

Planning Committee

Tuesday 18 December 2018

6.30 pm

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

Membership

Councillor Martin Seaton (Chair)
Councillor Lorraine Lauder MBE (Vice-Chair)
Councillor James McAsh
Councillor Hamish McCallum
Councillor Adele Morris
Councillor Jason Ochere
Councillor Cleo Soanes
Councillor Kath Whittam

Reserves

Councillor James Coldwell
Councillor Tom Flynn
Councillor Renata Hamvas
Councillor Darren Merrill
Councillor Jane Salmon

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

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The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact

Everton Roberts on 020 7525 7221 or email: everton.roberts@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 10 December 2018



Planning Committee

Tuesday 18 December 2018

6.30 pm

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

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 6
	To approve as a correct record the Minutes of the open section of the meeting held on 27 November 2018.	
6.	PARKS PROGRAMME - RELEASE OF £432,459.21 S106 MONIES TOWARDS IMPROVING PARKS AND OPEN SPACES	7 - 107

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7.	DEVELOPMENT MANAGEMENT	108 - 112
7.1.	1 - 5 PARIS GARDEN AND 16 - 19 HATFIELDS, LONDON SE1 8ND	113 - 179

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

PART B - CLOSED BUSINESS

ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

Date: 10 December 2018



Planning Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. The role of members of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 27 November 2018 at 6.30 pm at Ground Floor Meeting Room G01C - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
 Councillor Lorraine Lauder MBE
 Councillor James McAsh
 Councillor Hamish McCallum
 Councillor Adele Morris
 Councillor Cleo Soanes
 Councillor Kath Whittam

OTHER MEMBERS PRESENT: Councillor Jason Ochere (ward member capacity)
 Councillor Ian Wingfield (ward member capacity)

OFFICER SUPPORT: Simon Bevan, Director of Planning
 Tom Buttrick, Team Leader, Old Kent Road Team
 Jon Gorst, Legal Services
 Catherine Jeater, Senior Planner, Design & Conservation
 Jacob Kut, GVA
 Victoria Lewis, Team Leader, Development Management
 Yvonne Lewis, Group Manager, Strategic Applications Team
 Alex Oyebade, Team Leader, Transport Policy
 Michael Tsoukaris, Group Manager Design & Conservation
 Colin Wilson, Head of Regeneration, Old Kent Road Team
 Everton Roberts, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillor Jason Ochere.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which were circulated at the meeting:

Addendum report relating to items 7.1 and 7.2

Members' pack relating to items 7.1 and 7.2

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 29 October and 6 November 2018 be approved as correct records and signed by the chair.

6. LIBERTY OF THE MINT CONSERVATION AREA

RESOLVED:

1. That the responses from the Borough, Bankside and Walworth Community Council and the results of the public consultation following the designation of the Liberty of the Mint Conservation Area be noted.
2. That the conservation area appraisal, attached at Appendix 1 of the report be adopted.

7. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

7.1 BURGESS BUSINESS PARK, PARKHOUSE STREET, LONDON SE5 7TJ

PROPOSAL:

Demolition of the existing buildings and redevelopment of the site to provide 499 residential units, up to 3,725sqm (GIA) of Class B1 commercial floorspace, up to 128 sqm (GIA) of Class D2 leisure floorspace and up to 551sqm of Class A1-A3 floorspace within 13 blocks of between 2-12 storeys (max AOD height 41.95m), with car and cycle parking and associated hard and soft landscaping.

The committee heard the officers' introduction to the report. Members of the committee asked questions of the officers.

A number of objectors addressed the committee. Members of the committee asked questions of the objectors.

The applicant's agents addressed the committee, and answered questions by the committee.

There were no supporters who lived within 100 metres of the development site present at the meeting that wished to speak.

Councillor Jason Ochere and Councillor Ian Wingfield addressed the meeting in their capacity as ward councillors, and answered questions by the committee.

The committee put further questions to the officers and the applicant and discussed the application.

MOTION OF EXCLUSION

The meeting moved into closed session to seek legal advice on grounds for refusal.

The applicant and the public were then re-admitted to the meeting.

A motion to grant the application was moved, seconded, put to the vote and declared lost.

A motion to refuse the application was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning permission be refused on the following grounds:

- Density of the scheme is too high for the area and the design is not exemplary due to the under provision of amenity space and the minimal compliance with space standards for the units within the scheme.
- Light industrial space is being lost and is contrary to current and emerging policies.

7.2 LAND AT 313-349 ILDERTON ROAD, LONDON SE15**PROPOSAL:***ORIGINAL DESCRIPTION*

Mixed use redevelopment comprising, demolition of existing buildings and construction of two buildings: one of part 11 and 13 storeys and one of part 13 and 15 storeys to provide 1,888sqm (GIA) of commercial floorspace (use class B1) at part basement, ground and first floors, 130 residential dwellings above (51 x 1 bed, 52 x 2 bed and 27 x 3 bed), with associated access and highway works, amenity areas, cycle, disabled and commercial car parking and refuse/recycling stores.

REVISED DESCRIPTION

Full application for full planning permission for mixed use redevelopment comprising: Demolition of existing buildings and construction of two buildings one of part 11 and 13 storeys and one of part 13 and 15 storeys to provide 1,661sqm (GIA) of commercial floorspace (use class B1) at part basement, ground and first floors, 130 residential dwellings above (44 x 1 bed, 59 x 2 bed and 27 x 3 bed), with associated access and highway works, amenity areas, cycle, disabled and commercial car parking and refuse/recycling stores.

RESOLVED:

That the application be deferred to the planning committee meeting scheduled for 4 December 2018 due to the length of time taken to consider the previous application on the agenda.

The meeting ended at 11.00 pm

CHAIR:**DATED:**

Item No. 6.	Classification: Open	Date: 18 December 2018	Meeting Name: Planning Committee
Report title:		Parks Programme To release £432,459.21 (including accrued interest) of section 106 monies towards improving parks and open spaces	
Ward(s) or groups affected:		London Bridge & West Bermondsey, North Bermondsey, South Bermondsey, Rotherhithe, Borough and Bankside, St Georges, Chaucer, Old Kent Road, Newington, St Giles, Rye Lane, Champion Hill, Nunhead & Queens Road	
From:		Director of Planning	

RECOMMENDATION

1. That Planning Committee agrees the allocation of funds totalling £432,459.21 (including accrued interest) to be released from the listed Legal Agreements associated with developments across the borough, towards the delivery of nine park improvement projects as set out in paragraphs 10 - 50.

BACKGROUND INFORMATION

2. Planning obligations are used to address the impacts caused by development and contribute to providing infrastructure and facilities necessary to achieve sustainable communities. The council can enter into a legal agreement with a developer whereby the developer agree to provide planning contributions.
3. The proposed projects have been prepared by identifying section 106 funds available for parks and play around the borough and matching their purposes to priority projects from the Parks Programme.
4. The Parks Programme has been developed to deliver a network of high quality parks and open spaces that benefit both existing and new communities as part of neighbourhood renewal. To provide community resources that meet the needs of local neighbourhoods and parks that are safe, accessible, coherent, easy to maintain and enhance the aesthetic appeal of the public realm.
5. This report seeks to allocate funding to support the Parks Programme. The proposals respond to feedback from the local community, Councillors and local partnerships that the council should take a strategic approach to bringing separate historical section 106 legal agreements together to deliver a holistic programme of public realm improvements.
6. The proposal is to allocate section 106 receipts paid to the council by developers, to address shortfalls in existing investment in open spaces. Whilst there is a capital budget to deliver the eight projects listed, this report seeks to secure available funding to enhance the quality of these schemes to offset the negative impacts of development.

KEY ISSUES FOR CONSIDERATION

7. In order to match available section 106 funding to priority projects in the programme, a mapping exercise was carried out to understand the distribution of unspent section 106 monies by purpose.
8. Whilst Southwark Park is situated in the Rotherhithe Ward, the section 106 agreements identified derives from developments in the neighbouring wards of North and South Bermondsey. The parks in these wards, specifically Bermondsey Spa Gardens, Patterson Park and Tabard Gardens, are either not considered priorities for investment or have already benefited from redevelopment projects.
9. The project proposals are outlined below, together with the identified section 106 budgets and current funding available.

Project 1: Investment in Public Open Space and local play improvements Southwark Park Master Plan

10. Southwark Park is the council's oldest major park, is Grade 2 listed on the English Heritage Register of Historic Parks and has held a Green Flag Award for 12 consecutive years.
11. At nearly 27 hectares it is the largest park in the north of the borough and is an important destination park serving the densely populated urban districts of Rotherhithe, Bermondsey, and beyond.
12. Following detailed and on-going consultation since 2015, a Master Plan design is being implemented that addresses areas of Southwark Park in need of improvement. The design includes delivering a new café, public toilets, staff accommodation and re-opening the redundant Nursery Site.
13. Since funding was secured in 2015 a new playground has been built and work is underway to build a new café, toilets and staff office. Additional investment is now required to deliver the next phase of master plan improvements.
14. The old café, public toilets and park office lie adjacent to an old nursery site. The cafe is a small building converted from an old toilet block. It is unable to adequately meet the needs of the many park visitors. The public toilets are only accessible during café opening hours. The park office doubles as an information point and accommodation for staff and is housed in a temporary porta cabin of minimal visual attraction or distinction. These buildings are in poor condition and will be demolished when the new café and staff office open later this year.
15. The old nursery site was closed by the council during the 1980's and the land was licensed for fish farming, but this was discontinued some years ago. Since then the site has been mostly locked up, largely unused and in some disrepair.
16. This project will see the footprint of the old café, and parks office re-landscaped and the old nursery site reintegrated into the park with controlled access for use by schools and local community groups.

