

## 2.1 Development Specification

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Renewal New Bermondsey Two Ltd.

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## 1 STATUS OF THE DEVELOPMENT SPECIFICATION

- 1.1 This Development Specification defines the Proposed Development that is the subject of the planning application by Renewal New Bermondsey Two Ltd for the mixed use development of the land known as “Surrey Canal”. The planning application is submitted in outline with all matters reserved. However, despite the defined matters of access, appearance, landscaping, layout and scale being reserved until a subsequent stage, this Development Specification sets out the parameters and principles of the planning application proposals within which future reserved matters applications will come forward.
- 1.2 Given the nature and scale of the Proposed Development, an Environmental Statement (ES) is required under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. There is a need to ensure that the Proposed Development permitted and implemented is both consistent with the Environmental Impact Assessment (EIA) of this Proposed Development that is reported in the Environmental Statement (ES) and is in accordance with the requirement of the Amended General Development Procedure Order 1995 (and, in particular, Articles 3 and 4C) and DCLG Circular 01/06.
- 1.3 The Development Specification and the Parameter Plans together provide sufficient information to define the Proposed Development for the purposes of the Environmental Impact Assessment and to provide the determining authority and statutory consultees with sufficient information to determine the likely significant effects of the Proposed Development. The Development Specification also provides sufficient information to meet the requirements of the Regulations referred to in the paragraph above, to enable the determining authority to consider and determine this outline planning application.
- 1.4 The determining authority is invited to tie this Development Specification and the Parameter Plans to the outline planning permission by condition in order to prescribe the scope of the outline planning permission and with the intent that all applications for reserved matters shall be required to accord with these documents. To this end, the Development Specification is a formal document submitted for approval. The Parameter Plans are also submitted as formal application plans for approval.
- 1.5 In addition to this documentation, illustrative plans are contained within the Design and Access Statement and demonstrate how the Proposed Development could be developed within the ranges and principles set out in the defined Development Specification and the Parameter Plans. These serve to clarify the application of the controls within the documents submitted for approval, to deliver the overall development of the application site. However, the illustrative plans within the Design and Access Statement are not formally submitted for

approval; the future reserved matters applications will define the eventual detail of the Proposed Development in due course.

- 1.6 A key purpose of the Development Specification is to convey the linkage between the environmental information provided under the EIA process and the description of the Proposed Development in those areas where flexibility is required to enable the reserved matters to come forward over time. It does so by specifying the parameters, principles, constraints and restrictions within which the reserved matters are to come forward. The EIA process has assessed the Proposed Development within the defined parameters and principles and has identified the likely significant effects of the Proposed Development on the environment. Applications for reserved matters will be required to comply with the Development Specification and the Parameter Plans.
- 1.7 Therefore, the Development Specification provides a clear statement of the parameters, principles, constraints and restrictions to which the future Proposed Development must adhere under the terms of a planning permission, and provides the framework within which reserved matters must come forward, to ensure that the boundaries described and assessed in the Environmental Statement and within the whole EIA process are adhered to and that the development as implemented has been subject to proper assessment under the EIA..

## **2 SCHEME DEFINITION, WITH REFERENCE TO PARAMETER PLANS**

- 2.1 As referred to in Section 1 of this document, the planning application is submitted in outline with all matters reserved for subsequent determination. However, the 2006 Regulations set out the requirements for the level of detail that needs to be provided in outline planning applications, even where all the defined reserved matters of access, appearance, landscaping, layout and scale are deferred until a later stage. Therefore, this Development Specification, together with the Parameter Plans set out the ranges and principles within which the detail of access, appearance, landscaping and scale must come forward.

### **Site Area**

- 2.2 The extent of the planning application area is 10.05 hectares (ha)

### **Development Floorspace and Land Use**

- 2.3 The application seeks approval for the Proposed Development of up to 250,000 square metres (sqm) of development floor space (gross external area (GEA)) on the application site.

