

# Welcome to Southwark Planning Committee B Majors Applications

31 January 2024

## MAIN ITEMS OF BUSINESS

Item 6.1 – 23/AP/2334

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

Item 6.2 – 19/AP/1974

Bradfield Club, 5-13 Commercial Way, London  
SE15 6DQ



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/2334

#### The Liberty Of Southwark (formerly Landmark Court)

#### Land Bounded By Southwark Street, Redcross Way And Cross Bones Graveyard, London SE11RQ

Minor material amendment of planning permission 19/AP/0830 (as amended by permissions ref: 21/AP/1295 and 22/AP/1689): '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.'

#### Amendments include:

- Addition of permanent structure for discovered mausoleum and mosaics;
- Creation of community centre;
- Change of use of 15 Southwark Street from retail/residential to retail/office;
- Reconfiguration of basement -Increased massing of office and residential buildings;
- Updates to energy, sustainability and fire safety strategy (including additional staircores);
- Creation of new cycle hub, increase in cycle parking, improvement to storage facilities, updates to parking strategy

#### Reconsultation:

- Amendments to 15 Southwark Street (retention of existing facade proportions and changes to internal floorplates)

# Site location plan

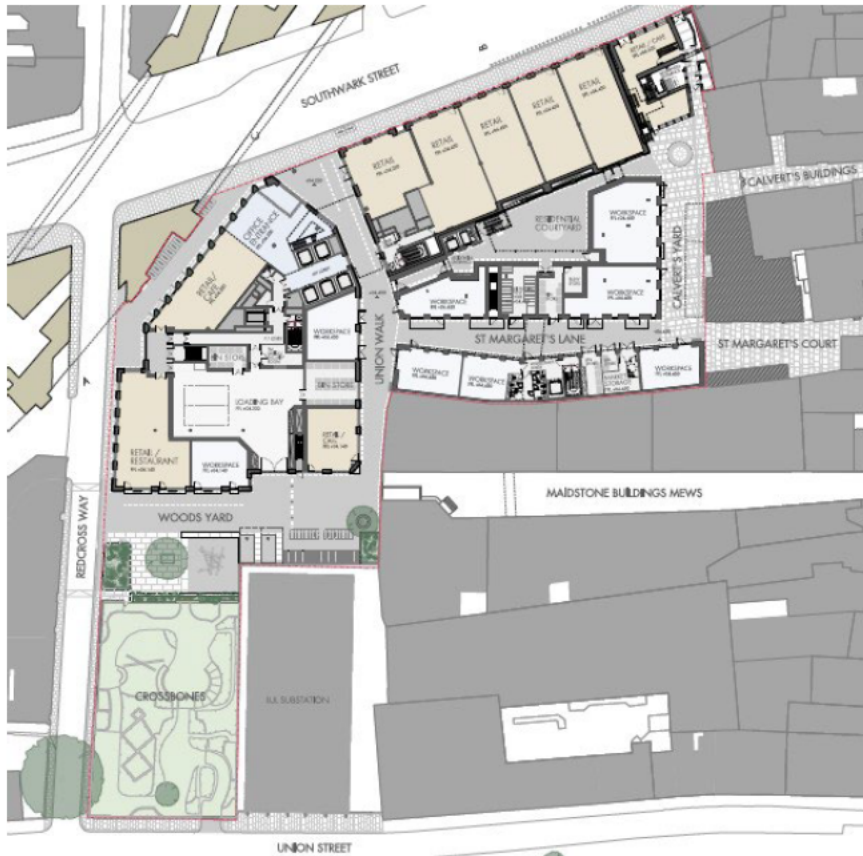


# Aerial view looking north



# Ground floor plan

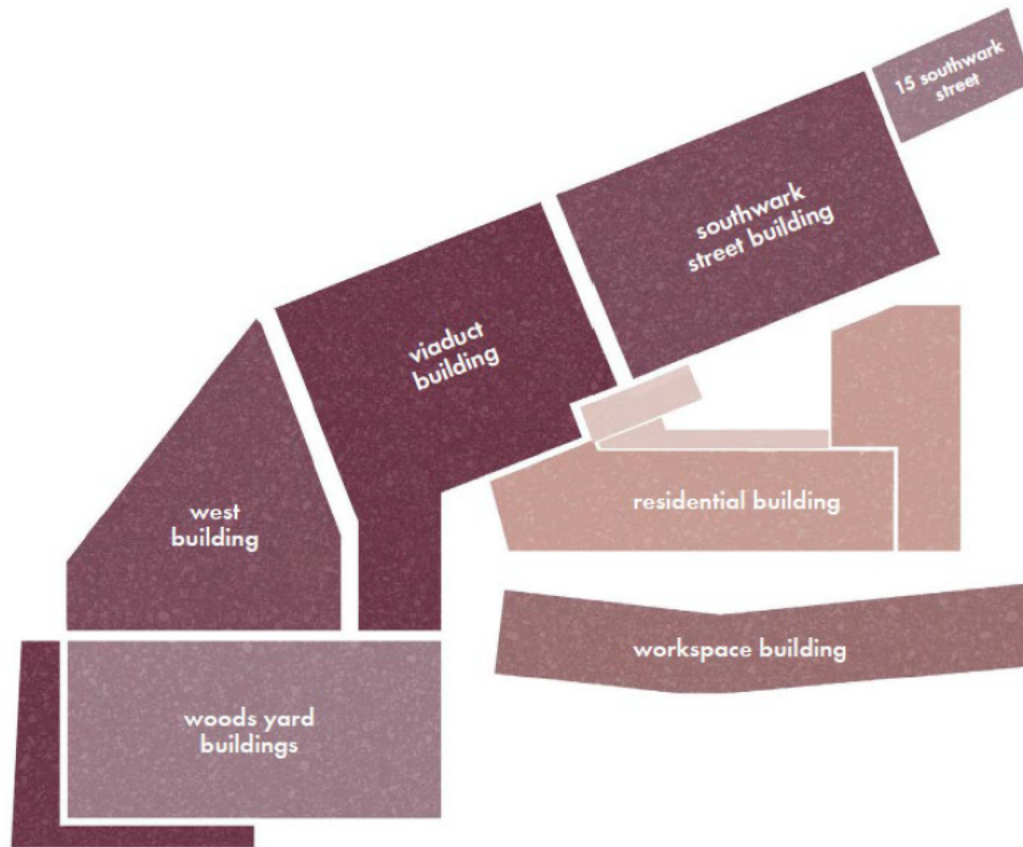
Consented



Proposed

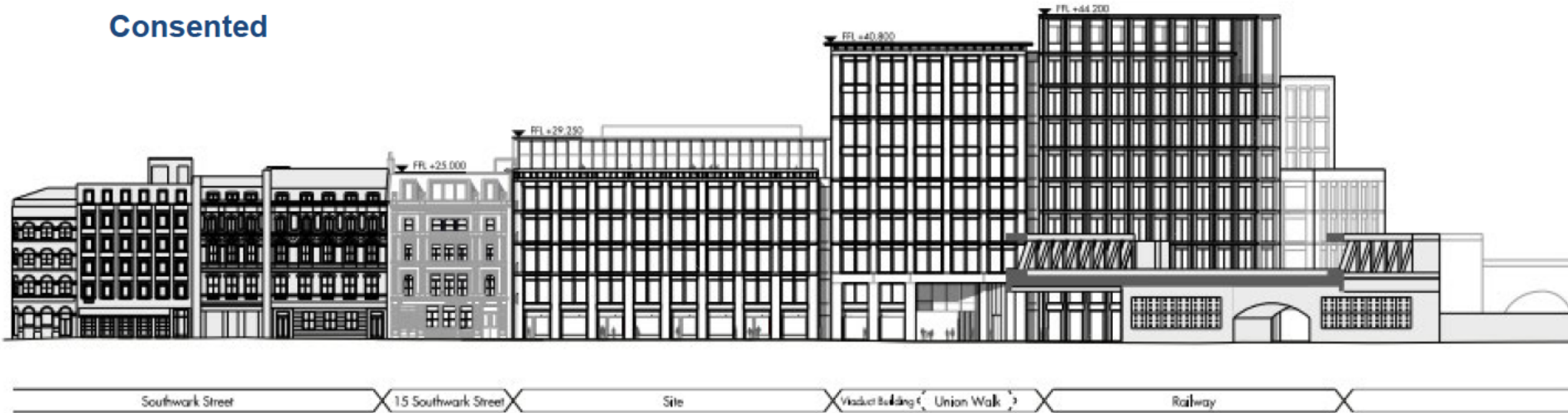


# Proposed Collection of Buildings



# Front Elevation Proposed

## Consented



## Proposed



# Ground Floor Layout Proposed

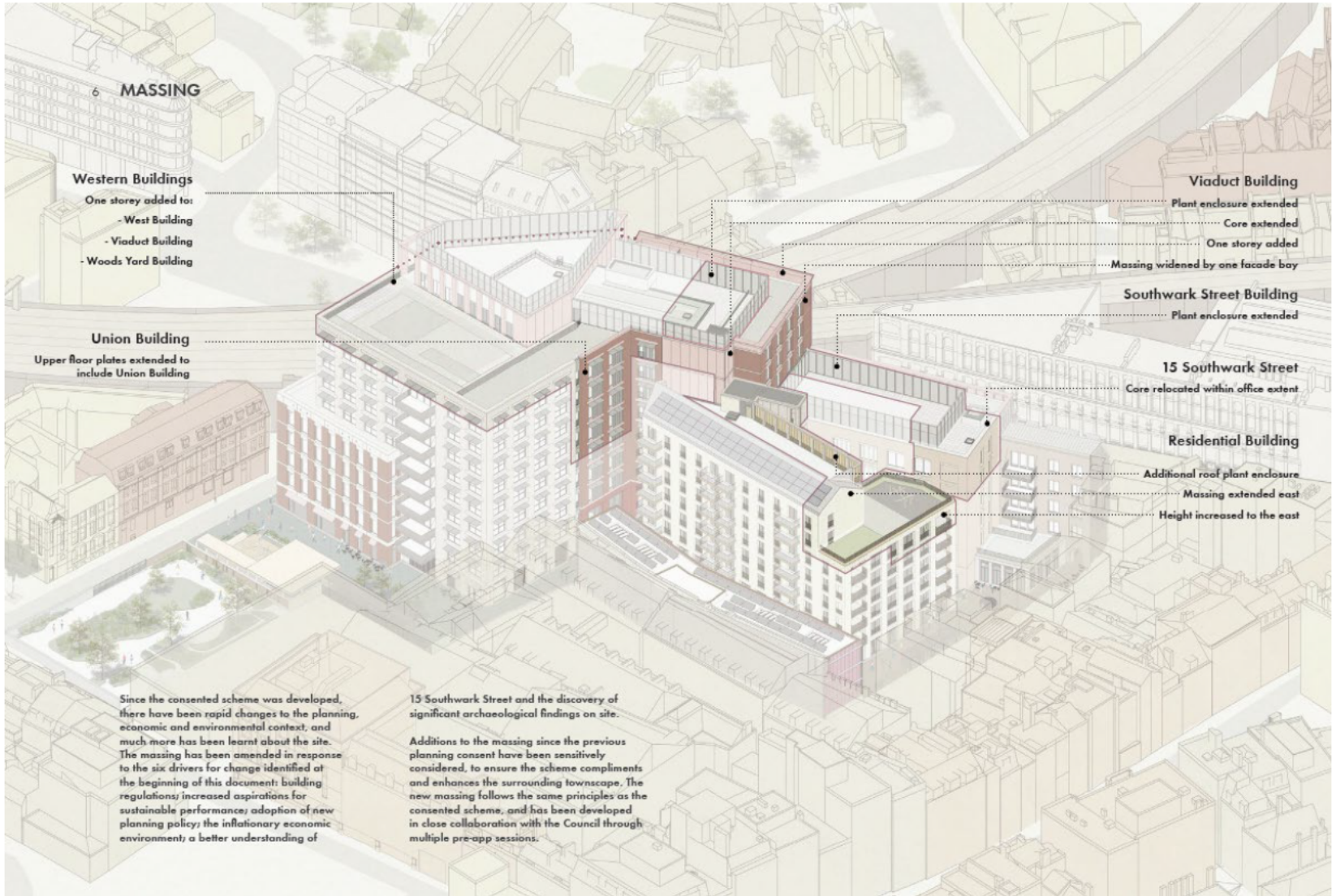




# Total Massing Proposed



# Change in massing from parent scheme (Highlighted)



# Proposed View – Southwark Street (East)



# TVIA – Southwark Street Looking West

Consented