17. Further consultations will be undertaken to finalise a design for these spaces with lead member briefings and consultation with ward members and stakeholder groups.
18. This report is seeking an allocation of £22,714.24 from the agreements set out below:

Agreement Ref	Development address	Amount	Purpose
06/AP/2272	Grange Walk	£20,078.24	Parks and Open Spaces
08/AP/0813	153 Tower Bridge Rd	£2,636.00	Parks and Open Spaces
	Total	£22,714.24	

Project 2: Southwark Athletics Centre Pavilion

19. South Athletics Centre (SAC) is a sports facility located within Southwark Park and consists of a dilapidated pavilion building adjacent to a new six lane athletics track and football pitch recently been refurbished as the first phase of athletic centre redevelopment.
20. Funding is sought to complete phase 2 improvements at SAC to refurbish the pavilion building to provide a community and school sports facility that will increase participation in physical activity and support athletics development on site.
21. The refurbishment will deliver new changing rooms, public toilets, gym and club room.
22. An investment of £85,731.39 is sought from the agreements set out below:

Agreement Ref	Development address	Amount	Purpose
12/AP/3127	Abbey Street	£16,206.93	Parks and Open Spaces
12/AP/4126	Canada Water	£51,662.32	Parks and Open Spaces
12/AP/1485	Roseberry St	£87.87	Parks and Open Spaces
14/AP/0309	Salter Road	£17,774.27	Children's Play Equipment
	Total	£85,731.39	

Project 3: Burgess Park Urban Games

23. Burgess Park is a large park, occupying 56 hectares of Common Land located in a diverse, densely populated area of Southwark with high levels of deprivation, being within the 10% most deprived areas of the country.
24. Since 2008 the park has benefited from significant investment supporting the phased implementation of the Burgess Park Master Plan. This proposal to build a youth sports hub is the next phase of development set out in the Master Plan for Burgess Park.
25. Building on the success of the national standard BMX track the urban games area will provide facilities, primarily aimed at teenage participants of popular 'alternative' sports such as skate boarding, climbing and parkour.
26. The new urban games facility will be built on land adjacent to the BMX track on the grounds of the old adventure playground.

27. A contribution of £15,949.00 is sought from:

Agreement Ref	Development address	Amount	Purpose
11/AP/1139	52 Peckham Grove	£15,949.00	Parks and Open Spaces

Project 4: GMH Master Plan – New Playground

28. At 6.5 hectares in size Geraldine Mary Harmsworth (GMH) Park is the largest park in Elephant and Castle. It accommodates a range of facilities including a sports pavilion, (servicing four tennis/ badminton courts and three multi use games areas), a small children's playground, world gardens, nature area, a peace garden and a refreshment kiosk, whilst retaining large expanses of amenity grass.
29. The park is well used by local families and schools, and attracts tourists throughout the year visiting the Imperial War Museum which lies at its centre. Whilst the park has several unique features, its many assets are blighted by the lack of a coherent design and inadequate play provision.
30. This project is to deliver the second phase of the master plan design developed for the park in 2017. Having completed phase 1 works to relocate the parks office to a new modern permanent building, phase 2 involves the removal of redundant temporary buildings; re-landscaping the central grass area and the installation of a new larger playground.
31. This reports is seeking an investment of £107,050.34 from the agreements set out below:

Agreement Ref	Development address	Amount	Purpose
07/AP/0202	92 Webber St Blackfriars	£73,855.71	Parks and Open Spaces
07/AP/2267	Bear Lane Blackfriars	£11,336.38	Parks and Open Spaces
07/AP/1124	Borough High St	£3,990.00	Local Play Improvements
13/AP/1403	Stamford St Blackfriars	£2,826.45	Parks and Open Spaces
13/AP/0966	169-173 Blackfriars Rd	£15,041.80	Local Play Improvements
	Total	£107,050.34	

Project 5: Pasley Park Playground

32. This much loved local park occupies land that was previously part of the historic Surrey Gardens Zoo. It now has a central grass football pitch with goal posts, which is surrounded by a circular footpath leading to the four entrances. There are two fairly large fenced dog walking areas at each end of the park containing a significant number of trees. A children's playground is located on a raised mound at the western boundary of the park.
33. In 2011 a master plan design for the park was developed that has been implemented in stages as funding becomes available. Phase 1 works delivered between 2014-18 involved adjustments to the Sturgeon and Chapter Road entrances and reshaping land form in the park to improve visibility.

34. Investment is sought to deliver the next phase of work which involves upgrading the outdated playground and associated improvements to the Braganza Street entrance to the park.
35. Complete delivery of the masterplan will require approximately £350,000, so a phased approach to delivery of the masterplan will be required as funding becomes available.
36. This report is seeking to allocate £108,068.65 for improvements to Pasley Park from:

Agreement Ref	Development address	Amount	Purpose
11/AP/0868	Steadman Street	£47,751.50	Parks and Open Spaces
07/AP/0650	Amelia Street	£18,958.00	Parks and Open Spaces
07/AP/0650	Amelia Street	£2,655.00	Local Play Improvements
08/AP/0564	Penton Place	£13,368.00	Parks and Open Spaces
13/AP/1235	226 Hillingdon	£25,336.15	Parks and Open Spaces
	Total	£108,068.65	

Project 6: Cossal Park

37. Cossall Park is a local park in Peckham that is 0.87 hectares in size. The park was one of 21 parks in Southwark identified as in need of significant investment and is one of the last remaining spaces to be improved.
38. Parks and Leisure service is seeking to develop a master plan design and programme of improvements to transform Cossal Park into an important recreation resource and valued community asset.
39. A thorough public consultation exercise needs to be undertaken to fully inform the park master plan however it is expected to consider:
- Improved play area
 - Integration of old Tuke School car park into Cossall Park
 - Options for re-locating the football Muga and landscaped works
 - Creation of a nature areas
 - Community planting beds
 - New entrances and pathways
 - Options for public health, providing opportunities for exercise for the community, such as a trim trail
40. Investment of £230,000 has already been secured for the park from s106 agreement in respect of planning reference 14/AP/1872.

41. This report is seeking the allocation of a further £8,843.00 towards the master plan project for Cossal Park from:

Agreement Ref	Development address	Amount	Purpose
12/AP/1630	Wanley Rd	£2,706.00	Local Play Improvements
12/AP/1630	Wanley Rd	£6,137.00	Parks and Open Spaces
	Total	£8,843.00	

Project 7: Newington Gardens

42. Newington Gardens is a local park in Borough that lies adjacent to the Rockingham Estate on two sides, private housing on Bath Terrace and Southwark Magistrates Court on the other. The site includes a large ball court, a small play area, and a central area of hardstanding with mature trees, patched tarmac and a cobbled mosaic feature.
43. Previous investment has made improvement to the Multi Use Game Area (MUGA) which is popular and well used for basketball practice and as a training space for bike polo enthusiasts.
44. A recent petition and twitter campaigns have highlighted the poor condition of the surfacing both in the park. Modest funding has been secured from Cleaner Greener Safer initiative for resurfacing works to the MUGA. However there is greater need for the failing cobbled mosaic to be refurbished.
45. Allocation of £48,352.46 is being sought for infrastructure improvements at Newington Gardens from:

Agreement Ref	Development address	Amount	Purpose
10/AP/2429	Alice Street Car Park	£13,650.00	Parks and Open Spaces
13/AP/1714	177 Borough High St	£16,303.03	Parks and Open Spaces
14/AP/1968	88 Borough High St	£18,399.43	Local Play Improvements
	Total	£48,352.46	

Project 8: Leathermarket Gardens Playground

46. Leathermarket Gardens is a small park of 1.15 hectares situated between Leathermarket Street and Weston Street. The park has a small well used playground that is in need of repair. Investment of £170,000 has been secured to upgrade the playground and entrances to the park. Additional funding is for enhancements to the playground so that it offers accessible play and promotes increased physical activity for local children.
47. An allocation of £34,258.13 is sought for the playground at Leathermarket Gardens from:

Agreement Ref	Development address	Amount	Purpose
15/AP/2721	Weston Road	£34,258.13	Local Play Improvements

Project 9: Greendale Playing Field Infrastructure Improvements

48. Greendale Playing Field is 2.2ha open space situated between Dulwich Hamlet Football Stadium, Sainsbury's supermarket and Wanley Road in Dulwich. The space has recently returned to council management earlier and implementation of interim management plan is currently underway.
49. Additional investment is needed to complete a range of infrastructure improvements including creating a new entrance, cycle & pedestrian paths and park furniture.
50. An allocation of £1,492.00 is sought for the Greendale Playing Field from:

Agreement Ref	Development address	Amount	Purpose
14/ AP/ 0075	41-43 East Dulwich Road	£1,123.00	Parks and Open Spaces
14/ AP/ 0075	41-43 East Dulwich Road	£369.00	Local Play Improvements
	Total	£1,492.00	

Policy implications

51. The parks are located in the areas identified in Southwark's Open Space Strategy (2013) as having the highest population density in the borough the highest proportion of housing units with no access to private open space.
52. Whilst it is recognised that the pressure to create new homes means that there are limited opportunities for the creation of new green spaces, Southwark's Open Space Strategy sets out the council's commitment to maintain and improve existing parks and open spaces to ensure that those that live and work in the borough experience the positive benefits associated with health and well-being, quality of life and cohesive communities that open spaces provide.
53. Delivering this programme of open space and public realm improvements within Walworth areas will support the implementation of a number of Southwark's key strategic priorities. This includes but is not limited to the following policies:
54. **The Core Strategy 2011**
- *Theme 2: Making the borough a better place for people*
 - Strategic Objective 2F is to conserve and protect historic and natural places. Southwark's heritage assets and wider historic environment will be conserved and enhanced. Open spaces and biodiversity will be protected, made more accessible and improved.
 - *Theme 5: Planning for development in growth areas*
 - Strategic Objective 5A commits to developing growth areas to achieve the vision of improved places and to prioritise development in the following areas:
 - Central Activities Zone.
 - Elephant and Castle opportunity area.
 - Bankside, Borough and London Bridge opportunity area.

- Peckham and Nunhead action area.
 - Canada Water action area.
 - Aylesbury action area.
 - Camberwell action area.
 - Old Kent Road action area.
- Strategic Policy 1: Sustainable Development
 - Strategic Policy 4: Places for learning enjoyment and healthy lifestyles
 - Strategic Policy 11: Open Spaces and Wildlife
 - Strategic Policy 12: Design and conservation
55. Southwark's Elephant and Castle Supplementary Planning Document (SPD, 2012), sets out the council's vision for the Elephant and Castle Opportunity area and provides a framework to guide development over the next 15 years, ensuring that regeneration is coordinated and sustainable.
56. Southwark's Open Spaces Strategy (2013), identifies Walworth as an area of deficiency in the amount of natural green space available, with just 0.38ha per 1,000 population. Taking account of population increases expected in the area the ratio is likely to fall to 0.31ha per 1,000 population in 2026. (Southwark OSS 2013) This falls significantly short of the local planning standard to achieve 1.5ha of green space per 1,000 population.

Community impact statement

57. Delivering a range of environmental improvement projects that protect public open spaces and enhance the public realm, within the context of rapid development and population growth, is essential to the health and well being of residents.
58. The creation of high quality open spaces will contribute to making these areas places where people choose to live and work.
59. This programme of projects has been designed to be fully accessible to all, without prejudice or discrimination.