This includes retained development floorspace on Plots Excelsior 2 and 5 but excludes existing floorspace within the Stadium.

2.4 This quantum of Proposed Development floor space is split by land use, as follows:

- A1/A2 Retail: up to 3,600 sq m;
- A3-A4: Cafes/Restaurants and Drinking Establishments up to 3,500sq m;
- A5 Hot Food Takeways: up to 300 sq m;
- B1 Business: 10,000 sq m - 15,000 sq m;
- C1 Hotels: up to 15,000 sq m;
- C3 Residential: 150,000 sq m – 200,000 sq m (up to 2,500 units);
- D1 Community: 400 sq m - 10,000 sq m; and
- D2 Leisure and Entertainment: 4,120 sq m up to 15,800 sq m;

2.5 All floor space figures above are given in GEA and exclude infrastructure elements, including roof top and basement plant, on site utilities such as sub-stations and energy centre/s, waste storage and handling, car parking areas and accesses to them, service yards and accesses to them, cycle storage and external areas of public realm, footways and roads. However, these elements also form part of the description of development and are assessed by the environmental impact assessment.

2.6 The maximum total of the floor space by land use as set out in paragraph 2.4 above is more than the total quantum of development floor space which is subject to the outline planning application, as specified in paragraph 2.3 above. This is in order to allow flexibility in the delivery of the development as it comes forward over time, within the scope of the various maxima and minima land use floor areas. Also, the total quantum by floor space of non-residential uses will always be no less than 37,000 sq m or 20% of the total floor space provided, whichever is the lower, notwithstanding the minima quanta by land use specified in paragraph 2.4 above. The various land use quantum are also subject to further clarifications, as set out below.

#### A1 – A5 Retail Use

2.7 The scheme includes flexibility to incorporate retail uses in the following plots of the proposed development at lower levels. Retail is defined as A1 – A5 use for the purposes of this paragraph and all subsequent paragraphs unless specifically stated otherwise. This is as set down within the Land Use Parameter Plans 05 and 06.

- Excelsior 1 & 3;
- Senegal Way 2;

- Stockholm 1;
- Stockholm 2;
- Stadium Avenue 1;
- Bolina West 1;
- Bolina North 1 & 2;
- The Stadium Plots 1 and 2.

2.8 However, in order to take advantage of the key frontages of Station Square, Stadium Avenue, Stockholm Road and Bolina Gardens, and to ensure a mixed development and active retail uses in such frontages, Renewal commit that the following frontages will definitely incorporate retail use at ground floor (NB. ground floor is defined as being the floor that is flush with street level):

- Plot Stockholm 1 eastern frontage;
- Plot Stockholm 2 western and northern frontage;
- Plot Stadium Avenue southern and north eastern frontage.

2.9 The maximum retail unit size will be 1,000 sqm of floor space GEA.

2.10 Plant for the retail development, particularly for the uses within A3-A5, is to be incorporated within the tolerances set out on the Proposed Minimum and Maximum Plot Extent and Heights Parameter Plan 04. Also the internal noise environment within each new residential unit will be within the limits set down in Section 3 of this Development Specification.

#### B1 Business

2.11 The scheme includes flexibility to incorporate business uses in the following plots of the Proposed Development:

- Excelsior 1, 2 and 5;
- Stockholm 1;
- Stadium Avenue ;
- Bolina West;
- Stadium Plots 1 and 2.

2.12 Plot Stadium Avenue is expected to incorporate a business centre, with the objective of offering low cost employment floor space which will be functional and efficient, and will be suitable for start-up businesses. The space will have a flexible design allowing for a change of use at a later date if required and subject to planning permission being obtained.

- 2.13 The B1 floor space will be built to enable the floor space to be capable of sub-division or interconnectivity and to be capable of use for B1 (b) and (c).

