

Welcome to Southwark Planning Committee

28th June 2021

MAIN ITEMS OF BUSINESS

Item 7.1 - 19/AP/7057 – Butterfly Walk
Shopping Centre And Land To Rear
Denmark Hill, Orpheus Street, Daneville
Road And Wren Road, SE5 8RW

Southwark Free Wi-Fi Password

Fr33Wifi!



Councillor Martin Seaton (Chair)



Councillor James Coldwell



Councillor Richard Livingstone



Councillor Damian O'Brien)



Councillor Cleo Soanes



Councillor Dan Whithead



Councillor Kath Whittam (Vice-chair)



Councillor Bill Williams

Item 7.1

**Butterfly Walk Shopping Centre and land to the rear,
SE5 8RW**

19/AP/7057 Full planning permission for:

Part redevelopment, part refurbishment of the Butterfly Walk Shopping Centre and the addition of build-over development and new buildings, together accommodating the retained and remodelled supermarket, refurbished and reconfigured retail units, a mix of homes, a cinema, a community use unit, public realm and landscaping, replacement car parking for up to 32 vehicles, and other associated works.



Existing site



Existing site photographs



Existing site photographs

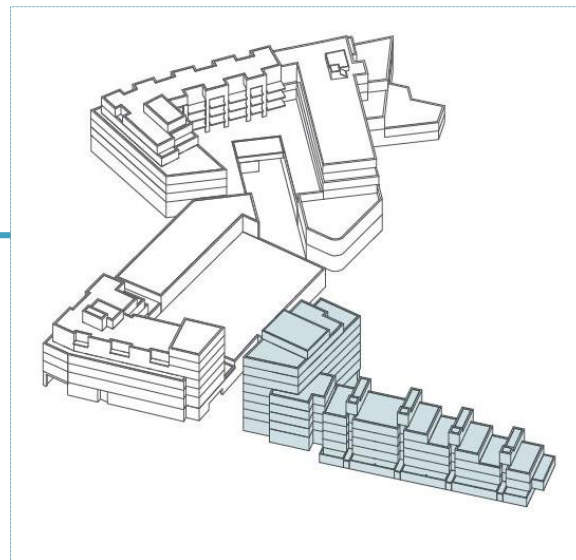


Overview of the proposal

Arranged as three blocks – A, B and C

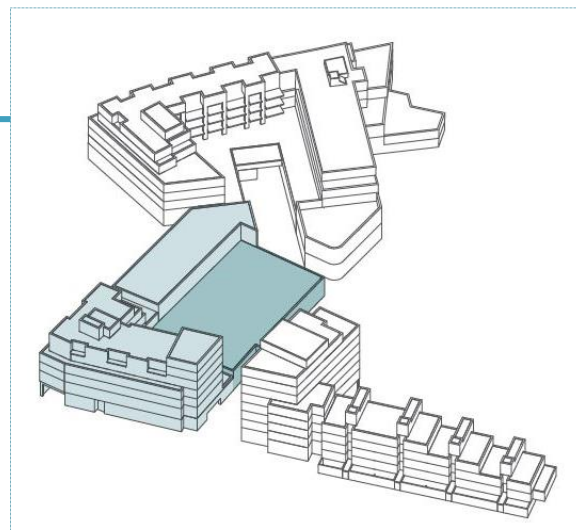
BLOCK A

Uses	Residential, Small community use
Storeys	Rising from 2 to 8 storeys (+ roof plant)
Height (above grnd)	Rising from 6.1 to 29.9 metres
Part/full redevelopment?	Entirely new build



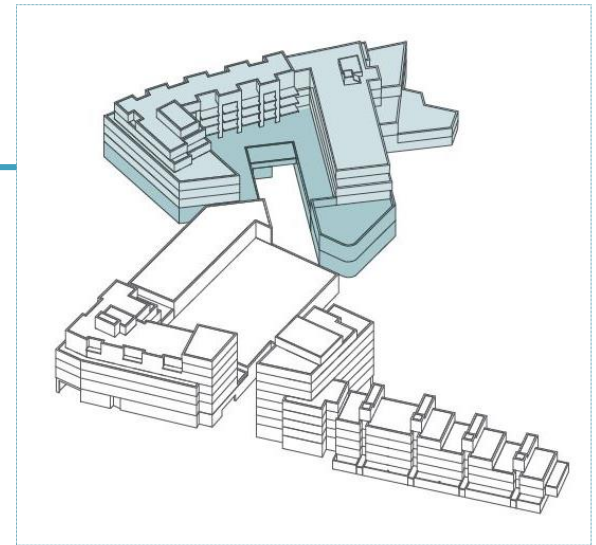
BLOCK B

Uses	Residential, Supermarket, Cinema
Storeys	Rising from 1 to 7 storeys
Height (above grnd)	Rising from 6.2 to 24.7 metres
Part/full redevelopment?	Retained and remodelled: supermarket New build: cinema and residential



