 36 residential units in the refurbished 15 Southwark Street building and a new 8-storey block; associated areas of new public realm; hard and soft landscaping; enhancements to Crossbones Burial Ground; means of access and enclosure, and; ancillary plant and equipment.'

Non-Material Amendment to enable the dismantlement, storage, and restoration of the facade of 15 Southwark Street and the amendment of the wording of Condition 25.

Non-Material Amendment to enable the dismantlement, storage, and restoration of the facade of 15 Southwark Street and the amendment of the wording of Condition 25



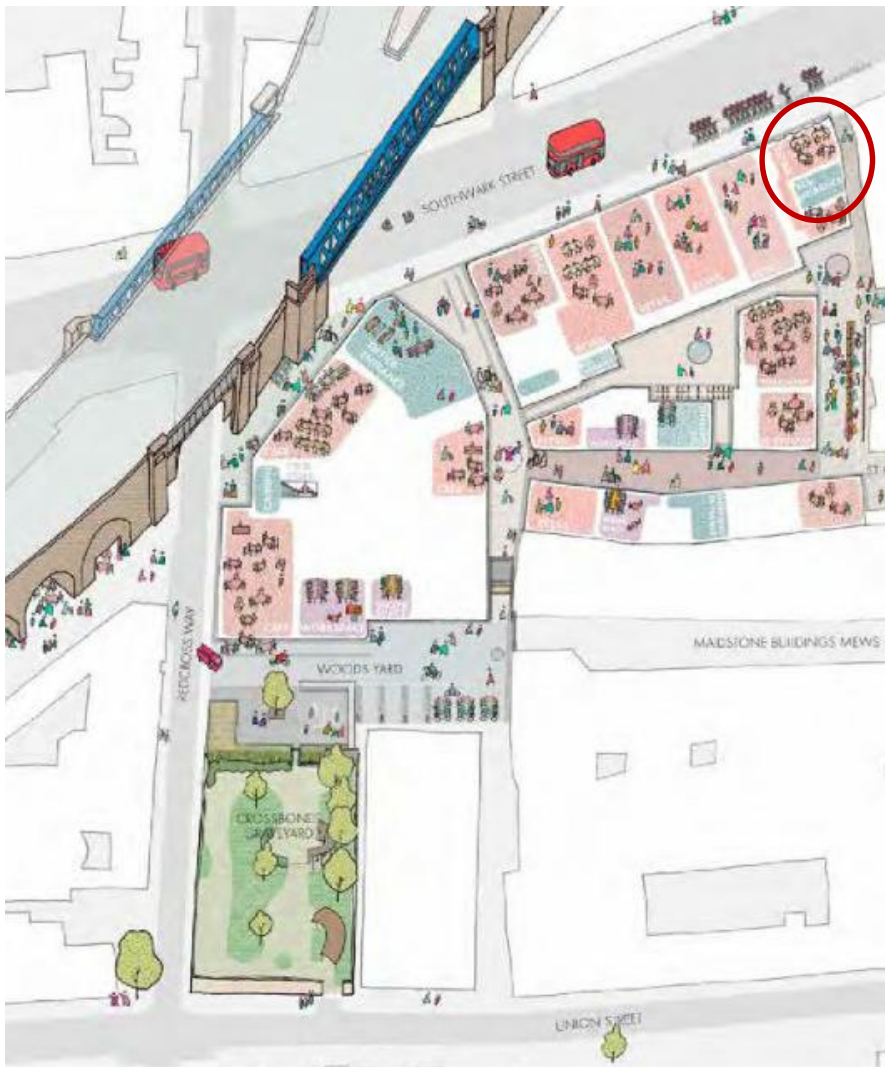
**Site Location Plan (15 Southwark Street circled in red)**

# Site location

15 Southwark Street



Aerial view looking northwards

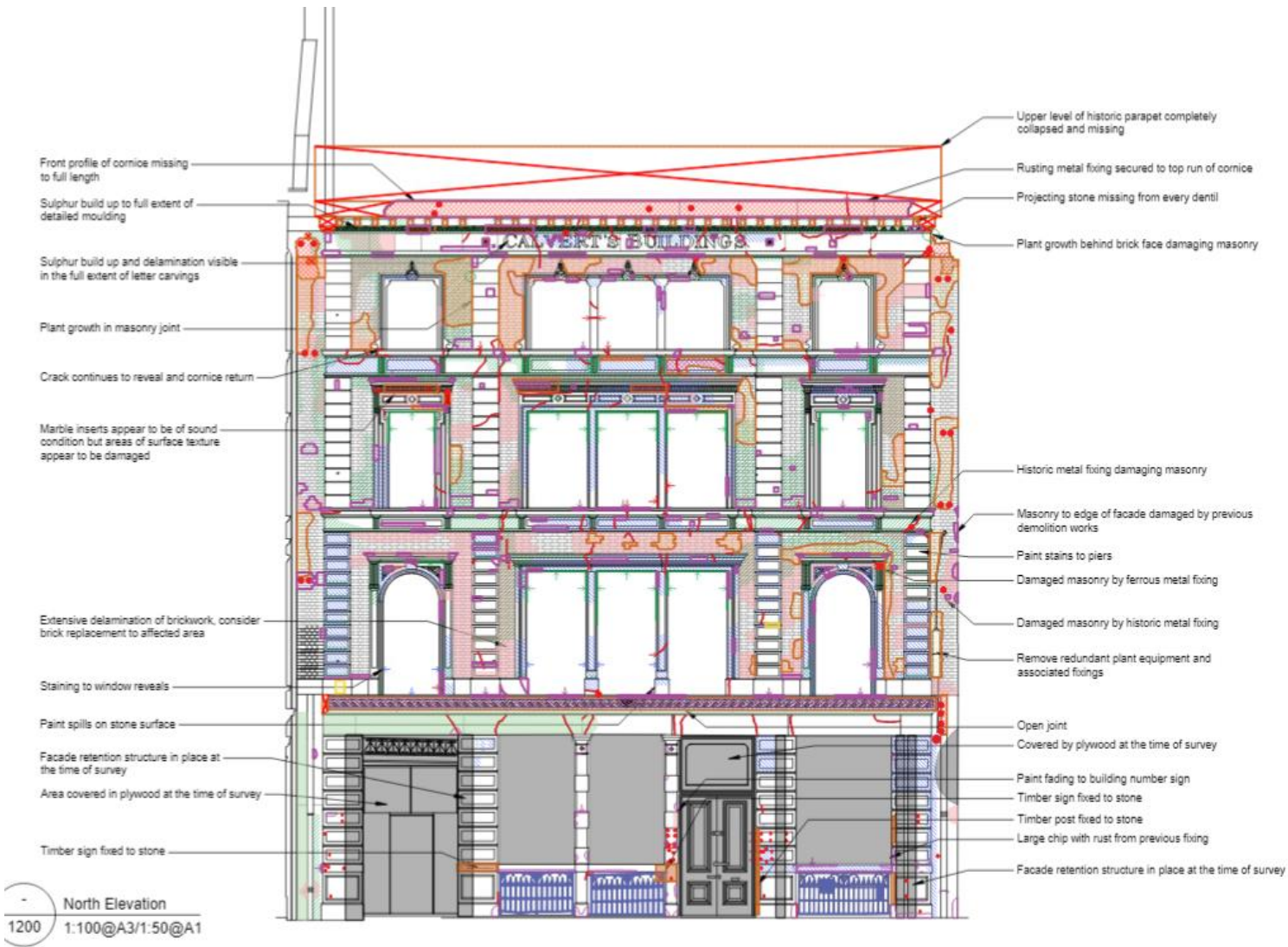


Photograph of proposed scheme model



A collection of buildings

**Approved scheme (parent application): 19/AP/0830  
(15 Southwark Street circled in red)**



3. Existing conditions are included but not limited drawings
4. All dimensions to be confirmed on site
5. Refer to Structural Engineer's specifications a structural works.
6. Notify the architect in writing of any discrepancy

**CONDITION SURVEY KEY**

- Defects:**
- Sulphur staining to stonework
  - Efflorescence / Moisture in stonework
  - Missing / Loose Stone
  - Crack
  - Delamination of surface
  - Modern / Previous Repair
  - Staining of stone
  - Surface erosion - Loss of face detail
  - Flaking paint
  - Surface Damage: (Chips, spalling)
  - Metal Fixing
  - Timber Fixing
  - Metal Defect: Rust / Distortion / Paint Failing
- Miscellaneous:**
- Area not accessible at the time of survey