### C1 Hotels

- 2.14 A hotel is to be provided within Plot Stadium Avenue. The hotel will provide up to 150 rooms and is expected to be within the budget-mid range. Conferencing facilities will also be included.
- 2.15 10% of all hotel rooms provided will be designed to be accessible for wheelchair users.

### C3 Residential

- 2.16 Residential uses are allowed for within every plot of the Proposed Development except the Plots Stadium 1 and 2 and Senegal Way 1.
- 2.17 The residential accommodation is to be predominantly incorporated at upper levels, however, residential uses to ground floor level will be also appropriate within Plots Excelsior 4, Timber Wharf 1 (although not fronting Surrey Canal Road) and Timber Wharf 2. Residential uses at ground level within these plots will be provided as flats or as maisonettes.
- 2.18 The range of tenure split, between private sector units, intermediate and social rented housing units is to be within the following range, by habitable rooms:
- 78 – 80 % private;
  - 20 – 22 % affordable (60 – 62 % social rented, 38 – 40 % intermediate).
- 2.19 The mix of units within the private sector residential accommodation will be within the following proportions, by unit:
- 1 bedroom: 36 – 40 % (including up to 10 % of single person dwellings of a size no less than 37 sq m);
  - 2 bedrooms: 50 – 54 %;
  - 3 bedrooms: 7 – 11 %;
  - 4 bedrooms: 1 – 3 %.
- 2.20 The mix of units within the affordable sector residential accommodation will be within the following proportions, by unit:

*Intermediate*

- 1 bedroom: 16 – 18 %;
- 2 bedrooms: 38 – 42 %;
- 3 bedrooms: 24 - 25%;
- 4 bedrooms: 18 – 20 %.

*Social Rented*

- 1 bedroom: 17 – 19 %;
- 2 bedrooms: 40 – 42 %;
- 3 bedrooms plus: 15 – 17 %;
- 4 bedrooms: 27 – 29 %.

2.21 All residential units will be designed to meet Building Regulations 2010 Part M and Lifetime Homes standards.

2.22 10% of all units provided across all tenures throughout the Proposed Development will be wheelchair accessible or designed so as to be easily adaptable for wheelchair users, and will accord with the standards set out in the South East London Housing Partnership Wheelchair Homes Design Guide (2009) or other guidance/standards as agreed with the local planning authority over time.

D1 Community

2.23 A collection of D1 uses will be provided in Plot Orion 1. The plot is expected to comprise a multi-faith religious centre.

2.24 Health related uses are to be provided in Plot Bolina East .

2.25 A children’s nursery/crèche of no less than 400 sq m with private outdoor space of a minimum of 200 sq m is to be provided in Plot Bolina West .

D2 Leisure and Entertainment

2.26 Leisure and entertainment use can be accommodated within Plots Timber Wharf 1, Senegal Way 1, and Stockholm 1 and 2.

2.27 The use can be accommodated at lower or upper levels in accordance with Parameter Plan 05. The intention is that the plots will accommodate large span sporting centres. It is anticipated that this will include, but not be limited to, a cricket centre; basketball facilities; indoor 5 a-side pitches; a leisure centre with swimming pool and day spa; dance studios; gymnasium, facilities for table tennis, boxing and weightlifting; and a climbing wall. The

existing Millwall Community Scheme in Plot Bolina East is to be future accommodated within the Proposed Development, within either of Plots Stockholm 1 or 2.

### **The Stadium**

2.28 The Stadium will be subject to a facade upgrade and / or recladding and extended in part with the incorporation of new A1-A5 and/or B1 uses in Plots Stadium 1 and 2.

### **Landscaping and Publicly Accessible Open Space**

2.29 A series of publicly accessible open spaces is to be provided. These are shown on Parameter Plans No. 011 and 012 and details are given below.

2.30 Firstly, an area of publicly accessible open space known as Bolina Gardens is to be incorporated between Plots Bolina North 1 and 2, Bolina West and Bolina East . Bolina Gardens will be predominantly soft landscaped, and will be laid out with lawn, shrubs and trees. Its layout will incorporate emergency access to the plots surrounding it. It will be of a maximum size of 0.4 hectares and a minimum size of 0.3 hectares.

