

Welcome to Southwark Planning Committee A Majors 12 June 2024

MAIN ITEMS OF BUSINESS

Item 6.1 - 23/AP/0543

Block C, Former Mulberry Business Park,
Quebec Way, London, SE16



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Gavin Edwards



Councillor Reginald Popoola



Councillor Nick Johnson



Councillor Darren Merrill



Councillor Esme Hicks

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

WINNER

Southwark Free
Wi-Fi Password
Fr33Wifi!

Item 6.1

23/AP/0543

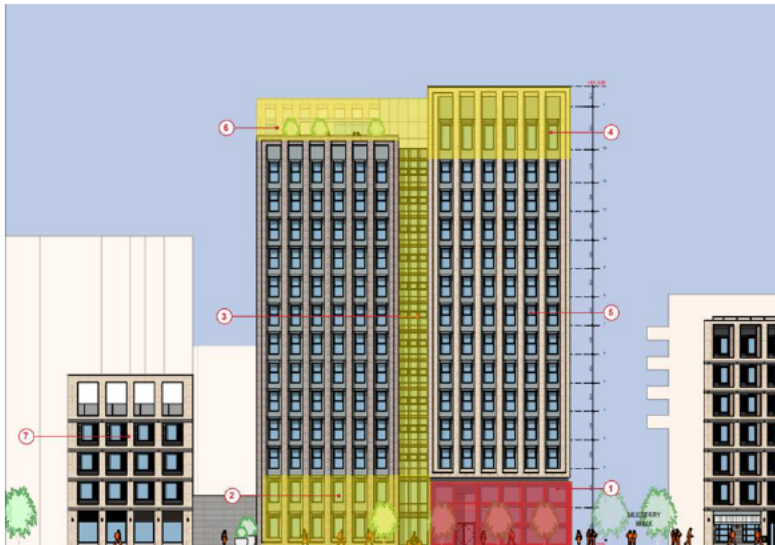
Block C, Former Mulberry Business Park, Quebec Way, SE16

Construction of a Part 13 and Part 14 storey building (over basement) with a maximum height of 51m AOD to provide 135 co-living/shared living rooms with associated internal and external amenity space (Sui generis) together with ground and first floor commercial units (Class E), with ancillary refuse/cycle stores, servicing areas, landscaping, associated public realm works and provision of 2 disabled car parking spaces.

Site Boundary and Context

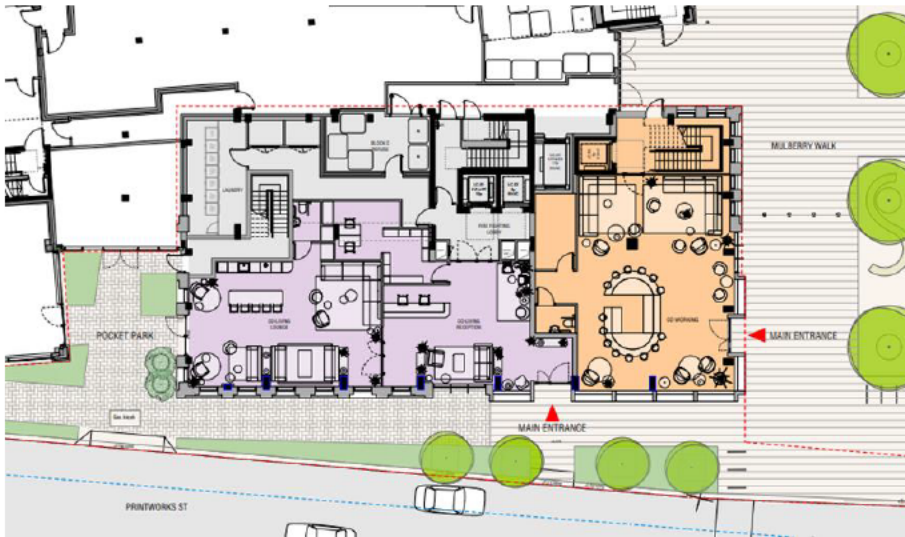


Proposal Overview



Printworks Street elevation showing proposed uses within the building

- Co-living amenity
- Co-working cafe



Proposed ground floor layout showing public realm and public café

- Co-living amenity (sui generis)
- Co-working cafe (Class E)

