

Welcome to Southwark Planning Committee A Majors 31 July 2024



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Gavin Edwards



Councillor Reginald Popoola



Councillor Nick Johnson



Councillor Darren Merrill



Councillor Esme Hicks

MAIN ITEMS OF BUSINESS

Item 6 – Release of Section 106

Item 8.1 - 22/AP/4376

Friars Close, Bear Lane
London-
SE1 0UJ



Southwark Free
Wi-Fi Password
Fr33Wifi!

Item 6: Release of Section 106 monies - Bramcote Park and former Kentish Drovers pub



Bramcote Park (Existing)





Bramcote Park (Proposed)

Bramcote Park (Proposed)



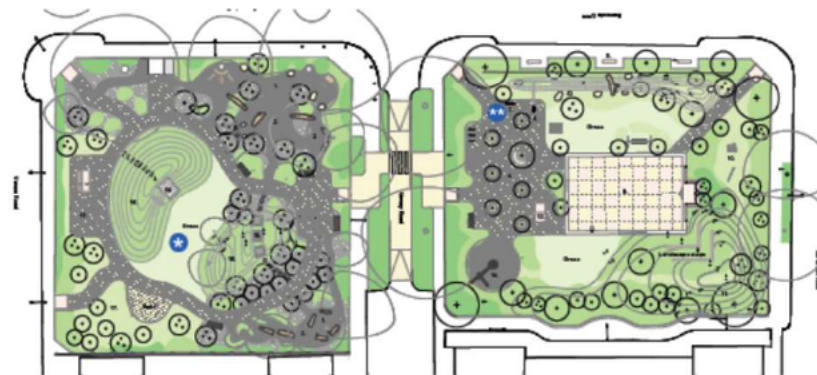
BRAMCOTE PARK VIEWS



Bramcote Park south side view*



Bramcote Park north side view**



Former Kentish Drovers Public House

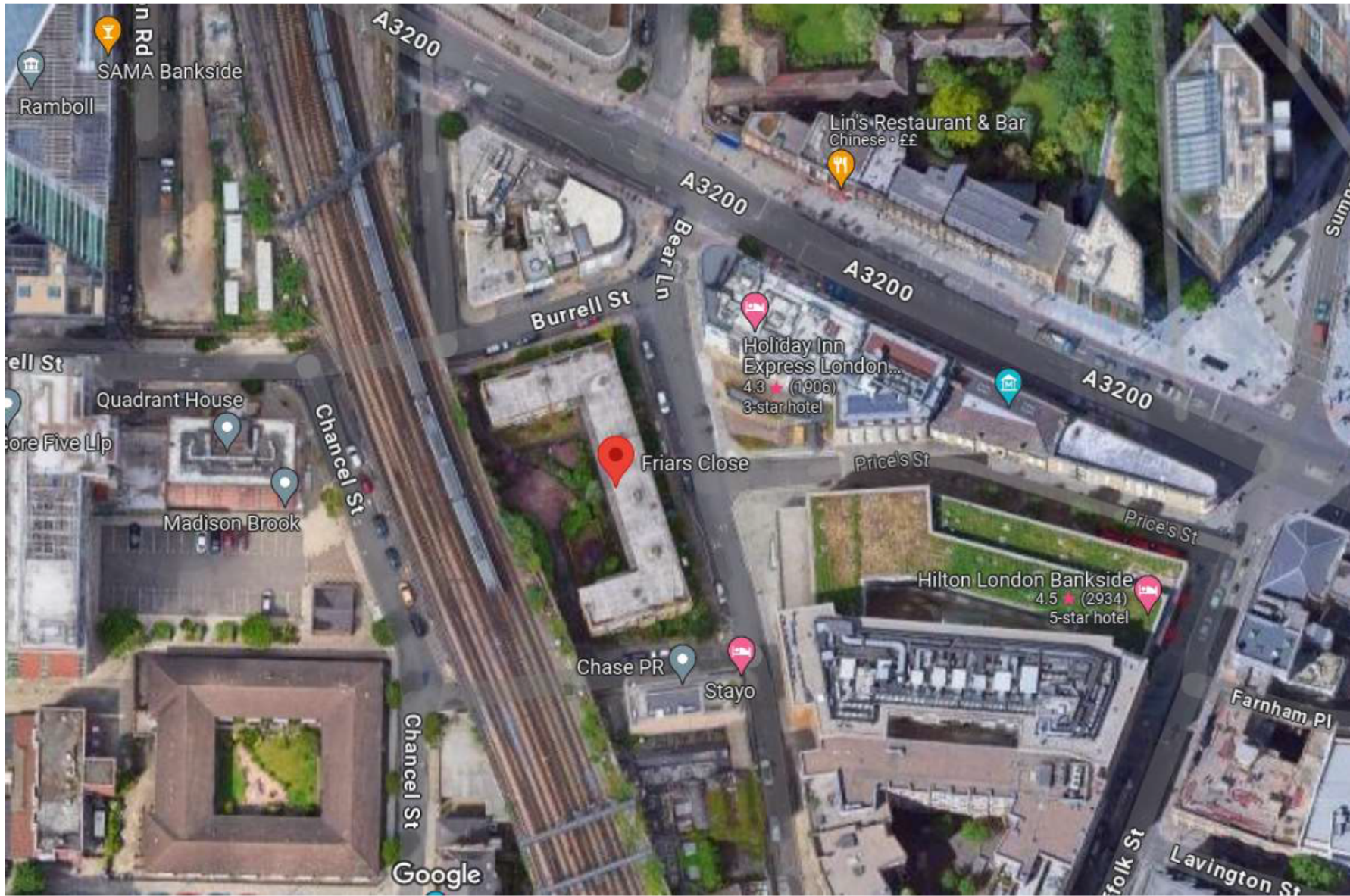


Item 8.1 - 22/AP/4376

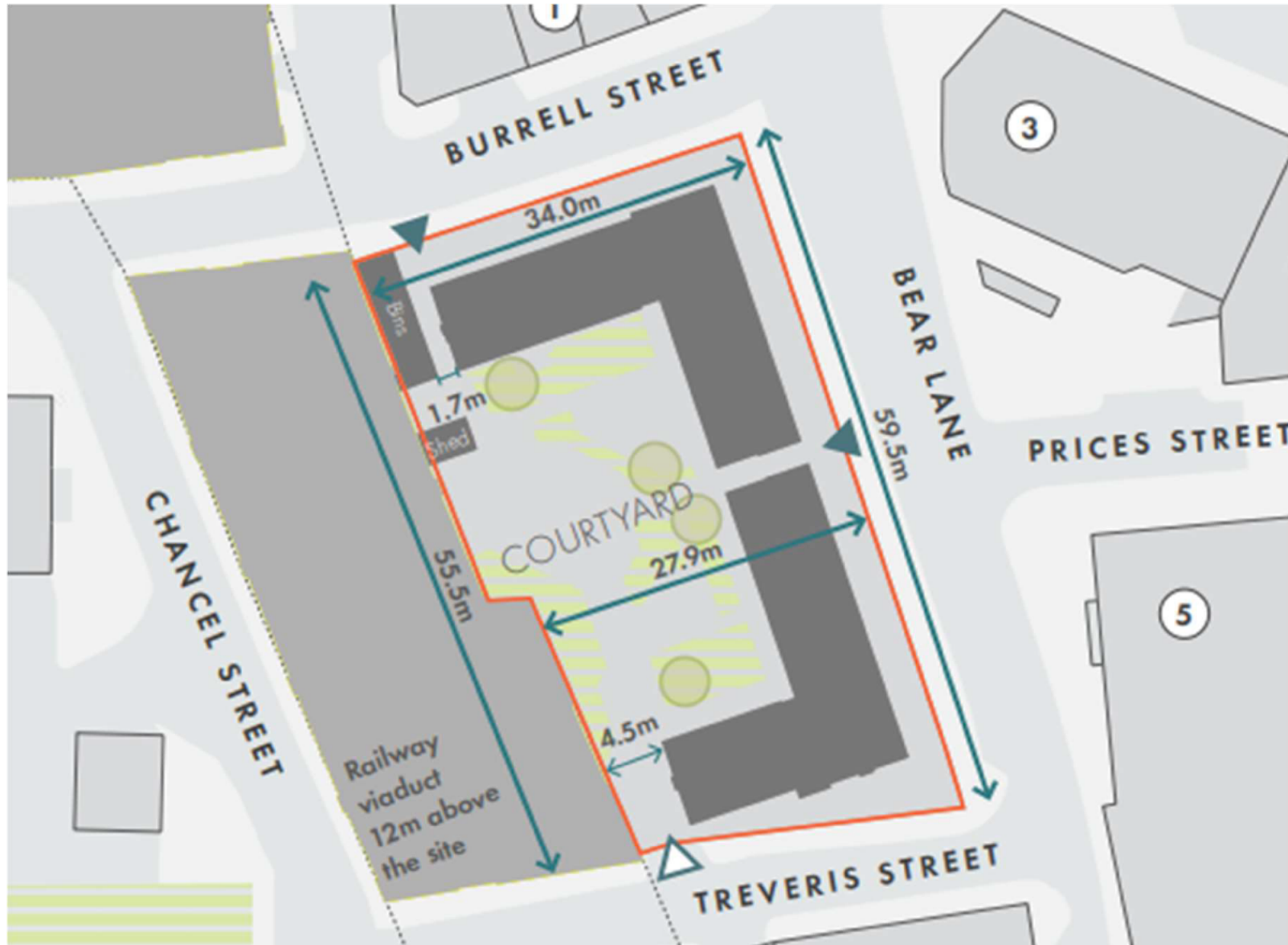
Friars Close, Bear Lane, SE1 0UJ