Resource implications

60. The below mentioned developments secured £432,459.21, combined, in contributions towards parks and public open space and local play improvements. The £432,459.21 is currently unallocated and available.
61. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments. All costs arising from implementing the recommendations above will be met from the S106 agreements attached to the planning permissions for the development sites.
62. The projects will be managed by the Parks department. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

Consultation

63. The projects proposed which have been identified through consultation with internal and external stakeholders.
64. Regular and on-going consultation is underway for each project. This includes but is not limited to:
 - Ward Councillors
 - Friends Groups
 - TRAs and Neighbourhood forums
 - Local residents and business owners
 - Schools
65. Consultation will include stakeholder input in the design brief; will continue through each stage of the design process and at regular intervals during implementation.
66. For each project a detailed community consultation plan will be implemented that will involve the following:
 - a. Local and park based consultation events
 - b. Postal distribution of project proposals
 - c. Online and postal feedback forms
 - d. Presentations at stakeholder groups meetings
 - e. Posters displayed at community and park notice boards.
 - f. Proposal exhibit at local community centres and/ or schools
 - g. Regular ward councillor and cabinet member briefings

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

67. It is essential that section 106 monies are spent strictly in accordance with the terms of the relevant Agreement and also in accordance with the tests set out in regulation 122(2), Community Infrastructure Regulations 2010 (as amended) which provide that the required obligation must be (i) necessary to make the development acceptable in planning terms; (ii) directly related to the development; and (iii) fairly and reasonably related to the scale and kind of the development.
68. The Section 106 Agreements which are listed in this report have been reviewed to ensure that the contributions which have been identified are indeed being spent in accordance with the tests set out above and have been found to be compliant.
69. This report seeks authority for the release of £432,090.21 (including any accrued interest) of section 106 monies. In accordance with paragraph 6, part 3F, of the Council's Constitution, it is amongst the roles and functions of the Planning Committee to consider the expenditure of section 106 monies and where the proposed expenditure exceeds £100,000, the Planning Committee is required to consider the expenditure in accordance with paragraph 9, Part 3F under the subheading of "Matters Reserved for Decision".

70. Subject to taking account of the above considerations, Members are advised to approve the expenditure which would be consistent with the terms of the relevant section 106 Agreements and the legal tests outlined above.

Strategic Director of Finance and Governance CAP18/027

71. This report requests the planning committee to approve the release of £432,459.21 section 106 funds from the various legal agreements detailed in this report, for the purposes outlined at paragraphs 10-50.
72. The strategic director of finance and governance notes the council has received the related s106 funds and they are available for the improvement works outlined in this report.
73. Staffing and any other costs connected with this recommendation are to be contained within existing departmental budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
S106 Legal Agreements	Planning Division, Southwark Council, 160 Tooley Street, London, SE1 2QH	Jack Ricketts 020 7525 5464

APPENDICES

Appendix	Description
Appendix 1	Southwark Park Master Plan
Appendix 2	Southwark Athletic Centre Plan
Appendix 3	Burgess Park Master Plan
Appendix 4	GMH Master Plan
Appendix 5	Pasley Park Master Plan
Appendix 6	Newington Gardens Photos Survey

AUDIT TRAIL

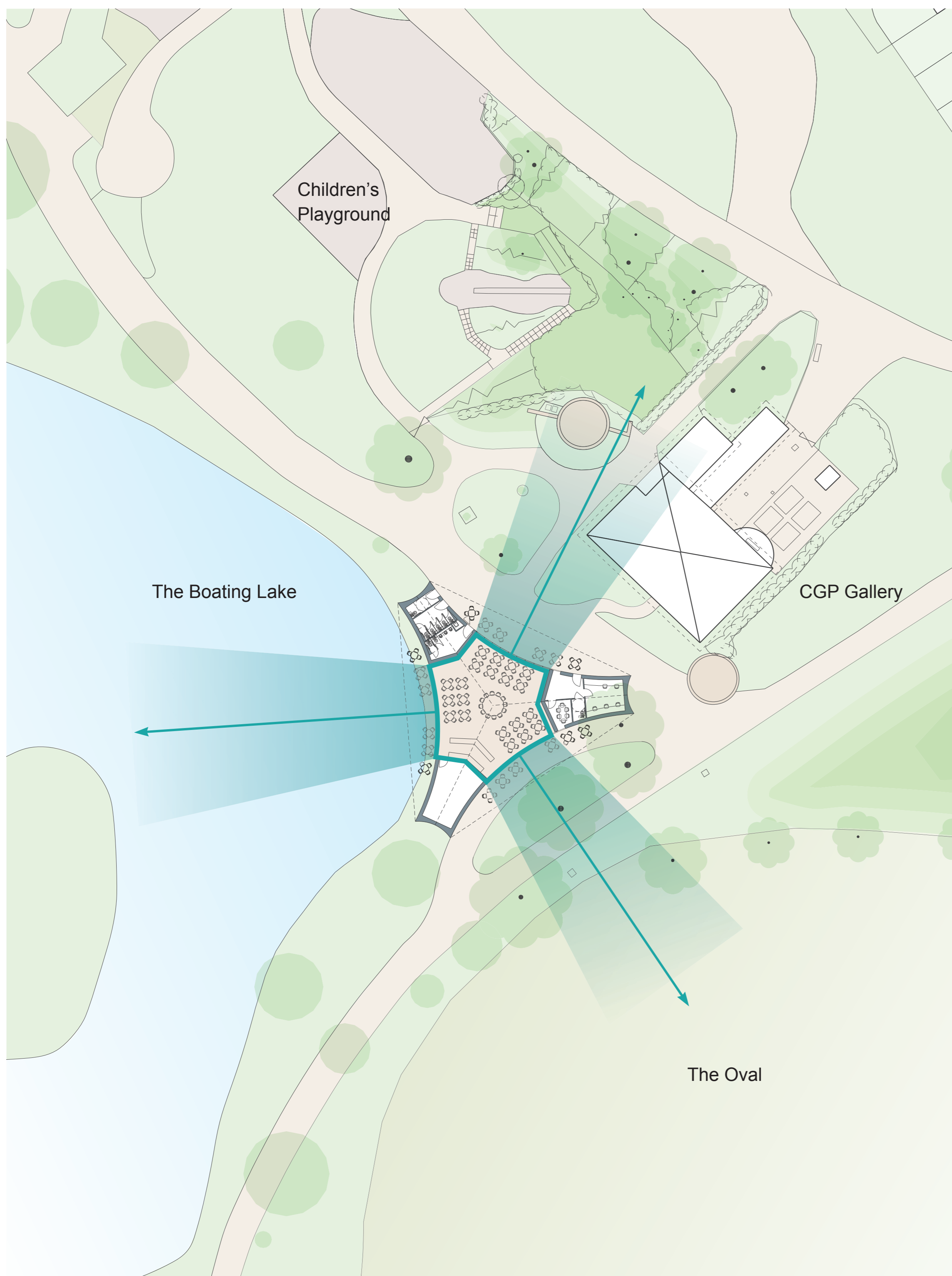
Lead Officer	Rebecca Tower, Head of Parks and Leisure	
Report Authors	Deborah McKenzie, Parks Service Development Officer	
Version	Final	
Dated	12 November 2018	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Date final report sent to Constitutional Team		6 December 2018

Let's talk about...

SOUTHWARK PARK – NEW BUILDING



PAVILION IN THE PARK



Bell Phillips Architects have been appointed by Southwark Council to develop proposals for a new focal point within the park in the form of a new pavilion. It has been agreed through previous consultation that the new café should be located in the heart of the park, close to the existing CGP gallery.

The pavilion will incorporate the following functions:

- New café
- Public toilets
- Re-located park offices

DESIGN OBJECTIVES

MAINTAINING KEY VIEWS

The siting of the pavilion provides unique opportunities to shape the building, in that there are three main views to be taken into account, namely:

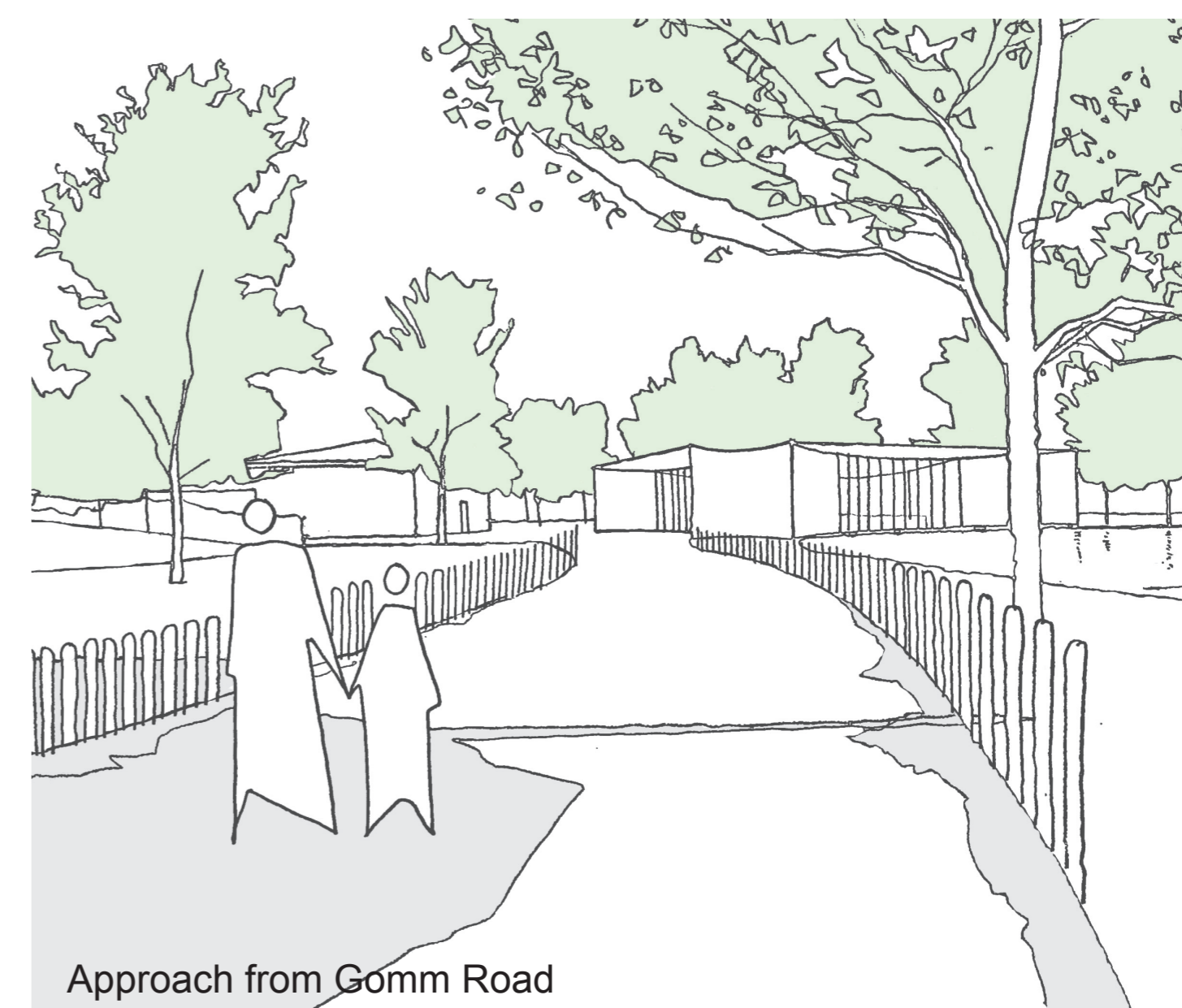
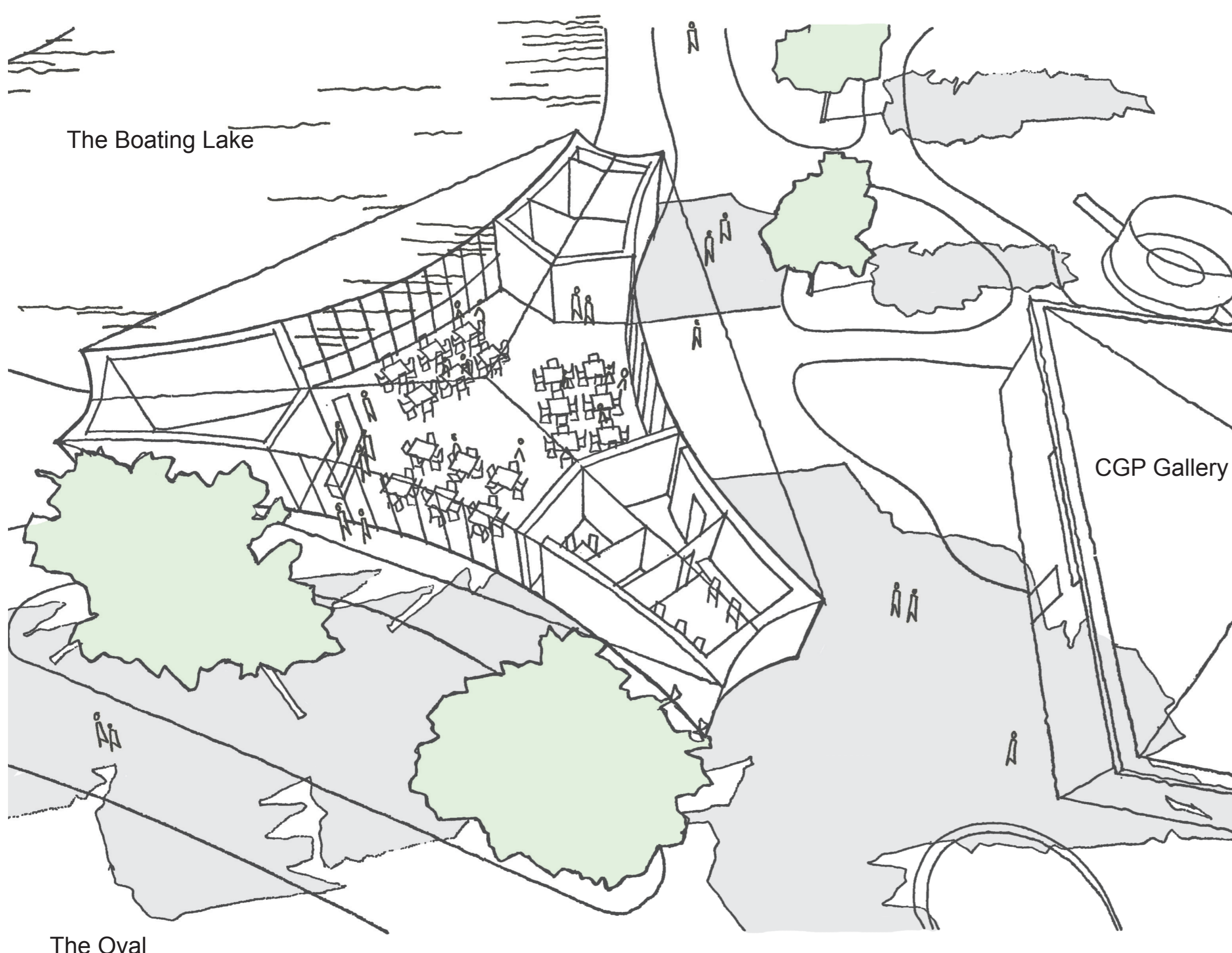
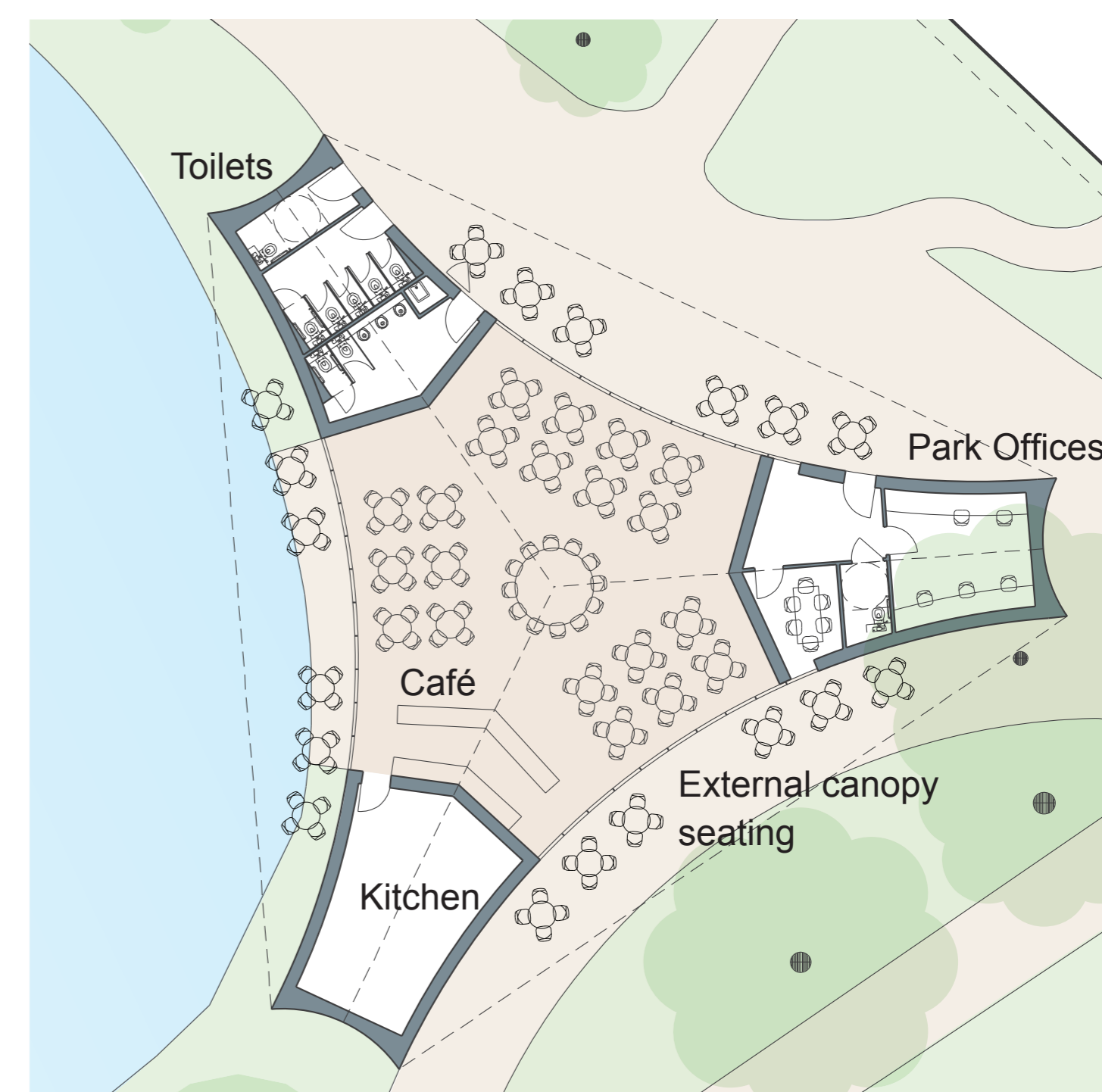
- The Boating Lake
- The Oval
- The Playground

This provides the basis for a triple aspect pavilion.

AMENITIES

The proposed pavilion will provide the following:

- 6 No. Female cubicles
- 2 No. Male cubicles
- 3 No. Urinals
- Office space for 5 Park Staff
- Meeting Space
- Café space catering for approximately 40-60 internal covers and 60-80 external covers



Let's talk about...