Proposed



# TVIA – Southwark Street Looking East

Consented



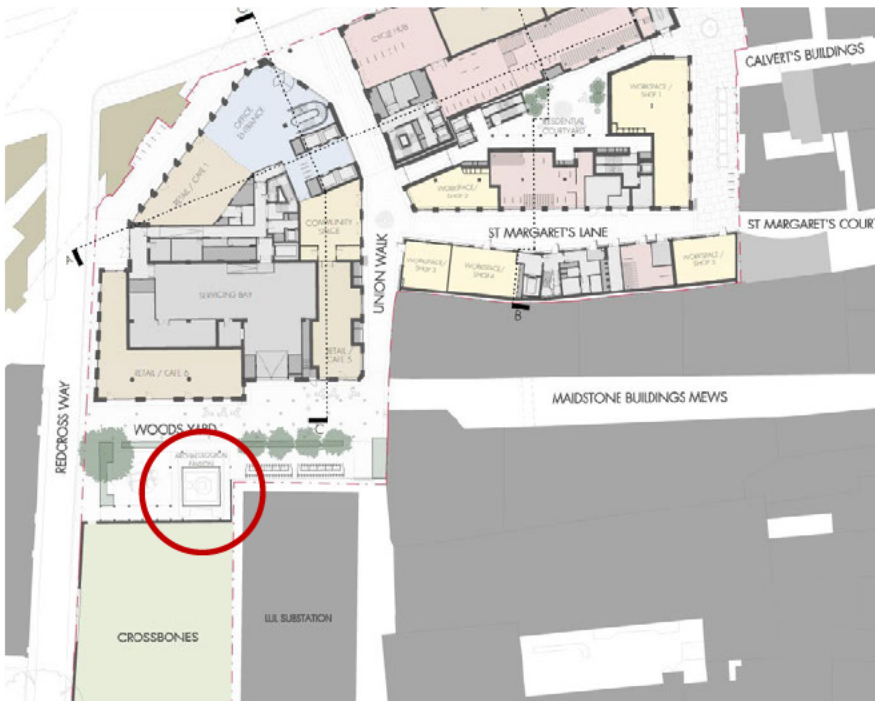
Proposed



# Roman Discoveries



# Addition of Display Pavilion for Roman Discoveries

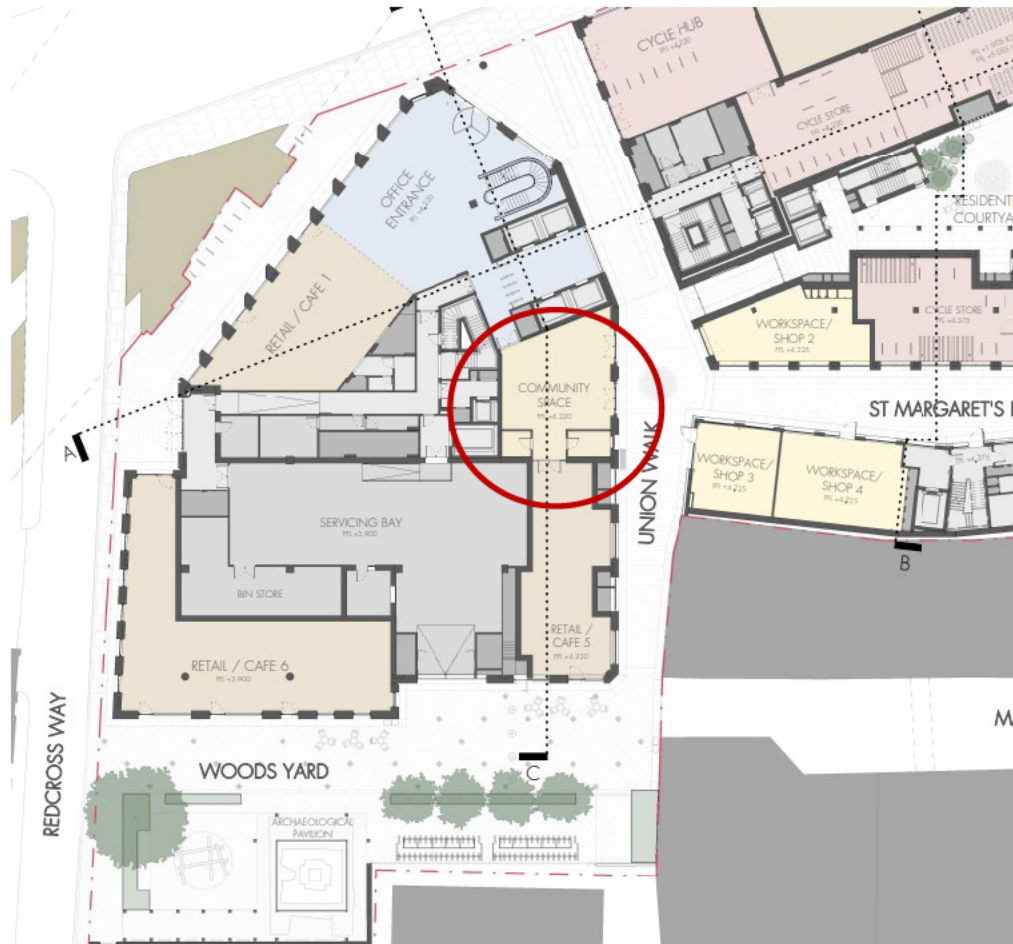


## Display Pavilion & Play Area

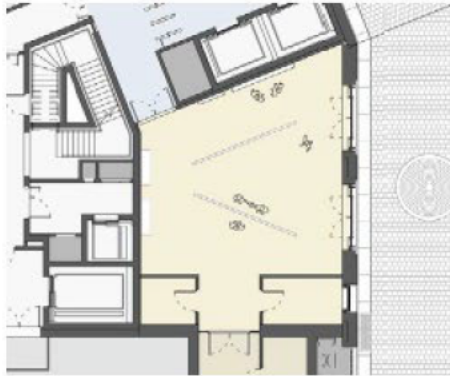




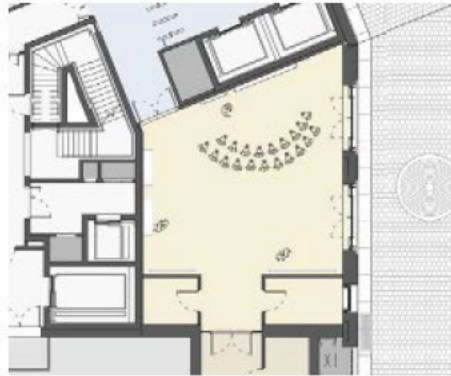
# Addition of community space



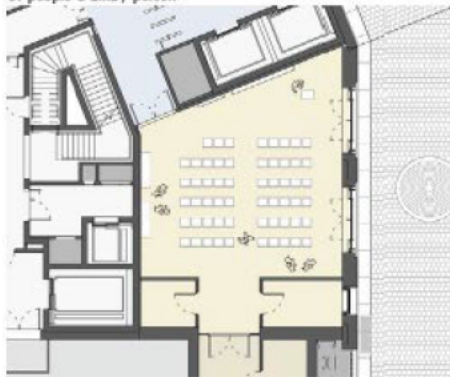
# Community Space



**Exhibition**  
39 people @ 2m<sup>2</sup> / person