Demolition of all existing residential buildings and ancillary structures on site. Construction of residential homes (Use Class C3) and flexible community & learning (Use Classes F1 & F2) floorspace; roof plant enclosure; cycle and vehicle parking; highway and access improvements; and landscape and public realm improvements. The new building would comprise a part nine, part twenty-two storey building to deliver 149 new homes.

Existing Site Context



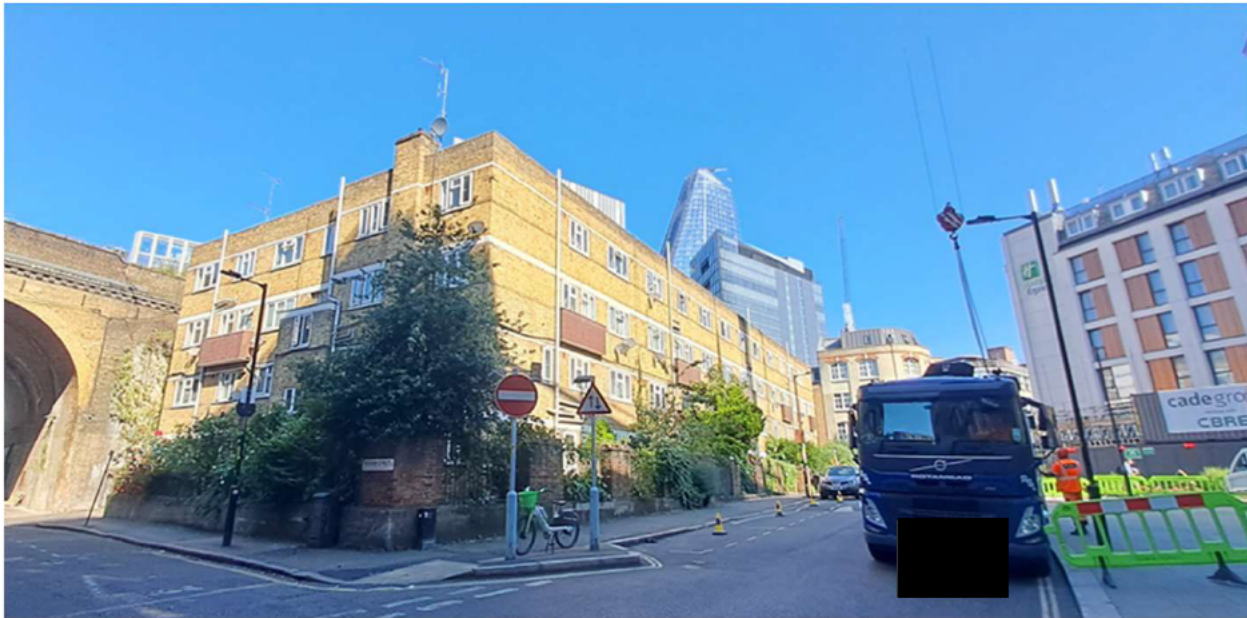
Existing Site Plan



Site Photographs



View of existing building looking South



View of existing building looking North

Photos of the existing building



Proposed Development

- Part 9, part 22 storey development
- 43% affordable homes, all social rent (54 homes, 211 habitable rooms)
- Flexible community and learning uses
- Delivery of the Low Line on part of the site
- Biodiversity Net Gain of 58.8%
- Urban Greening Factor of 0.43
- 65% CO2 reduction
- 264 long stay and 5 short stay cycle parking spaces
- An on-site accessible parking space