Overview of the proposal

BLOCK C	
Uses	Residential, Retail, Hotel
Storeys	Rising from 1 to 6 storeys (+ roof plant)
Height (above grnd)	Rising from 4.8 to 24.2 metres
Part/full redevelopment?	Retained and remodelled: retail New build: hotel and residential



Block A

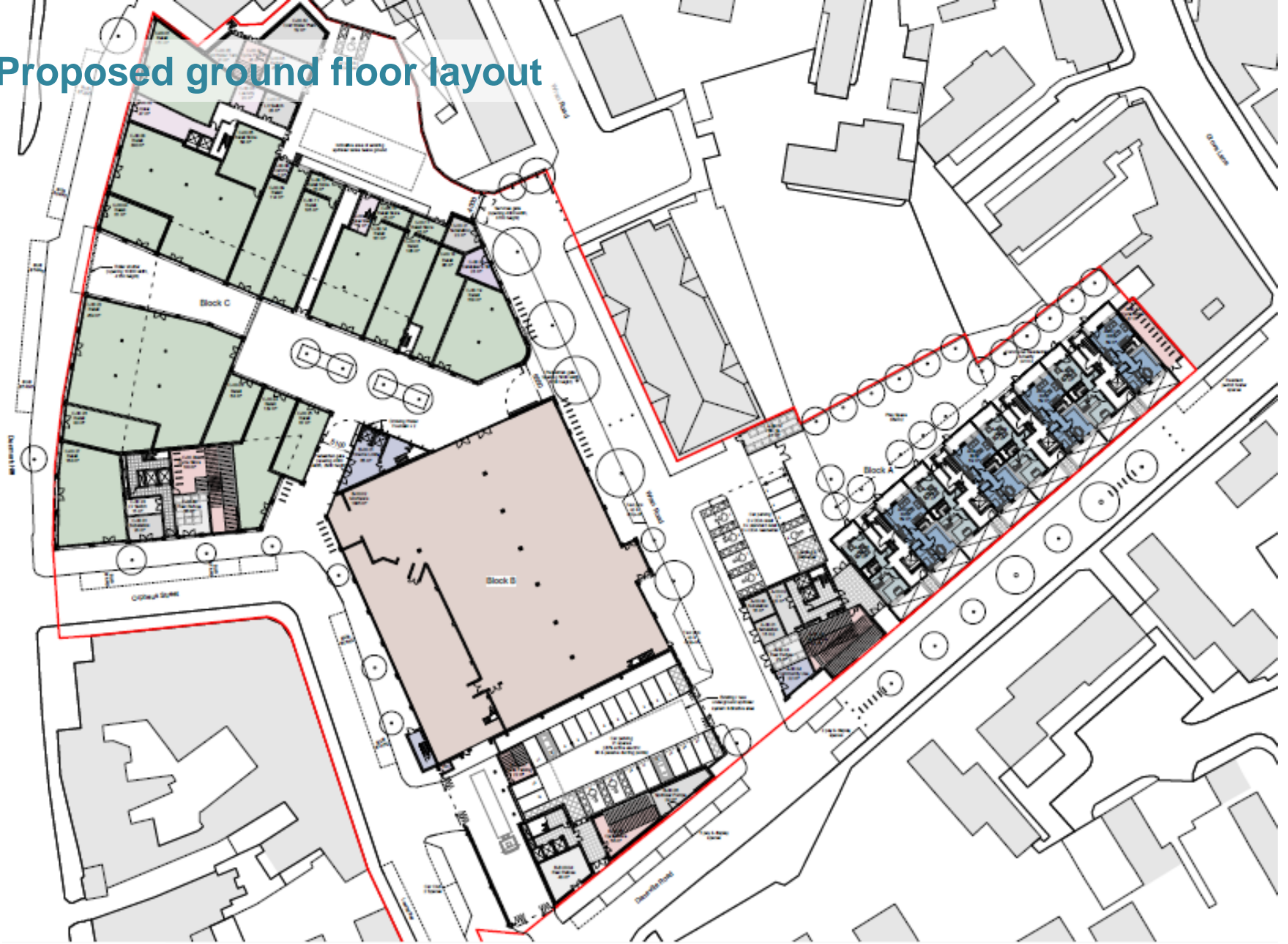


