

Welcome to Southwark Planning Committee A Majors

MAIN ITEMS OF BUSINESS

Item 6.1 - 22/AP/0850: 31 Amelia Street, London,
Southwark, SE17 3PY



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Cleo Soanes



Councillor Reginald Popoola



Councillor Nick Johnson



Councillor Darren Merrill



Councillor Sam Dalton

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

WINNER

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Item 6.1

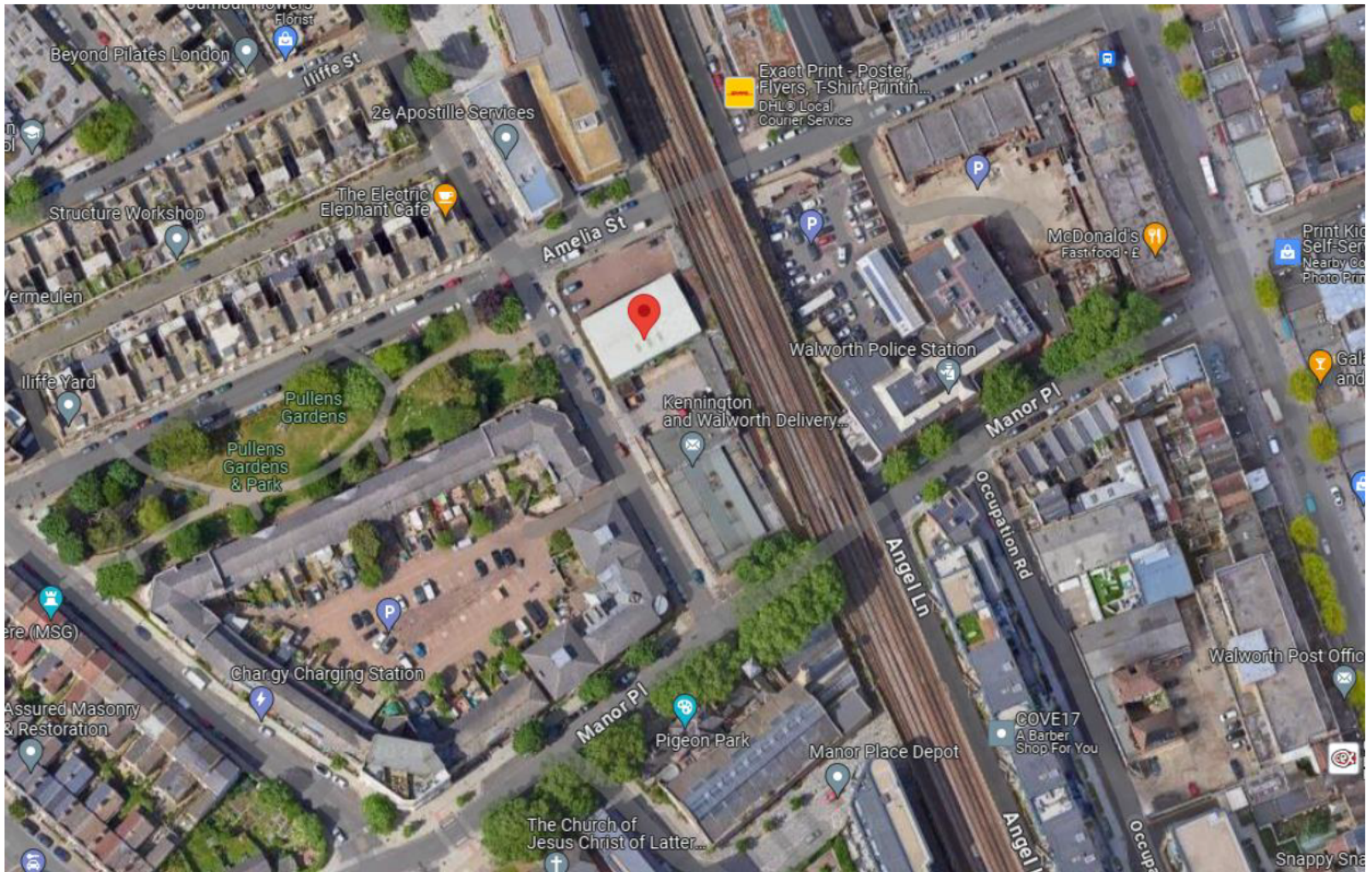
22/AP/0850- 31 Amelia Street, London, Southwark, SE17 3PY

Demolition of existing building on the site and erection of a mixed-use development comprising 744 sq. m. commercial floorspace (Class E) and student accommodation (146 rooms)

