

Planning Committee

Tuesday 18 December 2018

6.30 pm

Ground Floor Meeting Room G02C - 160 Tooley Street, London
SE1 2QH

Members Pack

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	Members pack circulated at the meeting.	

Welcome to Southwark Planning Committee

18 December 2018

MAIN ITEMS OF BUSINESS

Item 7.1 – 17/AP/4230 & 17/AP/4231 – 1-5 Paris
Garden and 16-19 Hatfields, London SE1 8ND



Councillor Martin Seaton (Chair)



Councillor Lorraine Lauder MBE (Vice Chair)



Councillor Cleo Soanes



Councillor Hamish McCallum



Councillor Kath Whittam



Councillor Adele Morris



Councillor James McAsh



Councillor Jason Ochere

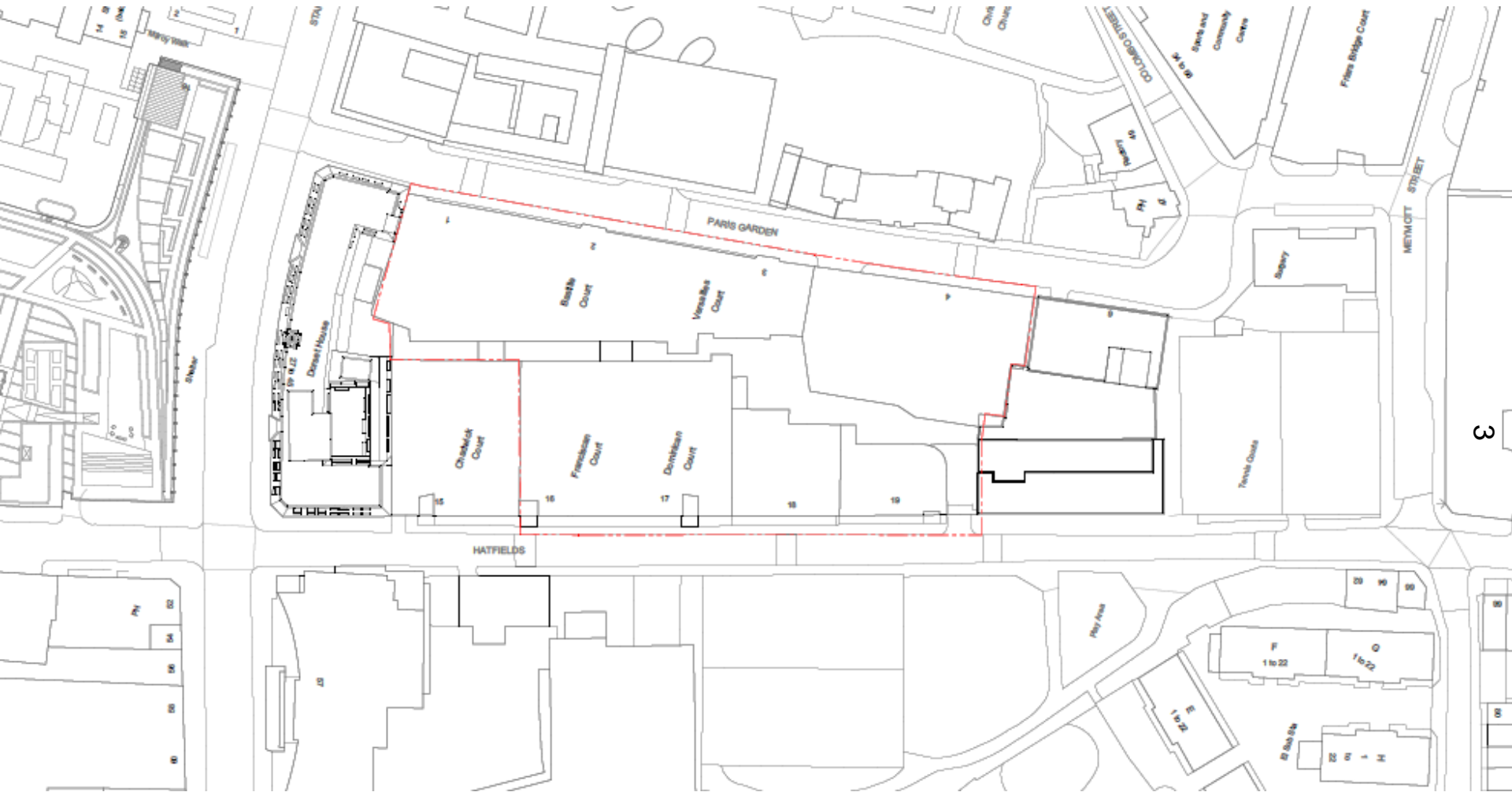
Item 1 – 1-5 Paris Garden and 16-19 Hatfields, London SE1 8ND

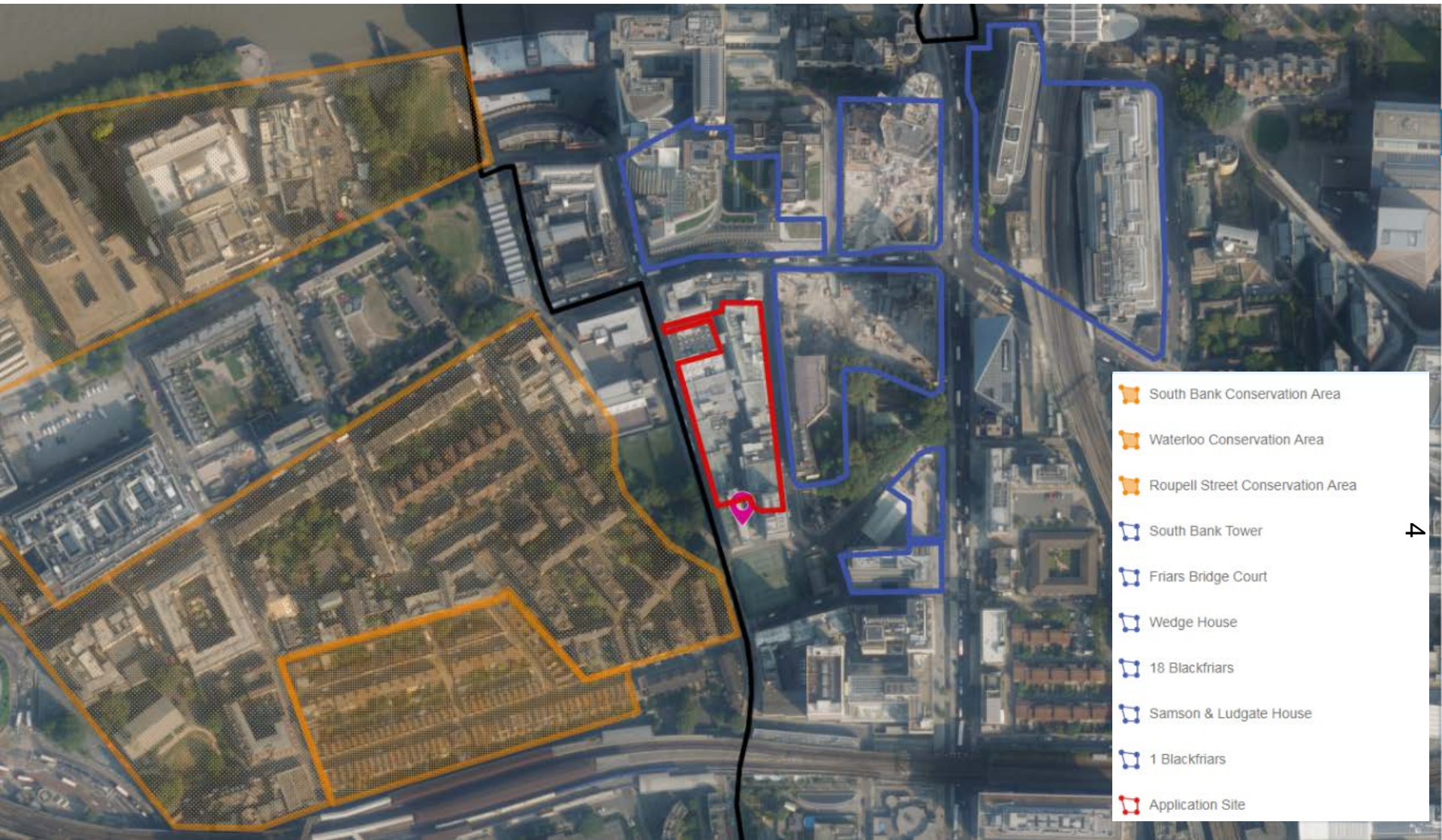
Full Planning Application & Listed Building

