

Welcome to Southwark Planning Committee B Majors Applications

12 December 2023

MAIN ITEMS OF BUSINESS

Item 6.1 – 23/AP/1862

747-759 & 765-775 Old Kent Road and Land at
Devonshire Grove, London, SE15 1NZ

Item 6.2 – 22/AP/4006

38-42 Southwark Bridge Road, SE1 9EJ



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Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Emily Tester



Councillor Ellie Cumbo



Councillor Sam Foster



Councillor Jon Hartley



Councillor Portia Mwangangye

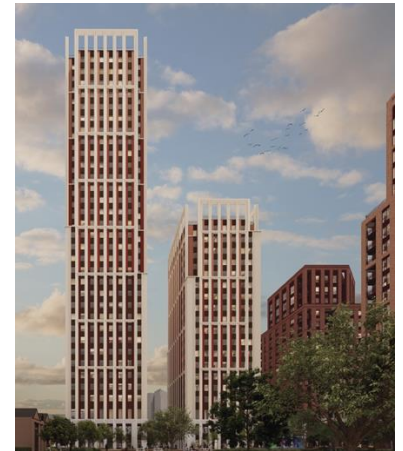
Item 6.1 - 23/AP/1862

747-759 and 765-775 Old Kent Road and Land at Devonshire Grove,
London SE15 1NZ

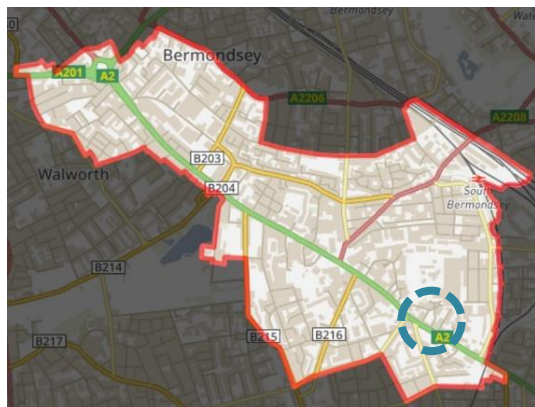
Full planning permission for:

Phased mixed-use redevelopment of the site, comprising:

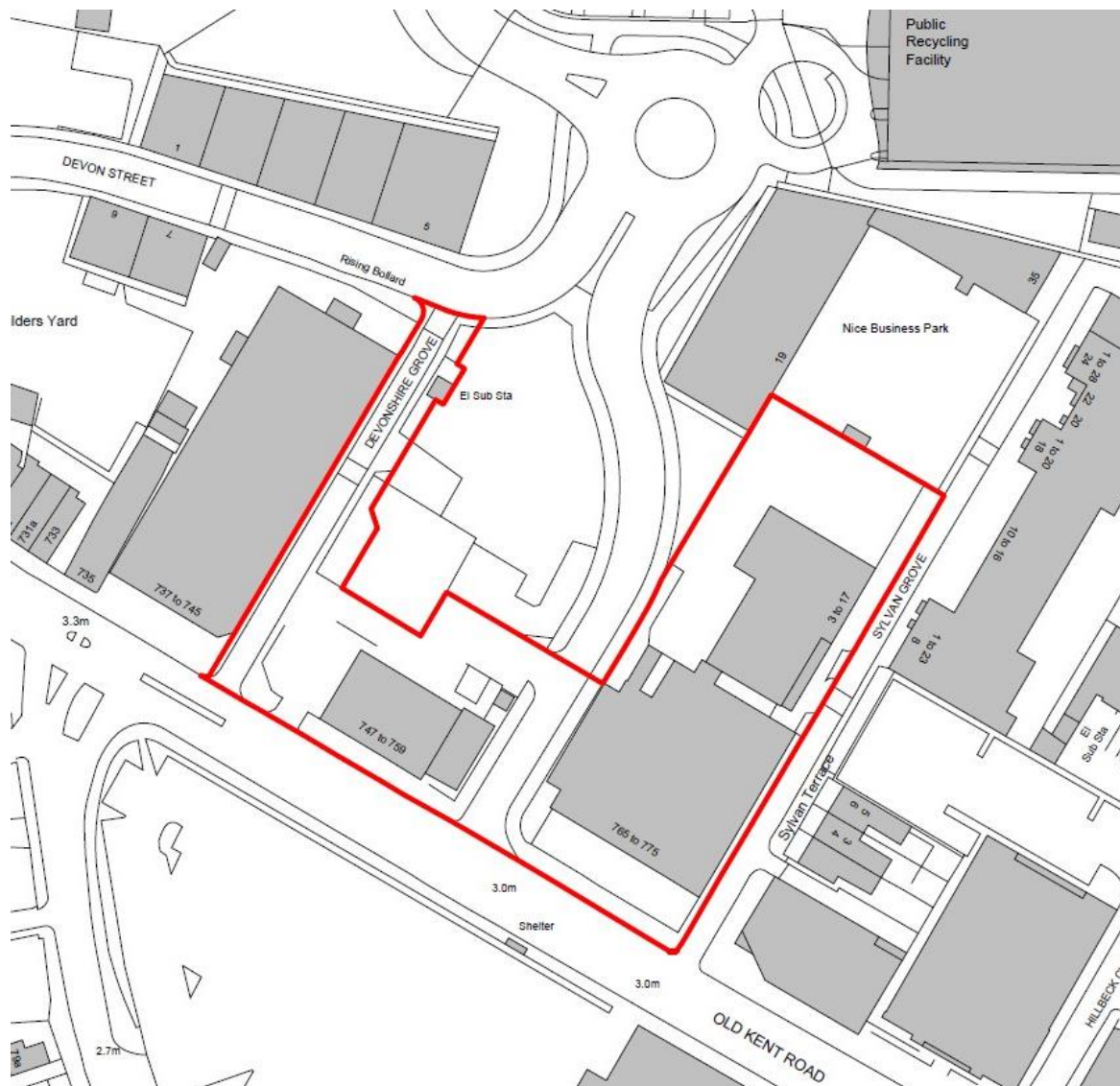
- Demolition of all existing buildings/structures, site clearance and excavation;
- Construction of buildings to provide residential dwellings (Class C3) and flexible commercial, business and service space (Class E);
- Construction of buildings to provide purpose built student accommodation including associated amenity and ancillary space, flexible commercial, business, service and community spaces within Classes E/F2(b) (Sui Generis); and
- Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development.



Site location



Site in the context of the OKR AAP



Existing Site

SITE AREA

0.072 hectares

BOUNDED BY

NE: Daisy Business Park and the Council-owned Devonshire Yard

SE: Sylvan Grove

SW: Old Kent Road

NW: Devonshire Grove

EXISTING LAWFUL USES





Sui Generis	Petrol Station (94.32 sq.m)
Class E	Former HSS Hire Store (2,625.34 sq.m)

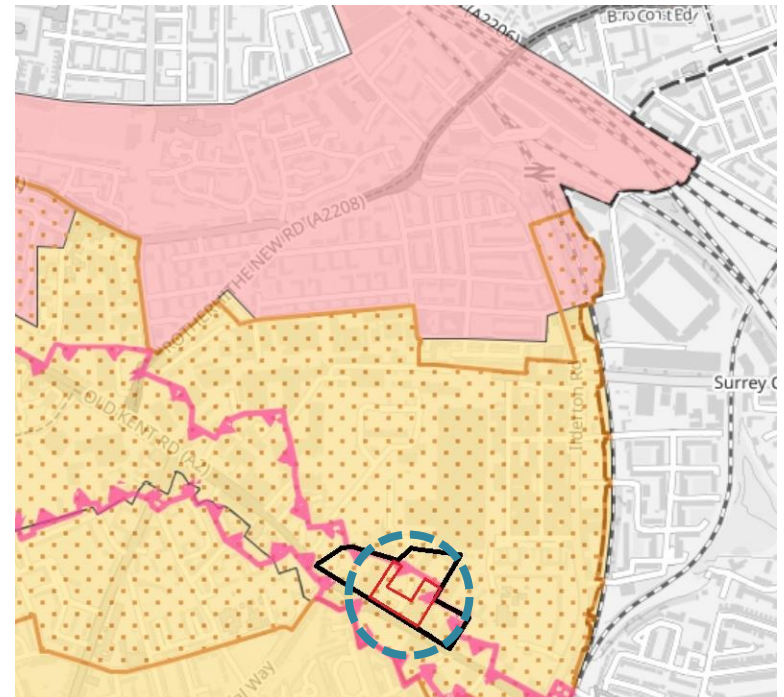


Policy designations

The site is within:

- NSP69 (Devon Street and Sylvan Grove) in the Southwark Plan 2022;
- Old Kent Road Area Vision AV13;
- Old Kent Road Opportunity Area;
- Old Kent Road Strategic Cultural Area;
- Old Kent Road Action Area Core;
- the Urban Zone;
- Hot Food Takeaway Primary School Exclusion Zone;
- East Southwark Critical Drainage Area;
- 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)
-  Action Area Core (Old Kent Road)
-  Site Allocation (NSP 69 and OKR 18 – Devon Street and Sylvan Grove)
-  District Town Centre (Old Kent Road)



Site allocation OKR18 from the draft AAP

OKR18 expects redevelopment to:

- deliver **new homes**; and
- **replace existing on-site employment floorspace** (to be consistent with the building and land use types shown in Figure SA4.3, see right); and
- provide **community uses**; and
- enable **walking and cycling connections** between Manor Grove, Tustin Estate and the future Livesey Park;
- provide a **new access road to the SIWMF**.

OKR18 expects redevelopments to align with these design expectations:

- **reinforce the frontages on Old Kent Road** with shopping/retail uses at ground floor and workspaces;
- Architecture should **complement the Victorian terraces**, with the overall impression being of “**a new area firmly founded in its rich heritage**”.



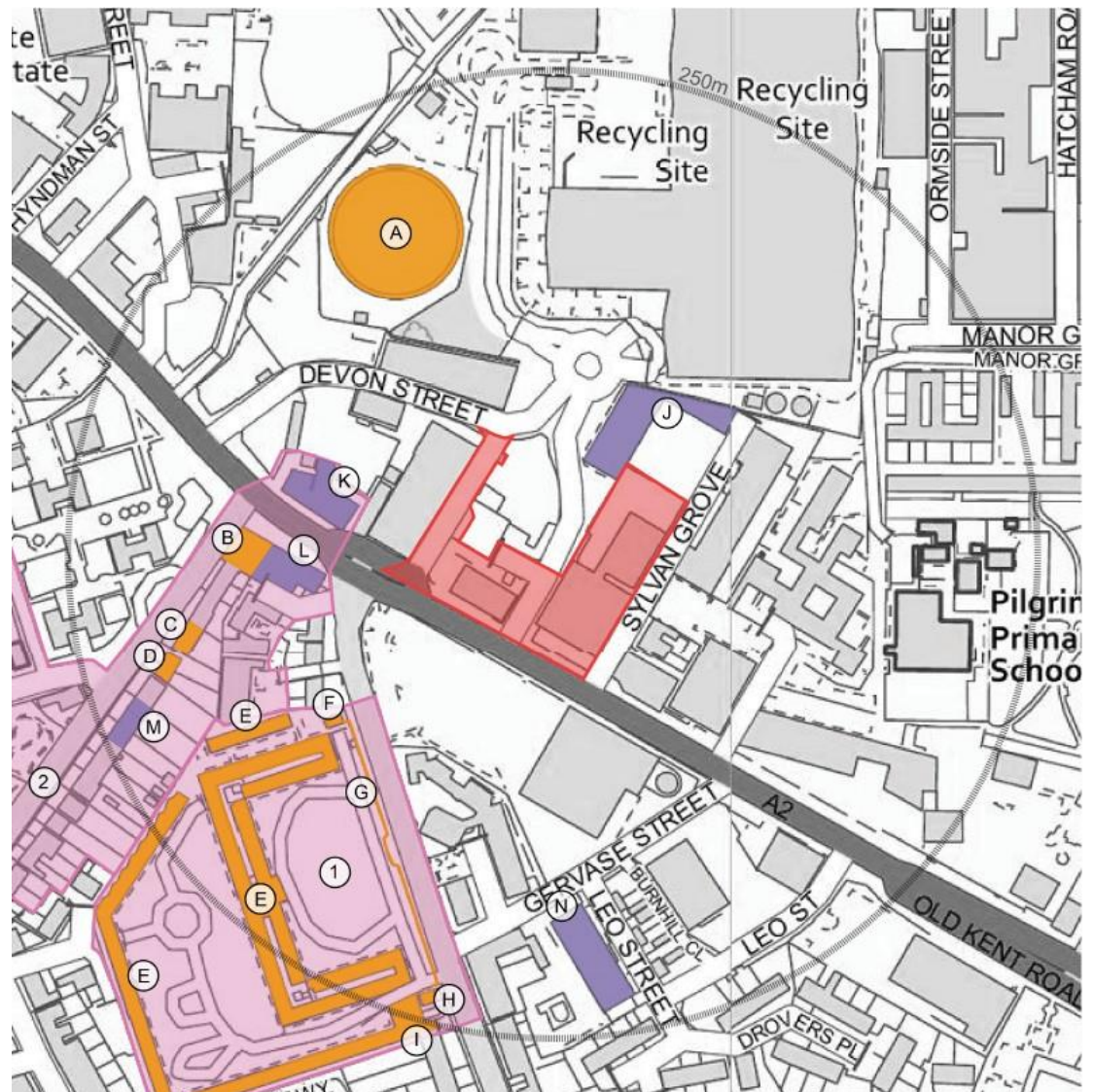
Heritage designations

Conservation areas:

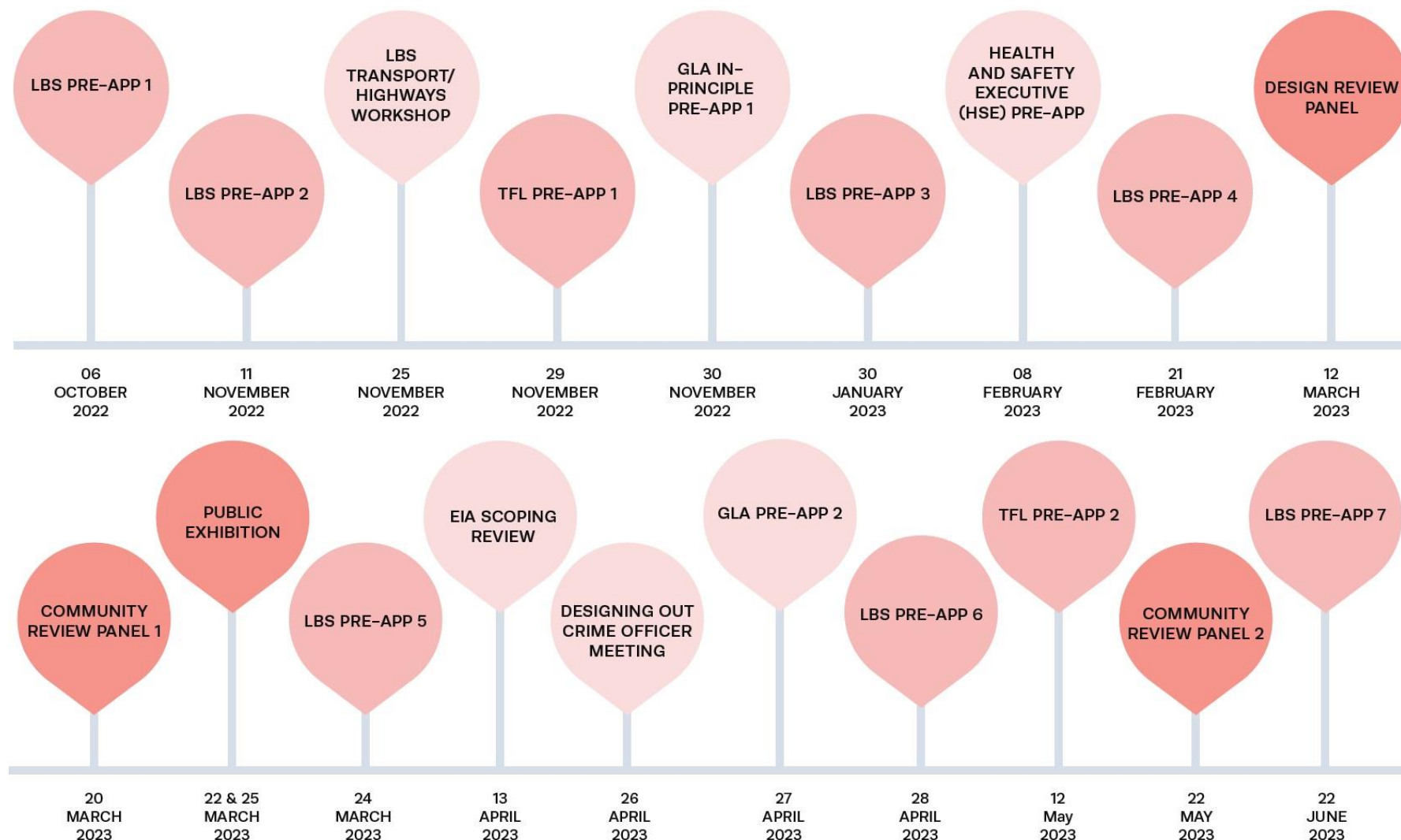
- ① Caroline Gardens
- ② Kentish Drovers and Bird in Bush

Listed buildings:

- Grade II listed building
- ① No. 13 Old Kent Road former gasworks
- ② The Kentish Drovers Public House
- ③ Doddington Place
- ④ Doddington Cottages
- ⑤ Licensed Victuallers Benevolent Institution (Caroline Gardens)
- ⑥ North Lodge to Licensed Victuallers Benevolent Institution
- ⑦ Railings and gates to Caroline Gardens
- ⑧ South Lodge to Licensed Victuallers Benevolent Institution
- ⑨ No. 12A Asylum Road
- Draft locally listed building
- ⑩ Daisy (Nice) Business Park, 19 & 35 Sylvan Grove
- ⑪ Nos. 719-733 (odd) Old Kent Road
- ⑫ Nos. 720a-726 (even) Old Kent Road
- ⑬ Nos. 314-320 Commercial Way
- ⑭ Grenier Apartments, 18 Gervase Street

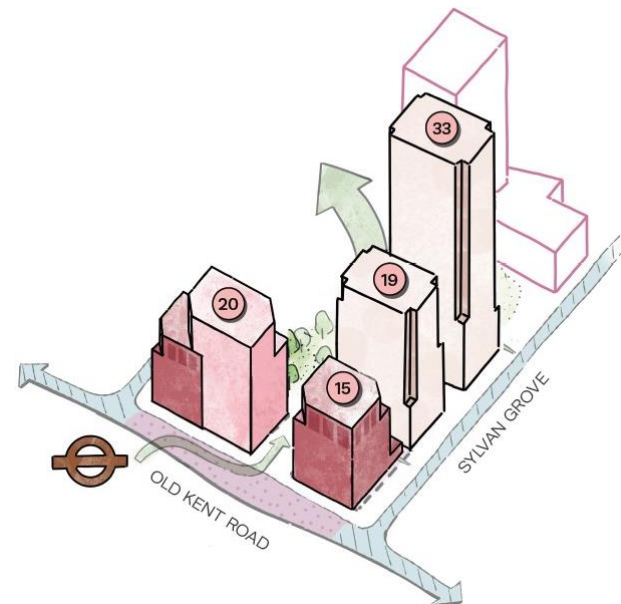


Pre-application engagement



Overview of the proposal

USES	
941-bedspace PBSA	30,830.0 sq.m GIA
200 conventional (Class C3) dwellings	14,058.8 sq.m GIA
2 flexible commercial units	727 sq.m GIA
1 publicly-accessible cafe (within the PBSA)	86 sq.m GIA
1 community hub	95.4 sq.m GIA
Total floorspace	c.45,800 sq.m GIA



DESIGN	
Height of Building A (i.e. max height)	33 storeys (113.45 metres above ground levell)
Heights of Buildings B, C and D	19, 15 and 20 storeys (69.28, 54.52 and 70.52 metres above ground level)
Materiality of buildings	A and B: White and cream metal frame , with coloured panels; C and D: Brick (reds and buff), with deep red frames and balustrades.

PUBLIC REALM	
New spaces	Four new areas of public realm , totalling 1,685 square metres; Enlarged footways (with SUDs/ planting) along Devonshire Grove, Old Kent Road high street and Sylvan Grove
Improved spaces	Funding for public realm in the OKROA (£181,435) ; Funding for play enhancements in the OKROA (£54,964)

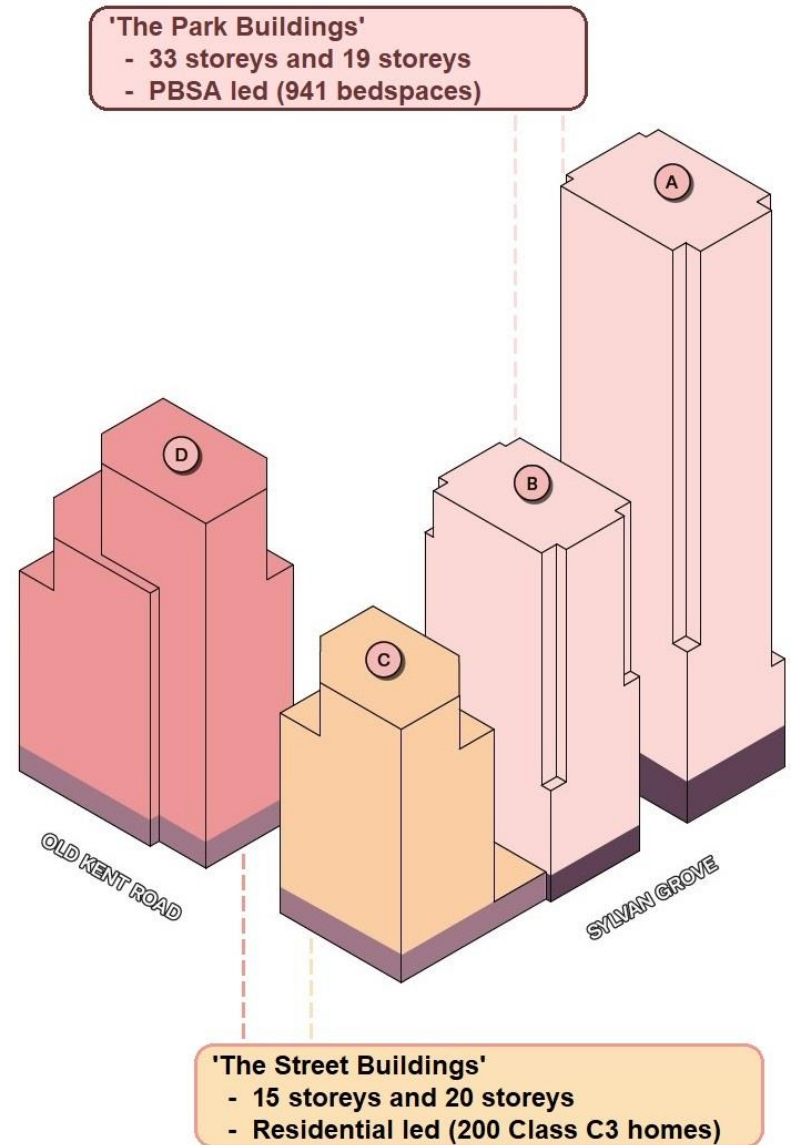
Key aspects of the proposal

Buildings A and B

- PBSA-led;
- **941 student bedspaces**, supported by 1333.1 square metres of internal communal facilities;
- Public-facing ground floor uses include the café and the community hub.

Buildings C and D

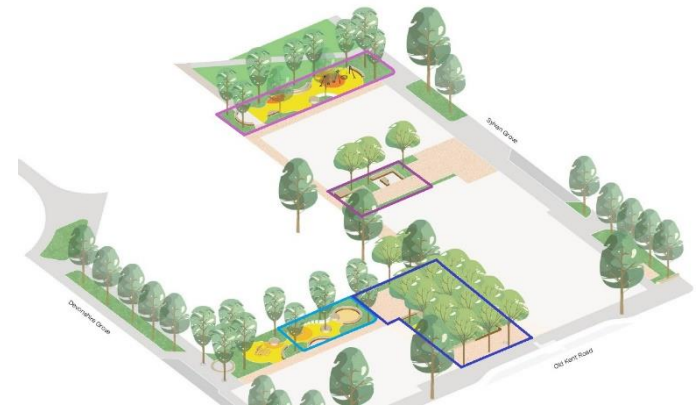
- Conventional housing led;
- **200 homes in total**, including some larger family homes, in a tenure split of:
 - **75 Shared Ownership** (all in Building C);
 - **125 Social Rent** (all in Building D);
- Rooftop communal amenity spaces for the homes;
- Two commercial units fronting onto the high street, one potentially to be a GP surgery.



Key aspects of the proposal

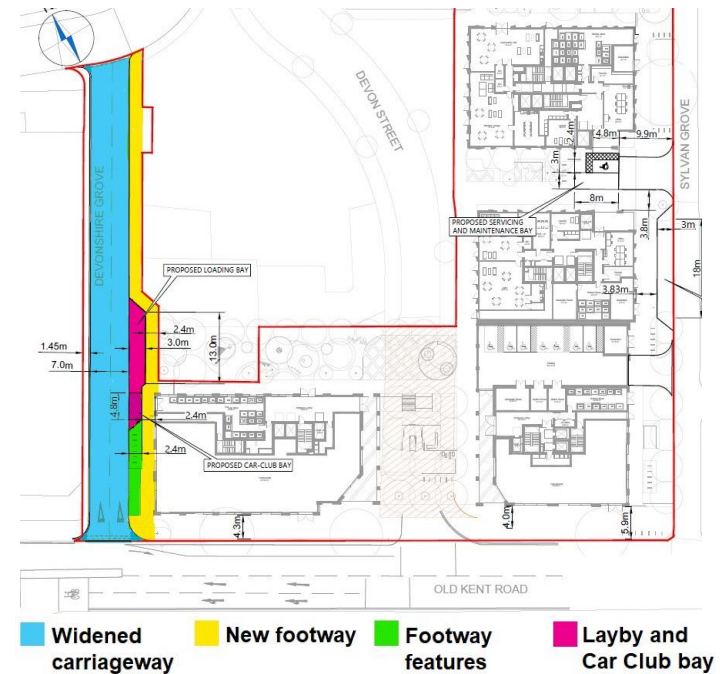
Public space

- **23% of site** given over to public space;
- Four character areas – The Grove, Grove Play, Assembly Gardens and Sylvan Gardens;
- **Playspace integrated within the public realm;**
- Bandstand as ‘centrepiece’ of The Grove.



Highway reconfigurations

- Existing no-through road **Devonshire Grove to be widened**, with works to:
 - include new footway, an inset loading layby, a Car Club bay and street trees;
 - Enable two-way movement from the Old Kent Road high street to the SWIMF;
- Existing **Devon Street (South Arm) to be stopped-up** towards the end of the construction programme.



Extant planning permission

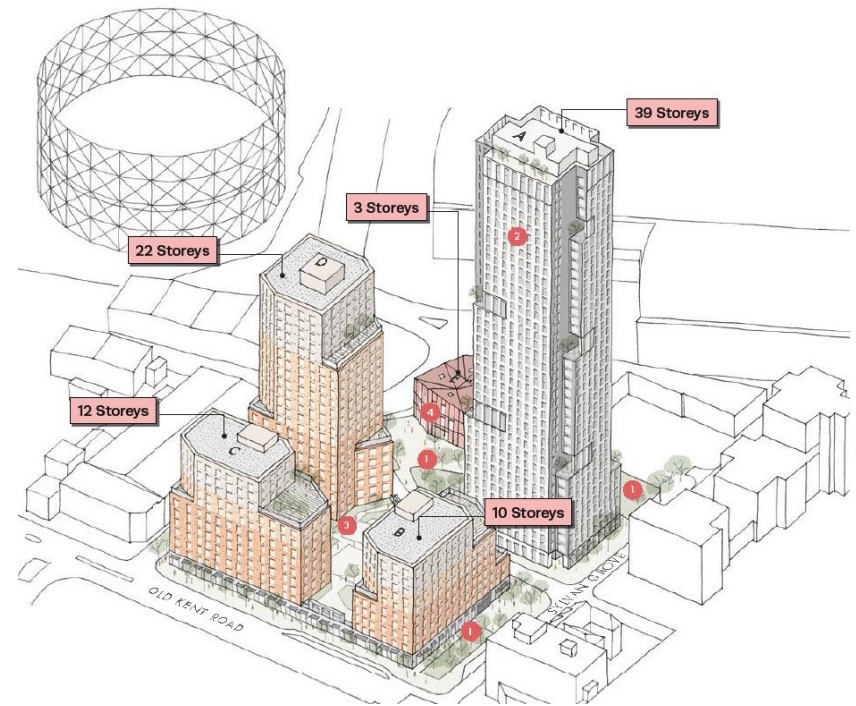
The site benefits from extant planning permission (ref: 19/AP/1239).

