

# Welcome to Southwark Planning Committee (Majors Applications) A

8 October 2024

## MAIN ITEMS OF BUSINESS

ITEM 6 – Proposed Article 4 Direction for the withdrawal of Part 16 permitted development rights (Communications Development) at the junction of Croxted Road and Norwood Road, London SE24 9DA

ITEM 7.1 - 23/AP/0948  
6-12 Verney Road, London, Southwark SE16 3DH

ITEM 7.2 - 23/AP/3487  
City Business Centre (St Olav's Court), Lower Road  
London, SE16 2XB



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:**

**Proposed Article 4 Direction for the withdrawal of Part 16 permitted development rights (Communications Development) at the junction of Croxted Road and Norwood Road, London SE24 9DA**



Location of telecoms equipment outside 294 Croxted Road, SE24 9DA



1. Cabinet installed between May 2018 and March 2019
2. Cabinet installed between June 2014 and April 2015
3. Cabinet installed between May 2018 and October 2016
4. Cabinet installed between prior to 2008
5. Cabinet installed between prior to 2008
6. Monopole installed between prior to 2008

## ITEM 7.1 - 23/AP/0948

6-12 Verney Road, London, Southwark SE16 3DH

Demolition of existing buildings and structures on the site and redevelopment to provide an up to four storey building to accommodate industrial and logistics (Use Class B2, B8 and Class E(g)) plus part ground floor flexible Ea and/or Eb together with plant, landscaping, the formation of new accesses and alterations to existing accesses, associated vehicle and cycle parking and other associated works (as revised on 29.02.2024 and 29.04.2024)

# EXISTING SITE

- 0.74 Hectare (1.82 acres) site located on Verney Rd, Bermondsey Works & Silverlock Medical Centre opposite (north), Electricity sub-station & 4 Verney Rd (west), access road & 20 Verney Rd (east), 14-16 Verney Rd at rear (south)
- 1-2 storeys industrial/commercial (partially occupied).
- Old Kent Road Opportunity Area
- Within site allocation OKR13
- Not within the boundaries of a conservation area



## Existing Site Conditions



Verney Road frontage - existing (source Google)



Verney Way access route - existing (source Google)

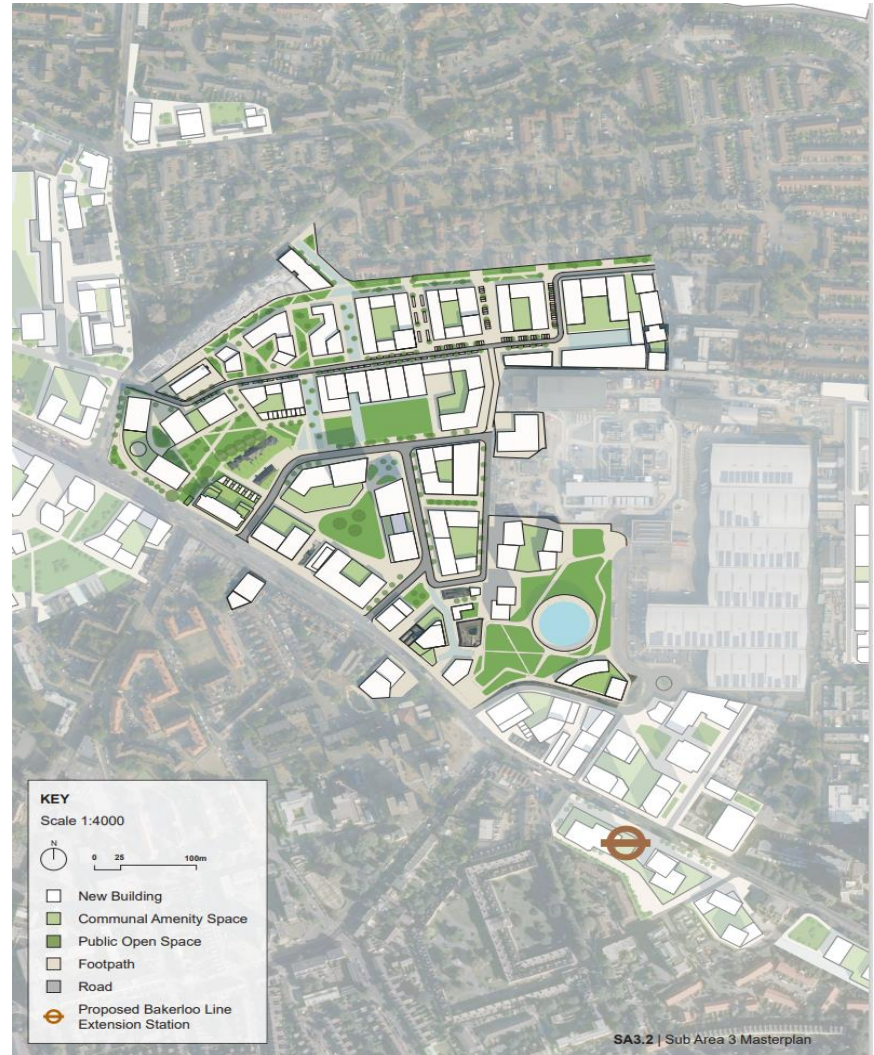


Aerial view of the site - existing condition (source Google)

# Old Kent Road Area Action Plan

## OLD KENT ROAD

AREA ACTION PLAN / OPPORTUNITY AREA PLANNING FRAMEWORK CONSULTATION  
DECEMBER 2017





# Proposed scheme



# Massing & Scale

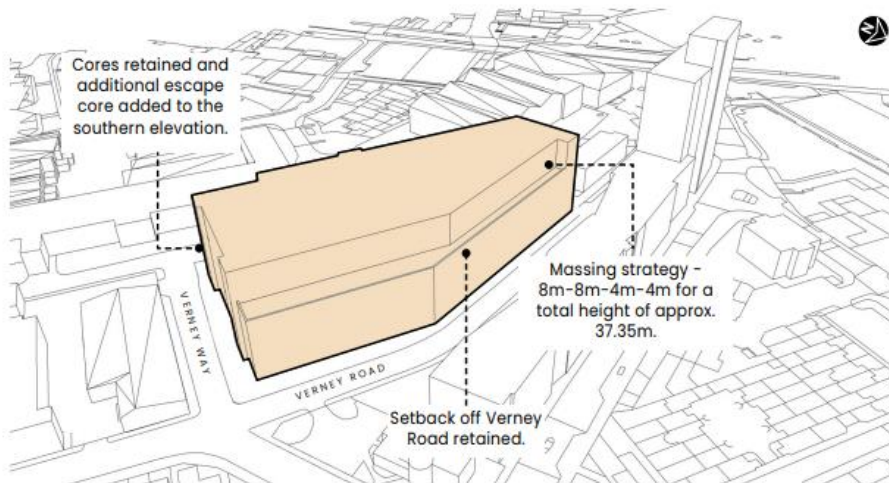


Diagram of proposed massing looking southwest  
2024 Amended Scheme

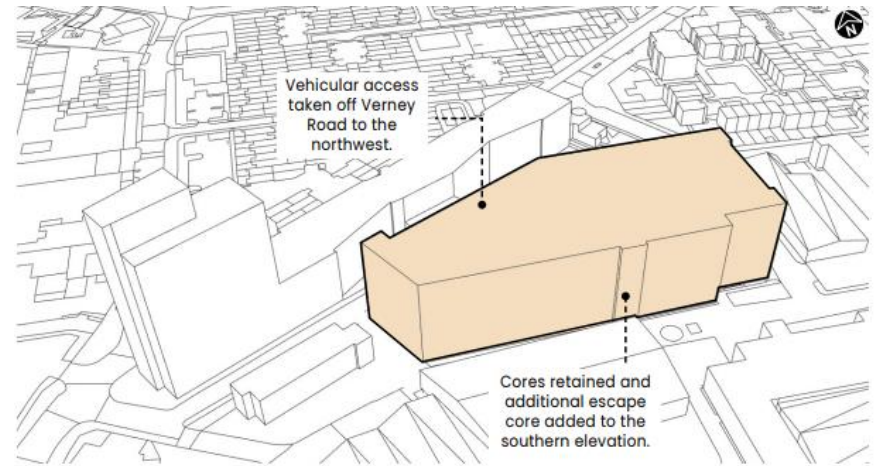
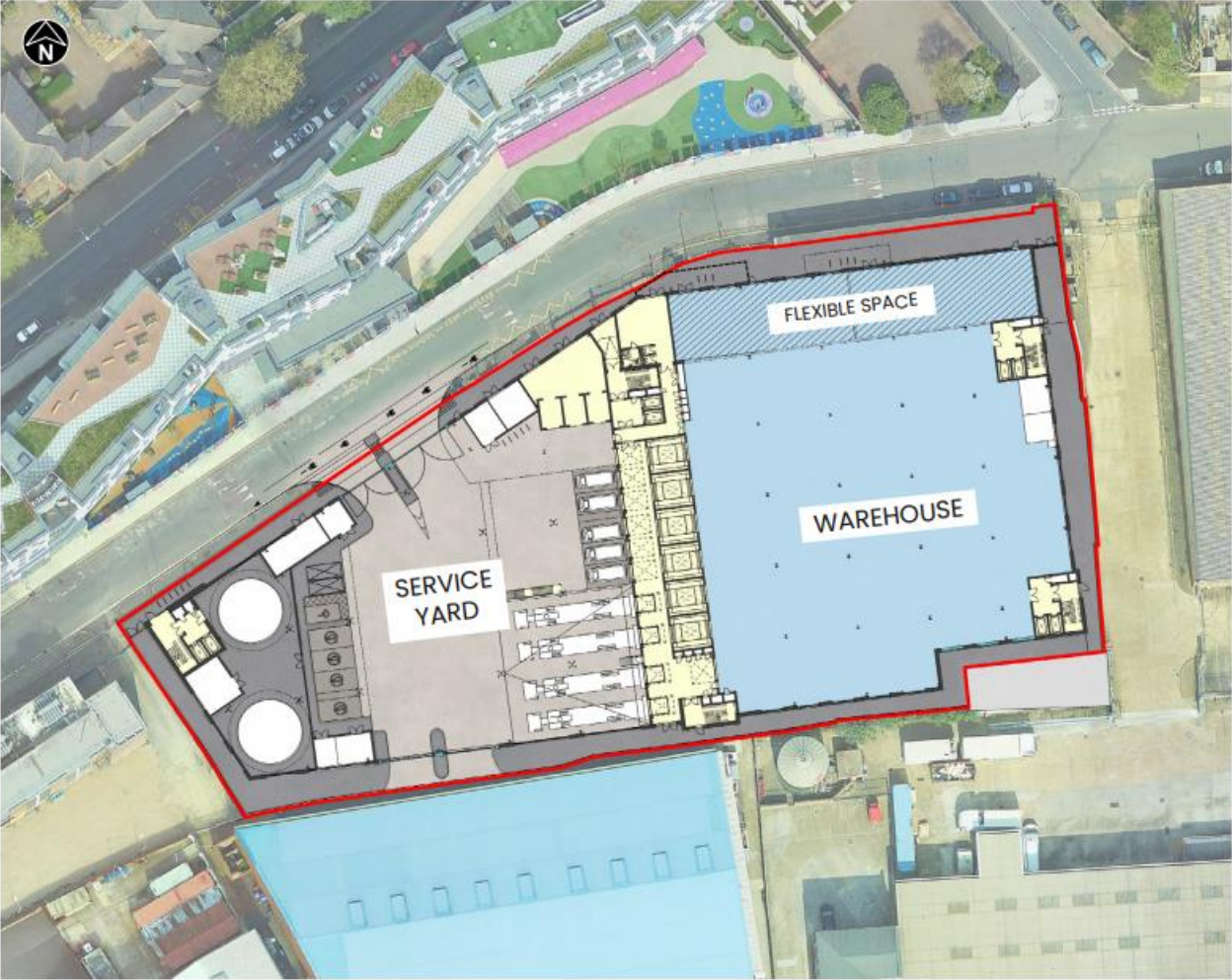


