

Welcome to Southwark Planning Committee A (Majors Applications)

MAIN ITEMS OF BUSINESS

Item 6.1 - 19-35 Sylvan Grove, London, Southwark, SE15



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Cleo Soanes



Councillor Reginald Popoola



Councillor Nick Johnson



Councillor Sarah King



Councillor Sam Dalton

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

WINNER

Southwark Free
Wi-Fi Password
Fr33Wifi!

Item 6.1

23/AP/0582

Daisy Business Park, 19-35 Sylvan Grove, London, SE15 1PD

Redevelopment to provide a mixed use development comprising student accommodation (Sui Generis) 688 student rooms, residential accommodation, comprising 17 x 3 bed flats, 6 x 4 bed flats all of which would be social rented affordable and equate to 14% habitable rooms on site (Use Class C3), 68 sqm community floor space (Use Class F2) and 1,991 sqm replacement commercial workspace (Use Class E(g)) within two buildings of up to 7 storeys and basement and 34 storeys and basement with associated car and cycle parking, landscaping, public realm and highways improvements.

Site Location



Existing Site

SITE AREA

0.29 hectares

BOUNDED BY

N: WMF

E: Sylvan Grove

S: Old Kent Road

W: Entrance to WMF

CURRENT USES

1958 sq.m of **office/studio**
(Former Class B1)

47 Parking Spaces



Existing



Planning Consented

Policy Designations

The site is within:

- OKRD Opportunity Area;
- OKRD Area Vision (AV.13);
- Draft OKRD AAP 2020, OKR 18/NSP 69;
- Flood Zone 3 (in an area benefitting from flood defences);
- Air Quality Management Area;
- CIL Charging Zone 2



Land use and building typology within the AAP

The site is within:

OKR18, sub area 4 of the OKR AAP

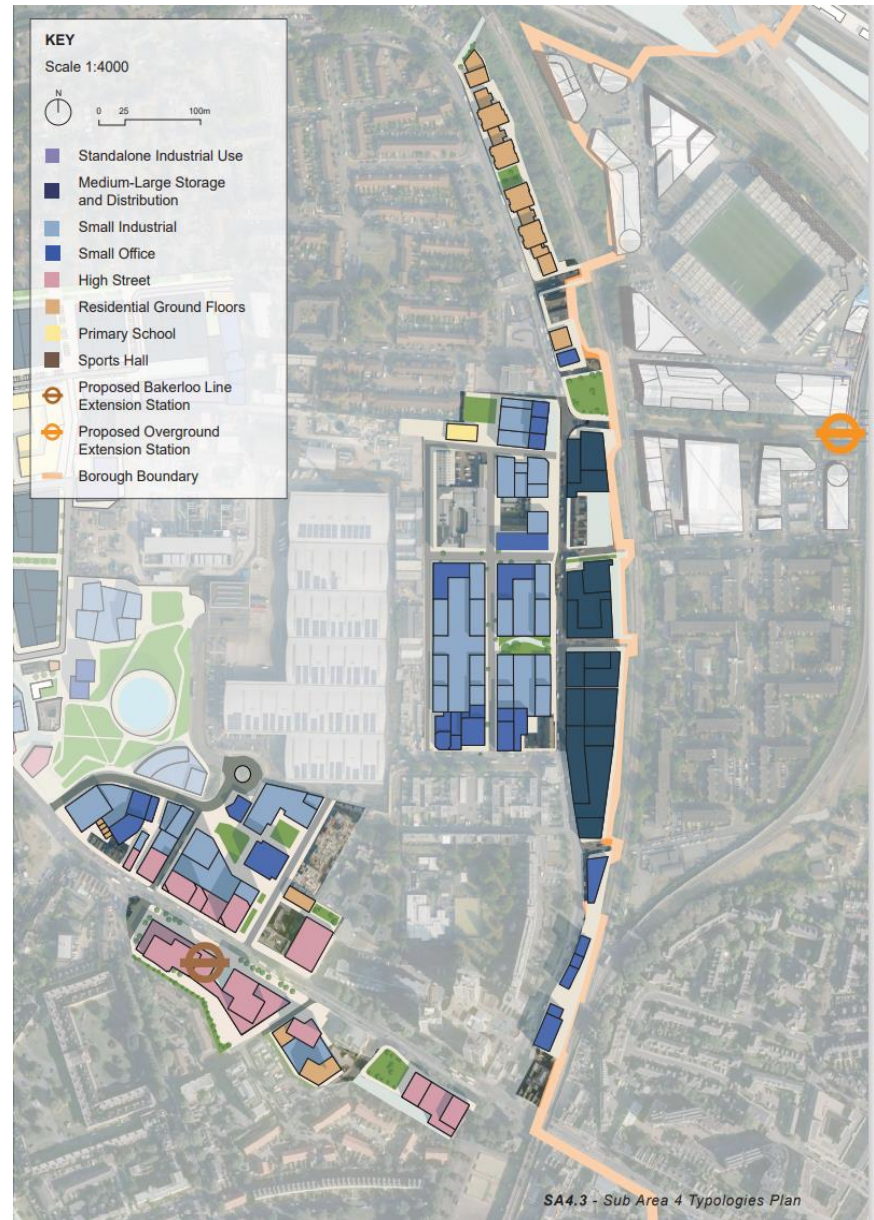
Land use typology is housing located above light industrial workspace.

Open Space within AAP

The site is identified as creating a new pocket park space on Sylvan Grove.

Tall buildings within AAP

The site is shown as having a tall located on it.



