

## 2-10 Ossory Road, SE1 5AN Engagement Summary

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**Application Site: 2-10 Ossory Road**

**Address: 2-10 Ossory Road, London, SE1 5AN**

**Planning Portal Reference: PP-10116251**

This Engagement Summary has been prepared in line with the Council's validation requirements and the Development Consultation Charter which was approved at Cabinet on 30 April 2019. The Charter is a guide setting out the consultation requirements to be carried out by developers for proposed development.

The Engagement Summary has been submitted with the planning application outlining all public consultation and demonstrating how the scheme reflects feedback from the diverse local community impacts by the proposals.

Pocket Living is committed to delivering homes where the local community has been actively engaged and consulted. Integral to the development and delivery of Pocket's homes is comprehensive engagement and the opportunity to understand stakeholder's views in order to inform proposals during the planning application and design process. Pocket strongly believes that community involvement is essential in order to deliver a scheme that is sustainable, part of the local community and is in line with the aspirations for Ossory Road and the wider Old Kent Road AAP.

Pocket Living first started pre-application discussions for the Application Site in late 2018, with a previous planning application submitted in December 2020. This previous scheme was discussed with Southwark Planning Officers and was presented at Planning Committee in October 2020 with a recommendation for approval. Contrary to Officer's recommendations, the Planning Committee made a resolution to refuse the application. Following this, further discussions with Council Officers and Ward Councillors have taken place, with a revised scheme prepared for this Site which seeks to address the previous reasons for refusal. Further public consultation has been carried out on the revised scheme, as well as the linked site at Credon House, Verney Road which Pocket Living are proposing to bring forward as social housing.

This Engagement Summary provides an overview of all pre-application discussions dating back to 2018, including the most recent round of public consultation.

### List of Pre-Application Meetings:

Meeting	Date	Attendees	Summary of discussions
First Southwark pre-application meeting	15 <sup>th</sup> November 2018	Council officers, Pocket and Design Team	The project team presented the scheme and Pocket model to Council officers. Overall, the Council were supportive of a mixed-use development and Pocket's aspirations for the redevelopment of the site. However, a reduction in height was sought by the Council to better reflect the massing envisioned within the emerging OKR AAP. Following the meeting the height was reduced.

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GLA pre-application meeting	11 <sup>th</sup> December 2018	GLA officers, Council officers, Pocket and Design Team	GLA officers were supportive of the proposed unit mix and affordable housing tenure. The GLA suggested further consideration on height given the site's location within the Old Kent Road AAP and changing context of the area. The GLA encouraged the quantum of industrial floorspace to be increased and suggested replacing residential homes on the first floor with industrial uses. The GLA further advised that a ground floor service yard should be incorporated in the designs. Following the meeting amendments were made to increase the servicing provision and increase the light industrial floorspace.
Secure by Design meeting	14 <sup>th</sup> January 2019	Designing Out Crime Officer (DOCO), Pocket and Design Team	The project team and Designing Out Crime Officer (DOCO) discussed the proposals and how principles of Secure by Design could be incorporated. Comments from the Designing Out Crime Officer included that the cycle stores provided on the application site should be broken down into areas of no more than 70 bicycles; CCTV required to cover front entrance, main lobby and entire bicycle store; doors and doorsets to be SBD accredited for residential and light industrial uses; access to each floor via lift and stairwell to be fob accessed in line with principles of compartmentalisation; access control onto roof terraces to be restricted in the evenings and should take a record of those using these areas. All of the comments which were raised by the DOCO have been incorporated into the scheme.
GLA Design Workshop	11 <sup>th</sup> March 2019	GLA officers, Council officers, Pocket and Design Team	A design workshop was held with the GLA focusing on the light industrial element of the proposal. The GLA strongly supported the evolved scheme which had removed the residential homes at first thus increasing the quantum of B1c floorspace; increased the floor to ceiling heights; introduced a service yard and goods lift; and expressed the industrial use on the building exterior. Further changes were made to the scheme following this meeting to enhance the usability of the light industrial space.
Second Southwark pre-application meeting	5 <sup>th</sup> September 2019	Council officers, Pocket and Design Team	The project team presented the revised scheme to Council Officers which included reducing the height to 10 storeys with 95 Pocket homes. The scheme presented included commercial floor space at ground and first floor. The Council acknowledged that the industrial uses at ground floor looked well refined in line with GLA comments. Officers requested Juliet balconies were provided on the kitchen/living/dining rooms of each home and windows were introduced into the northern flank elevation, these have been incorporated where possible whilst complying with fire regulations.