***Image showing rear face with decaying brickwork, rotting timber and corroded metalwork.***





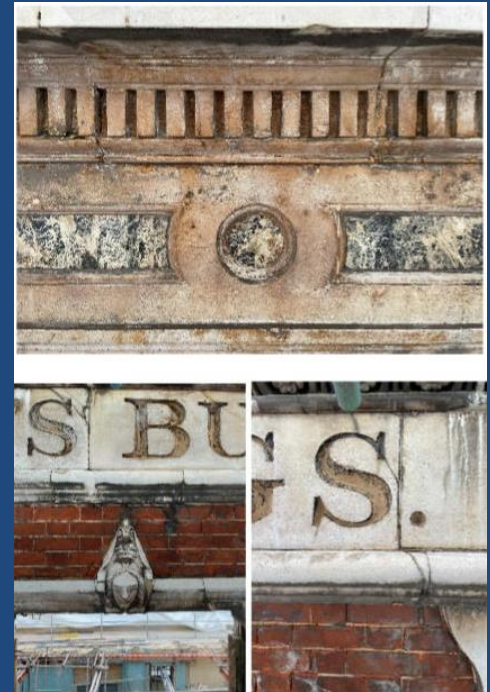
***Image showing the poor quality brickwork behind the outer skin of stone.***



***Cracking through all major stone pieces at a structural node in the façade.***



**Cracked Stone Lintel (2021)**



## Item 7.2

79-161 Ilderton Road, London SE16 3JZ

Redevelopment of the site to provide two separate buildings comprising large scale purpose built shared living units, conventional residential dwellings, flexible commercial and community floorspace, a not-for-profit café community use, children's playspace, public realm improvements, landscaping and other associated works

# Site location

79-161 Ilderton Road (application site)

South Bermondsey Rail Station

Millwall Stadium



Aerial view looking northwards, with site edged red

# Existing Site

## SITE AREA

0.0598 hectares

## BOUNDED BY

**E:** Elevated railway line

**S:** Zampa Road

**W:** Ilderton Road

**N:** Mehmet's Tyre Shop and the Southwark Travellers' site

## EXISTING LAWFUL USES

**Sui Generis** (site is currently vacant, having most recently been used as a lorry park)



View towards the site from the bend of Ilderton Road



View southeast towards the site, from the highway of Ilderton Road



Current condition of the land



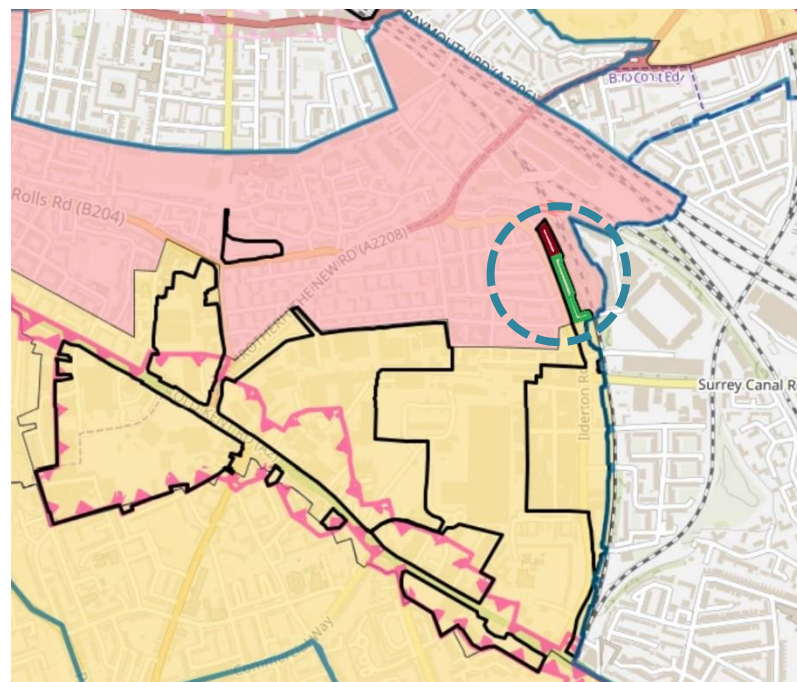
Looking northeast across the site, towards the railway line

# Policy designations

The site is within:

- NSP70 (Hatcham Road, Penarth Street and Ilderton Road) in the Southwark Plan 2022;
- OKR 16 (Hatcham and Ilderton Road) in the draft Old Kent Road AAP;
- Old Kent Road Area Vision AV13;
- Old Kent Road Opportunity Area;
- Old Kent Road Strategic Cultural Area;
- Old Kent Road Action Area Core (the majority of the site, except the portion within the Urban Density Zone);
- the Urban Density Zone (a small portion at the northern end of the site only);
- Hot Food Takeaway Exclusion Zone;
- Flood Zone 3;
- the Air Quality Management Area;
- “East Central” Multi-Ward Forum Area; and
- CIL Charging Zone 2.

	Opportunity Area (Old Kent Road)	✓
	Action Area (Old Kent Road)	✗
	Site Allocation (NSP 70 and OKR 16 – Hatcham and Ilderton Road)	✓
	Area Vision (AV.13 – Old Kent Road)	✓
	District Town Centre (Old Kent Road)	✗
	Urban Density Zone	✓
	Old Kent Road Area Action Core	✓



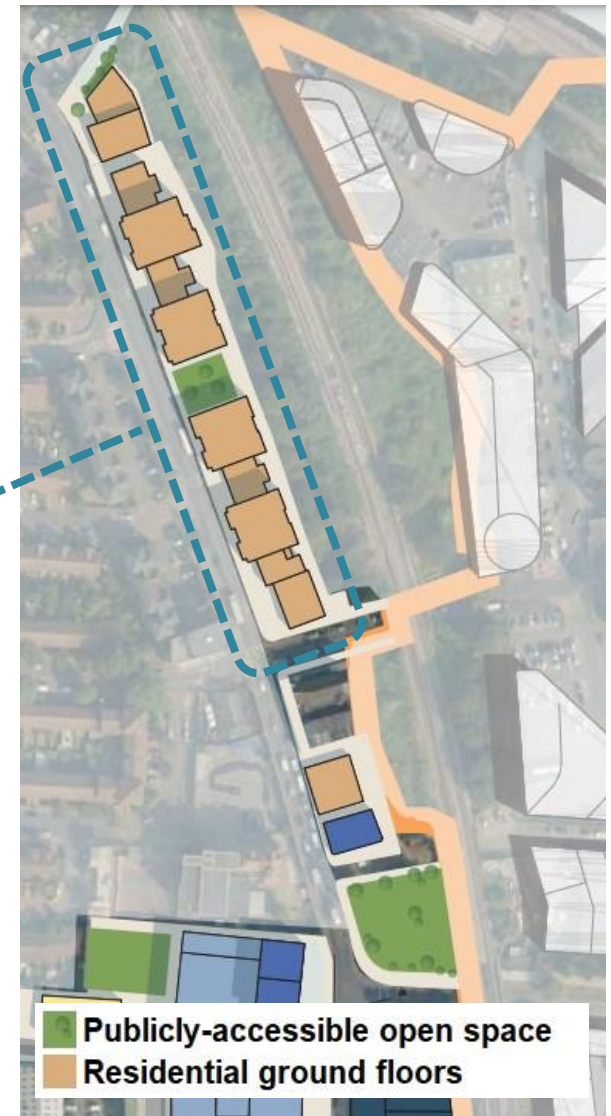
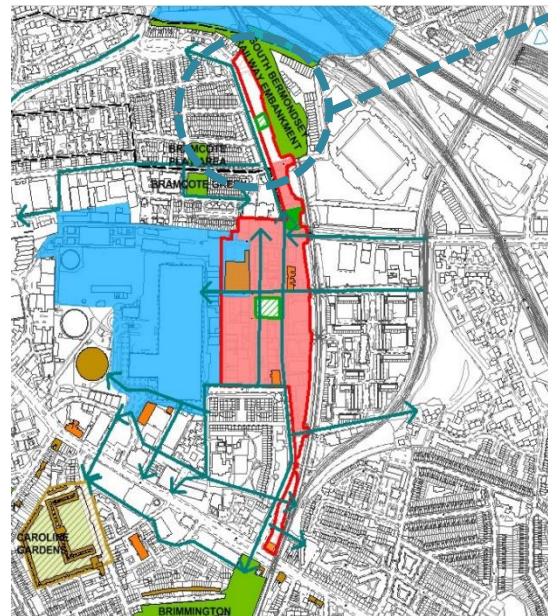
# Site allocation OKR16 from the draft AAP

OKR16 expects redevelopment to:

- deliver **new homes**;
- replace existing employment floorspace and **provide a range of employment spaces** (consistent with the building and land use types shown in the large image (far right));
- provide **industrial uses**;
- provide **new public space** in certain locations (as identified in green in the large image (far right))