2.31 An area of publicly accessible open space known as Stadium Avenue (distinct from the Plot Stadium Avenue) is to be incorporated to the south west of the Stadium. This will be predominantly hard landscaped. The size of this area of publicly accessible open space will be between 0.35ha and 0.38ha.

2.32 All the areas of publicly accessible openspace will be retained and managed by the applicant, or its successors in title.

2.33 Within the Application Site, Bolina Road is to be retained but diverted in part, to be aligned between New Plots Bolina West and Bolina East and to maximise the size and enjoyment of amenity space within Bolina Gardens.

2.34 Street trees are to be provided on the following street locations within the Application Site, as shown on Parameter Plan 11 9 (and these include a number of existing retained trees):

- Bolina Road;
- Stadium Avenue;
- Surrey Canal Road;
- Senegal Way;
- To south west and west of Plot Orion 1;
- Station Square;

- Between Bolina North 1 and 2;
- Between Timber Wharf and Excelsior;
- Between Plots Stockholm 1 and Stockholm 2;
- Between the south eastern corner of Plot Bolina East and the Stadium.

2.35 Where existing trees are to be retained, as shown on the submitted Tree Removal Plan, they are to be protected during construction.

2.36 In addition, residential communal open space is to be provided on raised courtyards (referred to below and on Parameter Plan 12 as roof level) for the sole use of the residents within each relevant plot. These spaces will contain trees.

2.37 The amount of residential communal open space within each plot is as follows:

- Excelsior 1: 350 – 465 sq m at roof level;
- Excelsior 3: 390 – 660 sq m at roof level;
- Excelsior 4: 80 – 150 sq m at roof level;
- Timber Wharf 1 and 2: 950 – 1,390 sq m at roof level and 1,600 – 1940 sq m at ground level;
- Orion : – 1020 – 1790 sq m at roof level;
- Senegal Way 1: 410 – 540 sq m at roof level;
- Senegal Way 2: 140 – 210 sq m at roof level;
- Stockholm 1: 970 – 1,230 sqm at roof level;
- Stockholm 2: 1,400 – 1,760 sqm at roof level;
- Stadium Avenue 1: 770 – 1,060 sqm at roof level;
- Bolina West : 820 – 1,330 sqm at roof level;
- Bolina East : 980 – 1,300 sqm at roof level;
- Bolina North 1: 100 – 200 sqm at roof level
- Bolina North 2: 35 – 100 sqm at roof level.

Roof Level and Ground Level references correspond to Parameter Plans 11 and 12.

2.38 An area of 'defensible space' of at least 2.5m wide to be used as private garden space will be provided to the residential units facing out onto the residential communal open space at the same level as the residential communal open space. The boundary between the private garden space and residential communal open space will be defined by a hedge or as otherwise agreed.

2.39 A minimum of 5 sq m of private outdoor space will be provided for 1 – 2 person dwellings and an extra 1 sq m will be provided for each additional occupant. This will either be in the form of

projecting balconies or recessed terraces. The minimum depth of private outdoor space will be no less than 1.5 m.

### **Play space**

- 2.40 Play provision for children up to 11 years of age will be provided on site in the locations shown on Parameter Plans 11 and 12. Particularly, a Local Playable Space is to be located in Bolina Gardens.

### **Water**

- 2.41 A water feature will be incorporated in the publicly accessible open space to provide a visual connection through the Site and to provide an opportunity for surface water attenuation. This is shown on Parameter Plan 11.

### **Roofs**

- 2.42 All the roof areas will be a mixture of extensive and intensive green roofs, will be used in part, for photovoltaic panels. Extensive roofs will include 'brown roofs' and offer ecological benefits for local flora and fauna including the Black Redstart. Intensive green roofs will be predominantly soft landscaping and will be of the sizes referred to above for the residential communal open space. The photovoltaic panels are mentioned in a subsequent paragraph below.