Site Location Plan



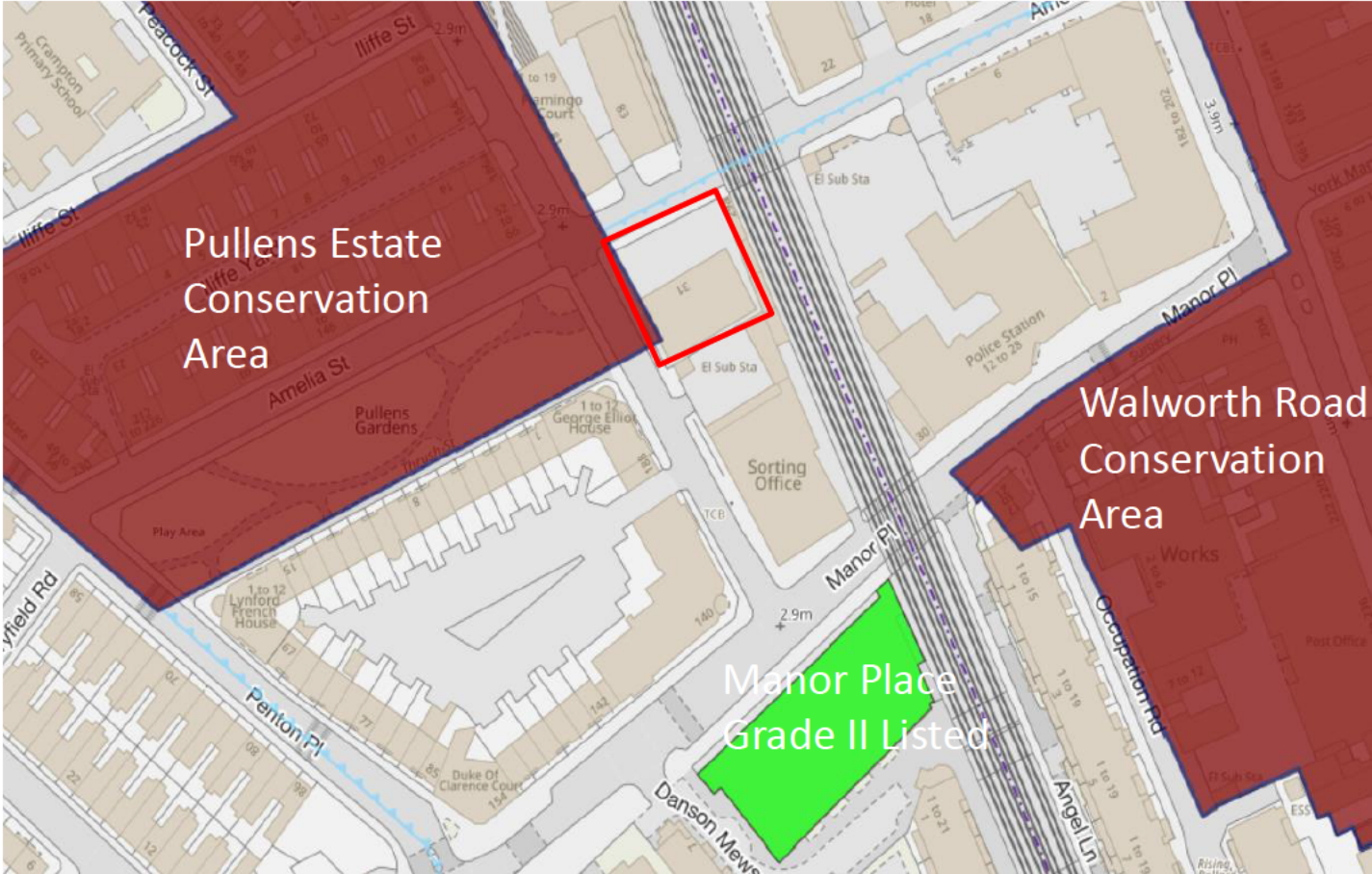
Aerial View



Existing Site



Heritage Assets



Proposal

- Demolition of existing building
- Construction of 8 storey building with set backs at fourth and sixth floors
- Replacement Use Class E floorspace at basement and ground floors
- Promotion of the Low Line
- 146 student rooms (114 self-contained studios, including 7 wheelchair accessible rooms, and 32 cluster rooms)

Proposal

Commercial

	Existing GIA sqm	Proposed GIA sqm	Change +/- sqm
Use Class E	735	744	+9

Student housing

Floor	Bed Count			Square Metres
	Studio beds	Accessible rooms	Cluster rooms	Area
Level 07	5	1	5	313
Level 06	9	1	5	401
Level 05	9	1	11	610
Level 04	9	1	11	610
Level 03	25	1	0	700
Level 02	25	1	0	700
Level 01	24	2	0	700
Total	146	8	32	4613

Visual



Consultation

<u>Original round of consultation: Summary table</u>		
Total number of responses: 120		
The split of views between the 120 responses was:		
In objection: 117	Neutral: 0	In support: 3

<u>Re-consultation: Summary table</u>		
Total number of responses: 17		
The split of views between the 17 respondents was:		
In objection: 17	Neutral: 0	In support: 0

Consultation

Reasons for objection:

- Loss of daylight/sunlight to neighbouring properties;
- Overlooking from the roof terrace;
- Increased noise locally once the development is operational, in particular from the roof terrace;
- Potential overshadowing of Pullens Gardens;
- There are more appropriate uses for the site, such as housing;
- There is no need/demand for student housing in this location;
- There is already too much student housing in this location;
- There is no need for replacement commercial floorspace.
- Development is too tall and big;
- Poor architectural/design quality;
- Harm to Pullens Gardens Conservation Area and Grade II listed Manor Place Baths;
- Will create inconsistent building lines;
- Lack of activity from the ground floor and no enhancement of the Low Line;
- Poor quality of accommodation for students in terms of space and light;
- Increase noise and traffic during construction;
- Loss of available on street parking during construction;
- Lack of affordable housing / affordable student housing;
- Lack of public realm / greenery / landscaping.

Reasons for support:

- More student housing is needed;
- The height of the development is in keeping with nearby blocks;
- The design is an improvement to the existing building on site.

