

Welcome to Southwark Smaller Planning Committee

24 January 2024

MAIN ITEMS OF BUSINESS

Item 6.1 – 22/AP/4173

Site At 1-36 Priter Road London Southwark SE16 4QW

Item 6.2 – TPO 701 Confirmation Report

Land to North of Featherstone Mews and Rear 13-16
Talbot Road, SE22 8EH, 25-30 St Francis Road SE22 8DE

Item 6.3 – TPO 704 Confirmation Report

Land adjacent 100 Glengall Road, SE15 6RR



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon
(Vice Chair)



Councillor Richard Livington



Councillor Sabina Emmanuel



Councillor Ketzia Harper



Councillor Adam Hood



Councillor Richard Leeming

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

WINNER

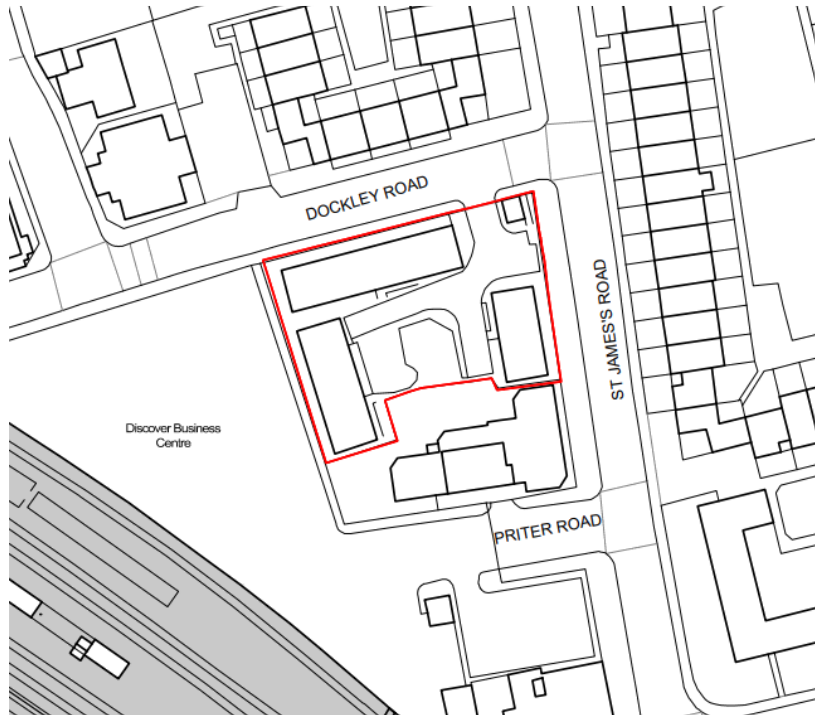
Southwark Free
Wi-Fi Password
Fr33Wifi!

ITEM 6.1 - 22/AP/4173

Site At 1-36 Priter Road London Southwark SE16 4QW

Demolition of 3no. two storey buildings previously used as temporary housing accommodation and the construction of a part 5 and part 6 storey building to provide 35 residential units (C3) (12 x 1 bed; 10 x 2 bed and 13 x 3 bed) and associated landscaping, cycle storage, play space and blue badge parking space.

Site location plan and aerial image



Constraints and designations

- North Southwark and Roman Roads Archaeological Priority Area
- Air Quality Management Area
- Flood Zone 2/3
- Urban Zone (family homes designation)
- PTAL 4

Surrounding area

Adjacent to the Discovery Business Centre

Listed Buildings (highlighted in green/red)

- Grade II* listed St James Church is located to the north
- Grade II listed railway bridge on Spa Road



Existing hostel building



1 Looking south towards existing buildings on site



2 Looking north along St James's Road



3 Looking southeast towards the existing buildings on site



4 Looking northeast towards the existing buildings on site



5 Looking southwest towards existing buildings on site and Georgia Court



6 Looking west towards existing buildings on site

Consultation responses

7 objections have been received including 2 petitions (signed by 17 people and 14 people respectively)

Design quality and site layout:

- The building is too high.
- It should be the same height as the existing structure.
- Should be no more than 2 storeys.

Neighbouring amenity impacts:

- The daylight/sunlight assessment has not considered the loss of light to neighbouring gardens – in particular the front and rear gardens belonging to 20, 22 and 24 Dockley Road, 36-40 and 71 St James' Road.
- Keetons Tenants and Residents Association – detrimental impact on light and privacy to the homes on St James's and Dockley Road.
- Adequate and appropriate acoustic treatment should be built into the development to protect future resident's amenity from occupiers on the Discovery Business Park in order to protect existing business operations.

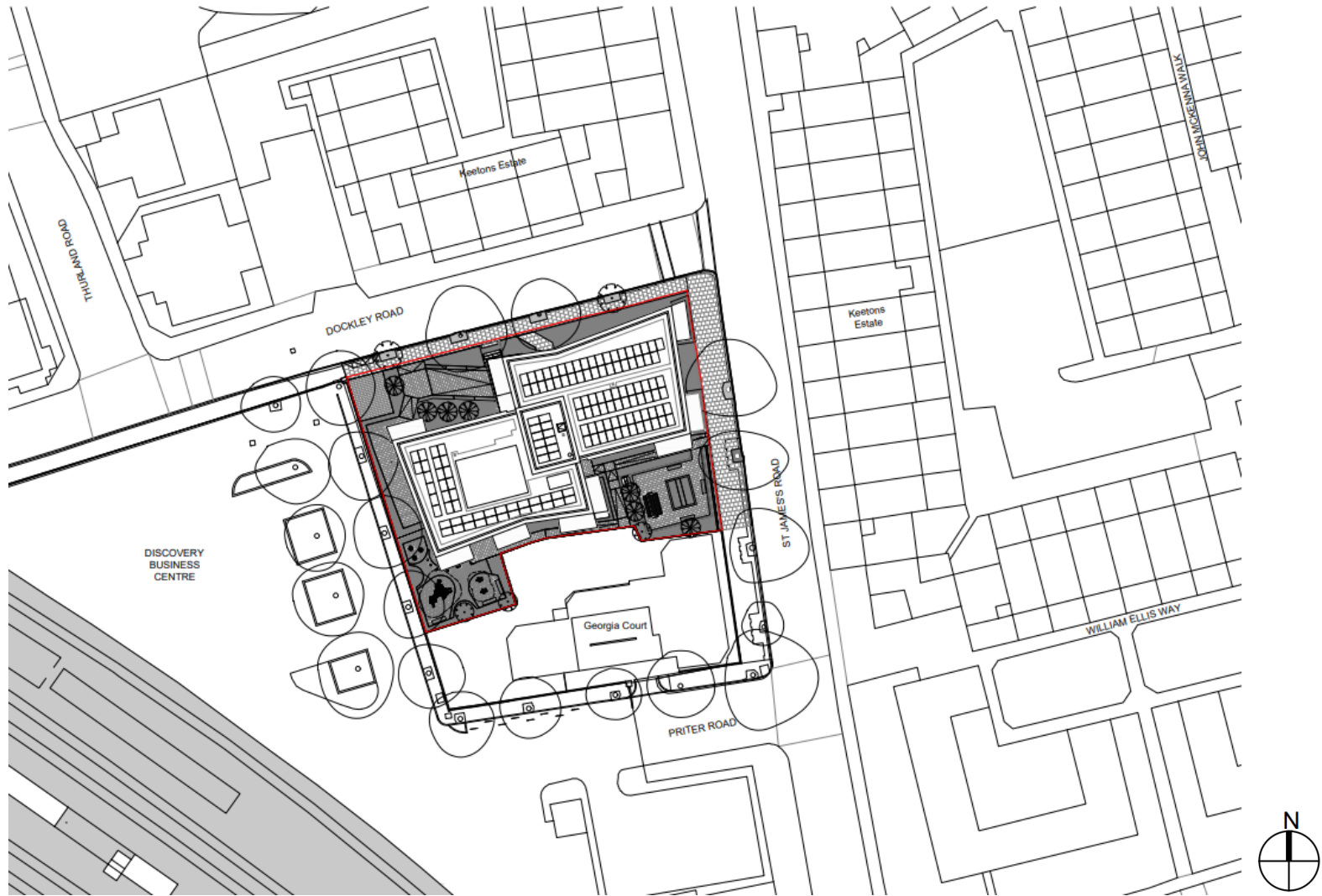
Transport, parking, highways, deliveries and servicing matters:

- Increased traffic through Dockley Road.
- Transport infrastructure – the tube is already too busy.
- The new housing would not have parking, all the cars will be parked along St James's Road resulting in increased pollution and noise.
- Concern regarding the building works on day-to-day impact on the Discovery Business Park who require 24-hour access.

Other matters:

- Would increase pressure on existing community infrastructure and services

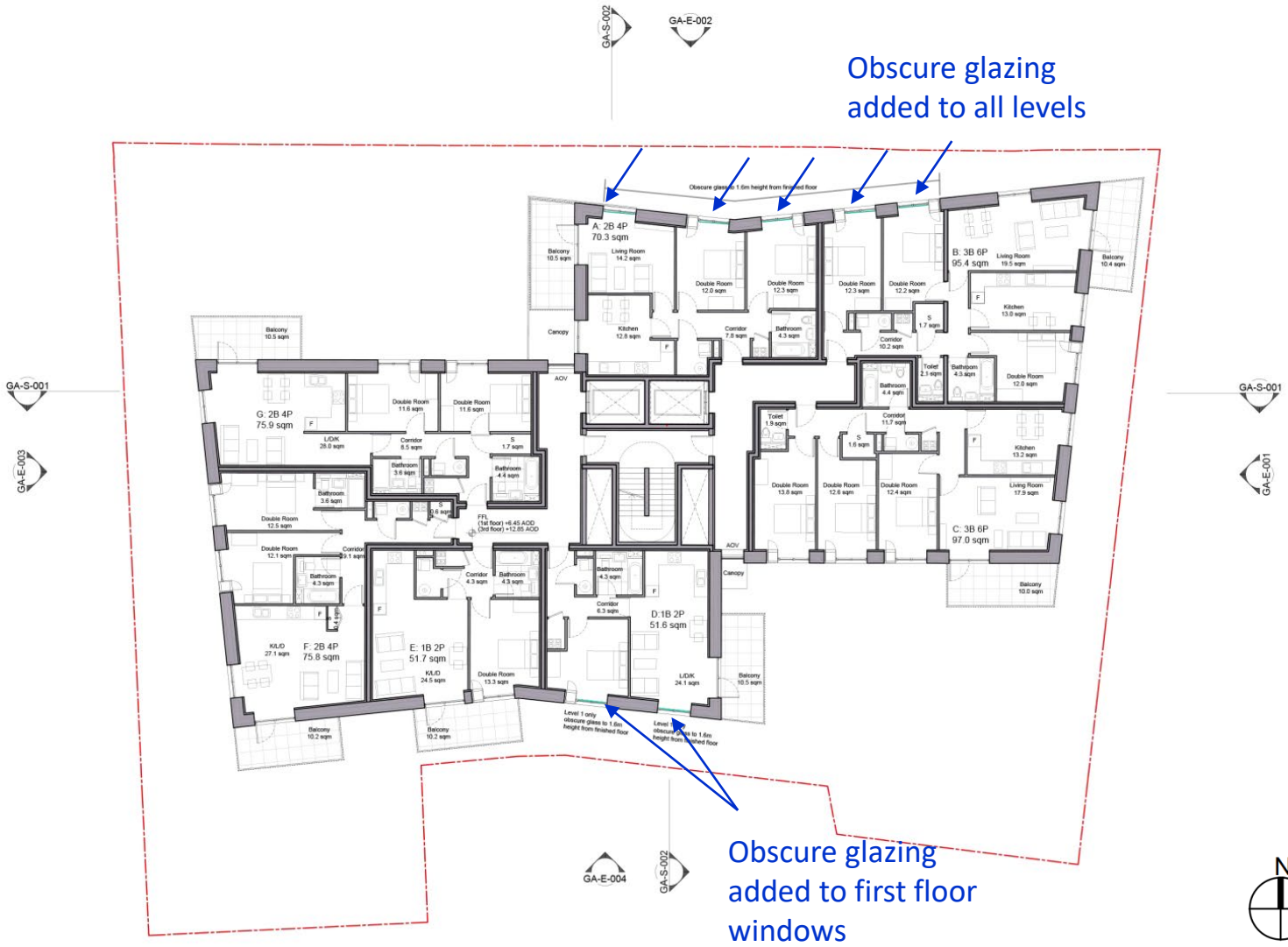
Proposed site plan



Proposed ground floor



Proposed first and third floors



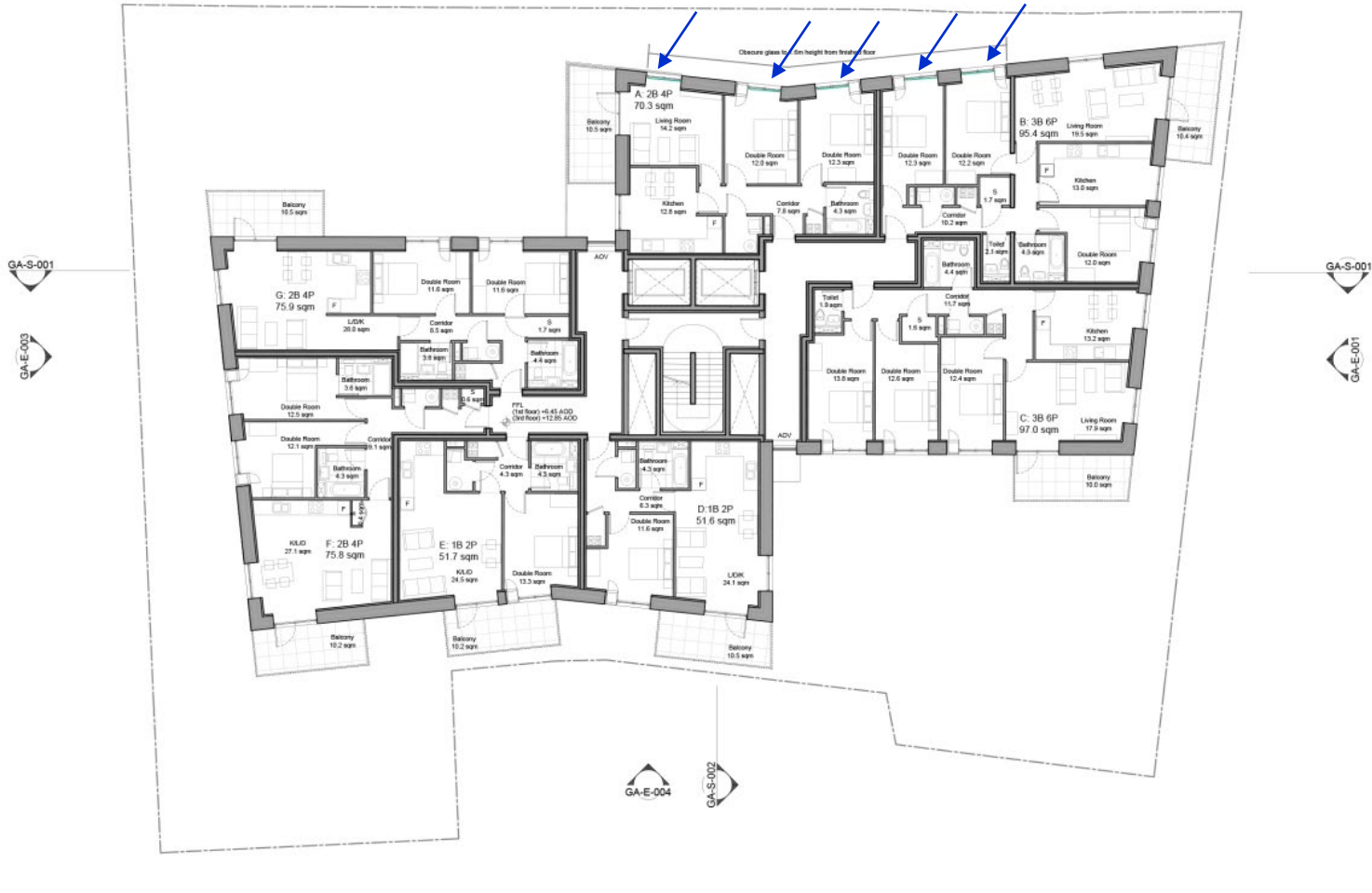
Obscure glazing added to all levels

Obscure glazing added to first floor windows

Proposed second and fourth floors



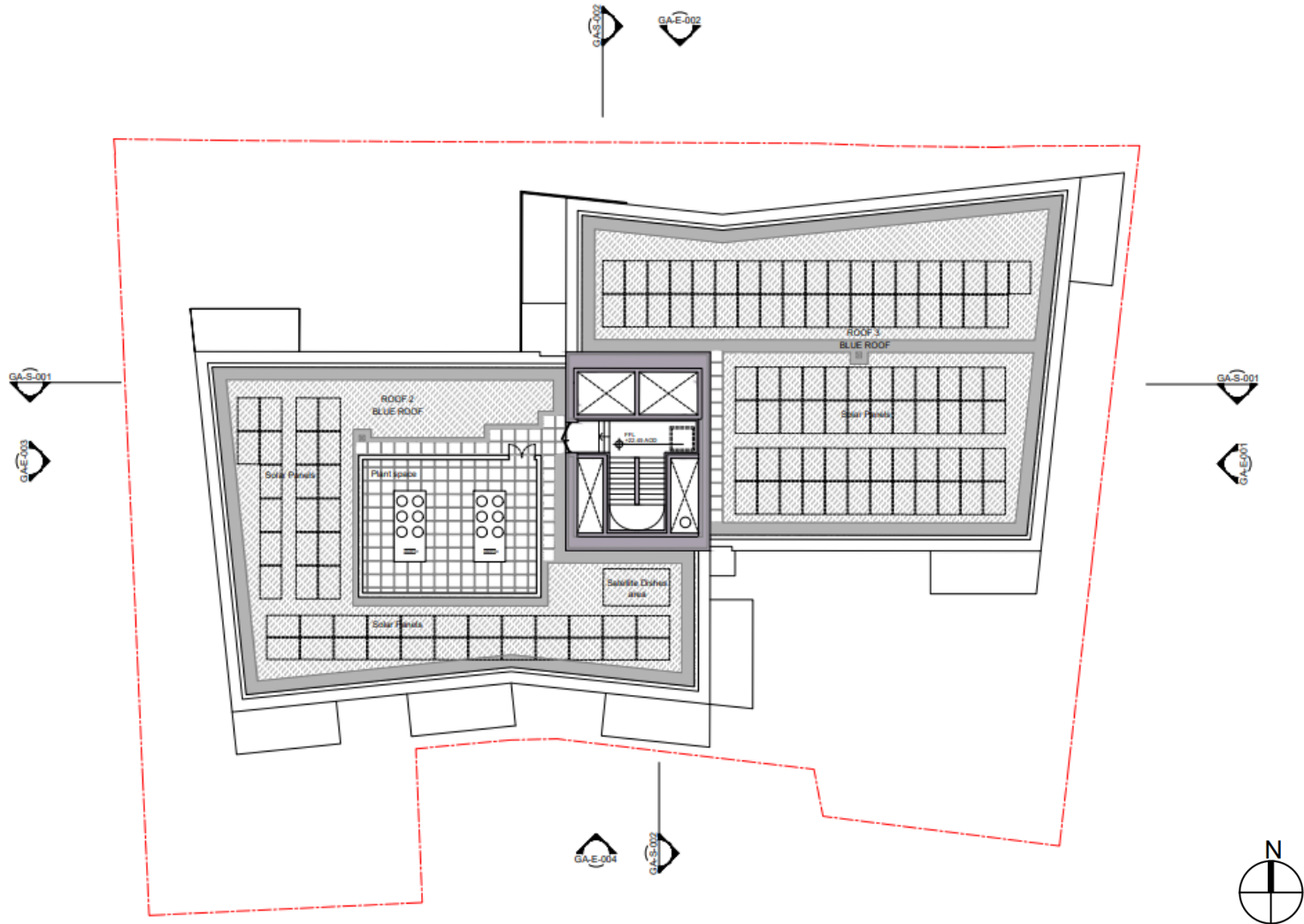
Obscure glazing added to all levels



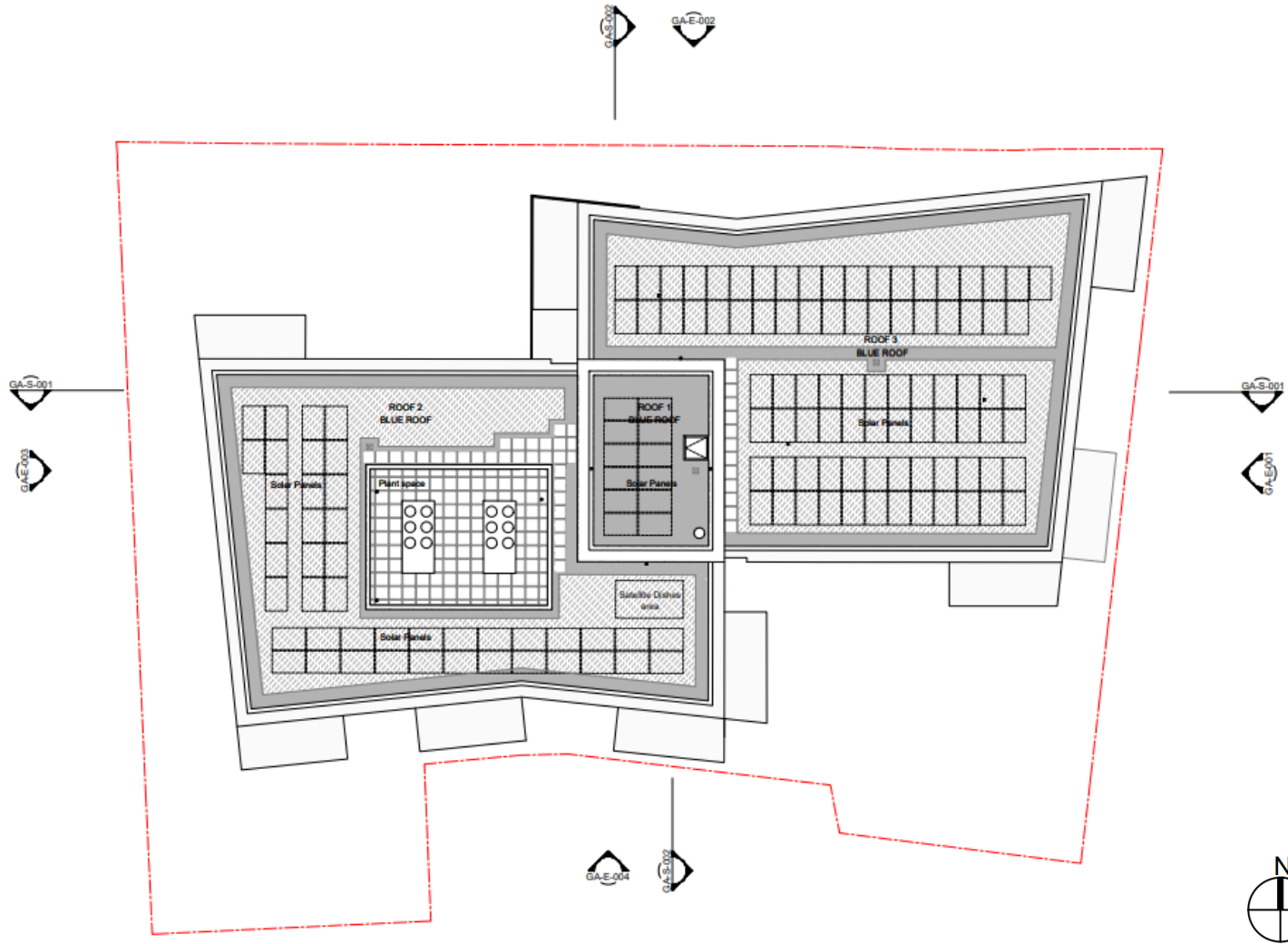
Proposed fifth floor



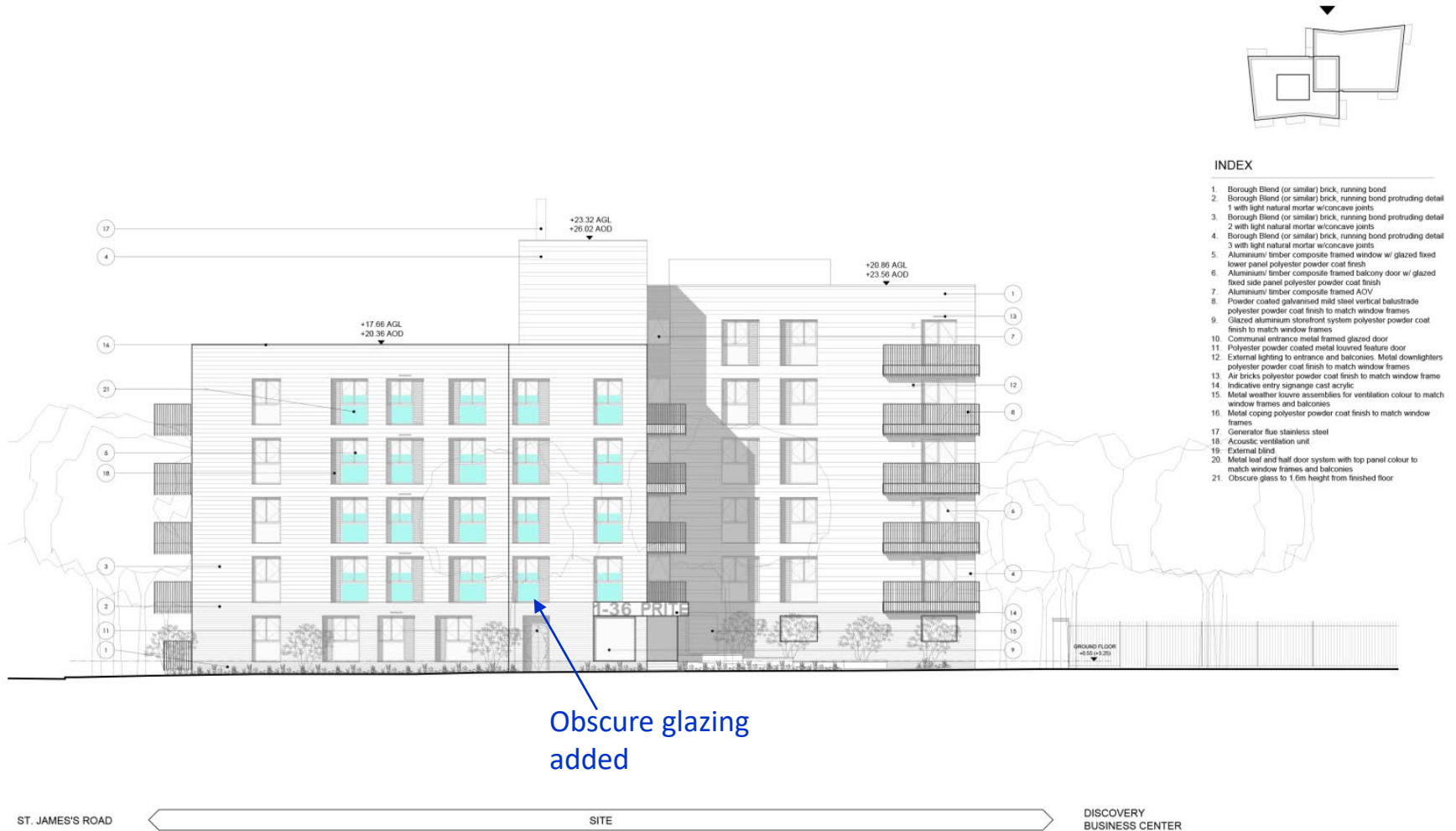
Proposed sixth floor



Proposed roof plan



Proposed north elevation



INDEX

1. Borough Blend (or similar) brick, running bond
