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Item No. 5.1	Classification: Open	Date: 9 March 2022	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 19/AP/1974 for: Full Planning Application Address: Bradfield Club, 5-13 Commercial Way, London SE15 6DQ Proposal: Demolition of existing buildings and construction of a part 3, part 5, part 6 and part 9 storey building (34.2m AOD), comprising 48 residential units and replacement youth club and associated community services (Class F2 use) with associated landscaping, car and cycle parking, servicing and refuse facilities.		
Ward(s) or groups affected:	Peckham		
From:	Director of Planning and Growth		
Application Start Date	27/08/2019	PPA Expiry Date	N/A
Earliest Decision Date	25/11/2019		

RECOMMENDATION

1. That planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 above are not met by 2 September 2022, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 226 of this report.

EXECUTIVE SUMMARY

3. The proposal is for the redevelopment of the existing Bradfield Youth Club facility, located in the predominantly residential north Peckham area. The existing building is old and dilapidated, and therefore difficult and expensive to maintain. The proposal would provide a substantially enhanced youth club facility across ground and first floors, with 48 residential units provided across ground to eighth floor level. The proposal's tallest element would be nine storeys in the south western corner of the site, with a six storey shoulder height, reducing

to three storeys at the rear boundary to the north. 42% of the proposed housing would be affordable by habitable room, with 32% provided for social rent.

4. The scheme was subject to the council's pre-application process and further engagement with officers and members of the local community saw the scheme revised to reduce the overall height, scale and massing, including the reduction of the number of units on floors 6 – 8 from five flats to three, in addition to increasing the affordable housing offer to policy compliant levels.
5. The quality of accommodation for the residential units would be good, often exceeding minimum space standards. The provision of communal amenity space and child play space at sixth floor roof level is on balance considered acceptable given the constraints incurred by the provision of the youth club below.
6. The proposal would sit comfortably in the existing and emerging context in massing and design terms, including in the context of the currently-under construction part five/part nine storey council homes scheme on the site immediately adjacent to the east. It would have acceptable amenity impacts including in terms of daylight and sunlight impacts for neighbours. The proposal would be car free and while not accommodating blue badge parking on site this would not warrant refusal and the anticipated impact, including providing two on-street blue badge spaces, is considered to be able to be accommodated in the existing street network. The proposal would provide a level of cycle parking in compliance with the Southwark Plan 2022, and would achieve a minimum 40% on-site carbon emissions savings, with the potential for this to be increased secured in the S106 agreement.
7. The application was subject to two rounds of public consultation which resulted in 31 objections and 34 responses in support. The key issues raised included impact on the amenity of the adjoining occupiers, primarily the nursery located immediately to the north of the site, and scale, height and massing. The responses in support came from users of the existing club, welcoming the improved and expanded facilities.
8. The proposal is strongly supported on the basis of the substantially enhanced youth club facility, high level of affordable housing, including social rented housing, and excellent quality of accommodation. It is on this basis that the development is considered to be in conformity with the planning policies set out in Appendix 2 of this report and is recommended for approval, subject to conditions and the completion of a S106 agreement.

Planning summary tables

9. Housing

Homes	Private Homes	Private HR.	Aff.SR Homes	Aff.SR HR	Aff.Int Homes	Aff.Int HR	Homes Total (% of total)	HR Total
Studio	0	0	0	0	0	0	N/A	N/A
1 bed	11	28	0	0	2	5	13 (27%)	33
2 bed	17	53	4	13	2	7	23 (48%)	73
3 bed	3	15	8	40	1	5	12 (25%)	60
4 bed +	0	0	0	0	0	0	0	0
Total and (% of total)	31	96 (58%)	12	53 (32%)	5	17 (10%)	48	166 (100%)

10. Non-residential

Use Class	Existing sqm	Proposed sqm	Change +/-
F2	675	764	+89
Jobs	13 construction job	N/A	N/A

11. Parks and Child playspace

	Existing sqm	Proposed sqm	Change +/-
Public Open Space	0	0	N/A
Play Space	0	248	+248

12. Environmental

CO2 Savings beyond part L Bldg. Regs.	40%
Trees lost	x11 Category C
Trees gained	0

	Existing	Proposed	Change +/-
Urban Greening Factor Score	N/A	4.1	+4.1

Surface Water Run Off Rate	45lr/s	2lr/s	96% reduction
Green/Brown Roofs	0sqm	744sqm	+744sqm
EVCPS (on site)	0	0	N/A
Cycle parking spaces	0	Total 88 (residential)	+88 (residential)
		Total 18 (youth club)	+18 (youth club)

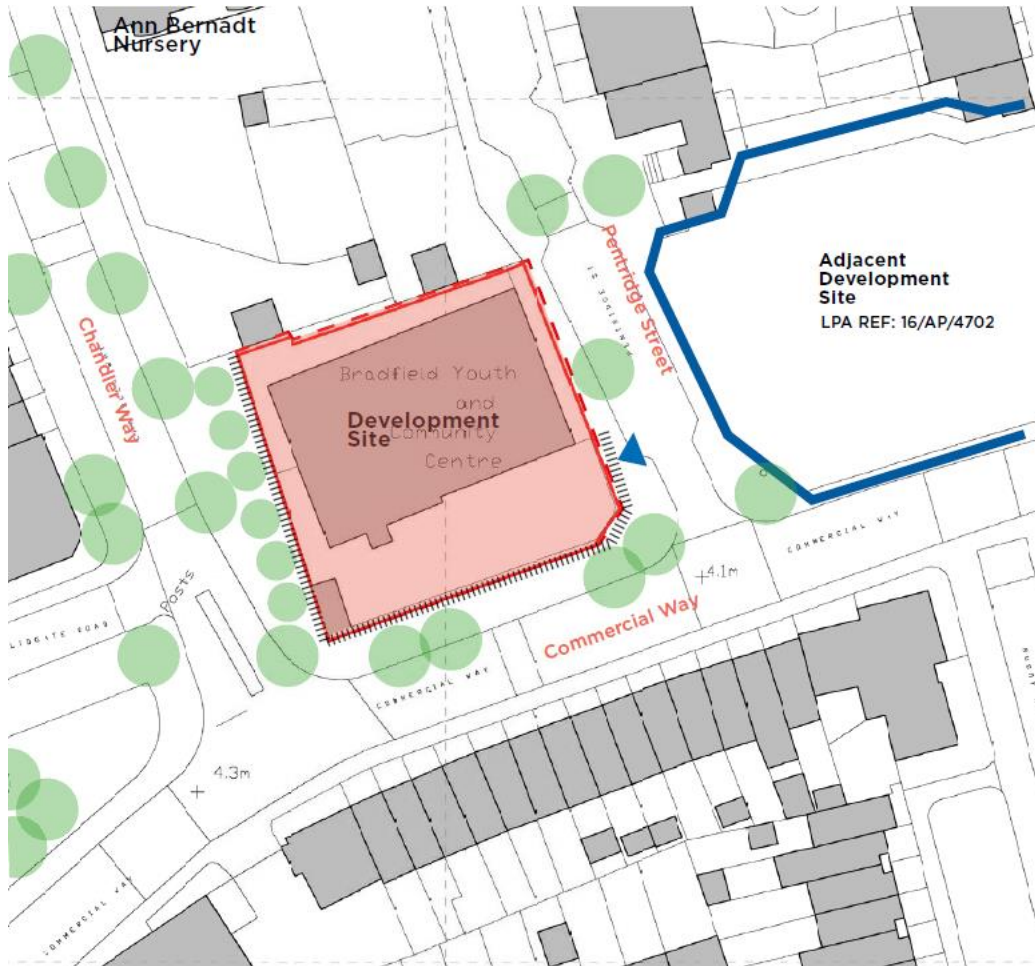
13. CIL and S106 contributions

SCIL (estimated)	£336,587.64
MCIL (estimated)	£299,837.87
S106	£129,018

BACKGROUND INFORMATION

Site location and description

14. The site comprises approximately 0.12ha in a predominantly residential area in north Peckham. The site is currently occupied a low-rise 1950s building hosting the Bradfield youth club with ancillary parking.



Site location plan



Existing Bradfield Youth Club seen from Commercial Way, looking west

15. The site is bounded by Commercial Way to the south, Pentridge Street to the west, Chandler Way and Lidgate Road to the east and the Ann Burnadt Nursery to the north. Commercial Way links to Southampton Way close to the site, which is served by several bus routes to the west.
16. The neighbouring residential properties comprise a mix of two, three and four storey houses and blocks of flats developed in the post-war period or during the 1990s. Houses numbered 32 – 54 Commercial Way are located to the south of the site. No. 1 Lidgate Road (flats) and 2 – 14 Chandler Way (houses) are

located to the east, and the four storey flatted block addressed as 1 – 36 Pentridge Street is located to the north west.

17. A construction site is located to the immediate west of the site across Pentridge Street where a part 5, part 9 storey residential block is currently under construction as part of a wider development of new council homes.
18. The nursery building to the north is located approximately 35m away from the site, with the distance between the two taken up by the nursery's playground and garden area which bounds the site. There are a number of street trees located on the footway adjacent to the site including on Chandler Way, Commercial Way and Pentridge Street.
19. The site is located within:
 - The air quality management area (AQMA)
 - Public transport accessibility level (PTAL) 3/4
 - North Peckham CPZ
 - Central Southwark Critical Drainage Area
20. The site is within Flood Zone 1. It is not in the immediate vicinity of any designated heritage assets, though in the wider area there lies the Sceaux Gardens Conservation Area to the south west and St Lukes Church, a Grade II listed post war building, to the north approximately 110m from the site.
21. The site is located within the Peckham Vision Area in the Southwark Plan 2022.

Details of Proposal

22. Planning permission is sought for the demolition of the existing building on the site and construction of a part three, part four, part five, part six and part nine storey mixed use building, with approximately 764sqm GIA of Class F2 floorspace at ground and first floor levels, accommodating a reprovided community use for the Bradfield Youth Club.
23. This would comprise a large double height sports hall, changing room facilities and other flexible social and studio spaces as well as an ancillary kitchen and office space. An on-site servicing bay to accommodate small vehicles would be located in the north-western corner of the site at ground floor level.



Proposed ground floor plan

24. The 48 proposed residential units would be provided across all floors in the following arrangement:

	Grnd	1st	2nd	3rd	4th	5th	6th	7th	8th	Total
1b/2p				3	3	4	1	1	1	13
2b/3p				2	2	2	2	2	1	11
2b/4p		2	2	3	3	1			1	12
3b/5p				2	2	2				6
3b/6p	2	2	2							6
Total	2	4	4	10	10	9	3	3	3	48

25. 42% of the residential units would be provided for affordable housing by habitable rooms, split between 32% social rent and 10% intermediate (shared ownership). This would total 17 affordable homes out of the total 48 proposed.

26. Ancillary plant, refuse stores and cycle parking for the residential element of the scheme would be accommodated at ground floor level in the south western corner of the site and accessed from Commercial Way. The residential units would be arranged around a central core, with two entrances providing access from Commercial Way for Core A to private market units and from Pentridge Street from Core B to affordable units. Roof top level communal amenity and childplay space would be provided at sixth floor level, accessible by all residents.

27. The building would be primarily stock buff brick supplemented by grey brick utilised for setback upper storeys. The highest nine storey element is situated at the south west corner of the site at the junction of Chandler Way and Commercial Way, where the triple-height entrance to the community centre would also be located.
28. From this corner the building would reduce to six storeys fronting the street on the southern and western elevations. The building would further reduce in height towards the north-eastern corner of the site where the northern elevation would comprise three and six storey elements (with the sixth storey set back).



Proposal viewed from Commercial Way, looking north east

29. The proposal would be car free, with the required blue badge car parking spaces indicated as being able to be accommodated on street.

Amendments to the proposal

30. The proposal has been subject to several revisions as a result of pre-application feedback and further feedback from council officers and members of the public during the consultation and application determination period. Key revisions proposed since the application's formal submission includes an increased affordable housing offer, with an increase in the proportion of family sized

homes, and revised tenure (with affordable rent replaced by social rent), a reduction in the total number of residential units from 60 to 48 and the resultant reduction in massing on floors 6 – 8, where five units per core were initially proposed, now reduced to three. Minor revisions to the building height, layout of the proposed youth club facility and provision of cycle parking have also been incorporated since the application's initial submission, in addition to the removal of basement level plant and revisions to address neighbour amenity concerns, including around privacy and overlooking for the nursery located to the north.

Consultation responses from members of the public and local groups

31. There have been two rounds of consultation on this application, the initial consultation and then a further re-consultations on the amendments. Consultation on the original submission was carried out in October 2019, and on the revised application in November 2021. The objections, neutral comments and support comments are summarised below.

First consultation

32. A total of 48 individual responses were received: 26 in objection and 22 in support. The issues raised are summarised below.

Issues raised in objection

33. 13 of the comments in objection were submitted by people working for, or in some way involved with, the Anne Bernadt nursery. The issues raised in these responses were, in summary:
- The development would affect the health and well-being of staff and children at the nursery during the construction;
 - Impact on health and well-being due to the additional noise and pollution from traffic accessing the site;
 - Many of the children attending the nursery have additional needs and will be particularly impacted by the disruption;
 - The height of the building close to the boundary would cast a shadow over the garden, particularly in winter – the garden is used all year round;
 - The windows of flats overlooking the garden and nursery will create child safeguarding issues;
 - The construction will impact trees on the site;
 - The potential for rubbish being blown into the nursery garden;
 - Would impact fire evacuation plans;
 - The development should make a contribution to outdoor play in the area;
 - The height and scale is out of character with the area;
 - Lack of consultation with the nursery.
34. One additional objection was received raising the following issues:
35. Supports improvements to the club, but objects to the submitted plans:

- Building is too tall;
 - Would generate additional noise;
 - Increase in pollution, affecting health including asthma.
36. 22 comments were received in support of the application, all of which appear to be from people who use, work at, or are in other ways associated with the existing club. These came from a wider geographic area, both within and outside Southwark. The issues raised are summarised as:
- The club is good for children and the local community;
 - It keeps children safe and off the streets;
 - The existing building is dilapidated and needs renewing;
 - The provision of new housing and particularly affordable housing is good.

Responses to re-consultation in November 2021

37. In response to the amended plans, 19 consultation responses were received, 5 in objection, 12 in support and one neutral comment.
38. Of the comments in objection, four were from people associated with Anne Bernadt nursery, repeating many of the issues raised previously, and summarised as follows:
- Demolition and construction work would create noise, pollution, additional traffic and safety fears, impacting children, including those with additional needs, and staff;
 - The scale of the building would block light to the nursery;
 - Impact of construction scaffolding on boundary edge and existing plants;
 - Children need access to outdoor space and to learn about the natural environment, not just the indoor space provided at the club.
39. One additional objection was received, stating, in summary:
- Would support the application if the building was at a lower scale;
 - It is too high, overbearing, and out of character with the area;
 - Impact of construction works including construction traffic causing pollution and congestion.
40. 12 comments in support were received, all of which appear to be from people associated in some way with the existing club.
- The benefits to the children and community outweigh the short term negative effects of construction;
 - Supports the clubs range of services;
 - Would provide new housing.

41. One neutral comment was received, raising concern about what would happen to the existing activities whilst the new club was built.
42. The consultation undertaken and responses received are set out in Appendix 4, Appendix 5.

Planning history of the site and adjoining sites

43. Pre-application advice was sought in 2017 and 2018 for redevelopment of the site. The most recent advice, issued in November 2018 under 18/EQ/0349, supported the improvement of the Club, but raised a series of concerns, including about the height and form of the building, the quality of the residential accommodation including the level of dual aspect accommodation, mix and amenity space, and raised queries about the delivery of affordable housing.
44. The site to the immediate west of the application site is currently under construction. The application reference number for this is 16/AP/4702, for which planning permission was granted in May 2018 for:

Redevelopment of existing site to provide a residential development comprising the erection of two x 9-storey buildings and 2 x 5 storey buildings on either side of re-aligned Cronin Street, providing 109 residential dwellings (100% Affordable) , 10 no. car parking space together with access, hard and soft landscaping and other associated works incidental to the development

KEY ISSUES FOR CONSIDERATION

45. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use
 - Housing mix, density and residential quality
 - Affordable housing and development viability
 - Amenity space and children's play space
 - Design, including layout, heights and architectural design
 - Heritage considerations
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight
 - Transport and highways, including servicing, car parking and cycle parking
 - Environmental matters, including construction management, flooding and air quality
 - Ecology and biodiversity
 - Energy and sustainability, including carbon emission reduction
 - Planning obligations (S.106 undertaking or agreement)
 - Mayoral and borough community infrastructure levy (CIL)
 - Other matters
 - Consultation responses and community engagement
 - Community impact, equalities assessment and human rights.

46. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

47. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan currently comprises the London Plan 2021 and the Southwark Plan 2022.
48. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the local planning authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
49. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy and material considerations

50. As stated above, the statutory development plans for the borough comprise the London Plan (2021) and the Southwark Plan 2022. The National Planning Policy Framework (2021) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies and material considerations which are relevant to this application is provided at Appendix 2. The planning policies which are particularly relevant to the consideration of this application are highlighted in the Assessment section of the report below.