The two applications **share**:

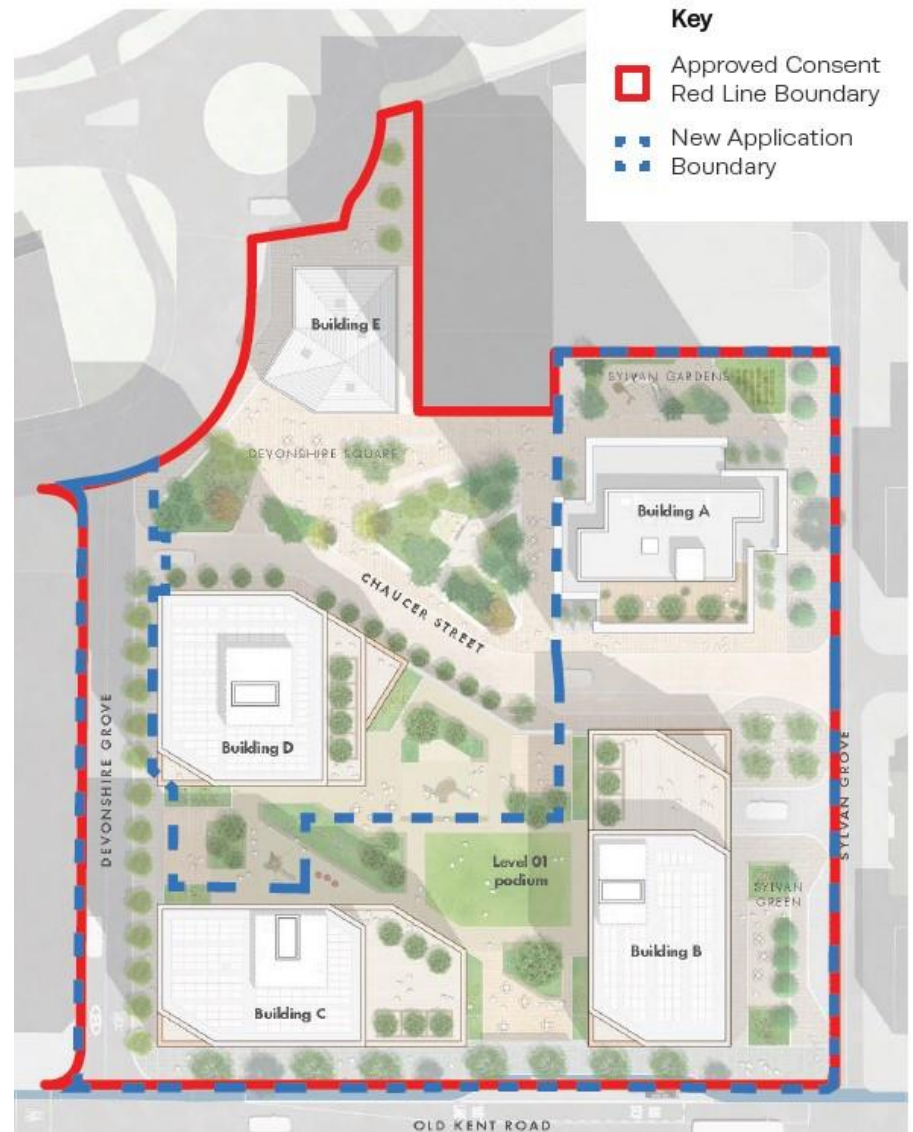
- a similar **level of Class C3 affordable housing (over 40%)**;
- the concept of **street blocks on the high street**, with **taller buildings set back** behind these;
- the provision of the **east-west route**;
- the delivery of the **reconfigured Devonshire Grove**.

The two applications **differ** in terms of, amongst other things:

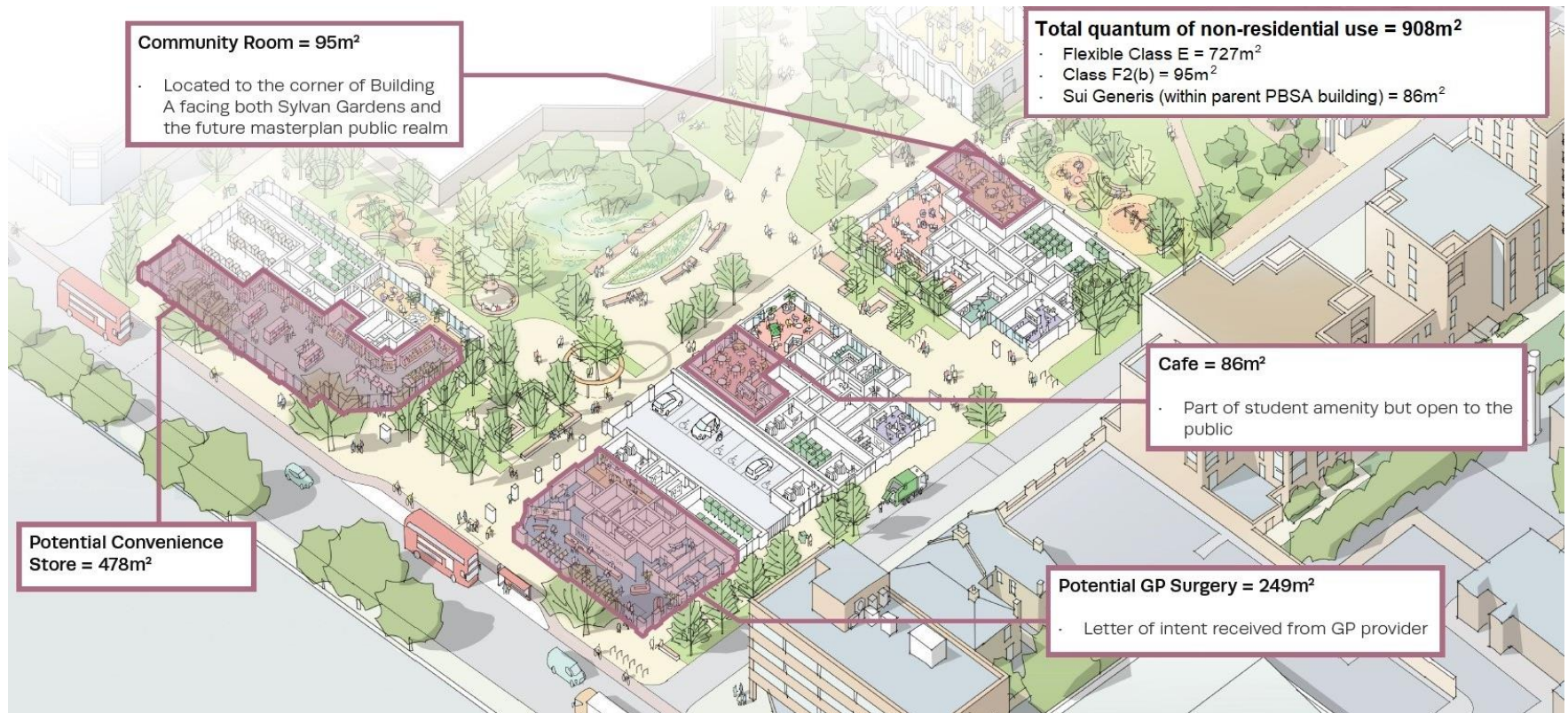
- the red line **boundary of the site**;
- types and quanta of **land use**;
- **building heights and disposition**;
- **architectural design**;
- **community facilities**;
- **public space offer**.



Extant planning permission



Internal layout – Ground floor



Affordable housing offer

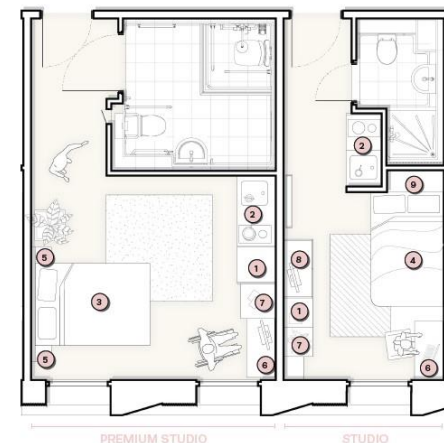
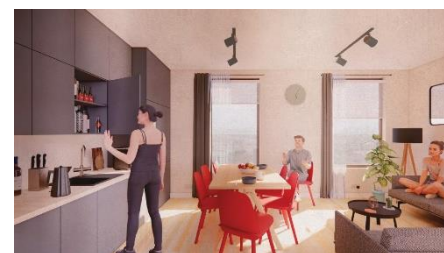
Housing composition by habitable room: Summary table						
Land use	Sub-type	Total no. hab rooms (/hab room equivalent)		As % of total hab rooms		
Conventional housing (Class C3)	Social rent dwellings	496	725		27.9%	40.8%
	Shared ownership dwellings	229			12.9%	
PBSA (Sui Generis)	Cluster bedrooms	604	714	1,051	34.0%	59.2%
	Cluster l/k/d's	110			6.2%	
	Studios	228	337		12.8%	
	Premium studios	109			6.2%	
		Communal amenity	Excluded from hab room calculations			
		Total	1,776		100%	

40.8%
affordable housing
by habitable room

Applies the
Blended methodology
due to public land element

PBSA accommodation

Internal communal facilities within the PBSA: Summary table			
Building	Floor	Facility	Size (sq. m)
A	00	Private dining room	30.6
	00	Student lounge	92.6
	02	Gym, library, break-out room	385.1
	03	Quiet study, silent study, cinema	425.3
		Total:	932.5
B	00	Cafe	86.5
	00	Private dining room	30.8
	00	Student lounge	63.5
	01	Gym, break-out room	111.4
	02	Quiet study, silent study	108.3
		Total:	400.6
Total across both buildings:			<u>1333.1</u>
Average per PBSA bedspace:			<u>1.4</u>
<i>Not included in calculation</i>		<i>Back-of-house space including laundry facilities, toilets, storage, parcel store, reception/office etc.</i>	



Conventional housing

Distribution of dwelling sizes across affordable tenures: Summary table

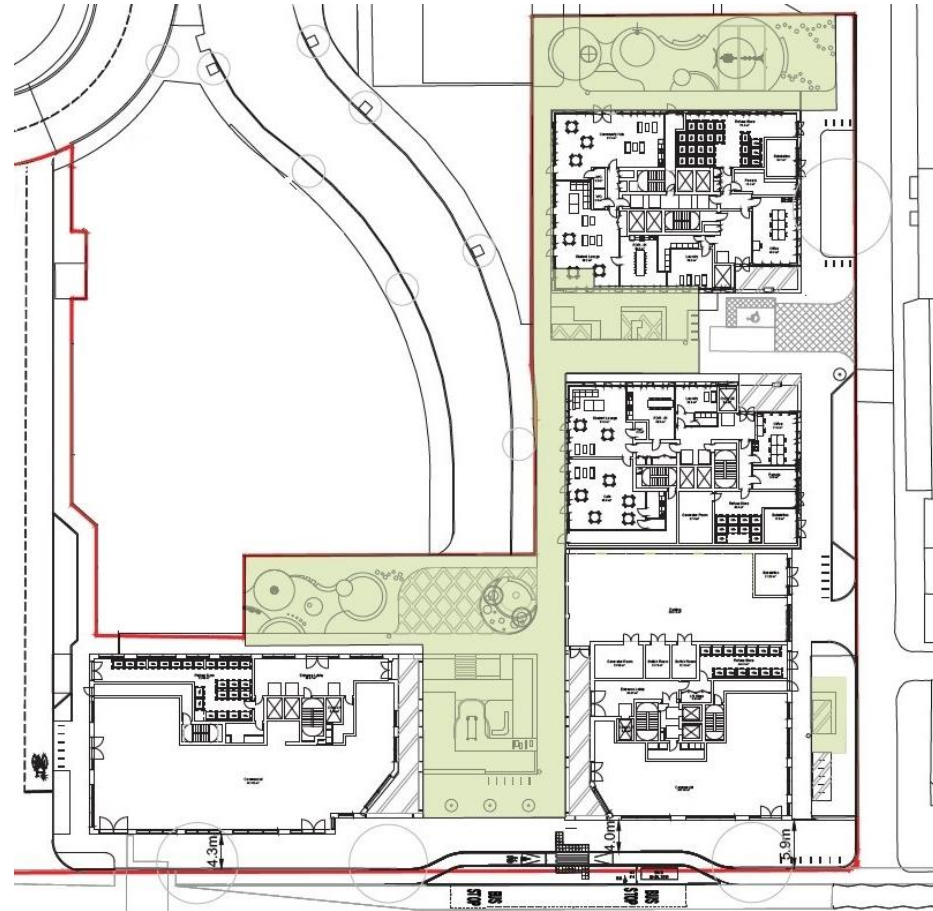
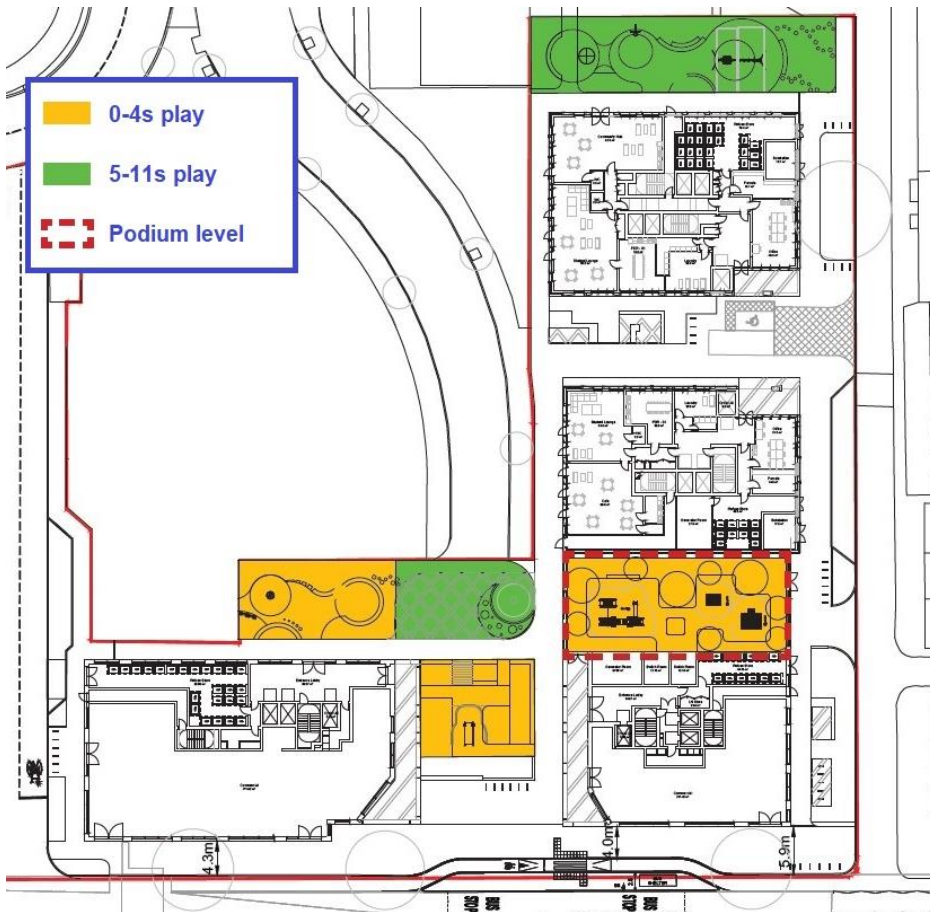
Unit size	Social rent	Intermediate	Total
1-bed	39 (31.2% of all SR)	36 (48.0% of all SO)	75 (37.5%)
2-bed	45 (36.0% of all SR)	39 (52.0% of all SO)	84 (42.0%)
3-bed	37 (29.6% of all SR)	0	37 (18.5%)
4-bed	4 (3.2% of all SR)	0	4 (2.0%)
All units	<u>125</u>	<u>75</u>	<u>200</u> (100%)