Application 17/AP/4230 & 17/AP/4231

- Phased redevelopment comprising: Phase 1: Demolition of 4-5 Paris Garden and 18-19 Hatfields to create a part 23 and part 26 storey tower building (+ double basement)(up to 115.75m AOD) to be used for offices (Class B1), above a new public space with flexible retail/professional services/restaurant uses (Classes A1/A2/A3) at ground floor level and restaurant/bar uses (Classes A3/A4) at third floor level; Phase 2: Partial demolition, refurbishment and extensions to 16-17 Hatfields and 1-3 Paris Garden for continued use as offices (Class B1) with flexible use of the ground floor level (Classes A1/A2/A3/A4/B1) and restaurant/bar uses (Classes A3/A4) at part fifth floor level; creation of a new public, landscaped roof terrace at part fifth floor level and green roof at sixth floor level; lowering of existing basement slab; new landscaping and public realm; reconfigured vehicular and pedestrian access; associated works to public highway; cycle parking; ancillary servicing and plant and other associated works.
- Partial demolition, refurbishment and extensions to 16-17 Hatfields and 1-3 Paris Garden for continued use as offices (Class B1) with flexible use of the ground floor (Classes A1/A2/A3/A4/B1) and restaurant/bar uses (Class A3/A4) at fifth floor level; creation of a new public, landscaped roof terrace at fifth and sixth floor levels; lowering of the existing basement slab; reconfiguration of pedestrian access; ancillary servicing and plant and associated works.

N





- South Bank Conservation Area
- Waterloo Conservation Area
- Roupell Street Conservation Area
- South Bank Tower
- Friars Bridge Court
- Wedge House
- 18 Blackfriars
- Samson & Ludgate House
- 1 Blackfriars
- Application Site



1) South Bank Tower
 Architect: KPF
 Roof Height (AOD): 155m
 Roof Height (AGL): 150m
 Total Floors (O.G): 41
 Program: Mixed-use



3) One Blackfriars Bridge
 Architect: Simpson Haugh and Partners
 Roof Height (AOD): 170m
 Roof Height (AGL): 163m
 Total Floors (O.G): 51
 Program: Mixed-use



5) Sampson House & Ludgate House
 Architect: PLP Architecture
 Roof Height (AOD): 169.6m
 Roof Height (AGL): 165.6m
 Total Floors (O.G): 48
 Program: Mixed-use



7) 18 Blackfriars Road
 Architect: Wilkinson Eyre
 Roof Height (AOD): 183.5m
 Roof Height (AGL): 178.5m
 Total Floors (O.G): 53
 Program: Mixed-use



2) Victoria Hall Student Accommodation
 Architect: Allies & Morrison
 Roof Height (AOD): 45.65m
 Roof Height (AGL): 41.65m
 Total Floors (O.G): 11
 Program: Student housing



4) 240 Blackfriars Road
 Architect: AHMM
 Roof Height (AOD): 89m
 Roof Height (AGL): 80m
 Total Floors (O.G): 18
 Program: Mixed-use

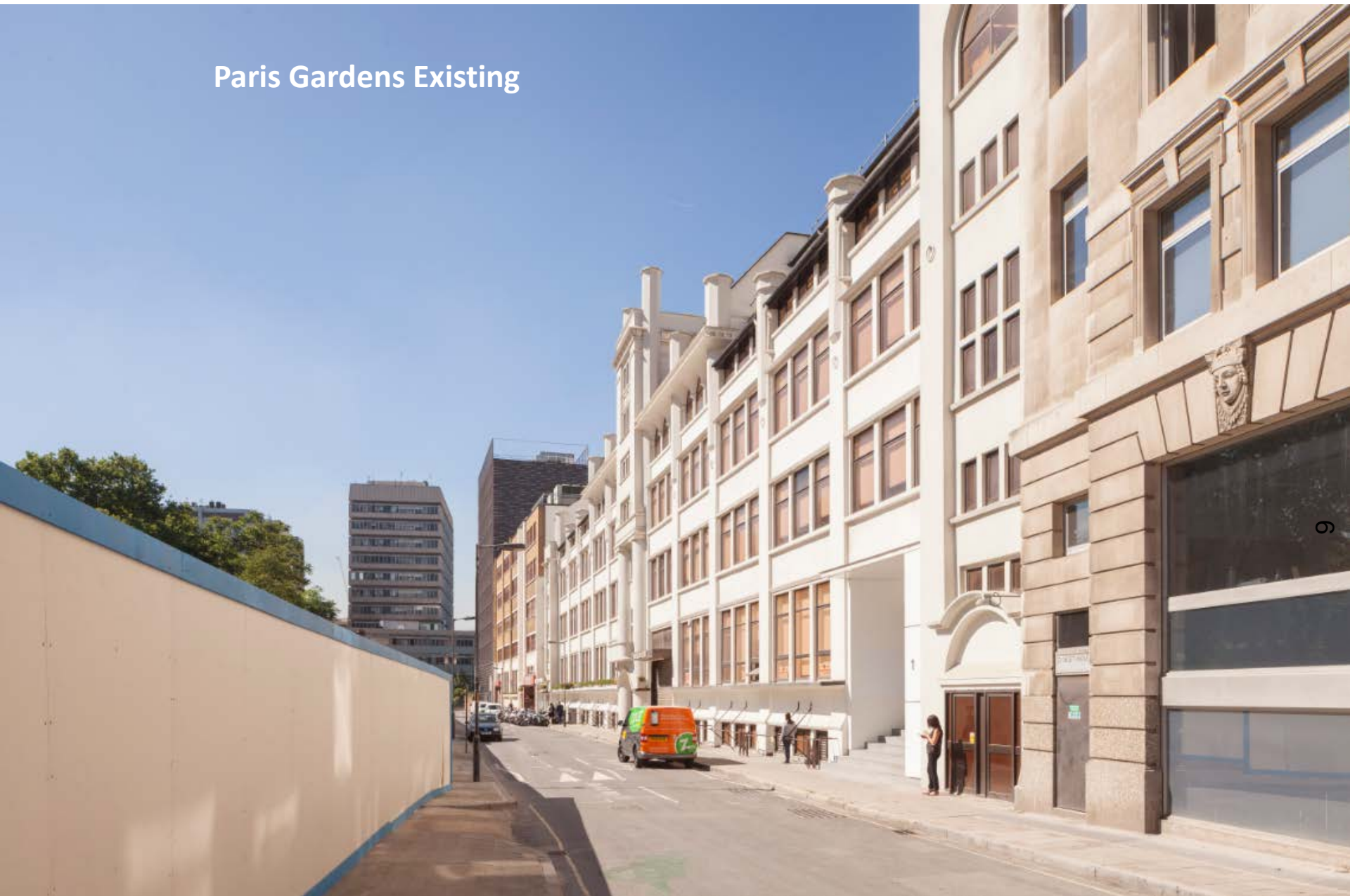


6) Wedge House
 Architect: Lifschutz Davidson Sandilands
 Roof Height (AOD): 64.365m
 Roof Height (AGL): -
 Total Floors (O.G): 14
 Program: Mixed-use