Site allocation

51. The site is one part of PNAAP8 ('Cator Street/Commercial Way') as set out in the Peckham and Nunhead Area Action Plan. The site allocation comprises several distinct plots, including the application site, the two parcels of land located to the east either side of Cronin Street (and which are subject to planning permission under 16/AP/4702) and the land to the east of this now containing Tayo Situ House.
52. The site allocation stipulated that residential (Use Class C3) and/or community leisure/cultural uses (now Use Class F1 and F2) are required as part of any redevelopment, with other retail and employment uses indicated as being acceptable. The site allocation indicated that PNAAP8 has the potential to accommodate approximately 180 residential units.
53. The PNAAP is rescinded on adoption of the Southwark Plan 2022. The site allocation was not carried forward into the Southwark Plan 2022. This is on the

basis that the majority of land parcels within it have been subject to redevelopment, with the Bradfield Youth Club the only remaining one, and which had been subject to pre-application and a full application submission up to 2019. The site is within the area defined by the Peckham Area Vision, which expects development to provide as many homes as possible of all tenures, including social housing, while respecting the local character.

Assessment

Principle of the proposed development land use terms

- 54. The provision of new homes on the on the site, alongside the re-provided community use, would be welcomed. This is both on the basis of the predominantly residential character of the immediately surrounding area and the need for new homes in the borough, and the conformity with the Southwark Plan 2022 Area Vision. Further assessment of the proposed residential aspects of the scheme, including mix, affordable housing and quality of accommodation are set out in the report below.
- 55. The principle of redevelopment of the existing youth club to provide an enhanced facility would also be supported. Southwark Plan 2022 policies P45 and P47 support the provision of new and replacement community facilities. The re-provision and enhancement of the existing facility within the redevelopment would comply with London Plan policies S1 ('Developing London's social infrastructure') and S5 ('sports and recreation facilities').
- 56. The enhanced youth club facilities are welcomed in providing space for people to meet up and socialise, reducing social isolation, and tackling obesity and inactivity. This is a very positive aspect of the application, which accords with Southwark and London Plan policies.

Housing mix, density and affordable housing

Housing mix

- 57. The Southwark Plan 2022 requires major residential development proposals located in the 'urban zone' to provide 25% of units as family sized homes (i.e. three or more bedrooms). The plan additionally requires a minimum of 60% of units to be provided with two or more bedrooms.
- 58. The proposed mix of the 48 residential units set out in the following table:

Unit size	Number	Percentage
studio	0	-
1 bedroom	13	27%
2 bedroom	23	48%
3 bedroom	12	25%
Total	48	100%

59. As set out in the table above, the proposed unit mix complies with the Southwark Plan 2022 policy requirement of 25% of units provided with three or more bedrooms, in addition to exceeding the minimum 60% requirement of units to be provided with two or more bedrooms at 72%.

Density

60. The Southwark Plan 2022 does not contain specific density matrices and ranges for different areas of the borough. Instead the Southwark Plan 2022 set out a range of criteria relating to good design and appropriate density in the context of a site-specific approach, including in policies P13 ('design of places'), P14 ('design quality'), P15 ('residential design') and P18 ('efficient use of land'). Criteria across these policies require among other things that:
- Development's height, scale, massing and arrangement responds positively to the existing townscape, character and context;
 - Buildings, public spaces and routes are positioned according to their function, importance and use within the townscape;
 - Adequate daylight, sunlight, outlook and a comfortable microclimate is accommodated for future and existing occupiers
 - Development provides a high standard of residential design quality
 - Development optimises the use of land and does not unreasonably compromise development potential on neighbouring sites
61. This approach is consistent with the London Plan 2022, within which policy D3 refers to optimising site capacity through a design led approach.
62. Given the approach to assessing site capacity in the newer documents, the quality of the proposed units, the architecture, the townscape impacts, neighbour amenity impacts, and transport implications must be considered. These considerations are set out in detail in the remainder of this report.

Affordable housing and development viability

63. The applicant is proposing to provide 42% affordable housing based on habitable rooms. The split would broadly comply with the minimum social rent provision of 25% set out in policy P1 ('Social rented and intermediate housing') of the Southwark Plan 2022. This policy also requires 10% intermediate housing. The proposal complies with this, proposing 10% intermediate housing for shared ownership, and 32% social rented housing which is strongly supported. All the affordable housing units on floors 1 - 8 would be located off Core B and accessed via Pentridge Street.
64. The scheme provides 48 flats in total comprising 166 habitable rooms. Of these, 17 flats, or 70 habitable rooms, are provided as affordable housing. The affordable housing breakdown comprises:

Tenure	No. units	Beds/persons	Total hab rooms
Social rent	4	2B/4P	13
Social rent	2	3B/5P	10
Social rent	6	3B/6P	30
Totals for social rent	12	-	53
% social rent	-	-	32
Shared ownership	2	1B/2P	5
Shared ownership	2	2B/4P	7
Shared ownership	1	3B/5P	5
Totals for SO	5	-	17
% shared ownership	-	-	10
Total affordable housing	17	-	70
% of total housing	35	-	42

65. Southwark Plan 2022 policy P1 introduces a 'fast track' viability route for major applications, with the threshold being a minimum of 40% affordable housing, with a minimum of 25% social rent and 10% intermediate housing.
66. As originally submitted, the application offered 35% of the housing (measured by habitable rooms) as affordable housing, with a split of 70/30 affordable rent/intermediate. This was based on the original 60 homes proposed, and equated to 18 affordable units.
67. The changes to the massing required to improve the relationship to the building context, neighbour amenity and housing quality reduced the total number of homes proposed to 48. Of these, 17 would be affordable, with 12 as social rent and 5 as intermediate homes. This equates to 42% affordable housing by habitable room, in a split of 32% social rent and 10% intermediate. The total amount of affordable housing, and the amount of social rented housing, complies with the requirements for fast track eligibility. The s106 agreement would secure these levels of affordable housing, and require that they be delivered without public subsidy (grant).
68. The original application was accompanied by a financial viability appraisal. This was required for two reasons: at that time the application was only offering 35% affordable housing; and the Southwark Plan 2022 was at a much earlier stage and carried less weight, in part due to unresolved objections to the emerging policy. Now that the policy is adopted, and the affordable housing offer has been increased to above the 40% threshold, the submitted appraisal is no longer material to the decision.
69. The offer of 42% affordable housing (17 units) is a very positive aspect of the development, particularly since it is offered in conjunction with the expanded and improved Bradfield Club facilities.
70. The provision of the stated level and mix of affordable housing would be secured in the s106 agreement, alongside the obligations in relation to marketing the

intermediate housing at costs within Southwark’s published income thresholds. Obligations in relation to the affordable housing monitoring contribution would also be secured. Whilst the permission would not be subject to a late stage review, an early stage review would be required if substantial implementation (being an agreed level of construction) has not been carried out within two years of the issue of any permission.

Quality of residential accommodation

Minimum space standards

71. All units would meet or exceed the minimum total GIA space requirements set out in the nationally described space standards and as set out in the 2015 Technical Update to the Residential Design Standards SPD. The units would additionally in the majority of instances exceed the recommended GIA for room sizes, often by 2sqm or more. Dedicated internal storage space requirements are also generally exceeded.

Market units

Unit	Minimum required GIA (sqm)	Proposed GIA (sqm)	Minimum required amenity (sqm)	Proposed amenity (sqm)
1B/2P	50	50 - 52	10	6.5 - 11
2B/3P	61	63 - 75	10	6.5
2B/4P	70	70 - 72	10	6.5*
3B/5P	86	95	10	10

*there is one instance of a 40sqm amenity terrace provided for a 2B/4P unit

Affordable units

Unit	Minimum required GIA (sqm)	Proposed GIA (sqm)	Minimum required amenity (sqm)	Proposed amenity (sqm)
1B/2P	51	51 - 55	10	11 - 26
2B/4P	70	72 - 74	10	6.5 - 9
3B/5P	86	90	10	11.5
3B/6P	90	98 - 111	10	10 – 11.5

72. The proposal would provide 5 wheelchair accessible units complying with the Building Regulations Part M4(3) standard, with 3 provided as 2b3p market units and 2 as 3b5p affordable units for social rent. This mix, and the size and specification of the units, would comply with Southwark Plan 2022 policy P8 ('wheelchair accessible and adaptable housing').

Exemplary residential design

73. In addition to exceeding the minimum space standards for overall GIA and amenity space standards, the proposed residential units would:

- Accommodate a floor to ceiling height of 2.5m
- Be tenure blind
- Afford all occupiers access to the communal amenity and playspace facilities located at sixth floor roof level
- Accommodate a maximum of seven units per core
- Provide 65% of units as dual aspect
- All single aspect units provided with either a south or west-facing aspect
- Utilise the stacking of rooms of the same type and function above and below each other to minimise noise nuisance

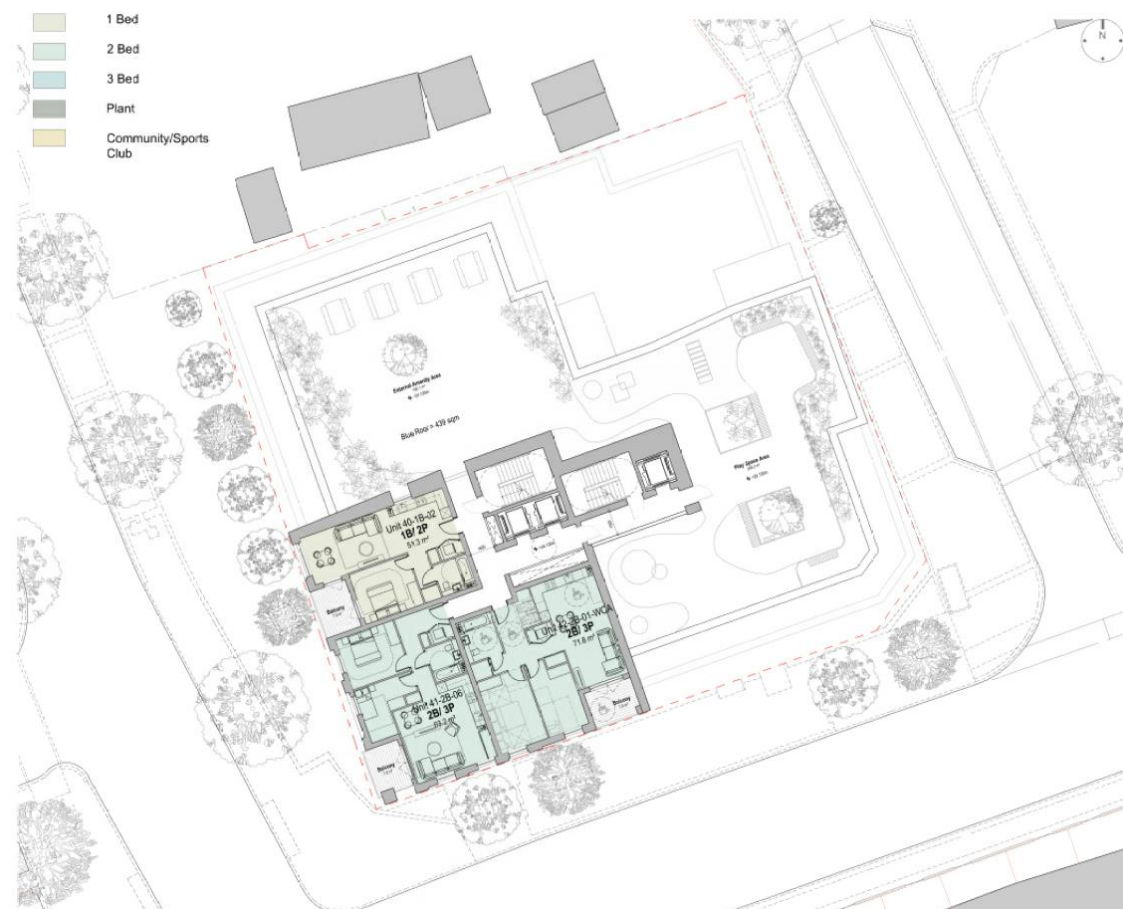


Proposed third and fourth floor plan

74. Across this criteria, the proposal broadly complies with Southwark Plan 2022 policy P14 ('residential design') and is in general considered to provide an excellent quality of accommodation. Further assessment of internal daylight and sunlight standards is provided later in this report.

Amenity and child play space provision

75. All units would be afforded private amenity space, either in the form of balconies or for the two ground floor units, front garden areas. All 3 bed units meet or exceed the 10sqm minimum requirement.
76. The combined shortfall on the 10sqm private amenity space requirement accrued across the proposed one- and two-bed flats totals 108sqm. Policy requirements stipulate this must be offset through the provision of the communal amenity space provision, in addition to the default minimum 50sqm communal amenity space requirement. The large roof terrace area at sixth floor level would accommodate 190sqm provided as dedicated communal amenity space. This would exceed the required amount which is a positive aspect of the scheme.
77. The sixth floor roof level area would additionally provide 248sqm of child play space, significantly exceeding the minimum requirement of 183sqm for children aged 0-11 under the GLA's child play space calculator. The total provision would additionally meet the requirement for 12-17 year old space on site which is a positive aspect of the scheme.
78. The play space area of the sixth floor level roof terrace would have an open aspect to the south and therefore afforded plenty of sunlight. Both the communal and child play space areas would be accessible by the occupiers of both the private and affordable housing units.



Proposed sixth floor level including roof level communal amenity and childplay space

79. Policy P14 of the Southwark Plan 2022 states that child playspace should be at ground level or on low level podiums. Being at sixth floor level, the playspace in this scheme does not meet this expectation. However, the design and footprint of the building, to accommodate the large format spaces needed for the club, mean that limited external space is available at lower levels. The space provided in this application is well-designed in that it links the play and amenity spaces across one roof level, and has more than one escape route in the case of an emergency. It also receives good sunlight levels due to its height and orientation, and is equally and conveniently accessible by all tenures. In the specific circumstances of this application, it is recommended that the playspace location should be accepted as the best outcome for this scheme.
80. Details regarding the landscaping and design of the child play space is recommended to be secured by condition.

Daylight and sunlight levels for proposed homes

81. An internal daylight and sunlight assessment was submitted which sets out the results of the average daylight factor (ADF) for the proposed habitable rooms, their daylight distribution, and the annual probable sunlight hours (APSH) tests. The applicant has used the following recommended ADF levels for the different habitable room types:
- 2% for a kitchen
 - 1.5% for a living room or a combined living/kitchen/dining room
 - 1% for a bedroom.
82. The assessment covers two potential scenarios, the first with the baseline conditions of the site to the west being vacant (as per the circumstances during the initial submission of the application), while the second takes into account the impact of the completed development approved under 16/AP/4702. This development is now at an advanced construction stage. In light of this, this report will focus on the results set out in scenario 2 only.
83. The results demonstrated that approximately 90% of rooms (130 out of 143) will meet the minimum recommended ADF levels for their specific room types. Of the 13 rooms below the recommended level, 7 would be close to achieving it (with the 3 bedrooms achieving 0.82%, 0.87% and 0.91%, while 3 living kitchen dining areas achieve 1.4% and another 1.39%).
84. Of the 143 rooms tested, 127 will meet the minimum recommended NSL of 80%. Of the 17 rooms which do not meet the recommended NSL value, seven are close at between 69% and 79%. Of the remainder, all are bedrooms, with three rooms achieve between 59-68%, 2 between 50%-58% and the remaining five rooms achieving between 20% (one instance) and 43%.

85. On balance, the level of daylight received by the rooms within the development is acceptable, and has not unduly compromised the quality of the living accommodation.

Sunlight to rooms

86. For the purposes of assessing access to sunlight, the assessment considers windows within the proposed development which face within 90 degrees of due south only. Of the 140 windows tested, 111 (79%) meet the recommended criteria for winter sunlight hours, while 76 windows (54%) meet recommended criteria for total annual sunlight hours. However, it should be noted that many of the windows tested serve rooms with multiple windows and the proposed development includes instances where a room hosts windows which both achieve and are below the recommended value.
87. Taking this into account, 133 (95%) of the 140 windows tested serve rooms with at least one window that meets or exceeds the annual sunlight hours target. Of the total 96 rooms tested, 26 would not have windows that would achieve the recommended 25% annual sunlight hours. Of these, 19 would still meet or exceed the minimum recommended for winter sunlight hours. The remaining seven rooms would fall short of both the annual and winter recommended levels, although in six instances the achieved level for winter would be close to the recommended level at 4%.
88. Of the 26 rooms which do not host any windows which meets the recommended annual sunlight hours, 17 would serve kitchen/living/dining areas. Of these, all would still achieve the minimum for winter sunlight hours, and 3 would achieve between 20% - 24% for annual sunlight hours, reasonably close to the recommended level.
89. This is on balance acceptable and overall the proposal would provide a good quality of accommodation in terms of access to sunlight for habitable rooms.