Block B

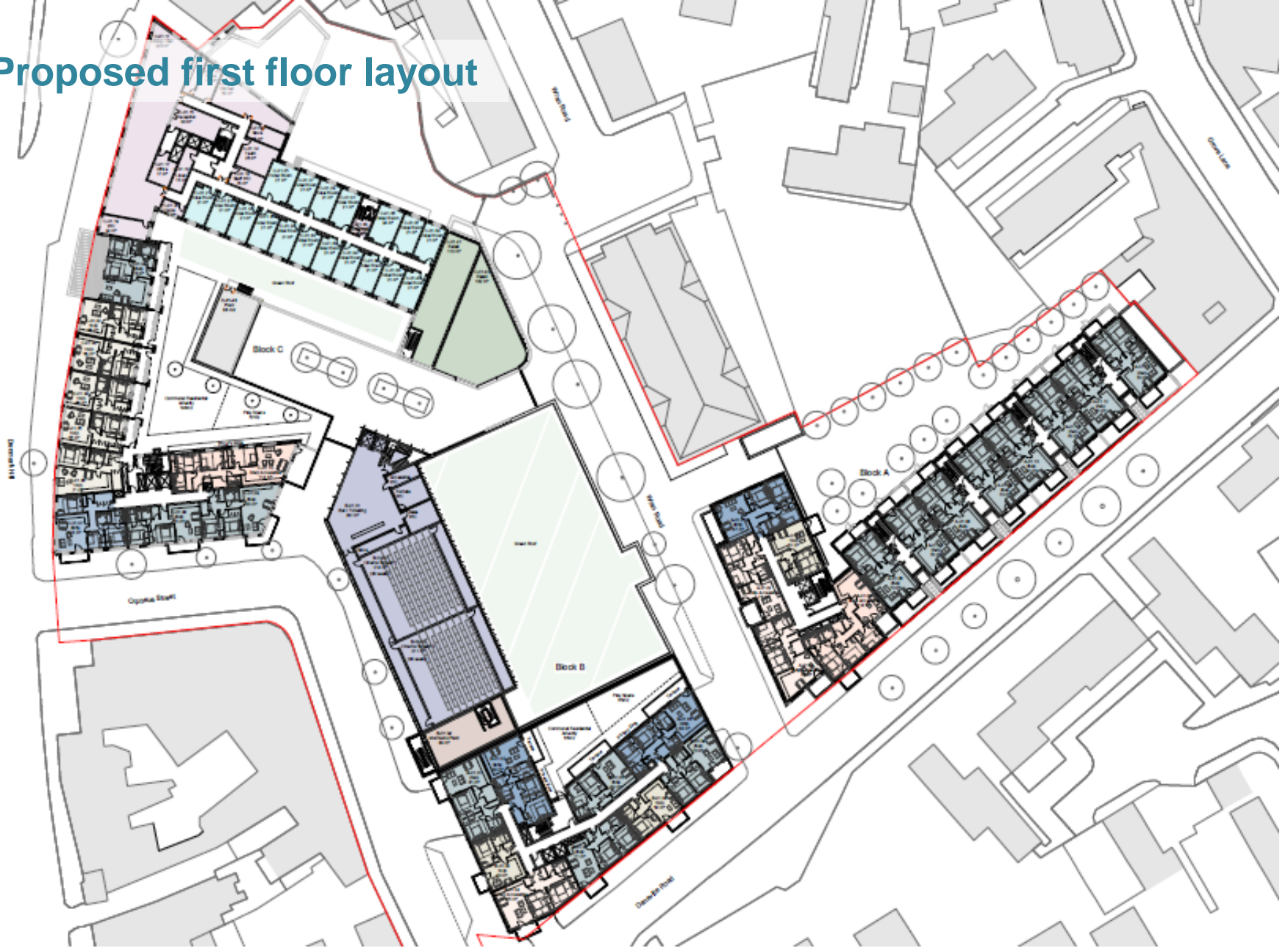


Block C

Proposed ground floor layout



Proposed first floor layout



Proposed fourth floor layout



Proposed elevations



Orpheus Street elevation of Block C



Orpheus Street elevation Block B (including the cinema)