Sites under construction or completed within AAP masterplan area 4

Key sites in Sub area 4

Site allocation **4,700 homes**

- (1) Sylvan Grove; 8-24 Sylvan Grove 80 homes 100% AH
- (17) Carpetright 651-657 Old Kent Road, 262 homes 40% AH and 1,500sqm workspace
- (15) 685-695 Old Kent Road; 111 homes 36% AH, 1,000sqm workspace
- (29) KFC 671-679 Old Kent Road; 267 student rooms, 257sqm retail and £2m in lieu contribution.
- (20) Tustin Estate, Phase 1; 167 homes 100% AH
- (25) Aldi Site 840 Old Kent Road; 171 homes, 100% AH, new Aldi store



Sites under construction or completed within AAP masterplan area

Key sites in Sub area 4

Site allocation 4,700 homes

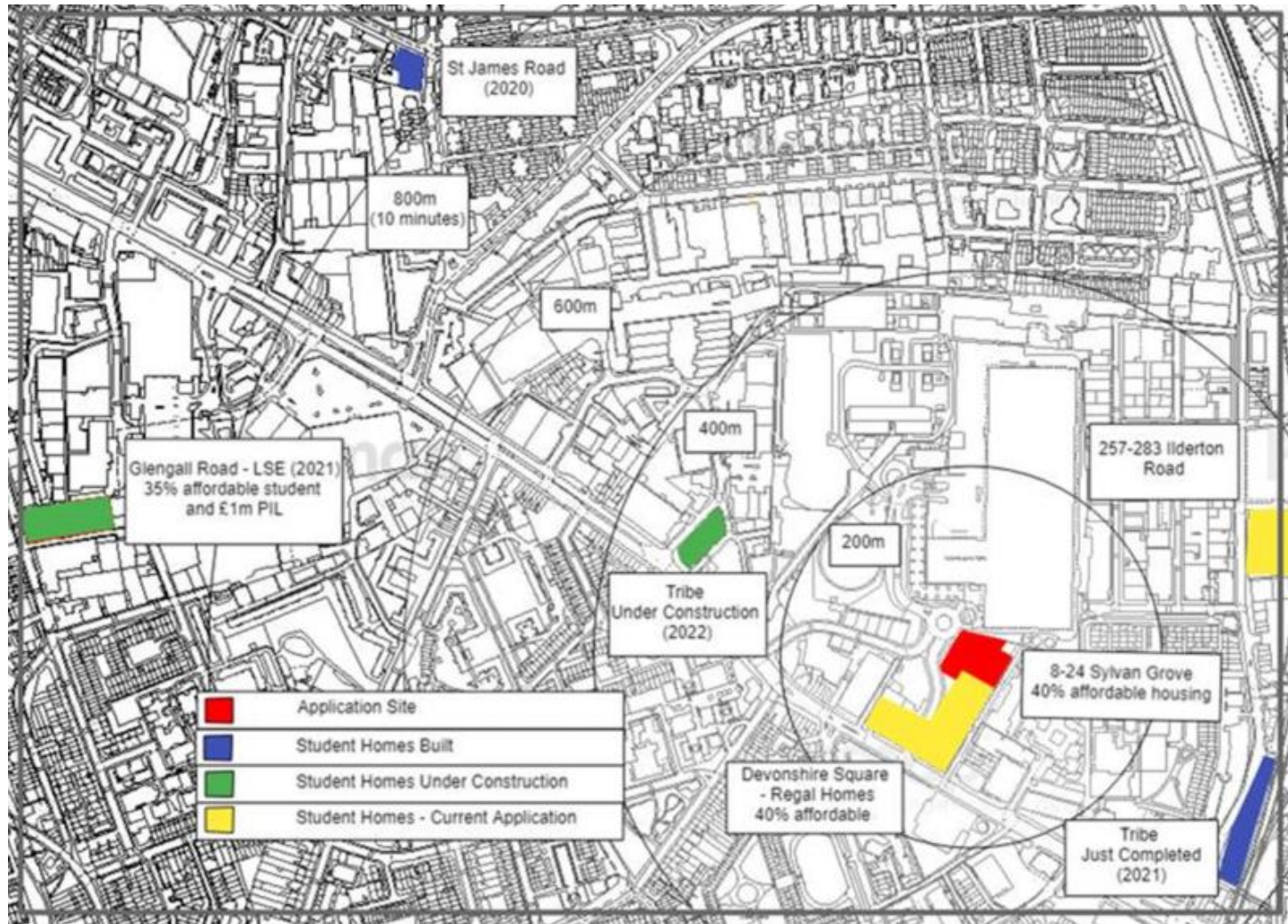
- (14) 313-349 Ilderton Road; 58 homes 35% AH, 250 student rooms and 1,739sqm workspace
- (21) Ledbury Estate Phase 1; 80 homes 75% AH
- (18) 634-636 Old Kent Road 46 homes 36% AH
- (3) 62 Hatcham Road, 86 homes 100% AH, 1800sqm light industrial
- (8) 180 Ilderton Road 84 homes, 72% AH, 2,000sqm light industrial
- (16) 227-255 Ilderton Road, 253 homes, 40% AH, 3,000sqm workspace

Homes total **1398**

Student rooms total 517 equivalent to **207 homes (14%)**



Student schemes in OKR built, approved and subject to planning application



Overview of the proposal and the previously consented scheme

Proposed USES	
Student	688 bed spaces all direct let
Housing	23 affordable
Commercial E (g)	1,991 sq.m GIA
Affordable workspace	199.1 sq.m GIA
Affordable homes 14% social rent	14% on site
Total residential floorspace	4,380.1 sq.m GIA

Consented USES	
Housing, private/affordable	150 private 59 affordable
Commercial E (g)	2986 sq.m GIA
Affordable workspace	298.6 sq.m GIA
Affordable homes 25 % social rent 10% intermediate	35% on site
Total residential floorspace	sq.m GIA