Internal Layout



Typical floor layout above showing studios and communal facilities

Standard studio layout top right

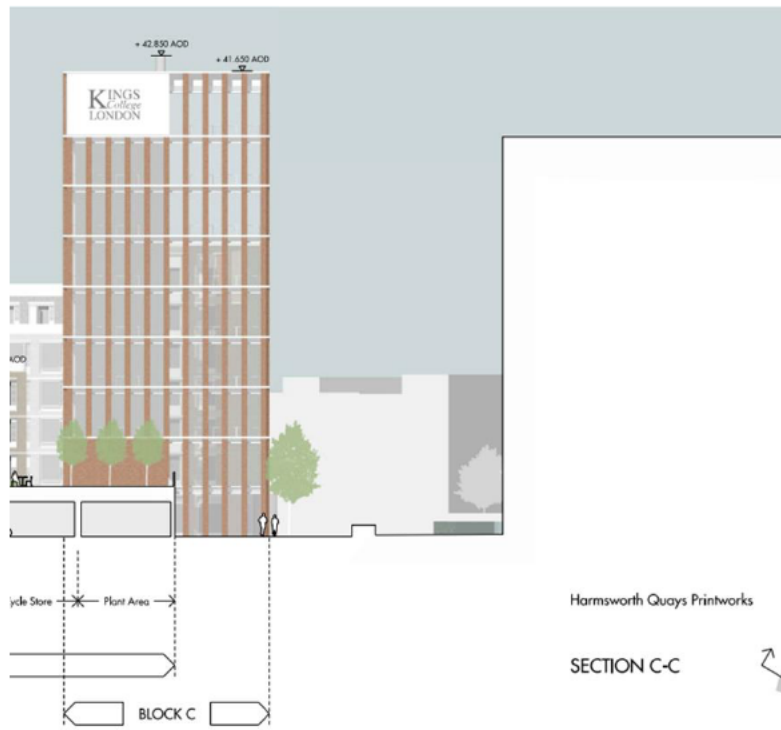
CGI of studio layouts bottom right



Communal Spaces

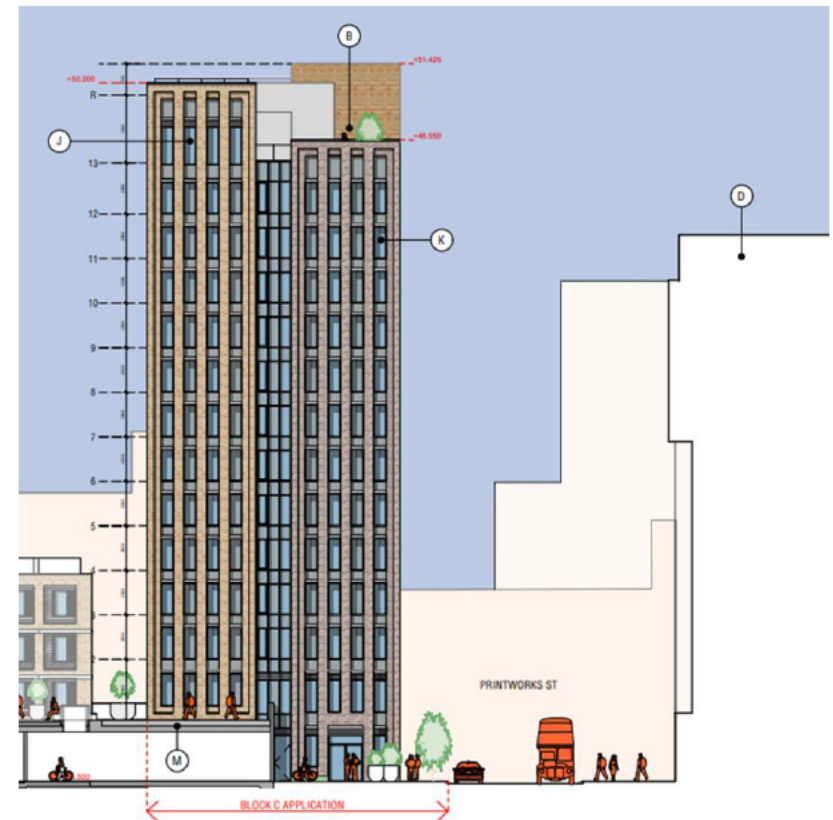


Height Comparison with Extant 2013 Scheme



Harmsworth Quays Printworks

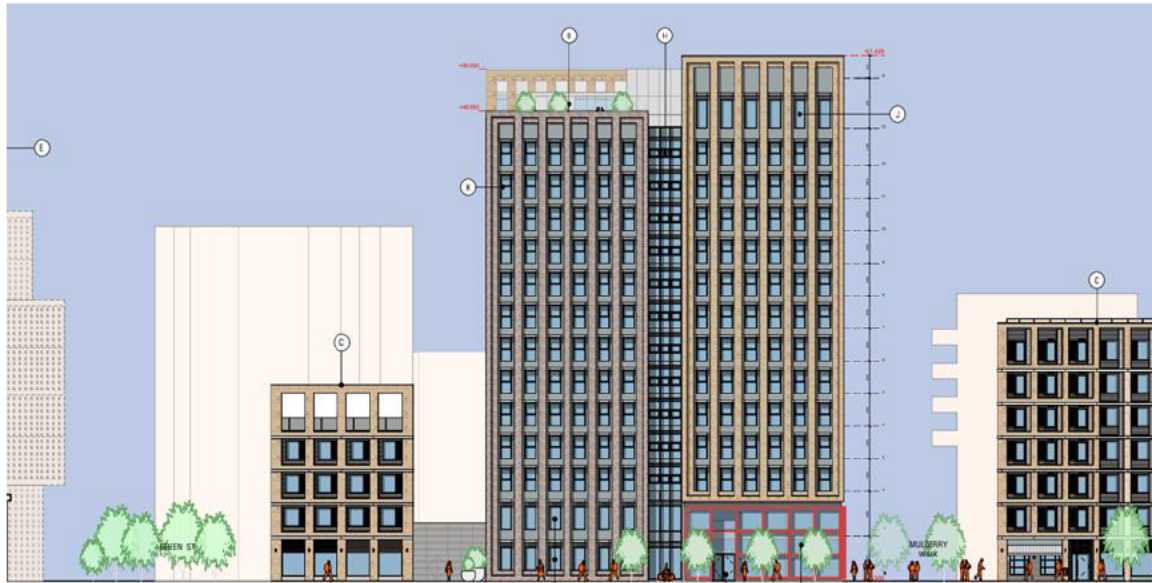
SECTION C-C



Section through Printworks Street to show the extant permission for Block C (left) – maximum height 42.8 AOD compared to the proposed scheme (right) – maximum height 51.4m AOD

Change in context since 2013 permission due to planning approvals for Zones H and L of the British Land Masterplan scheme

Design