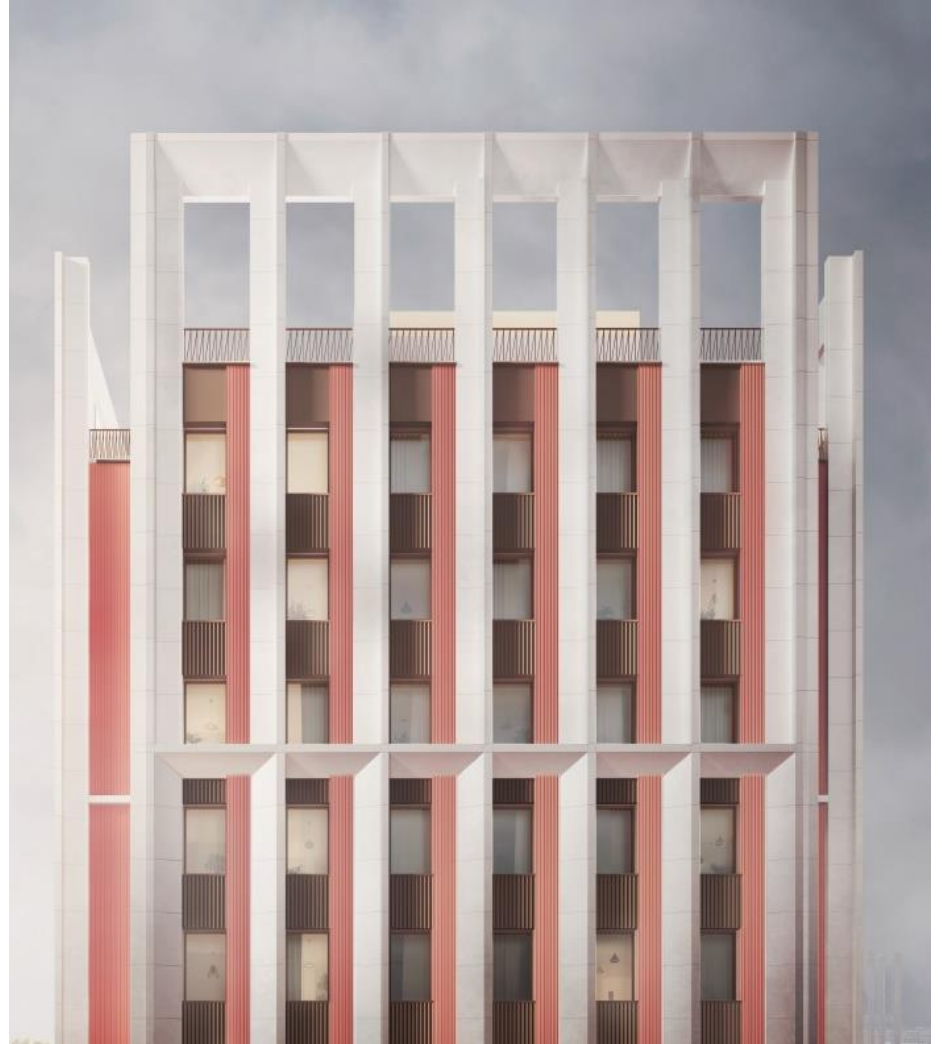
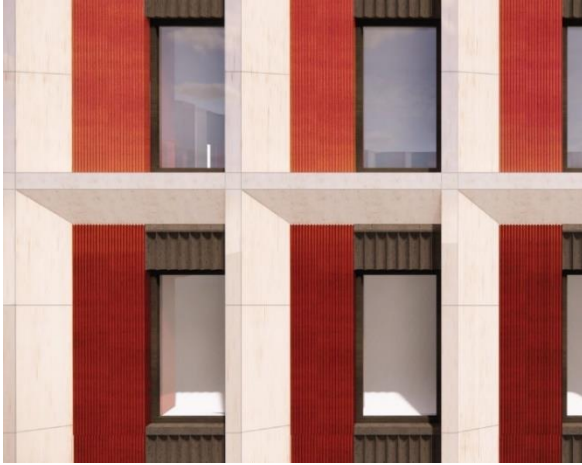
68% homes
are dual
aspect

12.5% of
homes are
to an M4(3)
spec

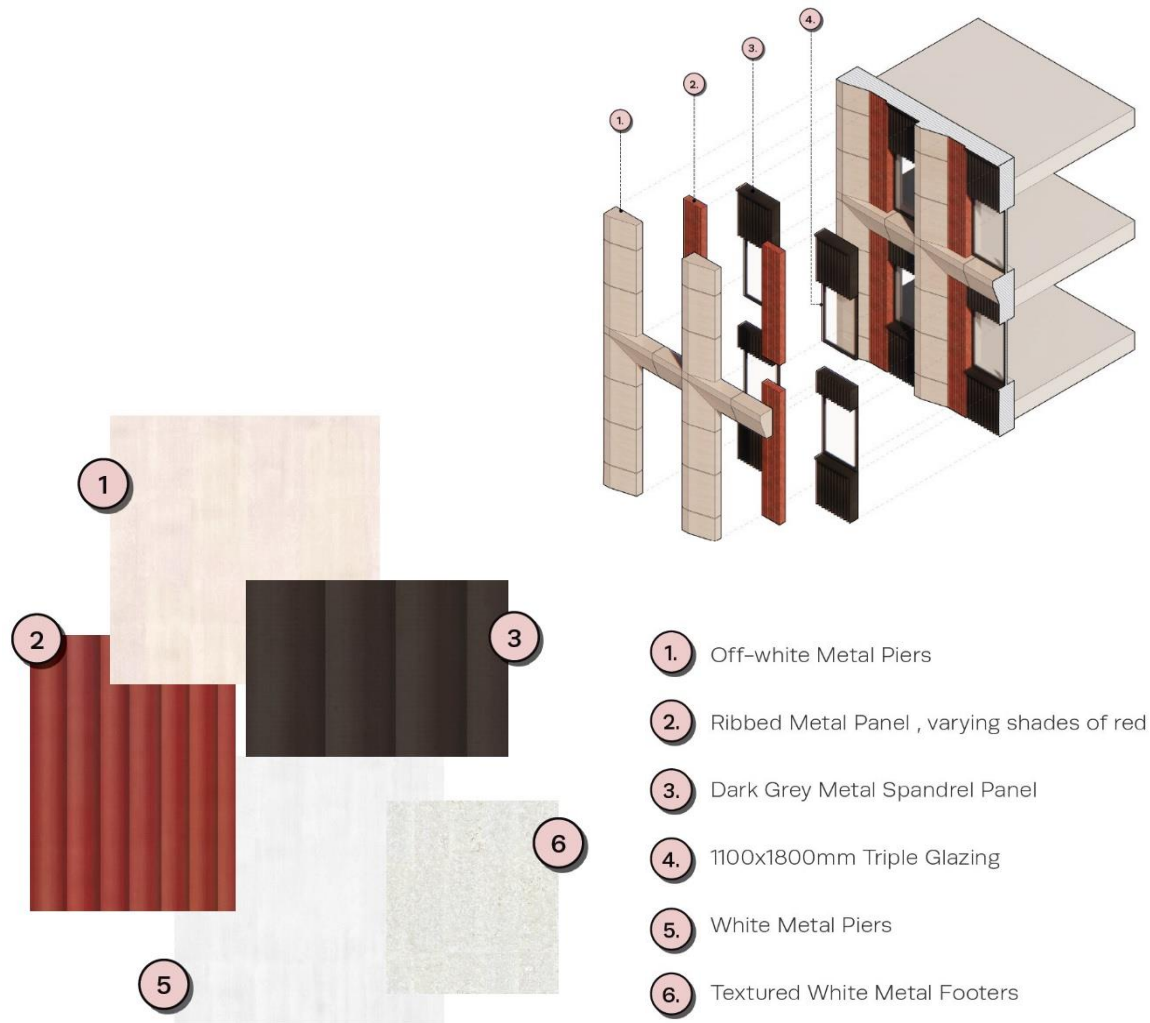
Play space and public open space provision



Architecture – materiality and detailing (Buildings A and B)



Architecture – materiality and detailing (Buildings A and B)



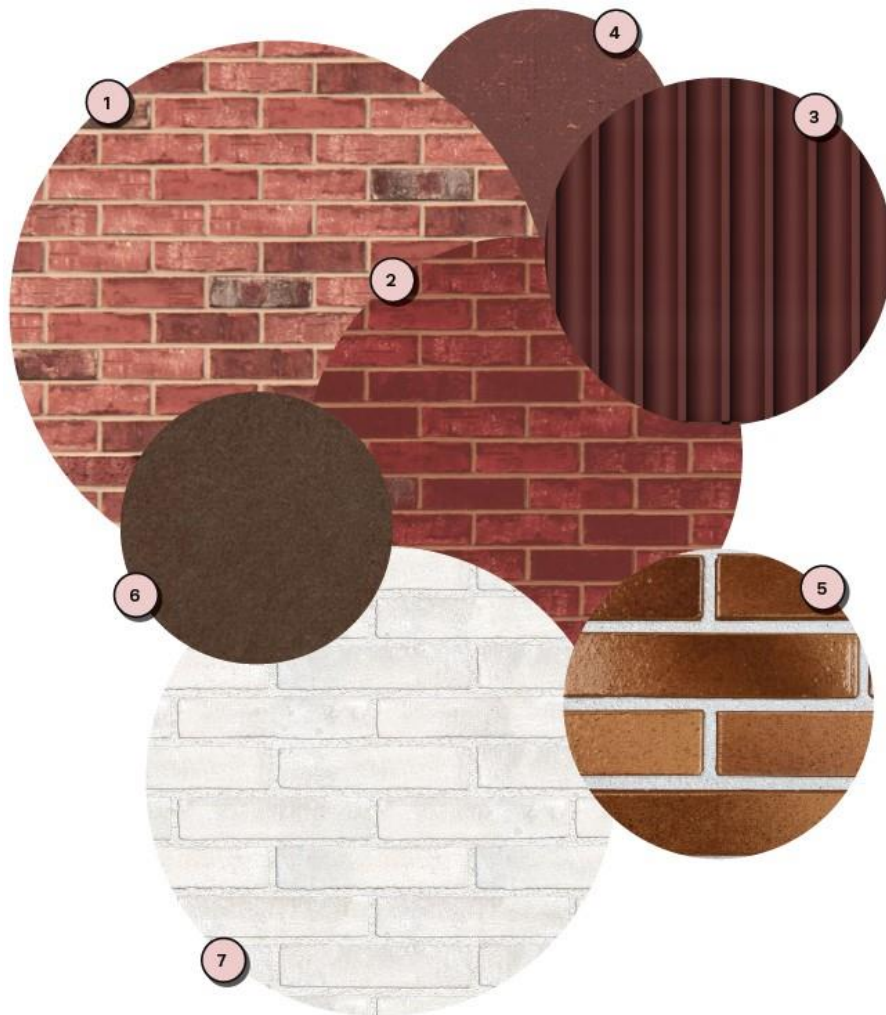
Architecture – Buildings A and B in close-range views



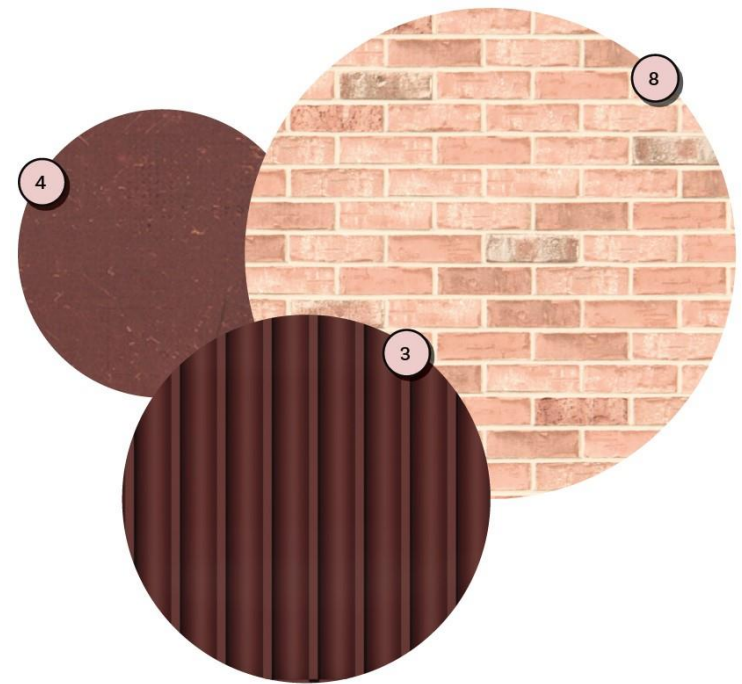
Architecture – materiality and detailing (Buildings C and D)



Architecture – materiality and detailing (Buildings C and D)



Materials palette up to Storey 15 on Blocks C and D



Materials palette for taller element of Block D

- 1 Red Brick, flush joint
- 2 Dark Red Brick, flush joint
- 3 Red pre-cast concrete panels and banding
- 4 Red coloured metalwork to fenestration and balconies
- 5 Bronze Glazed Brick to base of buildings
- 6 Bronze coloured metalwork to ground floor
- 7 White Brick to base of buildings
- 8 Lighter tone Beige Brick, flush joint

Architecture – Buildings C and D in close range views



Townscape impact – View from Caroline Gardens

Existing view



Proposed view



Townscape impact – View from Caroline Gardens

Proposed view



Cumulatives view

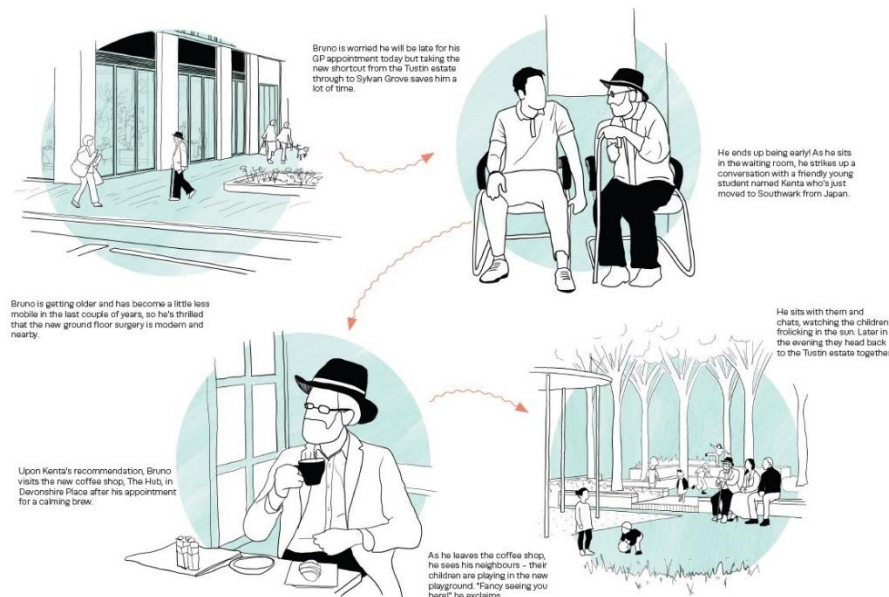


Community integration

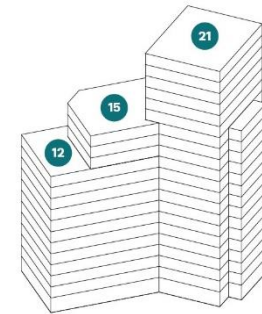
The proposal has been designed with the principles of Good Growth in mind, as outlined in the London Plan. It seeks to deliver an environment that is socially and economically inclusive, as well as environmentally sustainable.