2. Borough Blend (or similar) brick, running bond protruding detail 1 with light natural mortar w/concave joints
3. Borough Blend (or similar) brick, running bond protruding detail 2 with light natural mortar w/concave joints
4. Borough Blend (or similar) brick, running bond protruding detail 3 with light natural mortar w/concave joints
5. Aluminium/ timber composite framed window w/ glazed fixed lower panel polyester powder coat finish
6. Aluminium/ timber composite framed balcony door w/ glazed fixed side panel polyester powder coat finish
7. Aluminium/ timber composite framed ACV
8. Powder coated galvanised mild steel vertical balustrade polyester powder coat finish to match window frames
9. Glazed aluminium storefront system polyester powder coat finish to match window frames
10. Communal entrance metal framed glazed door
11. Polyester powder coated metal kourved feature door
12. External lighting to entrance and balconies. Metal downlighters polyester powder coat finish to match window frames
13. Air bricks polyester powder coat finish to match window frame
14. Indicative entry signage cast acrylic
15. Metal weather louvre assemblies for ventilation colour to match window frames and balconies
16. Metal coping polyester powder coat finish to match window frames
17. Generator flue stainless steel
18. Acoustic ventilation unit
19. External blind
20. Metal leaf and half door system with top panel colour to match window frames and balconies
21. Obscure glass to 1.6m height from finished floor

Proposed south elevation

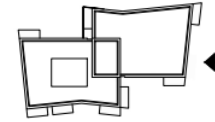


Obscure glazing added

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Proposed east elevation



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GEORGIA COURT

SITE

DOCKLEY ROAD

Proposed west elevation



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CGI Images



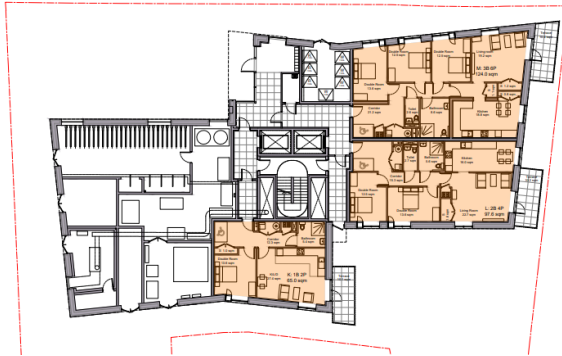


Housing mix and tenure

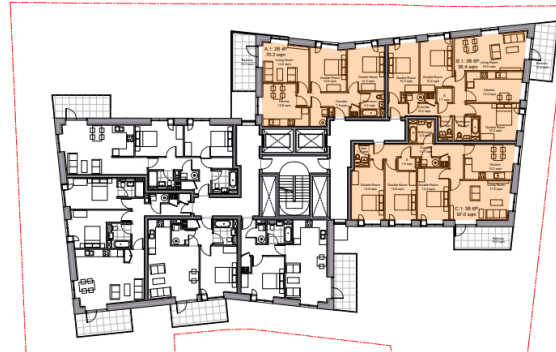
Tenure	No. units	No. hab rooms	% hab rooms
Social rent	15	67	57
Private	20	50	43
Total	35	117	100

Unit size	Total number of units	No. of social rented units	No. of private units
1 bedroom 2 person	12	1	11
2 bedroom 4 person	10	5	8
3 bedroom 5 person	13	9	1
All units	35	15	20