Community Involvement

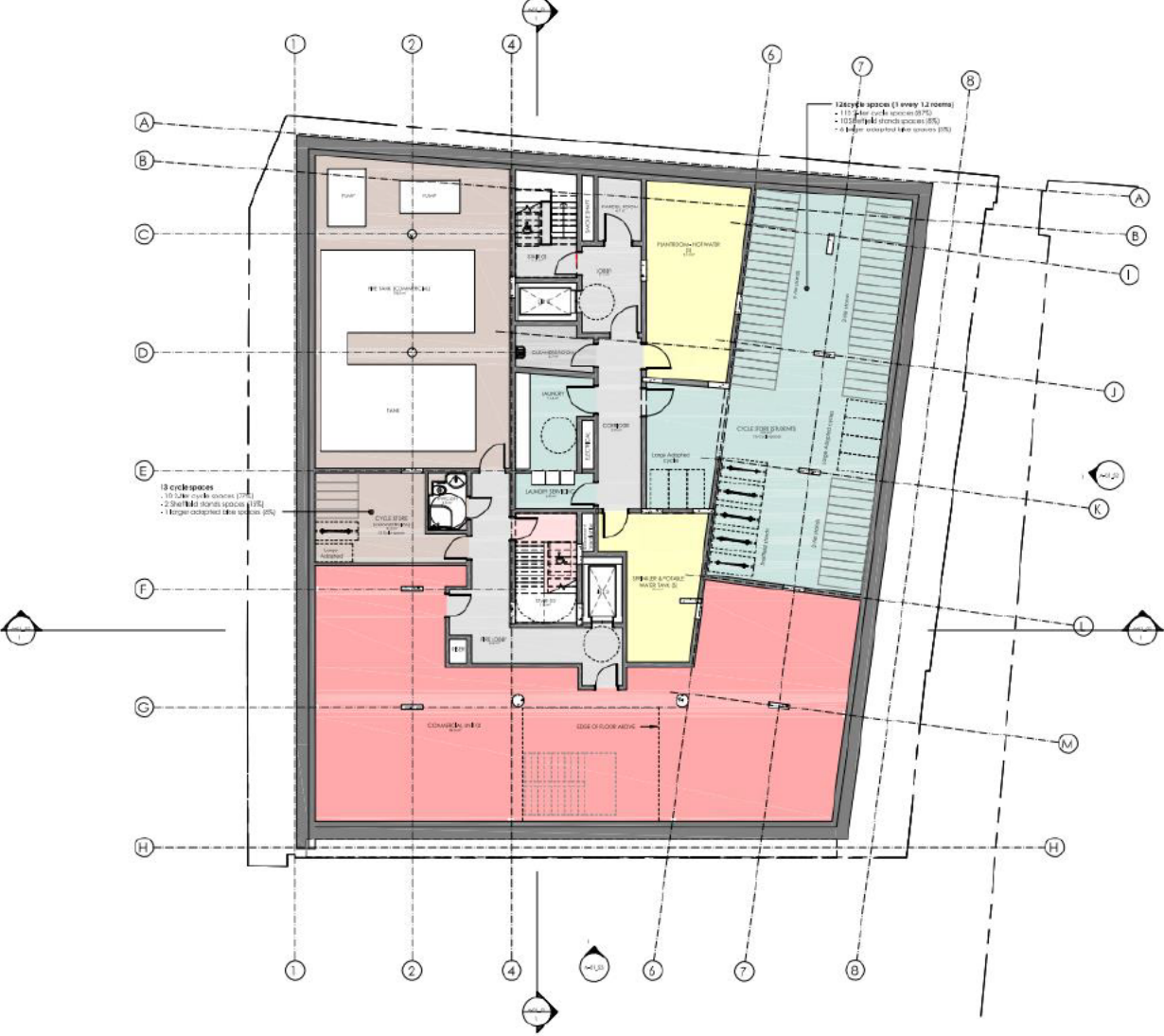
Consultation Undertaken by Applicant: Summary Table

<u>Date</u>	<u>Form of consultation</u>
14 December 2021	<ul style="list-style-type: none">• The applicant emailed Newington Ward Councillors informing them of the proposals and inviting them to a meeting with the project team.• A website went live detailing the proposals.• A virtual exhibition was open from 14 December to 22 December to engage with local residents, inform them of the plans and receive feedback – 136 views were recorded on the website and 14 feedback responses were provided.
15 December 2021	<ul style="list-style-type: none">• Newsletters were distributed to approximately 980 households and businesses in the local area.
11 January 2021	<ul style="list-style-type: none">• A meeting was held at the request of the Chair of the Walworth Society.

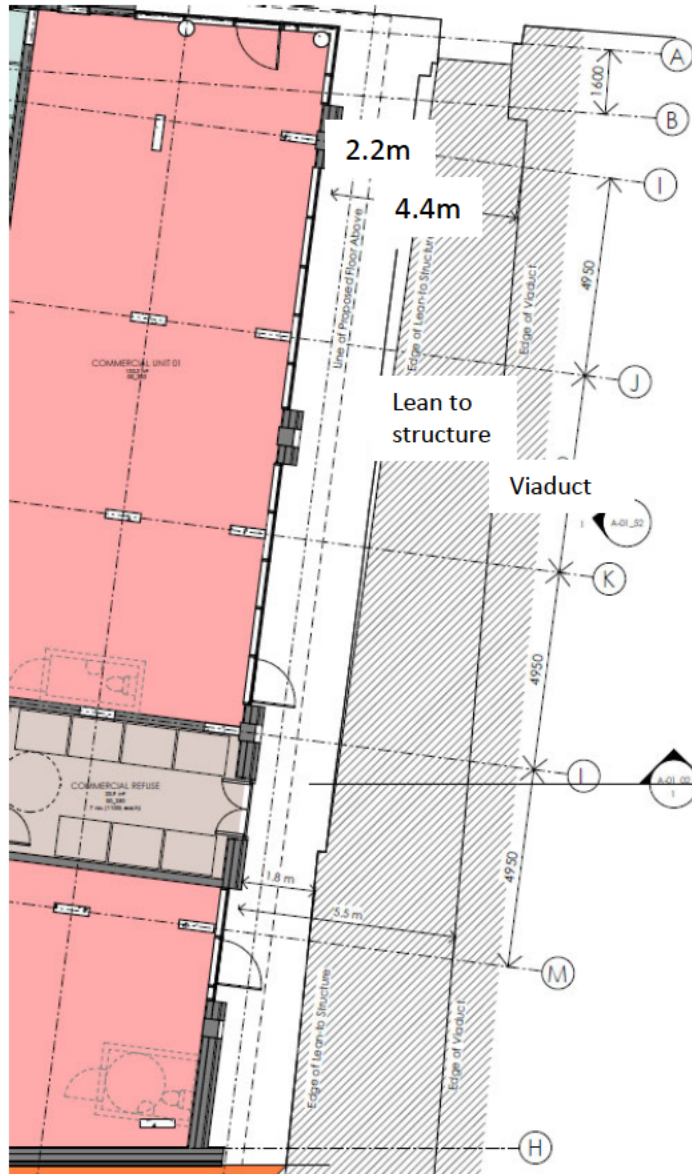
Viability

- Direct-let scheme (not linked to any specific university or college)
- Payment-in-lieu financial contribution of £5,110,000 towards affordable housing
- This equates to 35% of 146 habitable rooms at £100,000 per habitable room
- Early Stage Review and Late Stage Review secured via Section 106 agreement – affordable housing cap of £5,840,000 (financial equivalent of 40%)