Foundations of the new community:

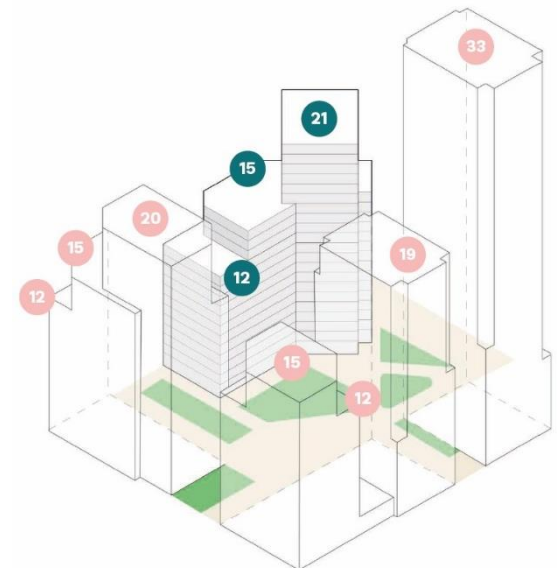
- A **community hub**;
- New **flexible retail space** suitable for a convenience retail store, a café, and a GP surgery;
- Sustainable transport solutions (**car-free** except blue badge and a car club facility), with **new bus stops and cycle routes facilitated**;
- The promotion of improved physical and environmental wellbeing through a **new public realm, including a 'centrepiece' bandstand**, where conventional residential occupiers can mix with the student and existing populations;
- A new destination for young children, with **new play space and a community hub**;
- For local unemployed residents, the proposed development will provide **new opportunities for jobs, in addition to training and skills development**.



Inter-relationship with the Council-owned “Devonshire Yard” land



Feasibility study massing model



Feasibility study massing model in the context of the Devonshire Place proposal

Inter-relationship with the Council-owned “Devonshire Yard” land



Public consultation responses

CONSULTATION RESPONSES: SUMMARY TABLE		
NO. OF REPRESENTATIONS: 13		NO. OF UNIQUE REPRESENTATIONS: 13
Of the unique representations, the split comprises:		
In objection: <u>2</u>	Neutral: <u>0</u>	In support: <u>11</u>

Summary of main reasons for objection

- Quality of student accommodation:
 - **The student rooms are considered to be ‘mean’ and below an acceptable space standard, with inadequate storage space, and the majority being single-aspect;**
 - **the site location is unsuitable for student accommodation, with:**
 - **poor transport links (no tube or mainline stations close by, now or in the foreseeable future); and**
 - **no significant open space and recreation facilities nearby.**

Summary of main reasons for objection

- Locational and land use appropriateness
 - **A scheme of this size and density, dominated by one use (PBSA), with a very large number of units of one accommodation type for one generation, is ill fitted to the location.**
- Architectural design and heritage impacts
 - **The proposal is too dense (i.e. excessive number of homes proposed given the site area);**
 - **the proposed development, in comparison with the extant hybrid permission, increases the density of building on the site;**
 - **there is no architectural distinctiveness to the buildings;**
 - **the cladding proposed for Buildings A and B would look cheap;**
 - **the buildings would negatively impact on the skyline of surrounding conservation areas;**
 - **the buildings would negatively alter the setting of some nearby listed buildings.**

Summary of main reasons for objection

- Amenity
 - **Buildings A, B and C are uncomfortably close together, raising questions about overlooking.**
- Public realm, landscaping and communal amenity space
 - **The landscaping of the open areas between the buildings is uninspiring with an excess of paved area;**
 - **the proposed development, in comparison with the extant hybrid permission, makes an inferior amenity and outside space offer;**
 - **the proposed development, in comparison with the extant hybrid permission, would achieve inferior sunlight levels within the external spaces.**
- Agent of change
 - **The development has the potential to curtail/compromise the activities of Veolia as operator of SWIMF.**

Summary of main reasons for support

- Architectural design and heritage impacts
 - **Attractive proposal that is in keeping with current and proposed developments such as the Ledbury Estate.**
- Residential uses
 - **The planning application would deliver the same level of affordable housing as the extant permission;**
 - **the proposal would deliver affordable homes on-site;**
 - **the proposed affordable housing is needed by the local community;**
 - **the proposal incorporates family sized social rent homes;**
 - **the proposed PBSA would provide support to the businesses on Old Kent Road; and**
 - **the proposed PBSA would deliver significant local benefits, in that it would enable the delivery of on-site affordable housing.**

Summary of main reasons for support

- Potential healthcare facility
 - **The proposal has considered how a new doctors surgery could be accommodated on site;**
 - **a potential new GP surgery would benefit the local community; and**
 - **the developer has positively collaborated with a healthcare provider (a letter of intent has been supplied by Nexus Group).**
- Public realm, landscaping, communal open space and playspace
 - **The extent of new open space, including green space, would be a benefit to the area; and**
 - **the development would provide children's play space and spaces for local people to grow plants and food - none of which currently exist in this area.**
- Social integration considerations and public safety
 - **A safer environment would be created, with the applicant making efforts to reduce and design-out crime.**

Summary of main reasons for support

- Developer engagement
 - **The developer has consulted extensively with the Tustin Community Association and the Ledbury Tenants and Residents' Association;**
 - **The main meanwhile occupier appreciates the developer's ongoing help**
- Local economy
 - **The development would provide business space, and deliver new job opportunities for local people.**
- Social integration considerations
 - **There has been careful consideration given to the creation of spaces where the new residents and students can mix;**
 - **the new amenities, open spaces, and services delivered by the development would provide:**
 - **opportunities and benefits for the existing community, not just the future residents; and**
 - **places and spaces where these communities can mix and integrate.**

Benefits of proposal

- Would **provide 40.8% 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;
- The 941-bedspace 'direct let' PBSA would achieve high standards of residential design, with a Student Management Plan to be secured by planning obligation;
- A **community hub, café** and two **employment-generating** uses fronting onto the Old Kent Road high street, one of which is envisaged as a **healthcare facility (to be let to an NHS GP Practice on terms equivalent to affordable workspace)**;
- Major contribution towards the borough's housing targets (1.4% of the target of 40,035 additional units up to the year 2036);
- Enhanced/activated frontages, together with rationalisation of the highway network;
- Provision of **new public realm, totalling 1,685 square metres**;
- **108 jobs, 108 short courses and 27 apprenticeships for unemployed Southwark residents** during the construction phase, and potential for **61 FTE end use jobs**;
- BREEAM 'Excellent' targeted, **UGF of 0.43**, and **51% carbon savings** beyond Part L;
- **High quality architecture**, with the max height being no taller than the extant scheme;
- Financial **investment in public open space and play space in the OKR area**, plus other **contributions (e.g. bus service enhancements, local public realm improvements)**.

Thank you



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

Patrick Cronin (Case Officer)
E: patrick.cronin@southwark.gov.uk

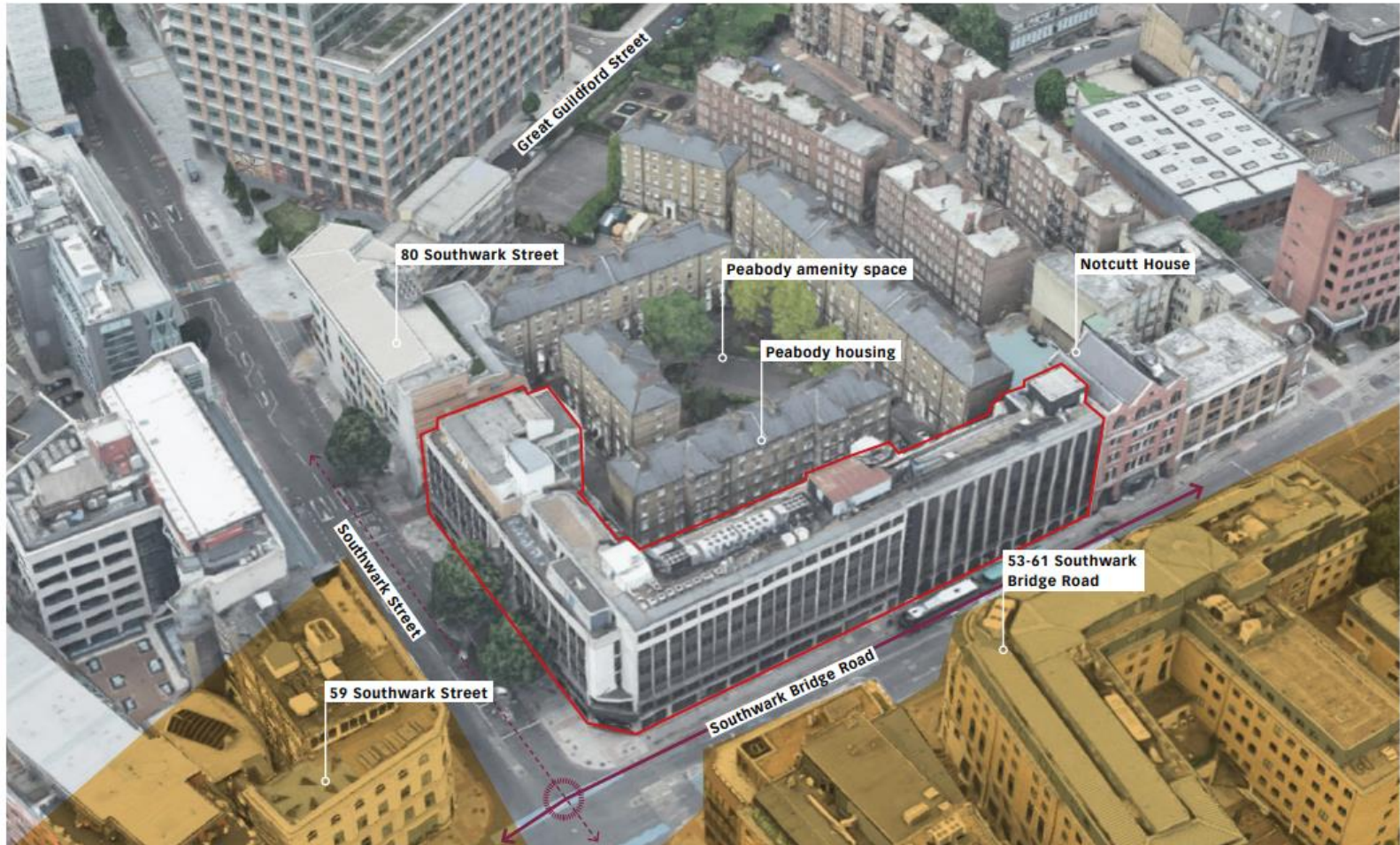
Colin Wilson (Head of Service)
E: colin.wilson@southwark.gov.uk

Item 6.2

22/AP/4006 38-42 Southwark Bridge Road SE1 9EJ

Demolition of the existing redundant office building (Class E) and the construction of a replacement building to deliver additional office (Class E) floorspace along with other associated works

Existing site context



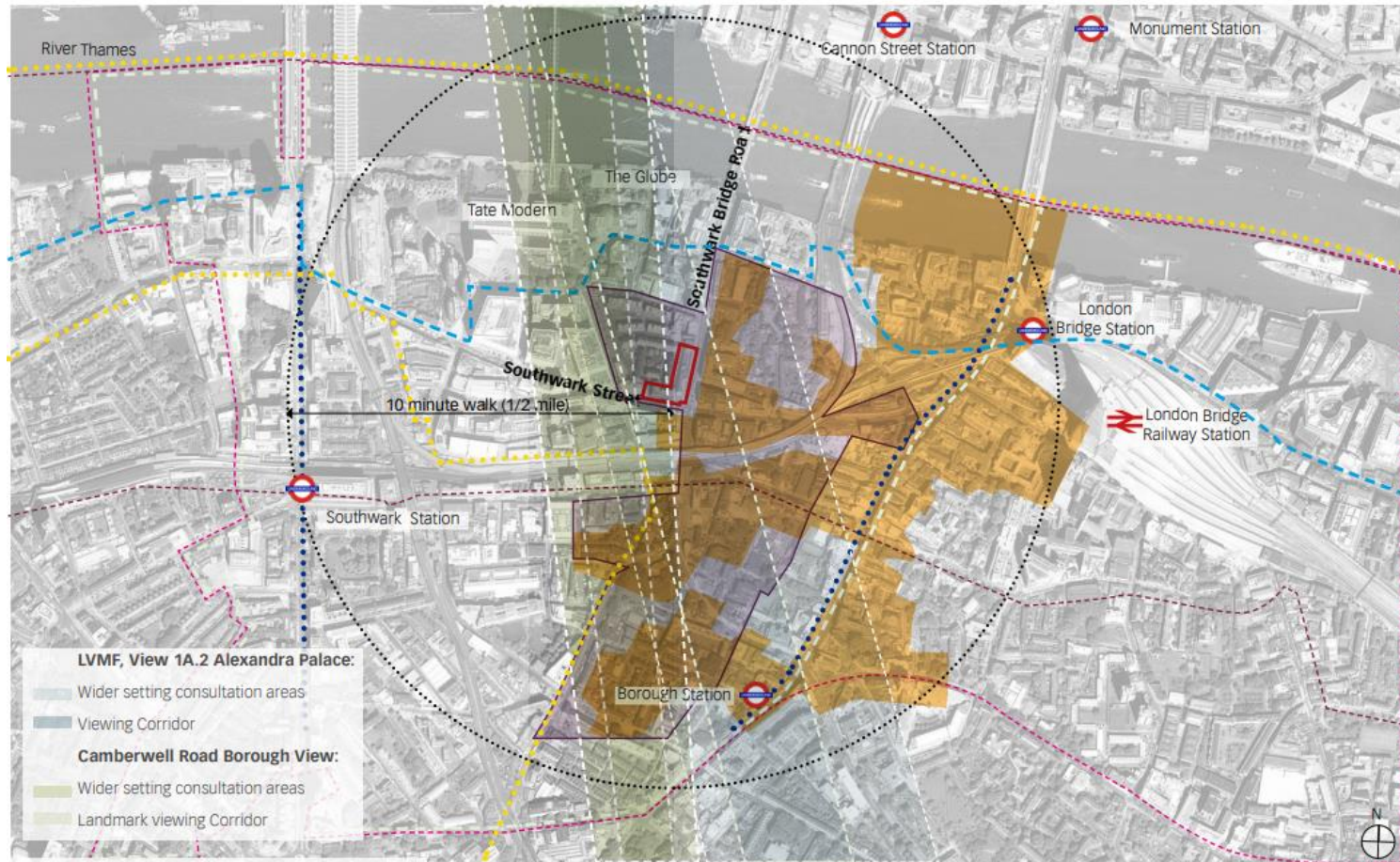
Aerial view from the east, looking west



key:

- site
- Thrale Street Conservation Area

Wider context



Key: Planning Constraints Map

- | | | |
|---|---|--------------------|
| Site line | BBLBOA Character Area 'The Borough' | Thames Policy Area |
| Strategic Cultural Area | Surrounding Conservation Areas | |
| Bankside, Borough & London Bridge Opportunity Area (BBLBOA) | North Southwark & Roman Roads Archaeology Priority Zone | |
| Bankside and Borough District Town Centre | Shopping Areas | |

Consultation Responses

Neighbours letters date of posting	Site notice date of display	Press notice date of publication	Number of Public comments received	Support	Neutral	Objection
07.12.2022	14.12.2022	08.12.2022	5	0	1	4