Consultation Responses

Neighbours letters date of posting (updated version)	Site notice date of display	Press notice date of publication	Number of Public comments received	Support	Neutral	Objection
26.06.2024	31.01.2023	19.10.2023	25	9	-	16 (this includes objection signed by 17 units of the Almshouses)

Breakdown of proposed uses

	Existing	Proposed	Change +/-
Total number of residential units	28	149	+ 121

	Existing	Proposed	Change +/-
Affordable units	28	54	+26

Use class	Existing sqm	Proposed sqm	Change +/-
Use class F	0	195	+ 195

Proposed ground floor layout plan



Floor Plans



First floor plan



3rd to 5th floor plan

Floor plans



7th to 8th floor



12th to 20th floor

Shared Amenity Space – 9th Floor



- 1 Flexible astrourf area with playful mounds and natural play
- 2 Work station with views across London
- 3 Platform seating
- 4 Vertical greening
- 5 Feature trees
- 6 Biodiverse planting beds
- 7 Community picnic table
- 8 Covered area - Older kids play (Table tennis)
- 9 Toddler climbing play equipment
- 10 Mini greenhouses
- 11 Green roof
- 12 Outdoor working space
- 13 Amphitheatre-style seating steps
- 14 Artificial lawn for toddler play (also can become yoga lawn)
- 15 Wall-mounted play equipment (e.g. finger maze)

