

PLANNING APPLICATIONS COMMITTEE MINUTES

Tuesday 8 June 2021 at 7.00 pm

Committee Room (B6) - Lambeth Town Hall, Brixton, London, SW2 1RW

PRESENT: Councillor Scarlett O'Hara (Vice-Chair), Councillor Malcolm Clark, Councillor Jessica Leigh, Councillor Mohammed Seedat, Councillor Joanne Simpson (Chair) and Councillor Becca Thackray

APOLOGIES: Councillor Iain Simpson

1 Declaration of Pecuniary Interests

There were none.

2 Pre Application Waterloo Estate (Bishop's)

Case No. 21/02062/PPA, (agenda item 2, page 13 of the agenda pack)

The Planning Officer briefly introduced the pre application and indicated that it was a proposal to demolish the existing low-rise buildings on the site, with the retention and refurbishment of Mercury House. The developers advised they are long-term investors in the Waterloo area and have strong local ties. The proposal would include the provision of affordable workspace, improve the public realm and include corporate social responsibility credentials which would attract businesses to the development. The proposal would include the refurbishment of Emma Cons Gardens, to create a landmark gateway building and outdoor green space.

The building would improve connectivity and greater permeability across the Waterloo Estate, with opportunities to reconnect and provide greener public spaces for health and wellbeing to support community events. The developers initiated their consultation feedback process in January 2021 and had since carried out key design amendments in response to the feedback received. It was highlighted that the fundamentals of the scheme, such as the size of the development and ambitions to deliver on sustainability, remained the same. The developers provided a summary of the consultation and informed Members of the architectural treatment of the tower base, the dark appearance of the building and lack of permeability on site. It was confirmed that the massing would be relocated, there would be more greening of the facades, which would improve the internal daylight, and there would be a wider gap between buildings. The proposed archways were simplified to soften the look of the building and Members were informed of the colouring and its overall appearance.

In relation to sustainability aims, the building would reduce the energy demand with intelligent building systems which would generate electricity on site with solar facades and other technologies. They were moving towards a carbon net zero rating and they had committed to off-site renewable energy generation. Within the building, there would be affordable workspaces, and a social benefit programme, which would promote a policy compliant affordable offer for the building alongside a CSR programme. The development would also advertise youth employability programmes and would provide

apprenticeships and training.

The developers then provided the following information in response to questions from Members:

Walkway

- Members queried the purpose of the proposed walkway
- The developer responded that it would link Waterloo Road with Cornwall Road.

Engagement

- Members queried what groups the developer engaged as part of consultation process, and had the Young Vic, Kings College and youth groups in the area been included.
- The developer indicated they had spoken with the Old Vic, Young Vic, SBEG, LERA, Ss John's Church, held online consultation via a dedicated website and had conducted a mail shot campaign.
- Members noted that consultation was with more mature individuals and encouraged further engagement and outreach be undertaken with younger groups and Kings College.

Neighbouring Development

- Members noted the adjacency of the Union Jack Club to the north of the site and the OCCC Estate to the east and queried how these sites had informed the design proposal.
- The developer advised that during consultation they had been in communication with the Union Jack Club (UJC) who made comments regarding the proximity of the proposed building. The UJC raised concern that the proposal would hamper opportunities for their site to come forward and also the OCCC site. That consultation scheme was subsequently amended to respond to this feedback, which included moving the tower of the building 4.5m away from the boundary.
- Members noted the shift in massing southwards and queried whether there had been a daylight and sunlight assessment undertaken.
- Developer in response explained that they are testing the daylight and sunlight in respect of the current proposed scheme and will share the assessment with officers as part of ongoing pre-application discussions. As part of moving the massing further southwards, it has opened up more light to the future OCCC Estate scheme and will help with maintaining light at UJC.

Treatment to Cornwall Road/Delivery and Servicing

- Members queried what the treatment would be to Cornwall Road and where delivery and servicing would take place.
- The developer in response advised that Cornwall Road is different to Waterloo Road. Comments received from parties during the consultation were about the need for activation of the Cornwall Road frontage. In response they are looking to deliver a cycle entrance and café unit. This would provide storage for 450+ bikes and they envisage meaningful entry and egress. It is intended that the café unit would only be operational during the daytime as it would face the approved residential units opposite on the OCCC Estate.