Use Class E floorspace - Basement



Low Line



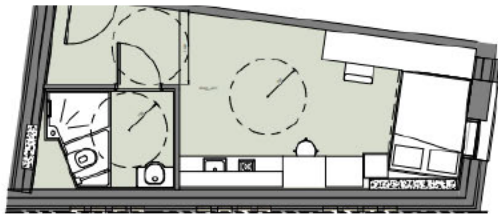
Quality – Student Rooms



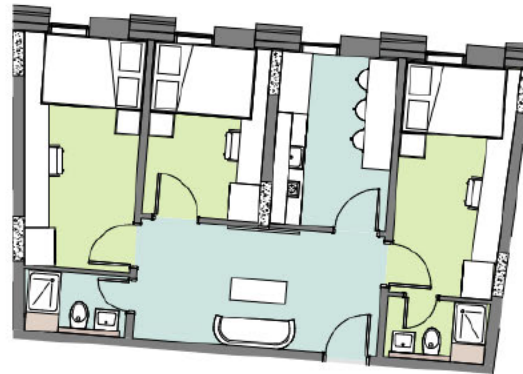
Above: Standard studio unit



Above: Standard 8 bedroom cluster room



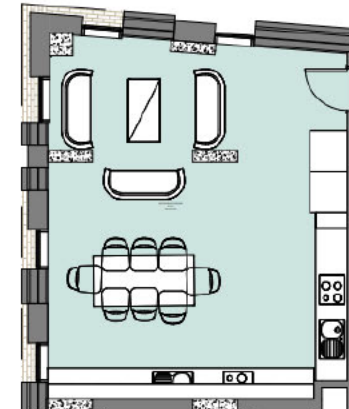
Above: Accessible studio unit



Left: 3 bedroom cluster unit



Above: 2 bedroom cluster unit



Above: 8 bedroom cluster unit

Quality – Shared Student Spaces

Give
**BOOKABLE ROOM/
 PRIVATE DINING**
 Your time,
 your words,
 your presence

L06 (65 m²)
 Roof terrace

**KEEP
 LEARNING**
STUDY ROOM
 EMBRACE NEW
 EXPERIENCES,
 SEE OPPORTUNITIES,
 SURPRISE YOURSELF

L05 (41.5m²)

**BE
 ACTIVE**
WELLNESS SUITE
 DO WHAT YOU CAN,
 ENJOY WHAT YOU DO,
 MOVE YOUR HOOD

L04 (41.5m²)

L03 (41.5m²)

**TAKE
 NOTICE**
**ARTS &
 PERFORMANCE ROOM**
 REMEMBER
 THE SIMPLE
 THINGS THAT
 GIVE YOU JOY

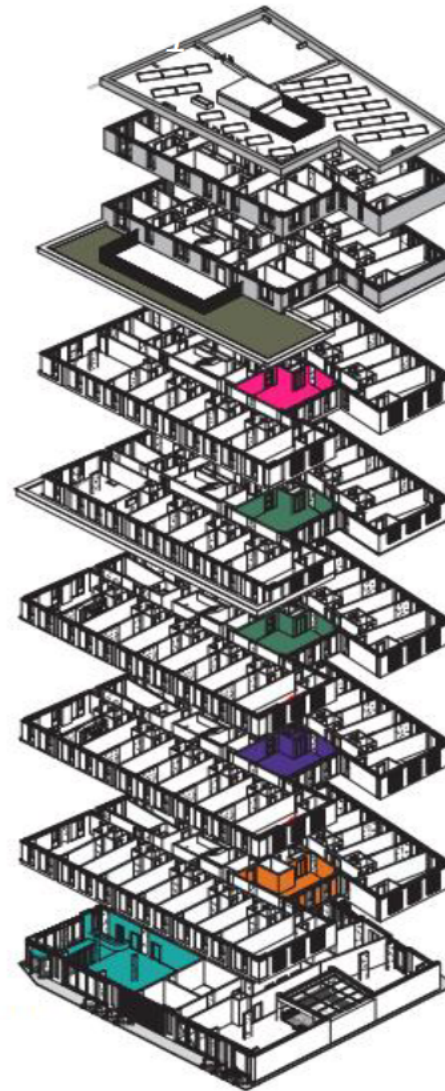
L02 (41.5m²)

L01 (34m²)

CONNECT
SOCIAL LOUNGE
 TALK & LISTEN,
 BE THERE,
 FEEL CONNECTED

L00 (88m²)