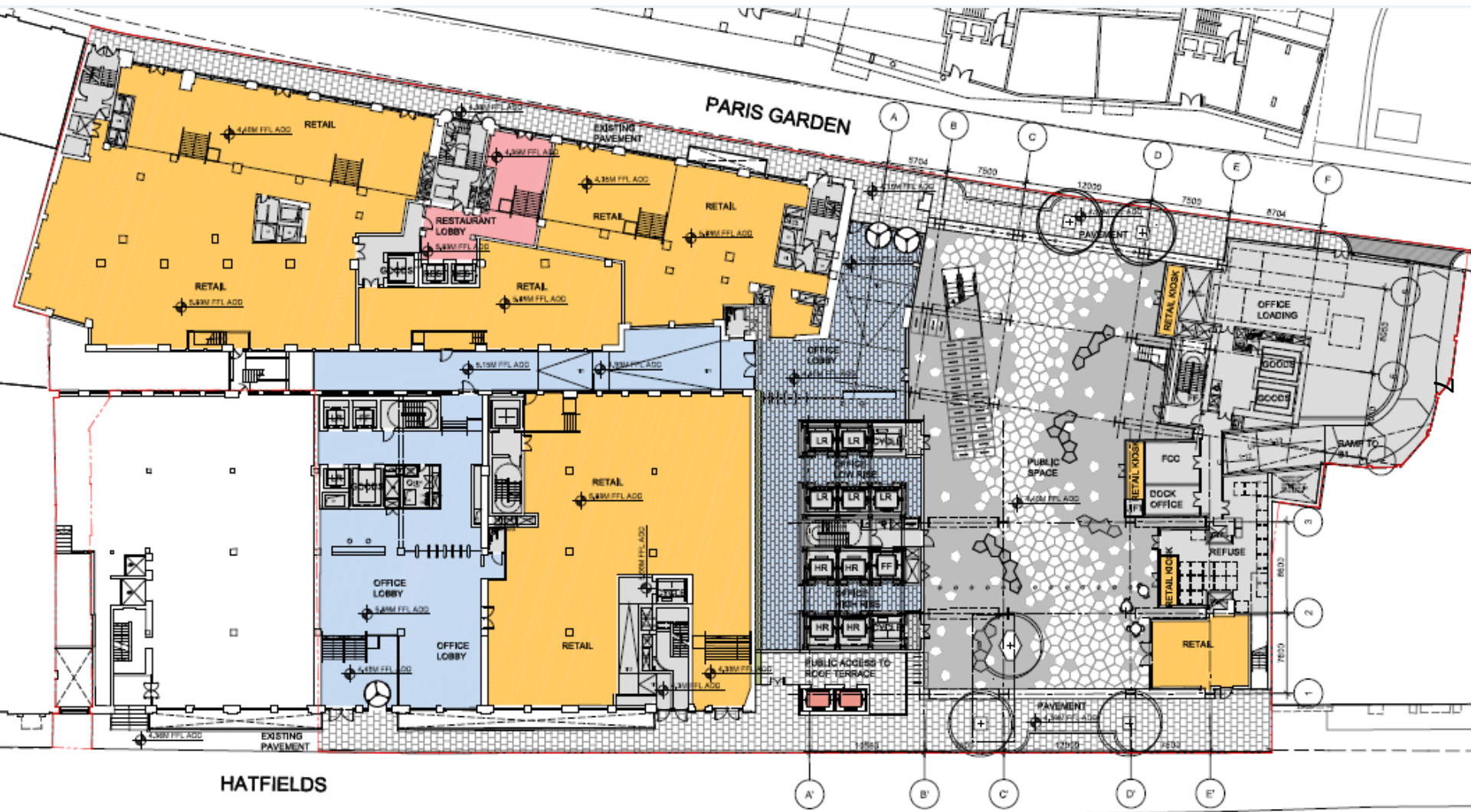


8) Friars Bridge Court
 Architect: PLP Architecture
 Roof Height (AOD): 86.4m
 Roof Height (AGL): -
 Total Floors (O.G): 21
 Program: Mixed-use