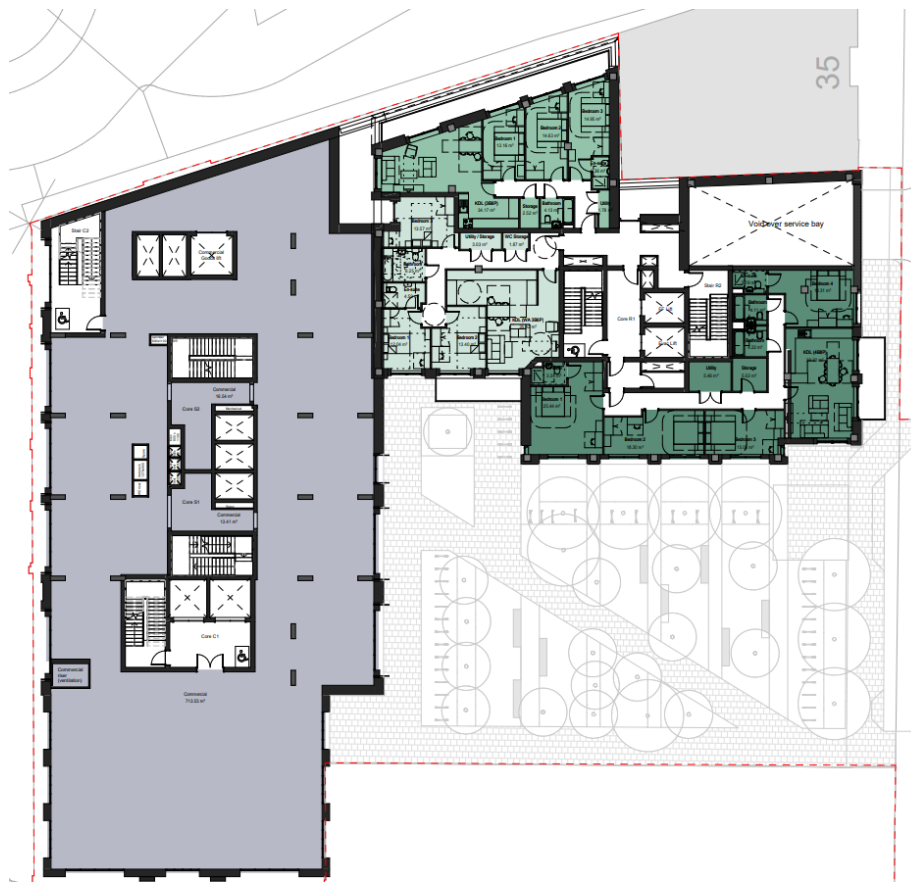
Proposed BUILDING DESIGN	
Height (at max point)	34 storeys (109.5 m AOD) 7 storeys (29m AOD)
Materiality	Red brick, re-constituted stone lintels, terracotta panels

Consented BUILDING DESIGN	
Height (at max point)	32 storeys (107.8m AOD) 5 storeys (25.6m AOD)
Materiality	Red brick, re-constituted stone lintels, terracotta panels

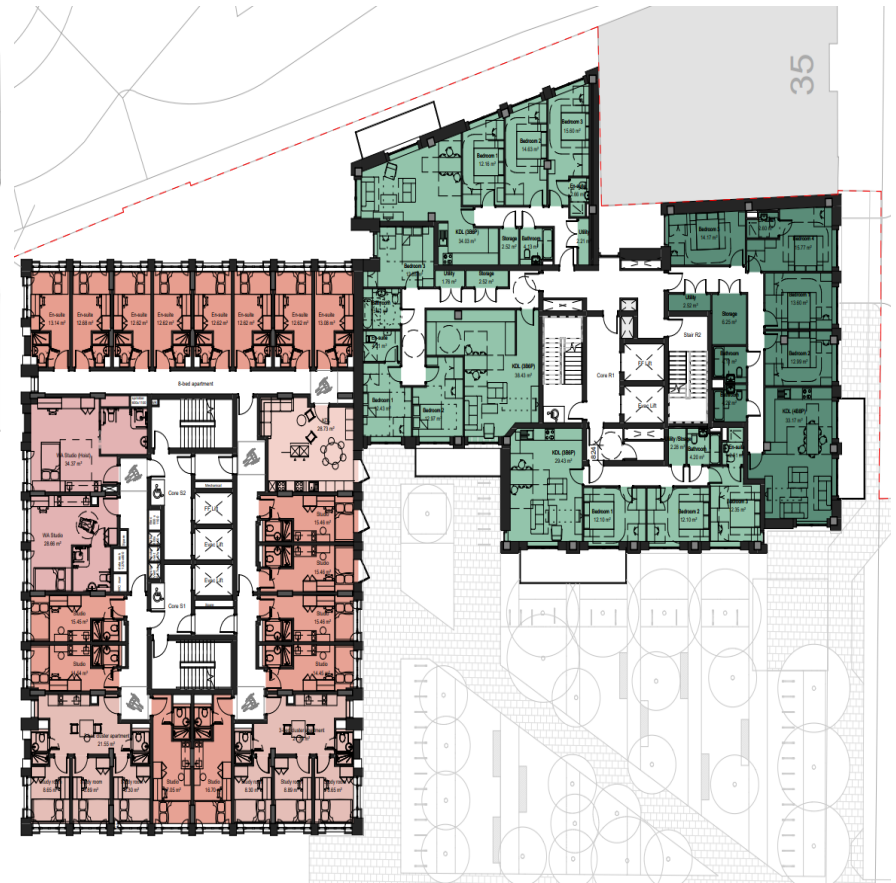
Proposed PUBLIC REALM	
New spaces	New Sylvan Grove Park Space 711sqm
Improved spaces	Sylvan Grove paving and tree planting

Consented PUBLIC REALM	
New spaces	New Sylvan Grove Park Space 700sqm
Improved spaces	Sylvan Grove paving and tree planting