**School Group / Group Tour**  
39 people @ 2m<sup>2</sup> / person



**Lecture**  
50+ people seated



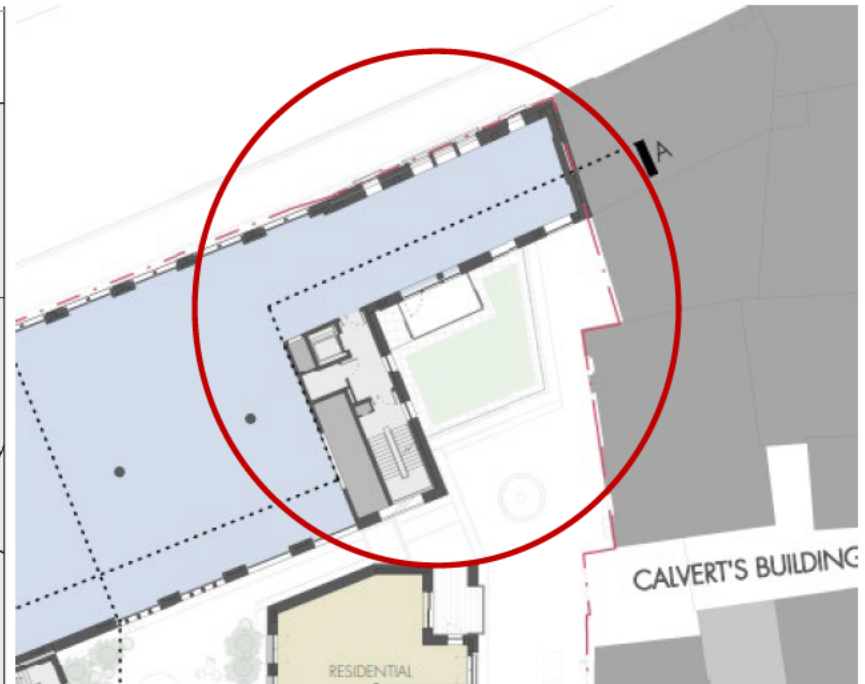
**Networking Event**  
30+ people stood at tables



View of community space

# 15 Southwark Street

Change of use of from retail/residential to retail/office



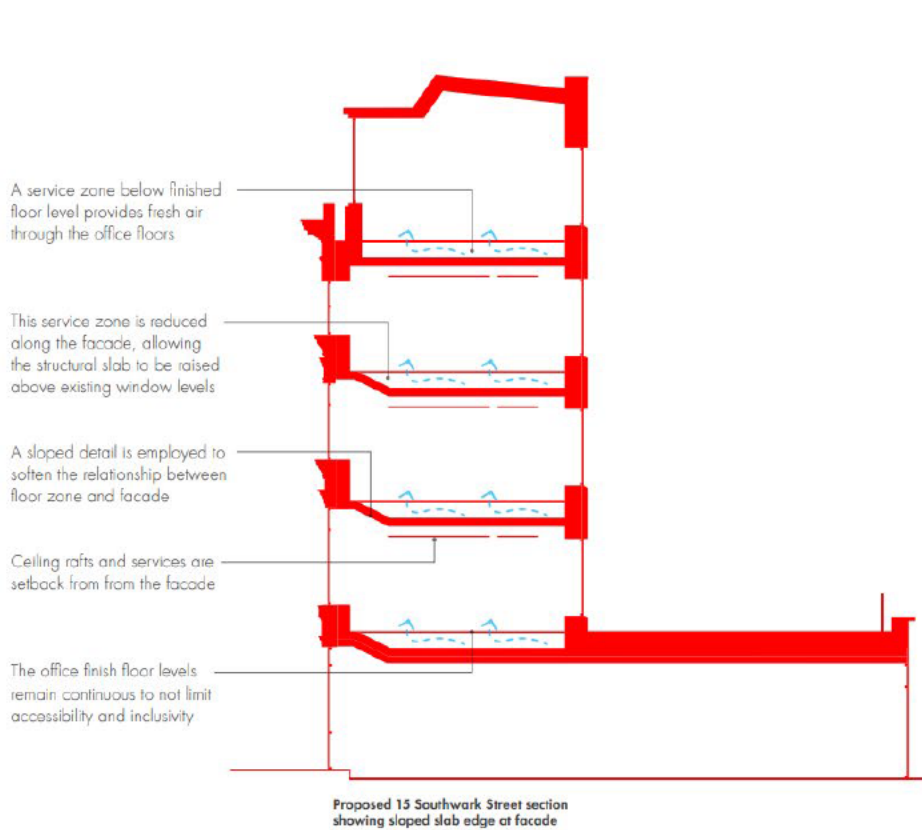
# 15 Southwark Street

Change of use of 15 Southwark Street from retail/residential to retail/office.  
Residential to be provided in one building.



# 15 Southwark Street

Amendment during the course of the application to retain existing façade proportions.