Site photographs



View from Southwark Street looking west



View from Southwark Bridge Road looking south

Site photographs



View from Peabody Estate flat looking north-east



View from Peabody service lane looking south-east

Land use

	Existing	Proposed	Change +/-
Use Class E (g)	13,675.4 sqm	16,917.0 sqm	+ 3,315.6 sqm
Affordable workspace Use Class E	0 sqm	1,308 sqm	+1,308 sqm
Maximum employment density	894 FTE	1106 FTE	+212 FTE

Design iterations at pre-application stage



View of proposed front elevation



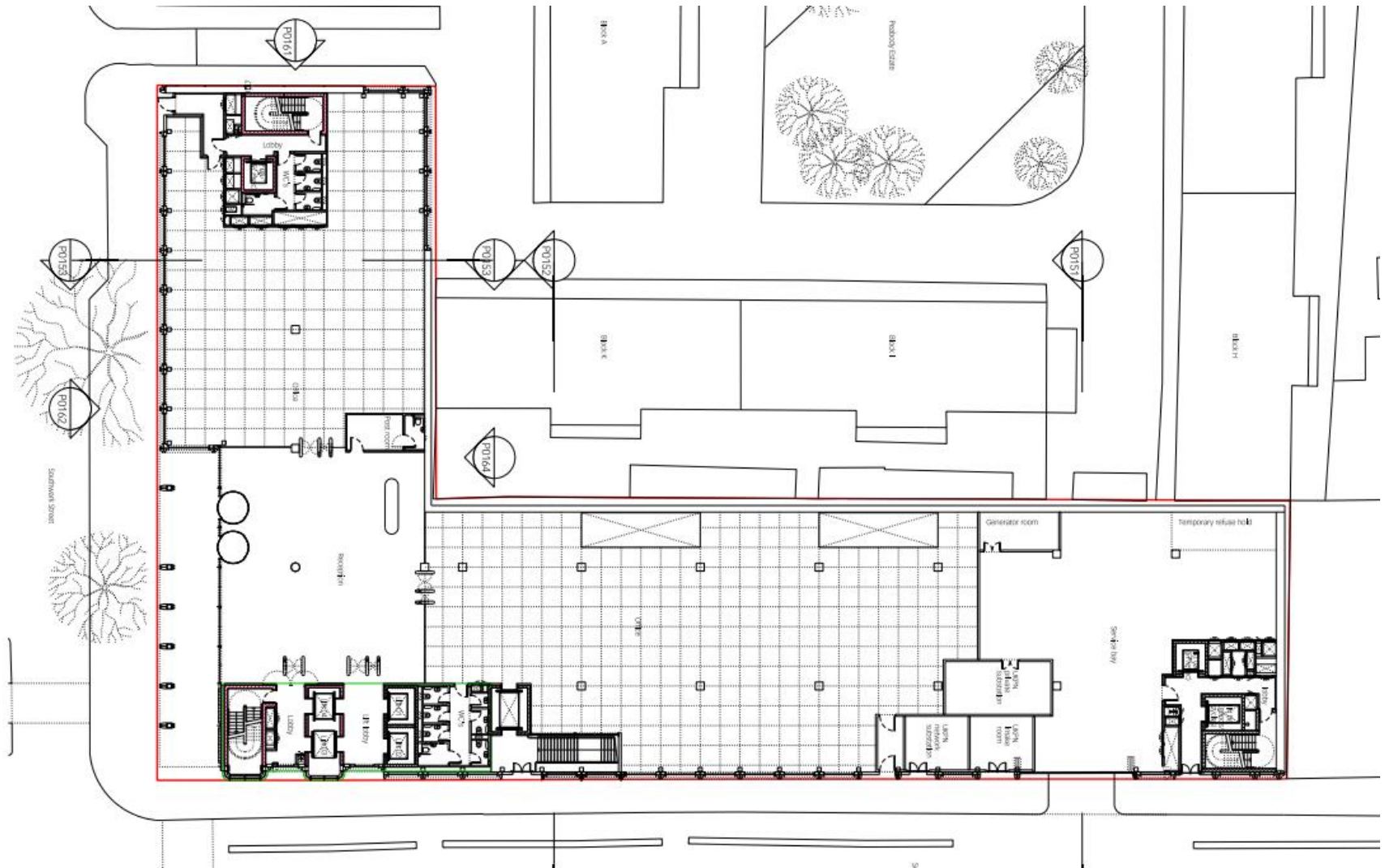
Proposed view at Southwark Street / Southwark Bridge Road Junction looking north

View of proposed front elevation

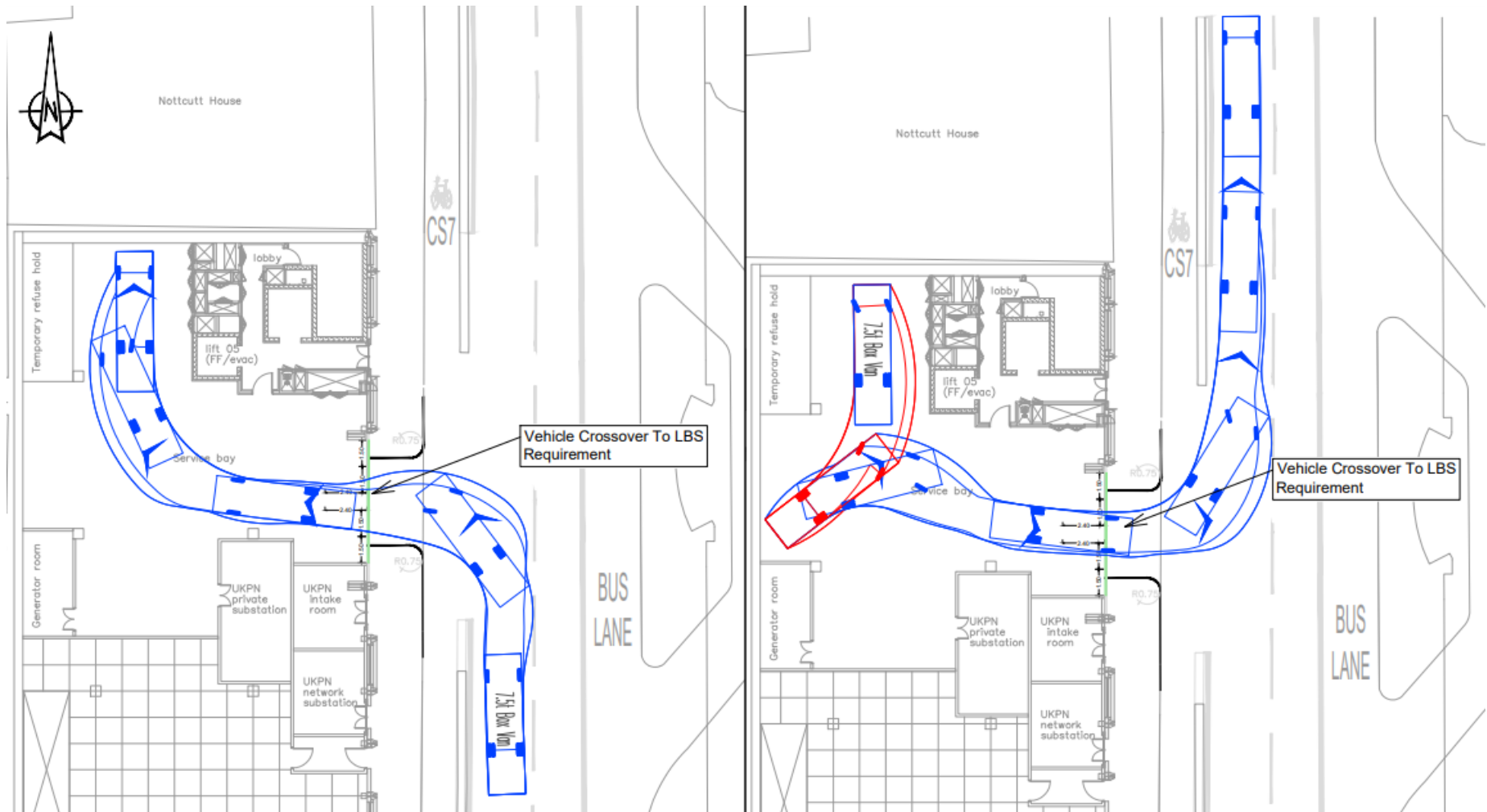


Proposed view on Southwark Street looking east

Ground floor layout plan



Delivery and servicing arrangements



Tracking drawing showing entry manoeuvre (left) and exit manoeuvre (right) from Southwark Bridge Road

View of entrance



Proposed view of entrance from Southwark Bridge Road crossing looking west

Landscaping proposal



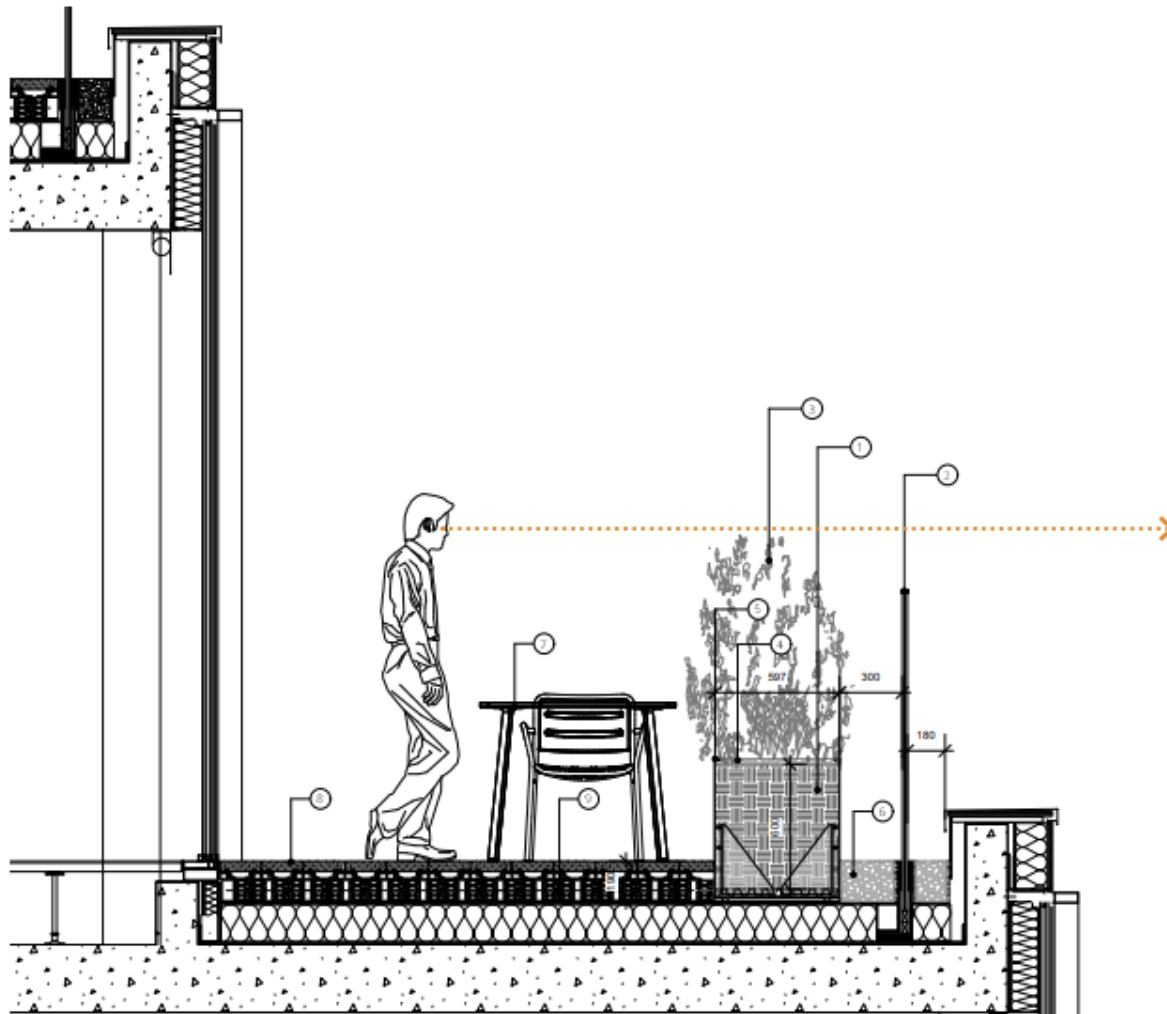
Outdoor terrace arrangement



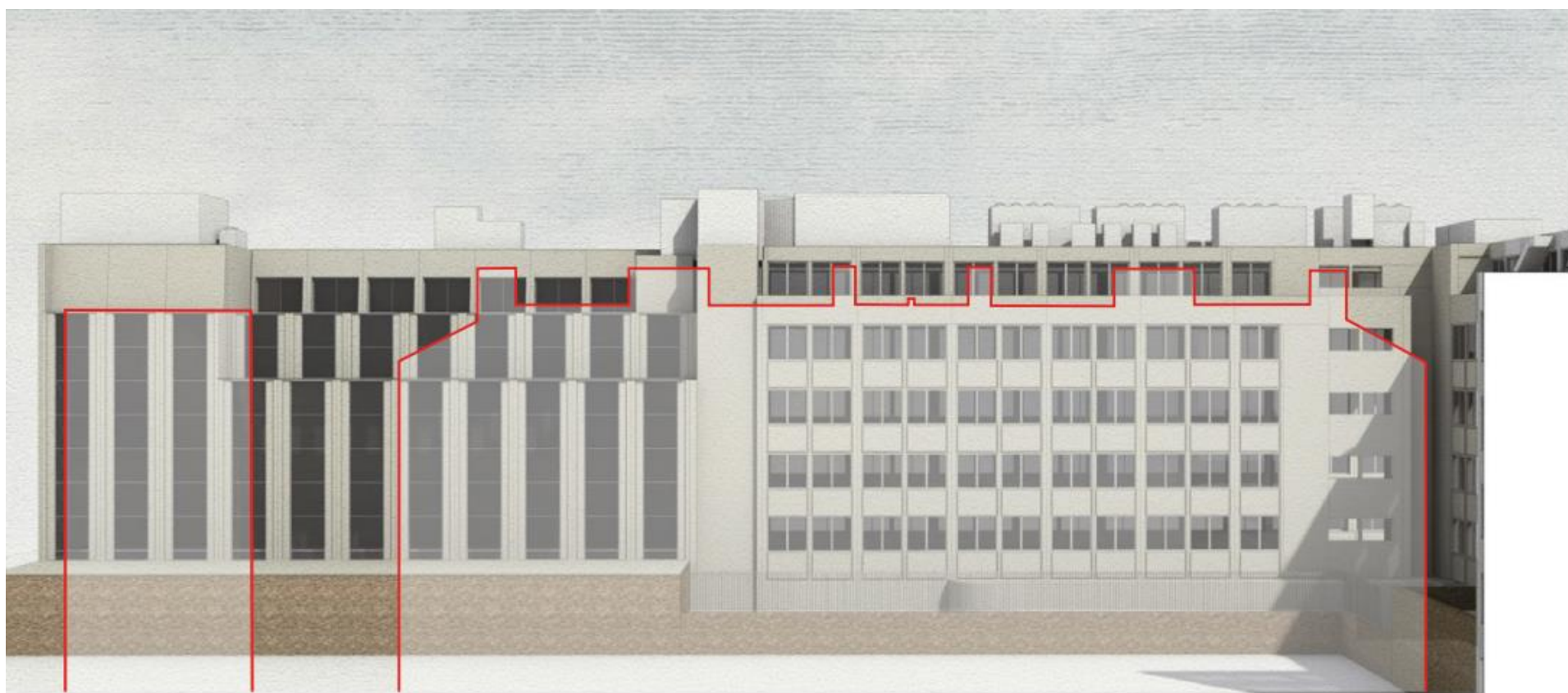
Key

- 01 Inaccessible semi-intensive green roof - Level 1
- 02 Inaccessible intensive green roof - Level 3
- 03 Accessible green terrace - Level 4
- 04 Inaccessible semi-intensive green roof - Level 4
- 05 Accessible green terrace - Level 5
- 06 Accessible green terrace - Level 6
- 07 Inaccessible semi-intensive green roof - Level 6
- 08 Accessible green terrace - Level 7
- 09 Accessible green terrace - Level 8
- 10 Inaccessible intensive green roof - Level 8
- 11 Climbing plants - Level 6

