

Welcome to Southwark Planning Committee

22nd February 2021

MAIN ITEMS OF BUSINESS

Item 7.1 - 20/AP/0969 – Styles House,
Hatfields, SE1 8DF

Southwark Free Wi-Fi Password

Fr33Wifi!



Councillor Martin Seaton (Chair)



Councillor Darren Merrill (Vice Chair)



Councillor Richard Livingstone



Councillor Damian O'Brien



Councillor Cleo Soanes



Councillor Dan Whithead



Councillor Kath Whittam

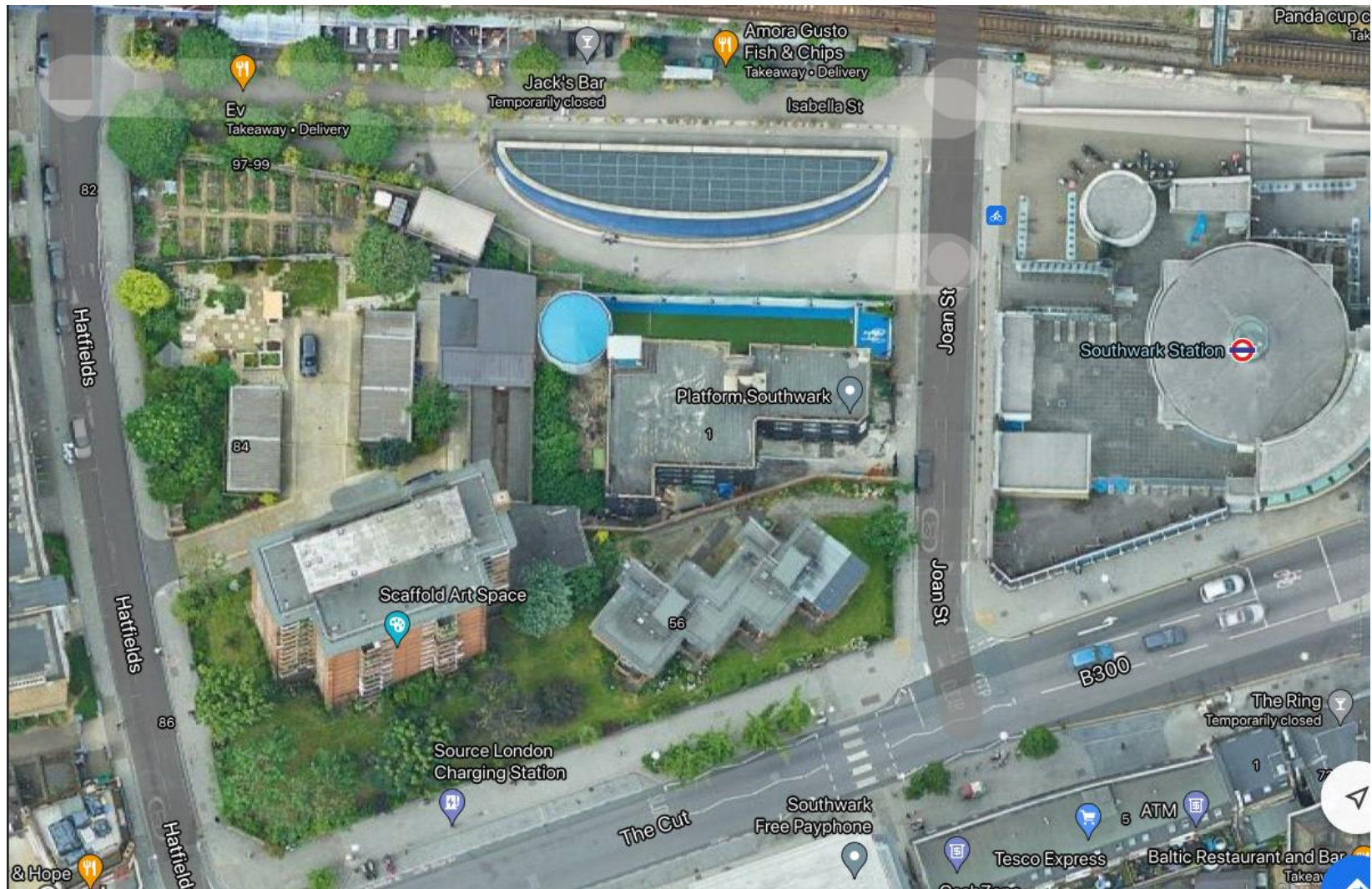


Councillor Bill Williams

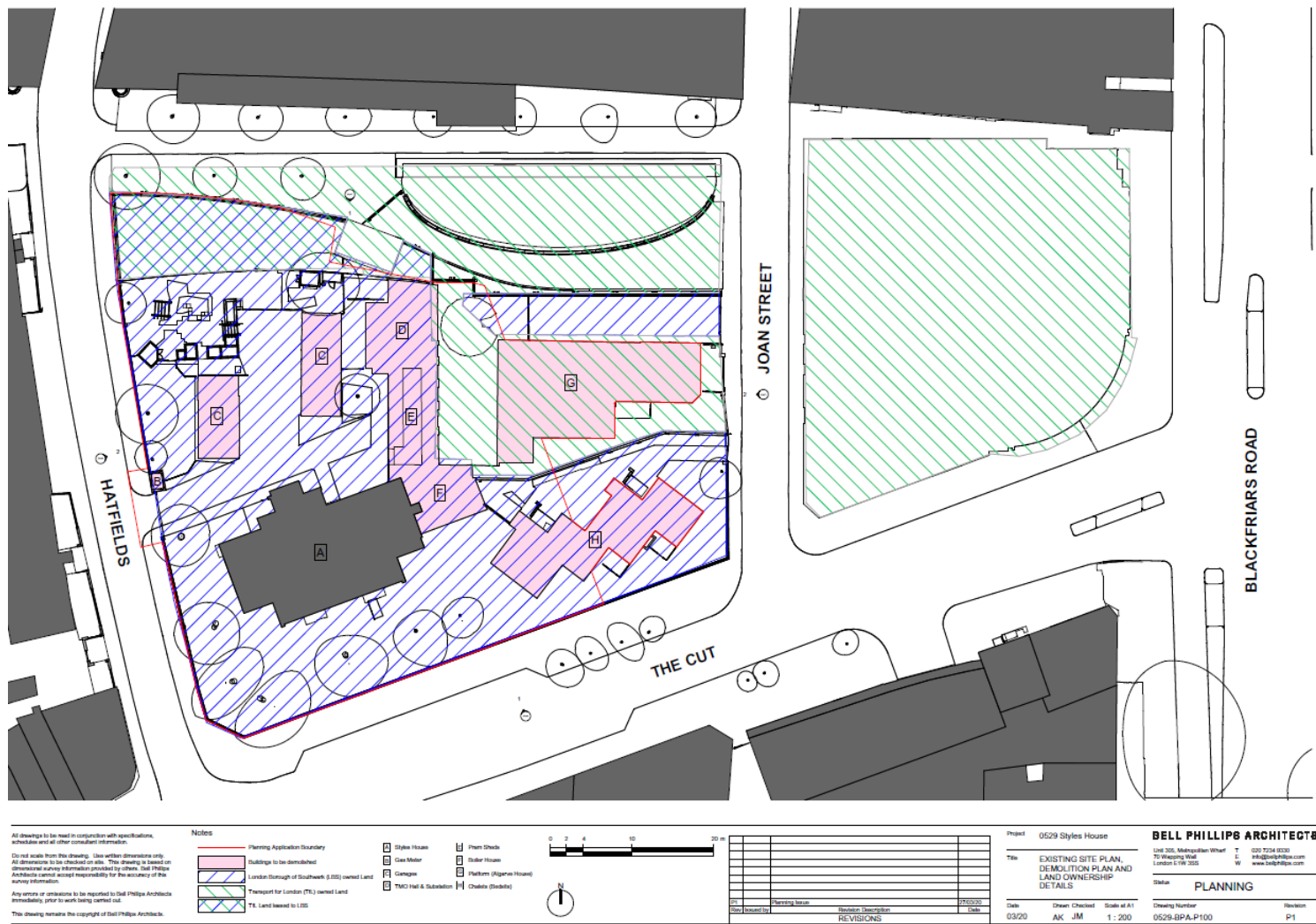
20/AP/0969 – STYLES HOUSE, HATFIELDS, SE1 8DF

Redevelopment of the site to include the demolition of existing buildings (the Platform Southwark building, the existing tenant management organisation or all, nine garages, a sub-station, eight studio apartments, and a storage and boiler room building); the retention and improvement to the existing Styles House building; the erection of 25 new dwellings, a new substation, a new community centre and tenant management organisation facilities; car and cycle parking; a new boiler house; landscaping; access and associated works

AERIAL VIEW OF SITE



OWNERSHIP BOUNDARIES



The site plan illustrates the layout of the Hatfields development. Key features include:

- Buildings and Rooms:**
 - Top Left:** A large rectangular building with multiple windows.
 - Top Center:** A semi-circular structure, possibly a sports field or amphitheater.
 - Center:** A complex of buildings including a 'Substation', 'Cycling storage', 'Community Room', 'Office', 'Kitchen', 'Function Room', and 'Storage'.