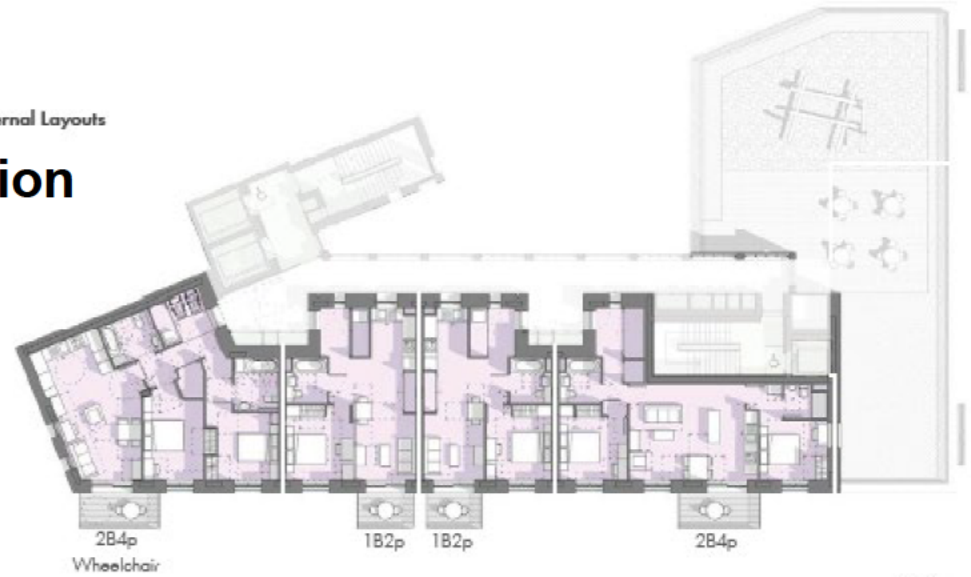


## Affordable Housing

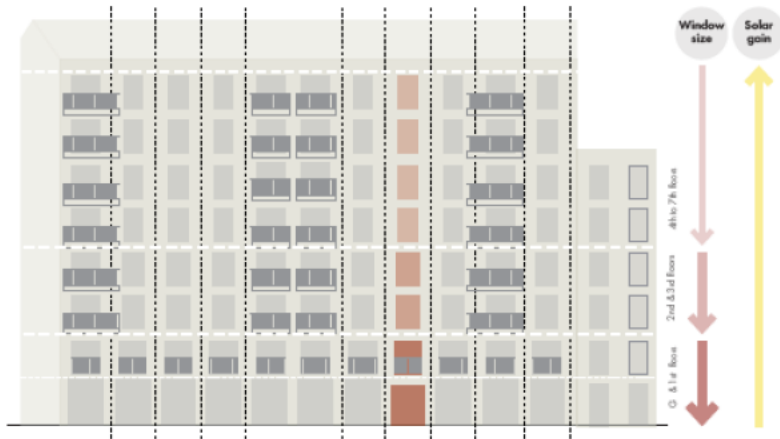
	Units	Hab rooms	AH %
Consented	36	113	47.8%
Proposed	34	113	49.5%

	Tenure	1-Bed	2-Bed	3-Bed	Total units	Total hab rooms
Consented	Market	9	10	1	20	59
	Intermediate	1	2	1	4	15
	Social rent	4	4	4	12	39
	Total	14	16	6	36	113
Proposed	Market	7	10	1	18	57
	DMR	1	1	1	3	11
	Social rent	4	6	3	13	45
	Total	12	17	5	34	113