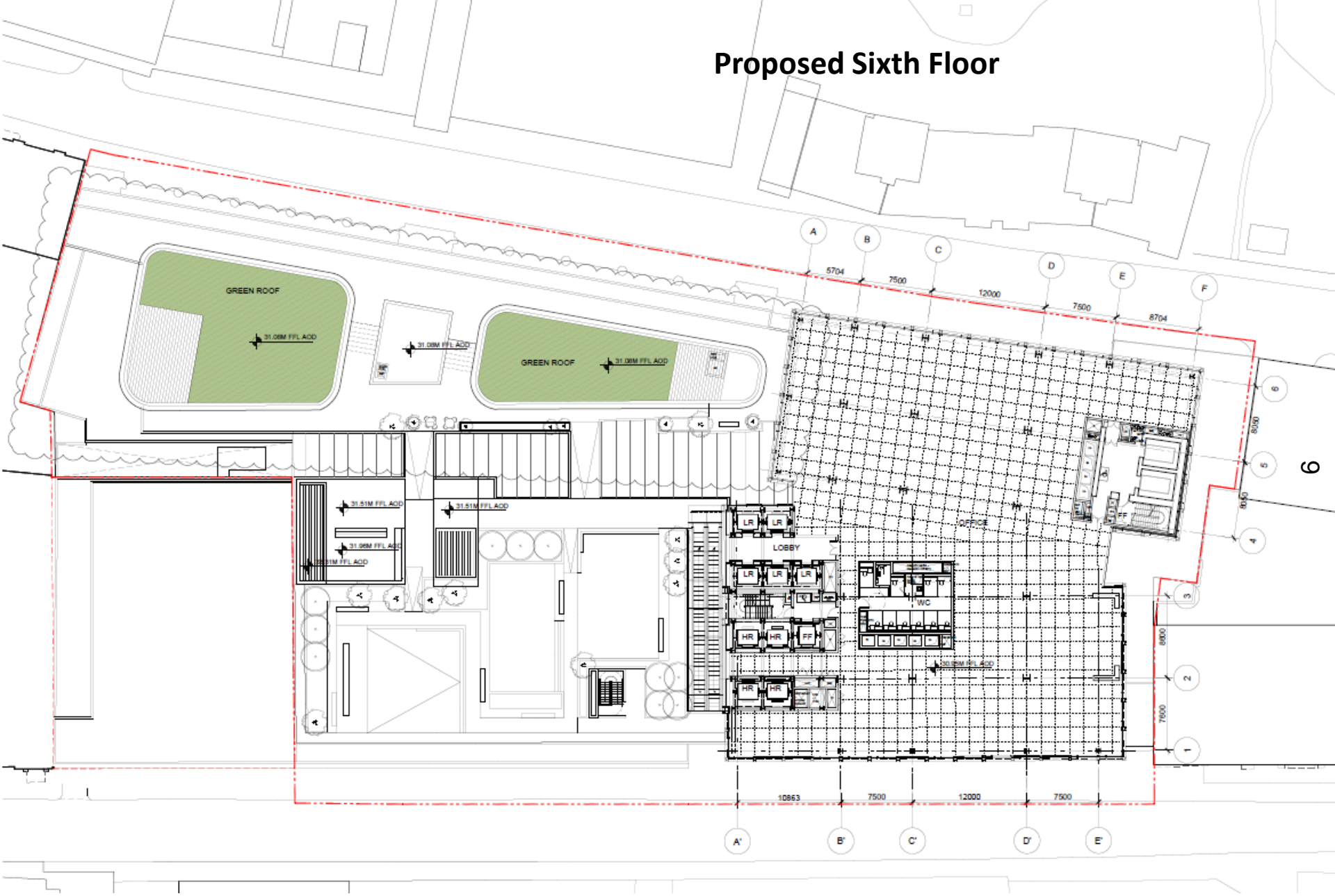
Paris Gardens Existing



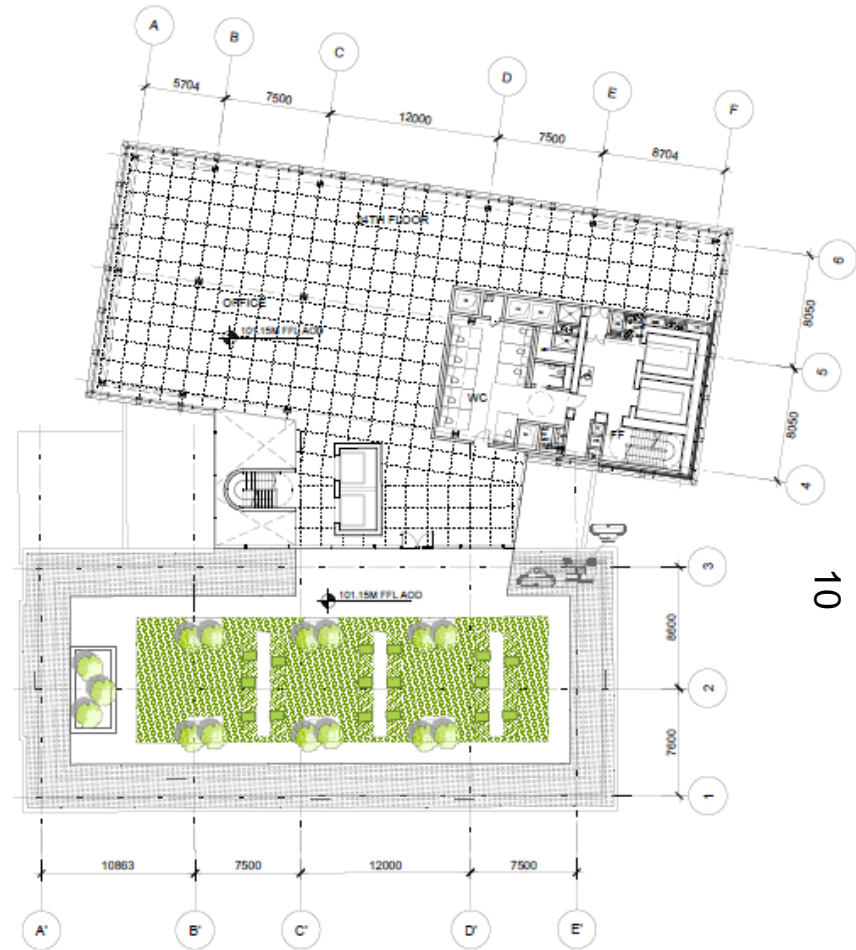
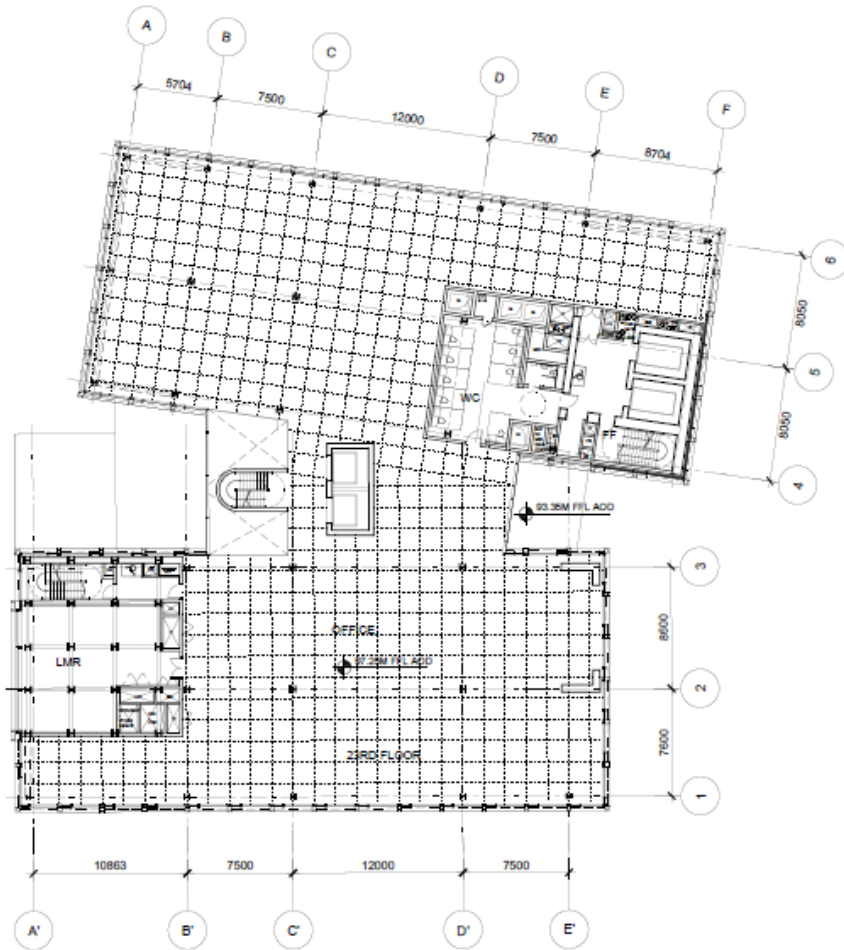
Paris Garden and Hatfields Ground Floor



