

## Engagement Summary Template for the Development Consultation Charter (validation requirement)

Before your application goes live and is validated the template needs to be completed and submitted.

**Site: Avonmouth House**

**Address: 6 Avonmouth House, SE1 6NX**

**Application reference:**

**List of meetings:**

Meetings	Date	Attendees	Summary of discussions
Pre-application meeting	17/8/21	Council officers	The Applicant and design team had a(virtual) pre-application meeting with LBS planning and design officers and are awaiting the formal pre-application response in writing.
Councillor meeting	2/9/21	<b>Cllr. Helen Dennis,</b> Cabinet Member for Climate Emergency & Sustainable Development and Chaucer ward councillor	<b>Green route:</b> HD welcomed proposals to green Tiverton Street and commented on plans to turn the derelict land on Tarn Street into allotments. As such, the idea of greening the route between there and Newington Gardens along Tiverton Street was welcomed. <b>Overshadowing:</b> HD asked about the impacts of overshadowing on the development on both Newington Gardens and the Rockingham Estate. She recognised that the development had been stepped away from Telford House and wanted to know about the cumulative impact of this and other developments proposed for the area, including the masterplan being prepared by Tibbalds. <b>Affordable Housing:</b> While HD recognised the comments about the site being constrained, she commented on the Chaucer ward councillors' general desire to see affordable housing wherever feasible. <b>Sustainability:</b> HD asked about the sustainability credentials of the scheme. A sustainability statement was sent to HD and her ward colleagues. <b>Height:</b> HD mentioned concerns she and her ward colleagues had had about the height of the recent Joseph Homes office scheme on Rockingham Street.
Resident group meeting	5/10/21	<b>Rockingham Residents</b> Association, Andrew Dowsett, Chair,	Overall, the response to the proposals was constructive with AD staying that he did not see any " <i>glaring red flags</i> " in terms of the development proposals. AD was pleased with a brick design and welcomed the creation of new employment space that could serve the local market. He also liked the opportunities for a pocket park. He thought that it would be important to demonstrate how the design proposals and in particular the height proposed was mitigated for residents at Telford House. While AD saw the value of student

			accommodation on this site, he indicated that some residents might expect housing on the site. It was pointed out that development proposals for the rest of NSP 43 were expected to be housing focused. AD wondered whether some additional cycle parking might be made available to Rockingham Estate residents and if there was an opportunity to take out the estate road by Telford House and give the space over to green space. AD also asked about local employment opportunities and how residents would be kept informed during construction.
Local business meeting	17/9/21 27/8/20          15/9/21   14/10/21	<b>RDI</b> , Adrian Horsburgh (AH), Property Director, <b>Blyford Investment Co</b> , Michael Ford plus Adren Cesati (AC)/Ignacio Tirado (Taylor Patel Architects) and Tom Hawkley (DP9 Planning consultants)          <b>Berkeley Homes (Capital)</b> , Peter Davidson (PD), Divisional Land Director, Oliver Yates (OY), Development Manager  <b>Neobrand</b> , Charles Kamenou, Director, John Kamenou, Alex Kamenou, Mark Adams	Meeting arranged with RDI, Blyford and their development team. RDI owns Coburg House while Blyford is owned by MF and his family and owns 75-85 Newington Causeway. RDI and Blyford have come together to redevelop their sites and are looking at residential-led scheme with commercial space at lower levels. Feedback to the proposals was positive with both AH and AC commenting favourably on the architecture, the proposed height and land uses. AH and AC suggested that student housing would complement their plans especially in terms of daylight/sunlight and amenity considerations. In terms of queries the following issues were raised: <b>Commercial space:</b> AH commented on the lack of demand for commercial space and that other schemes were rethinking their proposals. <b>Height:</b> Questions were asked about the response of the Council to the height of the scheme. Feedback to the proposals was positive with both PD and OY supportive of Tribe's plans. Questions were asked about the arrangements with local universities to take the student housing.  Overall, the response to the proposals was positive with both CK showing support for Tribe's plans. CK liked the materials and the pocket park proposals and felt the uses proposed completed other schemes in the area.
Meeting with occupier of the site	N/A	N/A	N/A
Design Review Panel	N/A	N/A	Development proposal not referred to DRP.

**List of public consultation events carried out to date or planned:**

Public consultation events	Date	Attendees	Summary of feedback
Public meeting	N/A	N/A	Not possible due to COVID-19 pandemic (Zoom webinars/website utilised instead – see details below)

Public exhibition	N/A	N/A	Not possible due to COVID-19 pandemic (Zoom webinars/website utilised instead – see details below)
Zoom Webinar 1	9/9/21	Michael Ford (MF) James Ford	Feedback to the scheme was positive with MF stating that the plans would contribute to the regeneration of the area. The following points were raised: <b>Cumulative impact:</b> MF wondered what impact the scheme would have on his own development plans. He recognised that the height of the scheme was situated away from his site but wanted to discuss the daylight/sunlight impacts with his development team. <b>Southwark Playhouse:</b> In terms of the pocket park, MF commented on the requirements of Southwark Playhouse in terms of bringing sets through the rear of his building on Tiverton Street.
Zoom Webinar 2	16/9/21	No invitees attended	N/A

**Refer to checklist in the development consultation charter for pre-application consultation requirements dependent on the scale of the proposed development.**

**Evidence of consideration of the following (this list is not exhaustive):**

Avonmouth House is located within a cluster of existing and planned tall buildings including Broadway Triangle and 87 Newington Causeway to the north of Elephant & Castle. Located at the corner of Avonmouth Street, the southern boundary of the site faces the entry to Newington Gardens which is lined by mature trees. Avonmouth House does not fall within a conservation area. The Grade 2 listed Inner Sessions Court building is nearby although screened from the site by a modern extension building. The site is located in Chaucer ward.