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<p>Workshops with the Council and Project Development Teams on Ossory Road</p>	<p>18<sup>th</sup> September 2019</p>	<p>Council officers, Pocket and Design Team and Developer of 14-22 Ossory Road and their Design Team</p>	<p>A design workshop was undertaken with the design team for the adjoining site at 14-22 Ossory Road. It was noted the emerging proposals for 14-22 was for an 11-storey building. The Officer from the Council supported the opportunity for the application scheme being increased in height to match the AOD of its neighbour. The material palette for both schemes was discussed and the Planning Officer requested the materiality complement each other given the sites prominent location when viewed along the Old Kent Road. The effect of the development proposals for Nos. 14-22 Ossory Road, on the Application Site was also discussed. Coordination between the teams has ensured a comprehensive approach to the delivery on three major development sites on Ossory Road.</p>
<p>Workshops with the Council and Project Development Teams on Ossory Road</p>	<p>25<sup>th</sup> September 2019</p>	<p>Council officers, Pocket and Design Team, and design teams for 14-22 Ossory Road and 24-50 Ossory Road</p>	<p>A workshop facilitated by the Council was also held to discuss emerging mixed use developments along Ossory Road more widely. The presentation highlighted the opportunity for Pocket Living to increase the height of the scheme to 11 storeys in line with approach taken on the Hireman Site. This design change was supported by Officers. Servicing and access along Ossory Road was discussed with the Council outlining their intention to bring forward significantly reduced car parking spaces on Ossory Road in order to support a car free environment and encourage the use of sustainable forms of transport. Following this meeting the scheme was increased in height to 11 storeys and an increase to 105 homes to reflect adjoining developments coming forward.</p>
<p>Meetings with Vital OKR</p>	<p>January 2019; 26<sup>th</sup> November 2019 and; 18<sup>th</sup> August 2021</p>	<p>Vital OKR team, Pocket and Design Team</p>	<p>The project team met with the founder of VITAL OKR, Mark Brearley. The proposals were discussed and centred on the quality of light industrial space. Vital OKR were supportive of the high-quality usable space congruent with industrial user's needs and daily requirements. Recommendations were made to further enhance the light industrial floorspace which have been incorporated into the application scheme where feasible.</p> <p>The project team met again with the founder of VITAL OKR on the 18<sup>th</sup> August 2021 to discuss the revised proposals for the site. Overall Mr Brearley was supportive of the proposals although noting it was unfortunate that the application scheme resulted in a reduction in light industrial floorspace from the existing unit and the previous scheme. He recognised however that the need to deliver a viable scheme, link 2-10 Ossory Road with Credon House and deliver 50% affordable</p>

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			housing with a policy compliant mix impacted on overall viability.
Further Southwark pre-application meeting	24 <sup>th</sup> June 2021	Council officers, Pocket and Design Team (for both 2-10 Ossory Road and Credon House schemes)	The revised proposals were presented to Officers for both the Ossory Road site and the Credon House site which are now proposed to be linked schemes to provide a mix of market, discounted market sale (intermediate) and social rent housing. The principle of two linked applications was supported by Officers, as was the provision of a mix of tenures. Specific comments relating to the Ossory Road site were focussed on the provision of amenity space and servicing for the commercial space. Following this meeting, balconies have been added to all of the market units, as well as the communal amenity space provided at first and tenth floors. Given the size of the commercial unit and the limited number of vehicle movements expected, servicing is proposed on street and will be via a loading bay located immediately adjacent to the Application Site on Ossory Road. The loading bay forms part of the Councils future proposals for parking and loading arrangements along Ossory Road.