Not to scale



1. Traversable wall



2. Play on the way blocks

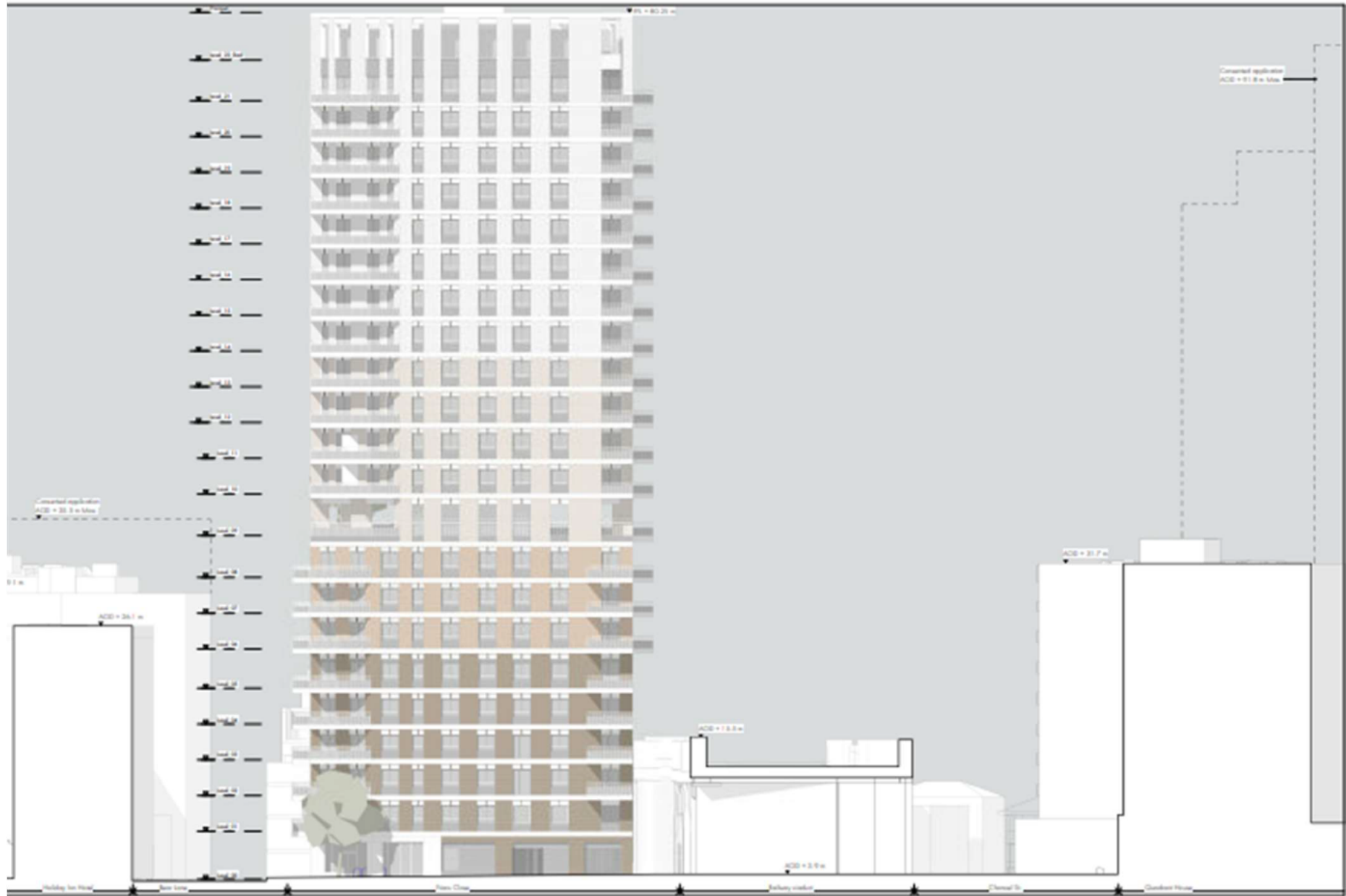


3. Performance play



4. Sculptural play benches

Proposed North Elevation



Proposed East (front) Elevation



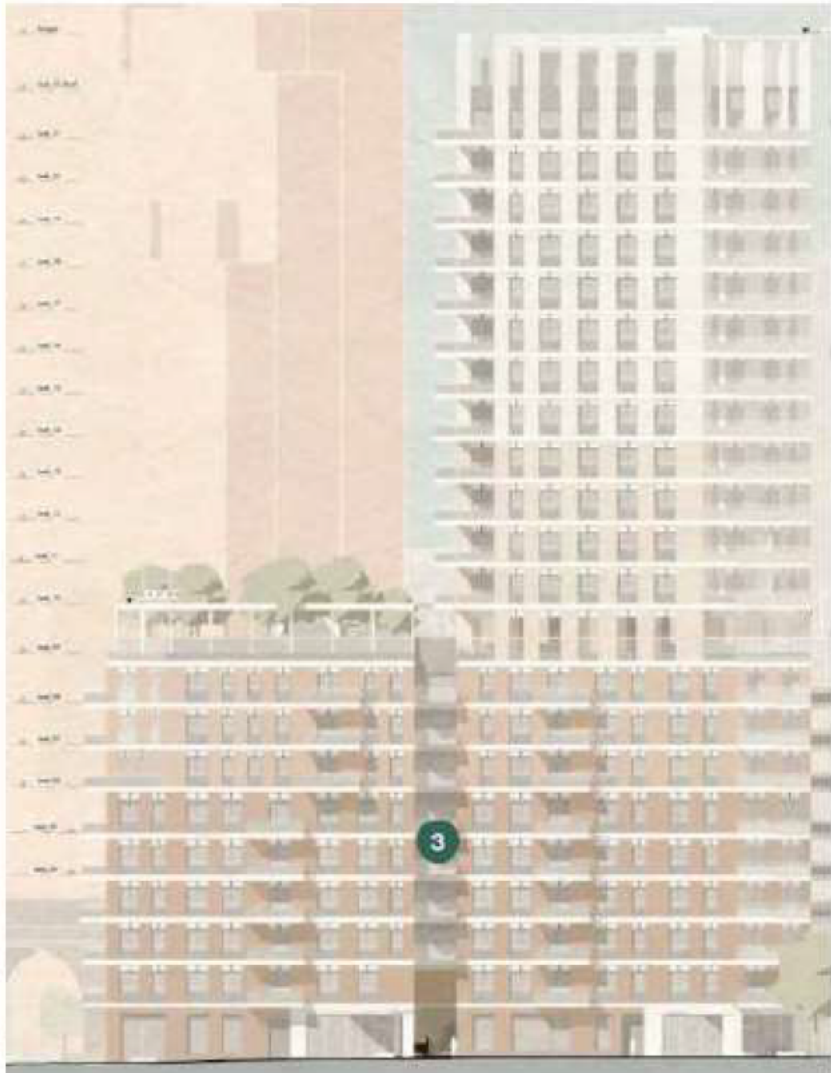
View from Hopton Street (looking South)



View west along Southwark Street



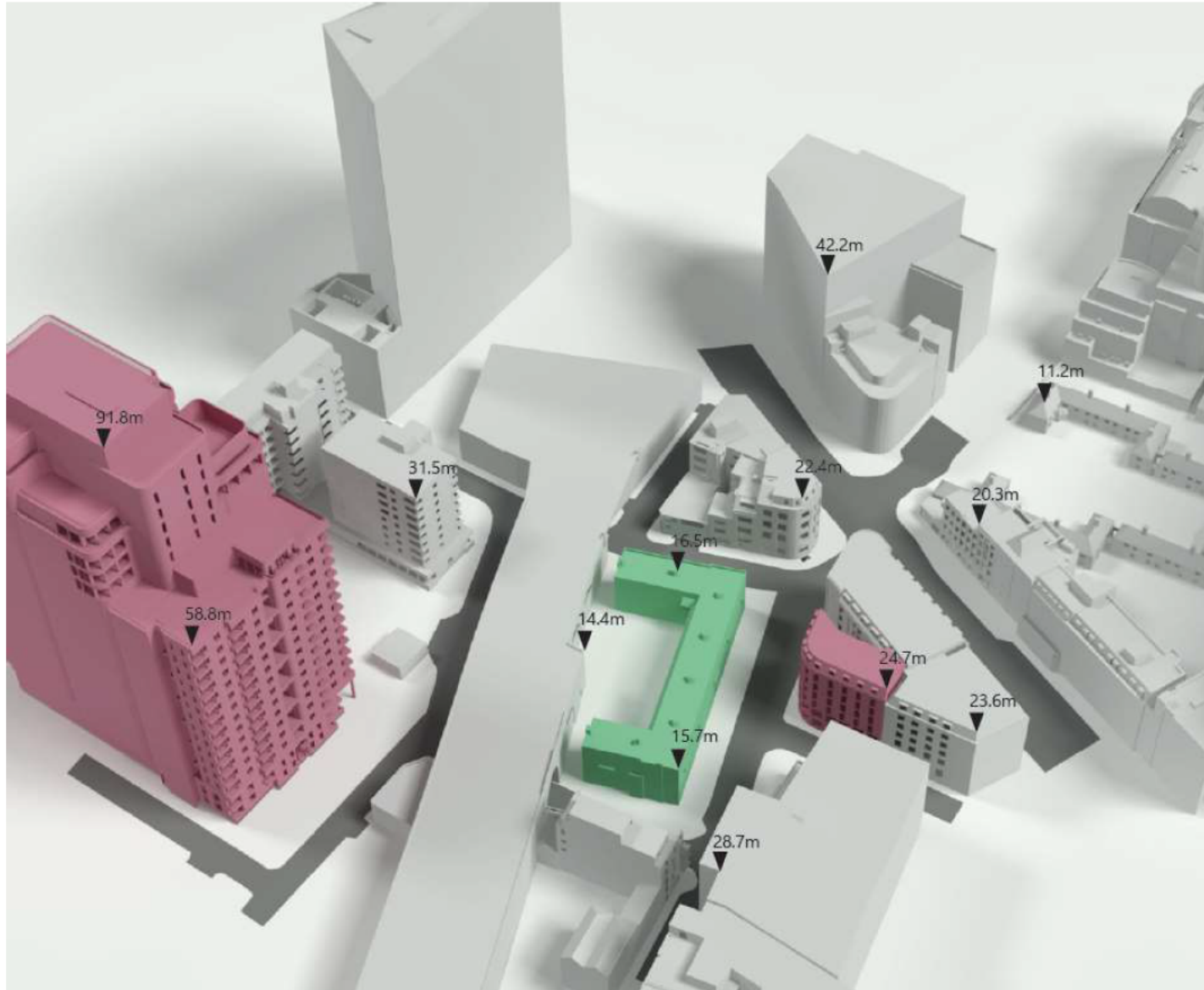
South elevation on the left and eastern elevation on the right