Typical terrace section



Existing rear elevation



Existing west elevation showing outline of Peabody blocks in red

Proposed rear elevation



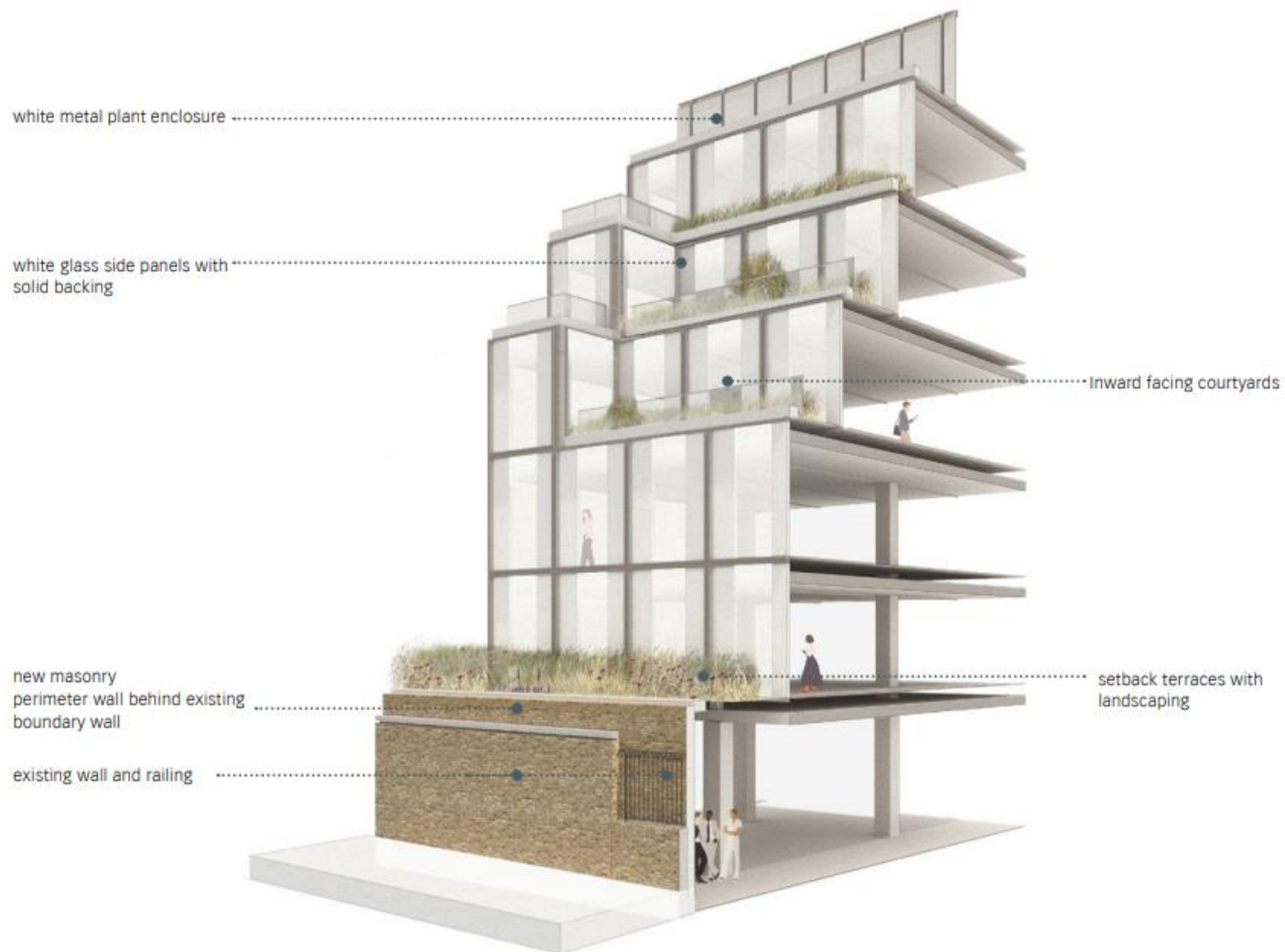
Proposed west elevation showing outline of Peabody blocks in red.

View of rear elevations

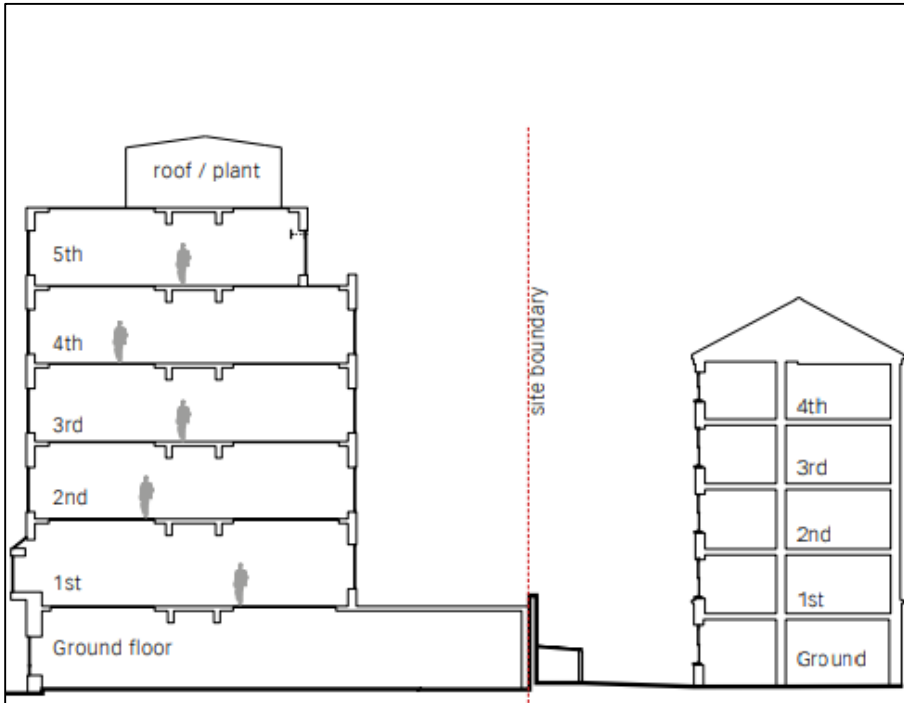


Proposed view from Peabody service lane looking south

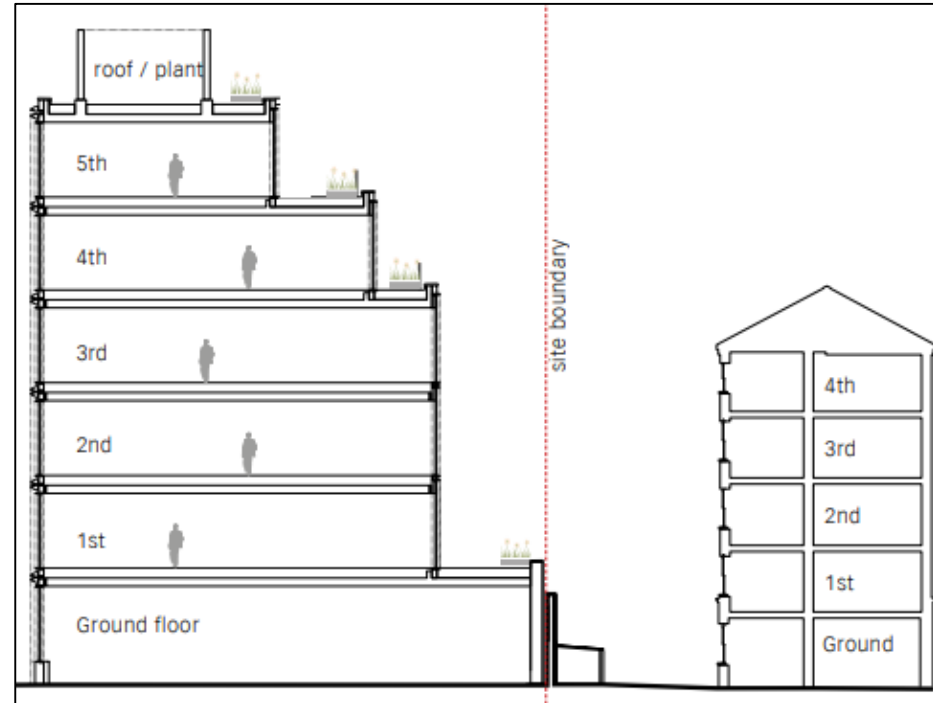
3D View of rear (west) elevation



Section plans



Existing Southwark Bridge Road section with Block I / K



Proposed Southwark Bridge Road section with Block K / I

Daylight and sunlight impact

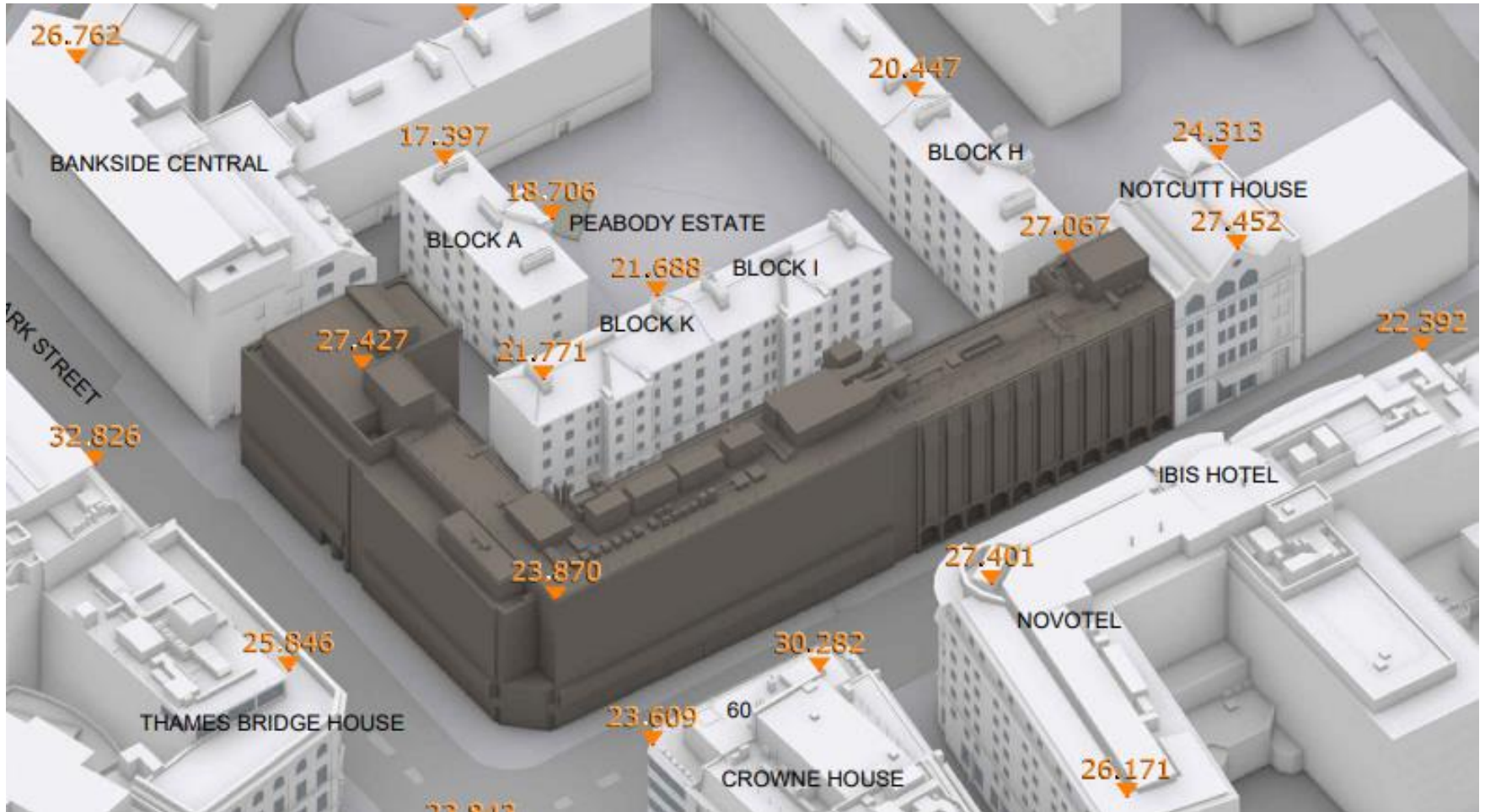
Address	Total windows assessed	Meet BRE guide (No noticeable change)	Below BRE criteria			Total windows affected
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Peabody Block A	39	29	7	3	0	10
Peabody Block I	30	8	22	0	0	22
Peabody Block K	41	16	10	10	5	25

VSC results summary table (above)