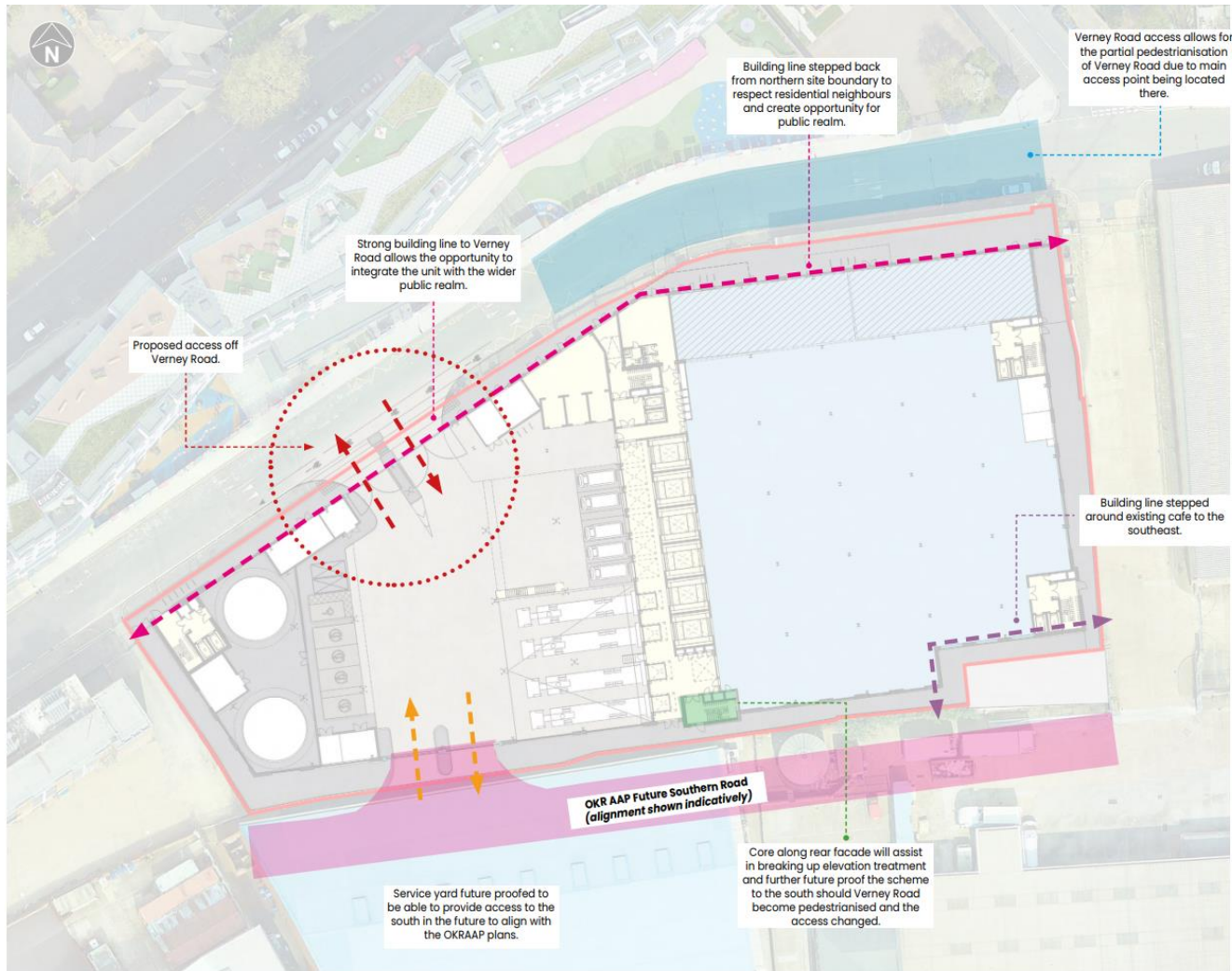
Diagram of proposed massing looking northeast  
2024 Amended Scheme

# Site layout

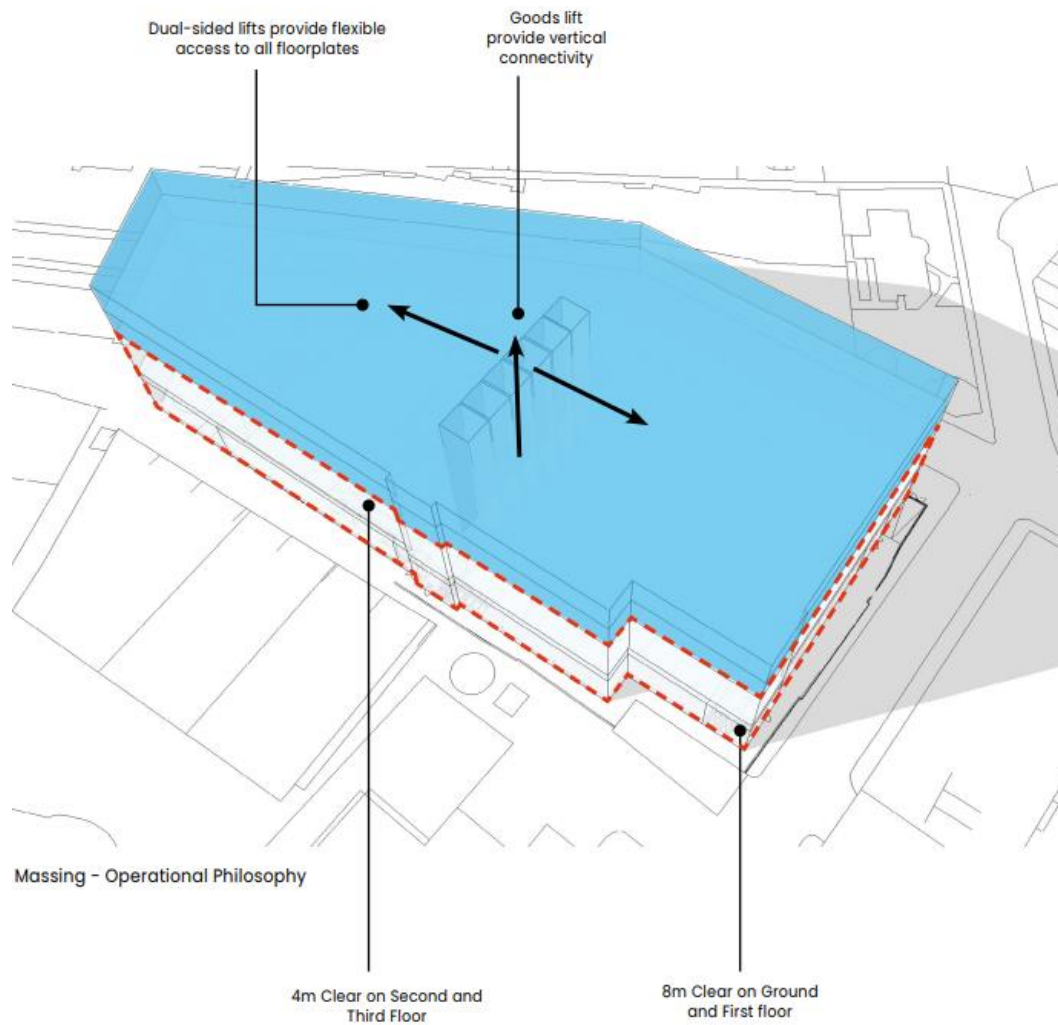


Proposed Site Plan  
2024 Amended Scheme

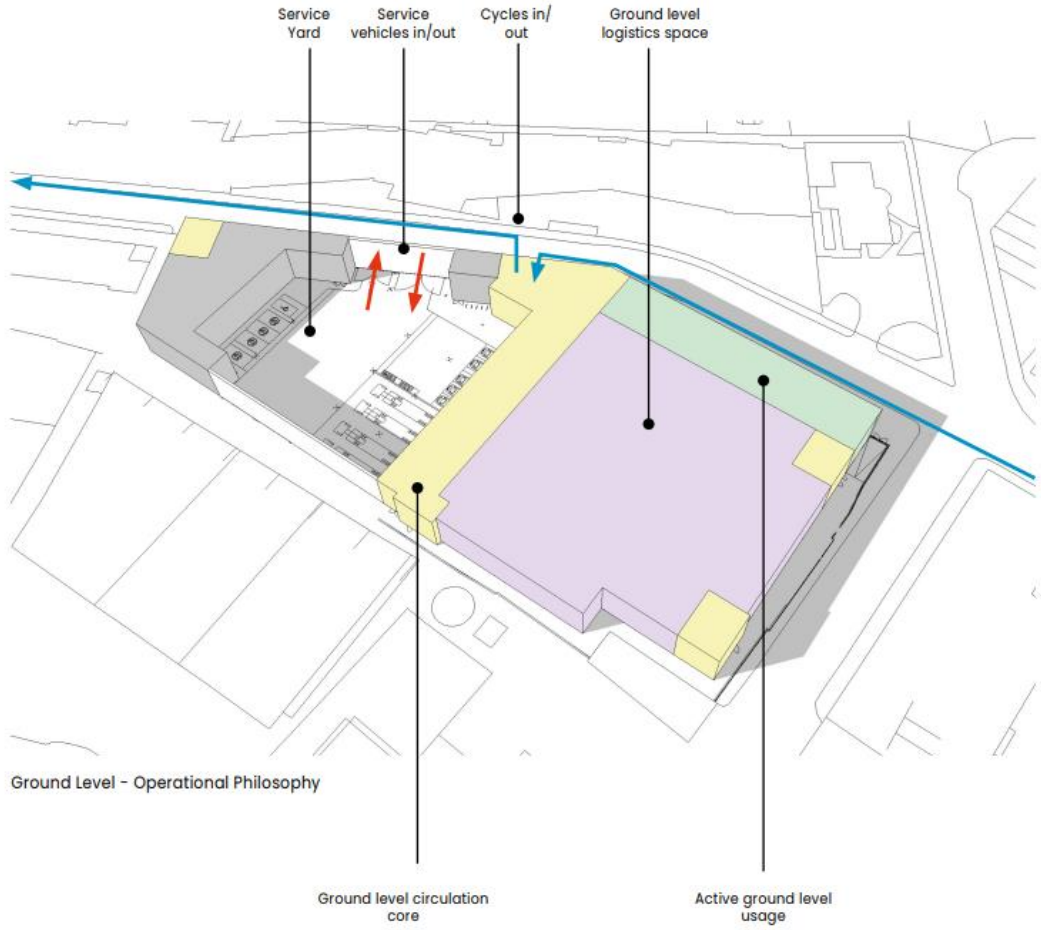
# Alternative Access and Pedestrianisation