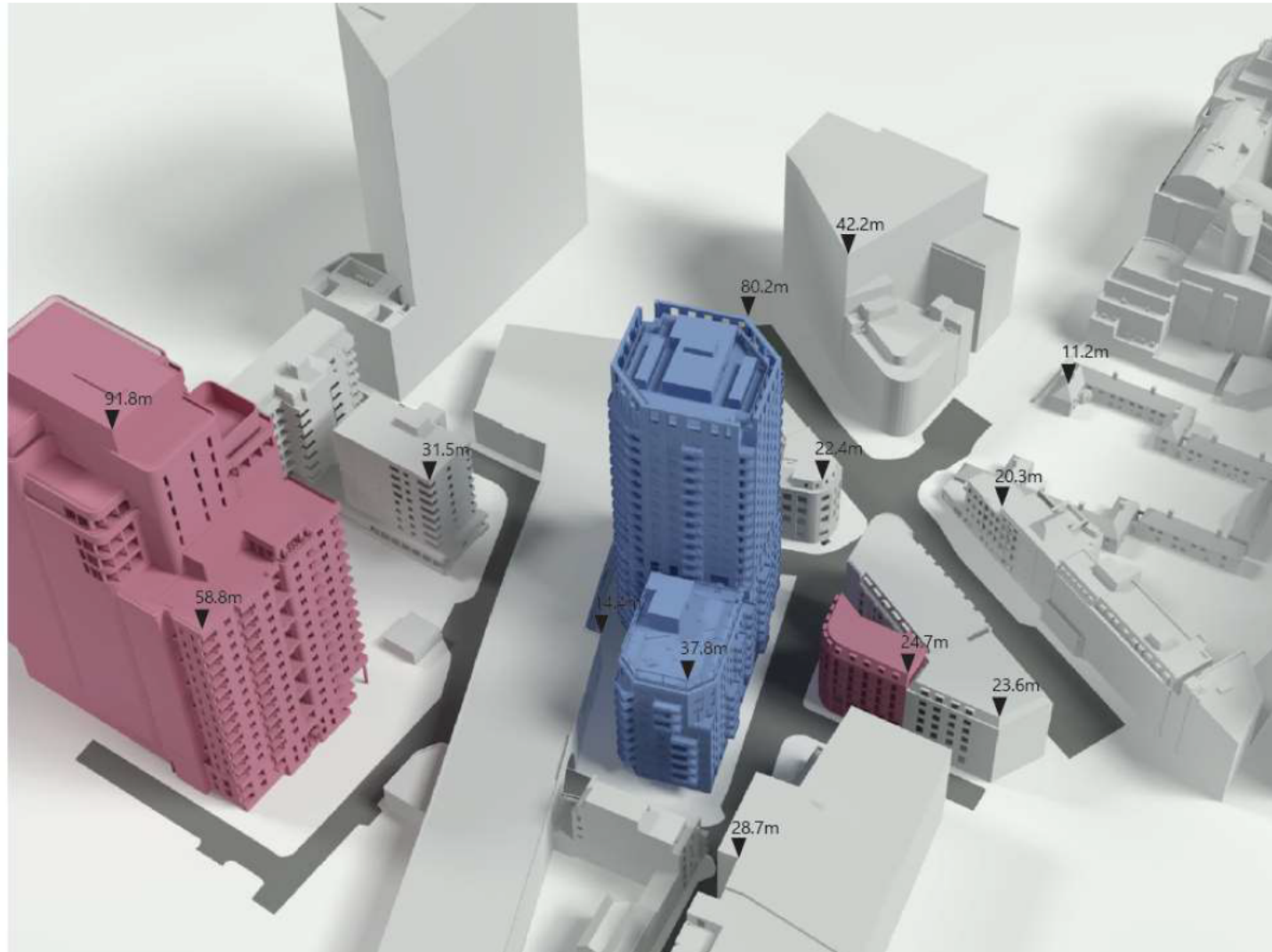
Borough view from the Millennium Bridge - The proposed development is behind the right hand shoulder of The Tate Modern



Existing development in relation to immediate surrounding area



Proposed development in relation to immediate surrounding area but also showing schemes that have been granted planning permission in red



Proposed landscape and public realm comparison between Friars Close and Neo Bankside



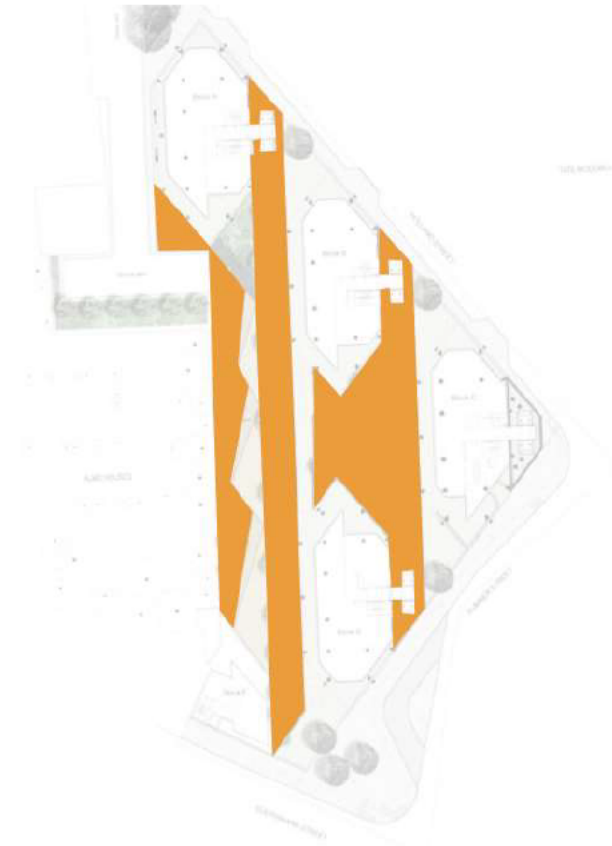
Friars Close on the left and Neo Bankside on the right