Internal layout: Proposal

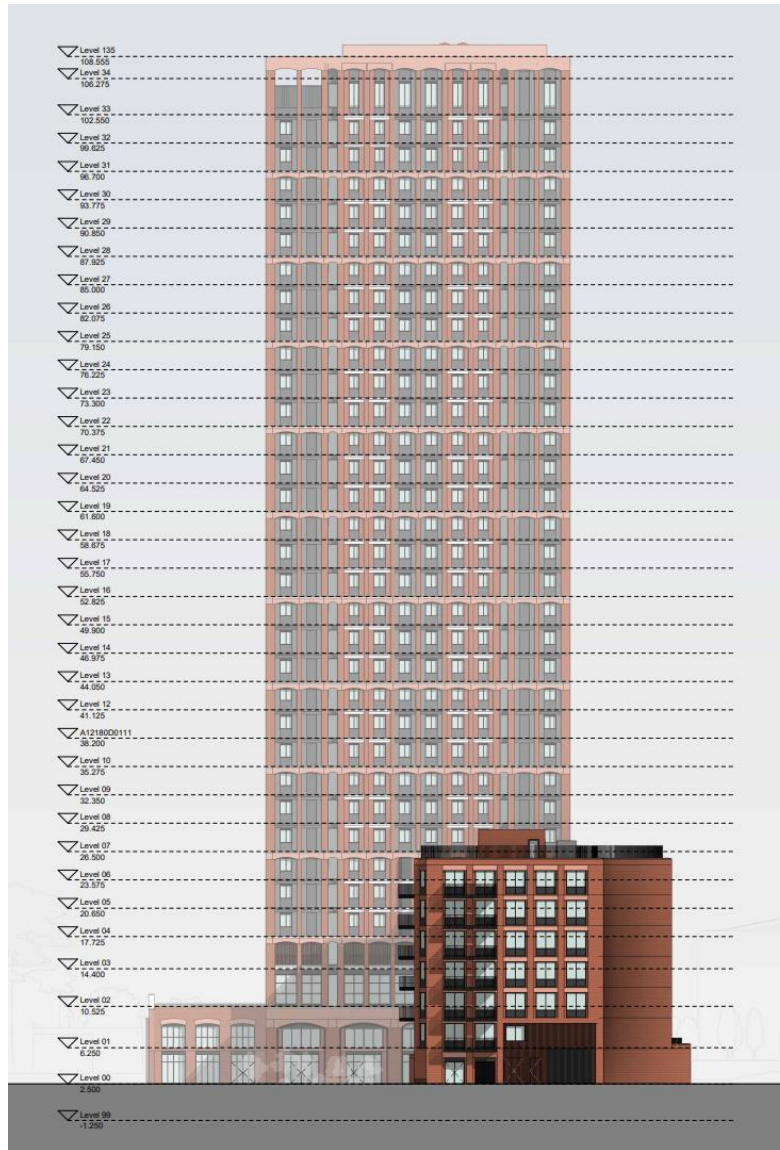


First Floor Plan



Typical upper floor plan

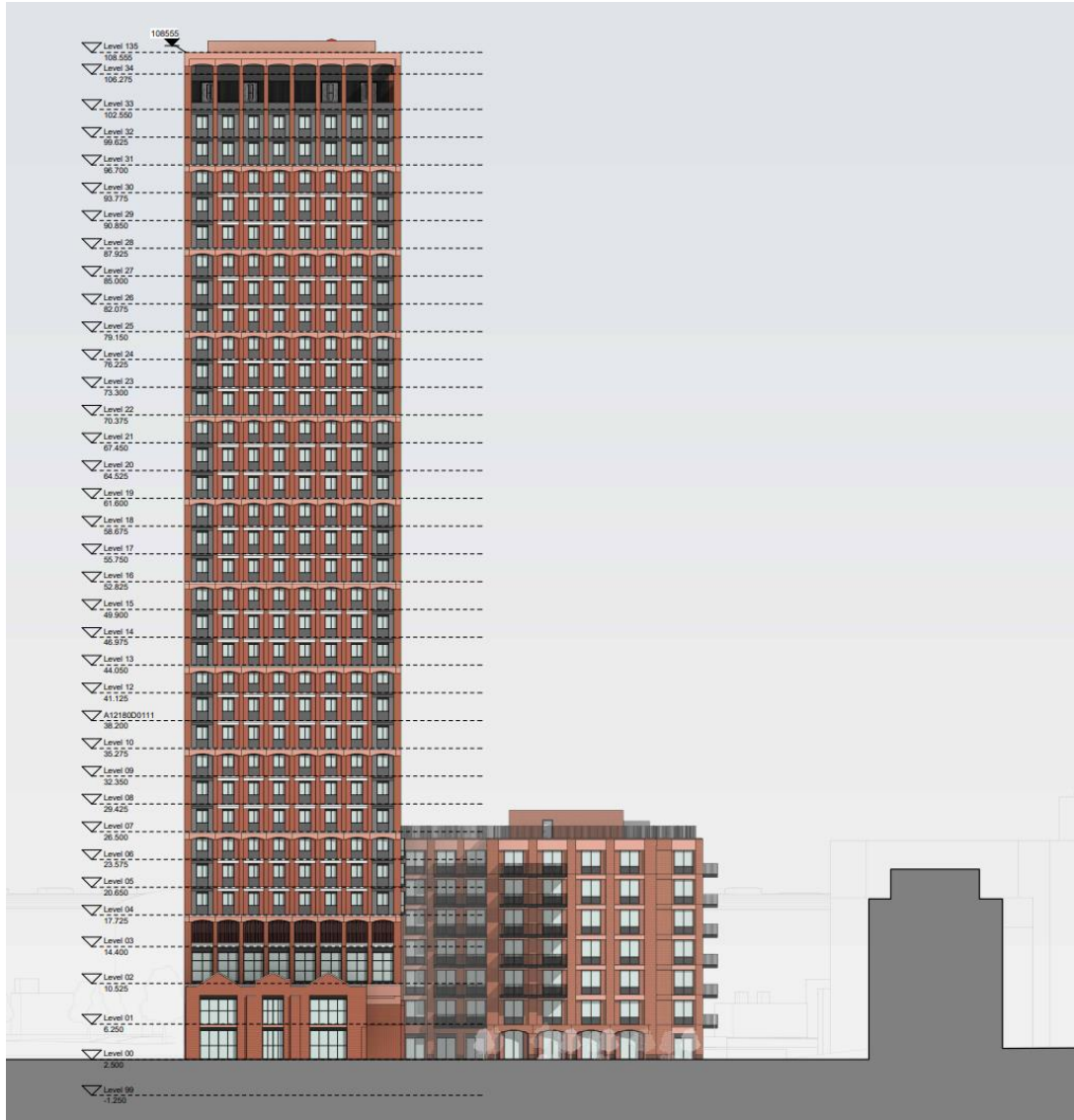
Proposed East Elevation



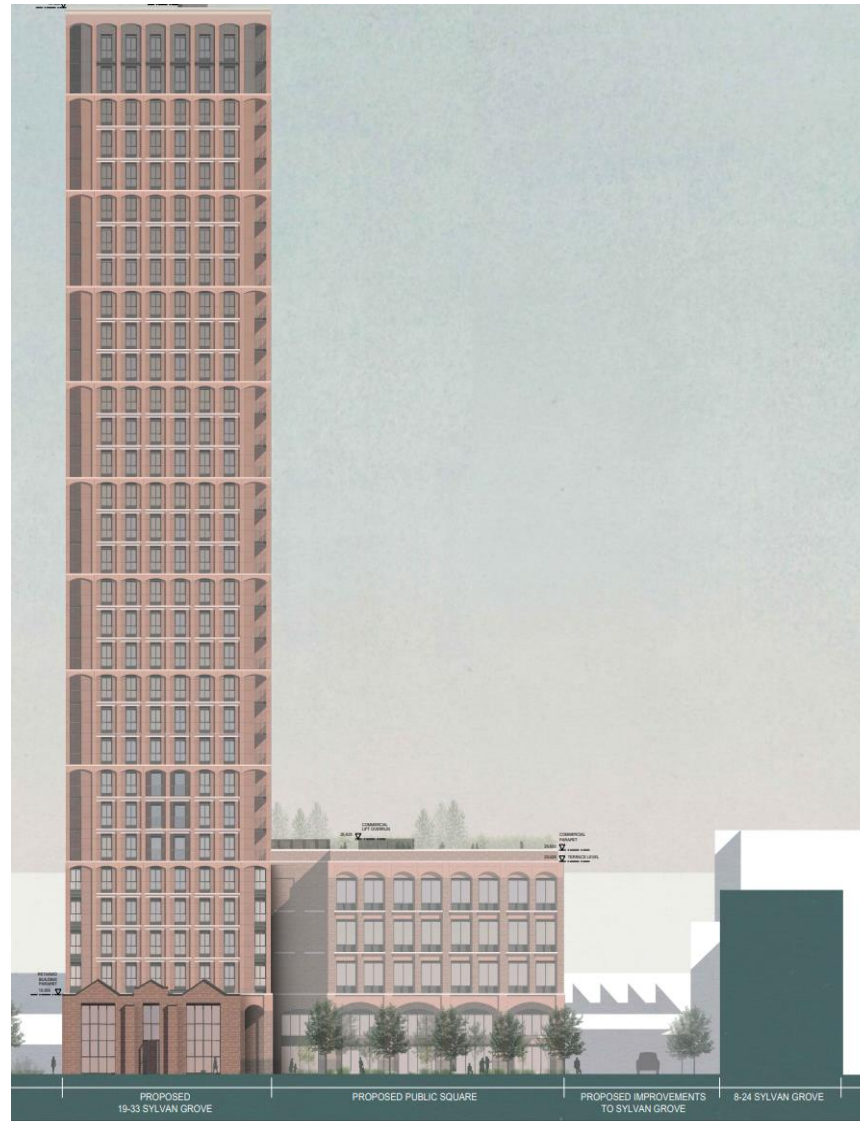
Approved East Elevation



Proposed south elevation in context



Approved south elevation in context