Proposed Sixth Floor

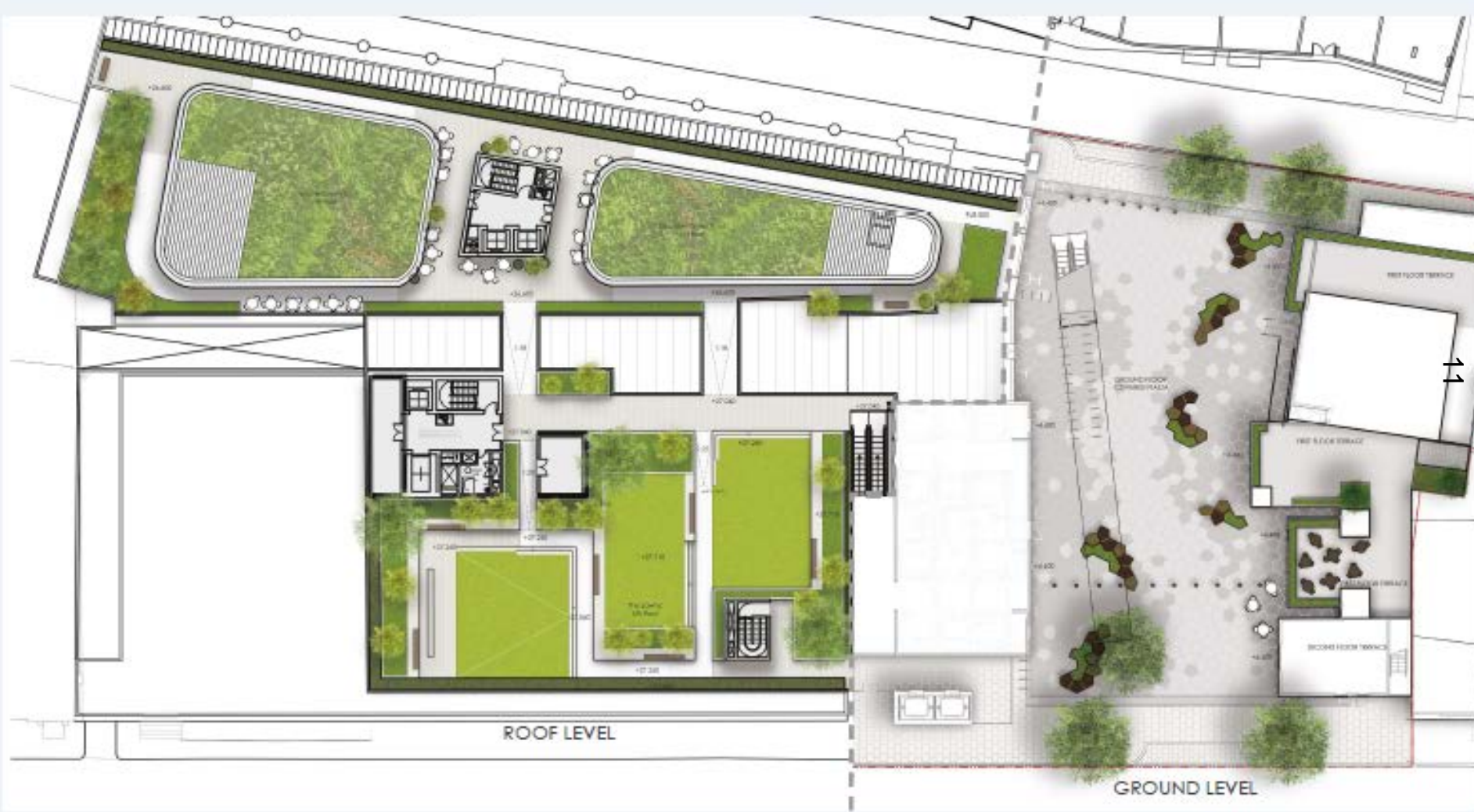


Twenty-Third & Twenty-Fourth Floor



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Landscape Plan



Hatfields

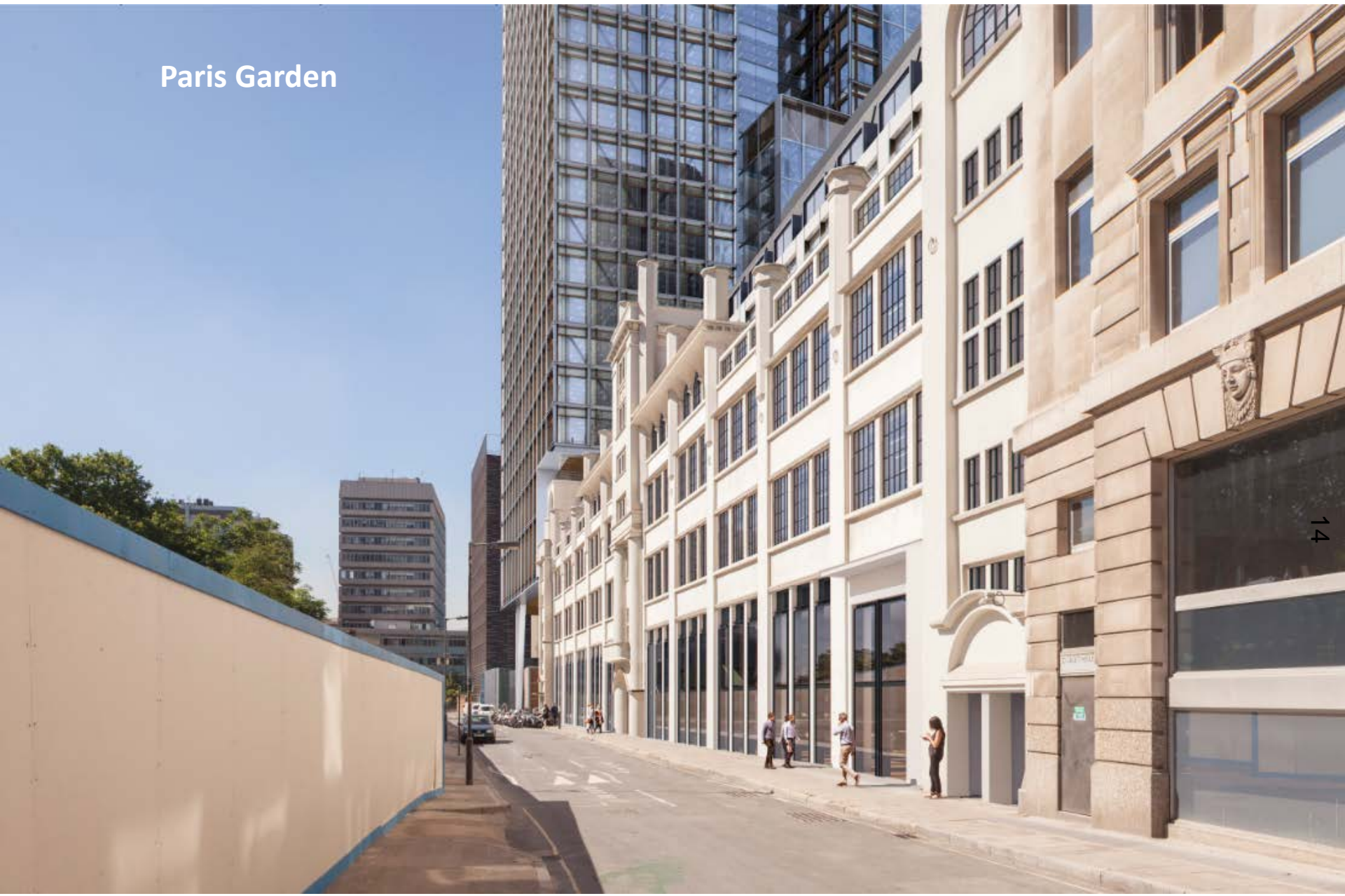


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Hatfields



Paris Garden



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Daylight Model



March Shadow – 8am



Existing 07:00am



Proposed 07:00am

March 21st (GMT)



Existing 08:00am



Proposed 08:00am

16

March Shadow – 10am



Existing 09:00am



Proposed 09:00am

March 21st (GMT)



Existing 10:00am



Proposed 10:00am

17

June Shadow – 8am



Existing 08:00am



Proposed 08:00am

June 21st (BST)



Existing 09:00am



Proposed 09:00am

18

June Shadow – 10am



Existing 10:00am



Proposed 10:00am

June 21st (BST)



Existing 11:00am



Proposed 11:00am

19

December Shadow – 10am



Existing 09:00am



Proposed 09:00am

December 21st (GMT)



Existing 10:00am



Proposed 10:00am

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June Shadow Christchurch – 5pm



Existing 04:00pm

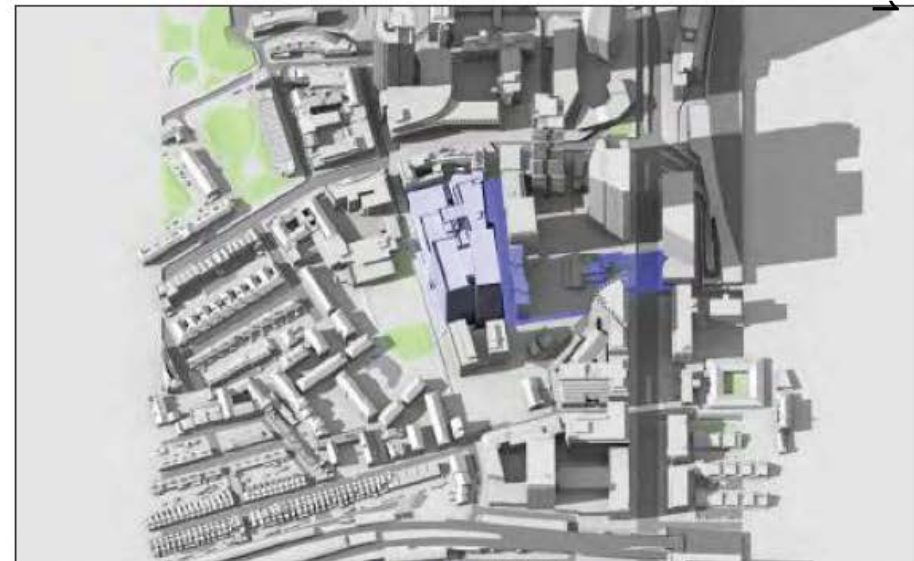


Proposed 04:00pm

June 21st (BST)



Existing 05:00pm



Proposed 05:00pm

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Heritage Changes Paris Gardens