... and says redevelopment may deliver

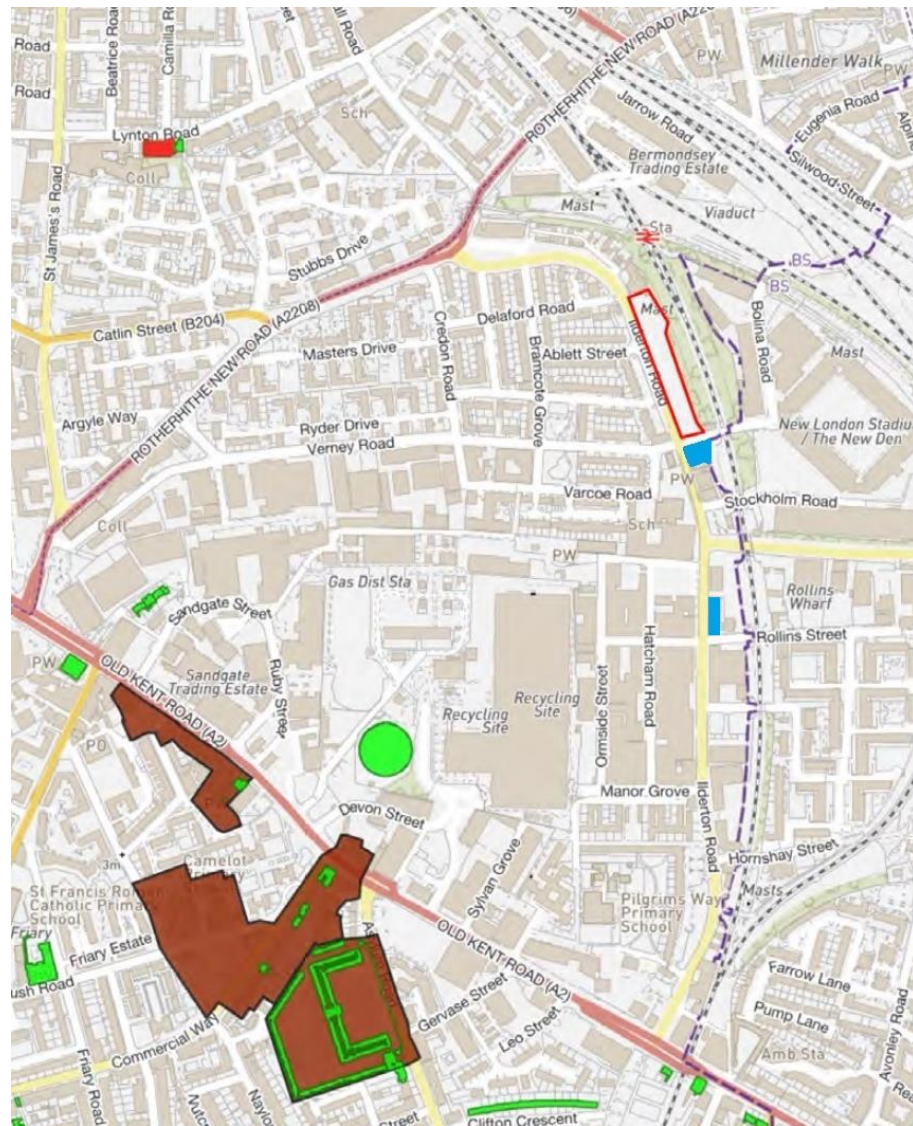
- retail uses
- community space
- education uses



# Heritage designations

- Grade II\* listed buildings
- Grade II listed buildings
- Conservation area
- (Draft) locally listed
- Application site boundary
- Boundary between LB Southwark and LB Lewisham

**Christ Apostolic Church, the nearest (draft) locally listed building**

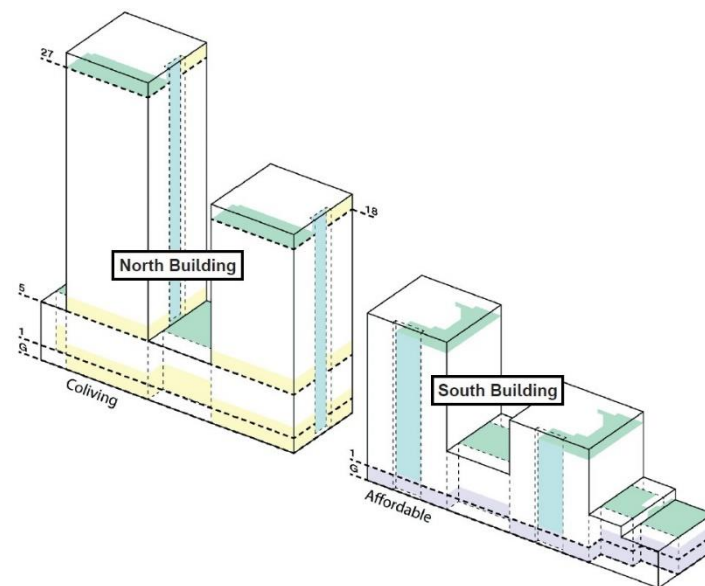




# Overview of the proposal

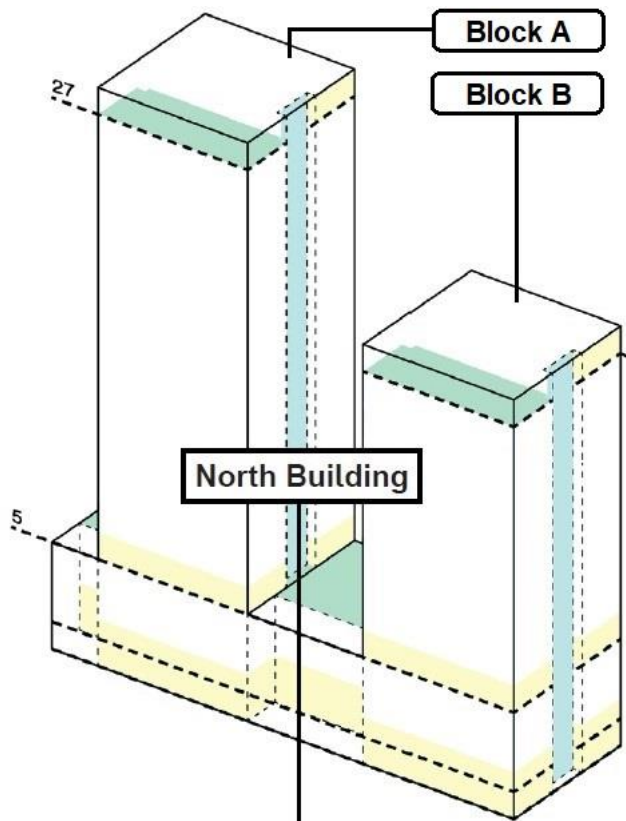
USES	
605-bedspace PBCL	<b>27,760</b> sq.m GIA
120 conventional (Class C3) dwellings	<b>14,272</b> sq.m GIA
2 Flexible commercial units	<b>374</b> sq.m GIA
1 Employment/business unit (market rate)	<b>126</b> sq.m GIA
2 Employment/business units (affordable)	<b>334</b> sq.m GIA
1 Not-for-profit community cafe	<b>124</b> sq.m GIA
<b>Total floorspace</b>	<b>42,990</b> sq.m GIA

DESIGN	
Height of Block A (i.e. max heights)	<b>27 storeys</b> (90.53 metres above ground level)
Heights of Blocks B, C and D	<b>18, 16 and 10 storeys</b> (62.85, 53.88 and 35.43 metres above ground level)
Materiality of buildings	<b>Brick</b> (reds and greys) and <b>masonry</b> (cream) to facades, <b>metal window and door frames</b> (in red and black)



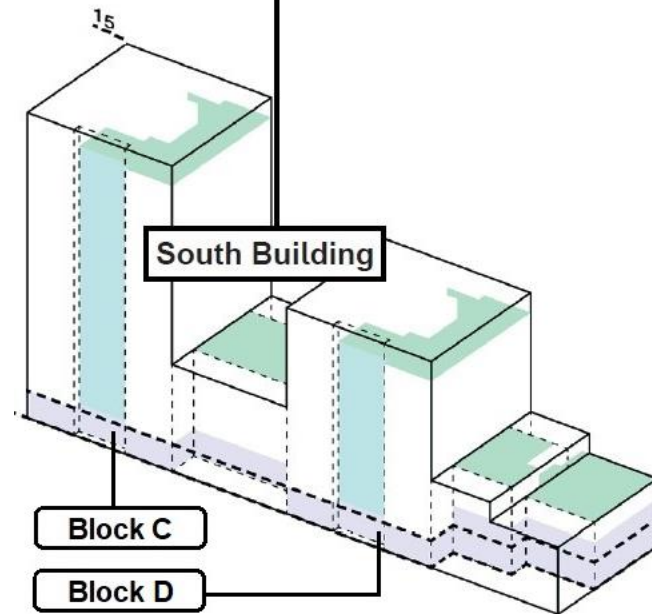
PUBLIC REALM	
New spaces	<b>New 570sq.m Pocket Park; New 60sq.m micro garden;</b> Enlarged Ilderton Road and Zampa Road footway, with SUDs/planting
Improved spaces	<b>Funding for public realm in the OKROA (£200,900)</b>

# Key aspects of the proposal



- Purpose-built Co-Living Premises, containing 605 studios
- 1 Not-for-profit Community Cafe
- 1 Employment/business Unit

- 120 Affordable Homes, in a mix of:
  - 65 Social Rent
  - 55 Intermediate
- 2 Employment/business Units
- 2 Commercial Units



# Extant planning permission

The site benefits from extant planning permission (ref: 18/AP/2947).