Proposed Courtyard CGI



Approved courtyard CGI



Proposed TVIAs View from Brimmington Park



View 10 Brimmington Park

Approved TVIAs: View from Brimington Park



Proposed TVIAs View from Caroline Gardens



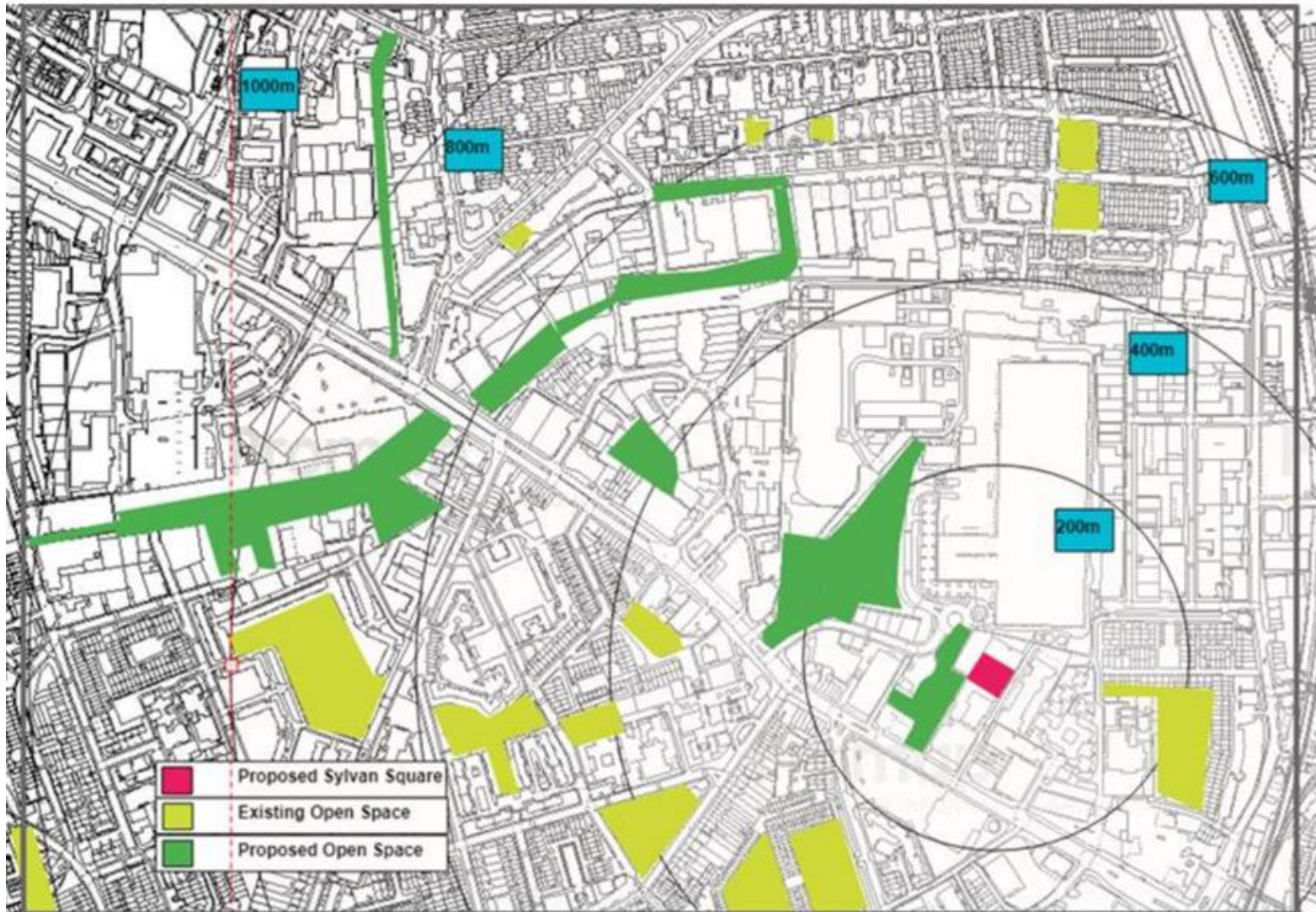
Approved TVIAs: View from Caroline Gardens