- The developer advised that a delivery and servicing bay would be provided off-street, servicing vehicle trips would be managed through a delivery and servicing management plan, and they are exploring consolidated servicing arrangements.
- Members noted in summary pack that Cornwall Road is an important Greenway and questioned what that would look like.
- The developer indicated that Cornwall Road is outside the site boundary. They would seek to deliver more trees in the area and aspire to deliver a high Urban Greening Factor.

Retail Uses

- Members queried what may be re- provided, were interested in understanding from conversation with residents what types of shops they envisaged, noting that there are two existing supermarkets on the site.
 - The developer responded that only one comment had been received in relation to the provision of supermarkets. They are looking to retain retail at Mercury House, and to see whether a supermarket use could be delivered. This may be challenging but are continuing to investigate.
 - The agent responded that the site is in a special protection area and there is a need to get the balance of uses right as well as the quantum. The developer is mindful of the need to ensure that the proposal respects the role of independent retailers on The Cut.
- Design/Sustainability
- Members asked for clarity about where the wraparound terrace would be located.
 - The Architect indicated this was at the podium level and that the landscape terrace at this area would have a glazed wrap around walkway linking with Mercury House.
 - Members queried the PV panels, which appeared to be located on three sides. What consideration had been given to the aesthetics of this design feature? Further questions were asked about what PV panels would be used, their longevity, how long would they last and whether there are any precedent examples elsewhere.
 - The developer responded by advising that they have found an expert based in Belgium who has delivered integrated PV panels. In terms of PV efficiency that has risen over the last decade, panels getting smaller and smaller, and efficiency gets higher and higher., but the gains are starting to plateau. The panels are designed so that they can be replaced, and longevity is 30 years plus. The developer is confident that they can deliver a quality architectural finish.
 - The architect responded that the PV panels are driving the architecture of the building, It's an integrated cladding system that uses less material in the façade. It comes in parts and can be replaced. The PV panel colour is matt black, if you were to put a colour in-front of the panel you would lose 20-30% efficiency, so installing the panel as existing gives the maximum benefit.
 - Members asked if it was a five sided finish? If there was an overhang between the podium and fifth floor? If the walkway would have lighting, would be safe.
 - The Architect responded to clarify that it was a six sided building. That lighting will be integrated into the undercroft.
 - Members noted the before and after images for previous iteration and why it wasn't

presented for the updated scheme.

- The developer responded advising that they were in process of having this done. There was not enough time to do ahead of this presentation but would be sharing with officers in the coming week or two.
- Members stated that they were genuinely interested in seeing this image.

Employment/Affordable Workspace

- A Member noted that there were a no. of schemes coming forward to PAC with varying AW offers. They would like to ensure that we don't double-count and we have a unique offer for the area. When conversations happen in coming months - would like to know that it is being thought through strategically.
- The Chair clarified this is more a strategic level how all the AW offers would work together, not a question for officers this evening but would want to be assured when it does come to PAC.
- The developer indicated that they were looking to include a targeted CSR programme to tie in with local outreach programmes. Explained that they manage a number of workspaces themselves and that this an important part of the story along with sustainability.

Summary

- The Chair summarised as follows:
- Affordable Workspace – How will this fit into wider proposals for delivery in the area. Will there be a demand?
- Retail use – Who will be the end user? What has come out of local consultation with stakeholders?
- Design - how has it been influenced by development potential of neighbouring sites (amenity).
- PV panels - longevity and appearance - stressed to have more information at future PAC meeting including examples and mock-ups
- Treatment of Cornwall Road entrances
- Greenway - what does it mean and what would it look like?
- Undercroft - lighting and safety at ground floor.
- Fourth floor terrace - how would it feed into sustainability.
- Local group involvement - consider further outreach with younger groups.
- Walkway between Waterloo Road and Cornwall how is it connected and consider safety.

3 Appeals and Enforcement Decisions October 2020

Members thanked officers for upholding the Councils policies.

4 Appeals and Enforcement Decisions November 2020

Members thanked officers for upholding the Councils policies.

5 Appeals and Enforcement Decisions December 2020

Members thanked officers for upholding the Councils policies.

The meeting ended at 8.10 pm

CHAIR
PLANNING APPLICATIONS COMMITTEE
Tuesday 2 November 2021

Date of Despatch: Tuesday 19 October 2021

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