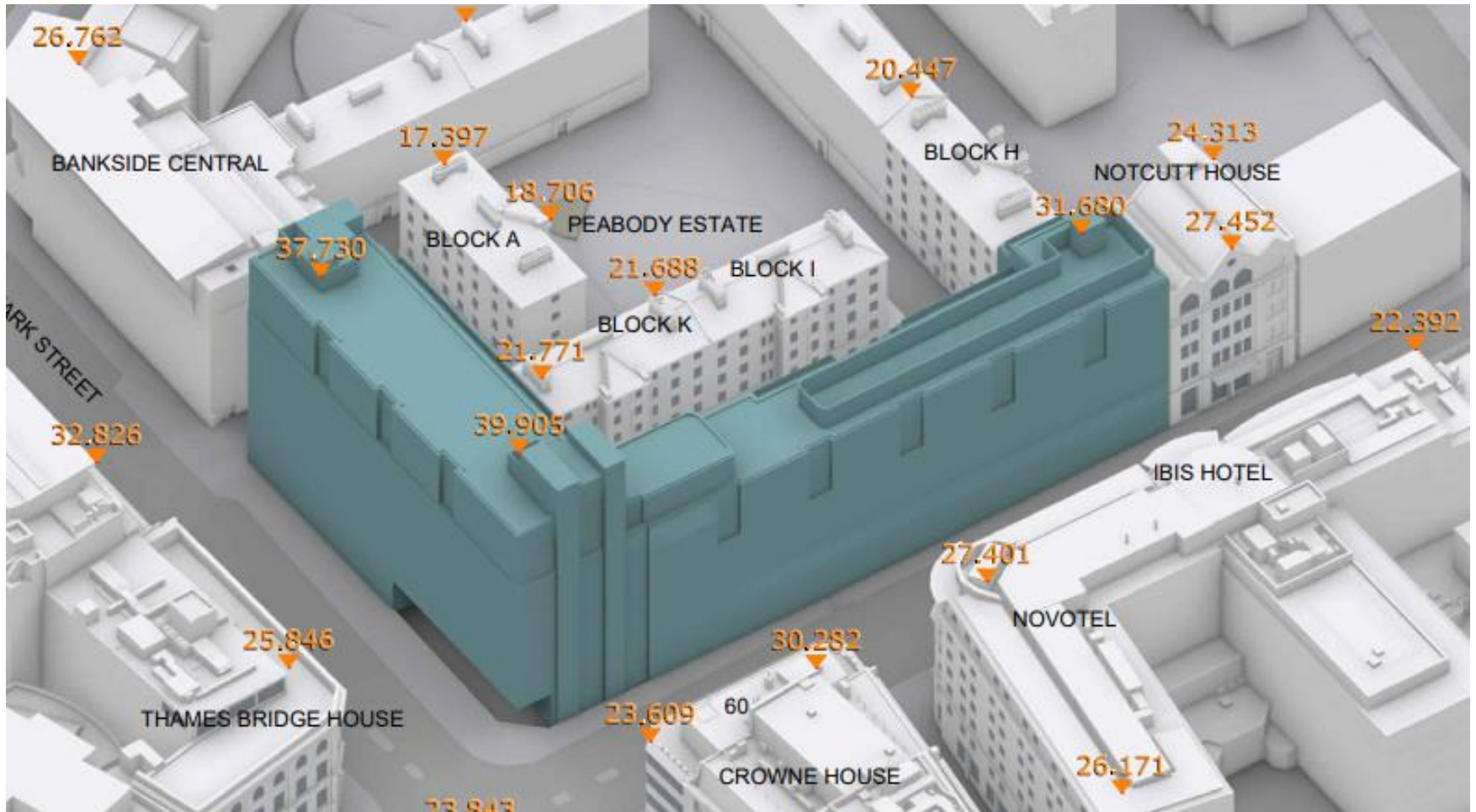
Address	Total rooms assessed	Meet BRE guide	Below BRE criteria			Total affected rooms
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Peabody Block A	30	22	3	4	1	8
Peabody Block I	25	2	12	8	3	23
Peabody Block K	35	17	10	6	2	18

NSL results summary table (above)

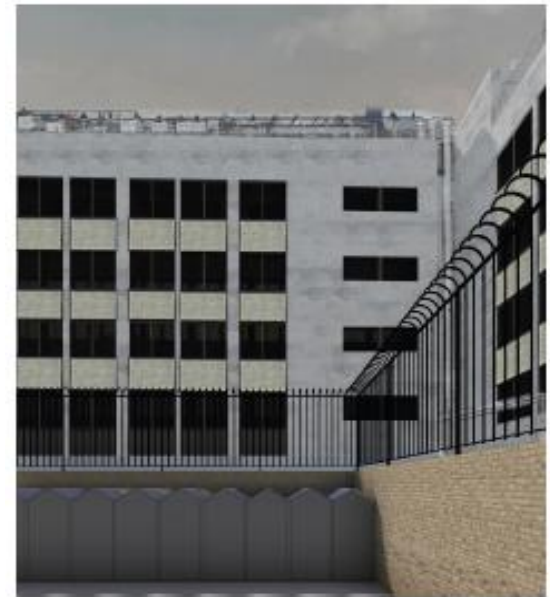
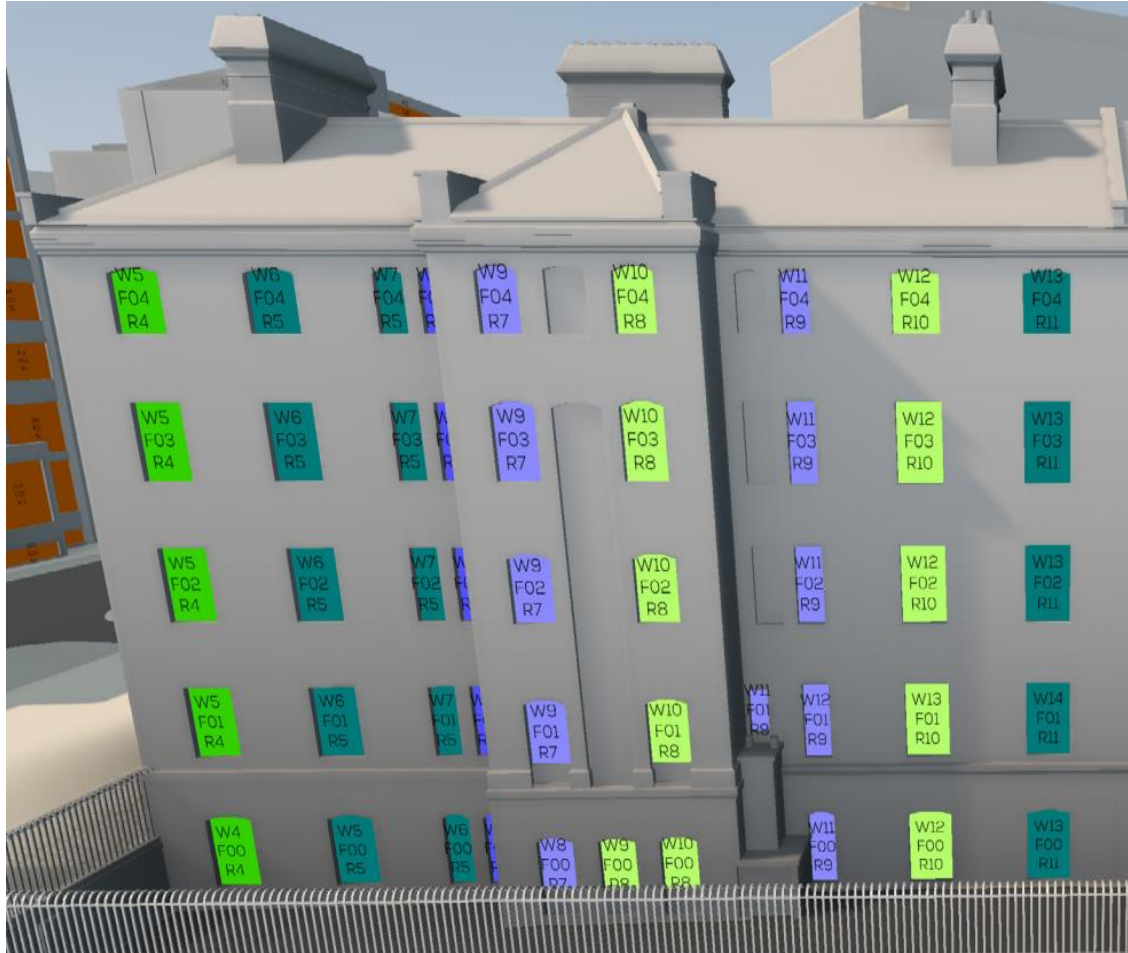
Existing 3D View



Proposed 3D View



Daylight and sunlight – Block K



Overview of Part L 2021 changes (Non - Residential)

Non - Residential Development Part L change

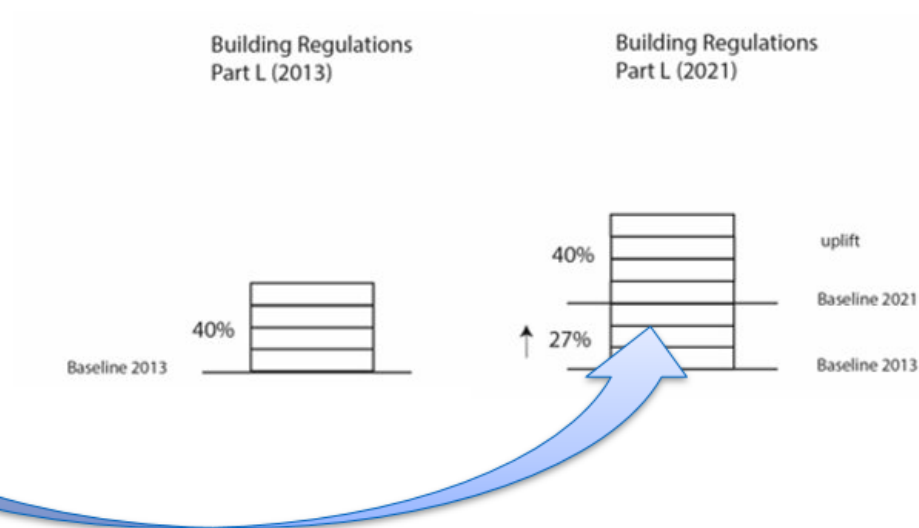
Southwark Plan P70 Non Residential – 40% uplift on Part L

2013 Targets for CO2
emissions for non-
residential

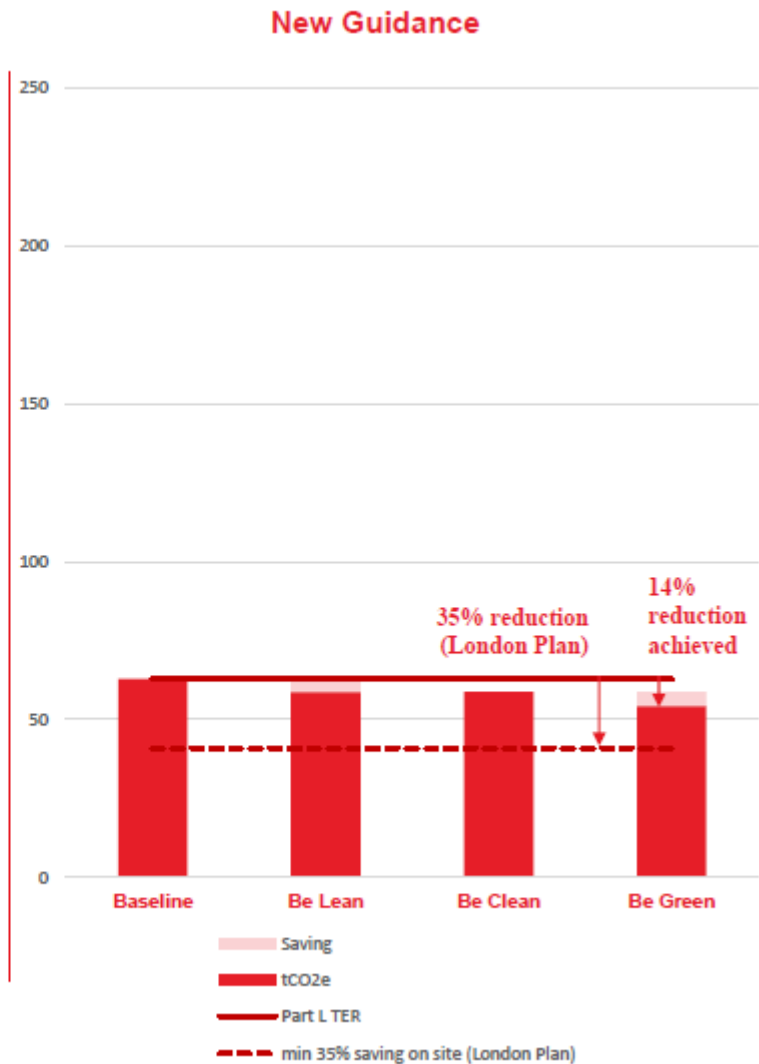
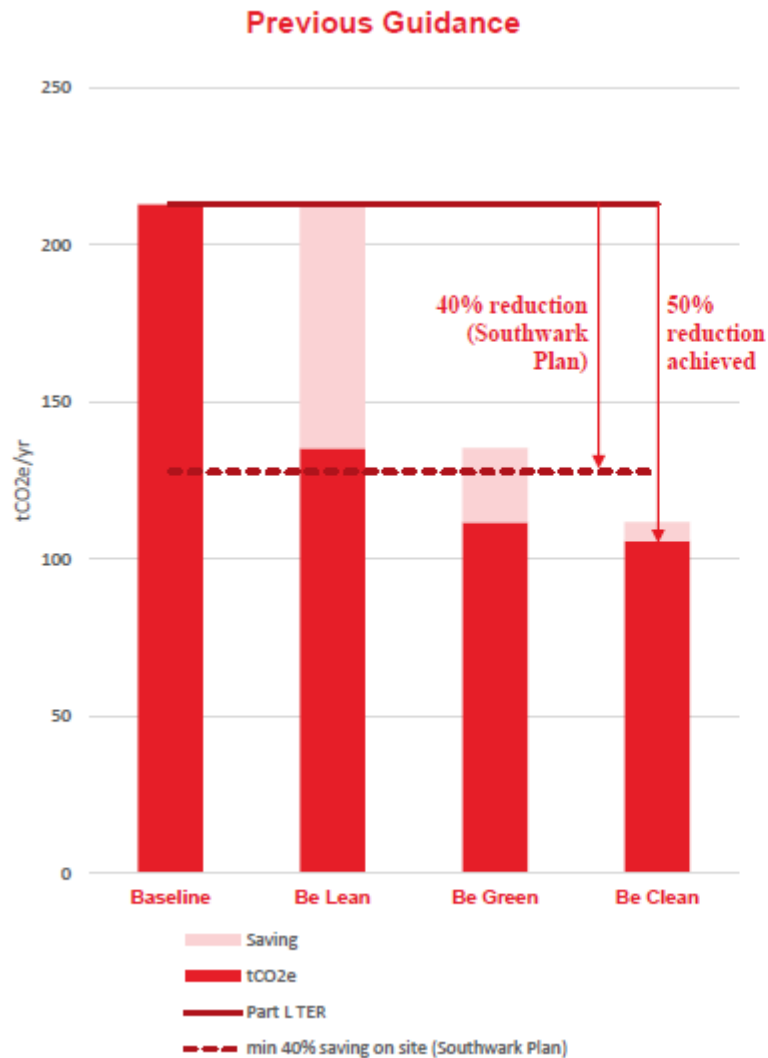


*CO2 emissions
reduce by 27%*

2021 Targets for CO2
emissions for non -
residential



On site carbon reduction



Summary of report

- The principle of land use is acceptable in this location.
- Uplift in high quality employment floorspace in the CAZ including affordable workspace, job creation, including for unemployment Southwark residents and training opportunities.
- High standard of urban design and architecture, acceptable in the townscape and heritage context.
- Car-free development with an uplift in cycle parking and on site delivery and servicing arrangements.
- Amenity impacts to neighbouring residents is acceptable on balance, subject to planning condition controls.
- Measures to reduce the development's embodied carbon footprint and sustainable waste management through Whole Life Cycle and Circular Economy principles.
- 14% on-site reduction of carbon emissions against the 2021 Part L baseline through Be Lean and Be Green measures.
- BREEAM target of outstanding, high biodiversity net gain, and Urban Greening Factor of 0.3.
- Having regard to all the policies considered and any other material planning considerations, it is recommended that planning permission is granted subject to planning conditions and the completion of a legal agreement and referral to the Mayor of London.