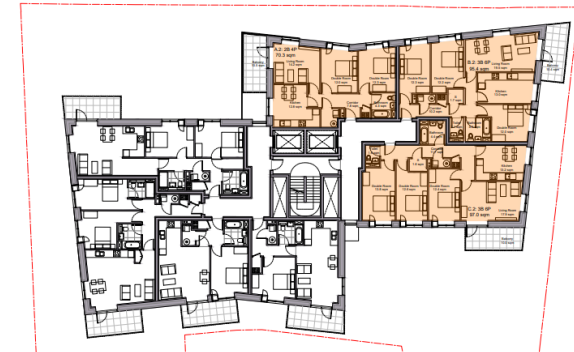
Tenure mix



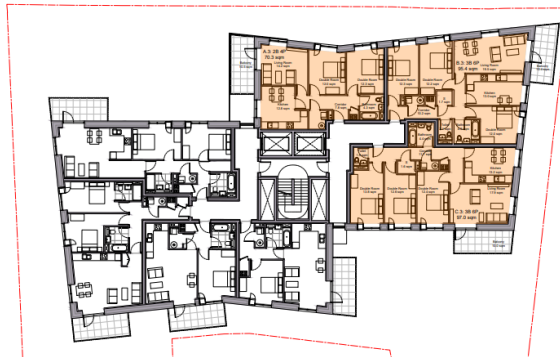
Ground



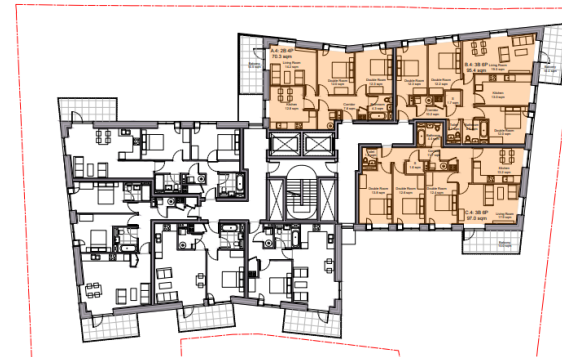
First floor



Second floor



Third floor



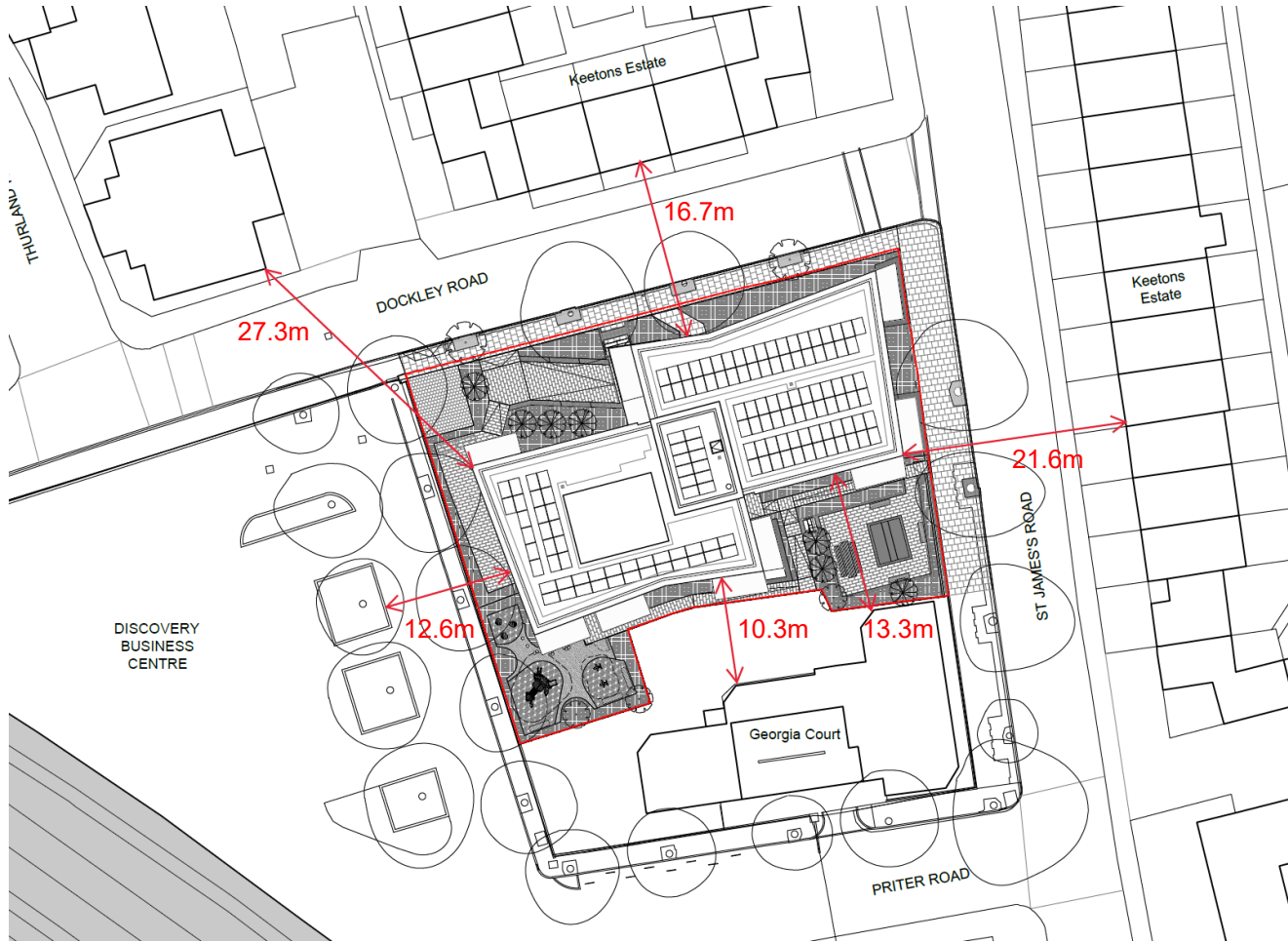
Fourth floor

Impact on neighbour amenity: Daylight and sunlight

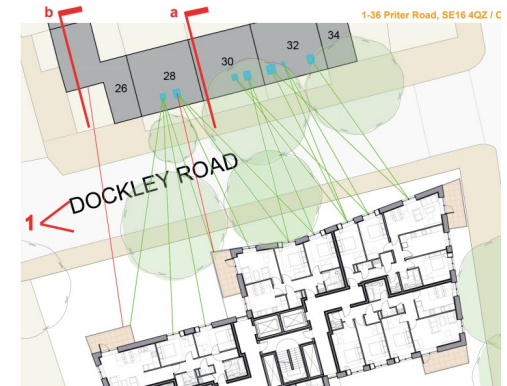
- Messenger Court
- Dickens Whinney House
- 26-34 (even) Dockley Road
- 61-85 (odd) St James' Road
- Georgia Court