Total 288sqm



Daylight and Sunlight



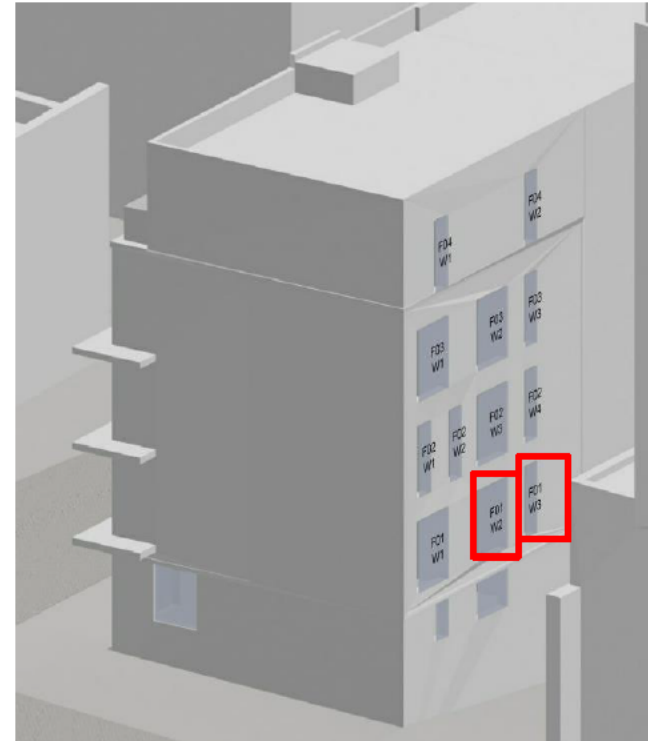
NEIGHBOURING PROPERTIES CONSIDERED FOR ANALYSIS

- 1: 68-82 Amelia Street:
Dwg No: 21457-LOC-001
- 2: 52-66 Amelia Street:
Dwg No: 21457-LOC-001
- 3: 81 Crampton Street:
Dwg No: 21457-LOC-002
- 4: 83 Crampton Street:
Dwg No: 21457-LOC-003
- 5: 22 Amelia Street:
Dwg No: 21457-LOC-004
- 6: 140 Manor Place:
Dwg No: 21457-LOC-005
- 7: 188 Crampton Street:
Dwg No: 21457-LOC-006
- 8: 1-12 George Eliot Street:
Dwg No: 21457-LOC-006

Daylight and Sunlight – 81 Crampton Street

	Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value)				Total windows
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)	
Proposed vs existing	10	2	0	0	12

	Number of rooms that would experience a reduction in NSL (as a percentage of the baseline NSL value)				Total rooms
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)	
Proposed vs existing	11	0	0	0	11

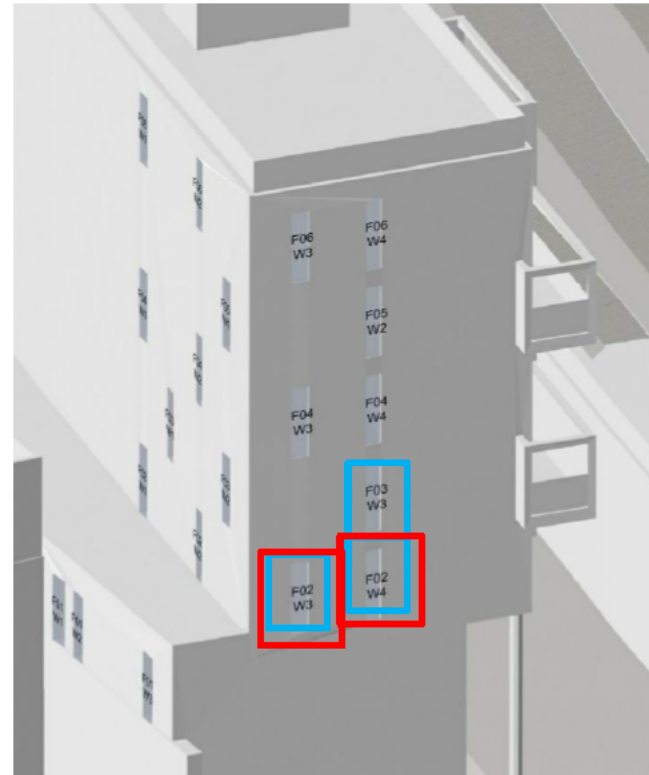


VSC red

Daylight and Sunlight – 83 Crampton Street

	Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value)				Total windows
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)	
Proposed vs existing	18	0	2	0	20

	Number of rooms that would experience a reduction in NSL (as a percentage of the baseline NSL value)				Total rooms
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)	
Proposed vs existing	16	0	2	1	19

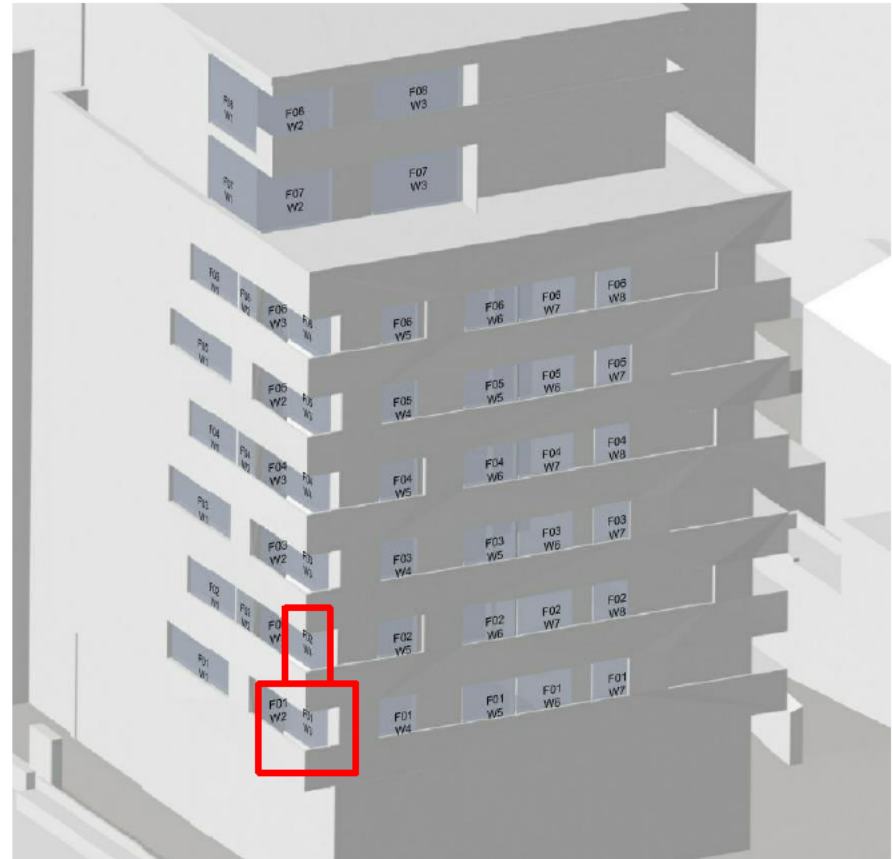


VSC red
NSL blue

Daylight and Sunlight – 22 Amelia Street

	Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value)				
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)	Total windows
Proposed vs existing	48	3	0	0	51