# Operational Strategy: Massing

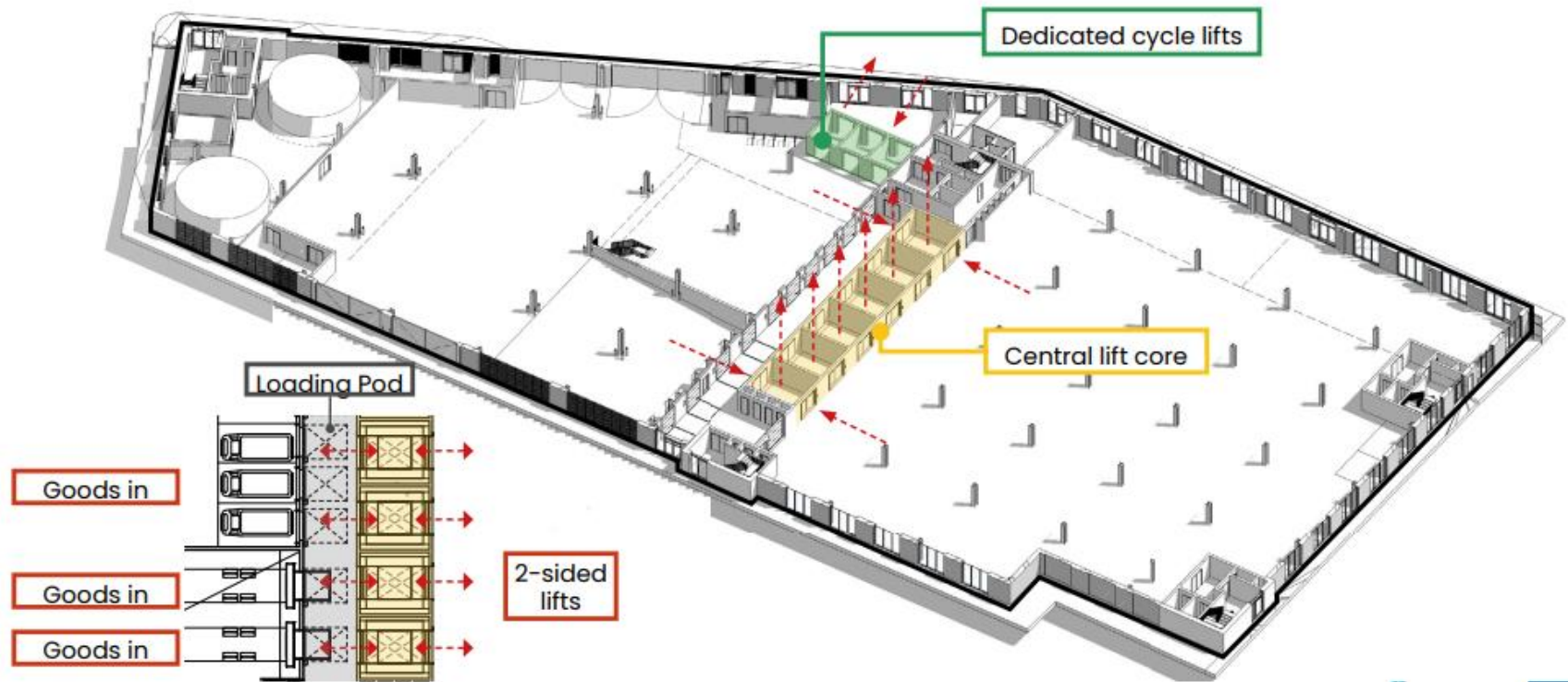


# Operational Strategy: Ground Level



Ground Level - Operational Philosophy

# Operational Strategy: Lifts



# Site layout: Ground Floor landscape

## KEY

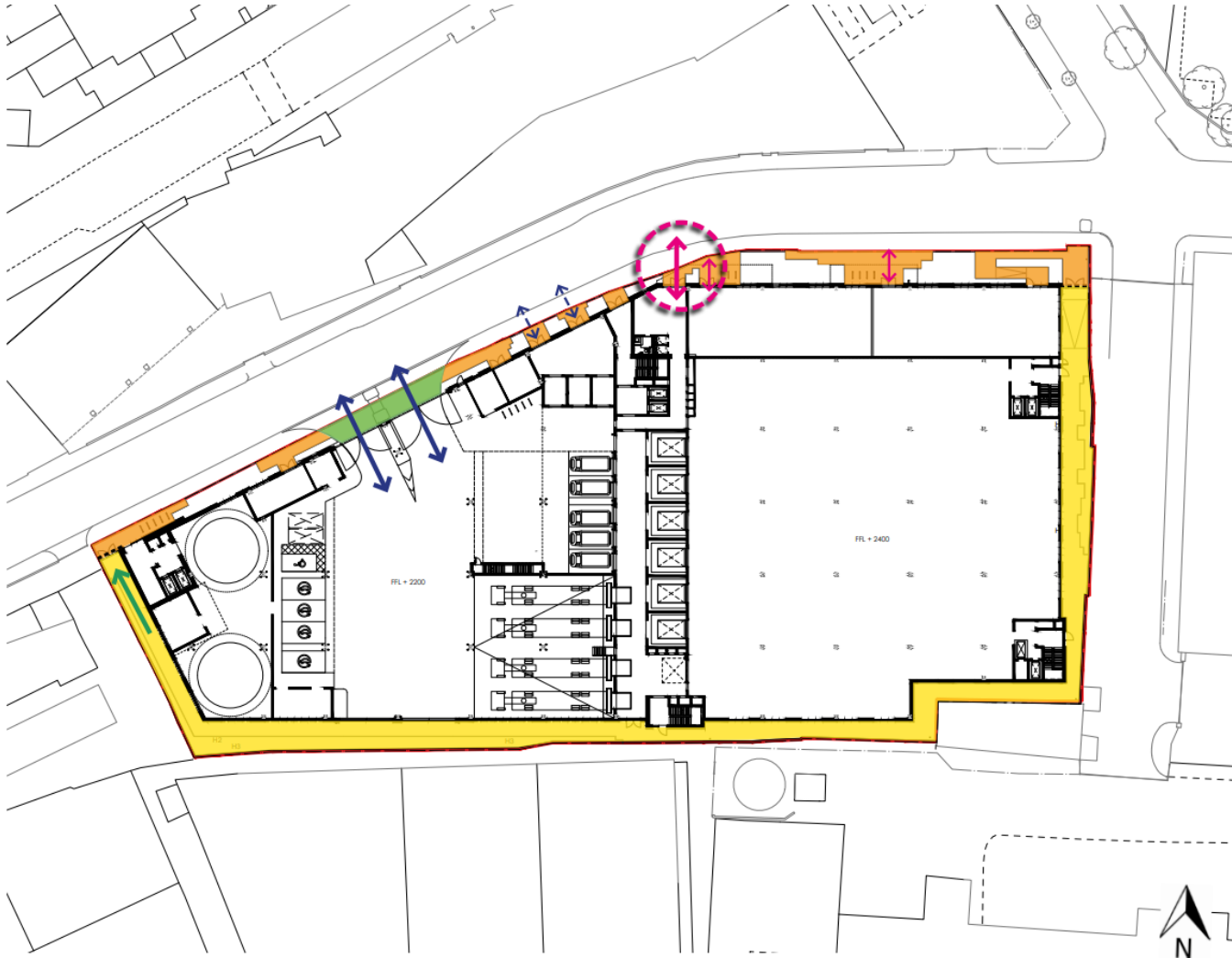
-  Main entrance to the building
-  Potential to integrate the building fore-court with the public realm
-  Proposed trees + shrubs
-  Existing tree
-  Soft landscape zones
-  Covered cycle stands
-  Uncovered cycle stands
-  Proposed Fence to secure boundary
-  Vehicle entry + exit
-  Cargo bike entry + exit
-  Pedestrian circulation
-  Application boundary



Verney Road Ground Floor Plan - Indicative Landscape Strategy



# External Accessibility



Access plan showing key access points

# Elevations

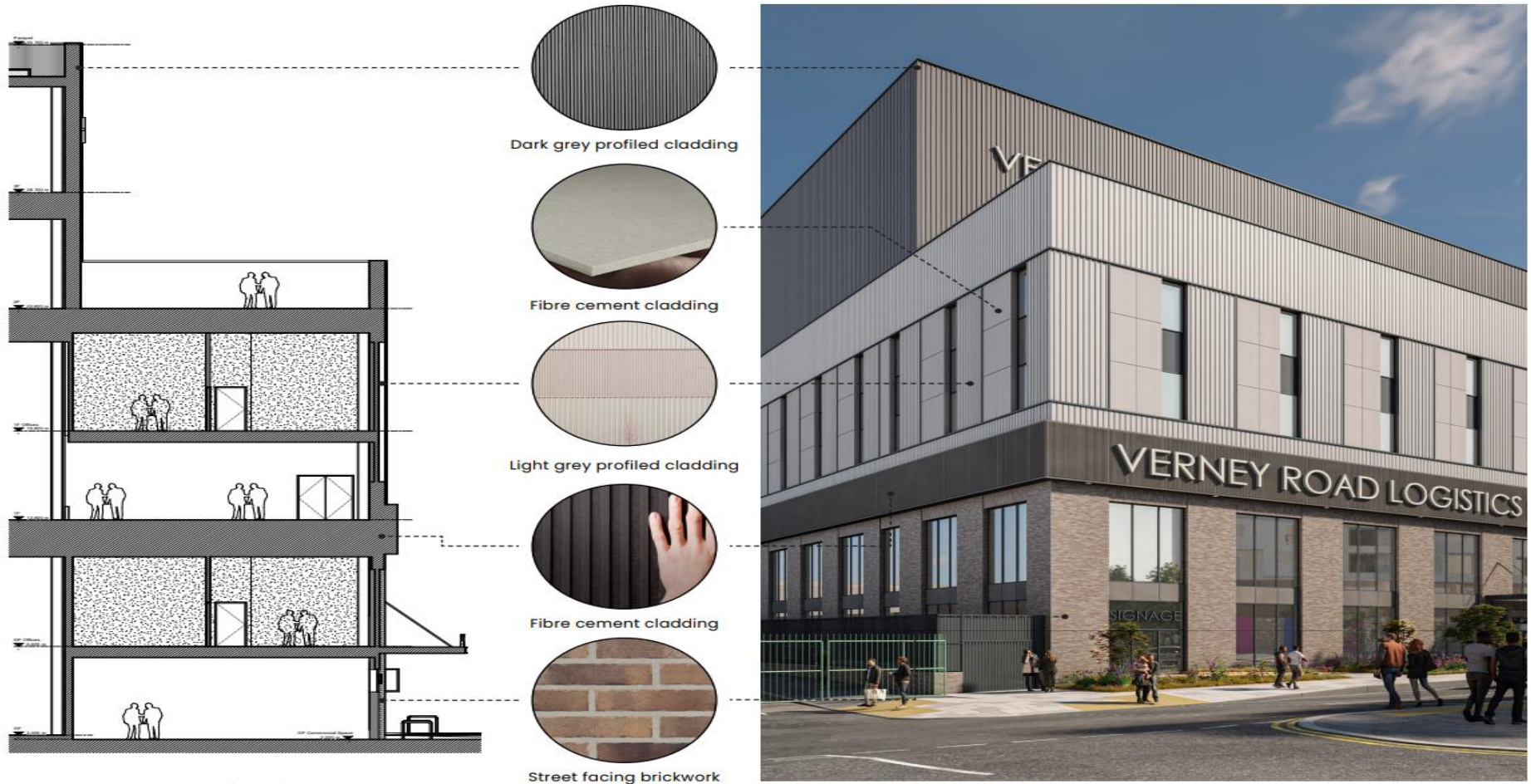


Proposed Northern Elevation (Verney Road)