# Quality Residential Accommodation



Typical upper floor plan



South facade: window size



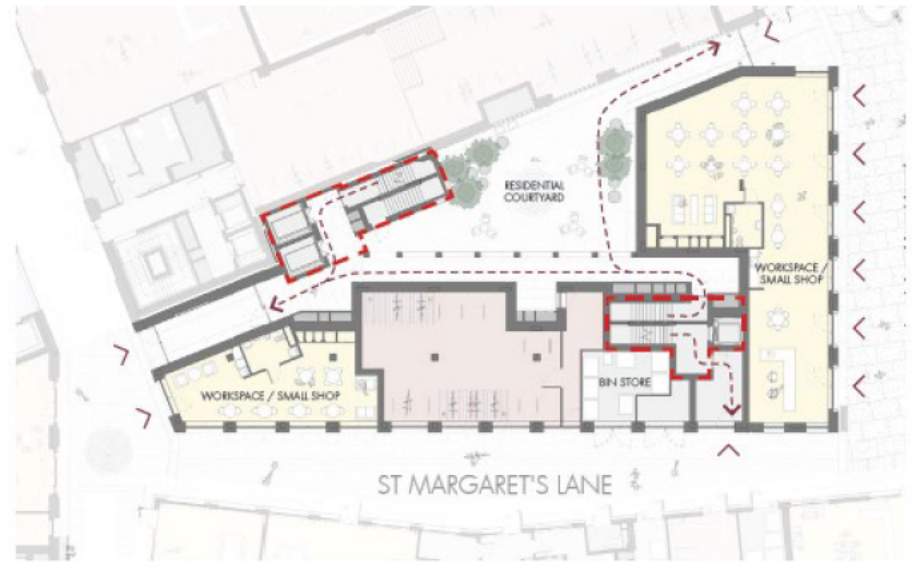
Typical lower floor plan

# Fire Safety Improvements

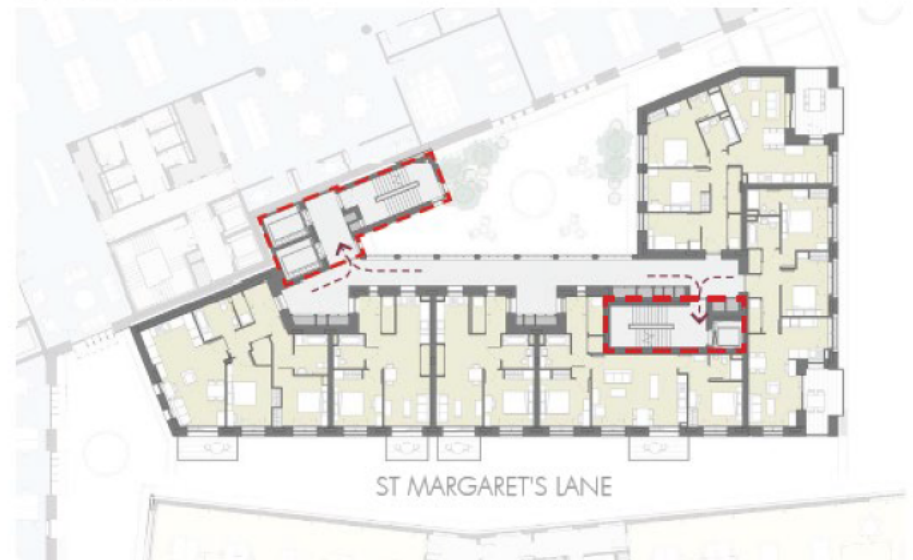
- A second stair core added to the Residential Building, providing a second means of escape as well as an evacuation lift
- Main stairs enclosed to reduce possibility of smoke impeding escape.



View across the residential courtyard to the shared communal roof terrace



Proposed ground floor plan showing access routes



Proposed typical lower floor plan showing access routes



# Affordable Workspace (to be updated with increased offer of 10% AW floorspace + community centre)



## PROPOSED AFFORDABLE PROVISION

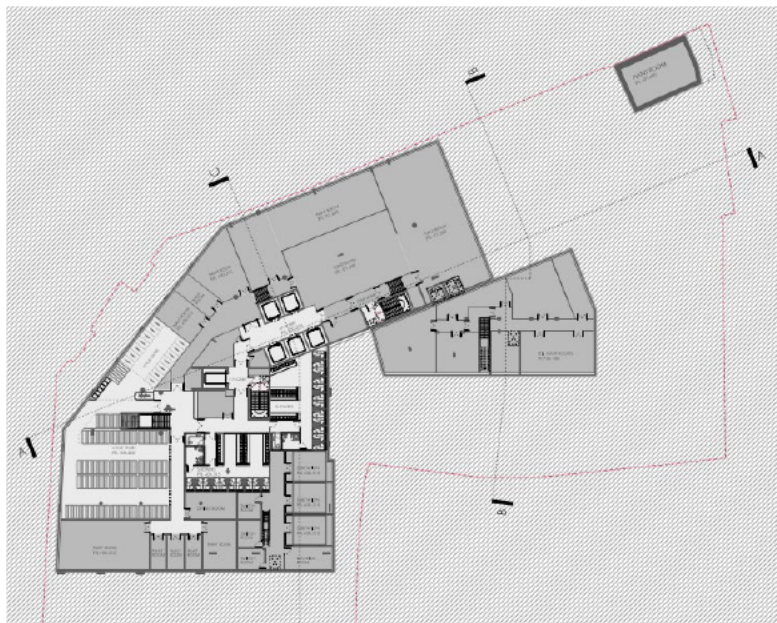
PROPOSED AFFORDABLE PROVISION	GIA
1. Affordable Workspace	127 sqm
2. Related Ancillary Space	93 sqm
3. Affordable Workspace	137 sqm
4. Affordable Workspace	127 sqm
5. Related Ancillary Space	93 sqm
6. Affordable Workspace	137 sqm
7. Affordable Workspace	271 sqm
8. Related Ancillary Space	33 sqm
9. Affordable Workspace/ Small Shop	50 sqm
10. Affordable Workspace/ Small Shop	76 sqm
11. Related Ancillary Space	148 sqm
12. Affordable Workspace/ Small Shop	66 sqm
13. Affordable Workspace/ Small Shop	74 sqm
14. Related Ancillary Space	48 sqm
15. Affordable Workspace/ Small Shop	48 sqm
16. Affordable Workspace/ Small Shop	66 sqm
17. Affordable Workspace/ Small Shop	82 sqm
18. Community Space	107 sqm
19. 10% of Shared Loading Bay & Back of House Space	48 sqm
20. 50% of Shared Basement Space (evenly split between Residential and Workspace uses)	211 sqm
21. Basement plant space dedicated to Workspace	173 sqm
<b>TOTAL PROPOSED</b>	<b>2,215 sqm</b>