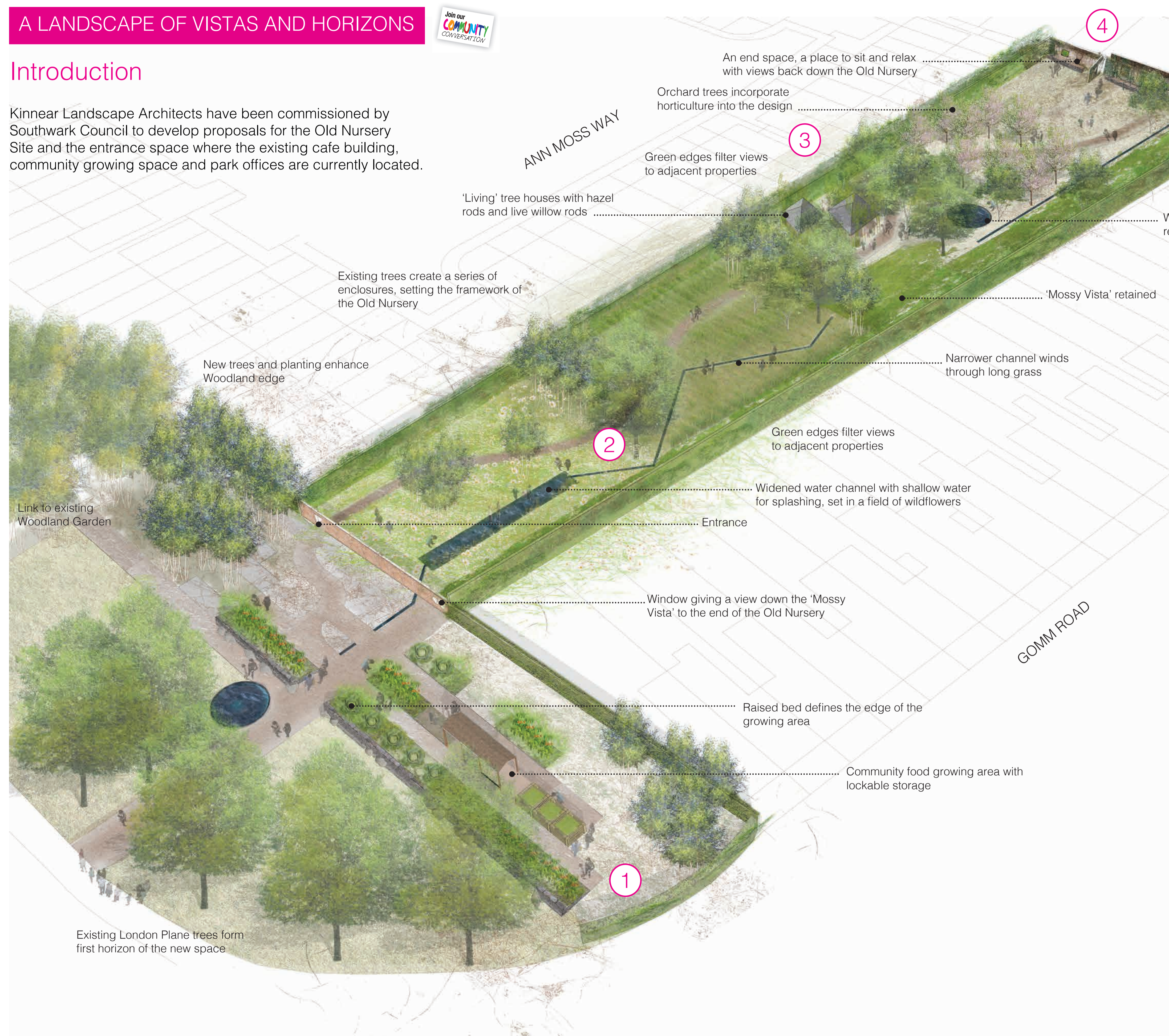
SOUTHWARK PARK – OLD NURSERY SITE

A LANDSCAPE OF VISTAS AND HORIZONS



Introduction

Kinnear Landscape Architects have been commissioned by Southwark Council to develop proposals for the Old Nursery Site and the entrance space where the existing cafe building, community growing space and park offices are currently located.



An end space, a place to sit and relax with views back down the Old Nursery

Orchard trees incorporate horticulture into the design

ANN MOSS WAY

Green edges filter views to adjacent properties

'Living' tree houses with hazel rods and live willow rods

Water Dish provides still reflective element of water

Large mosaic tiles produced in collaboration with an artist, form an end point to the 'Mossy Vista'

Existing trees create a series of enclosures, setting the framework of the Old Nursery

New trees and planting enhance Woodland edge

Link to existing Woodland Garden

Narrower channel winds through long grass

Green edges filter views to adjacent properties

Widened water channel with shallow water for splashing, set in a field of wildflowers

Window giving a view down the 'Mossy Vista' to the end of the Old Nursery

Raised bed defines the edge of the growing area

Community food growing area with lockable storage

Existing London Plane trees form first horizon of the new space

GOMM ROAD

Last Consultation

Last time we consulted 3 themes were presented in Play, Art and Horticulture. You said you wanted the following things:

Play and Horticulture were the most popular themes although there was also support for incorporating all 3 themes

Some respondents wanted the Old Nursery to open to the general public during park opening hours

Some respondents wanted the Old Nursery to be accessible by schools and community groups only

Provision of adequate facilities for school and community groups including lockable storage

What we have done

Opening up the entrance space creates a welcoming destination that invites people in

Existing trees set the framework for the Old Nursery creating a series of spaces that the visitor passes through

The existing macadam path backing onto Gomm road back gardens is green with moss. The path is retained as a key view into and through the site becoming a 'Mossy Vista'

A central path keeps the main route through the site central to the space

A water channel will act as defence for the 'Mossy Vista', while reinforcing the site's axis and forming part of the play on offer

Orchard trees, growing beds new planting mixes will incorporate horticulture into the design, linking to the site's heritage

'Living' tree houses will form exciting play elements

Planting along the boundaries will create separation between the Old Nursery and adjacent back gardens

Nursery to operate on reduced opening hours for example 10 to 4

Let's talk about...

SOUTHWARK PARK – OLD NURSERY SITE

A LANDSCAPE OF VISTAS AND HORIZONS



Garden Gateway ①

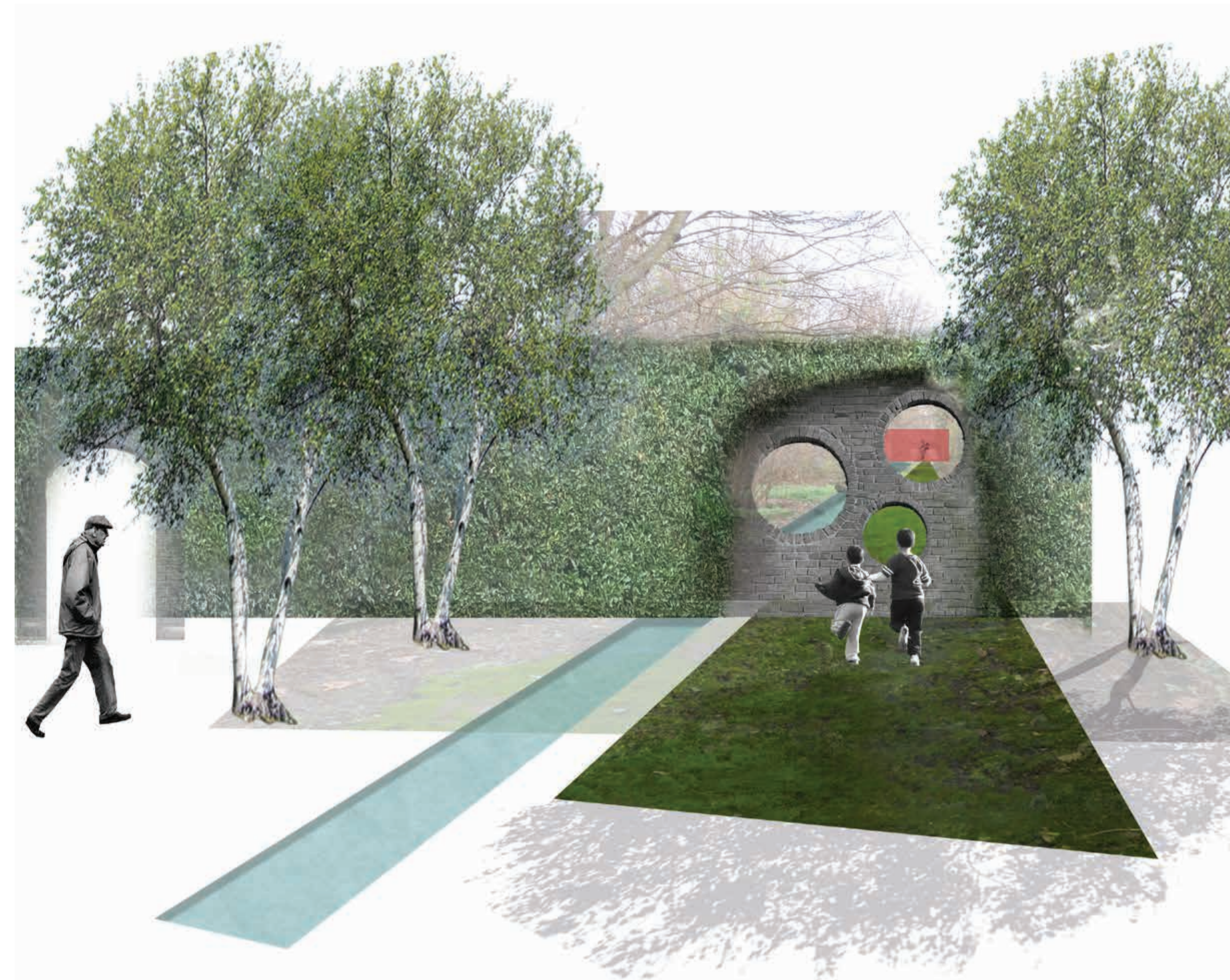
Defining the entrance to both the Old Nursery and the Woodland Garden, the Garden Gateway contains a combination of food growing beds, herbs and wildflowers.

The entrance section of the Old Nursery will provide accessible and inclusive gardens which improve the entrance setting.

A single raised bed will provide a strong element that defines the front of the space and adds to the layers of horizons people will pass through.

Community growing area with lockable storage, will give an inclusive space for people to learn and garden. Food growing beds will also provide an educational resource about the origin of food.

Woodland planting will define the ends of the space, linking to the existing woodland garden to the west.



A new wall, built from recycled brick, will create windows into the Old Nursery giving the feel of a secret garden



A single raised bed faced with stone will create a striking linear element across the entrance and define the front of the space. Boulders set into the wall will increase its play value.



The gardens will become a sociable place for people to come, to be used and enjoyed by all ages

Fairer future
Healthy active lives

Southwark
Council

Water Channel ②

Children love playing with water. It can offer a sense of freedom and exhilaration, presenting opportunities for them to play creatively and of their own accord.

Running through the Old Nursery, the water channel will produce varying states of water, be it shallow and slow or meandering through long grasses.

The channel will be a simple, strong element that helps reinforce the site's axis.



Narrower channel sections will create faster flowing, noisier water.



Two large dishes, at either end of the course, will anchor the channel in place. These dishes will provide the still, reflective element of water.

Let's talk about...

SOUTHWARK PARK – OLD NURSERY SITE

A LANDSCAPE OF VISTAS AND HORIZONS



Tree House and Orchard ③

Within the Old Nursery a Collection of Apple Trees explore the diversity within a single species and along with the existing mature trees define the structure of the space.

Oak framed tree houses (below) will be clad with coppiced hazel and living willow rods to become Living Tree Houses. These natural and playful elements will merge into their woodland context.

The location and orientation of the tree houses is to be such that views to and from adjacent properties is limited.



Tree Houses with walls of vertical hazel rods (static) and living Willow rods (growing)



The Orchard will be a space for people to pick and play and learn about the site's horticultural past.