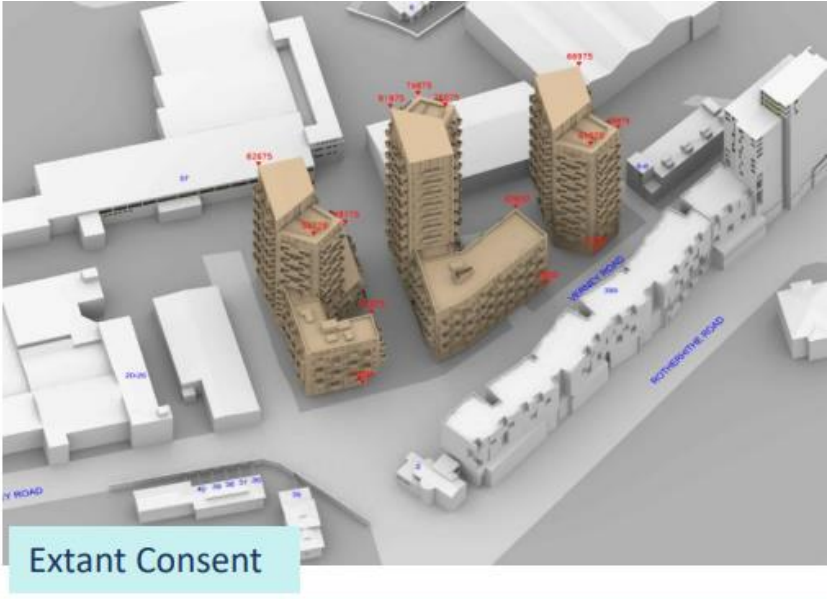


Proposed Southern Elevation

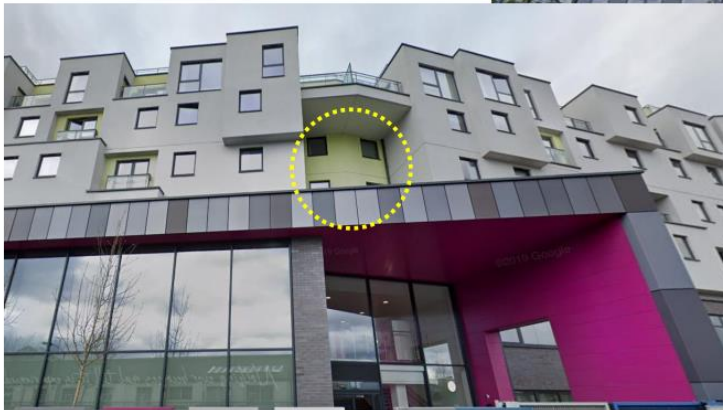
# Upper storey setback Verney Road



# Daylight/Sunlight impact Bermondsey Works



## Bermondsey Works – Constrained Windows



# Overshadowing

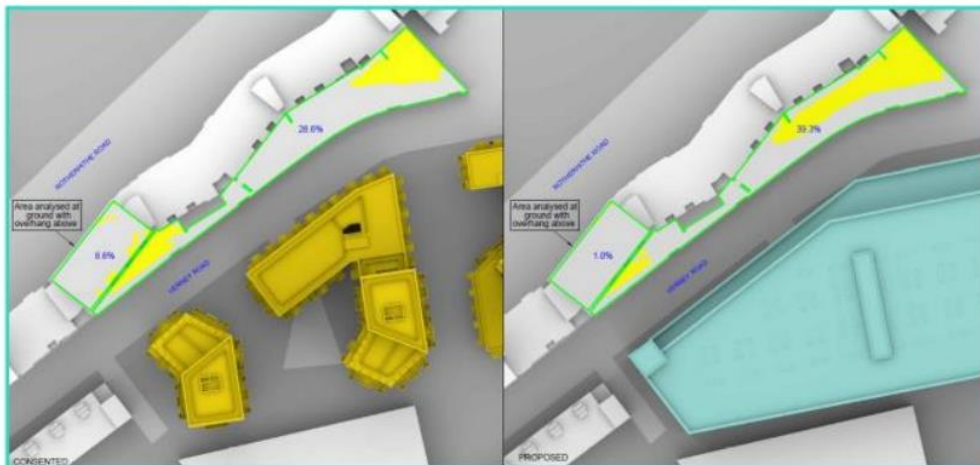


Figure 4: Comparative March 21<sup>st</sup> Sun on Ground analysis

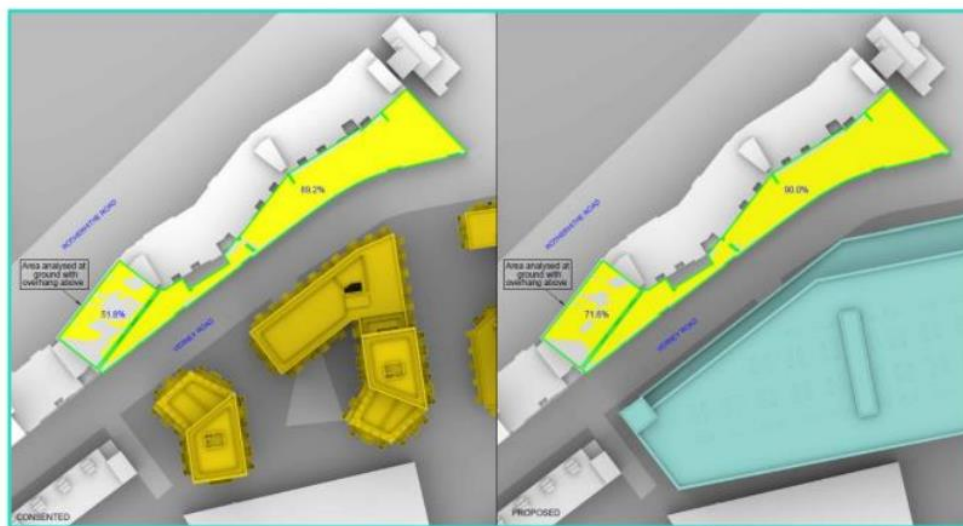


Figure 5 – Comparative June 21<sup>st</sup> Sun on Ground analysis

# Verified Viewpoint: Sandgate Street at junction with Canal Grove, looking north



# Representations

- Two rounds of consultation (second for minor amendments), some of these are from the same occupiers.
- 15 responses object to the proposal on the grounds of : loss of daylight/sunlight/privacy; land use going back to industrial from residential; potential for increased traffic particularly from HGVs; increased noise and air pollution and risk to school children from traffic and pollution, given the proximity of the school. Congestion at school opening and closing times. Harm to children's education. The area would be best turned into a park. The design is worse than the approved scheme. The impact on the saleability of flats



# Proposed employment

- Flexible Use Classes B2/B8/E(g), Ea and/or Eb  
Commercial floorspace 22,882 sqm
- Payment in-lieu for 10% Affordable workspace: £2.57m
- 400+ jobs on site
- Innovative logistics use: deliveries by cargo bikes

# CGI views of development



Proposed CGI view looking west down Verney Road



Proposed CGI aerial view looking northeast

# Summary

- Flexible B2/B8/E(g), Ea, Eb commercial use 22,882sqm floorspace
- 10% affordable workspace payment in-lieu of £2.57m
- Max Building Height 37.35m AOD: roof plant (circa 34.75 m AOG)
- Upper floors setback mitigate impact on residents in Bermondsey Works
- Acceptable impact on neighbouring residents
- Compliant with aims and objectives of OKR13
- Improved public realm and pedestrian environment
- Improved landscaping, significant numbers of trees; improved UGF secured by condition and obligation
- 64% savings on Carbon dioxide emissions
- Public benefits outweigh less than substantial harm to heritage assets including the Grade 2 listed buildings on Canal Grove Cottages.

## ITEM 7.2 - 23/AP/3487

### City Business Centre (St Olav's Court), Lower Road London, SE16 2XB

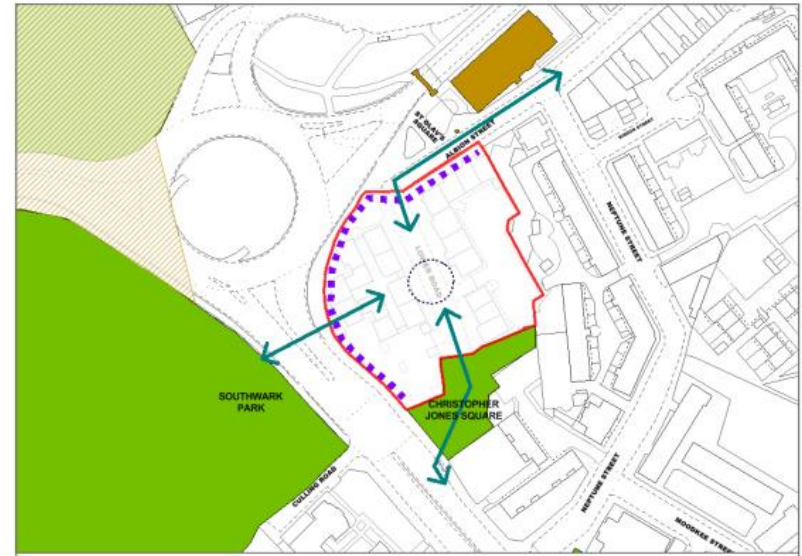
Demolition of existing buildings and redevelopment to provide one mixed-use building of up to 17 storeys in height, with a single basement, comprising 216 purpose-built shared living units and communal amenity space (Sui Generis) and 1,517 square meters of commercial floorspace (Use Class E), and one mixed-use building of up to 10 storeys in height, with a single basement, comprising 24 homes and communal amenity space (Use Class C3) and 149.6 square meters of commercial floorspace (Use Class E); and public realm, including play space, as well as other associated works.