Daneville Road elevation of Blocks B and A

Proposed elevations



Denmark Hill Street elevation of Block C



Wren Road elevation of Block B (including Morrison's Supermarket)



Block C detailed elevation

Visualisations of proposal from Denmark Hill



Visualisations of proposal, as seen from vantage points to the west



Visualisation of proposal looking westwards along Daneville Road



View from Camberwell Green (existing and proposed)



Proposed landscaping, greening and trees



PROPOSED TREE SPECIES

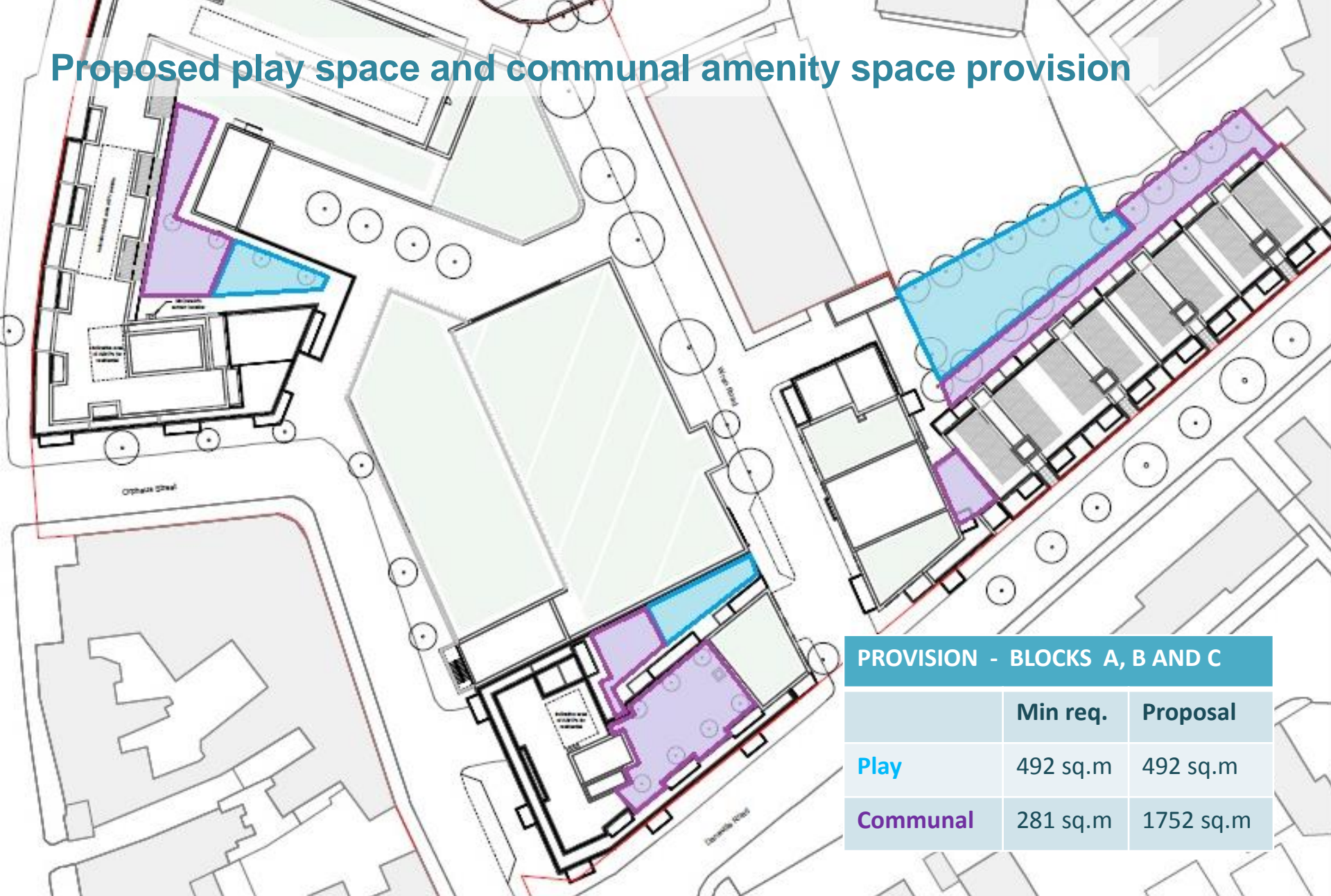


GINKGO BILOBA



PRUNUS AVIUM 'PLENA'