**Public Consultation Events:**

Public consultation event	Date	Attendees	Summary of feedback
Public exhibition	11 <sup>th</sup> December 2018 (date chosen to avoid school holiday period)	<p>Invitations sent to 2,590 local residents and businesses. Specific invitations were sent to:</p> <ul style="list-style-type: none"> <li>• Ward Councillors</li> <li>• Vital OKR</li> <li>• Kaymet</li> <li>• Southwark Living Streets</li> <li>• Walworth Society</li> <li>• Livesey Exchange</li> <li>• Pocket registrants in Southwark</li> </ul> <p>Attendees included local residents, Pocket registrants and local stakeholder (Vital OKR).</p>	<p>Members of the public were invited to the exhibition where a series of boards were presented. There were a total of 13 attendees.</p> <p>The boards introduced Pocket - the affordable homes it delivers and the proposed scheme. Those who attended were broadly supportive of the scheme and provision of affordable homes. Their comments and responses to these comments are noted below.</p>
Online webinar event	28 <sup>th</sup> July 2021	<p>Invitations were sent to 4,872 local residents and businesses. Specific invitations were sent to:</p> <ul style="list-style-type: none"> <li>• Ward Councillors</li> <li>• Vital OKR</li> <li>• Capital Industries (for Credon)</li> <li>• Small Beer Company (for Credon)</li> </ul>	<p>Given the Covid-19 pandemic, this public consultation event was held virtually. Members of the public were presented with an overview of Pocket Living and their delivery of affordable homes alongside details of the proposals and scheme drawings for the revised schemes at 2-10 Ossory Road and Credon House. Members of the design team included Pocket Living, Gort Scott and Hawkins</p>

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		<ul style="list-style-type: none"> <li>• Pocket registrants in Southwark</li> </ul> <p>14 people attended the virtual consultation and were able to ask questions throughout and after the presentation via a chat forum. Questions were then answered by Pocket and the design team.</p>	<p>Brown. A Q&amp;A session was held with questions asked about outdoor amenity space, noise impacts, affordability, design and the provision of light industrial space. A recording of the webinar has been posted on the website (details below).</p>
Public website	First available on 16 <sup>th</sup> July 2021 (website is still live)	<p>Details of the website were included on the invites sent to local residents and businesses inviting them to attend the webinar.</p>	<p>A dedicated consultation website has been set up and can be found at <a href="https://pocketoldkentroad.com/">https://pocketoldkentroad.com/</a>. The consultation website provides visitors with the option to view the consultation webinar and submit feedback via an online survey.</p> <p>To date 29 responses have been received from the online survey. The written feedback is strongly positive and can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Welcoming provision of affordable homes which will be of particular benefit to younger people in London</li> <li>• Requesting more information on how one would purchase a Pocket Home</li> <li>• Supportive of the delivery of 50% affordable homes across the two schemes</li> <li>• Welcoming the opportunity for Southwark residents to buy their own homes, it was considered more developments like this were needed</li> <li>• Supportive of the delivery of high-quality amenity space to encourage social interaction between residents</li> </ul>

**Post Application Submission Consultation:**

Following submission of the application Pocket and the project team will continue its programme of successful engagement with the Council, local residents and local stakeholders. We have set out below a list of expected meetings and engagement. This is not inclusive and other meetings will be arranged where necessary.