### **Buildings to be Retained, Extended and Altered**

- 2.43 Plot Excelsior 2, Guild House, is to be retained. It is also to be extended by the addition of two floors of accommodation above the existing building.
- 2.44 Plot Excelsior 5 is also to be retained, but not altered or extended as part of this planning application.

### **Access**

- 2.45 Parameter Plan 10 identifies the proposed points of access into the Proposed Development from the surrounding road network.
- 2.46 The same Parameter Plan also identifies the routes within the site, within defined limits of deviation, where vehicles, pedestrians and cyclists will travel.
- 2.47 This Parameter Plan also defines the perimeter areas of each plot where the vehicular and pedestrian access points will be.

- 2.48 With the exception of Rollins Street and Surrey Canal Road which will remain as primary vehicular routes (with standard carriageways and footways), the street layout will be designed as a shared surface to create a pedestrian friendly environment whilst ensuring design measures are put in place which delineate traffic from a 'safe space' environment.
- 2.49 Stadium Avenue is to be provided as a shared surface space. The area for vehicles will be demarcated by street furniture, water features, appropriate road markings and variation in materials and texture, although it will be predominantly used by pedestrians, with access only for emergency vehicles and for service vehicles at restricted times.
- 2.50 Areas for on-street vehicle waiting and loading are also identified on Parameter Plan 10.
- 2.51 Residential car parking will be provided at a maximum ratio 0.3 per unit across the whole site, which equates to a maximum of 750 spaces. Such parking will be provided within the plot where the residential units to which it relates are located, or under Bolina Gardens.
- 2.52 One car parking space will be provided for each wheelchair adapted residential unit. An active management regime will be in place to allow a response to changing occupiers and the need for accessible parking. This will involve leasing and re-purchase of previously sold spaces to enable 10% of residential car parking serving a plot to be available to blue badge holders over time.
- 2.53 Up to 300 car parking spaces to support the non-residential uses will be provided within Plots Orion, Senegal Way 1, Stadium Avenue, Bolina West and East. 5% of the spaces will be sized and allocated for disabled users. The existing surface level carparking spaces to the north of the Stadium will also be retained for the use of the Stadium, to a maximum of 50 spaces. These 50 spaces are additional to the aforementioned 300 spaces.
- 2.54 Zones for limited waiting, including taxi pick-up/drop-off, will be provided on-street at Rollins Street (near to Surrey Canal Road Station), between Excelsior and Timber Wharf, on Stadium Avenue, Senegal Way and off Bolina Road, as shown on Parameter Plan 10.
- 2.55 On-street disabled parking for blue badge holding visitors is to be provided on street and around the Proposed Development within 50m of the entrances to the various plots where such parking cannot be provided within the plot. These are shown on Parameter Plan 11. These are additional to the aforementioned carparking spaces. Up to 24 spaces will be provided.