Noise

90. A noise impact assessment was submitted to support the application. This considered in particular the impact of the proposed community use on the occupiers of the residential units above. The council's environmental protection team (EPT) reviewed the report and agreed with the report's recommendations that adequate protection for future occupier's amenity can be implemented through use of suitable glazing and floor slab specification and insulation. Conditions regarding internal noise levels of the residential units are recommended to be included in any grant of planning permission.

Conclusion on quality of residential accommodation

91. The proposal would meet and in the majority of instances exceed minimum space standards and provide a good level of overall provision of private and communal amenity space and child play space. The location of these amenity areas at sixth floor roof level, while not strictly compliant with Southwark Plan

policy P14, is considered justified in light of the constraints incurred by the delivery of the enhanced youth club facilities at ground floor, and would provide a generous amount of space with the potential to accommodate a successful aspect of the development for the benefit of future occupiers. The proposed units would benefit from a good level of access to daylight and sunlight and where below the recommended BRE values, this is considered to be adequately justified in the majority of instances. On balance the proposal is considered to provide a high quality of accommodation and residential design.

Design issues

92. Paragraph 126 of the NPPF stresses the importance of good design, considering it to be a key aspect of sustainable development. Chapter 3 of the London Plan deals with design related matters. In particular, Policy D4 focuses on delivering and maintaining good design, D5 on inclusive design and Policy D9 sets out the requirements for the development of tall buildings. The heritage policies of the London Plan, set out in Chapter 7, assert that development affecting heritage assets and their settings should conserve their significance by being sympathetic in their form, scale, materials and architectural detail.
93. Policies P13 and P14 of the Southwark Plan reinforce the importance of good design. These policies require the highest possible standards of design for buildings and public spaces. The principles of good urban design must be taken into account in all developments including height, scale and massing, consideration of local context including historic environment, its character, and townscape strategic and local views.

Site context

94. The site's immediate and wider context comprises a range of predominantly residential typologies, including flats and houses, alongside associated land uses such as education (such as the Ann Bernadt Nursery), community (the existing Bradfield Club and St Luke's church to the north) and leisure (such as the Venture Ground play park to the south east).
95. Buildings in the area are predominantly 20thC, with a range architectural styles reflective of this period. This includes the post-war blocks of flats to the east which once comprised a part of the North Peckham Estate, such as 1-36 Pentridge Street, opposite the site.
96. To the south and west are more modern terraced houses, often bookended by modest blocks of flats, constructed during the 1990s and early 2000s. All the housing in the immediate area is typically 2 – 4/5 storeys in height. The non-residential uses interspersed are often in dedicated, standalone buildings and are low-rise/single storey and in a range of contemporary styles. Further to the west is the Grade II listed modernist Sceaux Gardens Estate which comprises both high and low rise blocks of flats and maisonettes.
97. The development (permitted under reference 16/AP/4702) to the immediate east of the Bradfield Youth Club site, which is currently under construction comprises

two blocks of council homes, each part 5 and part 9 storeys, fronting Commercial Way.

Site layout

98. The proposed site layout appropriately responds to the site's immediate context. The ground and first floor elements of the youth club front onto Commercial Way. The triple-height entrance of the youth club is located in this south-western corner of the site and would be clearly visible from the Southampton Way junction. The youth club's primary hall space would be located deep into the ground/first floor plan and adjoining the similarly non-residential use of the Ann Bernadt Nursery.
99. The ground floor plan also accommodates two residential units, one fronting Commercial Way, the other located on Pentridge Street to the east. An on-site servicing bay for the youth club would be provided at the back of the site on the western side providing additional access to the main hall space.
100. Servicing elements (refuse and cycle stores) for the residential units would be located in the south east corner of the site on the junction of Commercial Way and Pentridge Street which would provide a good level of access. Entrances to the affordable and private housing would face Pentridge Street and Commercial Way, respectively.

Height, scale and massing

101. The maximum height of the building would be 29.9m and comprise nine storeys. The tallest element is in the south western corner above the triple-height entrance to the youth club. The location of this tallest element is considered to be an appropriate response to the site context given the wayfinding benefits and land-marking function that a taller element will provide the site, particularly in the context of the proximity to the junction of Southampton Way to the west.
102. The nine-storey element would be significantly taller than existing buildings in the site's immediate context. However the approved and now under construction part 5, part 9 storey blocks on the adjoining site to the immediate east, also fronting Commercial Way are part of the changing character of the area. In this context, including the wider variety of heights around Sceaux Gardens, the height would not be perceived as overbearing and can sit comfortably in the emerging streetscene.



Viewed from Commercial Way looking east



View from Commercial Way outside the approved and under construction 16/AP/4207 site looking east towards the application site. (Note: render reflects massing at initial submission)

103. It should also be noted that the applicant has significantly reduced the overall massing of the tallest element (with the associated impact in the reduction on the number of residential units proposed) since the initial submission. As outlined above, on floors 6, 7 and 8, the scheme was initially proposed with five units in this core. This has subsequently been reduced to three units at the request of council design officers, which has resulted in a more slender building profile.

Whilst the maximum height was reduced marginally (from approximately 32.2m AGL), this revised profile has reduced the impact of the building's mass in local views.

104. The remaining parts of the building to the north and east would be lower in height and step down towards the 2-4/5 storey housing on the adjoining residential streets. Here the building would reduce to part 6 (including at points a set back fifth floor level on east and west elevations) and part 3 storeys on Chandler Way and Pentridge Street, respectively.
105. Through use of set-backs and step-downs in height across each of the proposal's elevations, the design is considered to provide both a successful contribution to stitching back together a currently disrupted streetscape, while also appropriately responding to adjoining and nearby residential and non-residential neighbours in terms of amenity impacts, including sense of scale and massing.

Design detail and materials

106. The building would be faced primarily in buff brick with a central recessed bay on each elevation causing the building to be read as two primary elements, being the taller volume to the south-west, and smaller 6 storey (with setback fifth floor) elements to the east and north of this. This is considered to be a successful approach in breaking up the facades.
107. Appropriately proportioned windows and balconies (all inset) finished in metal would be situated in gently recessed elements, adding a depth to the façade. Double-layer soldier coursing would be utilised between floors to provide further variation into the facades.



Proposed south elevation



Proposed west elevation

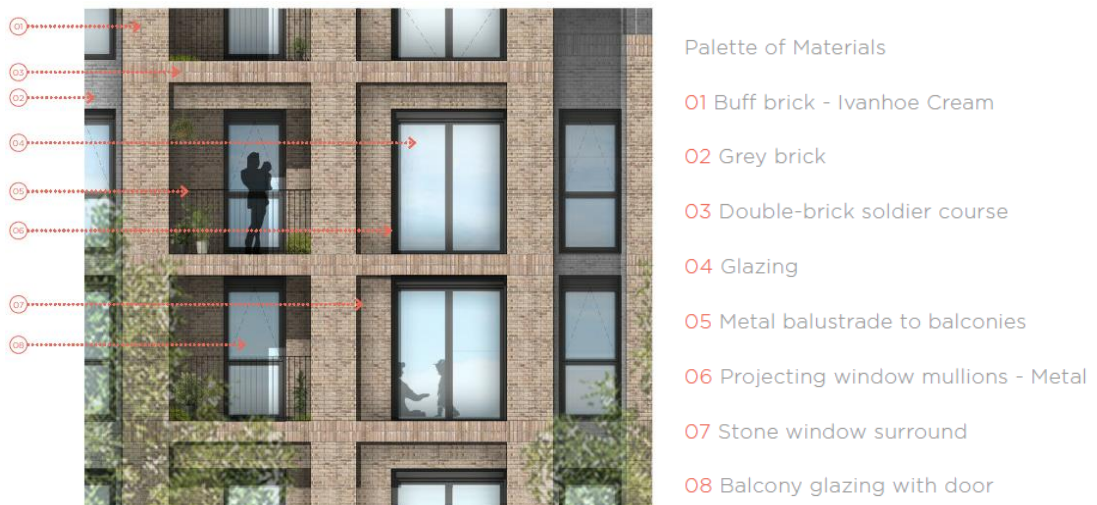


Proposed east elevation



Proposed north elevation

108. The primary buff brick material would sit comfortably within the site's immediate context, which is similarly brick-led but comprises of a range of brick types, ages and conditions. The proposal would contribute to a more consistent townscape frontage on Commercial Way alongside the adjoining site under construction to the east, which will also feature buff brick as the primary material.



Example detail of south elevation

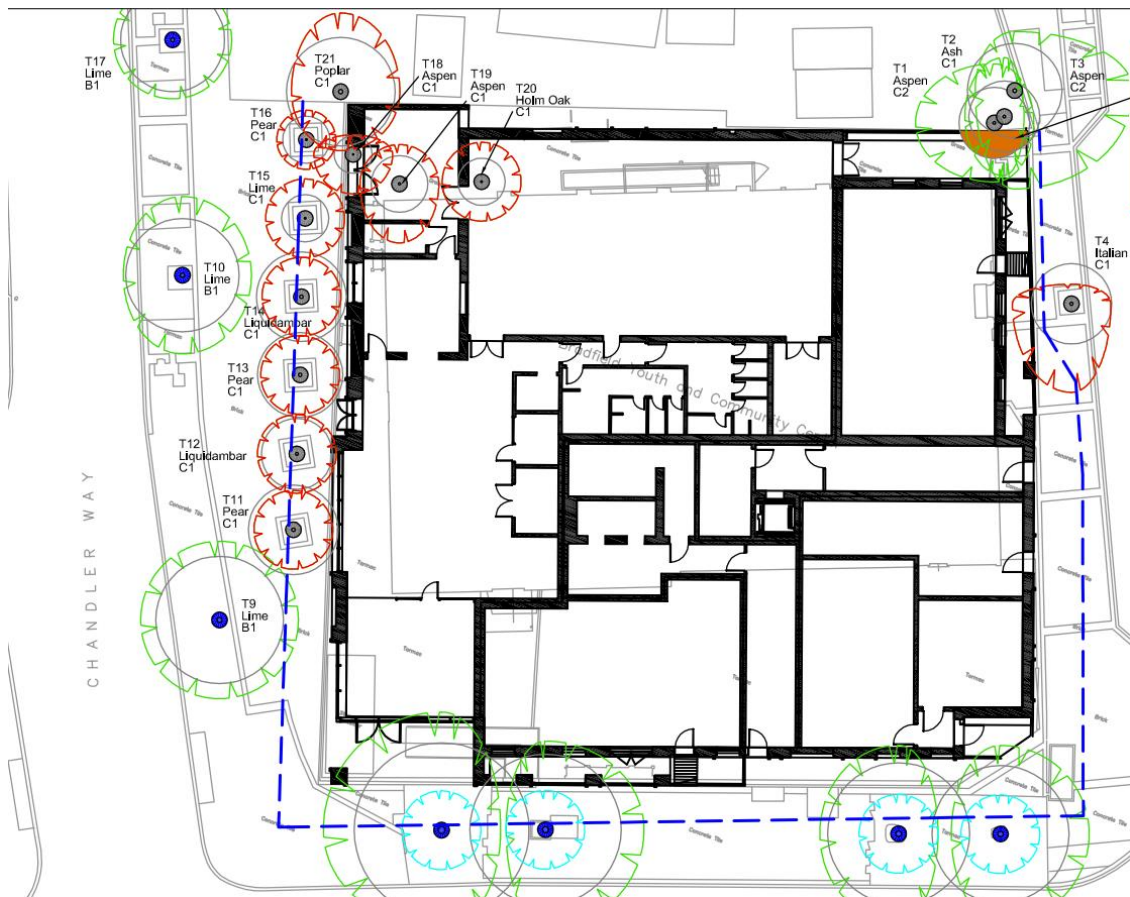
109. The set-back and central recessed bays on each elevation would be faced in grey brick to add contrast and definition. The triple-height entrance and ground and first floor facades which relate to the youth club would primarily comprise glazing with stone surrounds. The building is considered to be an attractive design which could contribute positively to the local townscape and architectural quality of the area. Conditions regarding the submission of details for materials and detailed architectural treatments are recommended to be included in any grant of planning permission to safeguard quality in the final design.

Heritage impacts

110. The proposal is situated approximately 110m south of the Grade II listed St Luke's Church. The church is of a modern red-brick 1950s design and set back from the pavement frontage on both Pentridge Street and Chandler Way.
111. The proposed development would appear partially in limited views of the setting of the listed building from the north from Pentridge Street and Chandler Way. Given the distance and relationship to the existing surrounding buildings, there is not considered to be any harm to the significance of the listed building as a heritage asset and the proposal is in this regard considered to be acceptable.
112. The proposal would be visible from limited points on the north-eastern edge of the Sceaux Gardens conservation area, located approximately 150m to the south west. These edge locations are such that this part of the conservation area's primary heritage asset, being the blocks and open spaces of the post-war Sceaux Gardens estate, would not appear the same views as the proposed development. The impact of the proposed development on the setting of the conservation area is therefore considered to be negligible.

Landscaping, trees and urban greening

113. The proposal does not provide any public open space or public realm. As noted above, the proposal does incorporate a large communal amenity space and child playspace, for which conditions requiring the submission of details are recommended to be appended to any grant of planning permission.
114. There are several groups of street trees either on or in close proximity to the site, including:
 - x4 category B London Plane trees on Commercial Way
 - x3 category B Lime trees on Chandler Way (located towards the edge of the wide pavement, away from the site)
 - x6 category C trees located close to the site boundary, comprising a mix of Pear, Lime and a Liquidamber tree
 - x3 category C trees in the north-western corner of the site, comprising Aspen and Holm Oak
 - x1 category C Poplar tree in the boundary of the Ann Burnadt Nursery to the north
 - x1 category C Italian Alder on Pentridge Street to the west
 - x3 category C trees in the corner of the Ann Burnadt Nursery site to the north, comprising Aspen and Ash



Tree protection plan showing trees to be retained (green) and removed (red)

115. Of these trees, the proposal would require removal of 11 category C trees located on the site (x3), on Chandler Way (x6) and on Pentridge Street (x1), and the single (category C) Poplar tree within the corner of the adjoining Ann Burnadt Nursery to the north. All category B trees located on Commercial Way (x4) and Chandler Way (x3) would be retained, as would a small cluster of category C trees located in the south eastern corner of the Anne Burnadt Nursery site (x3). The construction of the building, including the new youth club space, could not be achieved with these trees retained in situ. Given the footprint of the new building, it is not possible to replace the trees on site as part of the development.
116. The loss of these trees can be acceptably off set through a payment based on the CAVAT value of the existing trees. On the basis of this payment being secured, the Urban Forester does not object to the application, acknowledging that the higher value 'B' category trees are being retained. The payment will be secured in a S106 agreement. An arboricultural method statement and details of tree protection measures is recommended to be secured by condition on any grant of planning permission.

Designing out crime

117. The proposal would provide a significant improvement to the immediate area in terms of designing out crime and passive surveillance. The site as existing comprises a dilapidated hall and ancillary parking area surrounding by high,

uninviting metal fencing. These dead frontages actively contribute to a poor streetscape, which in turn may impact on perception of crime and fear of crime.

118. The proposal would include high, triple-height active frontages for the youth club element, including a clearly demarcated entrance and reception area. External visitor cycle parking and windows to the internal youth club spaces at ground and first floor level will help contribute to active frontages and passive surveillance.
119. The proposal would additionally incorporate residential units and access to the residential upper storeys at ground floor level, also contributing to passive surveillance and reducing fear of crime. The proposal includes an on-site loading bay to serve the youth club which has been incorporated in part due to issues with vehicle robbery from on-street loading arrangements associated with the youth club use in the past.
120. The proposal has been subject to consultation with the Metropolitan Police to advise on achieving Secured by Design certification. There was no objection to the proposal in this regard, and it is recommended that Secured by Design certification is secured by condition on any grant of planning permission.

Fire safety

121. The applicant has submitted a Fire Safety Strategy as part of the application in response to the requirements of Policy D12 – Fire Safety of the London Plan 2021. This policy requires developments to achieve the highest standards of fire safety and ensure that they identify suitably positioned unobstructed outside space for appliances, incorporate features to reduce risk to life and injury in the event of a fire; be designed and constructed in order to minimise the spread of a fire; and provide suitable and convenient means of escape for all building users.
122. The policy requires that the Fire Strategy statement should include information in terms of the building's construction, means of escape for all users, fire suppression features and measures that would reduce risk to life and injury. The strategy should also include details of how access would be provided for fire service personnel and equipment as well as provision for appliances to gain access to the building.
123. The submitted Fire Statement has been prepared in accordance with Policy D12 of the London Plan. The Fire Statement sets out that there would be an automatic sprinkler system installed, provides information on length of evacuation routes; provides details of refuge areas and provides fire alarm category information. The statement additionally sets out information regarding the provision of automatic mechanical smoke ventilation systems, natural automatic corridor and window opening vents and designations of staircores and lifts as those dedicated and specified for fire fighting access and evacuation. The Fire Strategy is considered to comply with the requirements of Policy D12 of the London Plan 2021.