AAP Masterplan: Parks and Recreation



Public Open spaces within LBS 1km of application site



Open space and amenity

Approved

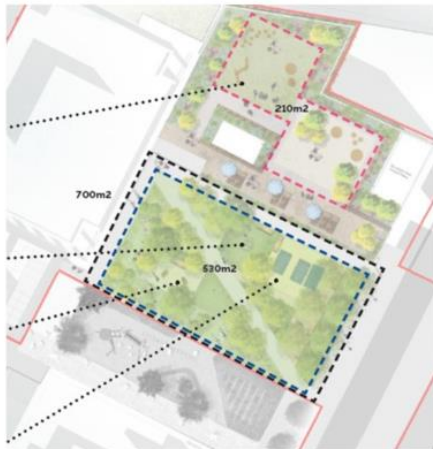
	Policy	Proposal
Private Amenity Space (PAS)	2,190 sqm	1,404 sqm
Communal	836 sqm (50 sqm + 786 sqm shortfall PAS 786 sqm)	363 sqm
Playspace	740 sqm	740 sqm
Public Open Space	1,095 sqm	700 sqm

Proposed

	Policy	Proposal
Private Amenity space	10sqm per 3B+ dwelling (230 sqm)	230 sqm
Communal	50sqm	220 sqm
Playspace	506 sqm	509 sqm
Public Open Space	1,265 sqm	711 sqm

Open space and external amenity, communal, playspace: consented scheme

Image: Play space strategy and distribution across the site



- Under 5's doorstep play to roof terrace
- Playable Landscape within garden square for under 5's, 5 - 11.12* and 16 & 17 year olds
- Overall extent of public realm within the garden square (excluding area under colonnades) - 700m²

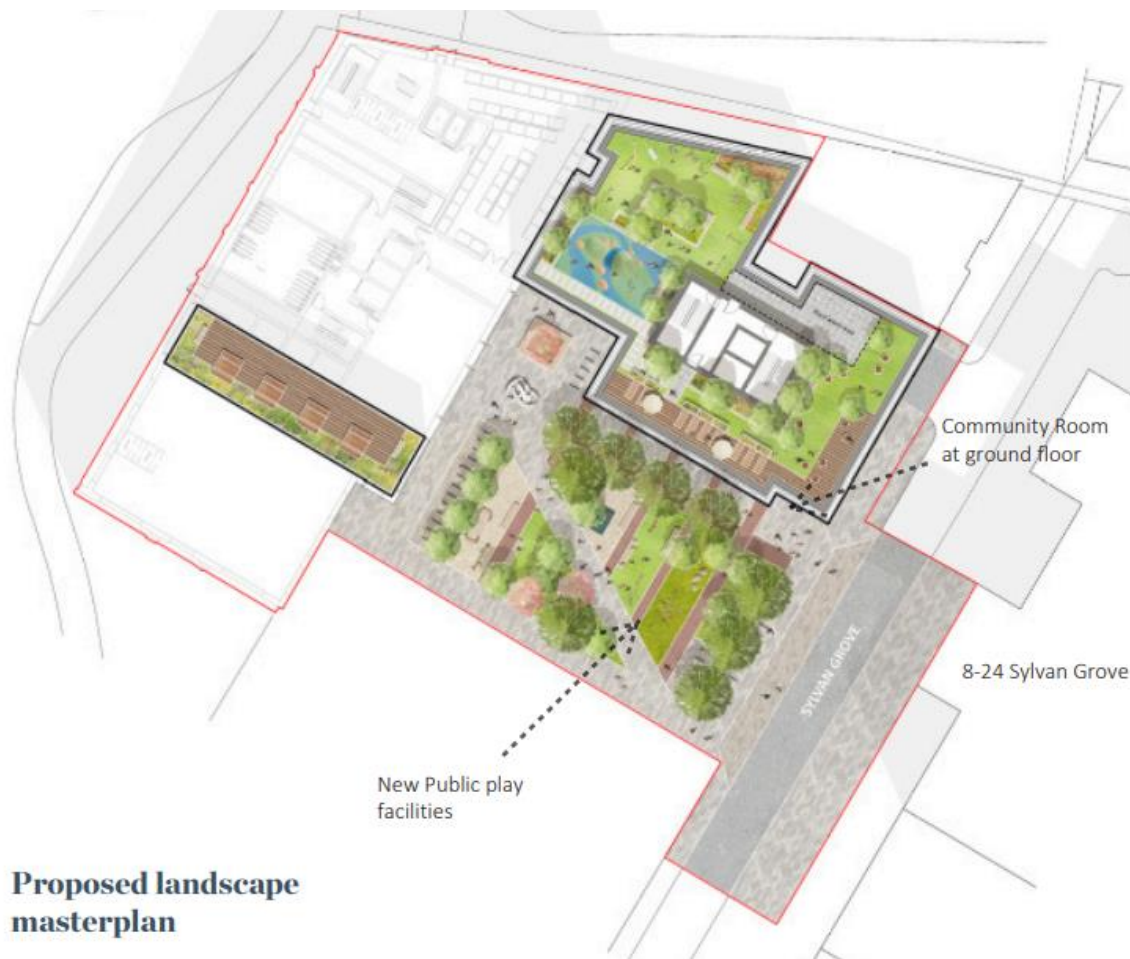
Image: Communal amenity space on roof



Image: Proposed public open space/square (in colour) and the adjoining square in the Devonshire Square development (shaded grey)