Public realm comparison



Friars Close on the left and Neo Bankside on the right

Public realm comparison



Friars Close on the left and Neo Bankside on the right

Daylight and Sunlight VSC

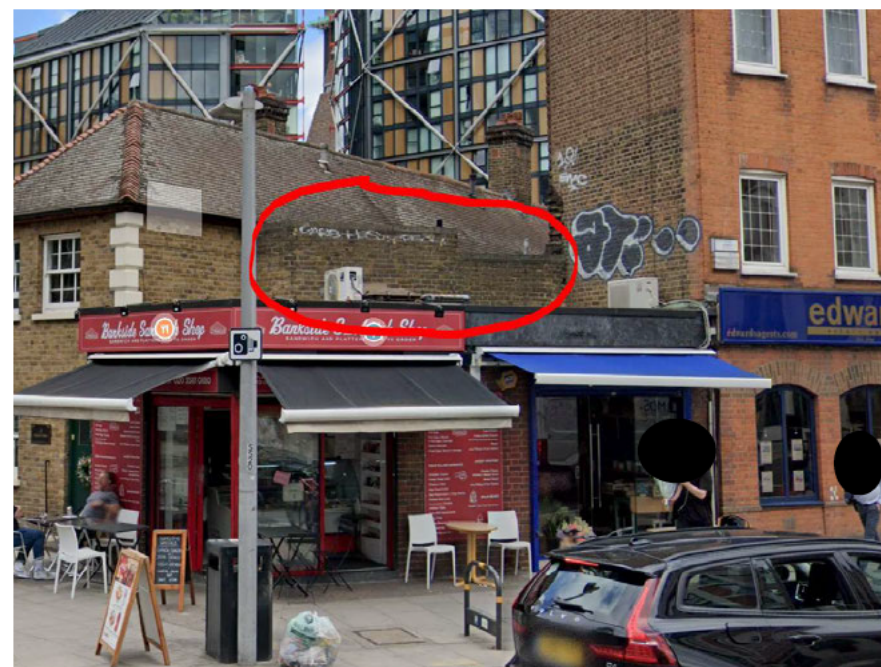
Property	Total number of windows	Total number of windows in compliance with BRE targets	% of windows in compliance with BRE targets	Total number of windows that see a reduction of VSC 20% and more			
				20-29.9%	30-39.9%	40+%	Total
1-11 Treveris Street	57	17	30%	2	16	22	40
Quadrant House	72	57	79%	12	3	0	15
216-220 Blackfriars Road	398	390	98%	7	1	0	8
Hopton's Garden's Almhouses	116	116	100%	0	0	0	0
18 Great Suffolk Street	48	41	85%	4	3	0	7
Total	691	621	90%	25	23	22	70

Daylight and Sunlight NSL

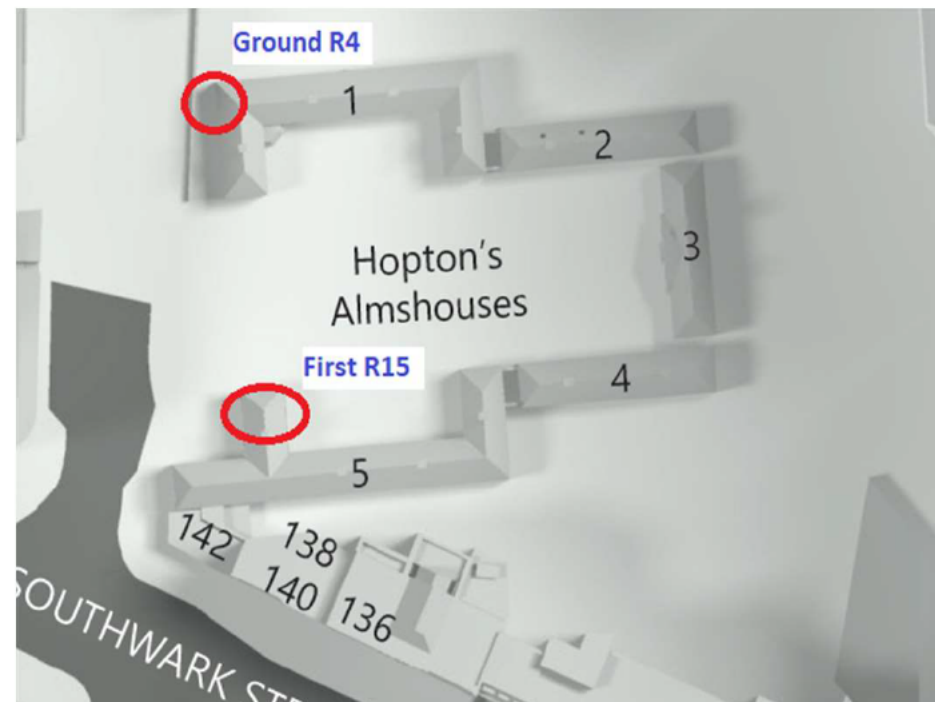
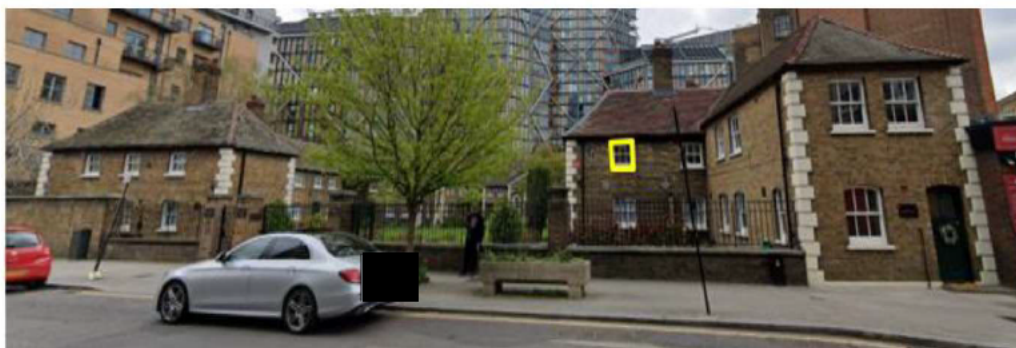
Property	Total number of rooms	Total number of rooms in compliance with BRE targets	% of rooms in compliance of BRE targets	Total number of rooms that see a reduction of NSL that do not comply with BRE targets			
				20-29.9%	30-39.9%	40+%	Total
1-11 Treveris Street	28	16	57%	5	3	4	12
Quadrant House	56	54	96%	2	0	0	2
216-220 Blackfriars Road	117	117	100%	0	0	0	0
Hopton's Garden's Almhouses	122	120	98%	0	1	1	2
18 Great Suffolk Street	32	32	100%	0	0	0	0
Total	355	339	95%	7	4	5	16