Conclusion on design issues

124. The proposal is considered to provide a successful response to the site and its immediate context in design terms. The massing, height, materials and architectural detailing of the building would ensure a high quality contribution to the immediate area and fit comfortably with the emerging streetscene. There would be negligible impacts on the nearby heritage assets, and the retention of all category B street trees around the site is supported. The proposal's provision of the enhanced youth club facility at ground and first floor levels, in addition to the ground floor residential provision, would significantly improve active frontages to the street, passive surveillance and accommodating an appropriate response to the townscape. Subject to submission of details regarding materials and architectural detail, the proposed is supported in design terms.

Impact of the proposed development on the amenity of the adjoining occupiers and surrounding area

125. Southwark Plan 2022 policy P55 "Protection of amenity" states that development will not be permitted where it causes an unacceptable loss of amenity to present or future occupiers or users.
126. References to the loss of privacy, outlook, daylight and sunlight and the increased noise and disturbance from the demolition/construction phase were made in the objections received.

Outlook and privacy

127. The proposal would provide adequate separation distances between its elevations and those of neighbouring residential occupiers on Chandler Way, Commercial Way and Pentridge Street. The facing distances at their nearest points in these locations would be approximately 25m, 18m and 14m respectively, all in excess of the 12m minimum set out in the 2015 Technical Update to the Residential Design Standards SPD.
128. A number of consultation responses from members of the public raised concerns regarding overlooking and privacy for the occupiers, including safeguarding concerns for the children attending the adjoining Anne Burnadt Nursery to the north. The applicant has sought to address these concerns by both reducing the number of openings on the north elevation and providing obscure glazing on floors 2, 3, 4 and 5 where windows are close to the site's northern boundary and in close proximity to the nursery garden and play area. This will reduce instances of overlooking for children at the nursery while still providing the occupiers of the residential units with partial incidental outlook in virtue of the type of obscured glazing proposed. Windows at set back fifth floor level and above would not have obscure glazing due to their height and position within the development which would limit the extent of any direct overlooking.
129. It should be noted that overlooking of educational uses, including children's play grounds and play areas, is not uncommon in a built-up urban area and there are examples of residential development built up against playgrounds and similar

land uses across Southwark and London. On this basis, the limited increase in overlooking incurred from the development is considered to be acceptable.

Daylight and Sunlight

- 130. A daylight and sunlight report has been submitted with the application. The report assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight.
- 131. The BRE Guidance provides a technical reference for the assessment of amenity relating to daylight, sunlight and overshadowing. The guidance within it is not mandatory and the advice within the guide should not be seen as an instrument of planning policy. The guidance notes that within dense urban environments and areas of modern high rise buildings, a higher degree of obstruction may be unavoidable to match the height and proportion of existing buildings.
- 132. The BRE sets out the detailed daylight tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site.
- 133. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of their original value before the loss is noticeable. The level of impact of loss of VSC (and NSL – see below) is generally quantified as follows:

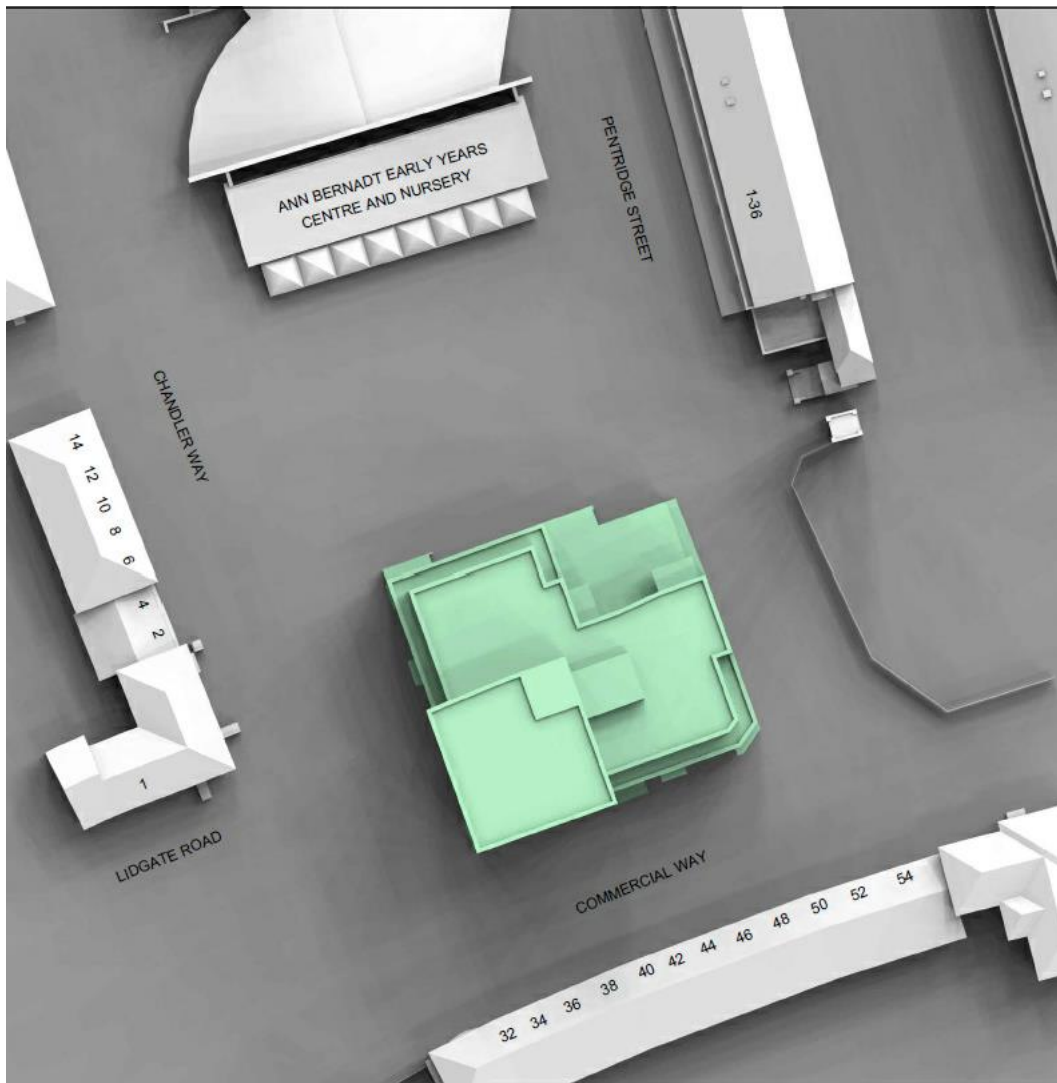
Reduction in VSC/NSL	Level of effect
0-20%	Negligible
21-30%	Minor
31-40%	Moderate
41% +	Major

- 134. The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected.
- 135. For the purposes of assessing access to sunlight windows which face within 90 degrees of due south only are subject to testing. In order to achieve a good level of sunlight, windows should receive a minimum 25% of the annual probably sunlight hours (APSH) and 5% of this should be received in winter. Should either of these values as existing be reduced by 20% or more as a result of a proposed

development, and the resulting value is below these minimum thresholds for the year or winter, the BRE advises the impact would be noticeable for neighbouring occupiers.

136. The submitted daylight and sunlight assessment considers the impact of the proposed development on the following groups of neighbouring buildings:

- West of the site: 1 Lidgate Road and 2-14 (even) Chandler Way
- North of the site: Ann Bernadt Early Years Centre and Nursery
- East of the site: 1-36 Pentridge Street and the development, primarily fronting Commercial Way, approved under application ref. 16/AP/4702 and currently under construction
- South of the site: No.s 32 – 54 (even) Commercial Way



Plan view of proposed development and (existing) affected neighbours

Results

137. Results tables

VSC - windows	Total	Negligible	Minor	Moderate	Major
1 - 36 Pentridge Street	78	74	1	1	2
32 - 54 Commercial Way	24	6	1	8	9
1 Lidgate Road	20	5	7	6	2
2 - 14 Chandler Way	15	15	0	0	0
Anne Burnadt Nursery	31	31	0	0	0

NSL - rooms	Total	Negligible	Minor	Moderate	Major
1 - 36 Pentridge Street	38	38	0	0	0
32 - 54 Commercial Way	24	8	6	6	4
1 Lidgate Road	15	15	2	3	0
2 - 14 Chandler Way	14	14	0	0	0
Anne Burnadt Nursery	15	15	0	0	0

Sunlight - windows	Total	Annual pass	Winter pass
1 - 36 Pentridge street	70	68	70
32 - 54 Commercial Way	n/a	n/a	n/a
1 Lidgate Road	11	7	11
2 - 14 Chandler Way	n/a	n/a	n/a
Anne Burnadt Nursery	31	31	30
16/AP/4702 development site	54	31	48

1 – 36 Pentridge Street

138. 1-36 Pentridge Street comprises a part four storey block (rising to five storeys to the rear, away from the site) of flats and maisonettes, located the north-east of the site.
139. The proposal would reduce access to daylight to a level beyond the BRE recommended guidelines under the VSC methodology for four of the 78 windows (95% compliance) tested across 1-36 Pentridge Street. The windows which have been assessed as being subject to a minor, moderate or major reduction in access to daylight are part of living rooms with multiple windows which otherwise pass the BRE threshold. In addition to this, where there is a proportionally large reduction in these few instances, this is in part due to the existing low VSC values incurred by these windows being recessed under overhanging balconies.
140. There is full compliance with the BRE NSL criteria for these properties. All windows assessed also comply with the BRE Guidelines annual sunlight criteria. With the exception of one window, all comply with the winter sunlight criteria. There is a minor breach for the one window which falls short of the recommended level by 1%.

32 – 54 Commercial Way (evens only)

141. 32-54 Commercial Way comprise three storey terraced houses located to the south of the site.
142. The areas of the properties which face and would be affected by the application site to the north are non-habitable rooms on their ground floors and bedrooms on their upper floors. The main living spaces of the properties are orientated to the south, away from (and so unaffected by) the proposed development.
143. Three of the properties (No. 32, 52 and 54) would retain VSC and NSL values within the recommended BRE guidance thresholds. No. 34's two windows and rooms would additionally retain NSL values at BRE recommended levels while falling marginally below the recommended VSC minimum (at 26.9% and 25.9%). The impact of the proposed development on these property's access to daylight would therefore be negligible.
144. In terms of VSC, the remaining windows would be subject to a proportional reduction of between 30% - and 46%, which would be noticeable to the occupiers. They would however all retain a VSC level of at minimum 20% or above, which is considered reasonable for an urban location. In terms of NSL, 6 of the windows of these properties would be subject to minor impacts (25-29% reduction), 6 subject to moderate impacts (31-37%) while 4 windows would be subject to major impacts at between 42-43%.
145. It should be noted that the low-rise nature of the existing building on the application site results in an unusually high level of access to daylight currently afforded to these neighbouring properties for an urban location. On this basis, instances of major losses or noticeable reductions in daylight are not unexpected. Given that all windows affected are bedrooms (on which the BRE guidance places less emphasis), with the main living spaces located to the south of the properties floorplans remaining unaffected, in conjunction with the otherwise reasonable degree of compliance for absolute retained VSC values, the impact of the proposal on the NSL values of these properties is on balance considered to be acceptable.
146. There are no windows facing the proposed development site oriented within 90 degrees of due south, and therefore testing for impact on access to sunlight has not been undertaken.

1 Lidgate Road

147. 1 Lidgate Road is a three-storey block of flats located to the west of the site.
148. Of the 20 windows tested, five are subject to negligible impacts in terms of VSC, while of the remaining 15, seven are subject to minor reductions, six moderate reductions and two major reductions in VSC values. Of the 17 windows which do not meet the recommended minimum absolute retained VSC value of 27%, eight retain VSC values of between 20-26.9%, which is considered to be a good level of access to daylight for an urban location. These windows similarly typically experience only minor reductions on the existing level (21-30%), with

only two instances marginally above the minor/moderate threshold of 31% or above.

149. A further five windows retain VSC values of between 15 – 19%, which is reasonable for an urban location, with one window experiencing a minor reduction, three windows experiencing moderate reductions and 1 window experiencing a major reduction on the lower end of the scale at 40%.
150. Of the 15 rooms tested under NSL criteria, five are subject to a loss of access to daylight beyond the recommended BRE guidance threshold, ranging from 21-35% reductions and leaving a final absolute value of between 64% - 77% which is considered reasonably close to the target 80% for this small number of rooms. The majority of instances of reductions are therefore negligible and on balance the impact is considered to be acceptable.
151. Of the windows tested that are understood to serve habitable space, all will comply with the BRE criteria for winter sunlight. Four windows will fall short of the total sunlight hours criteria. These windows are located on the first and second floors serving likely dual aspect rooms. Therefore, the likely additional two windows per room either do meet the BRE criteria for APSH or provide good levels of sunlight, as they face predominantly south.

2-14 Chandler Way

152. These three storey terraced houses are located to the west of the site.
153. All windows and rooms comply with recommended BRE criteria for VSC and NSL, respectively. There are no windows which are understood to server habitable rooms which face within 90 degrees of due south meaning an assessment of the impact of the proposal on access to sunlight has not been undertaken.

Site located to the immediate east – part 5, part 9 storey block approved under planning application ref.: 16/AP/4702 and currently under construction

154. The portion of this development which faces the site is five storeys and includes windows with overhanging balconies on its western elevation.
155. Given the level of information in terms of layouts and specification available for this development, in conjunction with the absence of existing occupiers on which the impact of the 'reduction' aspect of the BRE guidance thresholds are designed to consider, the applicant undertook an assessment of the impact of the proposed development using the Average Daylight Factor methodology. This provides a more appropriate methodology for accommodation which is under construction, although VSC and NSL levels were also provided as part of the assessment for completeness.
156. Of the 33 rooms tested, 25 will meet the minimum recommended ADF levels. Of the eight rooms which do not meet the minimum recommended levels, four are

bedrooms, two of which are relatively close to the recommended target 1% threshold (at 0.77% and 0.97%), while four are separate kitchens, which have the highest daylight requirement recommended at 2%.

157. The values achieved for these rooms range from 1.47%, 1.67%, 1.78% and 1.9%. This, in conjunction with the levels achieved in the associated living/dining rooms of these flats, all of which significantly exceed the recommended minimum (of 1.5%, achieving between 2.9% and 5.25%) is considered to be acceptable.

'Mirror image' scenario ADF assessment

158. To further understand the impact of the proposed development on the future occupiers of the adjoining site, the applicant also undertook a 'mirror image' assessment for ADF (and VSC and NSL) values. This is recommended by the BRE in instances where a proposal is likely to have an impact by virtue of the site currently being low-rise or vacant, and so neighbouring occupiers benefitting from an unusually high level of access to daylight/sunlight.
159. The purpose of the mirror image testing is to assess the impact of a hypothetical development of the same height, scale and design as existing neighbouring building being placed on the application site.
160. The assessment confirmed that under a mirror image scenario, the adjacent occupiers would be subject to very similar impacts to those reported for the proposed development. Overall, due to the lower maximum height of the adjacent (and so mirrored) development at five storeys, in addition to the angled building line opening up to a wider street width (compared with a total six storeys and parallel building line in the proposed development) the mirror image development would have marginally less impact on the adjoining future occupiers to the east, with each room having a maximum of 0.05 greater percentage points in ADF levels than those reported from the impact of the proposed development. This difference would be negligible in terms of the perception of light levels in the affected rooms.

Sunlight – proposed and mirror image scenarios

161. The applicant additionally undertook sunlight assessment for this adjoining development both in the context of the proposed development scenario and the mirror image scenario. A total of 54 windows facing within 90 degrees of due south were tested. It should be noted that due to the presence of overhanging balconies, the adjoining development as existing (without the redevelopment of the Bradfield Youth Club site) does not meet the minimum recommended winter and annual sunlight hours in 6 and 23 instances, respectively. Therefore there are likely to be instances of substantial reduction in access to sunlight for particular windows in any reasonable development scenario.
162. The BRE guidance states that the impact of a development will be noticeable when the level of access to sunlight is both under the recommended minimum

level and it is reduced by more than 20% compared to existing for either winter or annual sunlight hours.

163. Of the 54 windows tested under the proposed development scenario, 16 and 18 do not meet the BRE criteria for winter and annual sunlight hours respectively. Under the mirror image testing scenario, the majority of windows experience no change or only negligible changes in winter and annual sunlight hours when compared with the impact of the proposed development. Where additional losses do occur, this is no more than 5% in winter sunlight hours and 7% for annual sunlight.

Ann Bernadt Nursery

164. This building is a low-rise early years and nursery complex with a single storey building located approximately 80m to the north of the application site boundary. Between the building and the application site boundary is the nursery's on-site play area and green space. A large number of the objections received refer to loss of sunlight to the nursery garden affecting the use and enjoyment of the outdoor space by children attending the nursery.



Anne Burnadt Nursery viewed from the application site

165. All the windows and rooms comply with the BRE Guidelines VSC and NSL criteria. 30 out of 31 comply with the BRE guideline sunlight criteria. For the one exception, the existing value is 4% winter sunlight hours, which means the 1% absolute loss represents a 25% change, and therefore is technically beyond the recommended BRE criteria. This window is set beneath a relatively deep canopy and so the 1% loss is on balance considered minor.