Proposed play space and communal amenity space provision



PROVISION - BLOCKS A, B AND C		
	Min req.	Proposal
Play	492 sq.m	492 sq.m
Communal	281 sq.m	1752 sq.m

Residential: proposed housing mix

HABITABLE ROOMS DISTRIBUTION ACROSS THE PROPOSED TENURES			
UNIT SIZE	SOCIAL RENT	INTERMEDIATE	OPEN MARKET
1-bedroom (incl. studios)	12 (9.3% of all s/r)	13 (23.6% of all int)	51 (16.0% of all o/m)
2-bedroom	62 (48.0% of all s/r)	27 (49.1% of all int)	173 (54.2% of all o/m)
3-bedroom	49 (38.0% of all s/r)	15 (27.3% of all int)	95 (29.8% of all o/m)
4-bedroom	6 (4.7% of all s/r)	0	0
All units	129	55	319
Hab rooms as a percentage of total hab rooms (503)	25.65%	10.93%	63.42%
	36.58%		
LBS adopted policy reqm't	24.5% MINIMUM	10.5% MINIMUM	65% MAXIMUM
LBS emerging policy reqm't	25% MINIMUM	10% MINIMUM	65% MAXIMUM

Residential: proposed housing mix and quality

- **Are at least 20% of the homes 3+ bedroomed, as required by adopted policy?**
 - 22.8% would be 3+ bedroomed. Furthermore, of the 3+ dwellings, 43% would be in affordable tenures, which exceeds the policy minimum of 35%
- **Is there a predominance of multiple aspect units?**
 - 104 of the 145 homes (71.7%) would be corner, dual or triple aspect
- **All dwellings compliant for space standards?**
 - 2 of the 145 homes (0.1%) would have an undersized GIA
 - 13 of the 503 rooms (0.03%) would fall short of the RDS space standard
- **All dwellings provided with private outdoor space?**
 - 3 dwellings within Block C would have no private outdoor space.
- **Would adequate communal amenity space and playspace be provided?**
 - Under-11s playspace would be on-site, with over-12s off-site
 - Communal amenity space would be generous (approx 1,450 square metres more than minimum requirement)