The two applications **share**:

- the **same 'red line boundary'**
- a **composition of two separate buildings**, expressed as plinths supporting two 'blocks'
- a central **publicly-accessible open space**
- a **similar disposition of building heights**

The two applications **differ** in terms of:

- types and quanta of **land use**
- **architectural design**
- **affordable housing offer**
- **community facilities**



# Comparison between extant and proposed schemes

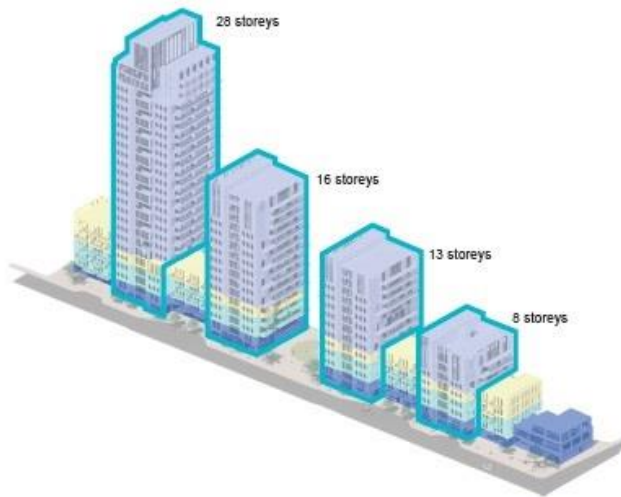
## Consented scheme (2020)

84 affordable units (35%)

228 private units (65%)

966 habitable rooms

272 sqm affordable workspace



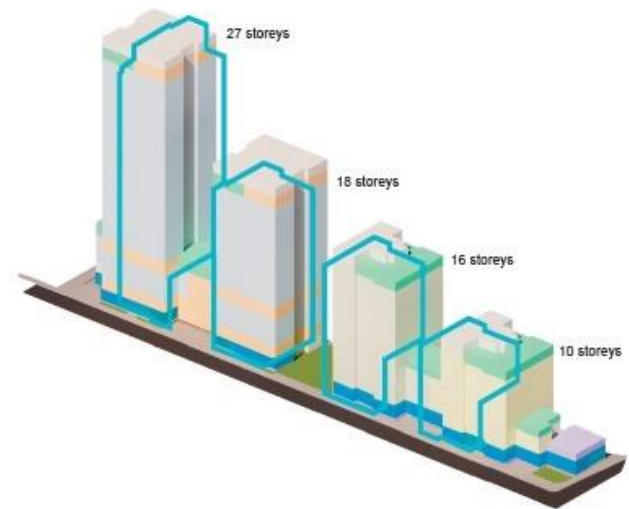
## Current proposal (2023)

120 affordable units (over 40% based on HR)



605 shared living units

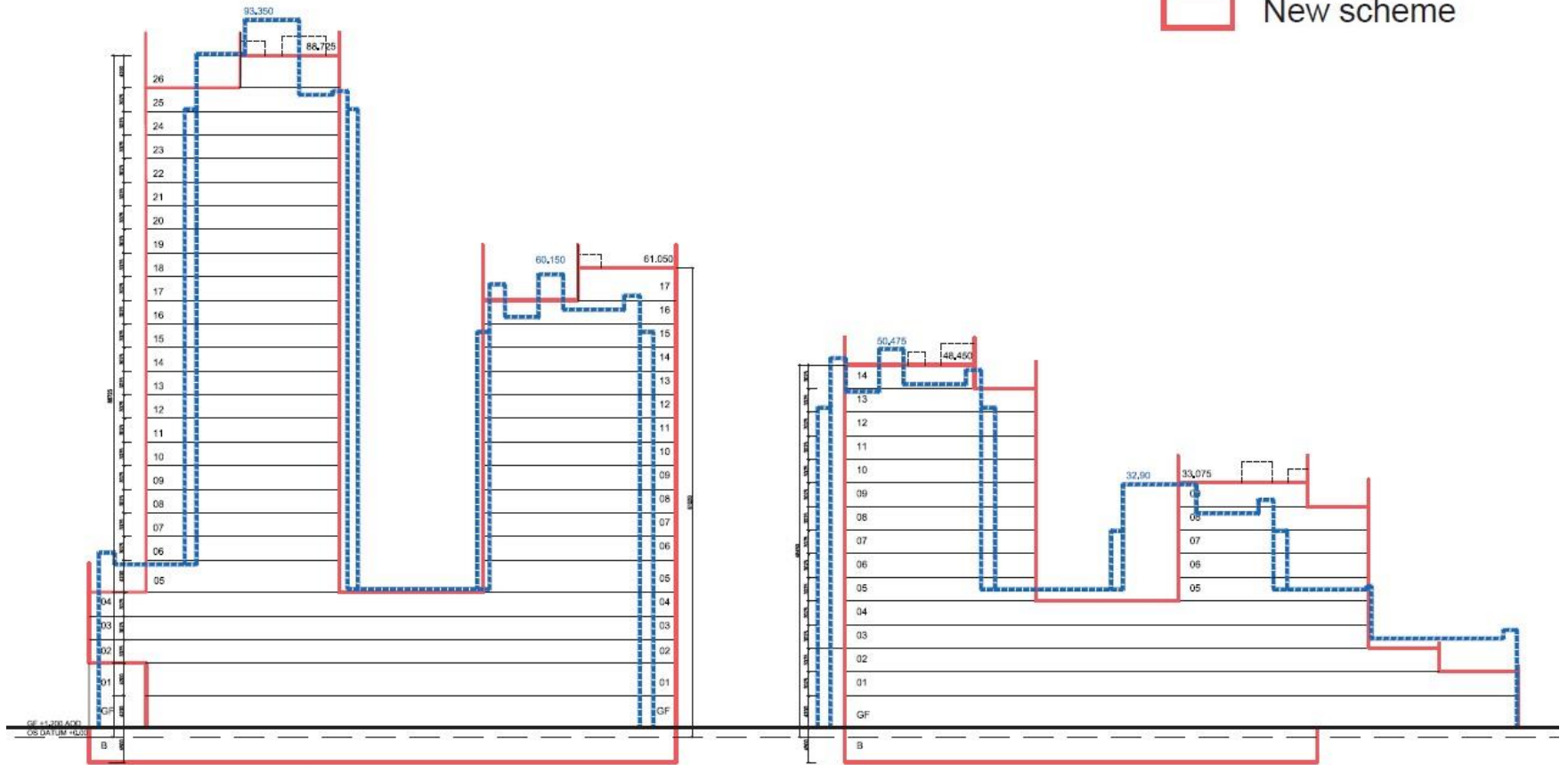
1023 habitable rooms

334 sqm affordable workspace (35.3% of total GEA)



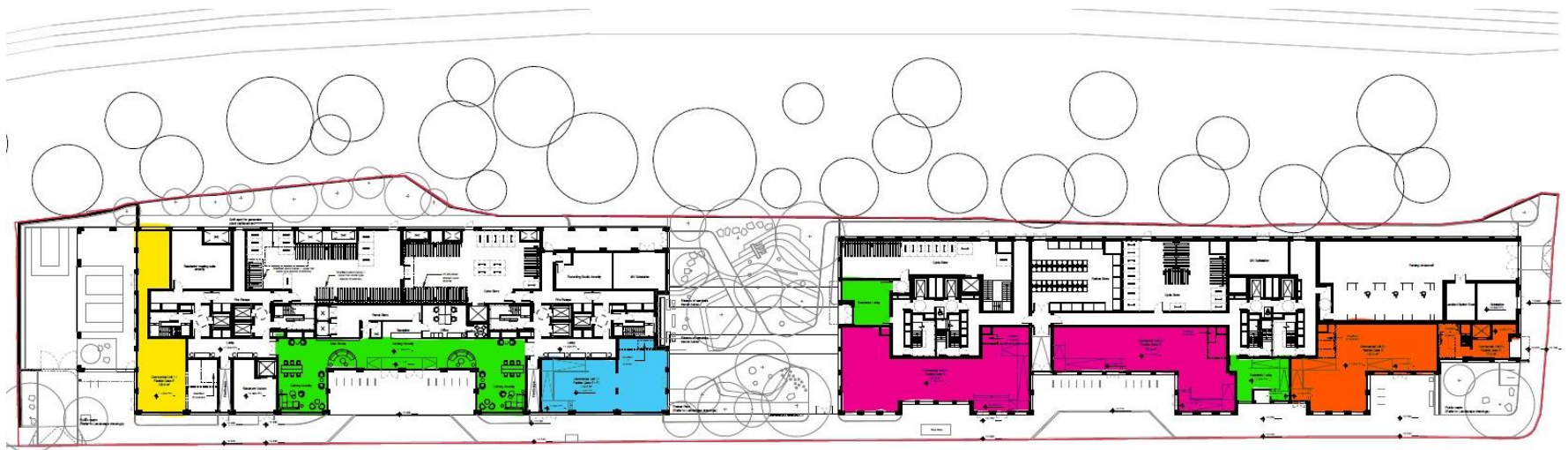
# Comparison between extant and proposed schemes