 - Bottom Left:** A cluster of rooms labeled 'Room 1', 'Room 2', 'Room 3', 'Room 4', 'Room 5', 'Room 6', 'Room 7', 'Room 8', 'Room 9', 'Room 10', 'Room 11', 'Room 12', 'Room 13', 'Room 14', 'Room 15', 'Room 16', 'Room 17', 'Room 18', 'Room 19', 'Room 20', 'Room 21', 'Room 22', 'Room 23', 'Room 24', 'Room 25', 'Room 26', 'Room 27', 'Room 28', 'Room 29', 'Room 30', 'Room 31', 'Room 32', 'Room 33', 'Room 34', 'Room 35', 'Room 36', 'Room 37', 'Room 38', 'Room 39', 'Room 40', 'Room 41', 'Room 42', 'Room 43', 'Room 44', 'Room 45', 'Room 46', 'Room 47', 'Room 48', 'Room 49', 'Room 50', 'Room 51', 'Room 52', 'Room 53', 'Room 54', 'Room 55', 'Room 56', 'Room 57', 'Room 58', 'Room 59', 'Room 60', 'Room 61', 'Room 62', 'Room 63', 'Room 64', 'Room 65', 'Room 66', 'Room 67', 'Room 68', 'Room 69', 'Room 70', 'Room 71', 'Room 72', 'Room 73', 'Room 74', 'Room 75', 'Room 76', 'Room 77', 'Room 78', 'Room 79', 'Room 80', 'Room 81', 'Room 82', 'Room 83', 'Room 84', 'Room 85', 'Room 86', 'Room 87', 'Room 88', 'Room 89', 'Room 90', 'Room 91', 'Room 92', 'Room 93', 'Room 94', 'Room 95', 'Room 96', 'Room 97', 'Room 98', 'Room 99', 'Room 100'.
- Parking and Access:**
 - Top Right:** A large parking area with several car symbols.
 - Bottom Right:** A road labeled 'THE CO.' with a dashed line indicating a path or boundary.
- Other Features:**
 - Left Side:** A large area labeled 'HATFIELDS'.
 - Right Side:** A large area labeled 'THE CO.'.