Separation distances with neighbouring properties

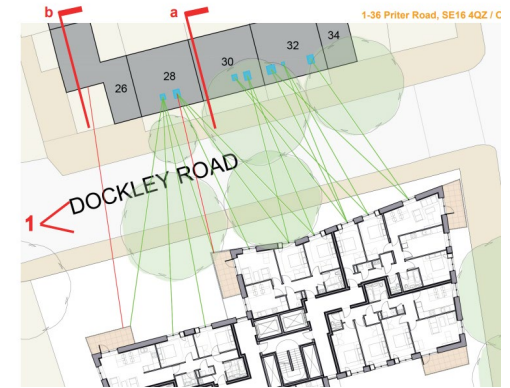


Relationship with 26-34 Dockley Road



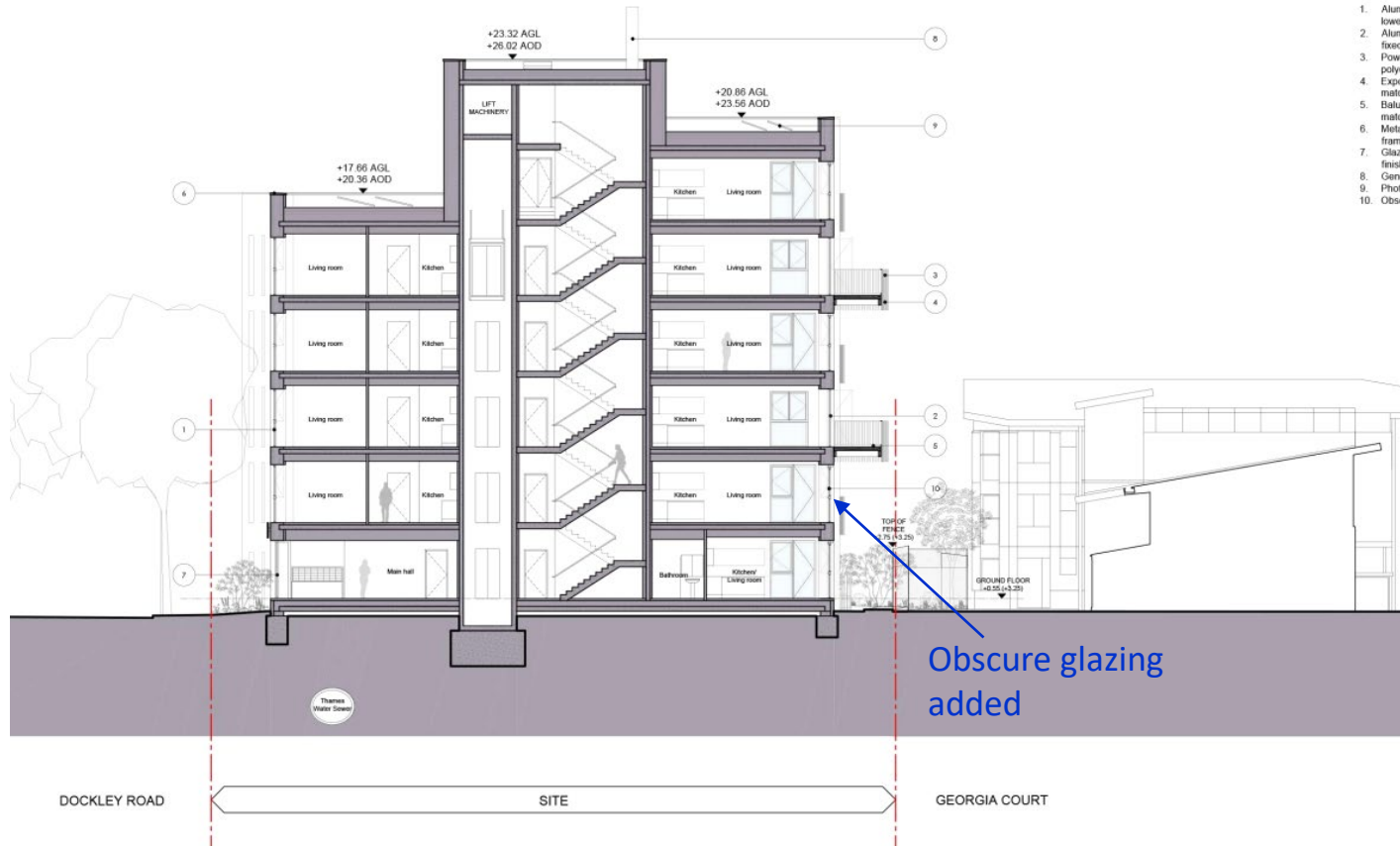
Section a-a

Relationship with 26-34 Dockley Road