Meeting	Discussion items
Southwark Planning and Highway Officers	Consultation responses, planning conditions, Section 106 obligations

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GLA / TfL Officers	Stage 1 report responses
Local residents	Pocket will write to local residents in September 2021 to inform them that the planning application has been submitted and to engage further on key matters important to local residents.
Vital OKR	Pocket will write to local stakeholders in September 2021 to inform them the planning application has been submitted and to engage further on key matters important to local stakeholders.
Ward Councillors	Pocket to write to Ward Councillors to arrange a meeting to discuss the proposals prior to the application being submitted. Pocket will also write to Ward Councillors in September 2021 to inform them the planning application has been submitted and offer a meeting to discuss key matters.

**Demographic context**

- Who occupies the site?**  
The site is in light industrial use, it was formerly occupied as a showroom and maintenance garage for Robins & Day. It was vacated in 2018 and is currently occupied on a short-term tenancy by an online retail company.
- Will they need to be relocated?**  
Robins & Day operated the Peugeot servicing facility as part of a much wider car dealership offer. Robins & Day is a national chain of car dealerships and has dozens of sites in London and across the Country. They have relocated to other premises in London. The current occupants, the online retail company, are only occupying the building on a short-term temporary basis, primarily to serve their Christmas order requirements for 2021. They plan to relocate from the application site and out of London after the Christmas period. Notwithstanding, once planning permission is granted for redevelopment of the site, appropriate notice will be served on the existing occupants should they still remain in situ.
- Due regard to how the development might impact people differently depending on their race, age, gender reassignment, disability, sexual orientation, religion or belief, or sex.**  
The scheme has been considered in terms of how it may impact on people differently. The proposals have been designed to be inclusive of all people and will not discriminate based on any specific factors. The proposed development has been designed to have level access at each floor and will be designed to meet Building Regulations M4(2) standards, with 12 of the proposed homes meeting M4(3) wheelchair user dwelling standards. All of the residential homes can be easily adapted to meet the needs of a wheelchair user in the future. Within the development two lifts will be provided to ensure wheelchair users can continue to access the development even in the event of one lift breaking down. Step free access will be provided to the amenity spaces within the development located on the first and tenth floors.  
In regard to sexual orientation, 14% of Pocket's buyers to date have been gay, lesbian or bisexual, which is significantly higher than the national average, with the UK's annual population survey showing only 2.2% of the population identify as lesbian, gay or bisexual.
- How the development fosters good relations between different groups in the community?**  
Through public engagement the scheme has identified key concerns and comments from the local community and will seek to respond to these in the development of the site. Existing residents and stakeholder groups have fed into the emerging designs plans through the public events and have been encouraged to submit feedback. Once the development has been

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completed, welcome events will help new residents to meet and become friends, encouraging a sense of home and community. Pocket developments are designed to meet the needs of those who currently live or work in the borough but cannot afford to purchase their own home on the open market and yet are ineligible for social housing, therefore the intermediate housing proposed will help to address this need, linked to the Credon House development which will provide 22 social rented units to address the wider need for affordable housing in Southwark.

- **Are there neighbours in close proximity?**

A number of neighbours are in close proximity; these include 434-452 Old Kent Road to the immediate north and residents along Glengall Road to the west of the application site. There are also a number of industrial buildings close to the site including 14-22 Ossory Road (occupied by Hireman Tool and Equipment Services). A locally listed Victorian bottling factory lies to the west of the application site the lawful use of which is light industrial. The team has engaged with neighbours (both residential and commercial) to understand their views and try to address any concerns they may have. These views have then fed into the development of the scheme to minimise the impacts on neighbouring properties as much as possible. It is proposed to continue to liaise with neighbours during the construction to ensure they are not unduly affected by the development process.

### Cultural setting:

- **Is the site in conservation area?**

The site is not within a Conservation Area; however, the Glengall Road Conservation Area boundary is located to the immediate south and west and the scheme has been designed to ensure no impact on the setting of this heritage asset.