VIEW FROM HATFIELDS



EXISTING



PROPOSED

PROPOSED EXISTING STYLES HOUSE ENTRANCE - VIEW FROM HATFIELDS



VIEW FROM THE CUT



EXISTING



PROPOSED

VIEW FROM JOAN STREET



EXISTING



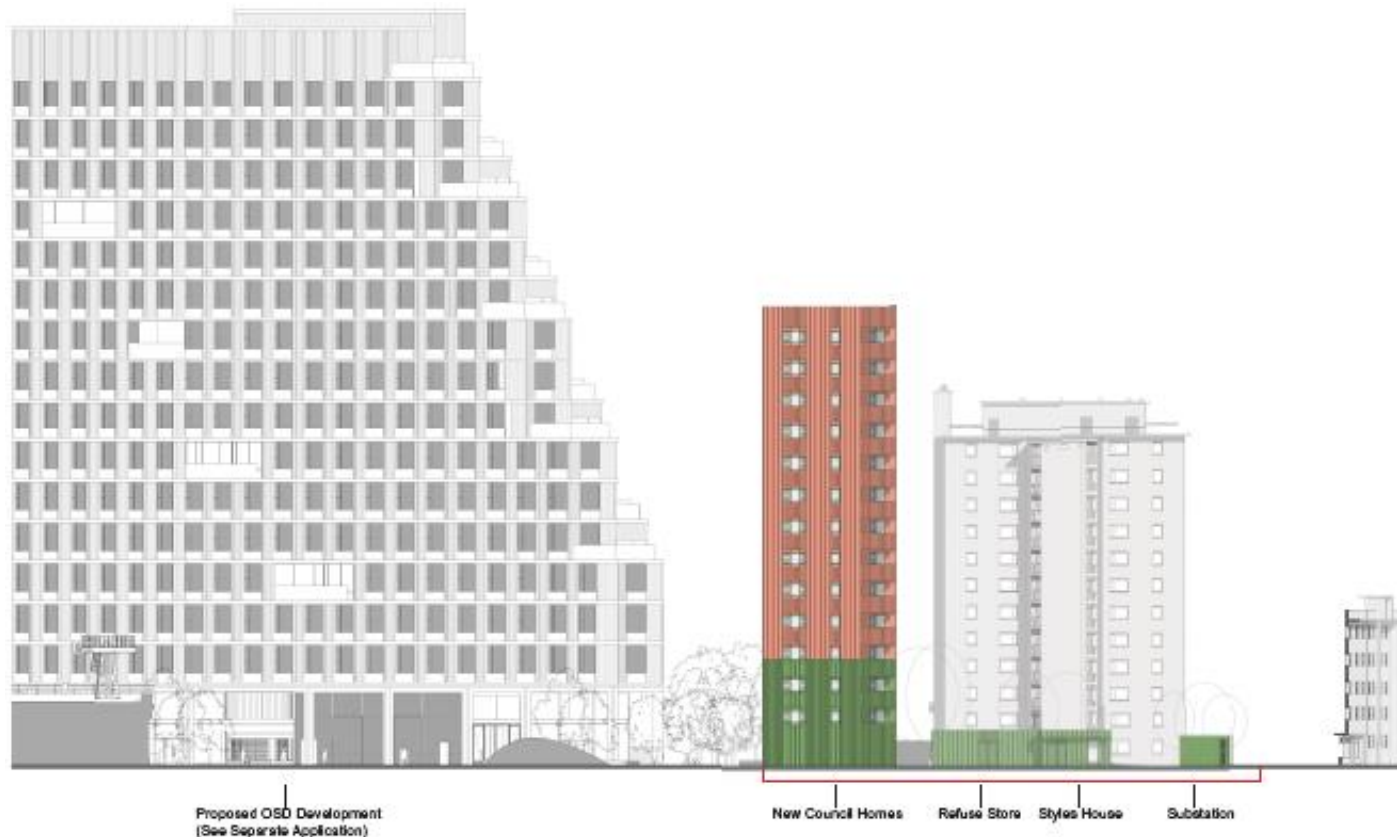
PROPOSED view of TMO from 'NO BUILD ZONE'