Affected rooms in Hoptons Almshouses (NSL)

Property	Total number of rooms	Total number of rooms in compliance with BRE targets	% of rooms in compliance of BRE targets				
				20-29.9%	30-39.9%	40+%	Total
Hopton's Garden's Almshouses	122	120	98%	0	1	1	2

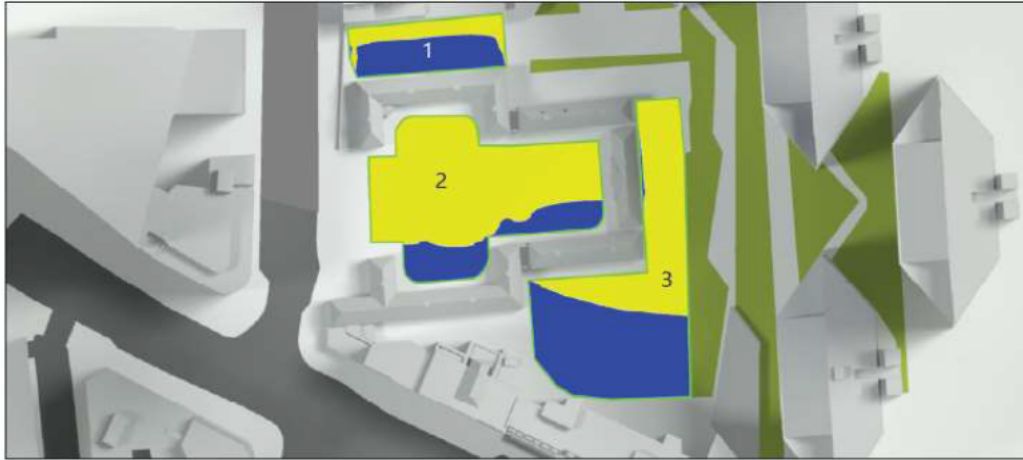


Affected rooms in Hoptons Almshouses (Annual Probable Sunlight Hours)

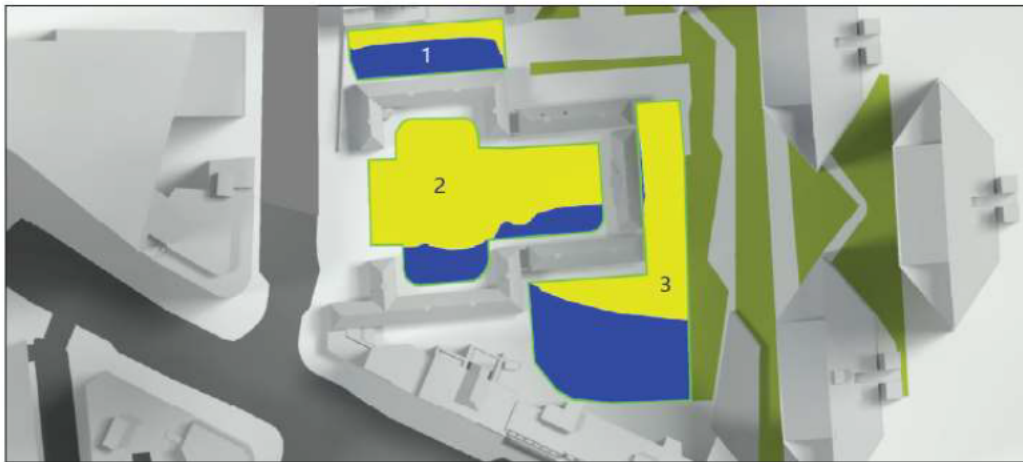


The top image shows Room R4 and the bottom image shows Room R15

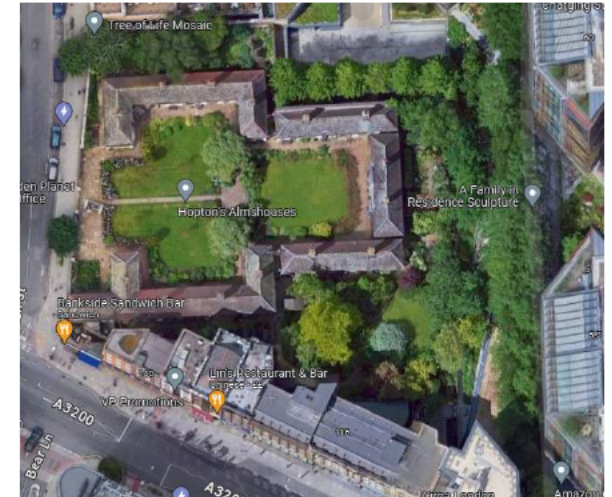
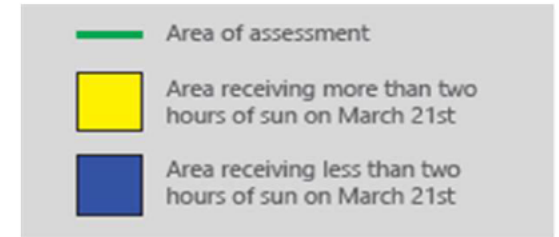
Sunlight on Hopton Almshouses



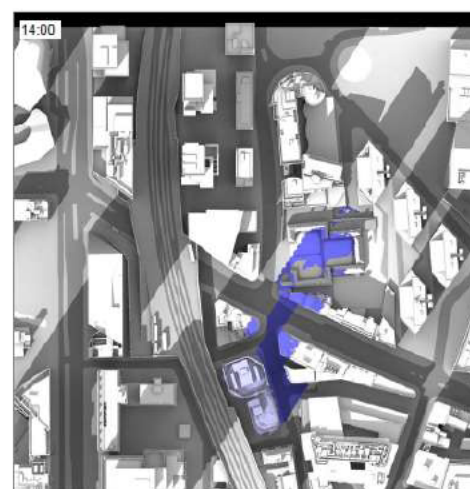
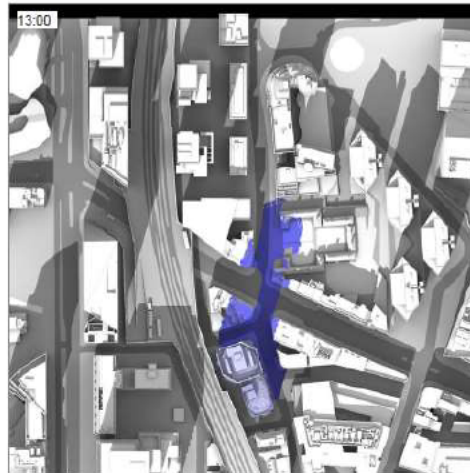
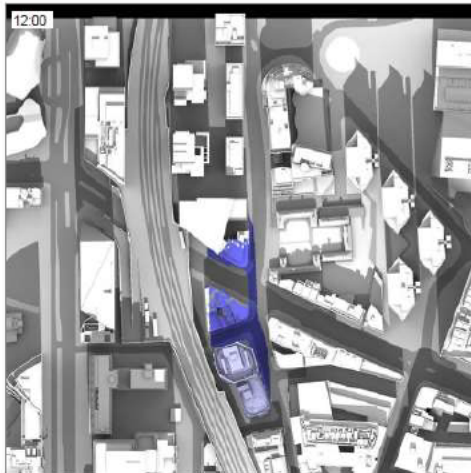
Existing Scenario - March 21st