The Back Wall ④

A focal point and an end point to the space, the back wall incorporates a bold piece of mosaic which is to be developed in collaboration with an artist. The mosaic can be viewed down the 'Mossy Vista' from the start of the visitors journey and invites visitors to find their way to it.

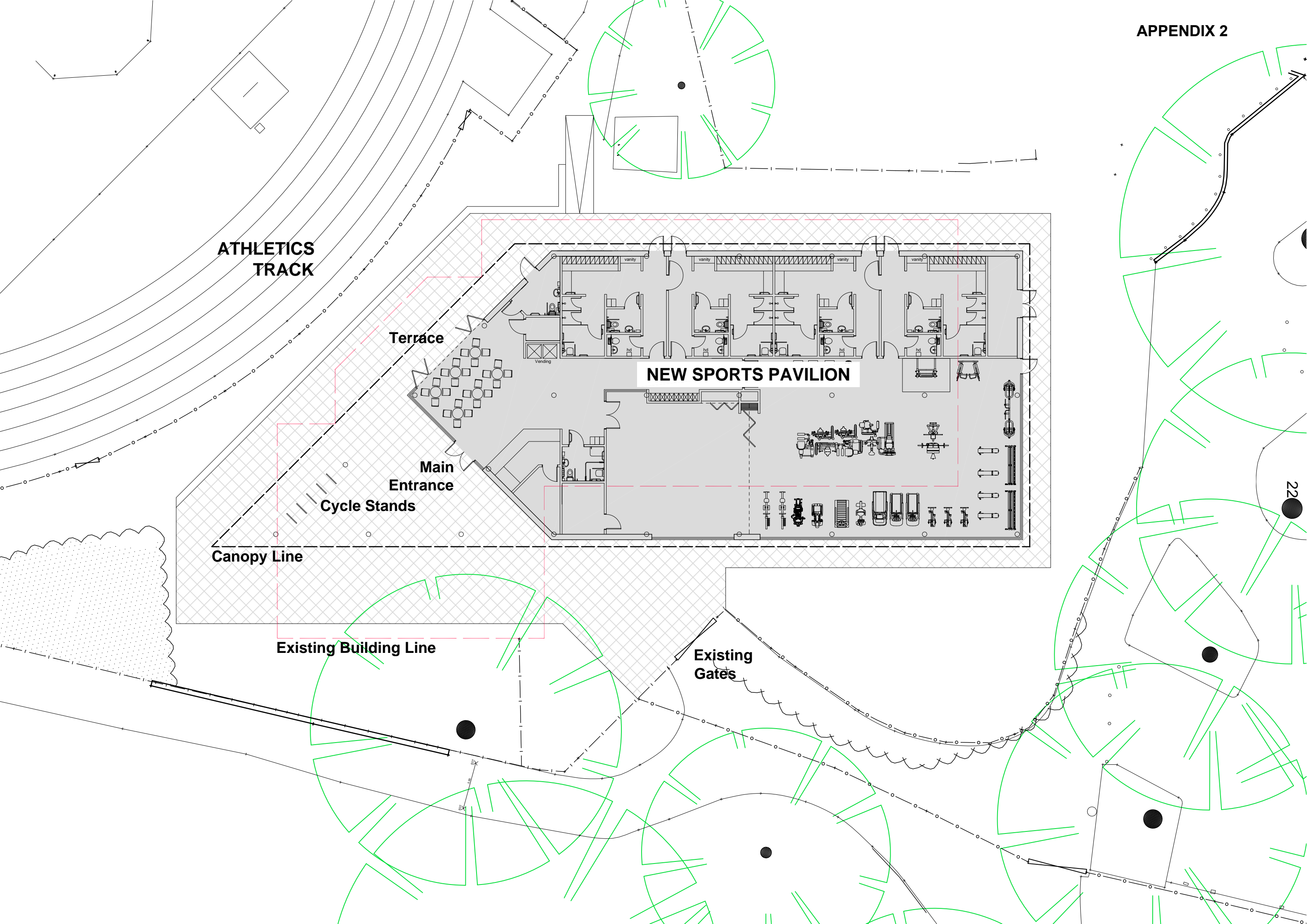
The existing back wall has outlines of the Old Nursery buildings, reminders of the sites past which are slowly being concealed by the encroaching greenery. Proposals preserve and celebrate these traces, while providing sheltered place to sit and relax.



The back wall of the Old Nursery provides both a focal point for the space and a place to sit and reflect



View from midway down 'Mossy Vista' towards mosaic



ATHLETICS TRACK

Terrace

NEW SPORTS PAVILION

Main Entrance
Cycle Stands

Canopy Line

Existing Building Line

Existing Gates

22

BURGESS PARK MASTERPLAN

MAY 2010





LEGIBLE AND WELCOMING ENTRANCES INTO THE PARK

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ACKNOWLEDGEMENTS:

SOUTHWARK COUNCIL
 AYLESBURY NEW DEAL FOR COMMUNITIES
 CREATION TRUST
 MAYOR OF LONDON
 DESIGN FOR LONDON
 ENVIRONMENT AGENCY
 FRIENDS OF BURGESS PARK
 GROUNDWORK SOUTHWARK
 LONDON WILDLIFE TRUST
 BERMONDSEY COMMUNITY COUNCIL
 CAMBERWELL COMMUNITY COUNCIL
 PECKHAM COMMUNITY COUNCIL
 WALWORTH COMMUNITY COUNCIL

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Version: 2
 Version date: 25th may 2010
 Comment: Final for Comments

This document has been prepared and checked in accordance with ISO 9001:2000.



AERIAL PHOTO OF BURGESS PARK

1.0 PROJECT DESCRIPTION

1.1 THE PROJECT

Burgess Park was created between the 1950s and 1980s from land formerly occupied by houses, factories, schools, roads and a canal and is today both one of the largest public parks in South London and the largest in the borough of Southwark.

The park was conceived in the original Greater London Plan (the Abercrombie Plan) at the end of the Second World War on a site which had been badly bomb damaged. It was always intended that the park would have regional importance yet its management and funding over the years have failed to deliver this ambition and although it is an important part of many local people's lives there is a consensus that the park has never been 'finished'.

In March 2009 it was announced that Burgess Park had won £2million from the Mayor's Priority Parks scheme, with a further £4million forthcoming from the New Deal for Communities (NDC), meaning there is now funding in place to help complete the park. To give definition to their plans Southwark Council appointed LDA Design to develop a masterplan for the park. This plan has evolved through consultation with local communities and stakeholders and will help to prioritise the initial spend of £6million and then guide subsequent investment into the park.

1.2 THE SITE

Burgess Park is surrounded by one fifth of the most deprived wards in London and is central to some of the most ambitious regeneration projects in the country including the Aylesbury and Heygate estates. For many, this is the only accessible, local, quality green space. The park occupies 51 hectares (the size of St James's Park and Green Park put together) and is less than two miles from Westminster Bridge. Creating the park has been a major achievement and of all the parks in Southwark only Dulwich (an historic Victorian Park) has more visitors.

The park plays host to several large events (including the annual Carnival del Pueblo, which has grown to be the largest Latin American festival in Europe) and has a number of all-year round attractions for a broad range of users, including: tennis courts and a club house; sports pitches and changing facilities; community gardens; a fishing lake; a cricket pitch; a BMX cycle circuit; gardens; an adventure playground; a go-kart track; and a cafe.

The park is also a resource for people who are interested in strolling, jogging, cycling, roller-blading, picnicking and dog-walking and provides habitat to support bats, common reptiles and amphibians, breeding birds and a range of invertebrate groups.

1.3 A METROPOLITAN PARK

Burgess Park has the potential to be one of London's great metropolitan parks – a park bringing benefits not just to those living nearby but attracting visitors from a much wider area. At present Burgess Park is only a metropolitan park by virtue of size, not because of what it offers. It is held back not only by its offer but also by a lack of identity and a perception that it is not a safe place to be in – a perception that is reinforced by the physical structure of the park.

The masterplan provides a vision of a metropolitan park for a broad constituency of public user groups, families and individuals, where the physical structure is re-worked to make the park more coherent, safer and with a stronger identity. This provides the framework for a new park offer with a range of improved facilities on a metropolitan rather than neighbourhood scale. Metropolitan Park: Large areas of open space that provide a similar range of benefits to Regional Parks and offer a combination of facilities and features at the sub-regional level, are readily accessible by public transport and are managed to meet best practice quality standards.

1.4 THE PURPOSE OF THE MASTERPLAN

The Burgess Park masterplan provides a vision and a strategic framework for review, discussion and decision-making. Its recommendations are not fixed or final, but offer a flexible framework for implementation. The continued input of many experts, policy makers and most importantly, the public, will be critical to the refinement of the plan as Southwark Council moves forward in the implementation of the recommendations outlined herein. The following four points outline the purpose of this masterplan document:

1. Outline the goals, vision and structural framework for Burgess Park;
2. Demonstrate that the goals, vision and strategic direction are grounded and realistic;
3. Advance discussion at a leadership level regarding implementation, finance and long-term management;

and

4. Build broader understanding, support and leadership for the vision at community, stakeholder and civic levels.

1.5 OPENING-UP VIEWS, CREATING MEANINGFUL SPACES AND ADDING RICHNESS TO THE PARK

The masterplan proposals are based around the threefold concept of 'Opening-Up Views, Creating Meaningful Spaces and Adding Richness to the Park'.

'OPENING UP VIEWS'

addresses the joint goals of better visual and physical connectivity throughout the park. The current layout of the park and the distribution of demolition material within it mean that some areas of the park are poorly connected and feel peripheral.

'CREATING MEANINGFUL SPACES'

addresses the goal of forming spaces that not only have a clear function but that also combine to create a park with a strong identity.

'ADDING RICHNESS TO THE PARK'

addresses the existing diversity and richness of the different areas of the park; the varied user groups; the definition of future management zones; and the unique history of the site and how all of these elements can be reflected and enhanced throughout the park.

Together these three guiding principles will help to steer and form the basis around which the future park takes shape. Using the existing park-with structural modifications such as topography-as a work in progress, new entrances, pathways, plantings and facilities will shape a more defined and beautiful park-identity.



CONSULTATION EVENT AT CHUMLEIGH GARDENS

2.0 CONSULTATION AND ENGAGEMENT

2.1 THE BURGESS PARK BID

From December 2008 onwards members of the public shared their ideas and suggestions for how to improve Burgess Park through the Facebook group 'Back the Burgess Park bid - we need Boris's millions'. Following the award of funding for the project by the Mayor in March 2009, there has been an ongoing dialogue with stakeholders about the future of the park. In May 2009 the formal OJEU (Office Journal of European Union) procurement process began to identify which team would design an outline vision for the park. In July 2009 key stakeholders attended a bidders' day where they shared their views on how the park should look with five shortlisted design teams. These teams then produced their plans for the park.