- **Is the building listed?**

The application site does not include any listed buildings; however, the locally listed bottling factory and Nos. 1-37 Glengall Road (Grade II listed) are located within close proximity. A Heritage Assessment accompanies the application which considers the proposal results in less than substantial harm on the adjoining heritage assets and their setting.

- **Is the site/building a place of community interest?**

The existing building is not a place of community interest.

### Highways:

- **How is the site accessed?**

The existing building is accessed from Ossory Road. A level access service yard at the North-East corner provides vehicular and pedestrian access into the existing site. A separate pedestrian access door on Ossory Road also serves the existing use.

- **Will there be an increase in traffic during construction and once the new development is completed?**

Traffic patterns will likely change during construction. The proposed development will be car free. As such, once the new development is completed it is expected there will be a significant decrease in traffic on the road network as the previous use was a car repair/servicing facility associated with a car dealership. A detailed Transport Assessment has been undertaken which fully assesses the implications of the development on the highways network. A copy of the Transport Assessment forms part of the planning package which accompanies the application.

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### **Other engagement:**

- Leaflet drop – a flyer was distributed to properties in the surrounding area including images and contact details of the developer
- Public Exhibition: 2,590 residents were contacted to inform them and invite them to the public exhibition in December 2018, 4,872 residents and local businesses were contacted and invited to the online webinar held in July 2021.

### **Ways to feedback responses were:**

- The principal means of feedback was direct discussions with members of Pocket’s team and the project team who were present at the event (in person in 2018, and virtually in 2021) and could respond with information on the development and about Pocket generally.
- In addition, feedback forms were made available at the in person public consultation event in 2018.
- Written feedback could also be submitted online during and after the webinar in July 2021.
- An email address for the development team was provided as part of the invitation to the public consultation event and on the website. Both attendees and invitees who were unable to attend the consultant could gain further information or provide their comments on the proposals via the email address listed.
- The public website also includes a feedback form which allows residents and local businesses to provide their comments on the proposals online.

### **Support – public consultation summary**

Two public consultation events have been held in relation to this Site, the first in December 2018 and the second online in July 2021. Both events were held outside of school holidays to ensure the maximum number of local residents could attend.

Invitations went to 2,590 local residents and businesses notifying them of the first public consultation in December 2018 and; 4,872 local residents and businesses notifying them of the webinar in July 2021. The following local stakeholders were also invited:

- Ward councillors
- Vital Old Kent Road
- Kaymet
- Southwark Living Streets
- Walworth Society
- Livesey Exchange
- Pocket registrants in Southwark

Approximately 13 people attended each event, many of whom were interested in purchasing one of the Pocket homes. The written feedback received was strongly positive and is summarised as follows:

- Considered layouts and use of space to be well designed;
- Supportive of other Pocket developments coming forward in the borough;
- Supportive of the communal amenity spaces proposed;
- Requesting more information on how one would purchase a Pocket home;
- Welcoming opportunity for Southwark residents to buy their own homes, it was considered more developments like this were needed.

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### Key themes noted:

- **Principle of redevelopment**  
Attendees were supportive of the principle of redevelopment and did not object to the loss of the existing use on site.
- **Affordable housing**  
Attendees were supportive of the proposed affordable housing and recognised the importance of discounted market homes in filling a gap in the housing market for those unable to buy their first home, as well as the social rent housing to be provided on the Credon House site through a linked planning application.
- **Transport**  
Attendees were happy to see the provision of secure cycle parking for future residents and were supportive of the proposed car free approach to vehicle parking.
- **Residential amenity**  
Attendees queried the distances between the proposal and the properties on Glengall Road and whether this could result in overlooking and/or a loss of daylight or sunlight. It was explained a significant distance above the Council's guidelines of 21m would be retained between the windows in the application scheme and those in the rear elevation of Glengall Road and as such it is not considered overlooking would occur. It was explained a detailed Daylight and Sunlight Assessment would form part of the planning application which would demonstrate the proposal does not result in unacceptable impact in terms of daylight and sunlight for these properties.