Open space and external amenity, communal, playspace: proposed scheme

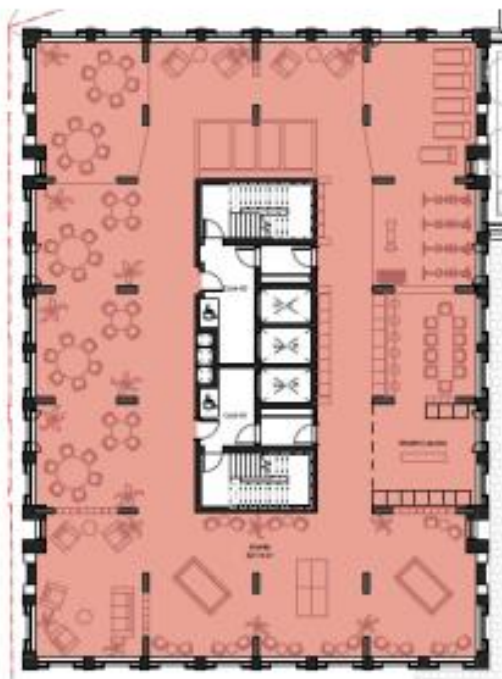


Playspace: proposed scheme

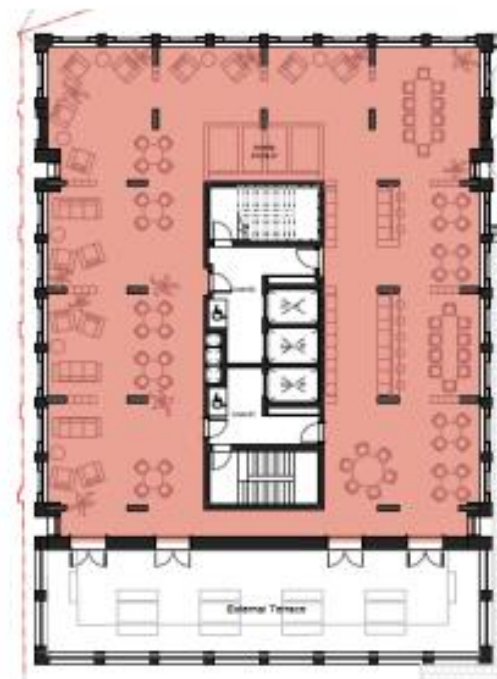


Internal amenity space for students: proposed scheme

Image: PBSA Communal Amenity Space



32nd Floor Plan



33rd Floor Plan

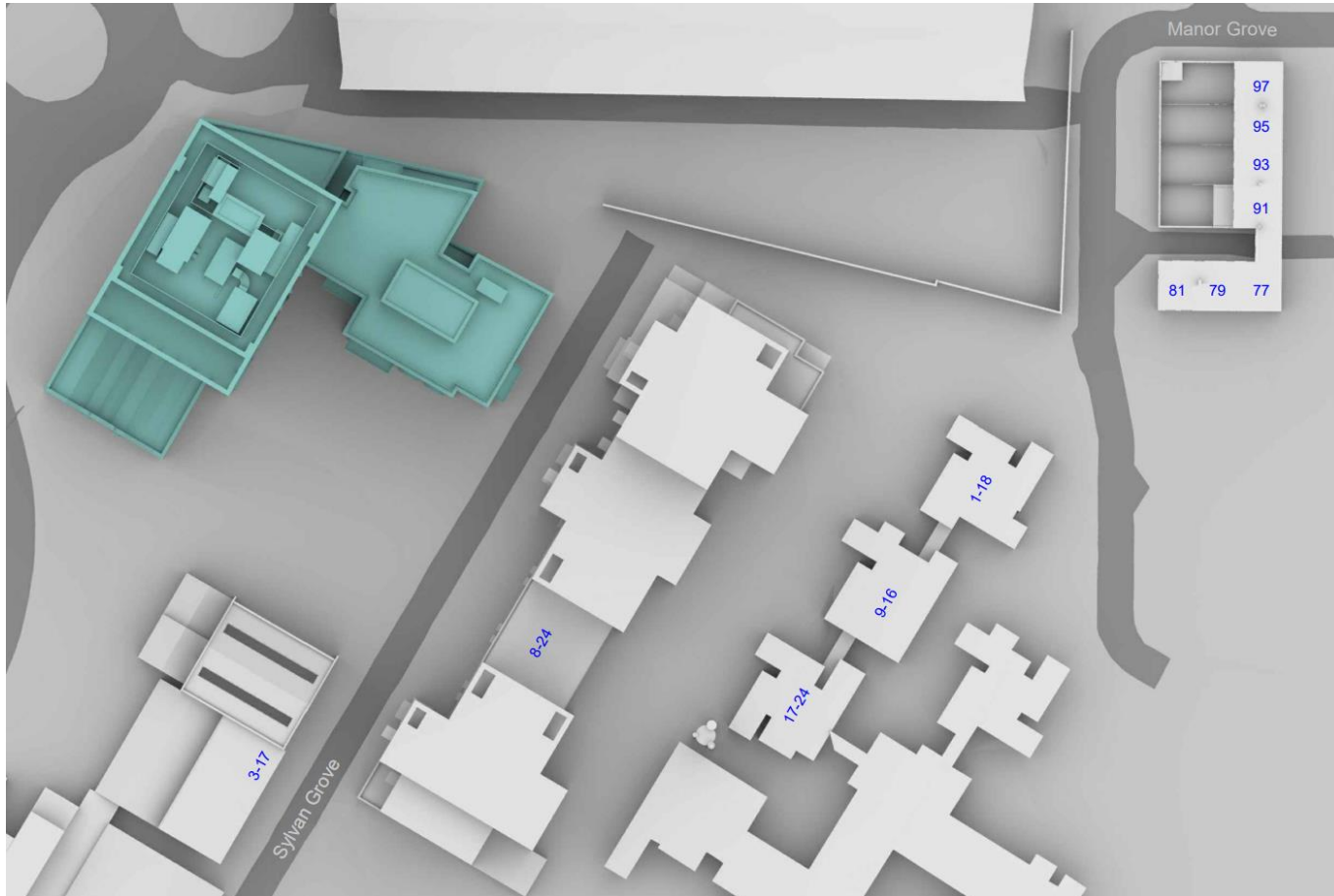
Student contribution to open space £113,570.00

Daylight sunlight

Broadly similar impacts; Extant scheme is a material consideration.

No material difference between the proposal and the consented scheme.