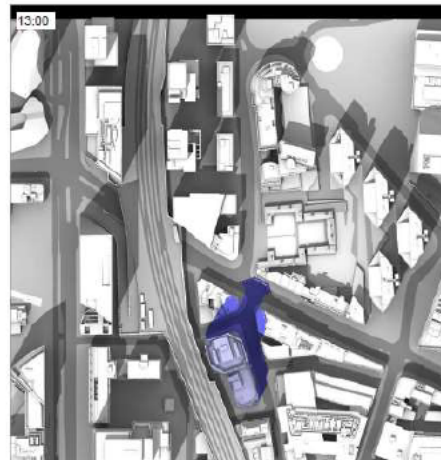
Proposed Scenario - March 21st



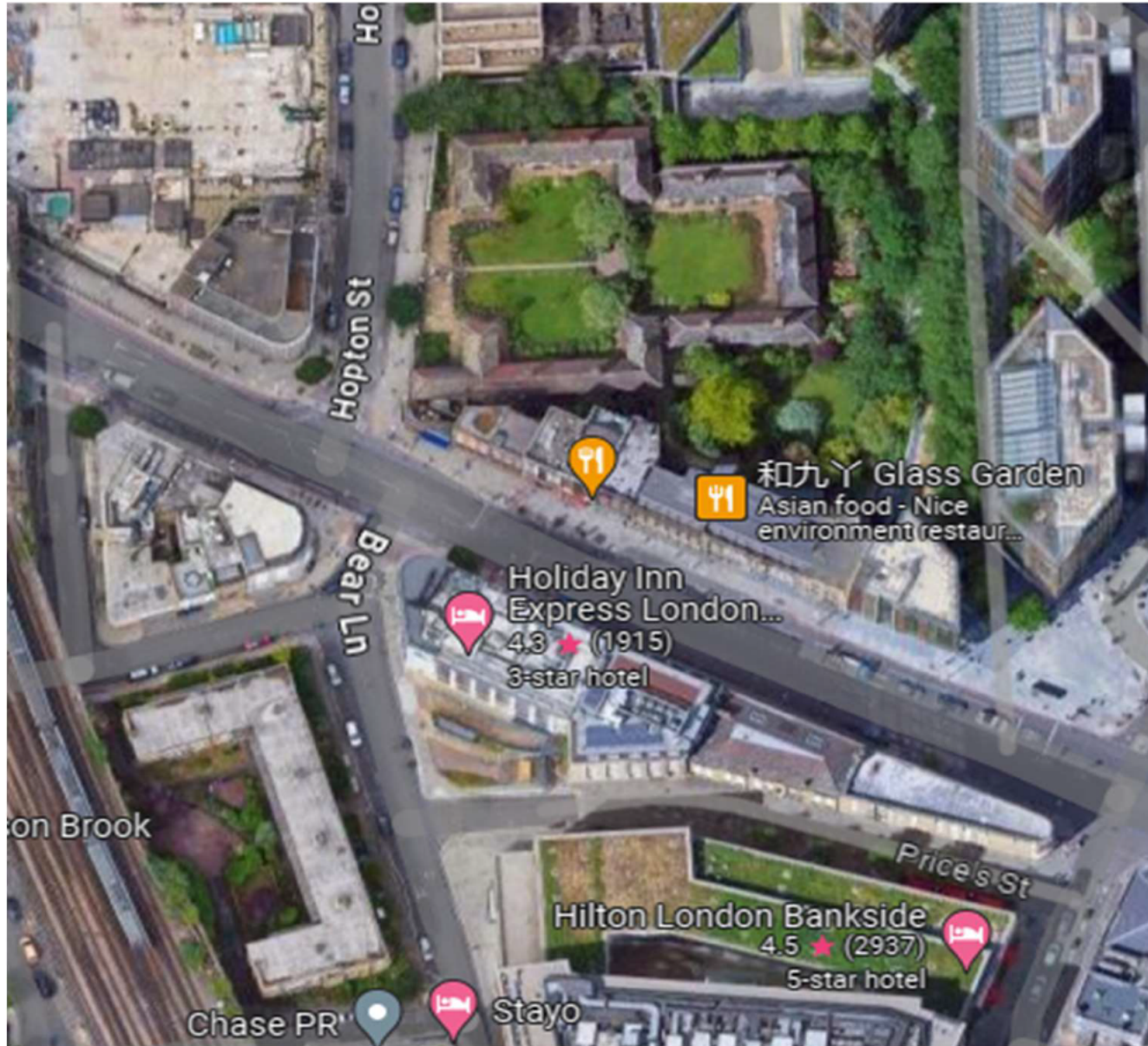
Hourly Shadows – 12:00 to 15:00 21 March



Hourly Shadows – 12:00 to 15:00 21 June



Application site in relation to Hopton Almshouses



Summary of Report

- The principle of land use is acceptable in this location.
- An improvement in terms of quality of accommodation for the existing residents.
- Uplift in affordable housing of 26 additional social rent units. This would equate to a 93% increase on what is currently in-situ
- Good standard of urban design and architecture.
- New blue badge car parking space on-site.
- An uplift in cycle parking.
- Amenity impacts to neighbouring residents is acceptable on balance.
- Urban greening factor of 0.43 which exceeds the 0.4 requirement for residential development.
- BNG increase of 58.84%. The application was submitted prior to current legislation but this increase is a positive aspect.
- 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