

# **AVONMOUTH HOUSE**

6 AVONMOUTH STREET, LONDON, SE1 6NX

AN APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990

**APPEAL REFERENCE: APP/A5840/W/22/3303205**

## **PROOF OF EVIDENCE SUMMARY**

**Sally Lewis B.Arch MA-UD RIBA ARB**

on behalf of Tribe (Avonmouth House) Ltd

16 November 2022

## SUMMARY OF PROOF OF EVIDENCE PREPARED BY SALLY LEWIS

- 0.1. This proof of evidence has been prepared by Sally Lewis, founding director of Stitch Architects, to support the architectural proposals for the mixed-use redevelopment of Avonmouth House, 6 Avonmouth Street, London SE1 6NX. I am a chartered architect and urban designer and founding director of Stitch, an award-winning practice of architects and urban designers specialising in housing, masterplanning and regeneration. I have over 20 years' experience working with public sector, housing association and developer clients in the UK.
- 0.2. The evidence which I have prepared and provided for this appeal is true and has been produced in accordance with my professional institution. I confirm that the views expressed here are my own considered professional opinions.
- 0.3. Stitch was appointed by Tribe Avonmouth House Devco Ltd to provide architectural services through RIBA work stages 1-3 which includes the design development, planning submission and determination of the application.
- 0.4. The proposal is for a part 2, 7, 14 and 16 storey mixed-use development comprising 1733sqm (GIA) of space for Class E employment use and/or community health hub and 233 purpose-built student residential rooms with associated amenity space and public realm works, car and cycle parking, and ancillary infrastructure. The site is currently occupied by a 2-storey commercial building which will be demolished to develop the site.
- 0.5. The Council's position is that the proposed building is considered to be of a height that is out of character with the existing townscape in the immediate and wider vicinity of the Site. The proof of evidence therefore addresses this principal area of dispute.
- 0.6. From the outset of this project the varied local context of the site has informed the development of design proposals to provide a positive addition to the neighbourhood which also ties into the vision for the further regeneration of this Opportunity Area.
- 0.7. The height of the proposal is the result of several massing studies that concluded development to south should respect the existing scale and outlook of the neighbouring Rockingham Estate buildings with any taller elements orientated to the north of the site.
- 0.8. As highlighted in the Southwark Plan 2022, development of the site could include taller buildings. In parallel with these massing studies, townscape assessments from a series of viewpoints established 16-storeys as a comfortable overall height proportionate to the location and size of the site which would contribute to the emerging skyline and clusters of taller buildings in this part of Elephant and Castle.
- 0.9. The site has an important role as a backdrop to the Newington Gardens. In response the design offers an elegant proportion and massing that does not overshadow the neighbouring park but complements the height of the mature trees at the park entrance.
- 0.10. The building form and elevational treatment therefore responds well to the context and provides a unique and distinctive design to complement the park and provide an attractive backdrop and gateway to the green space as well as provide an appropriate neighbour to the Rockingham Estate buildings.
- 0.11. I conclude that the scale and character of the proposed development is a fitting response to the local context and townscape and will be a positive contribution to this neighbourhood, both within the current and future development context.

- 0.12. My proof of evidence also outlined our response to HSE comments on the fire safety of the proposals. Despite the compliance of the scheme as submitted, design changes have been made to enhance its fire performance without impacting on the external appearance of the building.
- 0.13. My proof addresses the objections received from neighbouring land owners by outlining our approach to a masterplan option that does not prejudice development on other land within the NSP46 Site Allocation.
- 0.14. The proposed scheme meets the requirements of planning policy contained within the New Southwark Plan, the London Plan and the NPPF, all of which have been duly considered in the design evolution of the proposal and the preparation of the proof of evidence.