2.2 BIDDERS DAY

At the 'Bidders Day' stakeholders outlined the following priorities for the project (in no particular order of importance):

- Personal safety;
- Biodiversity;
- Fragmented park must become coherent;
- Identity;
- Beauty;
- A distinctive place;
- Park as a destination;
- History and culture;
- Defining park bounds and entrances;
- Robustness; and
- Maintainability

2.3 SELECTING A TEAM

On 6 October 2009, the project board (made up of senior council staff, the Greater London Authority and the New Deal for Communities) whittled the five shortlisted projects down to two and on 17 October 2009, members of the public were invited to see the two shortlisted designs, meet the teams and ask questions at an event in Burgess Park. On 16 November 2009 LDA Design was announced as the winning team and was awarded the contract to undertake the project.

2.4 DEVELOPING THE PROPOSALS

Since the awarding of the contract, LDA Design has undertaken a series of presentations, workshops and public exhibitions to gather further feedback on the emergent proposals and to calibrate the content of the masterplan with the priorities and vision of the park users. In this process over seven hundred stakeholders have been reached covering partners, special interest groups, young people and the general public.

2.5 THE MASTERPLAN CONSULTATION PROCESS

Following the completion of a baseline report, which reviewed previous consultation studies conducted regarding Burgess Park, further consultation was undertaken to gather feedback on the masterplan design that was submitted as part of the appointment competition.

The initial feedback on this masterplan that was collected during the competition process was followed up with presentations and workshops involving approximately 150 individuals. This included presentations and feedback from Walworth, Camberwell and Peckham Community Councils, as well as a meeting with the Stakeholder Group, which includes representatives from various community and resident organisations local to Burgess Park. The Community Councils also provided an opportunity to engage with young people about what they are looking for within Burgess Park.

The feedback from this first phase of consultation resulted in a revised masterplan, taking many of the comments on board. This revised masterplan was then used as the basis for a further phase of consultation which involved approximately 700 individuals. As well as further meetings with the Stakeholder Group and an information stand at Bermondsey Community Council, this phase involved meetings with specific interest groups (e.g. Burgess Park Fishermen and Southwark Cyclists), a workshop with Southwark Council Officers, focus groups on specific topics (e.g. biodiversity), two large scale public events in Chumleigh Gardens with an exhibition and model of Burgess Park, and meetings with Burgess Park Business Users and Friends of Burgess Park. The output from this phase of consultation has been used to inform the final masterplan design.

2.6 THE ONGOING CONSULTATION PROCESS

As the masterplan was finalised, consultation regarding the elements to be included in Phase 1 of the revitalisation began. This consultation ensures that the right elements are implemented using the initial funding, with the intention that once this phase is complete, the foundations for future phases are in place.

As additional funding is found and new phases are planned, it is vital to continue this consultation to ensure that subsequent phases are focused on the right elements to complete the masterplan over time, while also taking the priorities and needs of the local communities into account. A full record of all consultation is included in the appendices to this report.



Burgess Park Site Model



1916 MAP OF BURGESS PARK

3.0 THE PARK THEN AND THE PARK NOW

3.1 CONTEXT

Burgess Park is one of the largest public parks in South London. It sits centrally within the London Borough of Southwark which contains a wide range of social, cultural and historical assets. In common with much of the south bank of the Thames, Southwark has seen extensive regeneration in the last decade. Declining light industry and factories have given way to residential development, shops, restaurants, galleries and bars. The area is within walking distance of the City and the West End. As such it has become a major business centre with many national and international corporations, professional practices and publishers locating to the area. The massive super-tall skyscraper, London Bridge Tower, nicknamed 'The Shard' is under construction at London Bridge Station.

the Borough of Southwark is a vibrant and diverse borough. More than 100 languages are spoken in the densely populated areas of Peckham and Camberwell that surround Burgess Park and form the multi-cultural heart of the borough. Whilst Southwark is London's fastest growing tourist area, the focus of that growth is around the River Thames and the attractions offered by Bankside, the Globe, More London and Borough Market. The wave of regeneration is already moving southward with ambitious regeneration proposals underway at Elephant and Castle and the Ayelsbury Estate, which sits directly opposite the park.

3.2 SITE HISTORY

Burgess Park has an extraordinary history which is captured superbly in the Groundwork Southwark booklet 'The Story of Burgess Park: From an Intriguing Past to a Bright Future' (author Tim Charlesworth). This has been an important reference document in the development of the masterplan for the park.

3.3 A PIECE OF CITY REMOVED

Unlike any other park in South London, Burgess Park was carved out of a highly built-up area of the city.

Virtually all the land now occupied by the park was previously housing, industry and transport infrastructure. In 1944 three V1 bombs were dropped and caused extensive damage but the idea of a park had already been established in the 1943 Abercrombie Plan as a means of transforming an area dominated by slums. Land was gradually assembled and landscaped over the subsequent decades, first by the London County Council, then the Greater London Council, and since the mid-1980s, the London Borough of Southwark.

An important stage in the construction of the park was the closure of the Grand Surrey Canal in the early 1970s, which terminated at Addington Wharf on Walworth Road. The Canal served the Surrey Commercial Docks, and the area near Camberwell, which was full of 19th century streets, houses and industrial buildings.

Old works on the site that have been demolished include: Rawlings mineral water works on Chumleigh Street; the Bible making factory of Watkins and Co Ltd which was bombed and rebuilt before finally closing in 1977; R. White's lemonade factory on Cunard Street; the Edison Bell gramophone records factory on Glengall Road; and a coal wharf north of St George's Church on a site that was previously a brewery.

3.4 HISTORIC BUILDINGS AND STRUCTURES RETAINED WITHIN THE PARK

The park, which was named in 1973 after Councillor Jessie Burgess, Camberwell's first woman Mayor, contains many remnants of its pre-war history both in terms of buildings and structures. The oldest surviving structure is the lime kiln, built in 1816. The lime kiln was originally in Burt's Yard and is all that remains of Burt's Limeworks which opened soon after the Grand Surrey Canal was built. Originally raw materials were delivered to the kiln by barge. It was used to heat limestone and convert it into quicklime used in building cement. Chumleigh Gardens were built in 1821, ten years after the completion of the Grand Surrey Canal. Built as female almshouses, the

Chumleigh Gardens were restored in 1984 and since then have provided a variety of park-focused facilities including the Multicultural Gardens.

There is a cluster of fine historic buildings on Wells Way. St George's Church, which was built in 1826 and which sits just outside the park, is the earliest. Although it is now converted into flats it remains an important local landmark and can be seen from most points in the park. Designed by Francis Octavius Bedford in the Greek Revivalist style it provides a strong contrast with the 1902 Public Baths and Library which sit alongside it on the other side of the old canal bridge. Designed by Maurice Adams the baths and library take many inspirations - a Baroque porch, a Gothic gable, a Tudor window and a Queen Anne bay-window. The side of the old wash-house features a colourful ceramic mosaic of The Camberwell Beauty butterfly which came from the top of the Samuel Jones factory in Peckham Grove.

In the 1970s the canal, which had serviced many of the industries of the area, was closed and filled in. A sunken area in the south-east corner of the park marks the site of the junction of the Peckham branch of the canal built in 1826. An iron bridge spans the route of the old canal within the park although the canal bridges at Wells Way and Trafalgar Avenue have both been removed.



THE SPIRE AND CHIMNEY OF THE LISTED BATH HOUSE AND ST. GEORGE'S CHURCH



THE LISTED LIME KILN



THE HISTORIC CANAL BRIDGE (NOT LISTED)



REMNANT STREETS AND RAILINGS



PERIPHERAL SPACE TO BURGESS PARK AT GLENGALL ROAD AND OLD KENT ROAD



STEPPED AND RAMPED ENTRANCE TO BURGESS PARK FROM OLD KENT ROAD



CHANGE IN TOPOGRAPHY AT THE BACK OF THE EVENT LAWN

3.5 REMNANT STREETS

Whilst the park's history and industrial heritage provides richness and opportunities for its interpretation, it also presents significant challenges. Redundant roads remain throughout the park, along Canal Street, Chumleigh Street, Calmington Road, Loncroft Road, Neate Street and New Church Road and paths in several places follow these roads rather than desired movement routes through the park. A clear desire has been expressed by stakeholders to remove these remnant streets.

3.6 PERIPHERAL AREAS

The unique way in which the park has been assembled around remnant streets and buildings has resulted in two principal areas of park – one to the east and another to the west of Wells Way - and a number of more peripheral spaces around the park's edges, particularly in the eastern portion of the park in the vicinity of Trafalgar Avenue and Glengall Road. In these areas the park typically occupies spaces that were created by the removal of rows of terraced houses with their 'back to back' counterparts having been retained, resulting in parkland that is backed-onto by rear gardens. Whilst these spaces are nominally part of Burgess Park their connection to the main park in places feels tenuous. The challenge is to better integrate these spaces into the park and to give them a definite function.

3.7 ENTRANCES AND EDGES

The Access Study records 42 entrances to the park in total. The primary park entrances, at Old Kent Road and Camberwell Road, were defined over twenty-five years ago as paved areas with planting in raised planters and entrance arches. These entrances, for a number of reasons, are not inviting and do not convey a positive image of the park into its surrounding spaces. Other entrances are defined more modestly, some with gates and some simply with gaps in the boundary railings. There are a number of areas of dense planting around the edges of the park which block views both into and out of the park. The challenge is to make the entrances more welcoming and to improve views from and to the park.

3.8 SITE TOPOGRAPHY

In the clearing of the site to create a park it was just as expedient and appropriate then as it is now to retain as much demolition material on site as possible. This material was distributed on site to create a plateau area for informal sports between Chumleigh Gardens and the lake and a further plateau adjacent to Albany Road in the north-



VIEW OF THE LAKE LOOKING NORTH EAST FROM THE EVENT LAWN



NEW PLAY PROVISION TO THE NORTH OF CHUMLEIGH GARDENS

west corner of the park. A rolling landform was created between the Old Kent Road entrance and the lake with more localized earthworks forming the play area and the bund around the BMX circuit.

The existing topography represents one of the greatest challenges of the masterplan. The distribution of material means that there are unacceptably steep footpath gradients in a number of places, which restricts the park accessibility for mobility impaired park users, and creates poor visual connectivity between some of the key elements of the park. This material was distributed without a clear spatial and landscape masterplan and without a clear sense of how the park would be used.