PROPOSED BUILDING HEIGHTS IN CONTEXT OF PROPOSED SOUTHWARK OSD



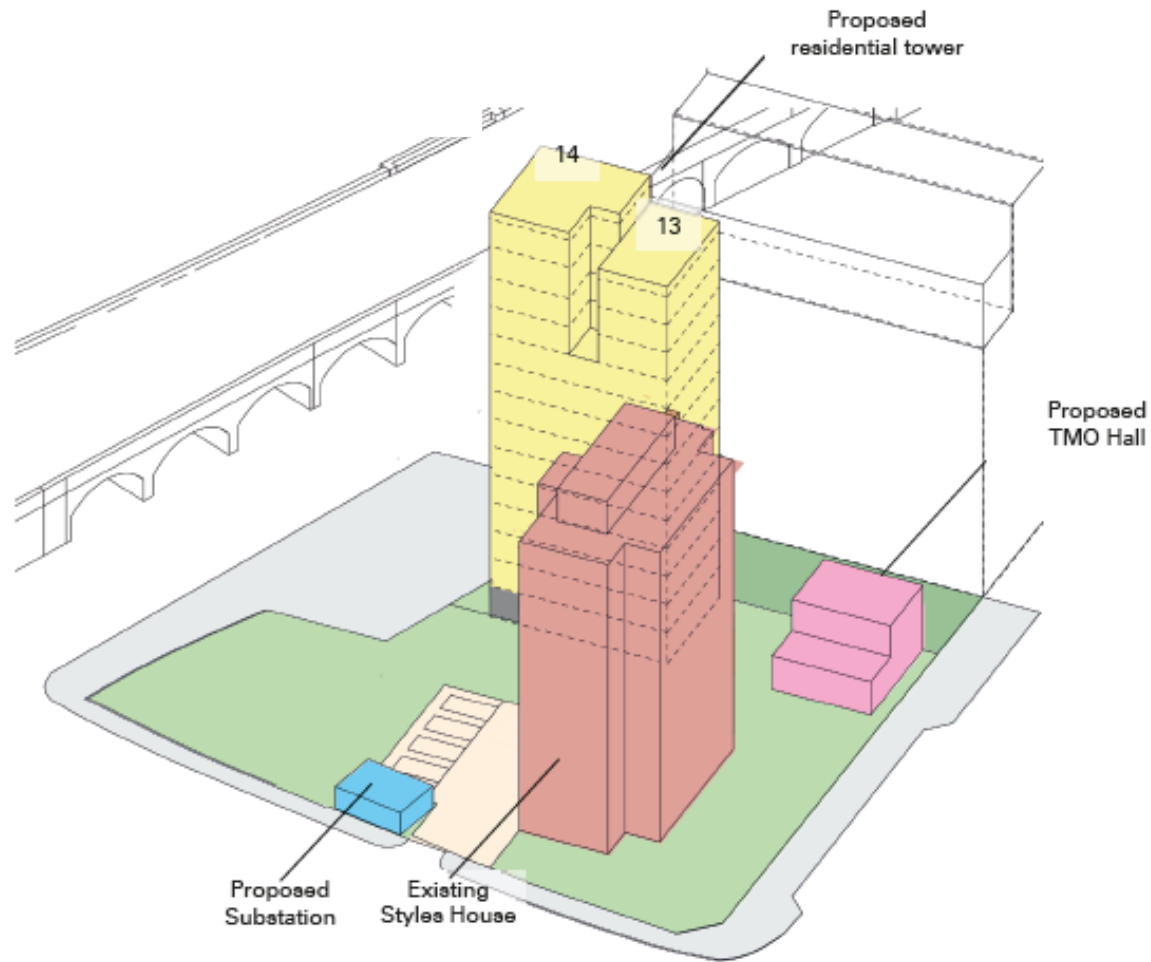
SOUTH ELEVATION (from the Cut)

PROPOSED BUILDING HEIGHTS IN CONTEXT OF PROPOSED SOUTHWARK OSD



NORTH ELEVATION

PROPOSED BUILDING HEIGHTS - ISOMETRIC VIEW



PROPOSED LANDSCAPING



COMMUNAL AMENITY



- Proposed allotment area - 85m²
- Proposed amenity area - 1427m²
- Proposed playspace - 43m²
- Proposed shared space area - 401m²

Unit Type	Existing (sqm)	Proposed (sqm)	Net gain / Net loss (sqm)
Allotment area	245	85	-160
Communal amenity area (ground floor)	1038	1427	389
Playspace	0	43	43
Total	1283	1555	272

RESIDENTIAL DWELLING MIX

Unit Type	Housing needs assessment	Proposed new building
Studio	0	0
1 Bed	21 (62%)	19 (76%)
2 Bed	3 (9%)	3 (12%)
1 bed Wheelchair accessible (1-bed)	6 (18 %)	3 (12%)
2 bed wheelchair accessible	2(6%)	0
3 Bed	1 (3%)	0
4 Bed	1 (3%)	0
Total	34 (100%)	25 (100%)

Housing Needs Assessment

Unit Type	Existing estate (Styles House and Chalets)	Existing homes to be retained	Proposed new building
Studio	8	0	0
1 Bed	48	47	19
2 Bed	0	0	3
Part M4(3) (1-bed)	0	0	3
Total	56	47	25