Proposed Plan view.

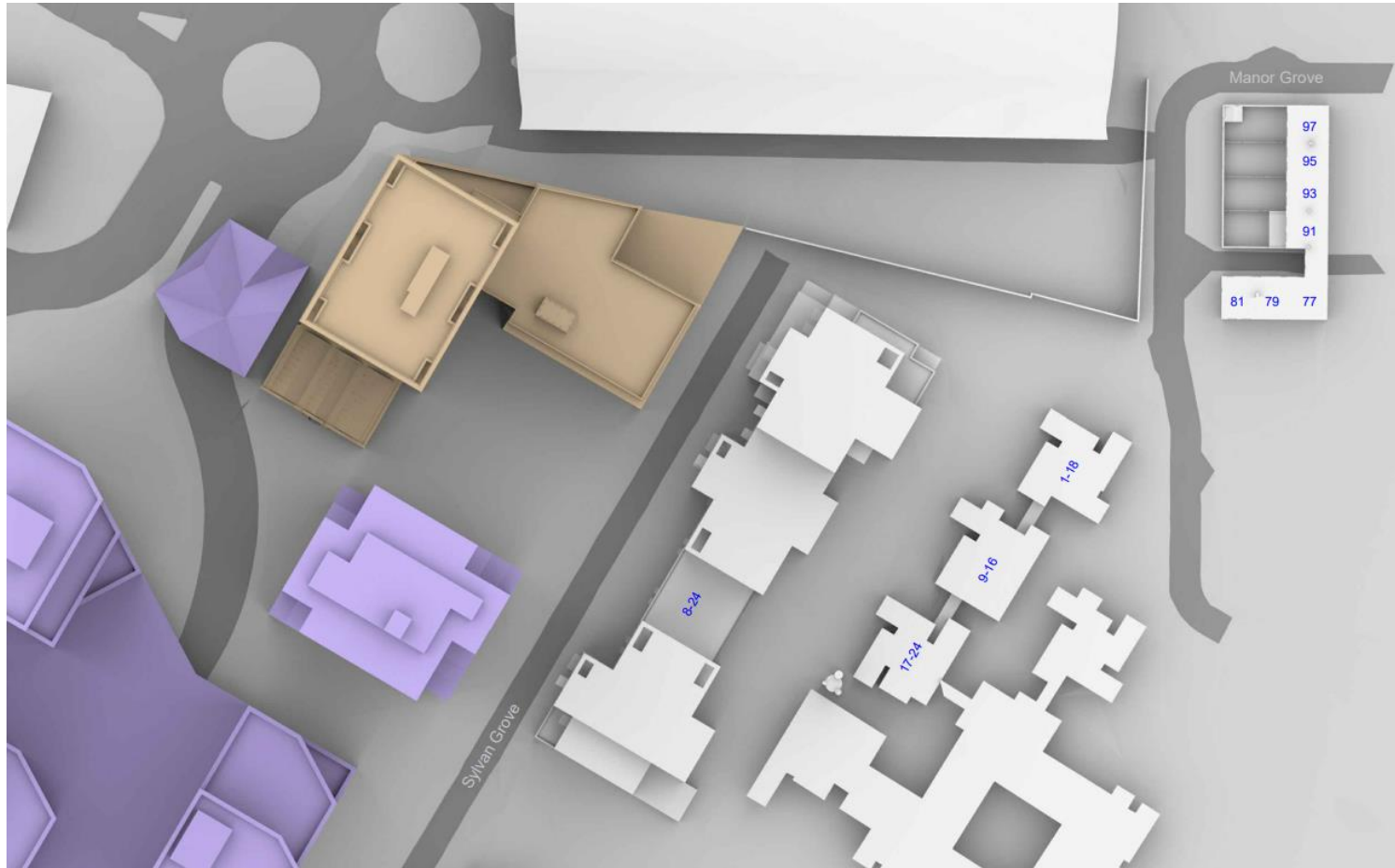


Daylight sunlight

Broadly similar impacts; Extant scheme is a material consideration.

No material difference between the proposal and the consented scheme.

Consented Plan view with Consented Devonshire Place (partial) scheme.



Daylight Sunlight



Proposed 3D view

Daylight Sunlight



Consented 3D view with consented Devonshire Place (partial) scheme

Affordable Work Space

- 10% provision (199 sqm);
- increase in commercial floor space beyond existing;
- good benefit for scheme and wider area

Urban Greening Factor

- 0.316 from existing zero on a very constrained site
- Carbon savings 41%

Public Consultation Responses

2 objections 2 support

- Objections (ward councillor and Ledbury Residents Association):
Lack of policy compliant on-site provision of affordable housing, particularly social rented;
- Policy for proposed commuted sum not designed for developments like subject application;
- The cumulative impact of student accommodation in the Old Kent Road area.
- Support (Tustin Community Association): Affordable housing provision; PIL assist Tustin decant and regeneration;
- New high quality PBSA will free up conventional housing;
- New public spaces;
- New employment opportunities, local economic activity and skills

CIL and S.106 financial contributions

- CIL £5,320,250.75 (pre-relief); £4,028,099.79 (NET)
- Affordable Housing payment in lieu: £20,200,000.00
- Employment training: £274,650.00
- Open space: £113,570.00
- Archaeology: £11,171.00
- Cycle docking: £19,400.00
- Delivery and Servicing Management Bond: £8,631.00
- Bus services: £680,000.00
- Carbon off-setting £172,254.00
- Greenfield runoff rate £366.00 per cubic metre
- Monitoring fee 2%

Conclusion

- Consented scheme: 157 social rented hab rooms and 60 intermediate hab rooms.
- Proposed development: 121 social rented HRs all as large family dwellings 17 x 3B and 6 x 4B.
- Consented scheme did not have any 4 bed dwellings.
- Proposed pocket park and community room provides good amenity for residents on Sylvan Grove.
- Playspace and communal space provision policy compliant.
- Scheme increases commercial use on site and provides affordable workspace.
- Cycle parking quantum policy compliant.
- PIL £20.2m equivalent to 40% affordable at £100k per hab room, which could be spent on council housing projects in the ward.
- Given location and number of student schemes present in the area, the scheme on balance is still considered to deliver a mixed and inclusive neighbourhood.