Overshadowing

166. The nursery playground will receive at least two hours of direct sunlight on the 21 March to over 50% of its area (achieving 91%). The impact of the proposed development is therefore compliant with BRE sun hours on ground test.

Conclusion on impact on amenity of adjoining and nearby occupiers

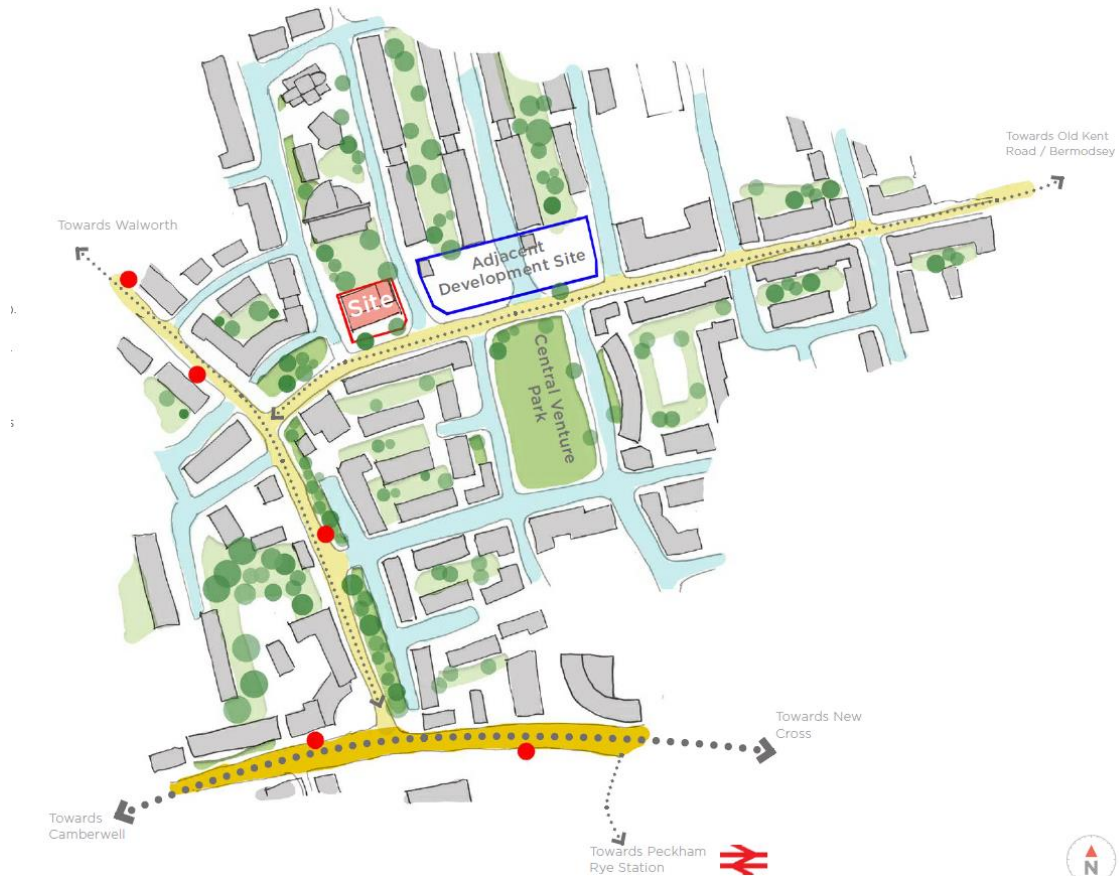
167. The proposal would have an acceptable impact on neighbour's access to daylight and sunlight, with a high level of compliance to the recommended BRE thresholds. Where there are instances of reductions beyond BRE guidelines, these are mostly minor and moderate impacts and in the majority of instances are considered to be adequately justified by mitigating circumstances (such as overhanging balconies or the use or window layout of the rooms affected) and the impacts are overall considered to be reasonable given the context of the existing low-rise nature of the site and the otherwise built-up urban location. The proposal would feature adequate separation distances and has sought to incorporate design solutions to reduce overlooking and neighbour privacy, including to the nursery play area to the immediate north of the site. For these reasons the proposal is considered to be compliant with Southwark Plan policy P55 'Protection of amenity.'

Transport and highways

168. The NPPF states that planning decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.
169. The London Plan 2021 seeks to maximise sustainable forms of transport through the integration of land use and transport. Sustainable forms of transport include, walking, cycling and public transport and the London Plan aims to have these forms of transport make up 80% of all journeys by 2041.
170. Policies P49 to P55 cover the Southwark Plan 2022's transport planning policies. These policies address issues such as public transport, highways impacts and technical parking standards for cycles and cars. The thrust of the policies is to ensure development encourages and provides opportunities for active travel and sustainable forms of transport wherever possible, including making walking and cycling attractive options through design and appropriate provision of facilities.

Site context

171. The site is in an intermediate area of Public Transport Accessibility Level, with part of the site rated as 3 and part rated '4', with 1a being the lowest and 6b the highest. The nearest bus stops are located on Southampton Way approximately 120m for north bound services and 160m for southbound services. The stops are serviced by the 136 which terminates at Elephant and Castle after coming in from Bromley, and the 343, which goes from New Cross and Tower Hill via Elephant and Castle. A 24hr night bus in the form of the N343, between New Cross and Covent Garden via Elephant and Castle and London Bridge, also serves these stops.



Local transport and routes

172. There are no London Underground or rail stations within the immediate vicinity of the site. Peckham Rye Station is located 1.1km to the south east of the site, which is approximately 14 minutes' walk. While this distance is outside of the radius thresholds for the purposes of PTAL methodology, it nonetheless is considered to be a key piece of local transport infrastructure within walking distance from the site.

Site layout

173. Residential refuse and cycle store facilities are appropriately located at the junction of Commercial Way and Pentridge Street in the south east corner of the floor plan. The on-site servicing bay is located away from the Commercial Way frontage on Chandler Place to both connect to the youth club's primary hall, and also allow the youth club's triple height entrance to take the prominent corner to maximise visibility. This focusses activity away from the quieter residential streets to the north

Trip generation

174. The site is anticipated to generate five and nine additional two-way vehicle trips in the morning and evening peak hours respectively. An additional 16 two-way service vehicle movements per day are also anticipated. It is not considered that this would have any noticeable adverse impact on the prevailing vehicle movements on the surrounding roads.

175. The proposal is anticipated to generate an additional 15 two-way trips via public transport in the morning and evening peaks, which is considered to be acceptable. The 3 bus stops closest to the application site do not currently benefit from a real-time passenger information system. Existing neighbouring residents and future occupiers of the site would benefit from these systems being implemented and help encourage use of public transport. On this basis it is recommended that a financial contribution to pay for the implementation of this be secured through the S106 agreement.

Car parking

176. The proposal's residential element would be car free. The site is located within a Controlled Parking Zone, and the s106 agreement would include a clause restricting future residents from applying for an on-street parking permit. This would prevent additional parking stress on surrounding streets during controlled hours.
177. The applicant has proposed to provide two blue badge car parking spaces on street. Consideration was given to the provision of on-site blue badge bays on the eastern edge of the site to be accessed from Pentridge Street. This was not taken forward on the basis of the impact on the provision of accommodation, in particular a social rented three bed unit proposed at this location, in conjunction with the impact of the requirement for a vehicle cross over to access the on-site bays, which would in turn incur a loss of two existing on-street parking spaces.
178. Detail as to the exact location of these spaces has yet to be confirmed, however the submitted parking survey demonstrated capacity for an additional 63 vehicles on street in the immediate vicinity of the site. The applicant has agreed to provide a financial contribution towards the implementation of both a Traffic Management Order to designate the blue badge spaces, in addition to the cost of ensuring these are implemented with Electric Vehicle charging points. The traffic management order would not be able to safeguard the spaces for the occupiers of the proposed development only, and they would be available for general/public use. However, it is not anticipated that demand is likely to arise for these spaces outside of that generated by the proposed development, which is on balance acceptable.

Cycle parking

179. The proposal would provide a total of 84 cycle parking spaces within a dedicated, secure and convenient cycle store internal to the site. This would be accessed from Commercial Way, providing a clearly legible location subject to passive surveillance. The store would additionally provide two spaces for recumbent/accessible cycles. The Commercial Way frontage would accommodate a further 18 Sheffield stand spaces for the purposes of short-stay/visitor cycle parking associated with the residential use.

The youth club would accommodate a dedicated on-site cycle store for six cycles for use by staff. Around the large entrance to the youth club in the south western corner of the site, a further 14 external Sheffield stand spaces would be provided

split between Chandler Way and Commercial Way. These would be overlooked and subject to passive surveillance from the youth club's internal spaces with large glazing, including the reception space. These levels of provision in all instances exceed the requirements of the Southwark Plan 2022 policy P53 ('Cycling').

Servicing and refuse provision

180. A residential refuse store would be located in the south-eastern corner of the site plan with access provided from Commercial Way. Refuse collection would be on-street from Pentridge Street to the east of the site and store. The youth club would accommodate an on-site refuse store and loading bay in the north-western corner of the site plan and accessed off Chandler Way. This would necessitate the introduction of a drop kerb and loss of two parking spaces but would not have material impact on parking stress in the area. All general servicing needs of the youth club would utilise this bay. Deliveries to the youth club reliant on larger vehicles, such as refuse collection, will take place within the existing double yellow lines along the Chandler Way site frontage, where there are no restrictions on loading.

Highway works

181. The following works are required and have been agreed to by the applicant in order to facilitate the implementation of the proposed development and make it acceptable in planning terms:
- Repave the footway fronting the development including new kerbing on Chandler Way, Commercial Way, and Pentridge Street using materials in accordance with Southwark's Streetscape Design Manual (precast concrete paving slabs and granite kerbs).
 - Construct a vehicle crossover on Chandler Way.
 - Reconfigure the pedestrian crossing facilities at the junction of Commercial Way with Pentridge Street including tactile paving re-alignment.
 - Promote a Traffic Management Order (TMO) to introduce new waiting/loading restrictions on Chandler Way in front of the proposed vehicle crossover. Works to include road markings and signage.
 - Upgrade street lighting to current SSDM standards.
 - Repair any damage to footways, kerbs, inspection covers and street furniture due to construction activities for the Development including construction work and the movement of construction vehicles
 - Conversion of existing set of speed humps on located on Commercial Way to sinusoidal humps
182. These works will be set out in the S106 agreement and subject to a S278 agreement with the council as the Highway Authority.

Conclusion on transport and highways issues

183. The proposal takes a logical and appropriate approach to the layout of the ground floor plan, with the location of access points and servicing facilities

accommodated in areas of the site in response to the site's context and underpinned by good urban design principles. It would not generate a significant amount of additional vehicle movements or public transport trips to the extent of harming the function of the surrounding road network or existing public transport capacity. The proposal would not accommodate blue badge parking bays on-site, but this is considered to be justified and would be provided on-street in the immediate vicinity of the site. The level and quality of dedicated cycle parking is supported given this exceeds policy requirements. Servicing would take place on street without a material impact on the use of the road network. Highways works alongside other transport benefits would be secured through the S106 agreement to make the development acceptable in planning terms. For these reasons, the proposal is considered to comply with Southwark Plan 2022 and London Plan policies and is supported.

Environmental matters

Construction management

184. A draft construction management plan was submitted with the initial application submission in 2019. This sets out how access to and the demolition and construction of the site will be managed to protect the safety and reduce the impact on the amenity of neighbouring occupiers. The draft CMP identifies what will be happening on and around the site when, and the necessary measures proposed to mitigate construction impacts. Measures proposed include identifying and appropriately managing construction logistics and site access for vehicles and site personnel, timings of works, noise, dust and emissions control and establishing key personnel for the purposes of site management, neighbour liaison and responsibility for implementing the final CMP measures in full. The applicant has indicated their intention to time works outside of the school term to minimise the impact on the nursery where possible. A pre-commencement condition requiring submission of a final CMP is recommended in the event planning permission is granted

Flood risk and sustainable urban drainage

185. The site is located in Flood Zone 1 and is not therefore at risk of flooding from the Thames. The site is located within a Critical Drainage Area where there is risk of surface water flooding, although the site itself specifically is at low risk of flooding from surface water. Nonetheless, development has the potential and should utilise the opportunity to reduce the risk of flooding and contribute to reducing surface water runoff in accordance with the London Plan's drainage hierarchy, including achieving greenfield runoff rates on site.
186. The proposal is not able to achieve greenfield runoff rates due to site constraints. The footprint of the building, in part necessary to provide the enhanced youth club facilities, in conjunction with existing underground services limits both the opportunities for implementing small scale surface-level sustainable urban drainage measures and the size of any underground attenuation tank. The proposal would incorporate 714sqm blue roof drainage system and a 28.5m³ underground attenuation tank to discharge at a rate of 2l/s. This would represent

a 96% reduction in the existing run-off rate for a 1 in 100 Year storm event compared to the equivalent run-off rate for the site as existing.

187. Reducing the flow-rate into the attenuation tank to match the greenfield run-off rate would necessitate a larger attenuation tank which, for the reasons outlined above, is not feasible. The proposal is therefore considered to have reduced the run-off rate as far as is reasonably practicable in light of site constraints, and the council's Flood Risk Management team are satisfied with the approach and the level of compliance with London Plan policy. A condition regarding further details and technical implementation information regarding the proposed drainage strategy is recommended to be secured by condition.

Land contamination

188. The application was supported by a desk-based study exploring risk of land contamination, in addition to a preliminary basement impact assessment and the development's impact on ground water. The desk-based study concluded the site was at low risk of harbouring contamination. On this basis, and on the recommendation of the council's Environmental Protection Team and the Environment Agency, a standard condition regarding reporting on and developing a strategy for mitigating any unexpected contamination subsequently found on site is recommended on any grant of planning permission.

Air Quality

189. The site is located within an Air Quality Management Area. An air quality assessment (AQA) was submitted in 2019 to support the initial application. An updated Air Quality Technical Note was provided with the proposed scheme amendments in 2021 to establish the extent to which the conclusions drawn in the initially submitted Air Quality Assessment remained valid. This included a revised Air Quality Neutral assessment, taking into account updated baseline data produced since the initial AQA was authored. The submitted assessment considered:

- The impacts of the demolition and construction phase of the proposed development on dust soiling and concentrations of PM10 at existing sensitive receptors during the construction period;
- The impact of construction of the proposed development from construction traffic; and
- Whether or not the proposed development is 'air quality neutral';

190. The AQA therefore considers both the impact of the construction and operational phases of the development on air quality. The key considerations during the demolition and construction phase of the development have been dust emissions as well as emissions from heavy goods vehicles. The impacts considered as part of the operational phase of the development (the building once completed) include emissions from road traffic generated by the development and any emissions associated with the running of the completed building.

191. The demolition and construction phase of a development is temporary and short term. It is acknowledged that there would be an increase in the number of heavy duty vehicles on the roads as a result of the demolition and construction phase of the development. The initially submitted AQA demonstrated that this increase would have a negligible impact on air quality at such sensitive receptors as neighbouring residential occupiers and the nursery occupiers to the north. The development would not result in any significant dust effects with mitigation measures in place. As set out above, submission of details of a mitigation and a strategy for minimising dust and emissions from the construction period will be secured through a condition for a Construction Environmental Management Plan.
192. The initial AQA concluded that pollutant concentrations predicted at and nearby to the proposed development site as a result of the operational development would not be significant, and that any air quality impacts reported in the initially submitted assessment identified as being associated with the proposed development would be the worst-case scenario. The Air Quality Neutral Assessment indicated that the total transport emissions generated by the proposal will be below the GLA benchmarks. In the absence of on-site combustion plant associated with the building emissions benchmarks, the proposal is considered to be Air Quality Neutral and will not adversely impact local air quality.

Ecology and biodiversity

193. The proposal would incorporate several elements of landscaping and provision of blue and green roofs. This includes the extensive communal amenity and child play space area at sixth floor roof level, smaller blue roofs at fifth and ninth floor roof levels and a small green roof at seventh floor roof level. As noted above, technical details of these areas above will be secured for the purposes of landscaping design and sustainable urban drainage. The applicant has provided calculations to demonstrate the proposal will be able to achieve an urban greening factor (UGF) of 0.41, exceeding the London Plan minimum requirement of 0.40 for residential-led mixed use development. It is recommended that the landscaping condition includes reference to achieving this UGF score to ensure this is delivered.

Energy and sustainability

194. Policy SI2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policy SI3 requires consideration of decentralised energy networks, Policy SI4 deals with managing heat risk and Policy SI5 is concerned with protecting and conserving water resources and associated infrastructure.

P69 ('Sustainability standards') and P70 ('Energy') of the Southwark Plan 2022 sets out the borough approach to ensuring that new developments tackle climate change. The approach is generally consistent with London Plan Policies, with P70 requiring a higher minimum on-site carbon emissions saving of 40% against

part L of the Building Regulations 2013 compared with the London Plan's 35% minimum.