 Consented scheme  
 New scheme



# Internal layout – Ground floor

-  Residential lobbies
-  Community café
-  Employment/business use
-  Commercial use
-  Affordable workspace

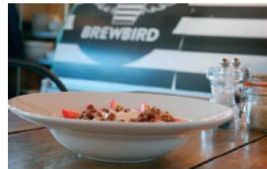


Ground floor plan

# Not-for-profit community use unit

The space will be designed as flexible, with moving furniture and furniture storage so that it can **host a multitude of functions** and be **hired by locals**.

The space will probably be owned, operated and managed by the applicant, with the PBCL staff providing onsite oversight and management at all times. Alternatively, a **NPO may take over responsibility for the space**.



# Employment/business and commercial uses

## Office and light industry units (market rent levels)

Unit name and location	Use classes	GIA sq.m
Unit 1 (North Building)	Class E [g]	126
Total:		<b>126</b>

## Office and light industry units (affordable rent levels)

Unit name and location	Use classes	GIA sq.m
Unit 5 (South Building)	Class E [g]	144
Unit 6 (South Building)	Class E [g]	190
Total:		<b>334</b>
Aff. workspace as % of all employ't floorspace:		35.%

## Flexible commercial (retail/dining/service) units

Unit name and location	Use classes	GIA sq.m
Unit 2 (South Building)	Class E [a to c, g]	200
Unit 3 (South Building)	Class E [a to c, g]	163
Total of all proposed:		<b>363</b>

## Units 3 and 4 (flexible retail/dining/services)



## Unit 1 (market rate workspace)

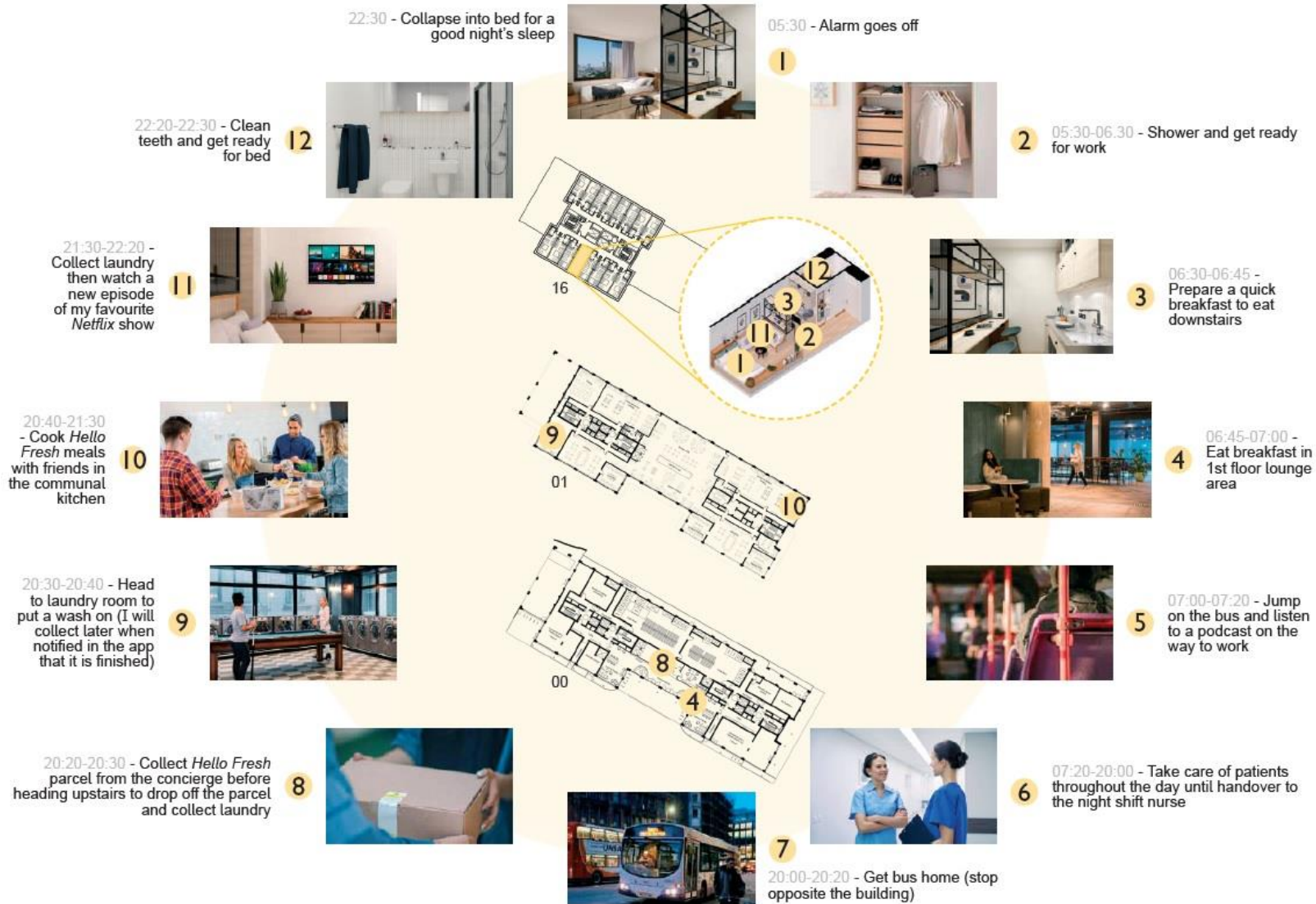


## Units 5 and 6 (affordable workspace)





# PBCL concept



# PBCL accommodation

**Communal internal facilities:** multiple kitchens and dining rooms, lounge spaces, gym and well being studio, coworking spaces include “agile” working areas, cinema laundry and air-drying facilities, recording studio, two top floor lounge/game rooms

**Communal external facilities:** four separate outdoor communal garden areas

**Avg. communal internal provision per resident:** 5 sq.m

**Avg. communal external provision per resident:** 1 sq.m

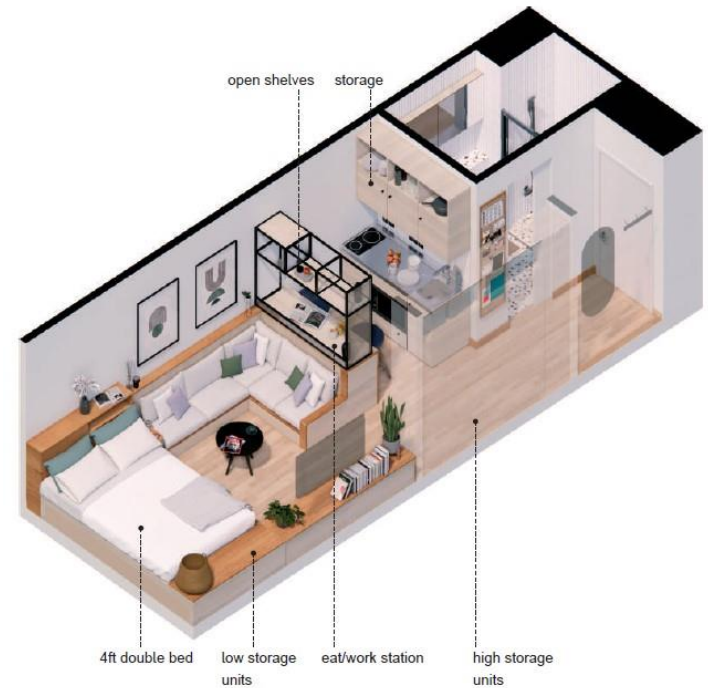
**Studio sizes:** Between 20.3 sq.m and 22.0 sq.m GIA