- 2.56 Servicing of the non residential uses will be before 11am every morning, and after 6pm every evening. .
- 2.57 Bays will be provided on street and/or within plots for the charging of electric vehicles and/or for car clubs. A minimum of 20% of all residential and non-residential car parking spaces will be provided with charging points for electrical vehicles and a further 20% of spaces will be designed so that charging points can be easily added in the future in each of the proposed car parking areas. A minimum of 22 spaces for car clubs will be provided in Plot Senegal Way 1 (part of the 300 spaces referred to above). The car club will be available to residential and non-residential occupiers of the Proposed Development.
- 2.58 Cycle parking will be provided for residents at a minimum ratio of 1 cycle space for each 1-2 bed residential unit and 2 spaces for each 3-4 bed residential unit. Further cycle parking at a minimum of 286 spaces will be provided for visitors and staff within the areas of publicly accessible open space as defined on Parameter Plan 11.
- 2.59 A network of cycle routes will be provided through the Proposed Development, which will connect to existing and proposed Sustrans/local authority cycle routes. These include a route which will form part of the 'Connect 2' cycle route and will (subject to other planning permission/s being granted) link up with land outside the Application Site to provide direct access from the Proposed Development to South Bermondsey Station, and a connection from the 'Connect 2 Link' which will integrate with the planned cycle route adjacent to the East London Line Phase 2 Corridor.
- 2.60 Match day coach parking for away fans visiting Millwall FC is as shown on Parameter Plan 10. The pedestrian route for visiting fans travelling by rail to South Bermondsey Station will continue to be provided via the segregated route which travels along the northern boundary of the Site before reaching the visiting north end of the football ground, unless the authorities advise otherwise. Alternative routes are provided through the site for home supporters.
- 2.61 A maximum of 50 car parking spaces for Millwall FC will be retained to the rear of the east stand. Pedestrian access to the football ground will be possible via Stadium Avenue as well as the existing routes along Zampa Road, Stockholm Road and Surrey Canal Road.
- 2.62 The management of streets and publicly accessible spaces will be undertaken by a site operations team on behalf of the owner/landlord of the site. A key role of this management would occur during Millwall FC home matches when the through route to the rear of the Stadium would be closed along with the routes to the west of Senegal Way and north of

Stockholm 2. This is to maximise pedestrian safety on Millwall FC match days and remove potential for vehicular / pedestrian conflict.

- 2.63 The sports uses in Plots Stockholm 1 and 2 to the north of Surrey Canal Road will benefit from coach drop off facilities accessed via Surrey Canal Road with egress for coaches via Stockholm Road. Stockholm Road will also provide access to the proposed car parking spaces within Plot Stockholm 1.
- 2.64 The residential and non-residential elements of the Proposed Development, including Millwall Football Club, will be supported by comprehensive Travel Plans. These Travel Plans will establish targets for mode share, focussing on sustainable modes such as walk, cycle and public transport.

### **Sustainability and Energy**

- 2.65 All residential units will be constructed to a minimum of Code for Sustainable Homes Level 4.
- 2.66 At least 25% on site carbon reduction in regulated emissions will be achieved, based on Building Regulations Part L 2010, in line with the requirements of the Code for Sustainable Homes, Level 4.
- 2.67 All fully-fitted out, new non-residential floor space is to be constructed to at least BREEAM Very Good Standard.
- 2.68 The Proposed Development will achieve, through energy efficiency measures alone, total emissions equivalent to a baseline based on Building Regulations Part L 2010. Due to the recent revision of Building Regulations Part L this reduction would approximately equate to a 20% carbon reduction in total emissions based on Building Regulations Part L 2006.
- 2.69 The Proposed Development is expected to receive heat from a district heating network provided by SELCHP, which is off site and adjoins the Proposed Development. A back up single energy centre is to be provided within a plot of the Proposed Development, expected to be Plot Orion. If the SELCHP connection is not possible, the single energy centre will include gas fired CHP.
- 2.70 For easier compatibility with the expected link to the SELCHP heat supply and to not reduce the viability of such a connection, renewable energy is to be met through a minimum of 3,000 sq m of photovoltaic panels on roofs (or the equivalent carbon reductions through other reasonable energy systems).

### **Waste Management**

- 2.71 Operational waste (i.e. refuse, recycling and organic material) from all areas of the Proposed Development is to be separately collected via a vacuum waste handling system (ENVAC). A central collection station will be provided, and is expected to be constructed in Plot Orion.

### **Phasing**

- 2.72 A detailed phasing plan is not submitted for approval as the phasing of the Proposed Development is to respond to the market. However, the intention is to phase from south to north.

### **Lifetime Neighbourhoods**

- 2.73 The concept of Lifetime Neighbourhoods will be incorporated into the Proposed Development by providing accessible routes from car parking to all buildings' entrances and publicly accessible areas.