# Existing Site Context



# NSP 79

Site Area	<ul style="list-style-type: none"> <li>• 5,384m<sup>2</sup></li> </ul>
Existing uses (GEA)	<ul style="list-style-type: none"> <li>• Employment (E(g), B class uses) – 4,550m<sup>2</sup></li> </ul>
Indicative residential capacity	<ul style="list-style-type: none"> <li>• 125 homes</li> </ul>
Site requirements	<p>Redevelopment must:</p> <ul style="list-style-type: none"> <li>• Provide at least the amount of employment floorspace (E(g), B class) currently on the site; and</li> <li>• Provide increased permeability across the site; and</li> <li>• Provide high quality public realm at the centre and at the confluence of three routes:             <ol style="list-style-type: none"> <li>1. from Christopher Jones Square open space to the south; and</li> <li>2. the crossing to Southwark Park; and</li> <li>3. the retail frontage on Albion Street.</li> </ol> </li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3);</li> <li>• Provide active frontages at ground floor level.</li> </ul>
Design and accessibility guidance	<p>The site should be comprehensively developed to include both St Olav's Court and City Business Centre on each side of Lower Road.</p> <p>By developing at a higher density there will be opportunities for new homes to integrate with small business spaces that form an active frontage on ground level. Public open space should be defined with the established active frontage, making the most of the site's proximity to Southwark Park and emerging cycle/pedestrian links.</p>



# Existing Site Plan





# Site Photographs



View of existing building looking west along Lower Road



View of existing building east

# Proposed Development

- Two buildings- co-living of up to 16 storeys and an affordable housing block of 10 storeys.
- 35% affordable homes delivered on site (25% social; 10% intermediate) with a financial contribution of £1.4m to take the offer to 40% equivalent
- New public route through the site
- New play facilities and landscaping for Christopher Jones Square
- Urban Greening Factor of 0.42
- 77% CO2 reduction for residential and 35% for commercial
- 285 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
13 February 2024	14 February 2024	15 February 2024	21	4	1	21

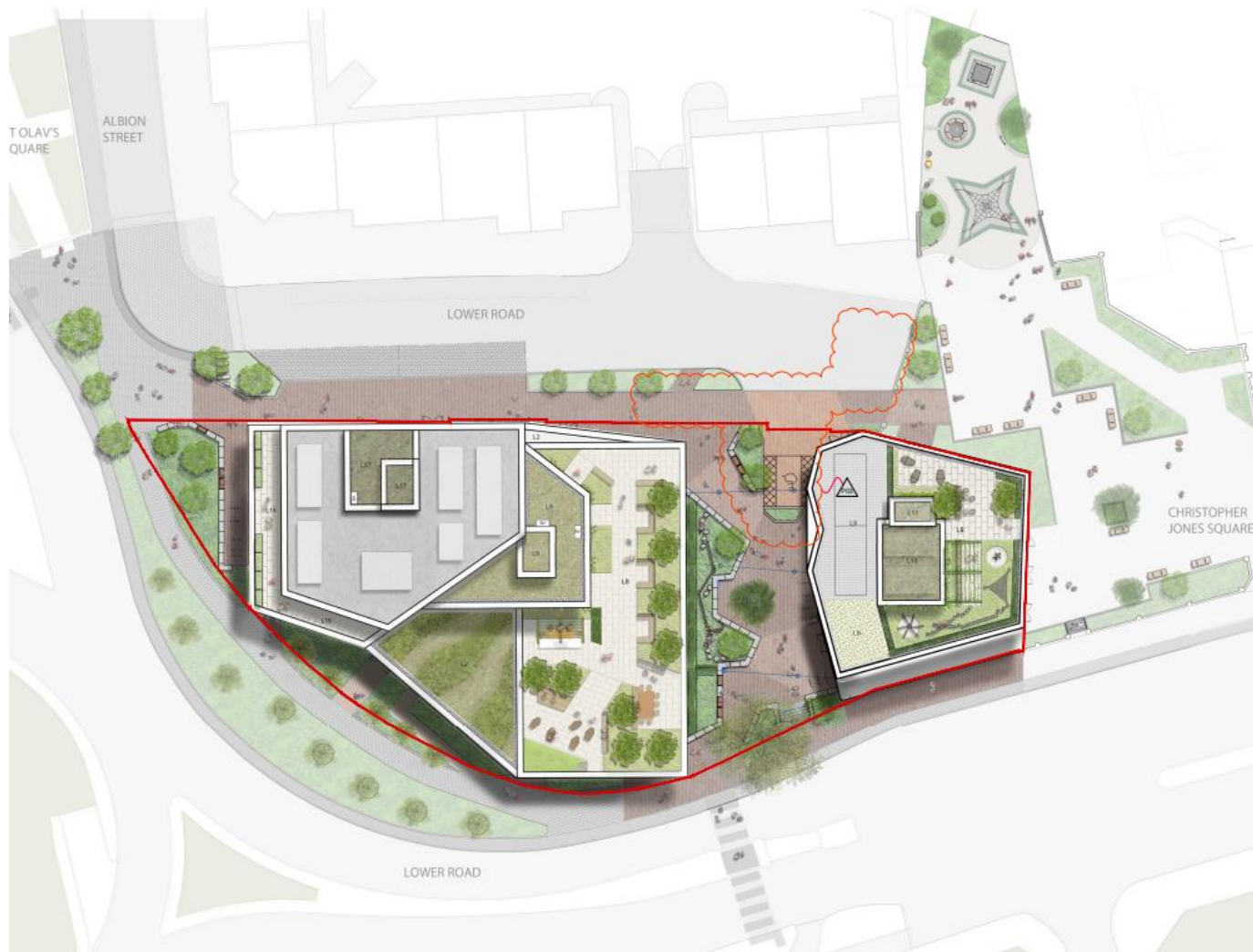
# Affordable housing/shared-living

Type	SL Type A	SL Type B	SL Type C Oversized	SL Type D Mobility 1	SL Type E Mobility 2	2B 4P	2B 3P Mobility	3B 4P	4B 6P	336
Hab Rooms	1	1	1	1	1	4	4	5	6	
Total Units	12	150	30	12	12	5	3	8	8	
<b>Total Hab Rooms</b>	<b>12</b>	<b>150</b>	<b>30</b>	<b>12</b>	<b>12</b>	<b>20</b>	<b>12</b>	<b>40</b>	<b>48</b>	
<b>Total by tenure</b>	<b>216</b>					<b>120</b>				
Percentage of Hab Rooms	<b>64.3%</b>					<b>35.7%</b>				