Avonmouth House falls within emerging Site Allocation 'NSP43, 63-85 Newington Causeway' as identified in the New Southwark Plan and is also located within the Elephant & Castle Major Town Centre and Opportunity Area. The proposed development has been designed to optimise the potential of the site whilst ensuring that the future redevelopment of the neighbouring sites as envisaged within NSP43 is not compromised. The massing of the proposed scheme responds to the existing as well as future townscape context, and notably respects the proximity of Telford House by stepping down in scale at the southern end of the site.

Close to the Avonmouth House a number of significant planning applications have planning approval or are in the pipeline:

- **87 Newington Causeway:** Planning approval was granted in 2017 for a 25-storey tower, the Kite, that houses a 14-room hotel, retail space and 48 new flats, including 16 affordable homes. The development also creates new walking links along the Low Line linking Newington Causeway to Tiverton Street and the Rockingham Estate.
- **Borough Triangle:** Proposals to redevelop a 2.5-acre brownfield site providing new homes, commercial space and a new public square were initially presented by Peabody in 2018 in seven buildings ranging in heights from 7 to 39 storeys. The site was subsequently sold to Berkeley Homes who will shortly be presenting revised plans.

- **5-9 Rockingham Street:** A commercial development comprising a 21-storey tower with more than 6,000 sqm of office space was granted planning approval in 2019. The scheme will also convert three railway arches for commercial use opening another section of the Low Line.
- **Harper Road** - Planning approval was obtained in October 2019 for the development of a 13-storey mixed use development comprising

#### **Other engagement & Ways to feedback:**

Given the impact of the COVID-19 pandemic, it was determined that it would not be appropriate to hold a physical public exhibition and instead to provide an online platform via a website to publicise the Applicant's proposals and to receive feedback.

In order to publicise the website individual letters were sent to 557 local residents and businesses. A copy of the letter which was sent out on 20<sup>th</sup> August 2021 is provided as Appendix 3 in the Statement of Community Involvement (SCI).

The website was launched by the Applicant on 6<sup>th</sup> September 2021 to provide stakeholders with information on its redevelopment plans. The URL is as follows:

<http://www.avonmouthhouse.co.uk>

A website is an important resource for the consultation as it provides ongoing information about the development to all those with an interest in the proposals. The URL was contained in the letters and information on the webpage has been updated throughout the consultation with the display panels and questionnaires used being uploaded to the website as well as information to contact the project team.

102 users have visited the website since launch

In order to provide an opportunity for local stakeholders to be able to ask questions of the project team, including the Applicant, the architect and planning consultant, two webinars were arranged via Zoom. These webinars were held on Thursday 9<sup>th</sup> and Thursday 16<sup>th</sup> September, both at 5pm.

In order to publicise the webinars individual letters were sent to 557 local residents and businesses. A copy of that letter which was sent out on 20<sup>th</sup> August 2021 is provided as Appendix 3. A booking form to join the webinars was included on the website.

The format of the webinars consisted of a formal presentation of the scheme from the scheme architect followed by a question-and-answer sessions. Members of the project team, including the architect and planning consultants were on hand to discuss the proposals with members of the public. This attendance ensured that there were individuals with the expert knowledge to be able to discuss all of the design and operational aspects of the proposed development.

Two people attended the webinars (both on 10<sup>th</sup> September) and feedback received from them is described as part of Section 5

#### **Support - public consultation summary (provide statistics)**

In order to obtain feedback a series of qualitative and quantitative questions to obtain feedback to the Applicant's proposals. Two responses to the questionnaire at the public exhibition were received. Responses to the questions were broadly positive with the following response hit rate to each of the questions.

1. Do you support Tribe Student Housing's redevelopment proposals for Avonmouth House to bring forward 233 student homes, including 35% affordable student rooms in a part 2, 7, 14 and 16-storey building with re-provision of employment floorspace at basement, ground and first floors and landscape improvements and enhancements to Avonmouth Street?