Proposed east elevation with the existing 'Scape' development to the left and right.

High quality detailing with red metal frames respecting the 'red' details coming forward on adjacent schemes

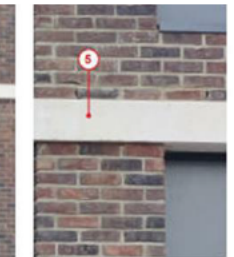
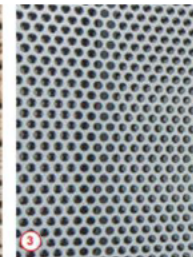
Robust brick and metal materials pallet



RED FRAMEWORK RETAINED TO 'GROUND' - THE BUILDING AND RETAIN CONSISTENCY

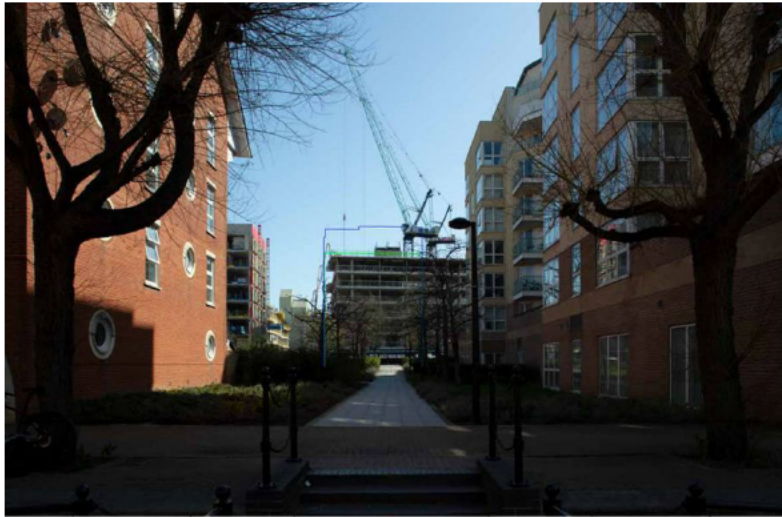
CO WORKING ENTRANCE MARKED OUT WITH WHITE DOORS AND SIGNAGE

CO LIVING ENTRANCE MARKED OUT WITH BLACK DOORS AND SIGNAGE



- 1 - DARK BROWN / RED BRICK
- 2 - YELLOW BRICK
- 3 - PPC PERFORATED ALUMINIUM PANELS
- 4 - GLAZED CURTAIN WALL
- 5 - WHITE BANDS ABOVE WINDOWS