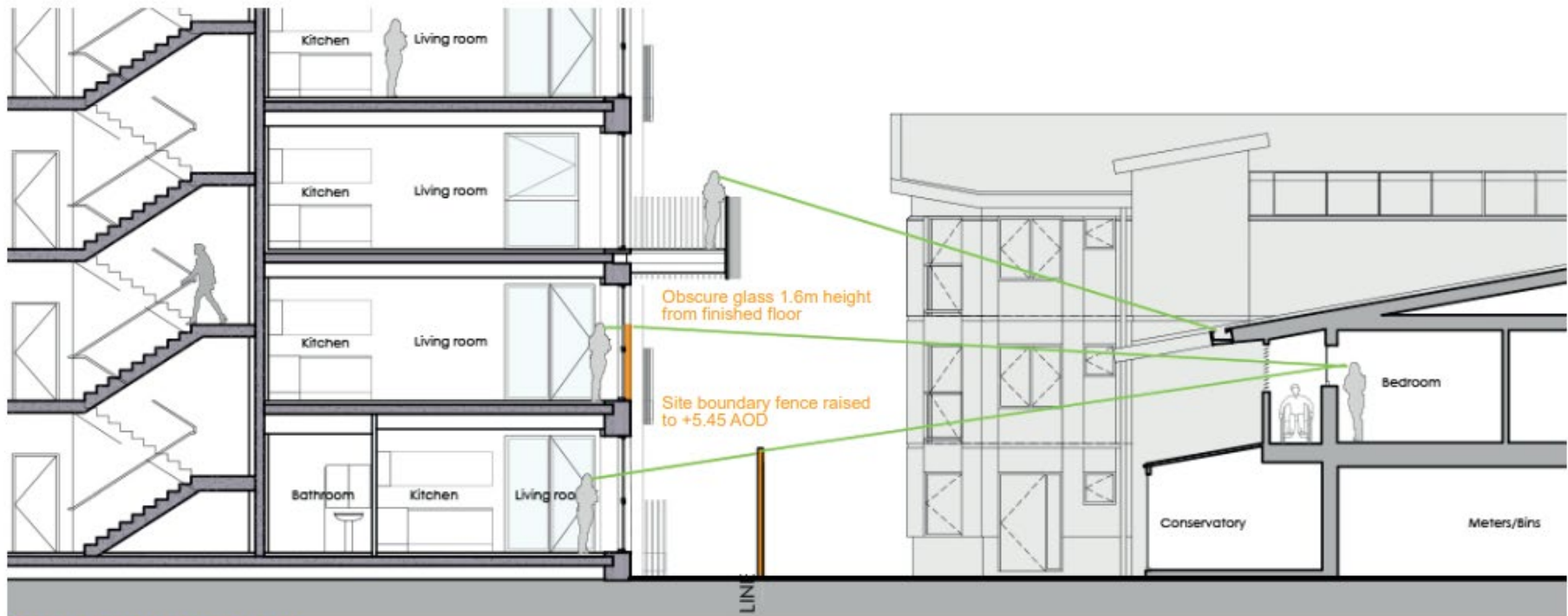


Section b-b

Relationship with Georgia Court



Relationship with Georgia Court – detail view



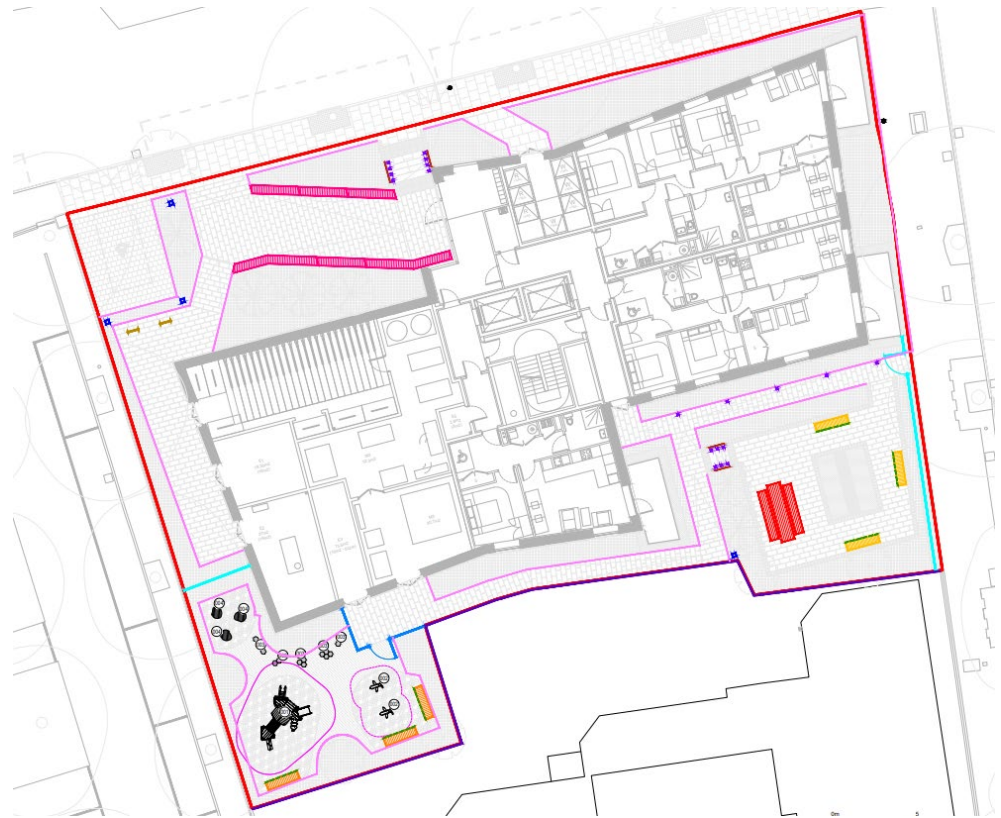
Section a-a (detail)