	Number of rooms that would experience a reduction in NSL (as a percentage of the baseline NSL value)				
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)	Total rooms
Proposed vs existing	34	0	0	0	34



VSC red

Daylight and Sunlight – 1-12 George Elliot House

	Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value)				Total windows
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)	
Proposed vs existing	18	10	4	1	33

	Number of rooms that would experience a reduction in NSL (as a percentage of the baseline NSL value)				Total rooms
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)	
Proposed vs existing	17	2	0	0	19

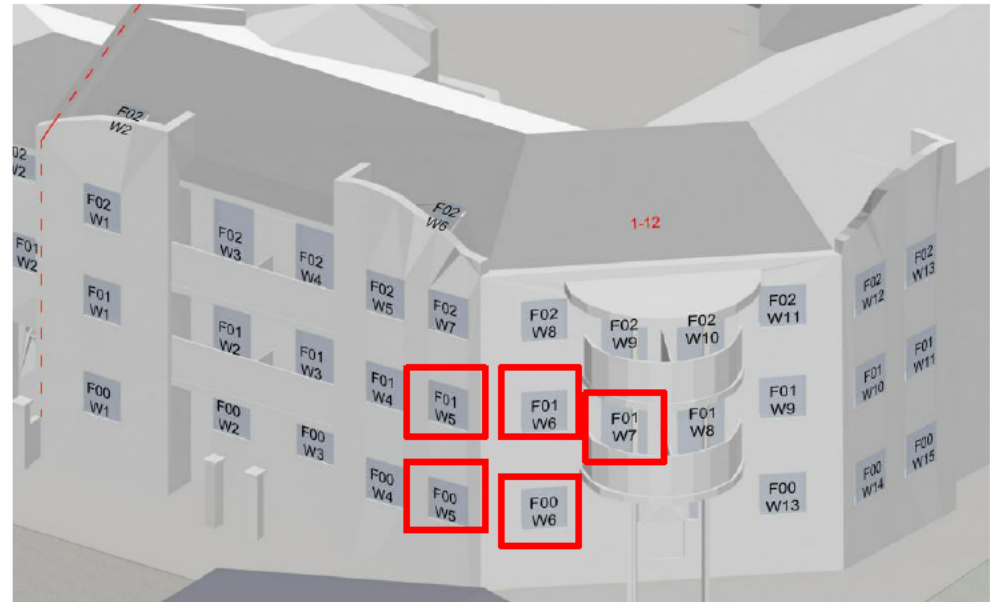


VSC red
NSL blue

Daylight and Sunlight – 1-12 George Elliot House (without balconies / overhangs)

	Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value)				Total windows
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)	
Proposed vs existing	28	5	0	0	33

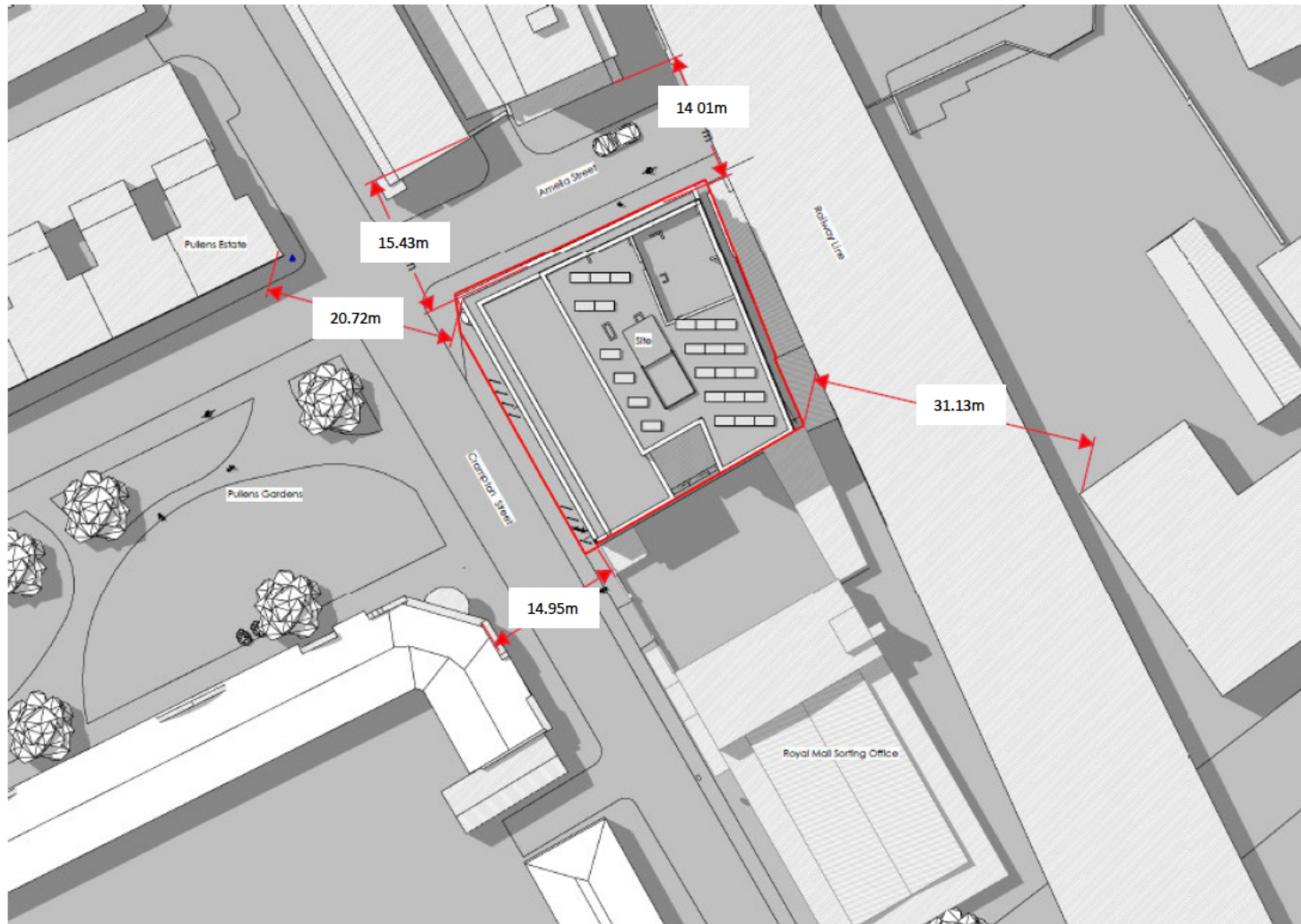
	Number of rooms that would experience a reduction in NSL (as a percentage of the baseline NSL value)				Total rooms
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)	
Proposed vs existing	19	0	0	0	19