Existing and proposed dwelling mix

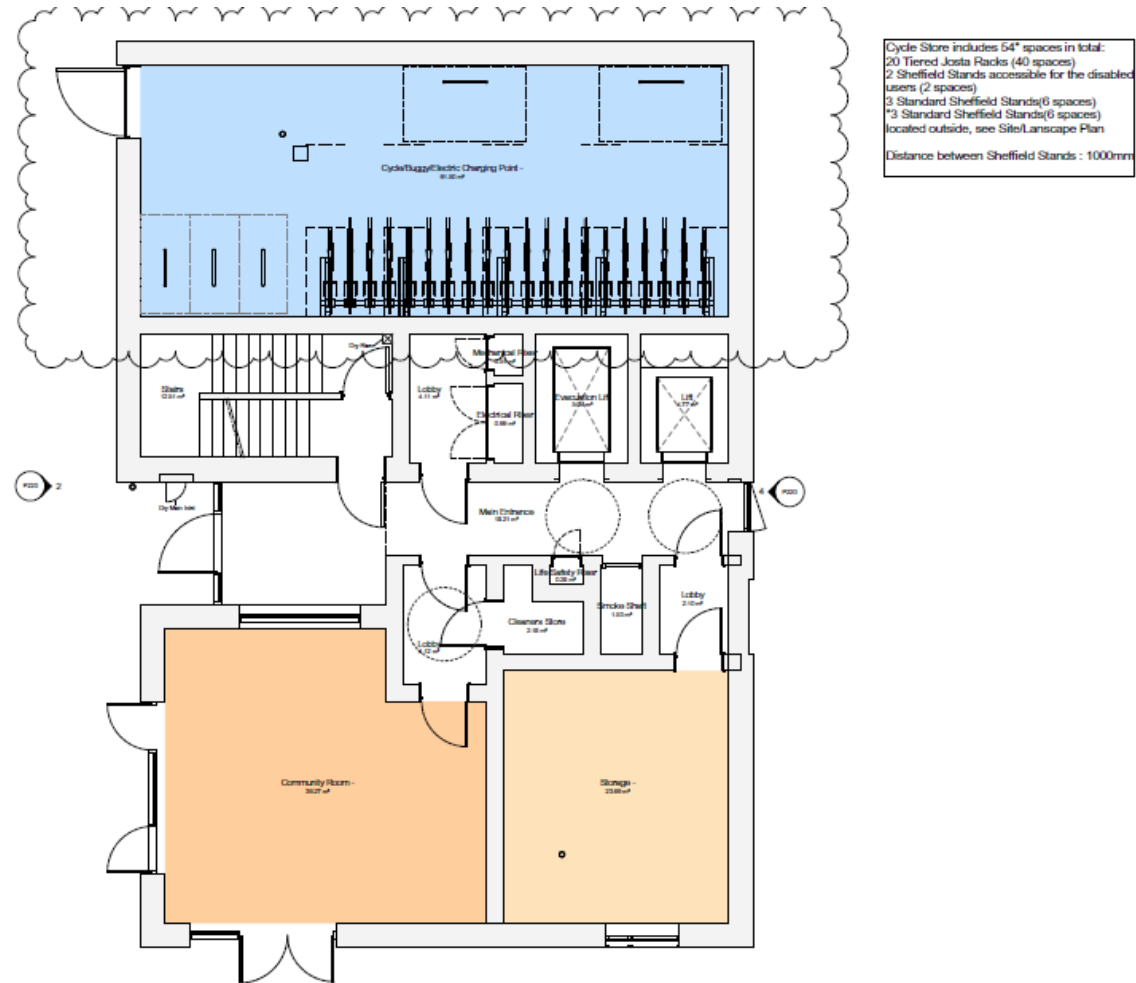
Proposal in numbers

25 gross units

20 net affordable (socially rented) homes

16 net units

PROPOSED FLOOR PLANS – NEW BUILDING



PROPOSED GROUND FLOOR PLAN

PROPOSED FLOOR PLANS

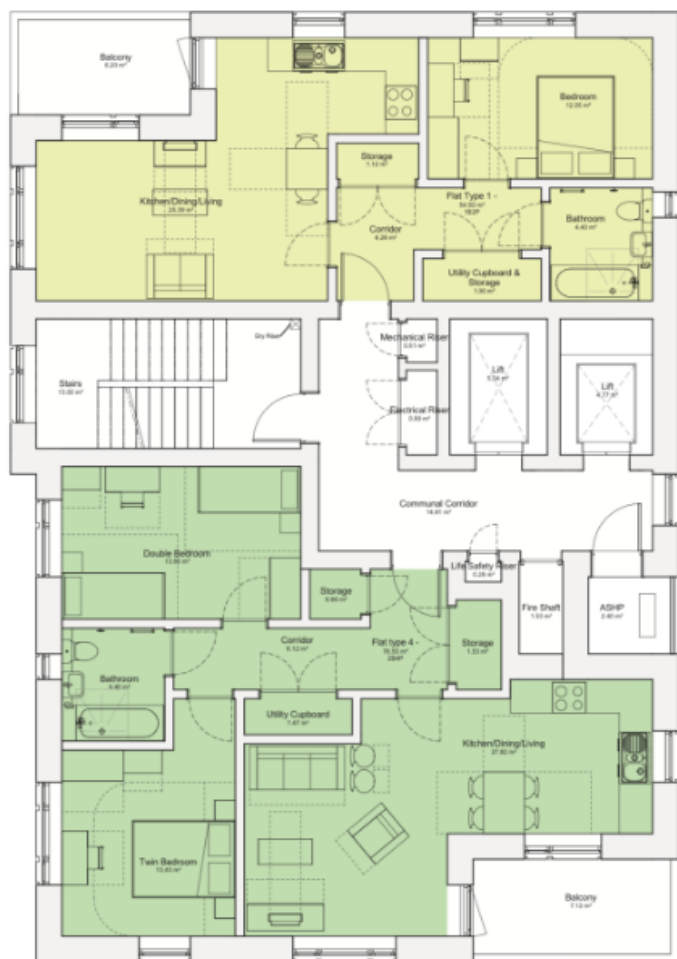


PROPOSED FIRST FLOOR PLAN



TYPE 1 (2nd, 7th, 10th floor)

PROPOSED FLOOR PLANS



TYPE 2 (3rd, 4th and 5th floor)