Energy and carbon emission reduction

195. As per the carbon emission reduction policies of the London Plan 2021 and the Southwark Plan 2022, both the residential and non-residential elements of the proposal would be expected to achieve zero carbon (with financial contribution to offset any remainder required once the maximum on-site saving has been achieved).
196. The council's carbon offset cost is £95 for every tonne of carbon dioxide emitted per year over a period of 30 years. This is the equivalent of £2,850 per tonne of annual residual carbon dioxide emissions.
197. An Energy Assessment based on the Mayor's hierarchy was submitted to support the application, setting out how the targets for carbon dioxide emissions reduction are to be met. A combination of 'Lean' and 'Green' (but no 'Clean') measures have been employed in an attempt to achieve the reduction in line with the GLA guidance on preparing energy statements.

Be lean

198. The 'be lean' stage of the Mayor's energy hierarchy refers to passive energy efficiency measures achieved through passive design, including site layout and orientation, and technical specification of building fabric, including air-tightness and insulation and glazing. A range of passive and active measures are proposed. The passive measures include:
 - high thermal envelope performance to reduce uncontrolled heat transfer through the building fabric;
 - optimisation of glazing to provide a balance between minimising heat gain and maximising natural daylight (to reduce lighting energy);
 - openable windows to prevent overheating in summer and allow for natural ventilation of the residential units;
 - minimising heat loss from heating and hot water systems;
199. The active measures include:
 - communal heating system to the building;
 - a 'building-level' energy management system (BEMS) and smart meters to monitor and report on energy consumption and building performance
 - high efficiency ventilation systems including Mechanical Ventilation with Heat Recovery (MVHR) to residential apartments and non-residential elements;
 - low energy and high efficacy lighting systems, fittings and controls
200. The reduction in carbon emissions achieved through these 'demand reduction' measures will reach 18% (against a 10% policy requirement) for the residential element. This therefore complies with the London Plan. The proposal would not achieve any 'be lean' savings for the non-residential element and it is not in this

regard in conformity with the London Plan, although it is noted that the residential significantly exceeds the minimum requirement, so on balance the development as a whole could be considered acceptable.

Be clean

201. The 'be clean' stage of the Mayor's energy hierarchy refers to high efficiency and low-carbon energy supply, including where possible prioritising connection to an existing low-carbon heat network. There are no nearby district heating networks within 1km of the site that the development could connect to. The location and technical specification of the proposed plant room would ensure future connection to any decentralised heat network developed in the area would be feasible. This will be secured by a planning obligation.
202. An on-site CHP system is not proposed due to the scale of the proposal falling below the GLA's advised threshold of a minimum heat load equivalent to 500 dwellings in order to achieve the appropriate efficiencies. As such, no carbon savings are reported from the 'Be Clean' stage of the energy hierarchy.

Be green

203. The 'be green' stage of the Mayor's energy hierarchy refers to use of on-site renewable energy technologies for on-site energy generation. The applicant is proposing a communal whole-building heat network supplied by a centralised on-site energy centre. This would utilise air source heat pumps to serve both residential and non-residential elements of the proposal. With this, carbon emissions would be reduced by a minimum total 40% on site on the baseline Part L 2013 Building Regulations. This meets the Southwark Plan 2022 minimum requirement. The applicant has indicated that a greater saving beyond this should be feasible once further design work has been undertaken. A clause requiring the review and re-calculation of on-site carbon emissions savings is recommended to be included in the S106 agreement to secure this and ensure any savings are maximised.

Be seen

204. 'Be Seen' is the newest addition to the GLA's energy hierarchy, introduced in the London Plan 2021. It requires developments to predict, monitor, verify and improve their energy performance during actual operation.
205. In order to meet the requirements of Be Seen under Policy SI 2, the development is required to monitor and report on energy performance, such as through displaying a Display Energy Certificate (DEC) and reporting to the Mayor for at least five years.
206. As part of meeting the 'Be Seen' policy requirements, the applicant has committed to:
 - conducting a predicted operational energy use analysis during the detailed design stage (and then measuring actual operational energy use once the

- development is in use, benchmarked against the in-design analysis);
- using fully metered electricity and water supplies; and
- using sub-meters to measure electricity, heating and cooling energy use, which would feedback energy consumption to each user group/ functional space/tenancy within the development.

207. This approach will ensure energy efficiency is delivered in reality, and is identified as best practice within GLA 'Be Seen' draft guidance. Requirements for complying with the 'be seen' part of the Mayor's policy, including timely submission of monitoring data to the GLA, will be secured by planning obligation.

Carbon offset payment

208. The 40% onsite saving would result in the requirement for an offset payment of £126,768.00 on the basis of £95 per tonne of carbon per year over a period of 30 years. This will be secured by S106 obligation, with the potential for this to be reduced subject to any increased on-site savings as anticipated and set out above. To ensure these minimum on-site savings are achieved, the Section 106 Agreement will include two obligations, one requiring the development to be constructed in accordance with the Energy Assessment, and the other verifying the delivery of the carbon savings through a post-installation review process.

Overheating

209. London Plan Policy SI4 and Policy P68 of the Southwark Plan 2022 sets out the cooling hierarchy that should be followed when developing a cooling strategy for new buildings. The six-step hierarchy, along with the measures proposed as part of the design of the development in order to reduce the risk of overheating, is provided as follows:

- Minimise internal heat generation through energy efficient design:
 - Building insulation levels will go beyond Building Regulations
 - Inset balconies provide additional shading to residential units
- Reduce the amount of heat entering the building through the orientation, shading, albedo, fenestration, insulation and green roofs and walls;
 - Low communal heat network mean temperature
 - Pipework insulation provided in accordance with industry best practice (CIBSE CP1 (2020))
 - LED lighting installed across the development
- Manage the heat within the building through exposed internal thermal mass and high ceilings;
 - The youth club aspect of the proposal maximises floor to ceiling height to accommodate building services large space, while the residential units would accommodate a floor to ceiling height of 2.5m
- Use passive ventilation;
 - All windows can be opened by the residents where required

- Use mechanical ventilation
 - High efficiency, demand controlled mechanical background ventilation with summer bypass is proposed for all residential units
210. The overheating assessment undertaken by the applicant demonstrated that the proposal would pass the key overheating risk criteria set by the GLA in their draft Energy Assessments guidance (April 2020) for the modelled 2020s whether scenario.
211. The applicant also undertook overheating risk testing for more extreme whether years, as recommended by the GLA. The guidance acknowledges that it may be challenging for development to meet these more stringent criteria in its entirety, but it should be able to in the majority of instances where passive design measures are fully explored.
212. In the second whether scenario tested (based on 2003, i.e. a year with a very intense single warm spell), the proposal would achieve a 67% pass rate for the rooms tested. For the third extreme whether scenario, based on 1976 (i.e. a year with a prolonged period of sustained warmth) the proposal would not pass. It should be noted that this is on the basis of the modelling omitting the use of internal blinds for shading, per GLA the guidance, which in such situations could be used to mitigate against overheating.
213. Residents will be advised of the strategy to cope in extreme weather events with the use of resident fitted blinds, local circulation fans and openable windows through the Home User Guide (HUG).
214. The community centre use will have varying occupancy patterns. The dynamic overheating analysis assumed maximum occupancy in all areas at all times, and therefore did not pass all of the overheating criteria. Full occupancy at all times is however an unlikely occurrence and the next stage of design will review the use of efficient air conditioning to the areas that are at risk from the analysis. A condition requiring the submission of these details is recommended to be secured for any grant of planning permission.

Whole life cycle carbon emissions

215. London Plan Policy SI2 requires a calculation of whole life cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment. This captures a development's unregulated emissions, its embodied emissions and the carbon impact of mid-life maintenance and end-of-life dismantling.
216. GLA guidance has established benchmarks for both current expected and aspirational standards in embodied carbon emissions for different types of land uses. The proposal scheme would comply with the standard benchmark for construction-based embodied carbon but not for the aspirational benchmark. This is due to the specification of reinforced concrete for the proposal's structure.
217. While in part resulting in not meeting the aspirational embodied carbon target, use of reinforced concrete would improve the longevity of the building, reduce

the impacts associated with its maintenance and allow the youth club element of the proposal, including the sports hall, to accommodate an open floor plan by reducing the load-bearing requirements of internal elements. This does however increase the initial carbon emission impacts associated with the construction phase.

218. The scheme demonstrates compliance with both the standard and aspirational GLA benchmarks for use and deconstruction. The choice of long-lasting materials and use of a high proportion of recyclable materials allows the proposal to reduce the embodied carbon emissions impacts.

Circular economy

219. Policy SI7 Reducing Waste and Supporting the Circular Economy of the London Plan requires referable applications to promote circular economy outcomes and aim to be net zero-waste. These applications are required to submit a Circular Economy Statement to demonstrate how materials arising from demolition and construction will be reused and/or recycled, how a design has incorporated a reduced demand for materials, how waste will be managed on site and ways in which performance against the information set out in the statement will be monitored and reported.
220. Whilst not a referable application, a Circular Economy Statement was submitted to support the application. The statement sets out a commitment to further developing the implementation of circular economy principles in both the building and wider development's operational phase, including extending the lifespan of the development, in addition to implementation of an end-of-life strategy for the development according to circular economy principles, including disassembly and deconstruction.
221. A series of commitments and options to implement circular economy principles in the design, construction and operation of the proposal are provided across categories relating to the site itself, the proposed building's 'skin' (external-facing elements), structure, services and others.

BREEAM

222. Policy P69 of the Southwark Plan 2022 requires the non-residential elements of development to achieve a BREEAM "excellent" rating. A BREEAM Pre-assessment report has been undertaken which demonstrates that "excellent" can be achieved for the non-residential elements of the scheme, meeting the policy requirement. It is recommended this is secured by condition.

Water efficiency

223. For the residential component of the development, the applicant has confirmed that the dwellings would have a maximum indoor water consumption of 105 litres per person per day, in line with the optional standard in Part G of the Building Regulations. This complies with Policy SI5 of the London Plan 2021.

Planning Obligations (S106 agreement)

224. Policy DF 1 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Policy IP3 of the Southwark Plan 2022 requires any adverse impact of development be offset through s106 obligations. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

225. Following the adoption of Southwark’s Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.

Planning Obligation	Issue	Applicant Position
Affordable Housing	Secure 17 residential units of affordable housing – split at 12 units for social rent and 5 for shared ownership. This equates to 42% by habitable room.	Agreed
	To make the affordable units available before 50% of the private units can be occupied.	Agreed
	Early-stage viability review	Agreed
Affordable housing monitoring fee and monitoring clauses	£2,249.95 (indexed) for the monitoring of affordable housing provision on site, and requirement to provide an annual report on the on-site affordable housing	
Wheelchair housing marketing	To market the private tenure wheelchair units to wheelchair users with appropriate locations and methods.	
Carbon offset and energy	Estimated £126,768.00	Agreed
	Review and re-calculation of on-site savings following detailed design stage	Agreed
Employment during construction	13 sustained jobs for previously unemployed Southwark residents (or a maximum offset of £55,900), 13 short courses (or a maximum offset of £1950),	Agreed

		and apprenticeships (or a maximum offset of £4500).	
Transport specific)	(site	<p>Works to be secured by S278 as follows:</p> <p>Repave the footway fronting the development including new kerbing on Chandler Way, Commercial Way, and Pentridge Street using materials in accordance with Southwark's Streetscape Design Manual (precast concrete paving slabs and granite kerbs).</p> <p>Construct a vehicle crossover on Chandler Way.</p> <p>Reconfigure the pedestrian crossing facilities at the junction of Commercial Way with Pentridge Street including tactile paving re-alignment.</p> <p>Promote a Traffic Management Order (TMO) to introduce new waiting/loading restrictions on Chandler Way in front of the proposed vehicle crossover. Works to include road markings and signage.</p> <p>Upgrade street lighting to current SSDM standards.</p> <p>Repair any damage to footways, kerbs, inspection covers and street furniture due to construction activities for the Development including construction work and the movement of construction vehicles</p> <p>Conversion of existing set of speed humps on located on Commercial Way to sinusoidal</p> <p>Submission of:</p> <p>Travel Plan</p> <p>Delivery and Servicing Management Plan and agreement to bond payment</p>	<p>Agreed</p> <p>Agreed</p> <p>Agreed</p> <p>Agreed</p> <p>Agreed</p>

	Restriction on parking permits for future occupiers within existing CPZ Contribution to provision of street-side electric vehicle charging points Contribution to real-time bus display panels on Southampton Way	Agreed
Trees	Payment for CAVAT value of trees to be removed	Agreed
Other	A management and operation strategy for the community space	Agreed
Admin fee	2% of total contributions	Agreed

226. In the event that an agreement has not been completed by 2 September 2022, the committee is asked to authorise the director of planning and growth to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Southwark Plan 2022 policy IP3 ('Community Infrastructure Levy (CIL) and Section 106 Planning Obligations'), Policy DF 1 Planning Obligations of the London Plan (2021) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and Borough Community Infrastructure Levy

227. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark.
228. The site is located within Southwark CIL Zone 3 and MCIL2 Band2 zone. Based on the floor areas provided in the applicant's CIL Form1 dated 02-Aug-21, the gross amount of CIL is approximately £636,425.51, consisting £336,587.64 of Mayoral CIL and £299,837.87 of Borough CIL. If CIL relief procedures have been followed correctly after grant of planning permission, it is expected around £204,219.53 of Social Housing Relief might be claimed.
229. That is, the anticipated CIL receipt for this scheme is circa £432,205.98 net of relief. It should be noted that this is an estimate, and the floor areas will be

checked when related CIL Assumption of Liability Form is submitted after planning approval has been obtained.

Other matters

None.

Community involvement and engagement

230. The applicant engaged in a programme of pre-application meetings in addition to consultation and engagement with key stakeholders and the wider community. The consultation area contained approximately 800 addresses surrounding the site, with a mix of residential and non-residential uses, including the Anne Burnadt Nursery located adjacent to the site to the north. In addition to consulting with residents and the local community, the consultation programme identified the following political consultees during the initial pre-application period of 2018 - 2019:

- Cllr Barrie Hargrove, Peckham Ward
- Cllr Rebecca Lury, at the time of engagement (February 2019) Cabinet Member for Culture, Leisure, Equalities and Communities
- Cllr Johnson Situ, Peckham Ward Councillor and at the time of engagement (February 2019) Cabinet Member for Growth, Development and Planning

231. The applicant has set out in their Statement of Community Involvement, the series of public exhibitions and meetings undertaken in order to ensure a full consultation process. Leaflets advertising the meetings were distributed to the approx. 800 addresses noted above. These meetings comprised the following:

- 1st Community exhibition on site at the Bradfield Youth Club – 26/06/2018
- 2nd Community exhibition on site at the Bradfield Youth Club – 27/03/2019
- Meeting with representatives of the Anne Burnadt Nursery – 21/05/2021
- 3rd Community exhibition on site (outdoors) at the Bradfield Youth Club – 20/07/2021

232. The changes which resulted from community feedback, in addition to council officers, is summarised as 'amendments' of this report above.

233. As part of its statutory requirements the Local Planning Authority sent letters to surrounding residents, displayed site notices in the vicinity, and issued a press notice publicising the planning application. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process. Details of consultation and any re-consultation undertaken by the Local Planning Authority in respect of this application are set out in the appendices of this report.

Community impact and equalities assessment

234. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
235. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
236. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act.
 2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
 - The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
237. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
238. The principle of the use proposed by the application is acceptable in planning terms given the overall compliance with the development plan, including the Southwark Plan 2022. The Southwark Plan was itself the subject of a detailed equalities impact assessment. There is nothing in the principle of the redevelopment of the site for the uses proposed in the application that should cause a fundamental inconsistency with the Public Sector Equality Duty (PSED).
239. There is nothing in the proposal that contributes to the discrimination, harassment, victimisation or any other conduct that is prohibited by or under this Act. The Club would provide space for people with different protected characteristics to meet and socialise, fostering good relations.