**Wheelchair units:** 61 (equating to 10% of total)

**Examples of the quality of the communal kitchen and dining spaces**



## Typical studio layout and furnishings



## Typical studio interior



# Conventional C3 accommodation

Distribution of dwelling sizes/occupancies across affordable tenures					
Unit size	Social rent		Intermediate		Total
Studio	0		4 (7.3% of all SO)		4 (3.3%)
1-bed	4 (6.1% of all SR)		25 (45.5% of all SO)		29 (24.2%)
2-bed	20 (30.8% of all SR)		24 (43.6% of all SO)		44 (36.7%)
3-bed	34 (52.3% of all SR)		2 (3.6% of all SO)		36 (30.0%)
4-bed	7 (10.8% of all SR)		0		7 (5.8%)
All units	<b>65</b>		<b>55</b>		<b>120 (100%)</b>

**40%**  
affordable  
housing  
by habitable  
room

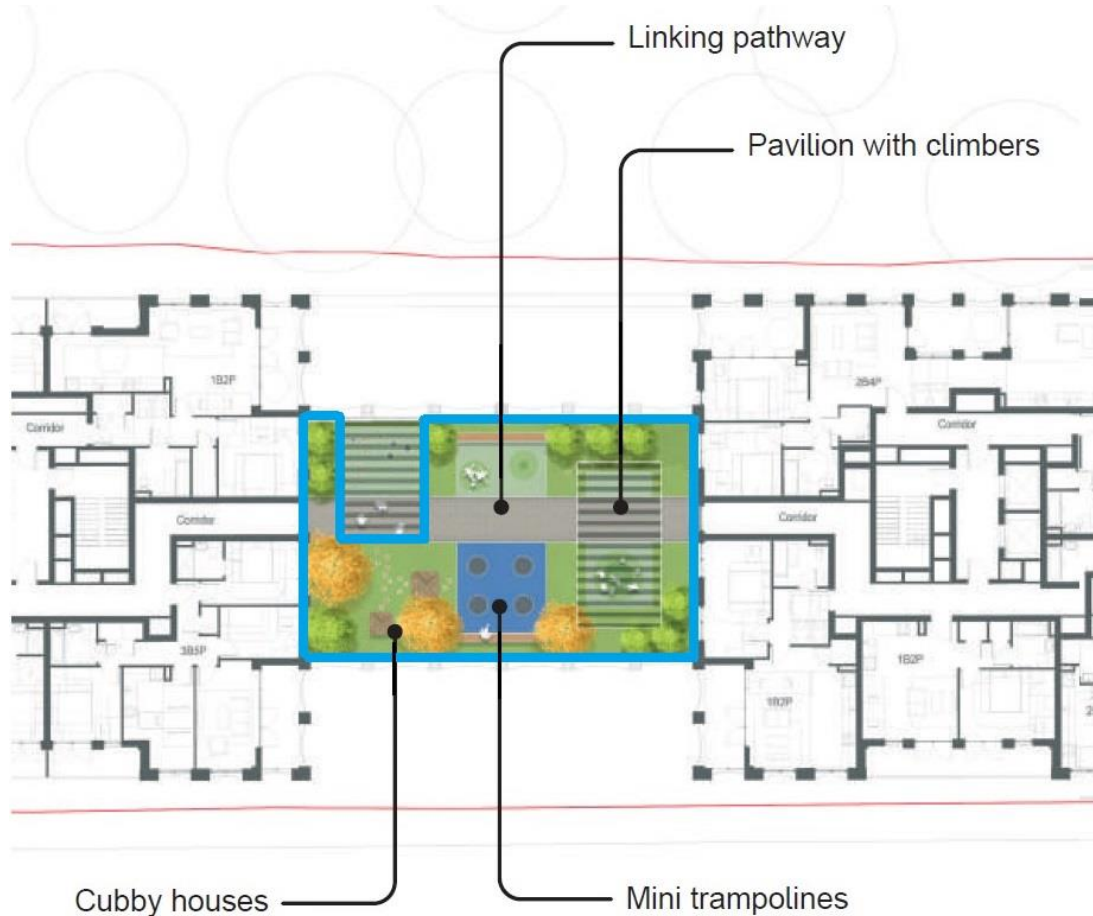
Entrances to the intermediate and social rent blocks

## Typical layout of flats

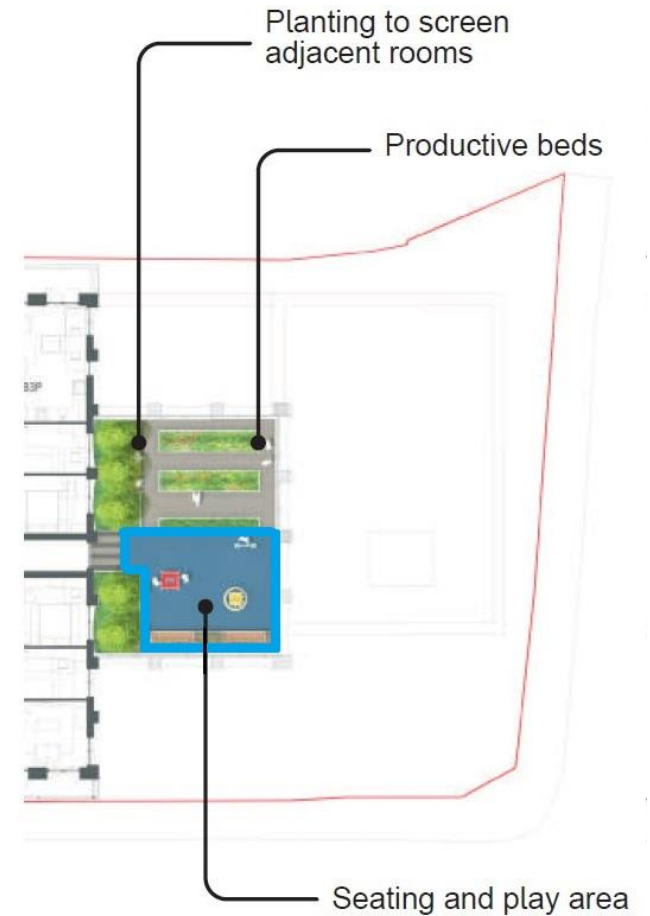


# External amenity and play space – South Building (podium)

Podium between Blocks C and D (Level 05)



Block D (Level 05)

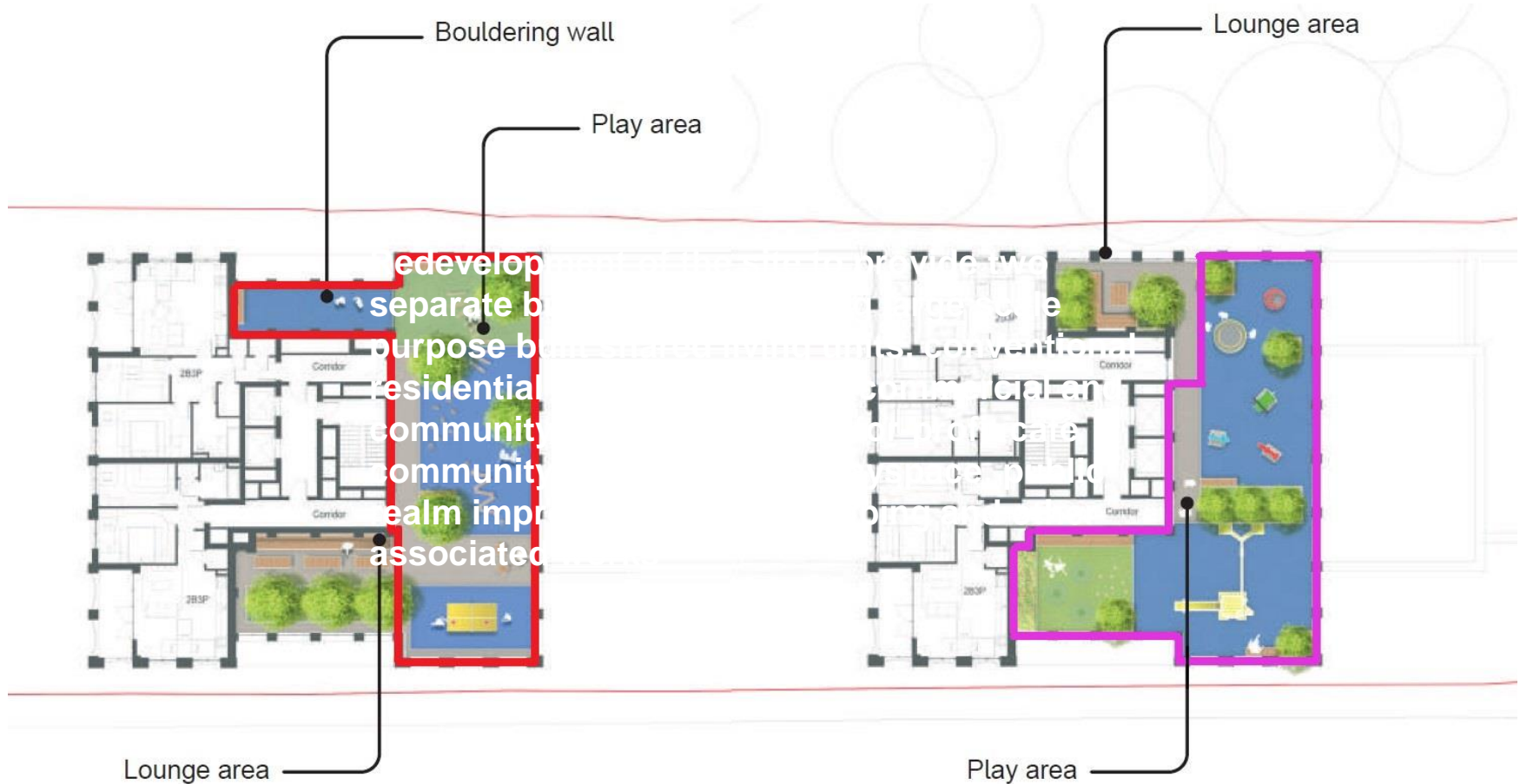


Play areas edged in **blue**, amenity spaces unedged

# External amenity and play space – South Building (roof tops)

Block C (Level 15)