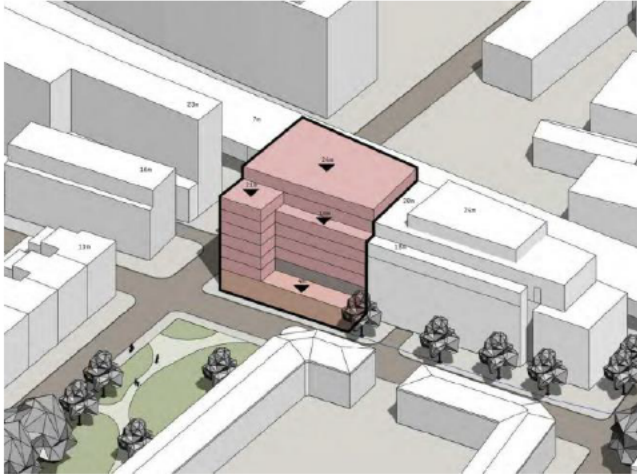
VSC red

Reductions of 0.78 and 0.79

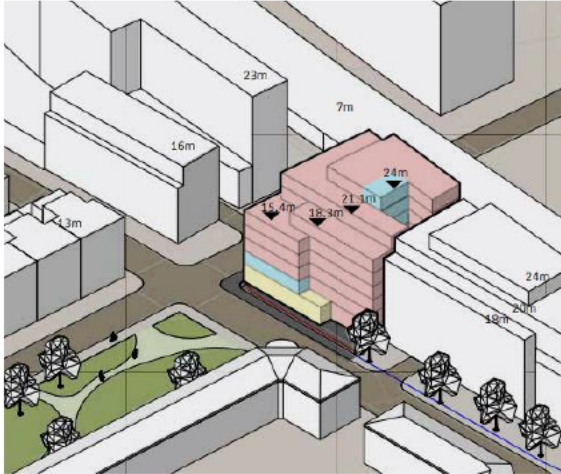
Separation Distances



Massing Evolution



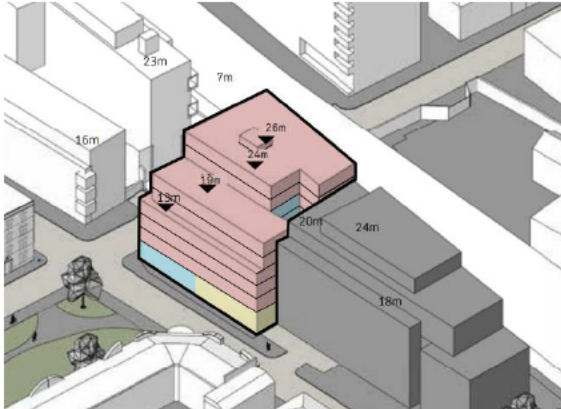
First pre-app 20/EQ/0302



Second pre-app 21/EQ/0036



Final pre-app 21/EQ/0212



Proposed massing

Design



Design



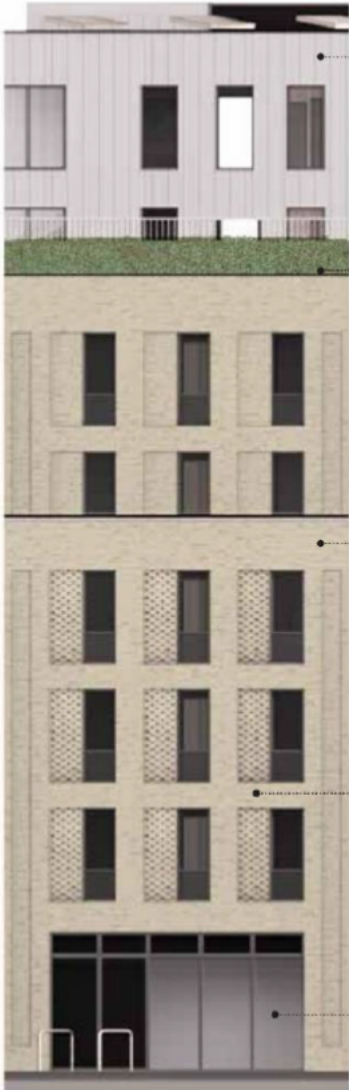
Design



Design



Design



Standing seam metal cladding



Box planting



Brick



Decorative patterning

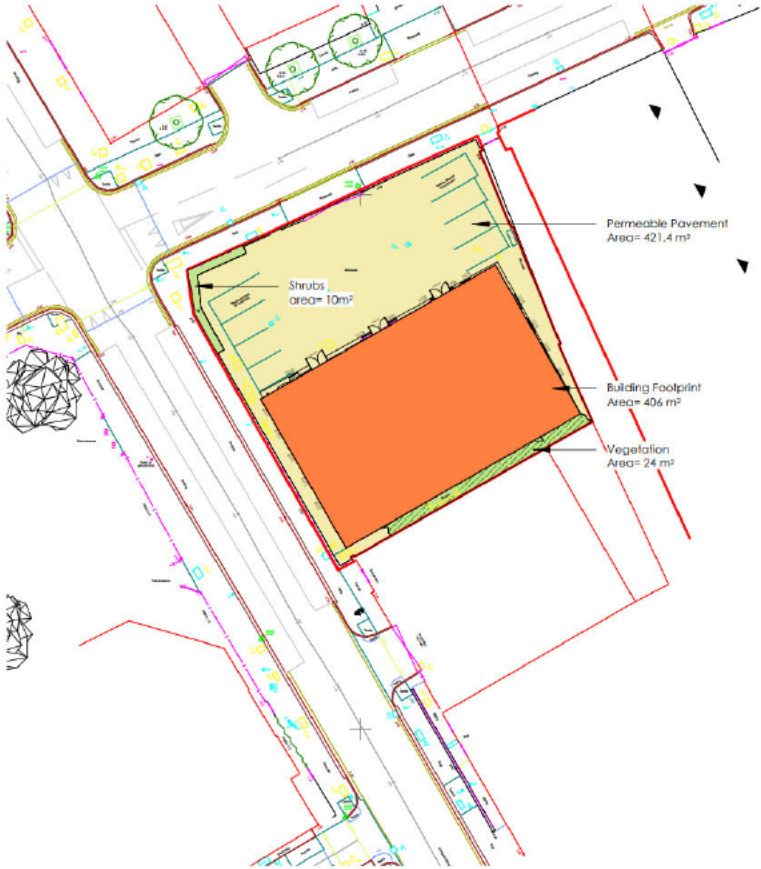


Curtain walling

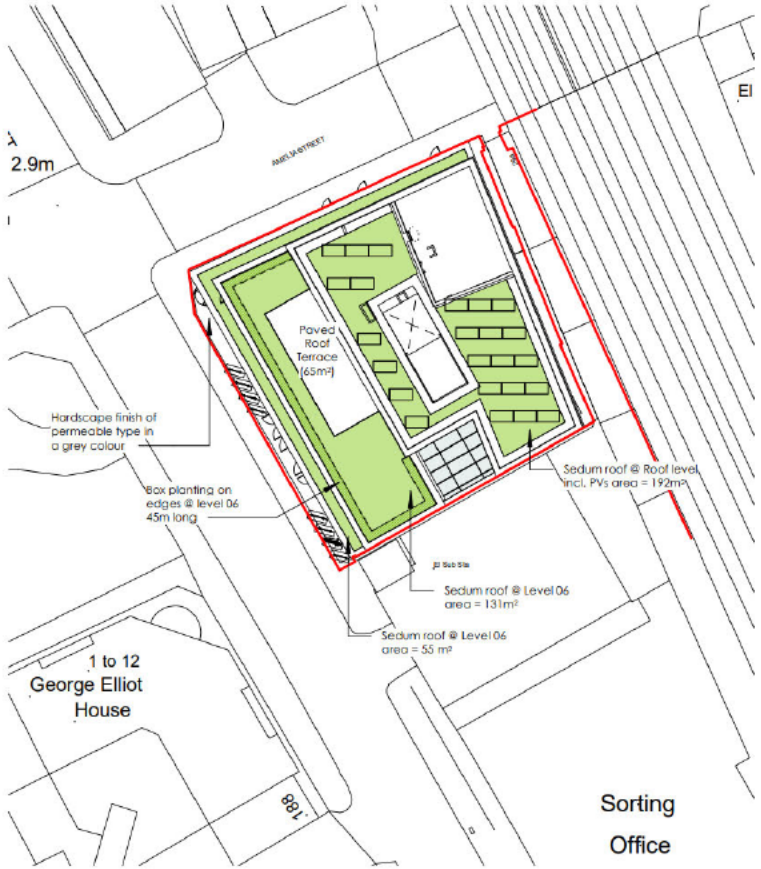
Energy and Sustainability

<u>Development CO2 Emissions from each stage of the Energy Hierarchy</u>			
	Total Regulated Emissions	CO2 Savings	Percentage saving
With Be Lean applied	254 tonnes CO2	7.2 tonnes CO2	4.5%
With Be Clean applied	254 tonnes CO2	0	0
With Be Green applied	102 tonnes CO2	92.4 tonnes CO2	58.3%
Cumulative saving		99.6 tonnes CO2	<u>62.8%</u>
Financial contribution = £168,147			

Landscaping



UGF 0.383 and high BNG



Planning Obligations – Section 106

<u>Obligation</u>	<u>Terms</u>
Affordable housing payment-in-lieu	£5,110,000 contribution
Affordable housing Early Stage Review	If the planning permission has not been implemented within two years
Affordable housing Late Stage Review	Required at first full year of occupation – capped at £5,840,000
Construction phase jobs/ contributions	Deliver 10 sustained jobs and 10 short courses or make the pro-rata contribution of £44,500
Student Management Plan	Details of operation, logistics, deliveries and servicing, security and surveillance and commutation with residents / other interested parties
Use of premises	Secured as student accommodation only