Human rights implications

240. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
241. This application has the legitimate aim of providing a new youth club facility and new homes. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

CONCLUSION

242. The application is supported in land use terms. The enhanced youth club facility would improve opportunities for greater number of local people, particularly local youth, to meet and social in a safe and accessible space. The high level of affordable housing at 42% by habitable room is strongly supported. The application can be determined under the 'fast track' route under Southwark Plan 2022 policy P1. The quality of accommodation is good, and in many cases excellent, and the provision of communal amenity and childplay space at sixth floor roof level is considered justified, and the quality of the space itself is very good
243. The proposal would be a significant increase on building scale, height and massing compared to the existing building on the site, but has been carefully designed to respond appropriately to both the existing and emerging context of the site, including the part 5, part 9 storey development of council homes on the site adjacent to the east, and to reduce amenity impacts on neighbouring occupiers. The objections from the neighbouring Anne Bernadt nursery are noted; changes to limit overlooking towards the nursery and its outdoor space are positive. The proposed treatment of the elevations in architectural detailing and materials would sit comfortably within the streetscene.
244. The proposal would not raise any adverse amenity, transport and highways or environmental issues which would warrant refusal and the level of cycle parking and achievement of a minimum 40% on-site saving in carbon emissions, with the potential for this to increase, is supported. Subject to the proposed conditions and planning obligations, the proposal is considered to comply with the development plan policies set out in Appendix 2 of this report and it is on this basis that it is recommended that planning permission be granted.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Planning policy
Appendix 3	Planning History
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Tom Weaver, Senior Planning Officer	
Version	Final	
Dated	24 February 2022	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		25 February 2022

Recommendation (draft decision notice)

SOUTHWARK COUNCIL

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

www.southwark.gov.uk

DRAFT DECISION NOTICE

LBS Reg. No.: 19/AP/1974

Date of Issue of Decision:

Applicant Guildmore Ltd and The Bradfield Club

Planning permission is GRANTED WITH LEGAL AGREEMENT for the following development:

Demolition of existing buildings and construction of a part 3, part 5, part 6 and part 9 storey building, comprising residential units (Class C3 use) and replacement youth club and associated community services (Class F2 use) with associated landscaping, car and cycle parking, servicing and refuse facilities.

At

Bradfield Club, 5-13 Commercial Way, London SE15 6DQ

In accordance with the valid application received on 27 August 2019 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

Conditions

Permission is subject to the following Approved Plans Condition:

1. The development shall be carried out in accordance with the following approved plans:

P-0G0 PL5 – GROUND FLOOR PLAN

P-001 PL5 – FIRST AND SECOND FLOOR PLAN

P-003 PL5 – THIRD AND FOURTH FLOOR PLAN
P-005 PL5 – FIFTH FLOOR PLAN
P-006 PL5 – SIXTH FLOOR PLAN
P-007 PL5 – SEVENTH FLOOR PLAN
P-008 PL5 – EIGHTH FLOOR PLAN
P-0R0 PL4 – ROOF PLAN

E-300 PL4 – ELEVATION - SOUTH
E-301 PL4 – ELEVATION - WEST
E-302 PL4 – ELEVATION - NORTH
E-303 PL4 – ELEVATION - EAST

X-300 PL4 – SECTION AA
X-301 PL4 – SECTION BB

ENERGY ASSESSMENT (REF.: EJ1142 REV P4A DATED AUGUST 2021)
FLOOD RISK ASSESSMENT (VERSION V1, DATED 27/07/21)
DRAINAGE STRATEGY (DRAWING NO.180025 SK-001, DATED JULY 2021)
ACOUSTIC DESIGN REVIEW BY MSAFE TECHNOLOGIES, REFERENCE 9337-6, 4TH AUGUST 2021
PLANNING FIRE SAFETY STATEMENT (AUTHORED BY FIRE & RISK SOLUTION LTD., DATED 5 AUGUST 2021)

Reason:

For the avoidance of doubt and in the interests of proper planning.

Permission is subject to the following Time Limit:

2. Time Limit and Quantum of Uses

Permission is hereby granted for the demolition of the existing buildings and erection of a new building comprising:

A part 3, part 5, part 6, and part 9 storey building at a maximum of 34.2m AOD height comprising:

48 residential units (Class C3), a 764sqm (GIA) youth Club community use (Class F2) together with communal roof terraces, landscaping, cycle parking, servicing, refuse and plants areas and other associated works.

The development hereby granted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

Permission is subject to the following Pre-Commencements Condition(s)

3. Tree Protection Measures

Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
- b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 ('Green Infrastructure'), G5 ('Urban Greening') and G7 ('Trees and Woodlands') of the London Plan 2021 and policy P61 ('Trees') of the Southwark Plan 2022.

4. **Detailed Drainage Design**

No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment (version V1, dated 27/07/21) and Drainage Strategy (drawing no.180025 SK-001, dated July 2021), prepared by Graphic Structures. The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark Plan 2022 policy P68 ('Reducing flood risk'), Policy SI13 ('Sustainable drainage') of the London Plan (2021) and the National Planning Policy Framework 2021.

5. **Construction Environmental Management Plan (CEMP) - pre approval**

No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

- A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London to follow current best construction practice, including the following:-

Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>

- Section 61 of Control of Pollution Act 1974,
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
- BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with Southwark Plan 2022 policies P50 ('Highways impacts') and P56 ('Protecting amenity'), policy T4 ('Assessing and mitigating transport impacts') of the London Plan 2021 and the National Planning Policy Framework (2021).

6. Submission of Updated Overheating Assessment

An updated overheating assessment shall be submitted to the Local Planning Authority for approval in writing. This should provide TM52 modelling results reflecting the detailed design for a non-actively cooled scenario to demonstrate that passive measures are maximised to mitigate overheating and to assist in reducing active cooling demands as far as possible, relative to the results reported in the approved 'Energy Assessment' document (Ref.: EJ1142 Rev P4A dated August 2021). A strategy regarding building-user

guidance on management of overheating risk is required to be submitted as part of this.

Reason:

In order to ensure opportunities for reducing relying on active cooling have been maximised and increase resilience to climate change, and to comply with Southwark Plan 2022 policy P69 ('Sustainability standards') and London Plan Policy SI4 ('Managing Heat Risk') and the National Planning Policy Framework 2021.

Permission is subject to the following Above-Grade Condition(s)

7. Universal Nesting Bricks (Integral Swift Bricks)

Details of integral nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 6 Swift nesting bricks shall be provided and the details shall include the exact location, specification and design of the bricks. The bricks shall be installed within the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

- Small scale developments should include at least 1 multi-chamber boxes or bricks per dwelling,
- Medium scale developments should include at least 5 multi-chamber boxes or brick across the estate buildings,
- Major developments should incorporate at least 12 multi-chamber bricks or boxes across the estate buildings

The Swift nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G6 of the London Plan 2021 and policies P59 ('Green infrastructure') and P60 ('Biodiversity') of the Southwark Plan 2022.

8. Hard and Soft Landscaping

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge

details), and any roof-level amenity and child play spaces, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021, policy D4 ('Delivering good design') of the London Plan 2021 and policies P13 ('Design of places'), P14 ('Design quality') and P59 ('Green infrastructure') of the Southwark Plan 2022.

9. Green and blue roofs and walls

1. Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:

- a) Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm,
- b) Or, extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014,
- c) laid out in accordance with roof plans;.... hereby approved; and
- d) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on minimum 75% wildflower planting, and no more than a maximum of 25% sedum coverage).

2. Details of the blue roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:

- a) Blue roof with vegetation layer vegetation layer over structure.
- b) laid out in accordance with roof plans;.... hereby approved; and

c) seeded or covered with a vegetation mat with an agreed mix of species within the first planting season following the practical completion of the building works.

The implementation of biodiversity roof(s) and shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be partially granted on receiving the details of the green/brown and blue roof(s) and Southwark Council agreeing the submitted plans, and fully granted once the green/brown roof(s) and green walls are completed in full in accordance to the agreed plans.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G1 ('Green infrastructure'), G5 ('Urban greening'), G6 ('Biodiversity and access to nature'), and SI13 ('Sustainable drainage') of the London Plan 2021, P60 ('biodiversity') and P68 ('Reducing flood risk') of the Southwark Plan 2022 and the National Planning Policy Framework 2021.

10. **Green Walls for biodiversity**

Details of the green walls shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The green wall can be either modular system or climbers rooted in soil. The wall shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The green wall shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reasons:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G1 ('Green infrastructure'), G5 ('Urban greening'), G6 ('Biodiversity and access to nature'), and SI13 ('Sustainable drainage') of the London Plan 2021, P60 ('biodiversity') and P68 ('Reducing flood risk') of the Southwark Plan 2022 and the National Planning Policy Framework 2021.

11. **Sectional Detail-Drawings**

Before any above grade work hereby authorised begins (excluding demolition), section detail-drawings at a scale of 1:5 together with 1:50 scale context drawings through all relevant parts of the proposal, to include at least:

- i. Facades (reveals etc.), including:
 - Soffits of the cantilevering storeys;

- Junctions of exposed structural elements (columns, beams and floors);
- Head, cills and jambs of openings;
- Parapets and roof edges;
- Rooftop balustrades;

- ii. Entrances (including any access sashes, security gates, entrance portals and awnings);
- iii. Cycle store and service bay shutters;
- iv. Typical windows;
- v. Plant screening/ enclosure;
- vi. Youth Club frontages and
- vii. Signage zones;
- viii. Gates and fencing to all external spaces;

to be constructed in the carrying out of this permission, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be carried out other than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that the construction details to be used in the construction of the development achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme, in accordance with: Chapter 12 of the National Planning Policy Framework 2021, policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

12. Design mock ups

In the carrying out of this permission, full scale mock-ups of façade panels to the approved elevations shall be presented on site and approved in writing by the Local Planning Authority before any construction work above grade for the relevant building in connection with this permission is carried out (excluding Demolition and internal structural works including those associated with the stabilisation of the building and works associated with the cores) ; the development shall not be carried out otherwise than in accordance with any such approval given. The detailed scope of mock up requirements must be agreed with the Local Planning Authority in advance of the mock ups being constructed and presented on site.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF 2021, policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

13. Materials Schedule and On-Site Presentation of Samples

Before any above grade work hereby authorised begins (excluding demolition):

a) A materials schedule providing the specification of materials to be used in the approved elevations in constructing the development hereby approved shall be submitted to and approved in writing by the LPA;

b) Sample panels of facing materials and surface finishes for the elevations of this condition, each to be at least 1 square metre in surface area, shall be presented on site (or an alternative location agreed with the Local Planning Authority) to and thereafter approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with any such approval given in relation to parts a) and b) above.

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with: the National Planning Policy Framework 2021, policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021..

Permission is subject to the following Pre-Occupation Condition(s)

14. Drainage Verification Report

No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Flood Risk Assessment (version V1, dated 27/07/21) and Drainage Strategy (drawing no.180025 SK-001, dated July 2021), prepared by Graphic Structures, and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark Plan 2022 policy P68 ('Reducing flood risk'), Policy SI13 ('Sustainable drainage') of the London Plan 2021 and the National Planning Policy Framework 2021.

15. External Lighting - pre-approval

Prior to occupation, details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all affected external areas (including areas beyond the boundary of the development) shall be submitted to and approved by the Local Planning Authority in writing.

Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILP) Guidance Note 1 for the reduction of obtrusive light (2020). Information should include a bat-friendly lighting plan, including lighting specification using LED's (at 3 lux) at a recommended of spectrum of 80% amber and 20% white with a clear view, no UV, and no horizontal light spread ideally less than 70° and timers in relevant parts of the site. A 3D plan of the illumination level should be submitted to enable assessment of the potential impact on protected species.

Reason:

In order that the council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2021, London Plan policy G6 ('Biodiversity and access to nature') and Southwark Plan 2022 policies P56 ('Protection of amenity') and P60 ('Biodiversity').

16. Cycle Storage Facilities

Prior to first occupation of any part of the development hereby consented, and notwithstanding the approved drawings, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the approved cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out other in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking and showering facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2021; Policy T5 ('Cycling') of the London Plan 2021 and P53 ('Cycling') of the Southwark Plan 2022.

17. Noise and vibration

In order to achieve a satisfactory noise environment within the residential premises without unacceptable impacts on their amenity, the construction and design details contained in the submitted Acoustic Design Review by MSAFE Technologies, reference 9337-6, 4th August 2021, shall be fully implemented as part of the construction of the building. This shall include the recommendations in the report for sound insulation for partitions between residential premises, partitions between the community use areas and the

adjacent residential premises (for airborne and structure borne noise), and plant noise.

Following completion of the development and prior to occupation validation tests shall be carried out (on a relevant sample of premises) to demonstrate that the recommendations of the above report have been achieved. The results shall be submitted to the LPA for approval in writing.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Southwark Plan policy P56 ('Protection of amenity') and the National Planning Policy Framework 2021.

18. **Secured by Design**

Prior to the first occupation of the units hereby approved, confirmation that Secured by Design certification for that building has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2021 and Southwark Plan 2022 policy P16 ('Designing out crime').

19. **Commercial Kitchen Extract Ventilation - pre-approval**

Prior to the commencement of use, full particulars and details of a scheme for the extraction and ventilation of the kitchen shall be submitted to and approved by the Local Planning Authority. The scheme shall include:

- Details of extraction rate and efflux velocity of extracted air
- Full details of grease, particle and odour abatement plant
- The location and orientation of the extraction ductwork and discharge terminal
- A management \ servicing plan for maintenance of the extraction system

to ensure that fumes and odours from the kitchen do not affect public health or residential amenity. Once approved the scheme shall be implemented in full and permanently maintained thereafter.

Reason:

In order to ensure that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with The National Planning Policy Framework 2021 and Southwark Plan 2022 policy P56 ('Protection of amenity').

20. **Urban Greening Certification**

a) Prior to first occupation of the development hereby consented, an interim report/letter (together with any supporting evidence) from a suitably qualified landscape specialist shall be submitted to and approved in writing by the LPA. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve or exceed the agreed UGF score of 0.41.

b) Within six months of first occupation of the development hereby permitted, a post construction certificate prepared by a suitably qualified landscape specialist (or other verification process agreed with the LPA) shall be submitted to and approved in writing by the LPA, confirming that the agreed UGF score of 0.41 has been met.

Reason:

To ensure the proposal complies with: the National Planning Policy Framework 2021; Policy G5 (Urban Greening) of the London Plan 2021 and policy P59 ('Green infrastructure') of the Southwark Plan 2022.

Permission is subject to the following Compliance Condition(s)

21. **Servicing hours**

Any deliveries or collections to the youth club element of the development shall only be between the following hours:

08:00 - 20:00 Monday to Saturday

10:00 - 16:00 on Sundays and Bank Holidays.

Reason

To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance, and to reduce vehicle movements on the local road network during peak times, in accordance with: the National Planning Policy Framework 2021; Policy T7 ('Deliveries, Servicing and Construction') of the London Plan 2021 and policy P50 ('Highways Impacts') of the Southwark Plan 2022.

22. **Hours of use – youth club**

The opening hours of the youth club use shall be limited to 07:00 – 23:00 daily.

Reason:

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2021 and Southwark Plan 2022 policy P56 ('Protection of amenity').

23. **Fire Safety Strategy**

The development hereby consented shall not be carried out other than in accordance with the approved Planning Fire Safety Statement (authored by Fire & Risk Solution Ltd., dated 5 August 2021).

Reason:

To minimise the risk to life and minimise building damage in the event of a fire, in accordance with: the National Planning Policy Framework 2021, and; Policy D12 ('Fire safety') of the London Plan 2021.

24. **Water Consumption**

Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason:

To ensure the development complies with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI5 ('Water infrastructure') of the London Plan (2021) and policy P67 ('Reducing water use') of the Southwark Plan 2022.

25. **Provision and retention of refuse storage facilities**

Before the first occupation of any part of the development hereby approved, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers.

The refuse storage facilities shall thereafter be retained and the space used for no other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: the National Planning Policy Framework 2021 and policies P56 ('Protection of amenity') and P62 ('Reducing waste') of the Southwark Plan 2022.

26. **Restriction of Instatement of Roof Plant and Other Roof Structures**

No roof plant, equipment or other structures, other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this Decision Notice, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any building hereby permitted.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area, in accordance with: the National Planning Policy Framework 2021, Southwark Plan 2022 policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

27. **Restriction of Roofs For Use For Maintenance, Repair or Means of Escape Only**

With the exception of the designated rooftop external amenity spaces and terraces depicted on the approved drawings, all areas of roof within the development hereby consented shall be used only for the purposes of maintenance, repair or means of escape, and shall not be as outdoor amenity space by the occupiers or users of the premises.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of overlooking and noise nuisance in accordance with: the National Planning Policy Framework 2021, policy P56 ('Protection of amenity') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

28. **Restriction of Instatement of Appurtenances**

With the exception of rainwater pipes, no meter boxes, flues, vents or pipes other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this permission, shall be fixed or installed on the elevations of the building, unless otherwise approved by the LPA.

Reason:

To ensure such works do not detract from the appearance of the building in accordance with: The National Planning Policy Framework 2021, Southwark Plan 2022 policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

Permission is subject to the following Special Condition(s)

29. **BREEAM**

(a) Before any fit out works to the youth club premises hereby authorised begins, an independently verified BREEAM Design Stage report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

(b) Within 6 months of the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason:

To ensure the proposal complies with The National Planning Policy Framework 2019, Southwark Plan 2022 policy P69 ('Sustainability standards') and policy SI2 ('Minimising greenhouse gas emissions') of the London Plan 2021.

30. **Contamination**

In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with the following:

- a) An intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.
- b) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.
- c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Southwark Plan policies P56

(‘protection of amenity’) and P64 (‘Contaminated land and hazardous substances’) and the National Planning Policy Framework 2021.

Signed:

Stephen Platts

Director of Planning and Growth

Informative Notes to Applicant Relating to the Proposed Development

1. **Informative From Thames Water: Working Near Or Diverting Pipes**

Thames Water does not permit the building over or construction within 5 metres of strategic water mains or within 3 metres of water mains. The development could cause the assets to fail if appropriate measures are not taken.