Block D (Level 10)



Play area edged in **red**, amenity space unedged

Play area edged in **purple**, amenity space unedged

# Public realm

25 new trees

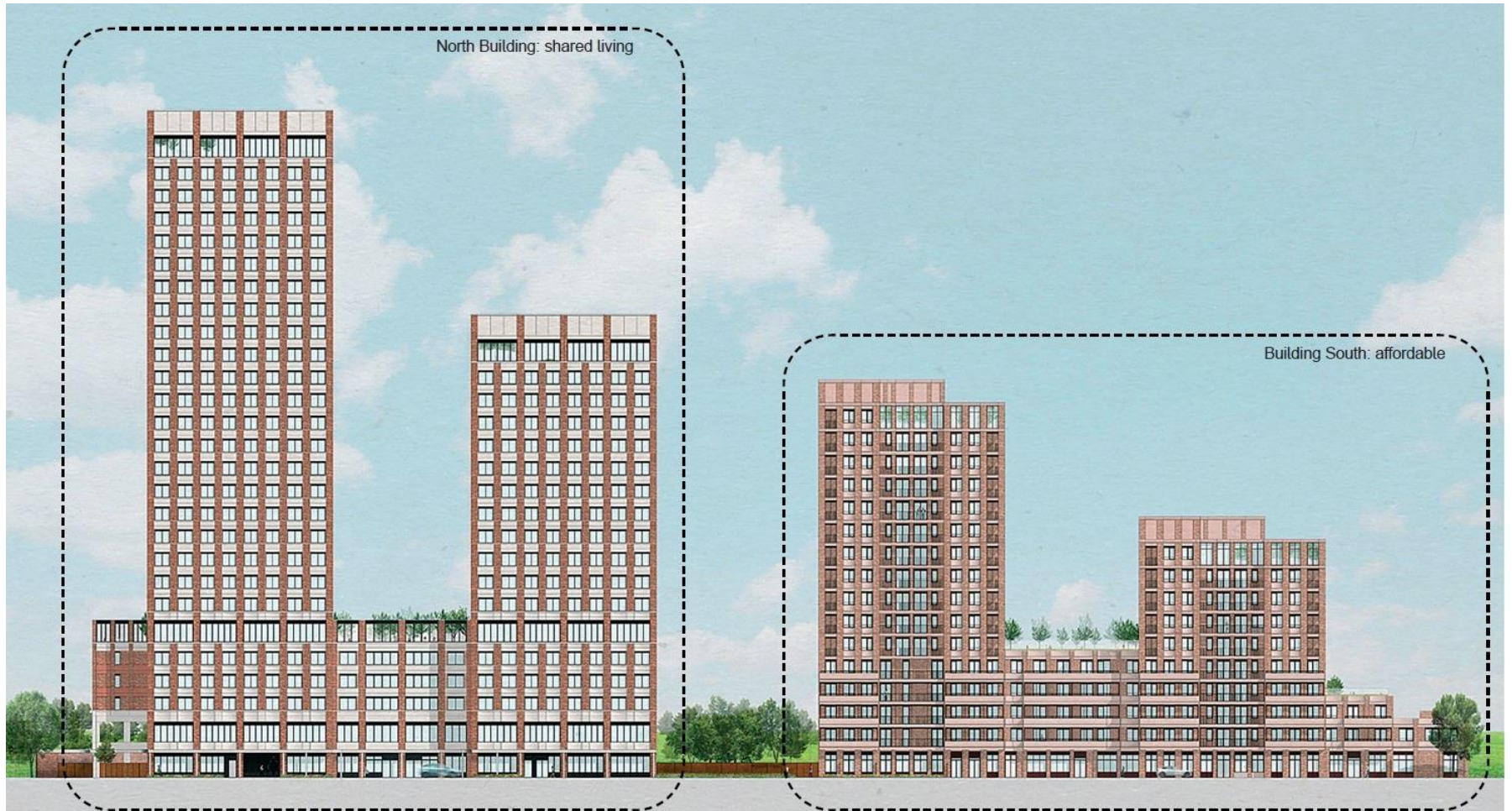


----- **Pocket Park:** 570 square metres, located centrally on the site, open to public 24/7