External amenity space

- 78.5sqm communal amenity space
- 132sqm child play space 0-4 year olds
- Contribution of £18,573 towards child play space in the local area

Landscaping

- No trees are required to be removed.
- Condition recommended for the protection of the existing London Plane trees on St James's Road.
- Additional tree planting within the site as part of the wider landscaping proposal.
- Urban Greening Factor score: 0.45



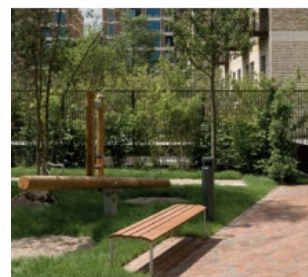
Landscape proposal



Reference image: broad entrance



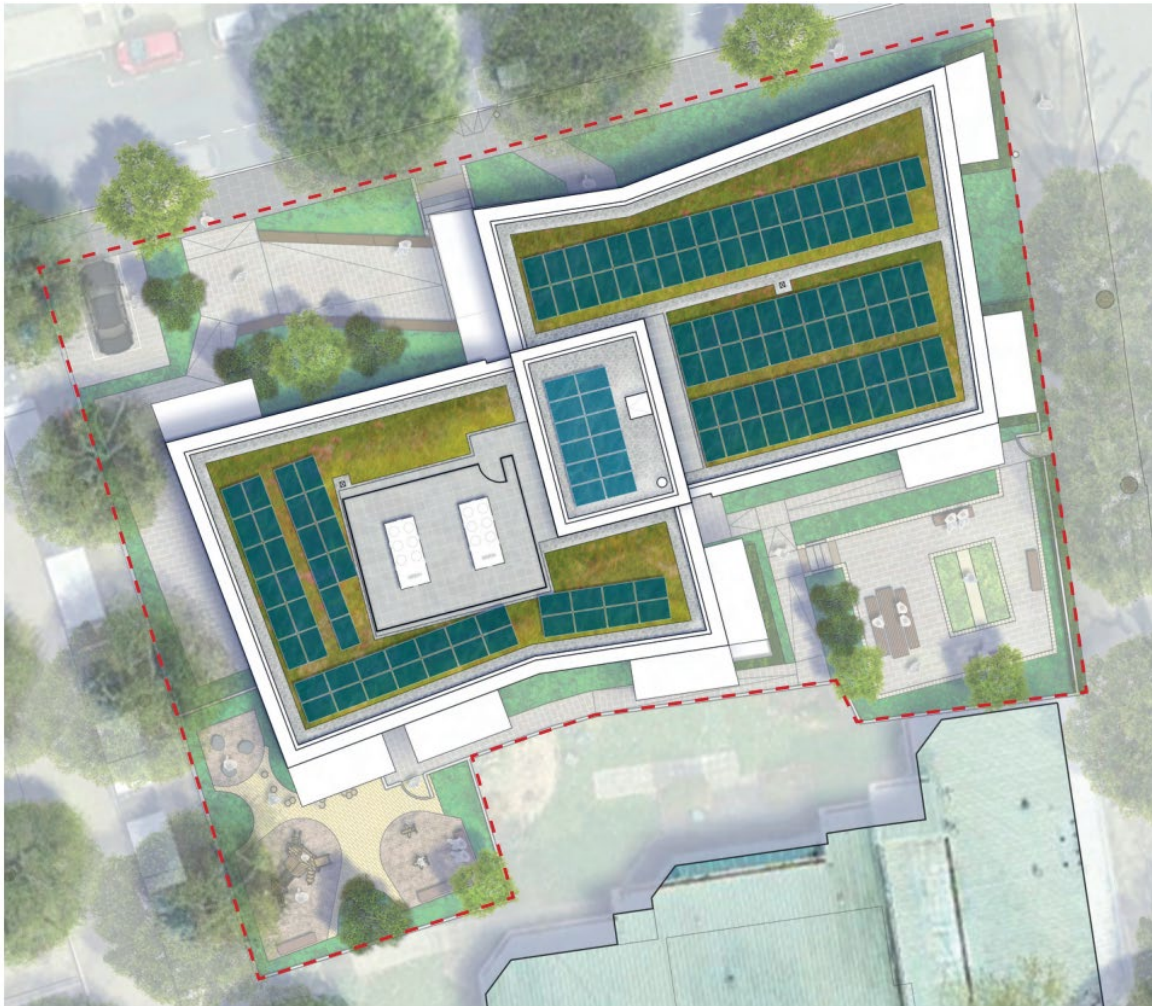
Reference image: Social gathering spaces



Reference image: play in a natural setting



Predominantly UK native planting strategy



Transport and highways

Car parking	0 spaces
Disabled parking spaces	1 no. blue badge space
Cycle parking	64 spaces

- Servicing from Dockley Road
- Recommended D/CEMP
- S278 highway works



Conclusion:

- Redevelopment to provide a new high quality residential development comprising 35 units. The proposed mix and tenure would accord with the Southwark Plan (2022) and London Plan (2021).
- The built form provides an efficient layout which reflects the emerging building pattern within the Dockley Road area and height reflects the recent residential developments in the vicinity.
- All units would meet the minimum National Space Standards, all units would have private amenity space in the form of balconies/terraces, 78.5sqm of communal amenity space would be provided and 132sqm of child playspace for 0-4 year olds.
- 64 cycle parking spaces, 1no. Disabled parking space.
- A daylight and sunlight assessment has been undertaken. Overall there would be some impact on neighbouring properties, however given the urban context of the site the development would accord with the BRE guidelines for VSC, NSL and ASPH.
- Obscure glazing has been added to the northern and southern elevations to prevent overlooking and loss of privacy
- A hard and soft landscaping proposal across the site including the provision of green/brown roofs,, PV Solar Panels and ASHP. The proposal would have a UGF 0.45
- **Officers are recommending the application for approval subject to conditions and completion of a Unilateral Undertaking**

ITEM 6.2 - TPO 701 Confirmation Report
Land to North of Featherstone Mews and Rear 13-16 Talbot Road, SE22 8EH, 25-30 St Francis Road SE22 8DE

A Tree Preservation Order prohibits anyone from cutting down, topping or lopping any of the trees described in the Schedule and shown on the map, without the local planning authority's consent



View from St Francis Park



Views from within the Site







ITEM 6.3 - TPO 704 Confirmation Report

Land adjacent 100 Glengall Road, SE15 6RR

A Tree Preservation Order prohibits anyone from cutting down, topping or lopping any of the trees described in the Schedule and shown on the map, without the local planning authority's consent