## **3 ENVIRONMENTAL CONTROLS**

### **Overshadowing Commitments**

- 3.1 No more than two fifths (40%) of any new amenity space provided on site will be in permanent shadow on 21 March. Sunlight at an altitude of 10° or less is not counted.

### **Pedestrian Wind Environment Commitments**

- 3.2 All entrances to built accommodation, amenity spaces, and publicly accessible open spaces will be suitable for purpose having regard to the Lawson Criteria for pedestrian comfort and safety.

### **Noise and Vibration Commitments**

- 3.3 Internal noise environments for residential accommodation will be achieved with windows closed of 33dB  $L_{Aeq\ 15\ min}$  from 11pm to 7am and 38dB  $L_{Aeq\ 15\ min}$  from 7am to 11pm.
- 3.4 Internal plant noise will be in accordance with BS8233:1999 'Sound insulation and noise reduction in buildings – Code of Practice', Health Technical Memorandum 2045 for Health related uses, British Council of Offices 'Guide to specification' for offices' and BREEAM, or as otherwise agreed.

- 3.5 Noise transference constraints will be in accordance with Building Regulations.
- 3.6 Car parks will be treated to avoid wheel squeal and noise breakout.
- 3.7 External plant noise will achieve a rating level of 5 dB below background noise level, as defined in BS4142:1997 'Method for rating industrial noise affecting mixed residential and industrial areas', or unless as agreed.
- 3.8 Vibration levels will be in accordance with BS6472:2008 'Guide to the evaluation of human exposure to vibration in buildings, or unless as agreed.

### **Drainage and Flood Management Commitments**

- 3.9 The surface water runoff from the Proposed Development will be designed to reduce the peak rate of discharge to existing sewers by 50% in accordance with the recommendations of the Lewisham Strategic Flood Risk Assessment.
- 3.10 This reduction will be achieved in part by incorporation of soft landscaping into what is currently an intensive urban environment and also by incorporation of Sustainable Urban Drainage (SUDS) techniques including extensive green roofs. Permeable paving will be minimised where possible to collect runoff from paved areas instead of conventional gullies and channels. The paving will drain to a granular substrate that will provide alternative storage and remove oils and hydrocarbons from the runoff, or where appropriate, will drain through the base of the substrate by infiltration into the underlying ground. In areas where ground conditions are not suitable for infiltration drainage, the permeable pavement structure will be wrapped in a sealed membrane and outflows collected through low capacity fin drains, which will then discharge to the piped drainage system and combined sewers.
- 3.11 The design of the publicly accessible open space will accommodate open water features interconnected with the SUDS drainage systems, focussed on providing alternative storage and amenity value. Ecological and water quality improvement features will also be incorporated.
- 3.12 Consideration will be given to the recommendations for flood resilient construction set out in accordance with the DCLG document, *"Improving the Flood Performance of new Buildings: Flood Resilient Construction"*.
- 3.13 Facilities for safe refuge will be provided above the flood level that would occur in the event of a breach of flood defences. The Proposed Development will be subject to a flood

management and evacuation plan and building occupiers will be encouraged to sign up to the Environment Agency's flood warning services for "The River Thames from Deptford Creek to the River Wandle including Deptford, Rotherhithe, Bermondsey, Camberwell, Kennington, Vauxhall, Lambeth, Battersea and Clapham Junction."

### **Ecology and Nature Conservation Commitments**

- 3.14 The landscape planting scheme will provide biodiversity enhancements. Green roofs are to form a significant contribution to the biodiversity benefits. The design and creation of these features will have an emphasis on providing opportunities for a range of faunal species including birds and invertebrates.
- 3.15 New grassland areas will be created using seed mixes, including those tolerant to regular mowing.
- 3.16 Specific enhancements will be delivered in respect of Black Redstarts. Areas of brown roof will be incorporated within the Proposed Development and suitable nest boxes will be erected.
- 3.17 Foraging and shelter (including roosting / nesting) opportunities will be delivered for bat and bird species and particularly, bat and bird boxes, including a bat hibernation box, will be erected. The bird boxes will be targeted at a range of different species.