**Micro garden:** 60 square metres, located at the junction of Ilderton and Zampa Roads open to public 24/7

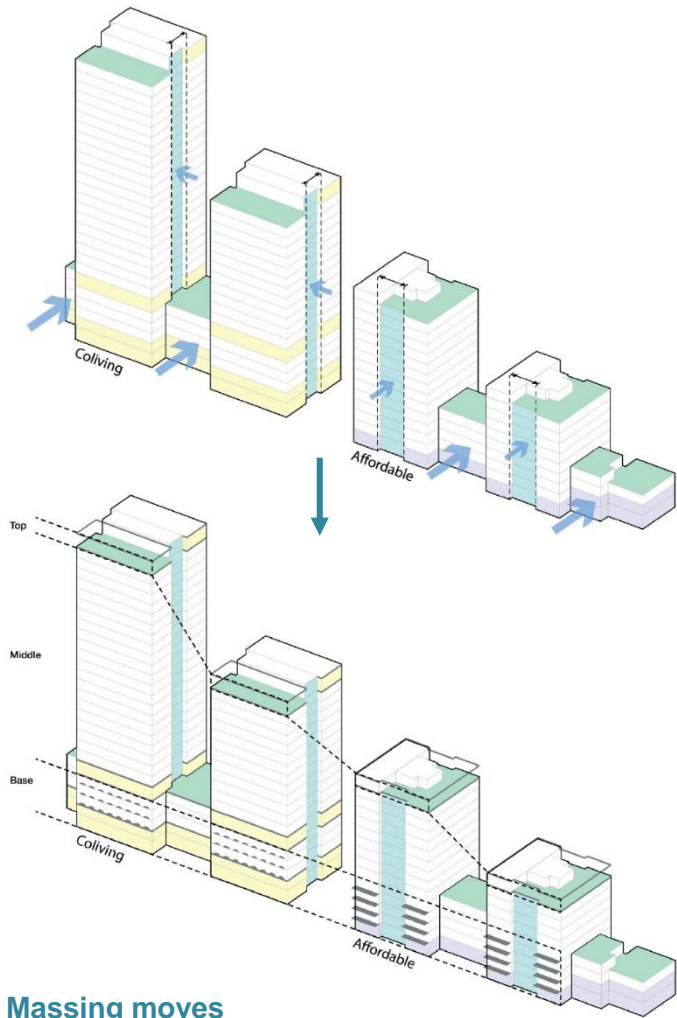


# Proposed elevations



Rendered Ilderton Road elevation

# Architecture – form/massing

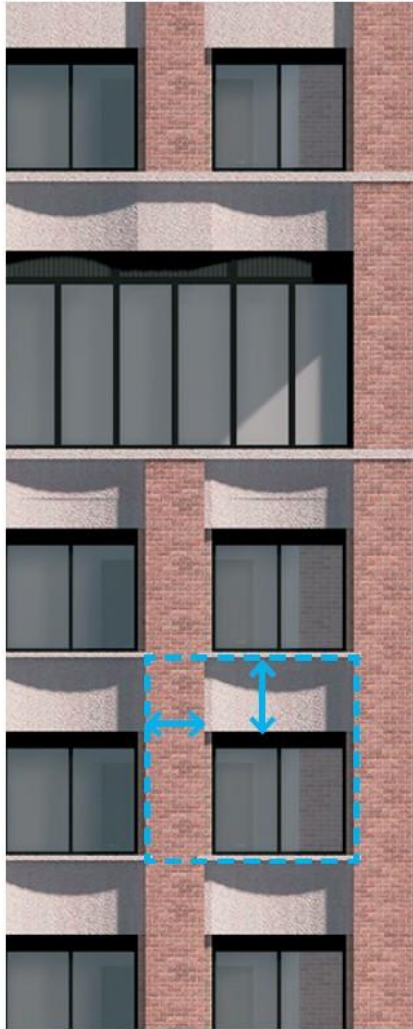


Massing moves



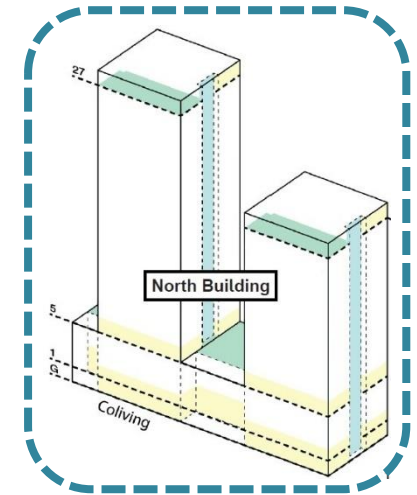


# Architecture – materiality and detailing (North Building)

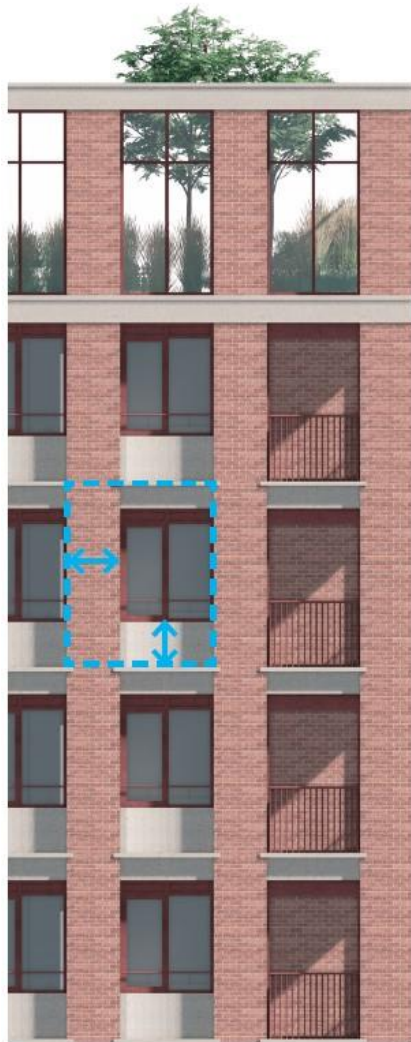


Brickwork

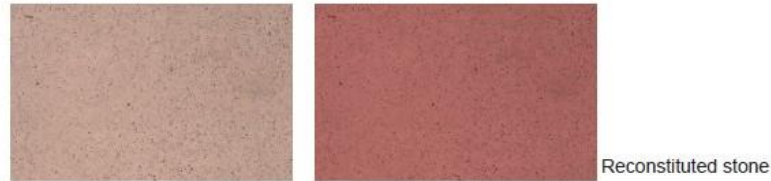
Reconstituted stone



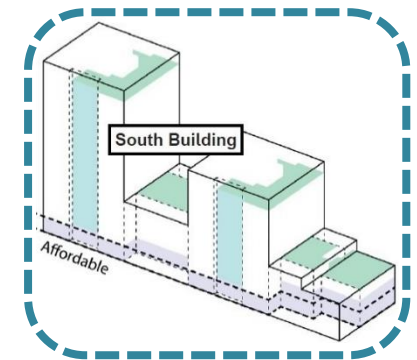
# Architecture – materiality and detailing (South Building)



Brickwork



Reconstituted stone



# Townscape context (existing view from Pat Hickson Park)



© AVR LONDON

1.6 m above ground

11:38 5th December 2016

# Townscape context (proposed view from Pat Hickson Park)



© AVR LONDON

1.6 m above ground

11:38 5th December 2016

# Townscape context (existing view from near Ilderton Road (north))



© AR LONDON

1.6 m above ground

10:50 5th December 2016

# Townscape context (proposed view from near Ilderton Road (north))



© AR LONDON

1.6 m above ground

10:50 5th December 2016

# Townscape context (cumulative view from near Ilderton Road (north))

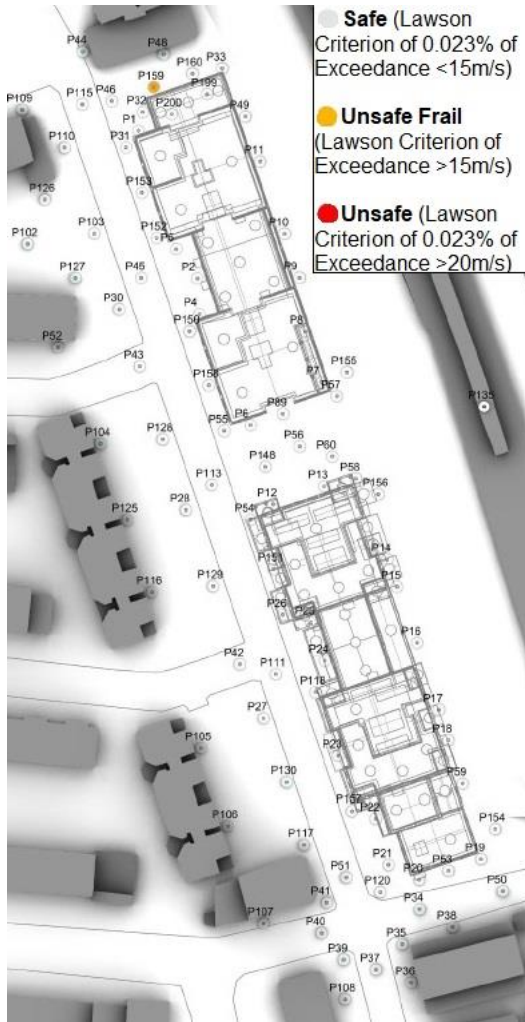


© AR LONDON

1.6 m above ground

10:50 5th December 2016

# Wind Microclimate





# Public consultation responses

## CONSULTATION RESPONSES: SUMMARY TABLE

NO. OF REPRESENTATIONS: **4**

NO. OF UNIQUE REPRESENTATIONS: **4**

Of the unique representations, the split comprises:

In objection: **0**

Neutral: **0**

In support: **4**

## Summary of main reasons for support

- **Residential uses**

- **The location is well-suited to new homes;**
- **The proposed affordable housing is needed by the local community;**
- **The proposed housing (affordable and PBCL) will help contribute towards meeting the needs of local people living within Southwark; and**
- **The proposed PBCL provides a housing typology well-suited to young people looking to sustain a reasonable income.**

## Summary of main reasons for support

- **Commercial and community uses**

- **The proposed shops, community uses and affordable workspace are all welcome;**
- **The not-for-profit community café proposals will have a positive impact on the local community.**

- **Developer engagement**

- **The developer has shown that they are willing and keen to engage with the community;**
- **The developer may be willing to support improvements to the Ilderton Primary School playground; and**
- **The developer has consulted a potential social housing registered provider (Metropolitan Thames Valley Housing) on design, unit mix and split of tenures to ensure the affordable homes are designed to meet the housing needs of local people.**

## Benefits of proposal

- Would **provide 40.9% affordable housing in site**, in a policy compliant tenure split, with all the internal accommodation being of a high quality, supported by communal gardens and play space
- New 605-studio PBCL premises, achieving exemplary quality of accommodation
- A **community café, affordable workspace** and other **employment-generating uses**
- Major contribution towards the borough's housing targets (1% of the target of 40,035 additional units up to the year 2036)
- Enhanced and activated Ilderton Road and Zampa Road frontages
- Provision of new public realm in form of a **c.570sq.m Pocket Park**
- **95 jobs, 95 short courses and 23 apprenticeships** for unemployed Southwark residents during the construction phase, and potential for **119 FTE end use jobs**
- BREEAM 'Excellent' targeted, **UGF of 0.4**, and **74% carbon savings** beyond Part L
- **High quality architecture**
- Max height of the proposal would be **no taller than the previous/implemented scheme.**
- **Financial investment in public open space in the Old Kent Road area, as well other contributions (bus network enhancements, local public realm improvements, BNG)**

# Thank you

To view the application,  
associated documents and  
public comments please follow  
this link:

[Public Access for Planning:  
23/AP/0387](#)



If you have any further questions,  
please contact Patrick or Colin:

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E: [patrick.cronin@southwark.gov.uk](mailto:patrick.cronin@southwark.gov.uk)

Colin Wilson (Head of Service)

E: [colin.wilson@southwark.gov.uk](mailto:colin.wilson@southwark.gov.uk)