Daylight impacts: Summary of substantial adverse losses

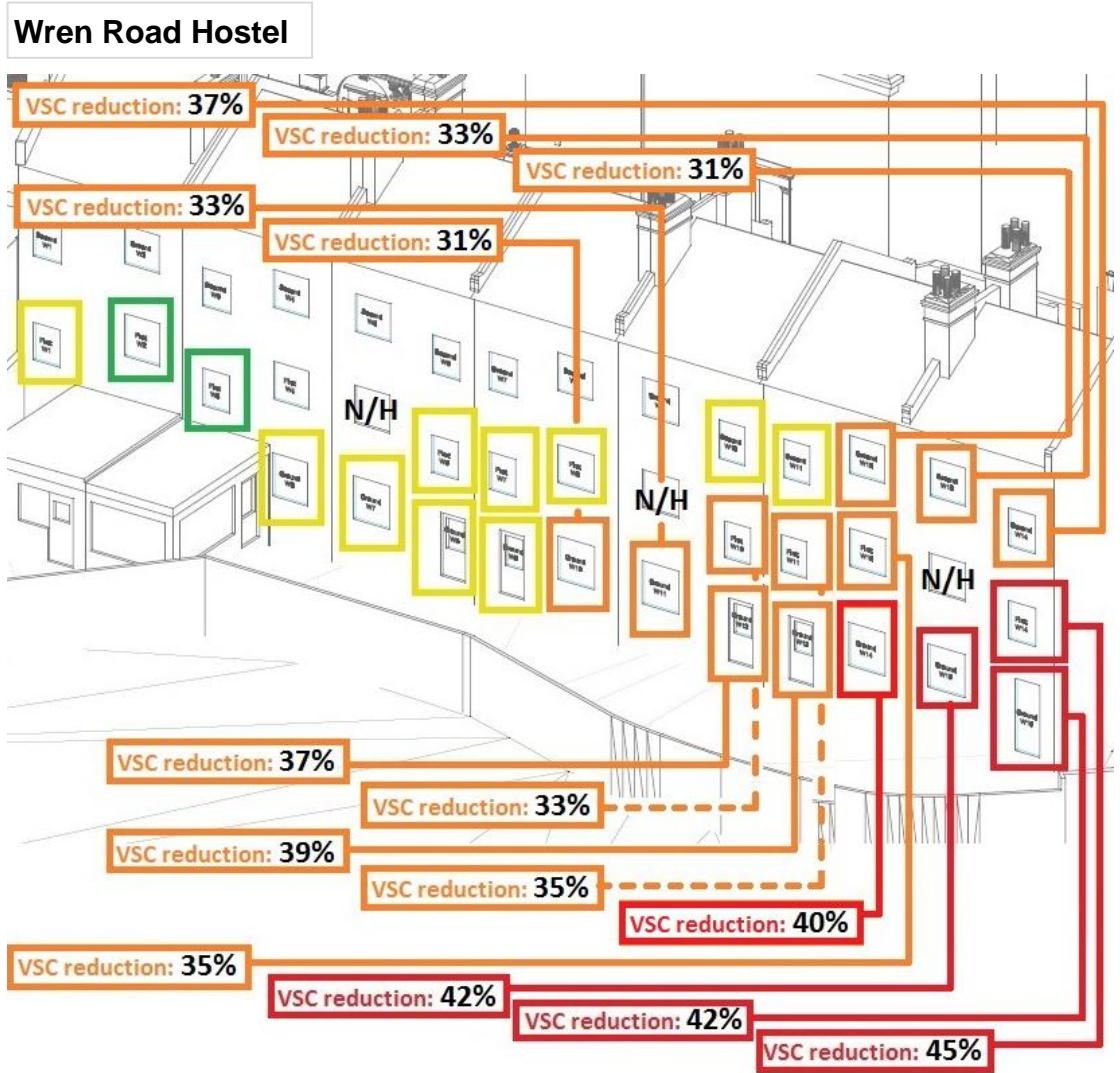
SUBSTANTIAL VSC LOSSES

PROPERTIES	NO. OF LOSSES
Wren Road Hostel	4 (of a total of 40)
The Colonnades	5 (of a total of 90)
Selborne Village	9 (of a total of 129)

SUBSTANTIAL NSL LOSSES

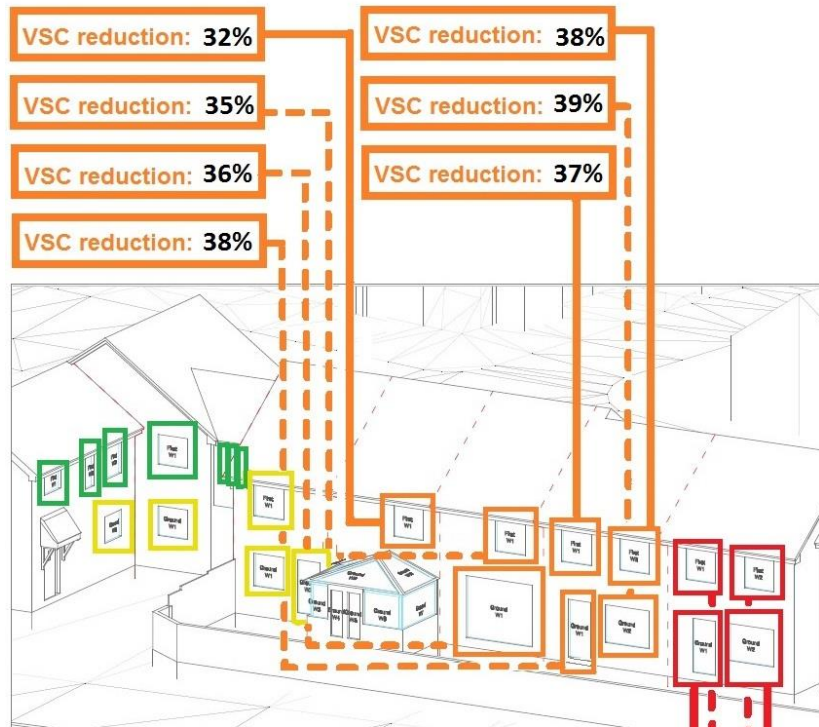
PROPERTIES	NO. OF LOSSES
Denmark Hill	1 (of a total of 41)
Wren Road	10 (of a total of 40)
8-14 Grove Lane	1 (of a total of 20)
Selborne Village	9 (of a total of 75)