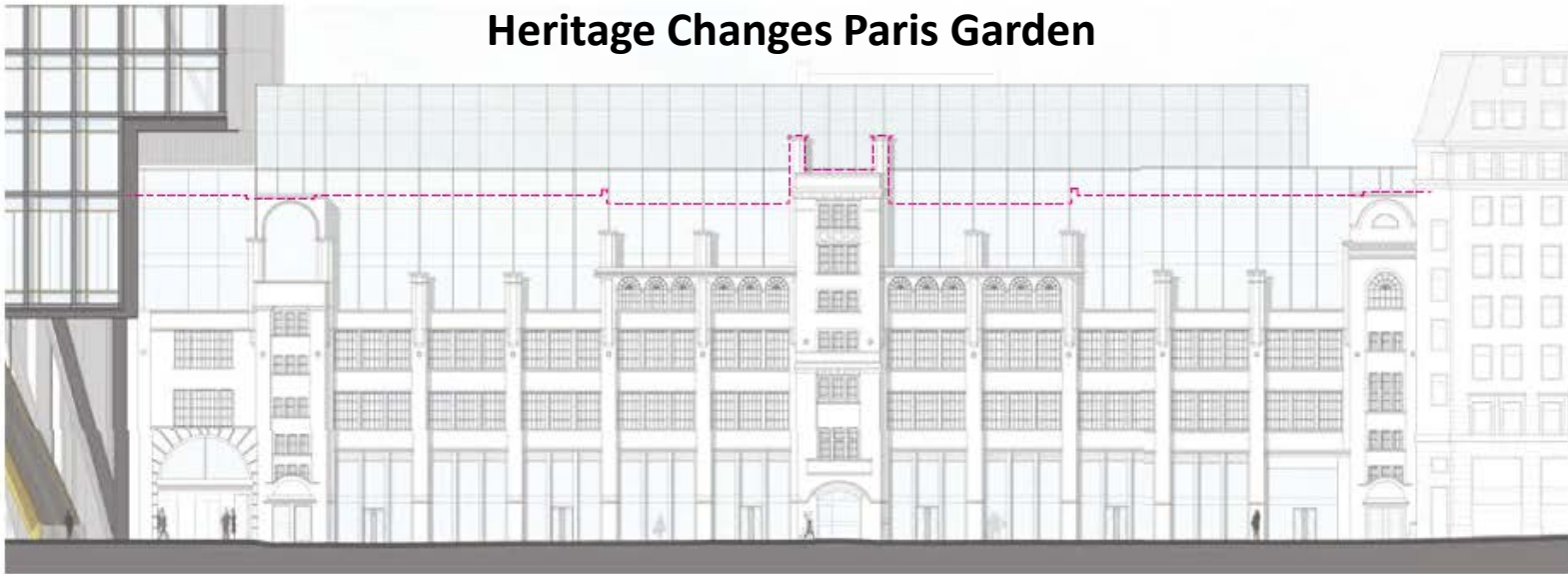


Paris Garden – as submitted



Paris Garden – amended proposal

Heritage Changes Paris Garden

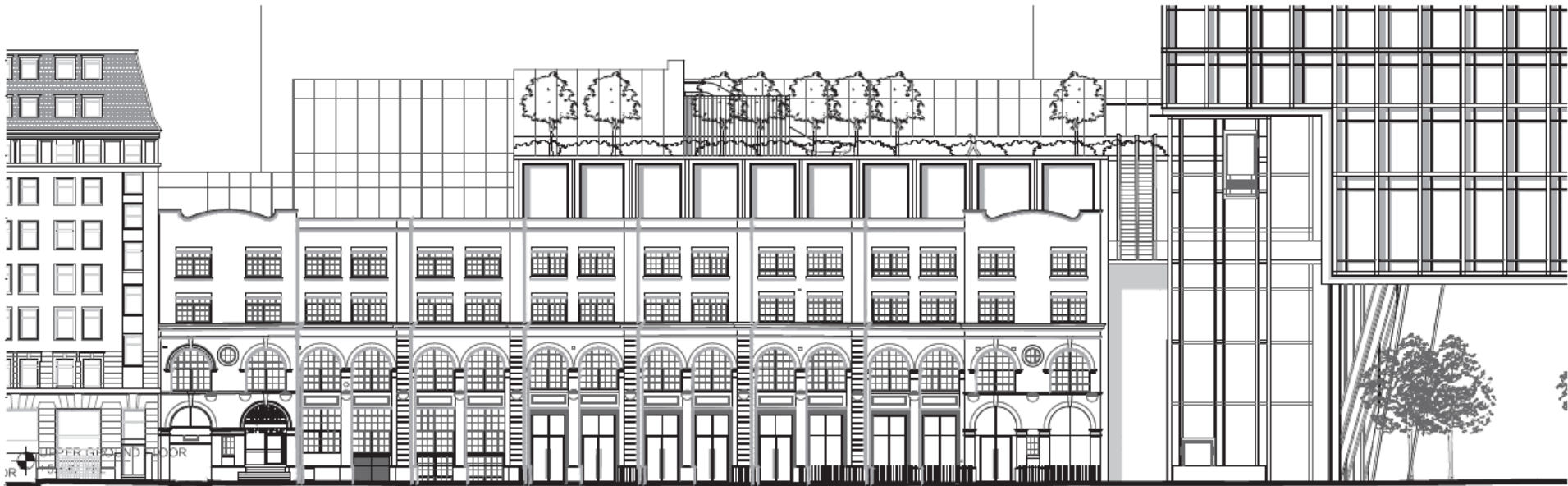


Paris Garden elevation as submitted

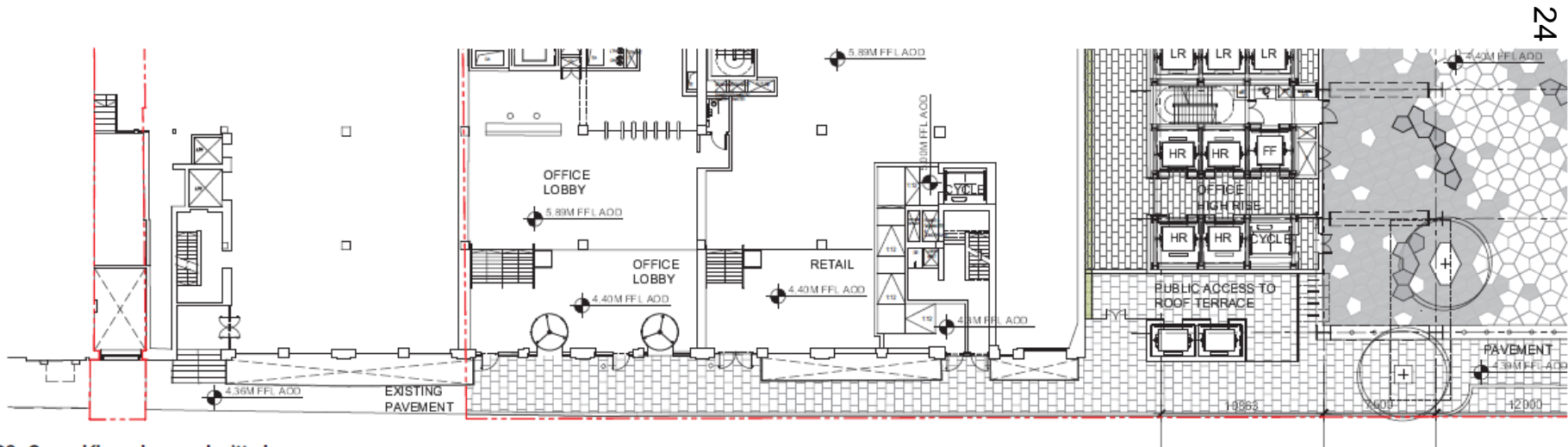


Paris Garden elevation - amended proposal

Heritage Changes Hatfields



HATFIELDS - West elevation as submitted



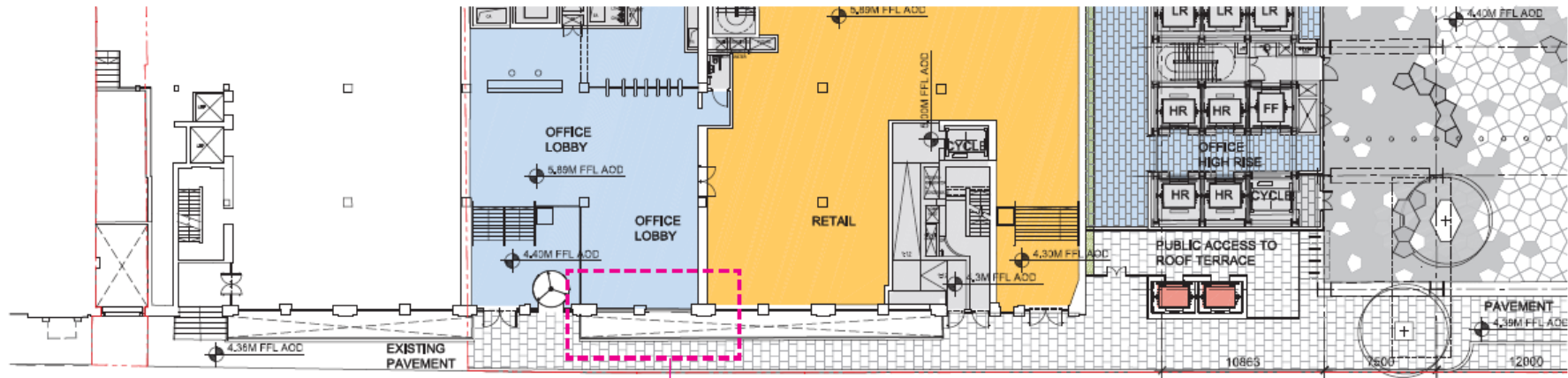
HATFIELDS - Ground floor plan as submitted