Please read the Thames Water guide 'Working Near Our Assets' to ensure any works carried out will be in line with the necessary processes if working above or near Thames Water pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

Should you require further information please contact Thames Water on developer.services@thameswater.co.uk.

2. **Informative From Thames Water: Minimum Pressure And Flow Rate From The Water Network**

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters' pipes. The developer should take account of this minimum pressure in the design of the proposed development.

3. **Informative From Thames Water: Waste Infrastructure Design**

Foul and surface water must be separated on-site and only joined together prior to the final manhole.

4. **Informative From Thames Water: Groundwater Risk Management Permit**

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer.

Permit enquiries should be directed to Thames Water's Risk Management Team, who can be contacted on 020 3577 9483 or at trade.effluent@thameswater.co.uk.

5. **Informative From Thames Water: Trade Effluent Consent**

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution.

Typical Trade Effluent processes include:

- laundrette/laundry;
- photographic/printing;
- food preparation;
- vehicle washing; and
- treated cooling water and any other process which produces contaminated water.

Pre-treatment, separate metering, sampling access etc. may be required before the Company can give its consent.

Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent>.

6. Out of Hours Site Works S61 CoPA74 informative

All developers and contractors working on this development are given notice that standard site hours are:

- Monday to Friday 08.00 18.00hrs
- Saturday 09.00 14.00hrs
- Sundays & Bank Hols no works

Any programmed/expected work required outside the standard site hours will require permission from Southwarks Environmental Protection Team under S61 of the Control of Pollution Act 1974 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of abnormal loads, etc.). An application form can be found on the Southwark website - the link is:- <http://www.southwark.gov.uk/construction>

Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.

7. Emergency/Unanticipated Out-of-hours Works informative

Should a site manager require an un-foreseen emergency extension of site hours (for emergency engineering or health & safety reasons) they will require express permission from Southwark's Noise & Nuisance Team who can be contacted 24/7 via a call centre on 0207 525 5777. An officer will call back to address the issue verbally as soon as they are available.

Important Notes Relating to the Council's Decision

1. Conditions

- If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.
- Further information about how to comply with planning conditions can be found at:
https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12
- Please note that there is a right of appeal against a planning condition. Further information can be found at:
https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

2. Community Infrastructure Levy (CIL) Information

- If your development has been identified as being liable for CIL you need to email [Form 1: CIL Additional Information](#), [Form 2: Assumption of Liability](#) and [Form 6: Commencement Notice](#) to cil.s106@southwark.gov.uk as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.
- **Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.**
- To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance:
<https://www.gov.uk/guidance/community-infrastructure-levy>
- All CIL Forms are available to download from Planning Portal:
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5
- Completed forms and any CIL enquiries should be submitted to cil.s106@southwark.gov.uk

3. National Planning Policy Framework

- In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

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4. Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, OR within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

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5. Purchase Notice

- If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the council requiring the council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990

6. Provisions for the Benefit of the Disabled

- Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:

- i. Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
- ii. Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
- iii. Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.

7. Other Approvals Required Prior to the Implementation of this Permission.

- The granting of approval of a reserved matter or outstanding matter does not relieve developers of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.
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8. Works Affecting the Public Highway

- You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.
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9. The Dulwich Estate Scheme of Management

- Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].
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10. Building Regulations.

- You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].
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11. The Party Wall Etc. Act 1996.

- You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

12. Important

- This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

Planning policies and material considerations

Planning policy and material considerations

National Planning Policy Framework

1. The revised National Planning Policy Framework ('NPPF') was published in July 2021 which sets out the national planning policy. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 218 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications. The relevant sections are:

Chapter 2 Achieving sustainable development
Chapter 5 Delivering a sufficient supply of homes
Chapter 6 Building a strong, competitive economy
Chapter 8 Promoting healthy and safe communities
Chapter 9 Promoting sustainable transport
Chapter 11 Making effective use of land
Chapter 12 Achieving well-designed places
Chapter 14 Meeting the challenge of climate change, flooding and coastal change
Chapter 15 Conserving and enhancing the natural environment
Chapter 16 Conserving and enhancing the historic environment.

The London Plan 2021

2. On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

GG1 Building strong and inclusive communities
GG2 Making the best use of land
GG4 Delivering the homes Londoners need
D3 Optimising site capacity through the design-led approach
D4 Delivering good design
D5 Inclusive design
D6 Housing quality and standards
D7 Accessible housing
D8 Public realm
D11 Safety, security and resilience to emergency
D12 Fire safety
D14 Noise
H1 Increasing housing supply
H4 Delivering affordable housing

H5 Threshold approach to applications
 H6 Affordable housing tenure
 H7 Monitoring of affordable housing
 H8 Loss of existing housing and estate redevelopment
 H10 Housing size mix
 S1 Developing London's social infrastructure.
 S4 Play and informal recreation
 E11 Skills and opportunities for all
 HC1 Heritage conservation and growth
 HC3 Strategic and local views
 G1 Green Infrastructure
 G5 Urban greening
 G6 Biodiversity and access to nature
 G7 Trees and woodlands
 SI1 Improving air quality
 SI2 Minimising greenhouse gas emissions
 SI13 Sustainable Drainage
 SI4 Managing heat risk
 SI5 Water infrastructure
 SI7 Reducing waste and supporting the circular economy
 SI12 Flood risk management
 SI13 Sustainable drainage
 T1 Strategic approach to transport
 T2 Healthy Streets
 T4 Assessing and mitigating transport impacts
 T5 Cycling
 T6 Car parking
 T6.1 Residential parking
 T7 Deliveries, servicing and construction
 T9 Funding transport infrastructure through planning
 DF1 Delivery of the Plan and Planning Obligations.

GLA Supplementary Guidance

3. Homes for Londoners Affordable Housing and Viability SPG (August 2017)
 Housing SPG (March 2016)
 Play and Informal Recreation SPG (September 2012)
 Sustainable Design and Construction SPG (April 2014).

Southwark Plan 2022

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

SP1a Southwark's development targets
 SP1b Southwark's places
 SP1 Quality affordable homes
 SP2 Regeneration that works for all
 AV14 Peckham Area Vision

P1 Social rented and intermediate housing
 P2 New family homes
 P8 Wheelchair accessible and adaptable housing
 P13 Design of places
 P14 Design quality
 P15 Residential design
 P16 Designing out crime
 P18 Efficient use of land
 P19 Listed buildings and structures
 P20 Conservation areas
 P21 Conservation of the historic environment and natural heritage
 P22 Borough views
 P28 Access to employment and training
 P45 Healthy developments
 P47 Community uses
 P49 Public transport
 P50 Highway impacts
 P51 Walking
 P53 Cycling
 P54 Car parking
 P55 Parking standards for disabled people and mobility impaired people
 P56 Protection of amenity
 P59 Green infrastructure
 P60 Biodiversity
 P61 Trees
 P62 Reducing waste
 P64 Contaminated land and hazardous substances
 P65 Improving air quality
 P66 Reducing noise pollution and enhancing soundscapes
 P67 Reducing water use
 P68 Reducing flood risk
 P69 Sustainability standards
 P70 Energy
 IP2 Transport infrastructure
 IP3 Community infrastructure levy and section 106 planning obligations.

Southwark Supplementary Planning Documents

4. 2015 Technical Update to the council's Residential Design Standards SPD (2011)
 Development Viability SPD (2016)
 Draft Affordable Housing SPD (2011)
 Sustainable Design and Construction SPD (2009)
 Section 106 Planning Obligations and CIL SPD (2015 and amended November 2020).

Relevant planning history

Pre-application advice was sought in 2017 and 2018 for redevelopment of the site. The most recent advice, issued in November 2018 under 18/EQ/0349, supported the improvement of the Club, but raised a series of concerns, including about the height and form of the building, the quality of the residential accommodation including the level of dual aspect accommodation, mix and amenity space, and raised queries about the delivery of affordable housing.

Consultation undertaken

Site notice date: 04/10/2019 & 17/11/2021

Press notice date: 03/10/2019

Case officer site visit date: 04/10/2019 & 17/11/2021

Neighbour consultation letters sent: 04/10/2019 & 11/11/2021

Internal services consulted

Design and Conservation Team
Ecology
Environmental Protection
Highways Development and Management
Flood Risk Management & Urban Drainage
Transport Policy
Urban Forester
Waste Management
Section 106 Team
Tree Services
Public Health
Local Economy

Statutory and non-statutory organisations

EDF Energy
Environment Agency
Great London Authority
Metropolitan Police Service (Designing Out Crime)
Thames Water
National Grid
London Fire & Emergency Planning Authority
Peckham Society
Twentieth Century Society
Health and Safety Executive: Fire Risk Assessments
London Fire & Emergency Planning Authority

Neighbour and local groups consulted – October 2019 and November 2021:

265 Southampton Way London Southwark	8 Finch Mews London Southwark
267 Southampton Way London Southwark	46 Commercial Way London Southwark
30 Commercial Way London Southwark	44 Commercial Way London Southwark
48 Commercial Way London Southwark	42 Commercial Way London Southwark
16 Finch Mews London Southwark	38 Commercial Way London Southwark
10 Finch Mews London Southwark	36 Commercial Way London Southwark
40 Commercial Way London Southwark	32 Commercial Way London Southwark
34 Commercial Way London Southwark	20 Finch Mews London Southwark
	18 Finch Mews London Southwark
	14 Finch Mews London Southwark

12 Finch Mews London Southwark
 Flat 10 31 Moody Road London
 6 Finch Mews London Southwark
 Flat 5 31 Moody Road London
 19 Moody Road London Southwark
 Flat 3 31 Moody Road London
 54 Commercial Way London Southwark
 Flat 12 31 Moody Road London
 Flat 9 31 Moody Road London
 Flat 6 31 Moody Road London
 27 Moody Road London Southwark
 21 Moody Road London Southwark
 58 Commercial Way London Southwark
 56 Commercial Way London Southwark
 52 Commercial Way London Southwark
 50 Commercial Way London Southwark
 4 Finch Mews London Southwark
 Flat 11 31 Moody Road London
 Flat 8 31 Moody Road London
 Flat 7 31 Moody Road London
 Flat 4 31 Moody Road London
 Flat 2 31 Moody Road London
 Flat 1 31 Moody Road London
 29 Moody Road London Southwark
 25 Moody Road London Southwark
 23 Moody Road London Southwark
 29 Pentridge Street London Southwark
 34 Pentridge Street London Southwark
 1 Pentridge Street London Southwark
 26 Pentridge Street London Southwark
 24 Pentridge Street London Southwark
 25 Pentridge Street London Southwark
 3 Pentridge Street London Southwark
 12 Pentridge Street London Southwark
 33 Pentridge Street London Southwark
 2 Pentridge Street London Southwark
 14 Pentridge Street London Southwark
 7 Pentridge Street London Southwark
 16 Pentridge Street London Southwark
 17 Pentridge Street London Southwark
 19 Pentridge Street London Southwark
 21 Pentridge Street London Southwark
 36 Pentridge Street London Southwark
 13 Pentridge Street London Southwark
 4 Pentridge Street London Southwark
 5 Pentridge Street London Southwark
 6 Pentridge Street London Southwark
 15 Pentridge Street London Southwark
 8 Pentridge Street London Southwark
 9 Pentridge Street London Southwark
 10 Pentridge Street London Southwark
 11 Pentridge Street London Southwark
 18 Pentridge Street London Southwark
 27 Pentridge Street London Southwark
 28 Pentridge Street London Southwark
 20 Pentridge Street London Southwark
 30 Pentridge Street London Southwark
 31 Pentridge Street London Southwark
 32 Pentridge Street London Southwark
 22 Pentridge Street London Southwark
 35 Pentridge Street London Southwark
 23 Pentridge Street London Southwark
 Ann Bernadt Early Years Centre 29
 Chandler Way London
 Flat 5 243 Southampton Way London
 233 Southampton Way London
 Southwark
 231 Southampton Way London
 Southwark
 Flat 2 243 Southampton Way London
 229 Southampton Way London
 Southwark
 Flat 8 243 Southampton Way London
 Flat 4 243 Southampton Way London
 237 Southampton Way London
 Southwark
 Flat 6 243 Southampton Way London
 Flat 3 243 Southampton Way London
 Flat 1 243 Southampton Way London
 241 Southampton Way London
 Southwark
 239 Southampton Way London
 Southwark
 235 Southampton Way London
 Southwark
 227 Southampton Way London
 Southwark
 Flat 7 243 Southampton Way London
 7 Lidgate Road London Southwark
 6 Lidgate Road London Southwark
 4 Branch Street London Southwark
 6 Branch Street London Southwark
 10 Branch Street London Southwark
 8 Branch Street London Southwark
 2 Branch Street London Southwark
 Flat 8 1 Lidgate Road London
 8 Chandler Way London Southwark
 2 Lidgate Road London Southwark
 2 Chandler Way London Southwark
 Flat 5 1 Lidgate Road London
 Flat 1 1 Lidgate Road London
 5 Lidgate Road London Southwark

14 Chandler Way London Southwark
12 Chandler Way London Southwark
10 Chandler Way London Southwark
6 Chandler Way London Southwark
4 Chandler Way London Southwark
Flat 7 1 Lidgate Road London
Flat 6 1 Lidgate Road London
Flat 4 1 Lidgate Road London
Flat 3 1 Lidgate Road London
Flat 2 1 Lidgate Road London
4 Lidgate Road London Southwark

3 Lidgate Road London Southwark
18 Chandler Way London Southwark
16 Chandler Way London Southwark
20 Chandler Way London Southwark
32 Chandler Way London Southwark
30 Chandler Way London Southwark
22 Chandler Way London Southwark
28 Chandler Way London Southwark
26 Chandler Way London Southwark
24 Chandler Way London Southwark

Consultation responses received

Internal services

Design and Conservation Team
Ecology
Environmental Protection
Highways Development and Management
Transport Policy
Urban Forester
Local Economy
Flood Risk Management and Sustainable Drainage
Waste Management

Statutory and non-statutory organisations

Environment Agency
Metropolitan Police Service (Designing Out Crime
Thames Water

Neighbour and local groups consulted:

Flat 25 Mansfield Court 166 Sumner Court London
30 Commercial Way Peckham London
Ann Bernadt Nursery 29 Chandler Way London
29 chandler way London Se15 6dt
7 Lyndhurst Square London SE15 5AR
114 Clifton Way London SE15 2LG
86 camberwell road flat 11 london
22 Shurland Gardens London SE15 6JY
69 Coleman Road LONDON SE5 7TF
Flat 7 19 Charles Cobeney Road London
61 meeting House Lane London SE15 2TU
95 Falmouth road london se1 jn
34, Sandringham Road Bromley London
302 Commercial Road London SE15 1QN
Flat 8 Widmore Road Bromley
29 Chandler Way Peckham London
19 Linwood Close London SE5 8UT
16 cunningham house elmington estate London
24 lakanal Seaux gardens London
29 dagmar road camberwell london

Ann Bernadt Nursery school 29 Chandler way Peckham
29 Chandler Way London LONDON
29 Chandler Way Peckham London
Ann Bernadt Nursery School 29 Chandler Way London
29 Chandler way Peckham London
7 Lyndhurst Square Lyndhurst Square LONDON
Ann Berandt Nursery School 29 Chandler Way London
Ann Bernadt nursery 29 Chandler way Southwark
29 Chandler Way Peckham London
29 Chandler way London se15 6dt
14 Reynolds Road London SE15 3AH
58 C Peckham Road London Se5 8px
6mason close stevane son cresant london
26 Chesterfield way London
9 Winford Court Portbury Close Peckham
31 Banfield Road Nunhead Lane London
82 neville close peckham se15 5uf
Flat 23 Edwin house London Se155ud
29 Chandler Way Peckham London
4 One Tree Close London SE23 3QZ
Ann Berandt Nursery School 29 Chandler Way London
Peckham Grove Block 9 London
134a Barry Road East Dulwich London
47 redbridge gardens Peckham SE5 7HA
25 Kelly Avenue London SE15 5GL
Ann Bernadt Nursery School london SE15 6DT
160 Tooley Street London Southwark
Church Field 2 Oak Lane Sevenoaks
Apartment 28 95 Peckham Road London
14 Reynolds Road Nunhead London
28 Lyndhurst Way London SE15 5AT
Flat 1 69Blake's rd London
2 Lidgate Road London SE15 6DW
Flat 32 Abbotsbury Road 139 London
10 Denmark Hill London SE5 0BX
45 Grantham house London SE15 1RN
Drinkwater House Flat 8 London
Flat 6 Lakanal London
177 Cator Street, Ground floor flat Ground floor flat LONDON
22 Shurland Gardens London SE15 6JY
2 Oak Lane Sevenoaks TN131NF
10 Upper Bank Street London London
20 graystoke house London SE156TQ
ANN BERNADT NURSERY SCHOOL 29 Chandler Way LONDON
Reddings Farm, Little Hundridge Lane Hyde End GREAT MISSENDEN