Design – Views



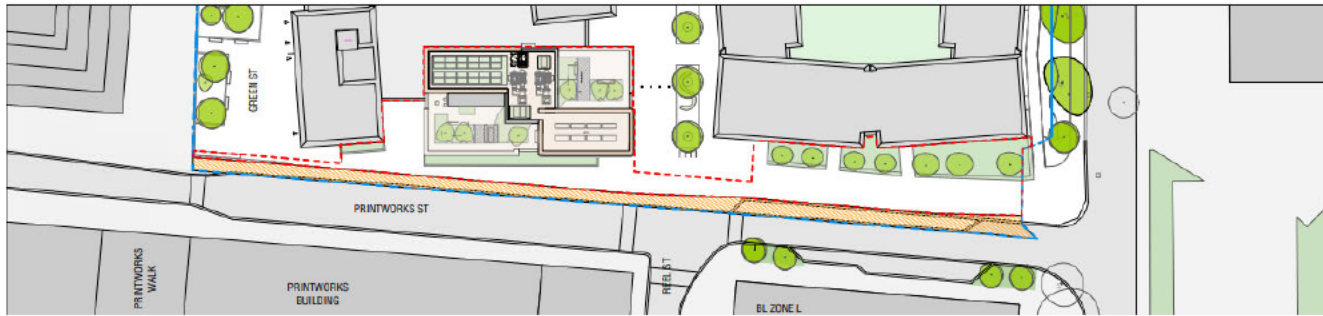
View from Albatros Way top left

View from Stave Hill top right

View from Decathlon entrance left

Block C shown in wire line blue (previous Block C approval shown in green) and approved British Land and Artinvest Buildings in orange

Public Realm, Landscaping & UGF











Proposed land to be handed over (orange hatch) to create two way Printworks Street

UGF targets achieved through a combination of the living roofs, communal terraces and ground public realm landscaping



Total Site Area (m2) 1188.8
Overall Score 0.402



-  INTENSIVE GREEN ROOF OR VEGETATION OVER STRUCTURE
Substrate minimum settled depth of 150mm
[in raised planters]
-  INTENSIVE GREEN ROOF OR VEGETATION OVER STRUCTURE
Substrate minimum settled depth of 150mm
[bicolor roof]
-  STANDARD TREES PLANTED IN CONNECTED TREE PITS
With a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree
-  STANDARD TREES PLANTED IN PITS
With soil volumes less than two thirds of the projected canopy area of the mature tree
-  FLOWER RICH PERENNIAL PLANTING
[ground level planting]
-  FLOWER RICH PERENNIAL PLANTING
[in large pits]
-  HEDGES
Line of mature shrubs one or two shrubs wide
-  GREEN WALL
Climbers rooted in soil
-  PERMEABLE PAVING

Wind



Key to Pedestrian Comfort Conditions

- Frequent Sitting
- Occasional Sitting
- Walking

Summer season conditions

Comfort Category	Colour
Frequent Sitting	Grey
Occasional Sitting	Blue
Standing	Green
Walking	Yellow
Uncomfortable and/or Unsafe	Red



Key to Pedestrian Comfort Conditions

- Occasional Sitting
- Standing
- Walking

Winter season conditions



Key benefits

- 135 high quality co-living units
- 10% Wheelchair units
- Additional public commercial unit
- New pocket park
- High quality public realm
- Exemplary quality design
- 58% onsite carbon emissions with offset payment to achieve 100%
- Carbon offset fund £85,785
- £5.4m PiL for affordable housing (being the equivalent of 40% of the hab rooms).
- Employment and training opportunities
- Delivery of land required to facilitate a two way Printworks Street
- Proportionate sum towards the costs of delivering the two way street
- £28,000 towards local highway/public realm improvements
- £22,000 towards legible London signage – prior to occupation
- £110,000 towards cycle hire docking stations/facilities
- Provision of 2 Blue Badge Spaces fitted with electric vehicle charging points
- Travel plan including 3 years membership for residents for the car club

NB: The above s106 obligations are in addition to those already secured under the 2013 permission for the wider Mulberry park site.