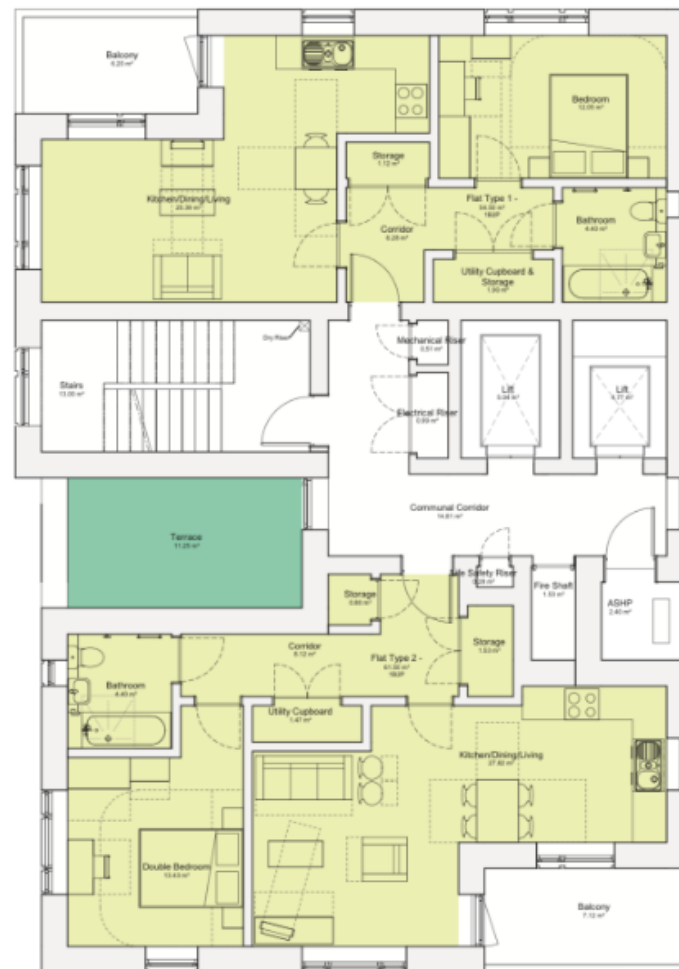


TYPE 3 (6th floor only)

PROPOSED FLOOR PLANS



TYPE 4 (8th and 9th floor)