## Proposed development from Lower Road looking northeast



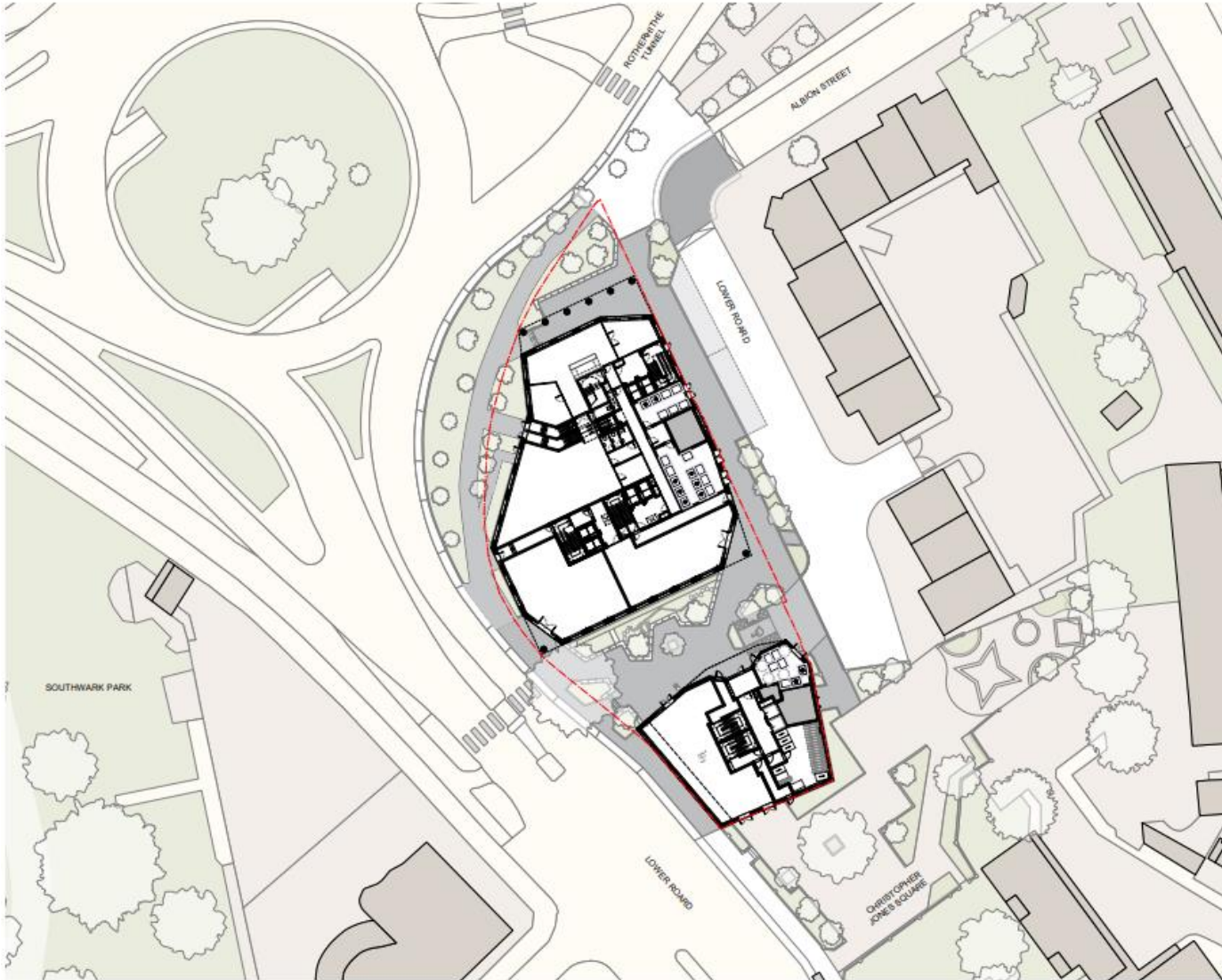
# Landscape plan



# Public realm



# Proposed ground floor layout plan

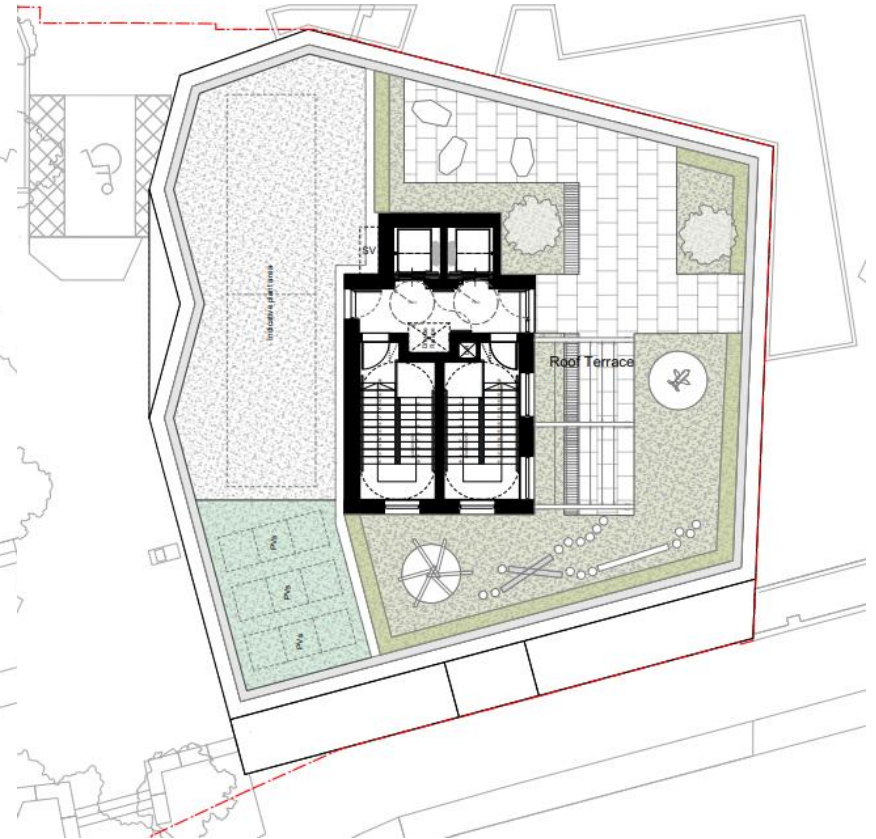




# Floor Plans- affordable block



Fourth floor



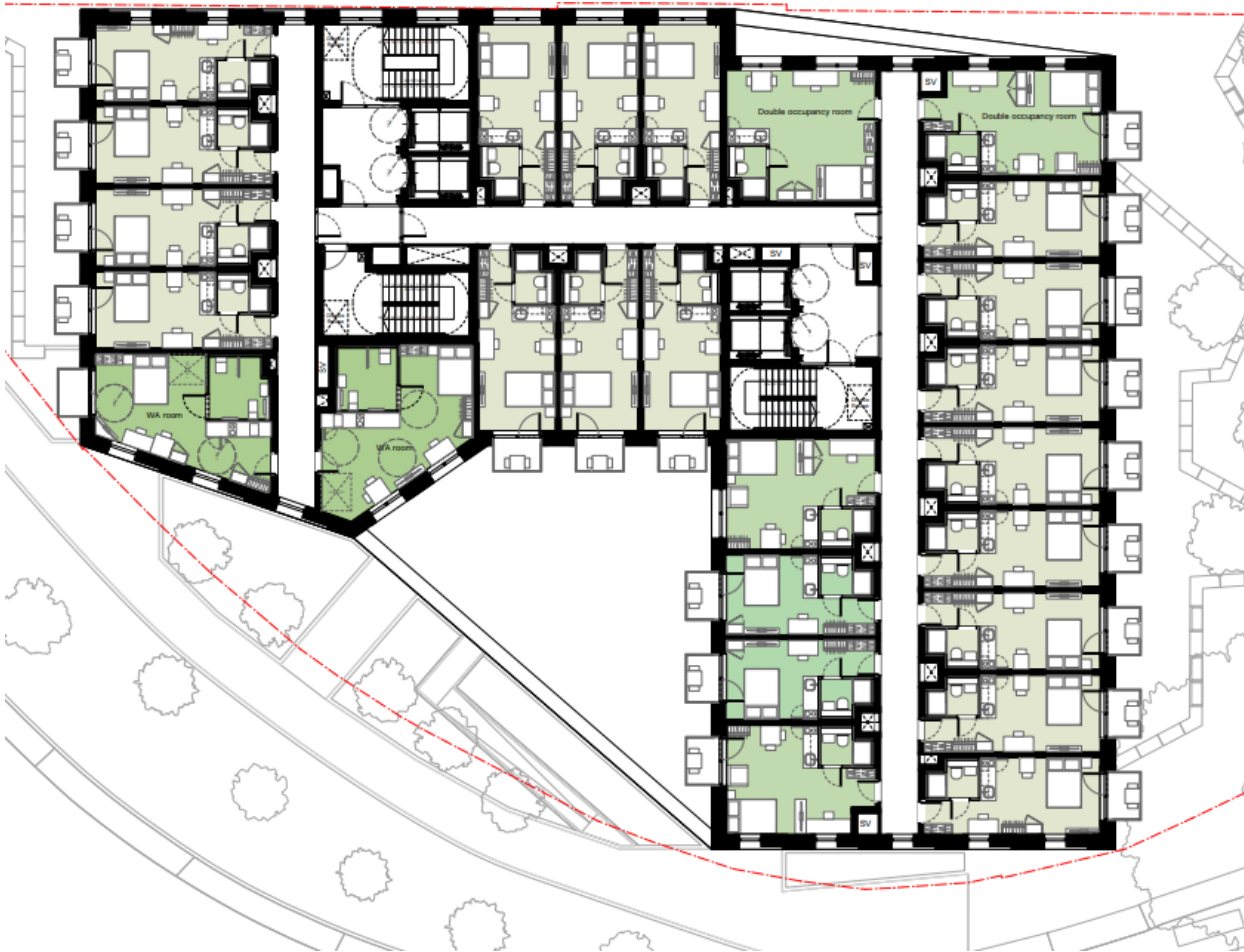
Roof Plan

# Co-living



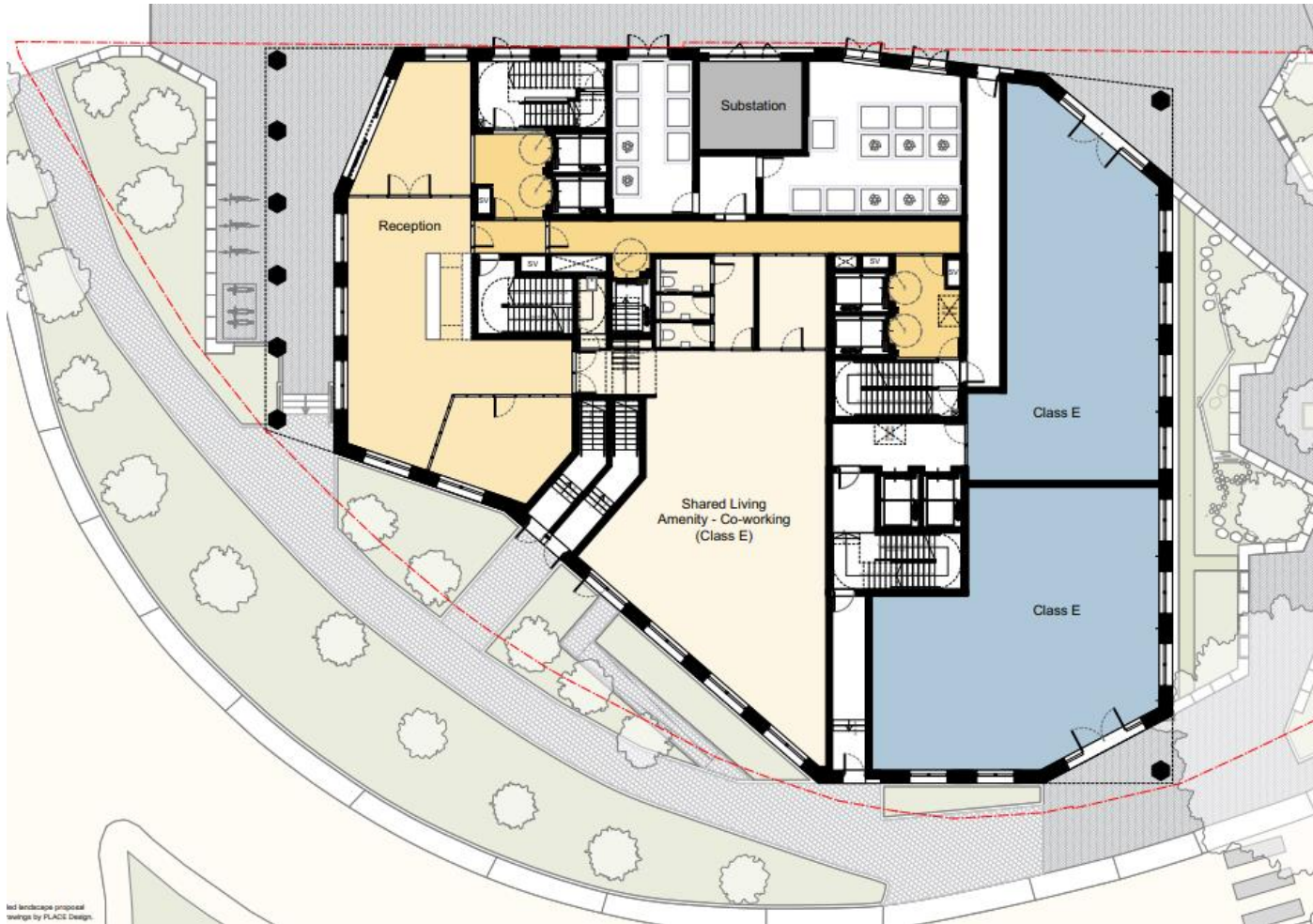
Ground floor

# Co-living



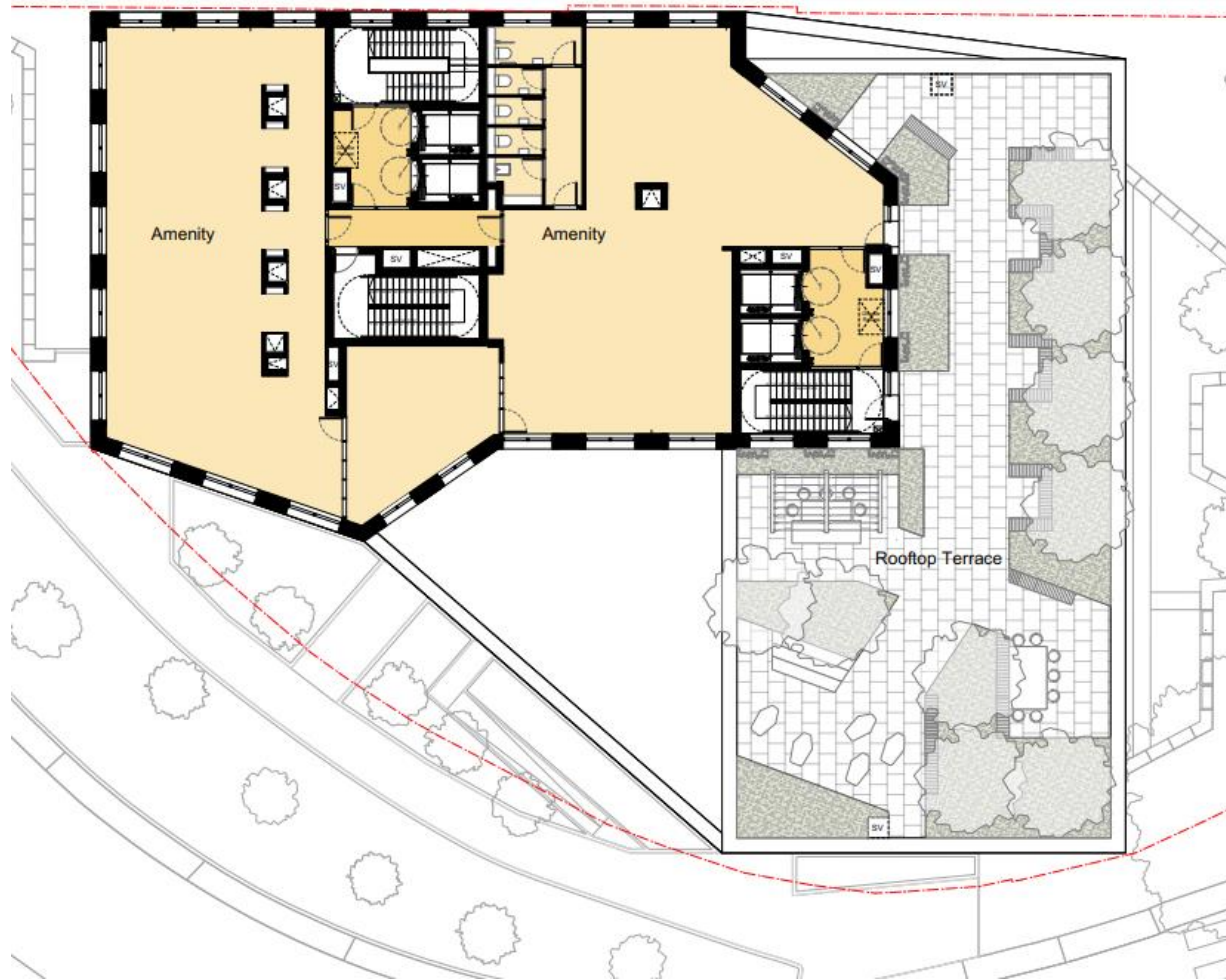
Third floor

# Co-living



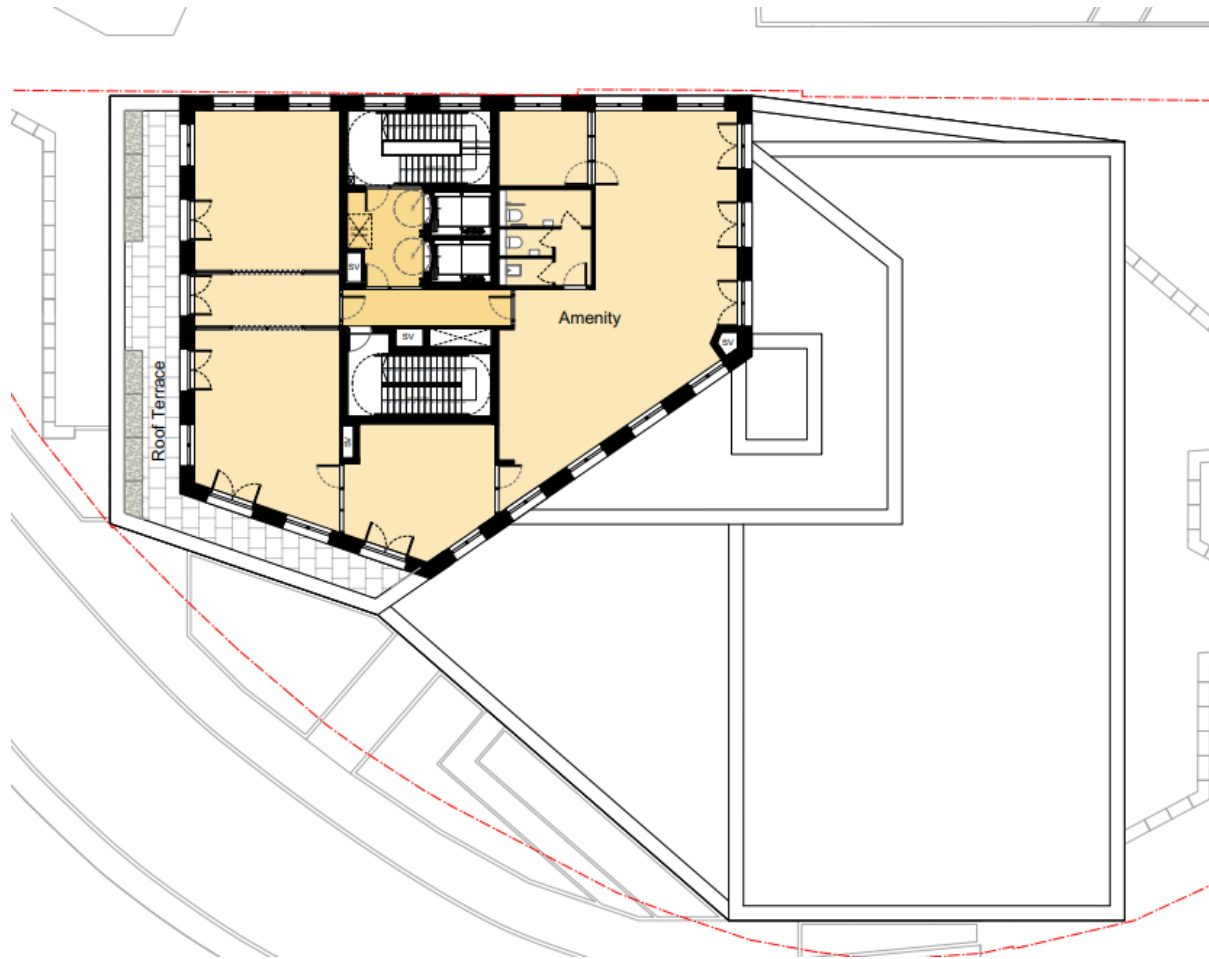