## St Margaret's Lane view (affordable workspace)



# Reconfiguration of Basement

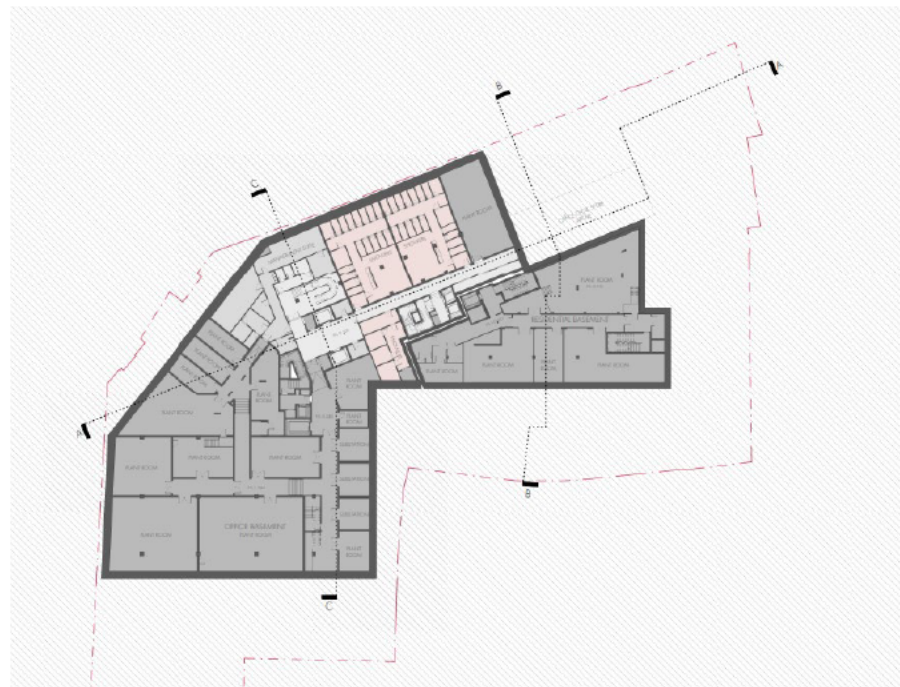
## Consented



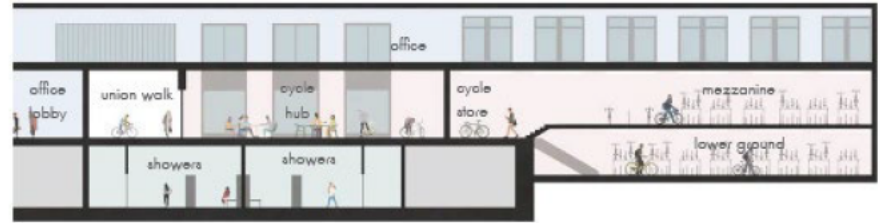
### Basement

Plant, back of house facilities, showers and lockers are accommodated at basement level. In the previous scheme, the cycle store was also located in the basement - this has now been relocated to ground floor, to improve user experience and minimise the extent of the basement.

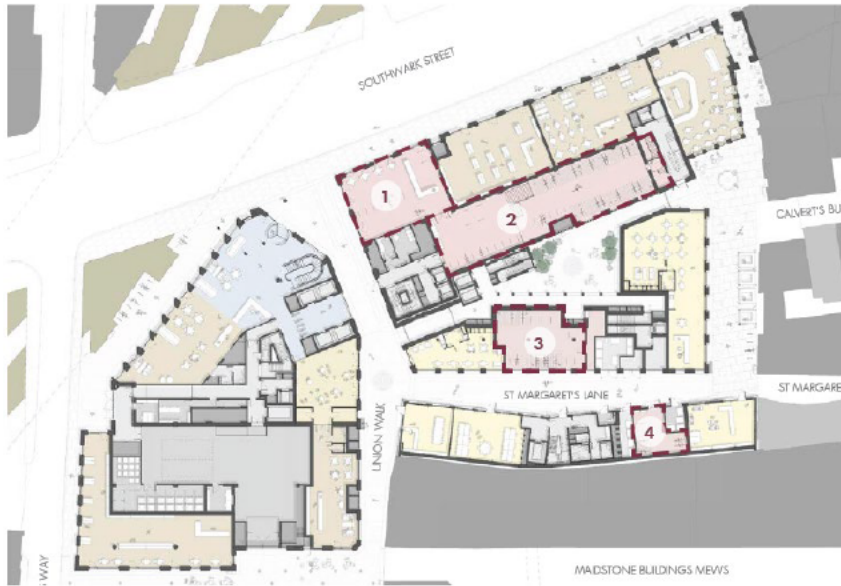
## Proposed



# Cycle Hub



Cycle store mezzanine section



- 1 Cycle Hub
- 2 Office Building cycle store
- 3 Residential Building cycle store
- 4 Workspaco Building cycle store



90

## Item 6.2

19/AP1974

**Bradfield Club, 5-13 Commercial Way,  
London SE15 6DQ**

Demolition of existing buildings and construction of a part 3, part 5, part 6 and part 9 storey building (34.2m AOD), comprising 48 residential units and replacement youth club and associated community services (Class F2 use) with associated landscaping, car and cycle parking, servicing and refuse facilities.

Amendment of affordable housing from 42% to 35%



# Aerial Image of Site



## Change in Viability

Input	Applicant (present)	BPS (for the council) 2022	BPS present
Private sales	£18.5m	15.7m	18.5m
Social rent	£156psf	£137psf	£156psf
Replacement club facilities	£1.6m	£2.78m	£3.51m
Build costs	£17.8m	£14.3m	£17.8m
External works	£1.2m	£1m	£1.2m
Viability position	£-3.95m	+£500k	-£670k

## Change in Viability

Two social rent to shared ownership

Two shared ownership to private

Total now proposed:

12 Social rent

5 Shared Ownership

31 Private

By hab room:

26% social rent

10% shared ownership