Yes	1	Yes, with reservations	0	No	0
-----	---	------------------------	---	----	---

2. Do you think the form and arrangement of the buildings is appropriate for this part of Elephant & Castle?

Yes	1	Yes, with reservations	0	No	0
-----	---	------------------------	---	----	---

3. Do you think the range of proposed land uses is appropriate for this part of Elephant & Castle?

Yes	1	Yes, with reservations	0	No	0
-----	---	------------------------	---	----	---

4. Do you support Tribe's plans to improve the public realm, pedestrian and cycling experience around Avonmouth House?

Yes	1	Yes, with reservations	0	No	0
-----	---	------------------------	---	----	---

Residents were also asked if there were any additional comments they wanted to make. A summary of that feedback is as follows:

- Elegant high-quality scheme. The tower element is attractively designed.
- Improvements to Tiverton Street welcomed and pocket would be welcomed if it can be delivered

Overall, the response to the proposals during the Webinars was positive with participants stating that the scheme would contribute to the regeneration of this part of Elephant & Castle. Questions were asked about the cumulative impact of the scheme and the impact it may have on other development sites and the needs of the Southwark Playhouse to be able to service from Tiverton Street.

#### **Objection - public consultation summary (provide statistics)**

Overall, feedback to the Applicant's proposals was constructive with support for the development from the other landowners within NSP43. Nevertheless, the following comments were received:

**Public Realm proposals:** There was general support for proposals to green Tiverton Street that would build upon LB Southwark's plans to turn the derelict land on Tarn Street into allotments as well as the public realm created to the rear of 87 Newington Causeway.

**Overshadowing:** Questions were asked about the impacts of overshadowing on both Newington Gardens and the Rockingham Estate as well as daylight/sunlight impacts.

In developing its proposals for Avonmouth House the Applicant developed a masterplan for the adjacent sites that illustrates that development at Avonmouth House does not compromise development on the adjacent sites and makes the case for a taller building making the entrance to Newington Gardens. The proposals at Avonmouth House present a taller element (14-16 storeys) as an elegant façade onto the Newington Gardens that will act as a marker for Newington gardens from Newington Causeway but does not overshadow it, but rather complements the height of the nature trees at the park entrance. Binding the taller elements is a zone of lower rise-built form, providing a human scale pedestrian experience and a suitable relationship with Telford House. This area is suggested to be two-seven storeys and has the potential to be shaped to create new pedestrian links connecting the street and park.

**Affordable housing:** Queries were raised about the feasibility of delivering an on-site affordable housing within the development. Tribe is pursuing a student housing-led scheme in conjunction with the University of London due to the shortfall in student housing in the area and increasing demand for good quality purpose-built student housing. A substantial financial payment towards the provision of off-site affordable housing will be made as it is not practicable to provide conventional affordable housing on site alongside.

**Servicing:** It was pointed out that Southwark Playhouse would need to be able to service its site from Tiverton Street as it brings sets through the rear of its building.

**Land Use:** Questions were asked about the feasibility of providing 50% commercial space on the Avonmouth House.

**Height and massing:** Queries were raised about the proposed height and massing for the scheme. In terms of the Applicant's masterplan for NSP43, it should be noted that even though 87 Newington Causeway is outside NSP43, it sets the scene for taller buildings, particularly facing Newington Causeway. The proposals for the Newington Triangle also suggest a range of building heights including a 35-storey tower opposite. As such, development on NSP43 could comprise two slim towers, forming a cluster with 87 Newington Causeway. Binding the taller elements is a zone of lower rise-built form, providing a human scale pedestrian experience and a suitable relationship with Telford House. This area is suggested to be two-seven storeys and has the potential to be shaped to create new pedestrian links connecting the street and Newington Gardens.

### **Summary of how the relevant Social Regeneration Charter, Place Action Plan and Community Investment Plan have been considered.**

The Applicant's planning application fulfils a formal recommendation of the London Borough of Southwark ("Southwark Council" or "Southwark") to provide evidence that appropriate community engagement has been undertaken during the development of the proposals. Southwark Council's Adopted Statement of Community Involvement (2008) states that:

*"We need to carry out effective community involvement to find out the aspirations of people who live, learn, visit and work in the borough."*

And

*"National planning laws set out the minimum standards for public consultation. We generally go beyond the minimum. This is important because our communities have extremely diverse needs and aspirations. When we hear and take into account views from Southwark's diverse communities, we can make the process of planning for the future richer and more creative." (Southwark SCI, p.14)*

The approach to community consultation as presented in this SCI reflects Southwark's policy of involving communities. Throughout the pre-application consultation, the Applicant has ensured that the identified communities and stakeholders:

- have appropriate access to relevant information
- are given opportunities to actively participate by putting forward their own ideas and are reassured that there is a transparent process within the planning application being made for considering these ideas
- are able to provide feedback on the proposals; and
- can obtain feedback, be kept informed of planning progress and be updated on the outcomes of the consultation.

This approach is also consistent with the guidance within the National Planning Policy Framework, revised in July 2021, which encourages applicants to engage with the local community before submitting an application.

In addition to adhering to the formal guidance, the Applicant recognises the value of maintaining strong relationships with members of the local community surrounding the Avonmouth House site by being proactive in sharing information about the proposals and responding to local peoples' questions

**Provide examples of all consultation materials – All contained within the SCI**

The **engagement summary** will be a validation requirement for any planning application. It should clearly set out how the feedback received has been addressed and how the community has shaped the proposed development. Where comments have not been addressed, this should be detailed and justified. This will be used to inform officer and committee reports.