Daylight (VSC percentage loss) impacts

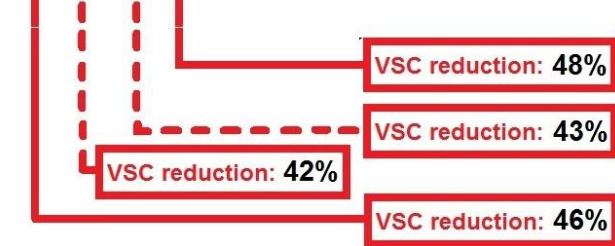
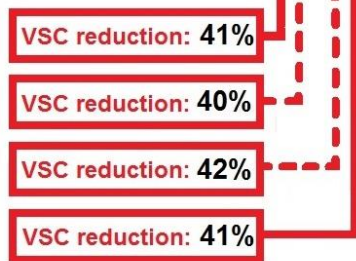
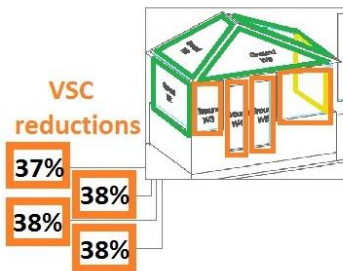
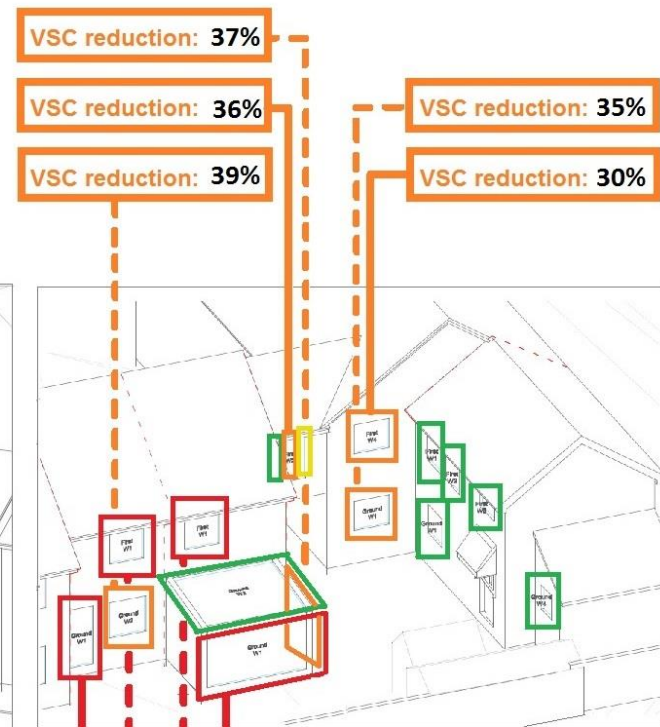


Daylight (VSC percentage loss) impacts

6, 5 and 7 to 11 Kerfield Place



12 to 15 Kerfield Place



Public consultation responses: Number of representations

CONSULTATION RESPONSES: SUMMARY TABLE

NO. OF REPRESENTATIONS: **182**

NO. OF UNIQUE REPRESENTATIONS: **181**

Of the unique representations, the split comprises:

In objection: **155**

Neutral: **6**

In support: **20**

RECONSULTATION RESPONSES: SUMMARY TABLE

NO. OF REPRESENTATIONS: **28**

NO. OF UNIQUE REPRESENTATIONS: **27**

Of the unique representations, the split comprises:

In objection: **25**

Neutral: **0**

In support: **2**

Public consultation responses: Summary of main objections

- Design
 - **Overdominant / excessive height and scale**
- Cinema and hotel
 - **Not necessary / no demand for either**
- Housing provision
 - **Not enough social/affordable housing**
- Transport impacts
 - **Increased pressure on public transport services/infrastructure**
- Impact on local infrastructure
 - **Increased pressure on GPs, schools, public services etc.**
- Environmental impacts and sustainability
 - **Construction traffic will cause congestion and worsened air quality**

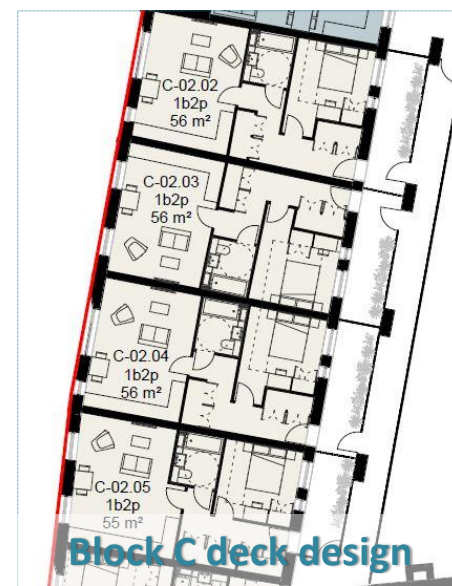
Changes to scheme during the planning application process