Ground floor

# Co-living



Seventh floor

# Co-living



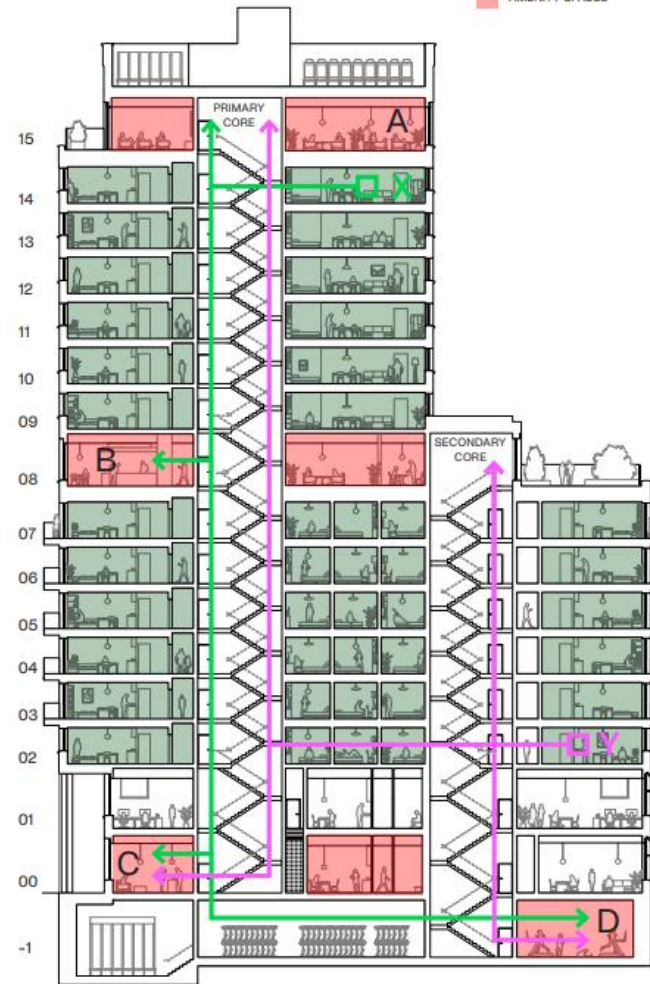
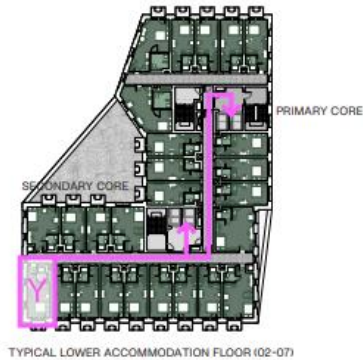
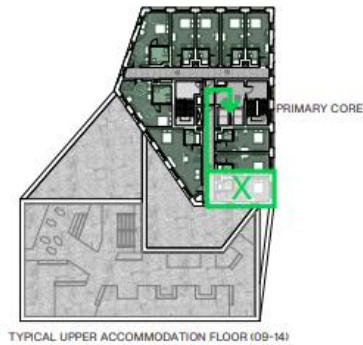
14<sup>th</sup> floor

# Amenity spaces

## Journey time

- Room X → Amenity A = 87 seconds  
 Amenity B = 97 seconds  
 Amenity C = 115 seconds  
 Amenity D = 137 seconds
- Room Y → Amenity A = 145 seconds  
 Amenity B = 70 seconds  
 Amenity C = 123 seconds  
 Amenity D = 66 seconds