Archaeology monitoring and supervision	£3,389 contribution
Delivery and Servicing Monitoring Plan	Method for monitoring / recording the number of trips
Highways works and parking permit exclusion	Scope of S278 Works in accordance with SSDM standards
Future-proofed connection to district CHP	Energy strategy detailing future-proofing
Carbon offset payment	£168,147 contribution
Be Seen monitoring	Submission of energy performance
Pullens Gardens bin store contribution	£50,000 contribution

Summary

- Major Town Centre, Central Activities Zone and Opportunity Area location appropriate for re-provision of commercial floorspace and delivery of student housing
- 744sqm Use Class E - contributes to the Low Line with active ground floor frontages
- 114 self-contained studios (8 wheelchair accessible) and 32 cluster rooms
- 8 storey building with set backs creates an appropriate height and massing
- Payment-in-lieu financial contribution towards affordable housing of £5,110,000
- Car free development with policy compliant cycle storage
- Amenity impacts to neighbouring residents acceptable on balance
- 62.8% reduction of carbon emissions over Part L and BREEAM 'Excellent' requirement
- High Biodiversity Net Gain and Urban Greening Factor of 0.383

Recommendation

1. That full planning be granted for application number 22/AP/0850, subject to conditions and the applicant entering into a satisfactory legal agreement.
2. That in the event that the legal agreement is not entered into by 16 July 2024 the Director of Planning and Growth be authorised to refuse planning permission for 22/AP/0850, if appropriate, for the reasons set out in paragraph 297 of this report.