Housing and tenure mix

- **Reduction in housing numbers** from 146 to 145 (but still providing the minimum 35% affordable housing).
- Stronger weighting of **family homes**, including a 4-bedroom social rent unit.
- **Re-distribution of market, intermediate and social rent dwellings across the proposed development.** The majority of affordable homes are now in Block B (on Daneville Road, away from Denmark Hill).

Residential accommodation

- Changes to the layouts of some of the proposed dwellings to achieve a **greater rate of space standards compliance**;
- **Re-distribution of wheelchair-accessible dwellings** so that they are now proportionately distributed among the private, intermediate and social rent tenures.
- **Changes to the deck-access design of Block C**, so that the flats now have a directly-accessible private amenity space, as opposed to the previous arrangement where the private amenity spaces were effectively part of the communal deck walkway.



Changes to scheme during the application process

Cinema

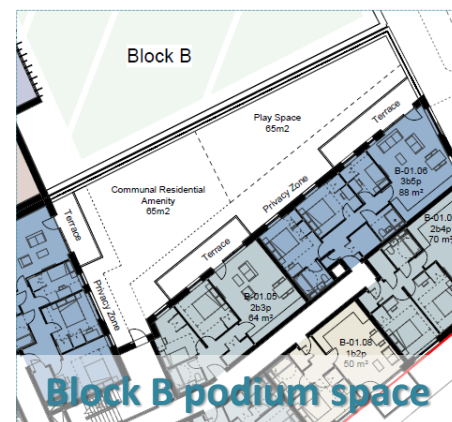
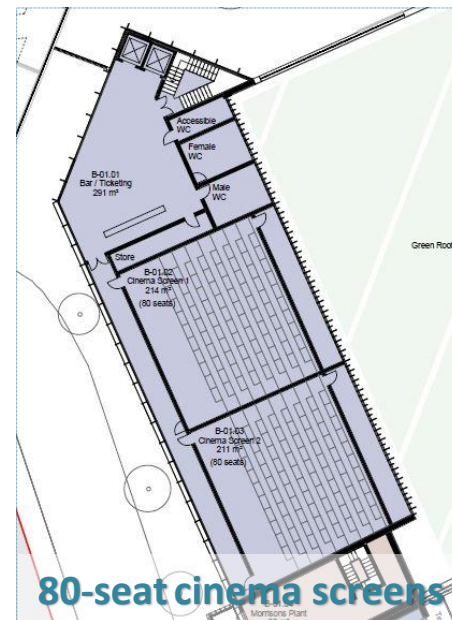
- Changes to the proposed cinema in Block B to allow for greater capacity than previously proposed. This would involve an **enlargement of the footprint to provide two 80-seater screens**, rather than the two previously proposed 60-seater screens.

Landscape, outdoor space and playspace

- Provision of **additional playspace and communal amenity space**, including a podium-level area of communal amenity space and playspace within Block B.
- **Amended landscape** proposals, to include a greater number of new trees.
- Indicative/outline proposals for the **shopping street gates**.

Building design

- Changes to Block A:
 - **re-design of the communal entrance doors.**
 - **0.3 metre rearwards enlargement of the building footprint.**



Benefits

- **Positive re-use** of one of Camberwell's most prominent, accessible and under-developed sites
- **High quality design, sensitive to nearby heritage assets**
- **145 new dwellings, of which at least 35% will be affordable housing**
- **Good mix of well-designed dwellings, in a range of types and sizes in a 'tenure blind' development**
- **Enhanced public spaces, landscaping, and pedestrian permeability**
- **Diverse mix of uses appropriate town centre uses, including new cinema, new hotel, retained supermarket, and refurbished/reconfigured shops - all adding to Butterfly Walk's commercial offer**
- **Existing retailers would be re-accommodated wherever possible, and 3 of the small/independent shops would benefit from frozen rent rates**
- **New jobs during construction and in the end-use, including 10 end-use jobs reserved for local unemployed people**
- **Estimated CIL contribution of £3.6 million**
- **A range of contributions, to be secured in the Section 106 Agreement**