### **Construction and Demolition Commitments**

- 3.18 The applicant commits to the preparation of a Considerate Constructors Strategy. This will include the commitments set out below:
- Wheel Washing;
  - Vehicle access routes / Delivery Route;
  - Travel Planning;
  - Hours of Working;
  - Waste segregation for reuse/recycling/disposal;
  - Hazardous materials, storage and handling;
  - Hoarding and lighting;
  - Construction lighting;
  - Noise & air quality mitigation (measures in line with the GLA: Best Practice Guidance for the Control of Dust and Emissions from Construction and Demolition will be applied);
  - TV reception interference;

- ICE Demolition Protocol;
- WRAP Toolkit;
- Complaints Handling;
- Site security;
- Concrete crushers;
- Site Waste Management Plan.

#### **4 DESIGN CONTROLS**

##### **The Tripartite Urban Model**

- 4.1 The Masterplan plots are to be designed in the form of a tripartite urban model.
- 4.2 The lower floors are to provide an active ground plane with a mixture of uses, and defensible residential entrances. They will provide robust material expression and clear retail/commercial facades, with sensitive integration of car parking accesses and servicing.
- 4.3 The middle floors will provide articulated facades, balconies, vertical expression, façade proportion and modelling.
- 4.4 The upper floors provide opportunities for varying the building line with set backs or terraced amenity space.

##### **Principles for Residential Floor Space**

- 4.5 No more than 10% of all units and 0% of units with 3 – 4 bedrooms will be provided in single aspect north facing accommodation.
- 4.6 The minimum distance between habitable rooms within facing elevations will be 18m metres.
- 4.7 The principal access/egress points to the buildings will be flush with external floor finishes.
- 4.8 Projecting balconies (up to 2 metre projections) or recessed terraces shall be provided to all principal living areas.
- 4.9 Opening windows and/or balcony/terrace doors shall be provided to all habitable rooms.
- 4.10 A minimum of 2.5 metres external space shall be provided to the front of each residential unit at courtyard level.

- 4.11 Glazing to all habitable rooms in residential units will be no less than 20% of the internal floor area of that room.
- 4.12 All residential units will be designed and materials specified to ensure that there is no discernible difference in the external appearance of residential flats and associated communal areas that are in different tenures.
- 4.13 Floor to ceiling heights will be a minimum of 2.6 m.
- 4.14 All residential rooms, unit sizes and dimensions will match the minimum space standards as set out in the London Housing Design Guide 2010, or as otherwise agreed.
- 4.15 In addition to the storage provided by furniture in residential habitable rooms, residential units will have a minimum of 1.5 sq m storage space for 1 – 2 person dwellings and an additional 0.5 sq m for each additional occupant.

#### **Retail Principles (A1 – A5)**

- 4.16 The finished floor level of the retail units will match prevailing ground level to provide level access to the unit and any changes in level resulting from the natural topography of the site will be dealt with within the retail unit.
- 4.17 The configuration of undercroft car parking at street level shall allow ground level street facing units.
- 4.18 Retail floors will be single or double height with a minimum floor to ceiling height of between 3 metres and 4.5 metres.

#### **B Class Land Use Principles**

- 4.19 Commercial floors will have a floor to ceiling height of between 3m and 4.5 m.

#### **Leisure Principles**

- 4.20 Leisure (D2) uses will have a floor to ceiling height of between 4m and 12m.

## **Materials**

- 4.21 Retail elevations will provide a mix of transparent vision glazing, opaque glass panels and provision for ventilation louvers (or alternative vent types).
- 4.22 Car park entrances will be fitted with roller shutter or barrier controls.
- 4.23 Waste and cycle storage entrances will be integrated into the facade in materials complementing the ground floor elevations.