Heritage Changes Hatfields



HATFIELDS - West Elevation as amended

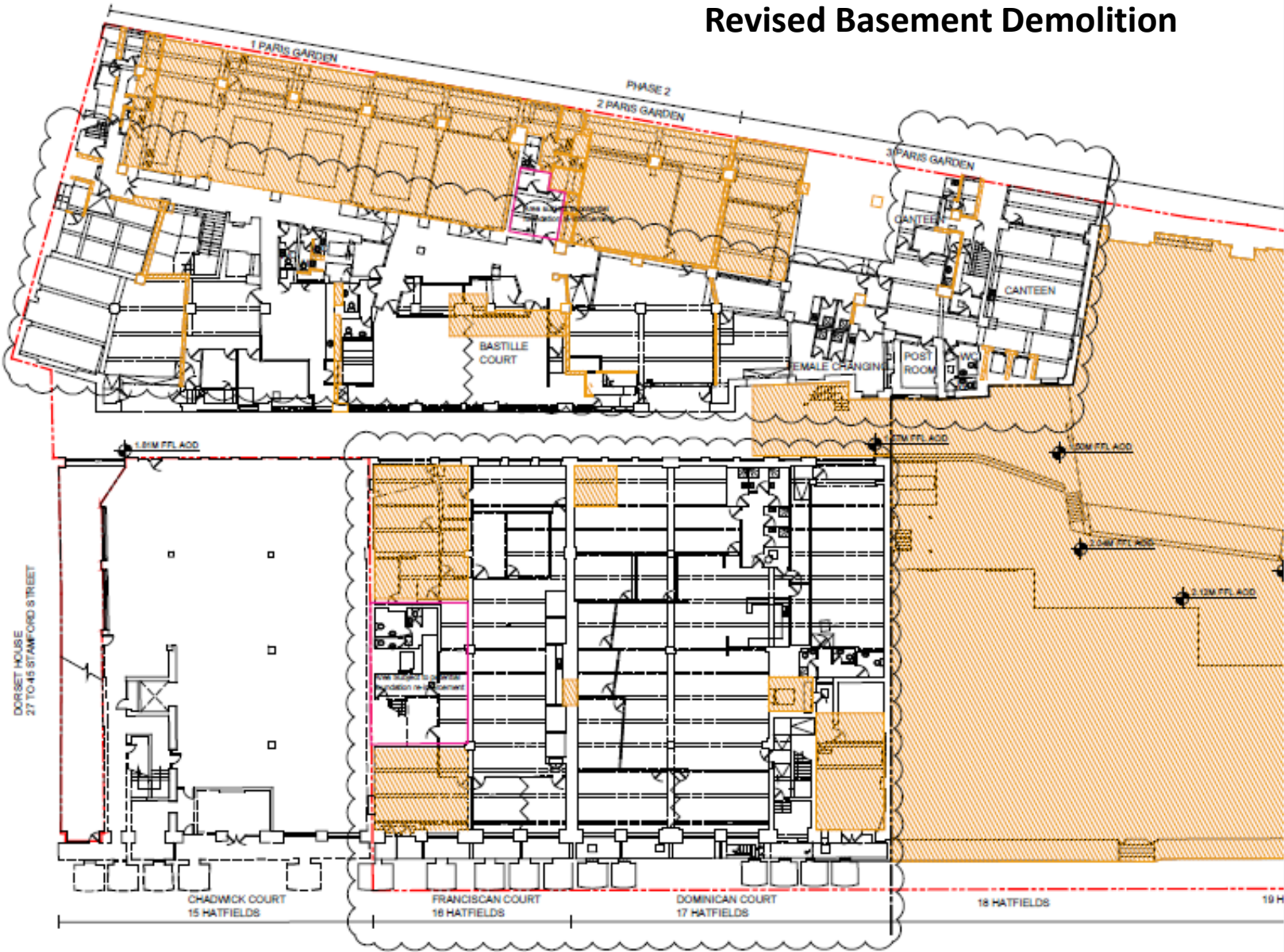
RETAIN EXISTING FACADE EXPRESSION AND EXTENT OF LIGHTWELL RETAINED



HATFIELDS - Ground floor plan as amended

EXISTING FACADE EXPRESSION AND EXTENT OF LIGHTWELL RETAINED

Revised Basement Demolition



Roupell Street





Roupell West

Cornwall and Stamford

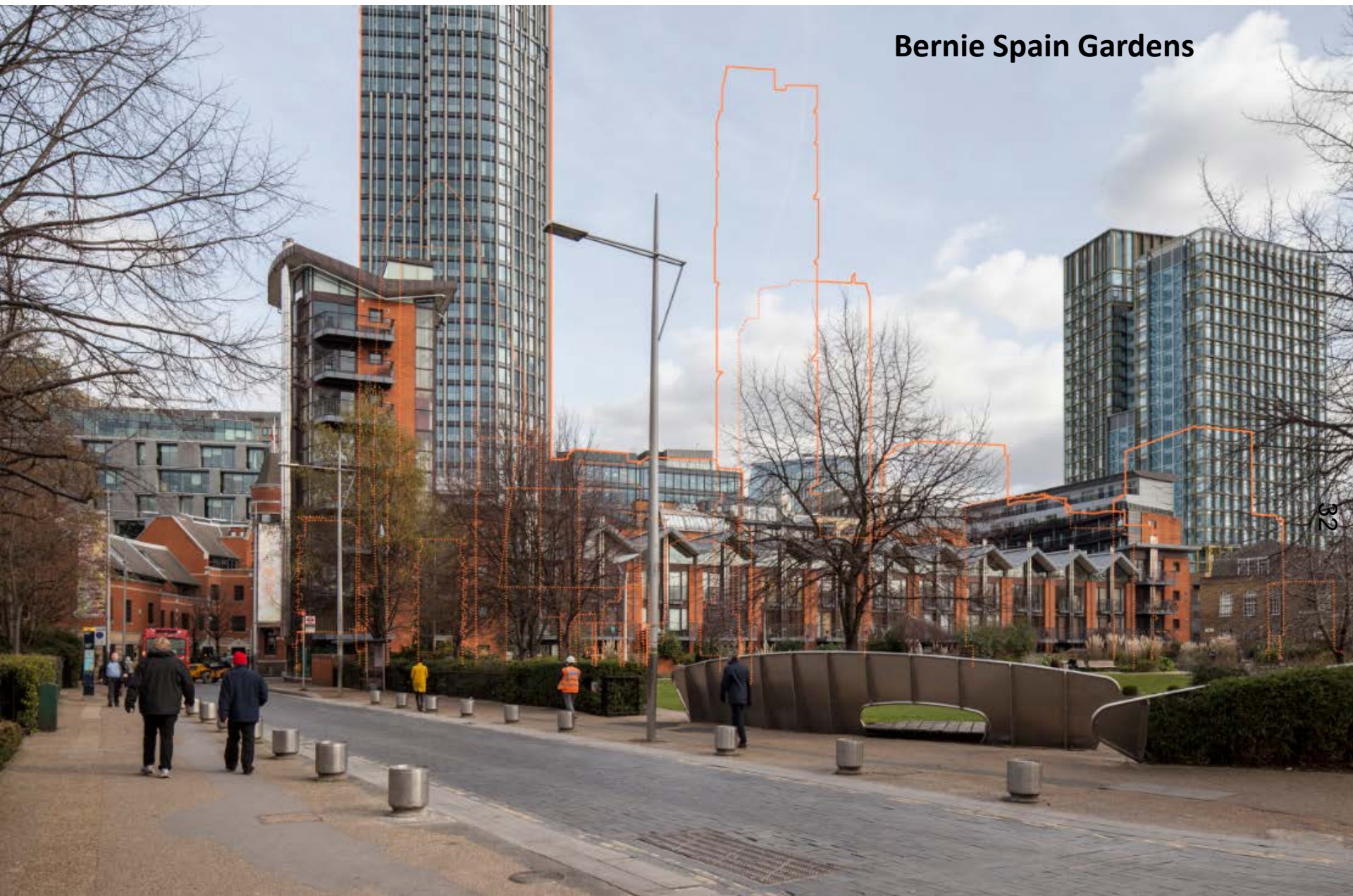