- KEY
- ACCOMMODATION / ROOMS
  - AMENITY SPACES

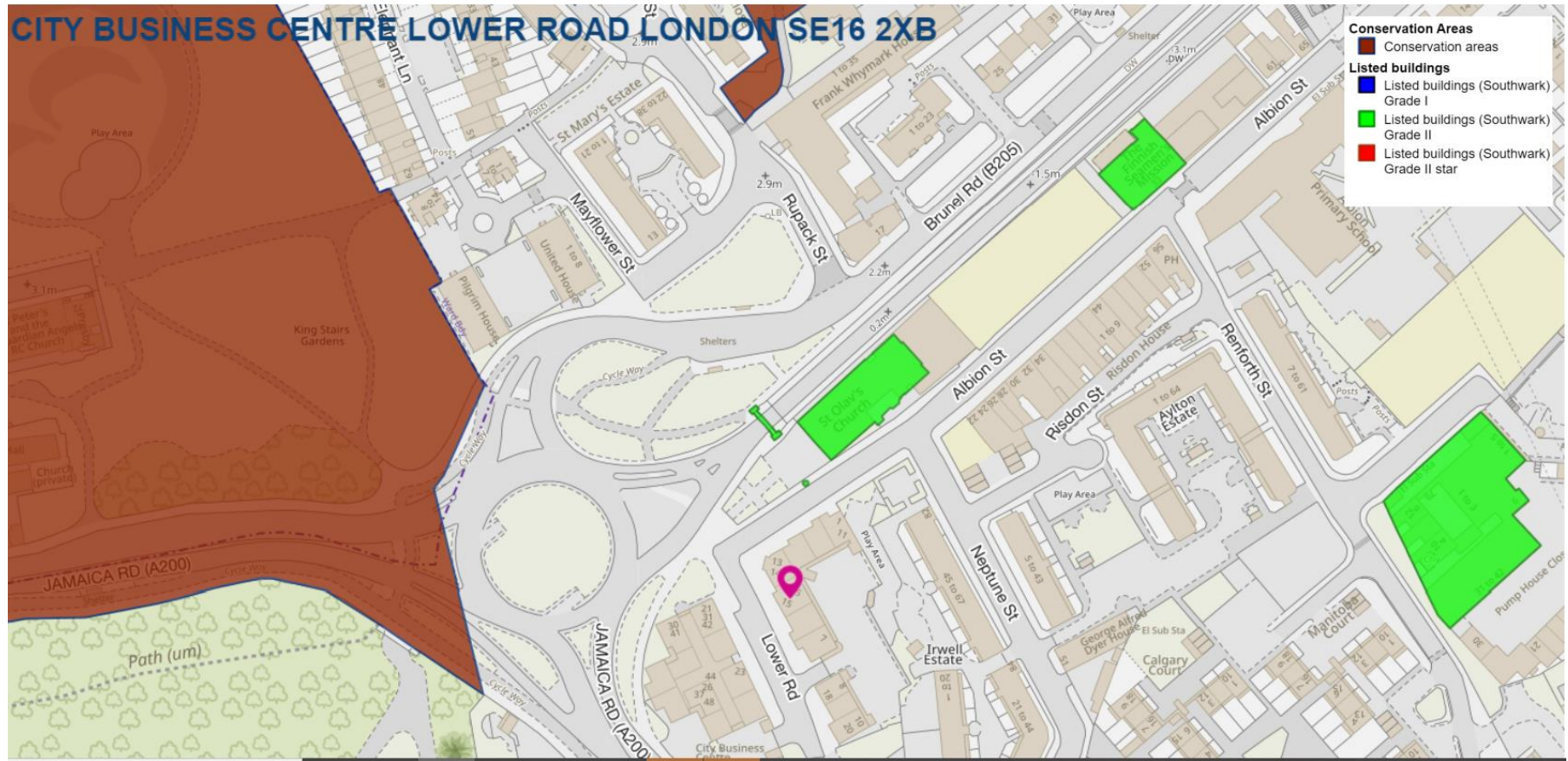


# Privacy

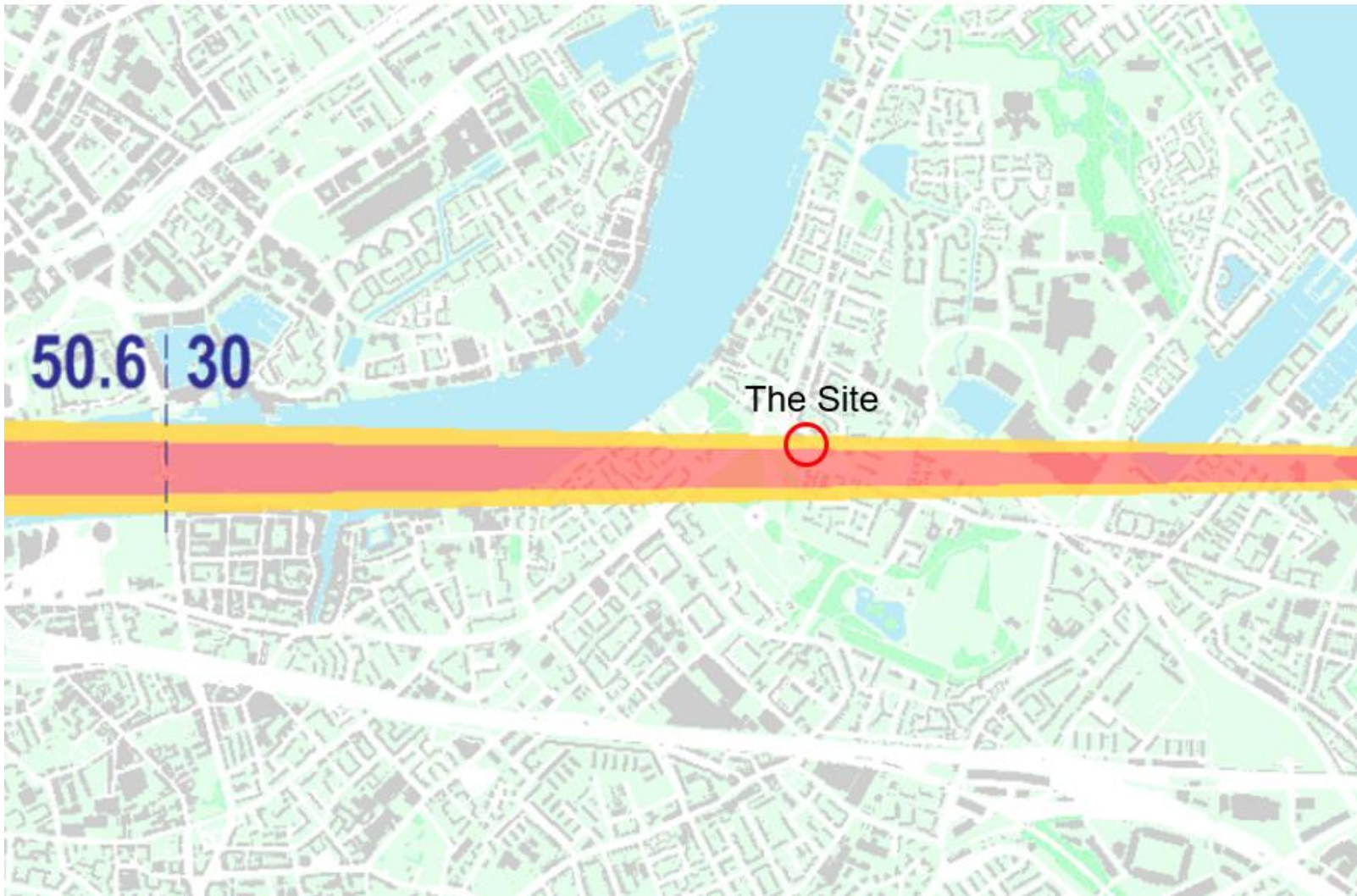




# Heritage assets



# LVMF View 5A.2- Greenwich Park



# View with St Olaves Church looking west



Fisham Revolving & Permanent

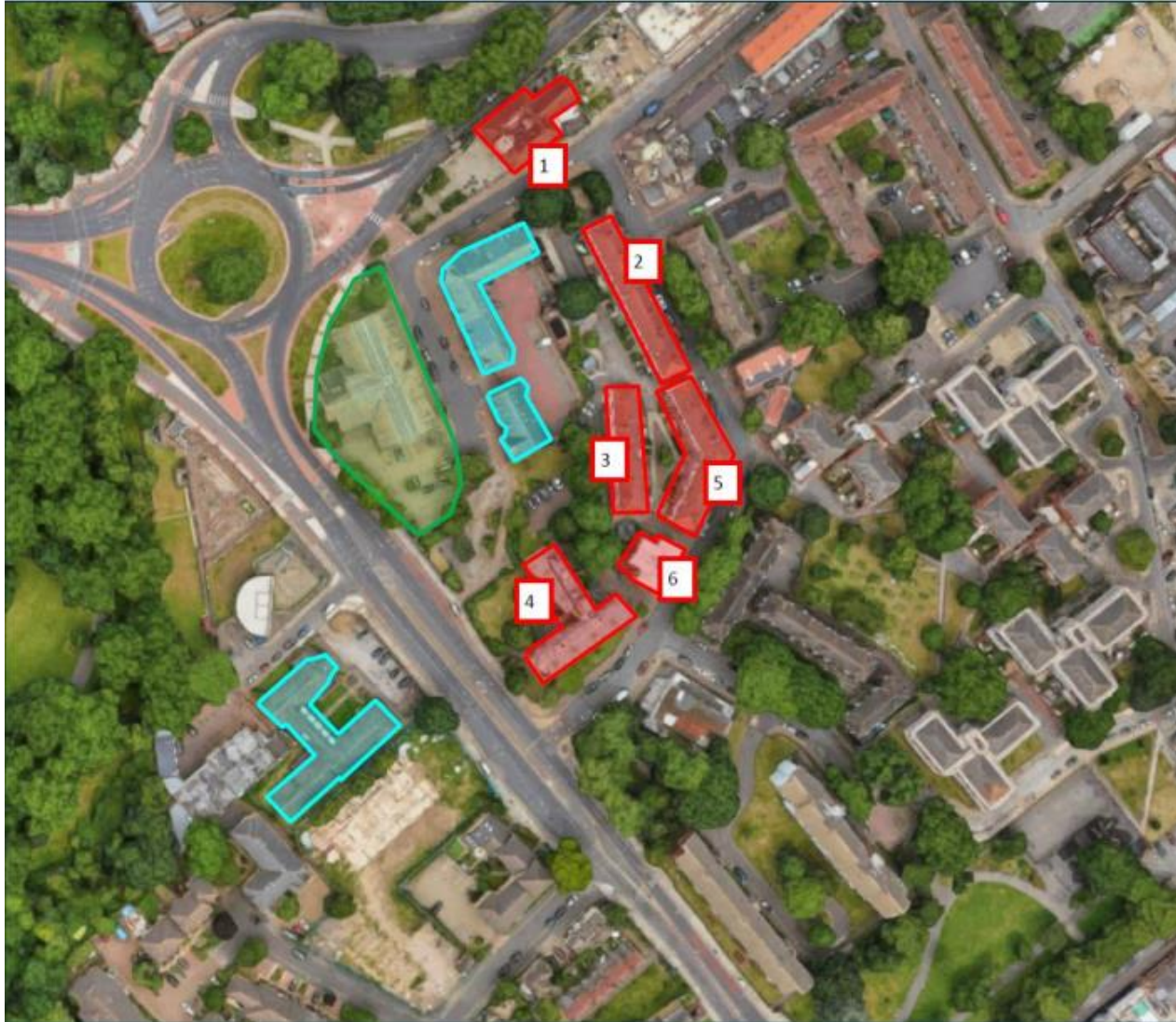
# View east with the church in the background



# View looking north from Lower Road with the prominent church spire



# Daylight and sunlight



# Vertical Sky Component

Address	Total windows assessed	Meet BRE guide (No noticeable change)	Below BRE criteria			Total windows affected
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
St Olavs Church	12	12	-	-	-	0
45 to 67 Irwell Estate	35	18	15	2	0	17
1 to 20 Irwell Estate	56	56	-	-	-	0
Blick House	100	92	6	2	0	8
21 to 44 Irwell Estate	34	34	-	-	-	0
1 to 14 Myles Court	39	34	-	-	-	0

# No sky line

Address	Total windows assessed	Meet BRE guide (No noticeable change)	Below BRE criteria						Total windows affected
			20-29.9% reduction (Minor)				30-39.9% reduction (Moderate)	>40% reduction (Major)	
St Olavs Church	12	12				Below BRE criteria			
			Address	Total rooms assessed	Meet BRE guide	20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	Total affected rooms
45 to 67 Irwell Estate	35	18	45 to 67 Irwell Estate	34	17	15	2	0	17
1 to 20 Irwell Estate	56	56	1 to 20 Irwell Estate	50	50	-	-	-	0
Blick House	100	92	Blick House	50	50	-	-	-	0
21 to 44 Irwell Estate	34	34	21 to 44 Irwell Estate	39	39	-	-	-	0
1 to 14 Myles Court	39	34	1 to 14 Myles Court	15	14	2	-	-	0



# Wind microclimate



# Summary

- 216 shared living rooms
- 24 affordable homes
- 1,667 sqm commercial space
- 77% carbon reduction for residential
- 35% carbon reduction for commercial
- Off-set payment of £61,416
- UGF of 0.42
- New route through the site
- Improved play space on Christopher Jones Square
- A medium to low level of less than substantial harm to the setting of the Norwegian Church which is outweighed by the public benefits of the scheme.