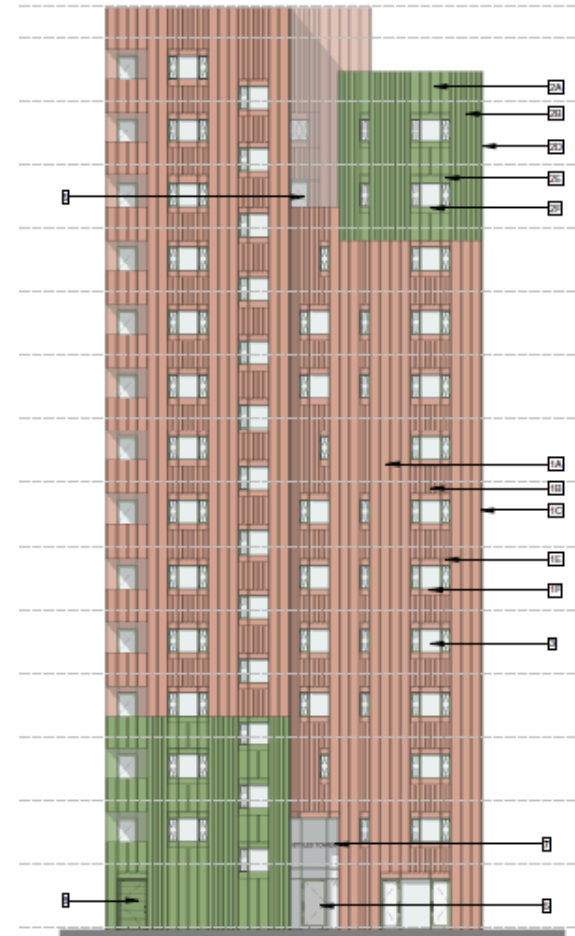


11th floor

PROPOSED FLOOR PLANS

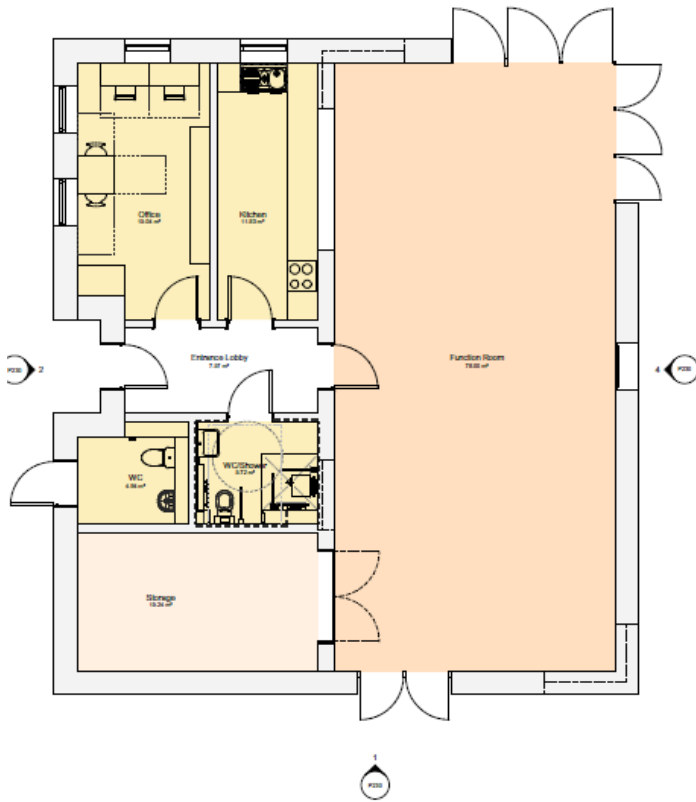


13th floor

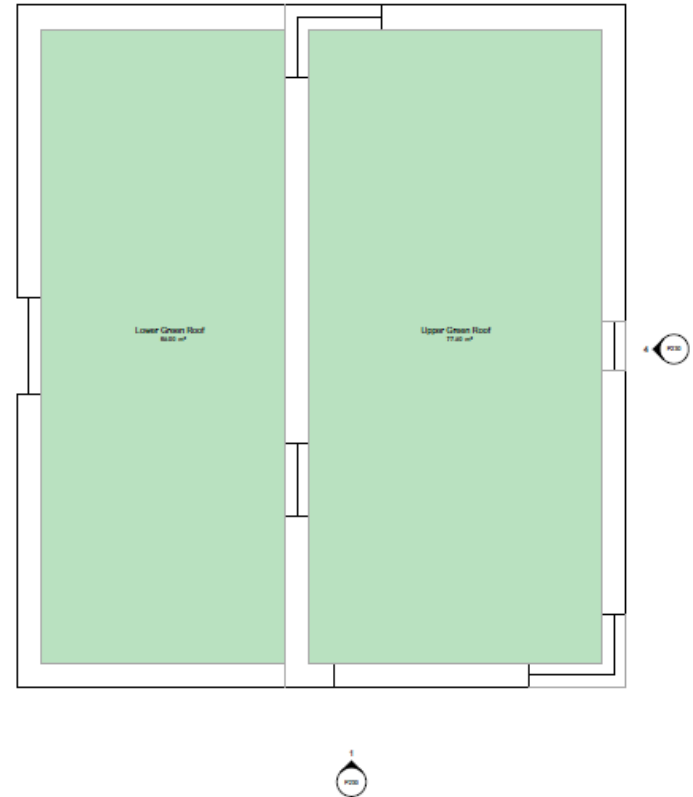


West Elevation

PROPOSED GROUND FLOOR PLAN – TMO HALL

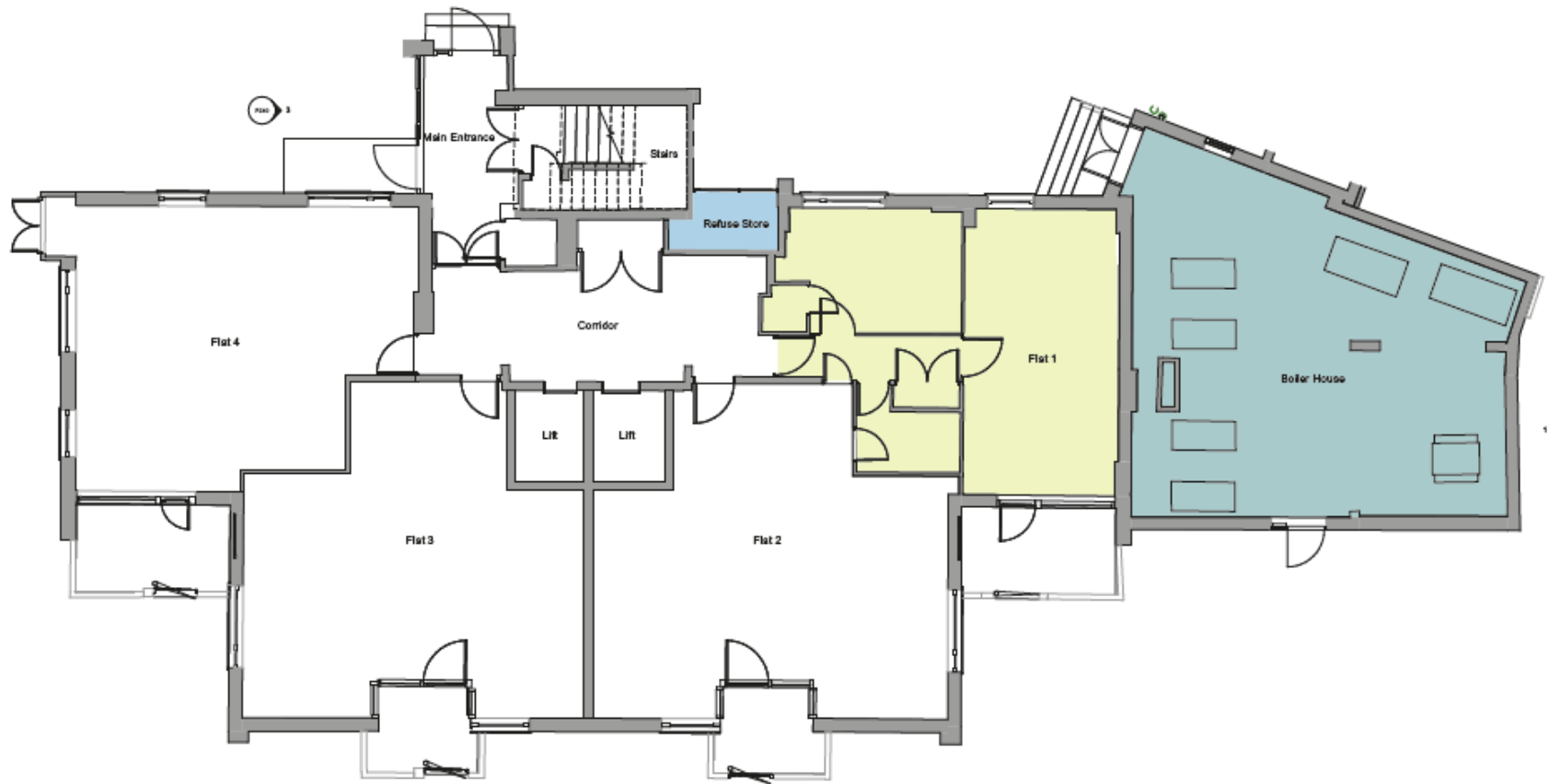


GROUND FLOOR

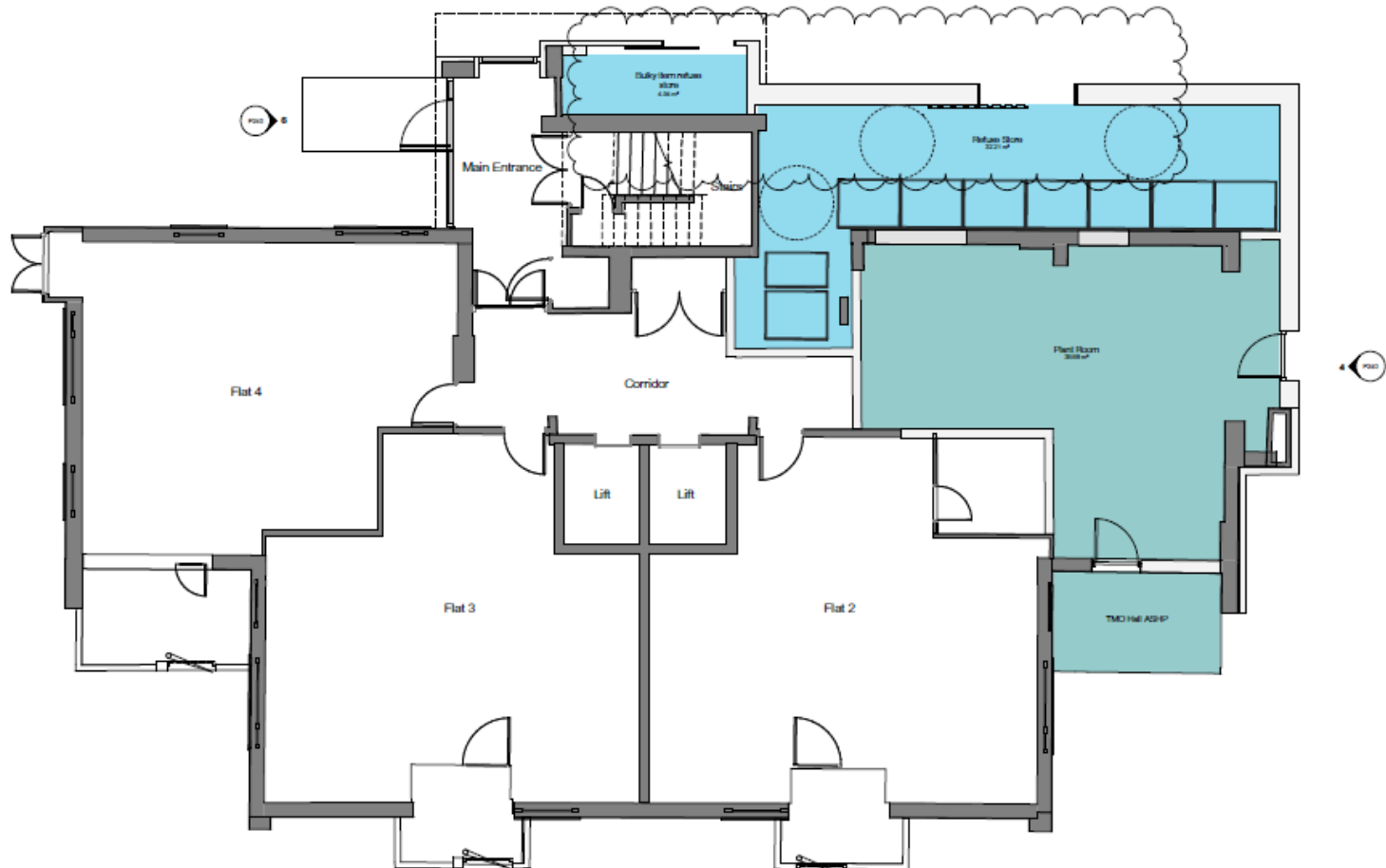


ROOF PLAN

EXISTING GROUND FLOOR PLAN – EXISTING STYLES HOUSE



PROPOSED GROUND FLOOR PLAN – EXISTING STYLES HOUSE



Carbon savings

	Be lean	Be clean	Be green	Total
Domestic	11.4%	0%	38.1%	49.5%
Non-domestic	16.6%	0%	39.7%	56.3%
Site-wide	11.9%	0%	38.2%	50.1%

Carbon offset payment: £45,799.50

- Domestic offset of 444.3 tonnes over 30 years
- Non-domestic offset 37.8 tonnes over 30 years

PUBLIC CONSULTATION RESPONSES

Total number of representations	Support	Neutral	Object
11	4	0	7

SUMMARY OF OBJECTIONS

- **Neighbouring Amenity impacts**
 - Daylight and sunlight impacts
 - Loss of privacy from overlooking
 - Loss of skyline and long and mid-distance views blocked by the proposed scheme
 - Construction impacts on neighbouring residents
- **Environment**
 - Adverse traffic impacts
 - Adverse noise impacts
 - More trees should be planted
 - More benefits for the existing Styles House residents
- **Design and Quality of Accommodation**
 - Dislike architecture
 - Wheelchair units not sufficiently accessible
 - Poor layout of scheme

CONCLUSIONS