Bernie Spain Gardens

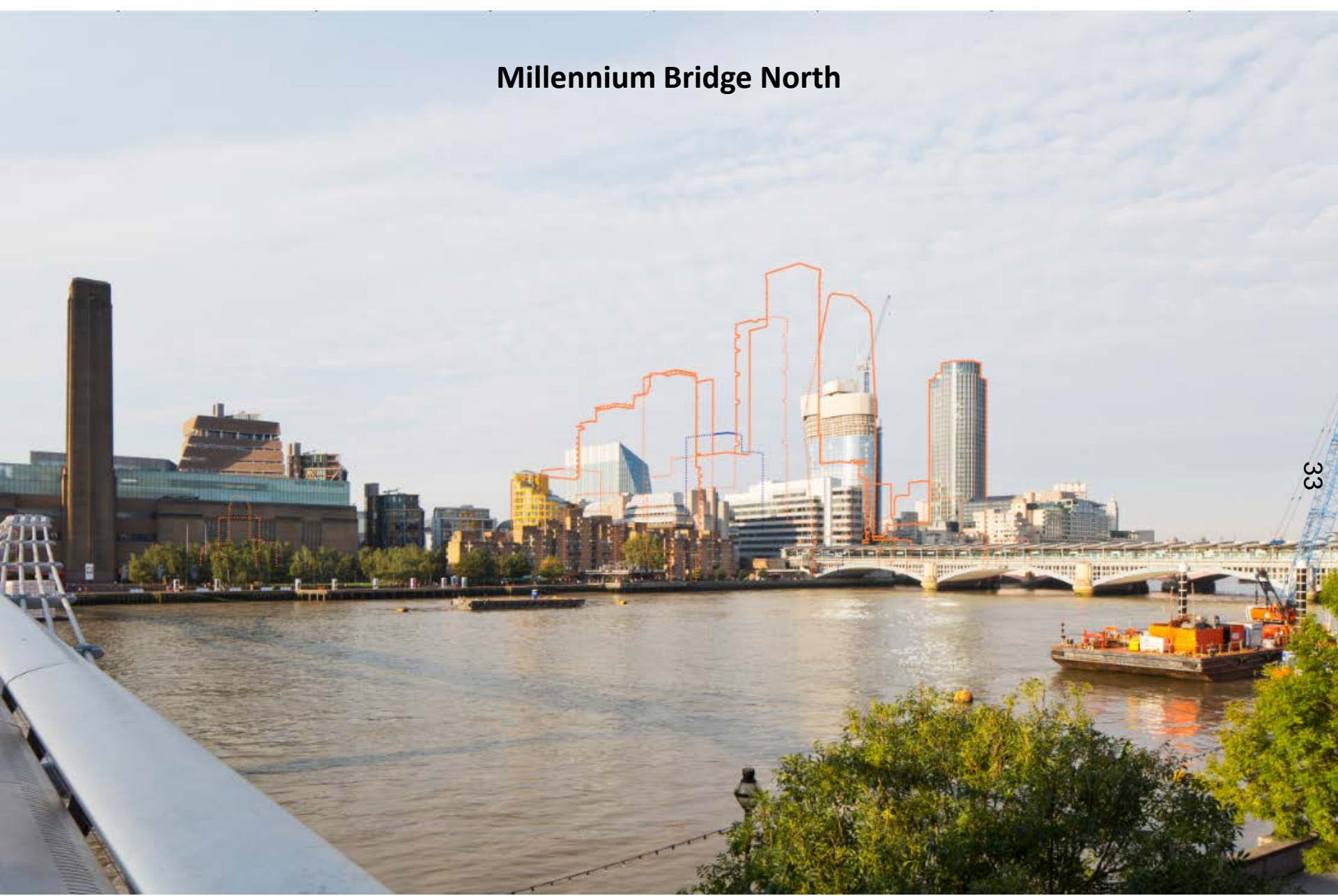


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Bernie Spain Gardens

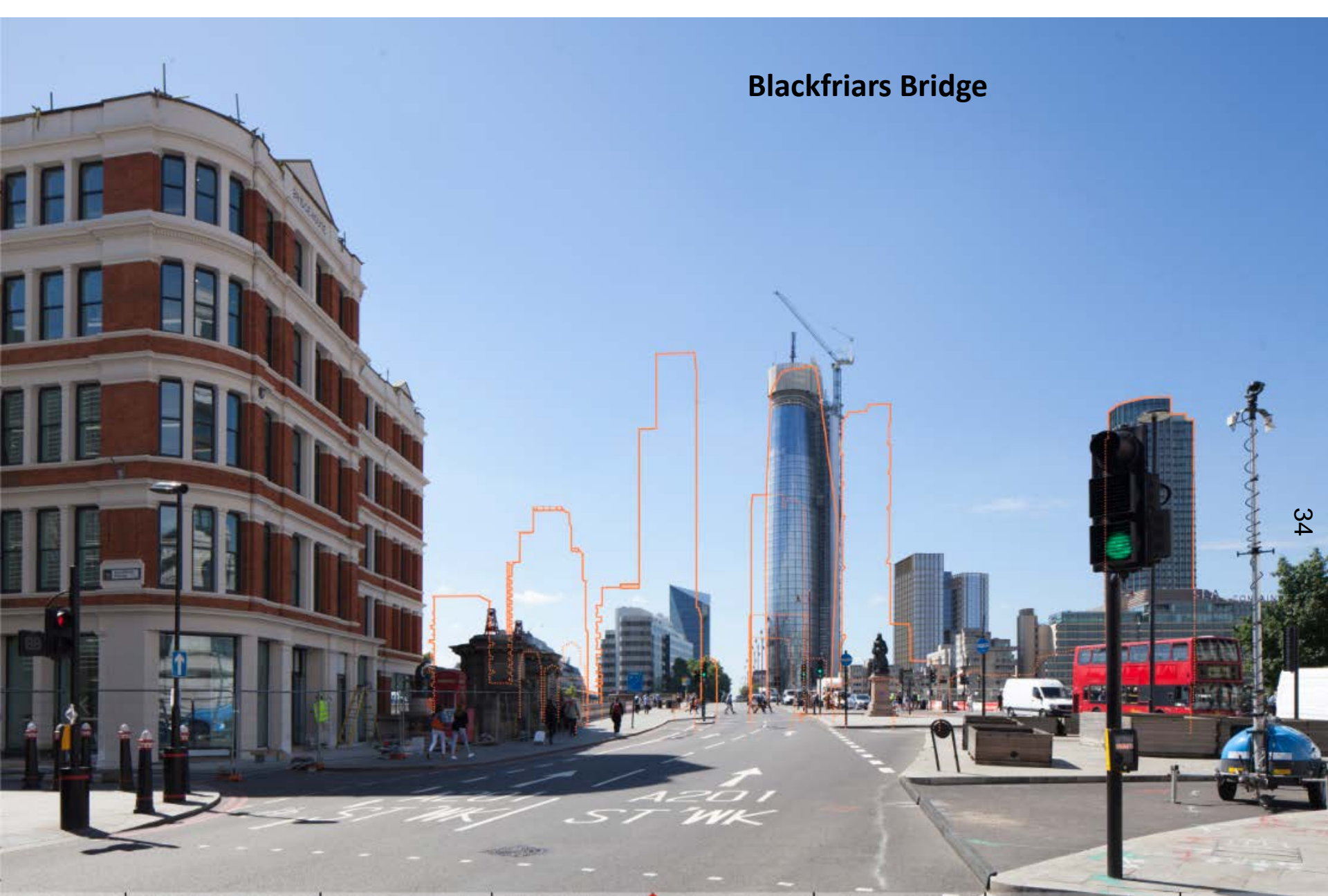


Millennium Bridge North



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Blackfriars Bridge



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Blackfriars Road South of Nelson Square