3.9 THE LAKE

The construction of the lake was completed in 1982. It is lined by one of the longest polythene sheets in the world but it is believed that this lining is reaching the end of its lifespan. The lake, which occupies an area of three hectares, is edged with concrete and forms a large expanse of open water, which is broken up with small areas of marginal vegetation in the form of floating islands. Species include common reed *Phragmites australis*, sweet flag *Acorus calamus* and yellow flag *Iris pseudacorus*. The islands provide suitable habitats for breeding common waterfowl such as coot.

A fountain and cascade help to aerate the lake. The lake loses water, although it is not clear whether this is due entirely to evaporation, the poor placement of the fountain, or also to leaks within the liner. Currently, the lake topped up from the mains supply. Several potential borehole locations have been identified within the park to provide a more sustainable long-term solution to maintaining water levels.

The lake is predominantly used for angling. It is currently fished by approximately fifty permit holders but the Environment Agency estimates that there are over one thousand anglers with rod licences in the borough, 80% of which live in areas adjoining Burgess Park. The lake is a typical urban fishery, suffering from chronic poor water quality and limited habitat. The Environment Agency have stated that if nothing is done to enhance the biodiversity of the lake it will remain at its current basic level and eventually deteriorate further.

An access audit has been undertaken by the British Disabled Angling Association which proposes improvements around the lake to: entrances and car parking; paths and surfaces; gradients; gates; facilities; shelter; and fishing platforms. The lake also provides a focal point to the eastern portion of the park and the footpath

around it is used for strolling, sitting and jogging, although the pavement and seats are not in the best condition. The challenge is to increase the use of the lake, its biodiversity and its prominence as a significant offering of the park.

3.10 PLAY AND SPORT PROVISION

Play provision in the park has evolved over the years. The addition, in 2002, of a tennis centre at the western end of the park and in 2005, a renovated grass cricket field and a football centre at the eastern end comprising an eco pavilion and all-weather Astroturf pitch greatly enhanced the sports offer within the park. There is a popular and longstanding adventure playground, BMX track and go-kart track in the northern portion of the park.

In 2007 much of the play equipment in the main play area, which was situated on the corner of Wells Way and Albany Road failed to comply with safety standards and was removed. This included the loss of popular items such as swings and climbing equipment and left the park without a playground. Since then improvements have been made to the general environs to the north of Chumleigh Gardens, with a new café and a small play area.

In 2007 Groundwork Southwark undertook a play feasibility study for the park, culminating in the report 'Come and Play in Burgess Park'. This report makes recommendations related to projects in the pipeline, ecology, natural play, a play trail, entrances and circulation, play streets, disability and special needs, play rangers and dogs and play. The challenge is to develop a play strategy within the masterplan that incorporates embedded play throughout the park as well as a hub for play for all ages and with supporting facilities like a café and toilets.

3.11 EXISTING BUSINESSES IN THE PARK

There are a number of existing businesses currently in the park:

- The First Place Nursery and Training Centre on Albany Road;
- Chumleigh Gardens Café;
- Groundwork London Horticultural Training;
- Art in the Park and the Resident Sculptor by Chumleigh Gardens;
- Southwark Tigers Rugby Club; and
- Lynn Athletic Boxing Club in the Bath House.

The challenge is twofold – firstly to ensure that the masterplan is complementary with these uses and that it strengthens links between the businesses and the park and secondly to ensure that it is sufficiently flexible to allow future business opportunities related to the park.



EXISTING AMENITY GRASSLANDS

3.12 WILDLIFE HABITATS

A Phase 1 habitat survey and protected species risk assessment was carried out in the park during May and June 2009, in order to inform conservation management and enhancement proposals for the park. The main findings of the survey were as follows:

- The habitats of semi-improved neutral grassland, scrub, scattered trees, tall herbs and open standing water are well-represented with the park;
- Standing water, reed bed and large areas of semi-improved grassland are all rare within the local context. Reed bed is both a local and national BAP habitat;
- No records of rare species are known for the site and it is unlikely that any rare species are present on site due to its relatively recent origin. Bats may utilise habitats in and around the park for commuting and foraging purposes. In addition to protection under the Wildlife and Countryside Act 1981 and Schedule 2 of the Conservation Regulations 1994, all species of bat are declining in London and are covered by a London Biodiversity Action Plan. The park supports a small number of red-listed bird species such as house sparrow and starling and the grassland habitat potentially supports BAP bumblebee *Bombus* spp. species. Additionally, the Stag Beetle is protected under the local Biodiversity Action Plan and there are some habitat provisions within Burgess Park for the Stag Beetles;
- Burgess Park supports a reasonable number of man-made habitats such as amenity grassland, planted shrubbery, lake and scattered ornamental trees together with areas of spontaneous vegetation such as tall herb and scrub;
- Over 250 botanical species were recorded on-site including many non-native species. This is a good number of species and is due to the large size of the site and optimum survey timing. The grassland supports a moderately-rich assemblage of invertebrates due to local variation within the

habitat. A moderate assemblage of bird species are also present;

- Due to its large size Burgess Park is potentially a self-contained valuable ecological unit with the capacity to support a diverse range of common species. The extensive areas of grassland present on-site potentially support diverse groups of invertebrate species and also provide foraging for large flocks of birds;
- Bats are likely to utilise the park which forms a large area of open green space within an urban setting. The park is also valuable in supporting local populations of birds such as UK BAP species starling and house sparrow;
- All habitats present within the site boundaries are readily recreatable in the medium term;
- The grassland habitats within the site have characteristics of their urban origin. Both the tree planting and the recent changes in the mowing regimes are typical of current urban park management. The ruderal and tall herb communities are typical brownfield habitats but not of great quality.

The key challenges are to retain habitats of value, to enhance them and to create new habitats throughout the park. The habitats of greatest wildlife value in the park are those that have already been managed for nature conservation, such as the woodland and grassland to the south of New Church Road. New habitats may include areas of native shrubs and trees, additional non-native species with berries or nectar-rich flowers, ecologically-rich borders and gardens, meadows, flowering lawns and ponds. The Ecology Report recommends the thinning-out of the woodland strips on the edges of the park. Wildlife installations may also be integrated into the masterplan, including bird and bat boxes and stag beetle loggeries.

3.13 BUILDING ON WHAT IS GREAT ABOUT THE PARK

Burgess Park is the largest reclaimed park in Europe, and through its evolutionary process of being converted from a place of industry to a 51 hectare park, many of the significant buildings and follies have remained in the park. These buildings and follies include the listed St. George's Church, impressive Bath House/Library, the listed Lime Kiln, Chumleigh Gardens and the historic Canal Bridge.



EXISTING BIRD LIFE AT THE LAKE WITHIN BURGESS PARK

In addition to these historic elements, a number of facilities and activities breathe life into the park. The tennis centre at the Camberwell Road entrance is a vibrant display of young talent, offering a number of courses and classes for tennis enthusiasts. Other sporting opportunities on offer throughout the park include BMX, rugby, formal and informal football and fishing. There are numerous community facilities and activities at Chumleigh Garden which have dubbed it the 'heart of the park'.

The sense of 'openness' is often regarded as one of Burgess Park's great characteristics. The open lawn space is used weekly by the Latin American football community, as well as hosting an impressive array of local and national events, including the Carnaval del Pueblo. The Canal walk is a popular route for walkers, joggers, cyclists and rollerbladers and is viewed as a strength of the park. The three hectare concrete edged lake is an asset to the park that is mainly used by the fishermen.

The ecology report states that, "Burgess Park supports a reasonable number of man-made habitats." It also notes that 250 botanical species were recorded on site, and many of these species were non-native. The 'wild area' to the south of New Church Road has already been managed for nature conservation. "Whilst it is clear that the park has been evaluated as being of moderate and potentially high ecological value, there is a great potential to increase local biodiversity due to the overall size of Burgess Park."

The Friends of Burgess Park are a vibrant community group that host walks, tours, lectures and events at Burgess Park. Art in the Park is, "... not-for-profit trust devoted to making art with people for city parks and gardens." They operate a studio and training space within Burgess Park.



LOOKING NORTH FROM THE 'WILD AREA' ADJACENT TO NEW CHURCH ROAD



VIEW OF THE REINSTATED CANAL AND SUNKEN BUTTERFLY GARDEN

THE VISION FOR THE PARK

4.1 ELEGANT SUFFICIENCY

The masterplan has been driven by the concept of 'elegant sufficiency'. The term relates to a state of completeness. Burgess Park has never been finished; it's a work in progress and the masterplan points to a condition in which it can finally be regarded as mature and complete. The term also refers to a point in time when the park starts to play a more complete role in people's lives - where it has developed a programmatic diversity that allows it to appeal to everyone.

One of the drivers of this programmatic diversity will undoubtedly be climate change. It is widely acknowledged that winters are going to become increasingly wet with higher incidences of storm events and that summers will become longer, drier and hotter. In response to increased storm events the park will be expected to integrate a responsible approach to water management where water is captured and stored for when it is needed in the dry months, rather than simply being discharged into the surface water drainage system.

As food prices rise the notion of growing one's own food will become increasingly popular and there will be pressure on the park to integrate areas of community food growing as well as food for free. The park will become increasingly important as a habitat for wildlife and will incorporate new types of habitat driven by the prospect of a dry future. The park will not only adapt to climate change but will also try to mitigate the impacts of it.

Programmatic diversity will reflect an increasingly intensive use of the park. In the future a visit to Burgess Park might include a brisk five kilometre-jog through an expansive car-free territory, followed by a leisurely swim in London's newest swimming lake and then an afternoon reading on the lawn.

A different day at Burgess Park could start with a visit to an outdoor classroom sited within the ecological gardens, followed by a snack of locally cultivated fruit and berries and then pond-dipping in the wetlands. A different visitor to the park might go for a stroll through the orchards

before meeting up with a group of friends volunteering to help a church group set up for their summer picnic and choir performance at the new stage. Another park user might spend the day tending a plot in the community growing area before meeting their family for a barbecue at one of the specially created barbecue areas. Another still might take their children to the play hub and enjoy a cup of coffee in the sunshine while watching them play, perhaps returning later on in the day for a game of tennis.

In Summary, Vitruvius, the Roman writer, architect and engineer famously wrote, "Well building and design hath three conditions: firmness, commodity and delight." True to this dictum, the park will provide a firmness in the footpaths, topography and entrance; commodity in the form of the play area, event space, outdoor gym and trails, community growing areas; delight in the gardens, the canal, woodlands and enriched biodiversity across the site.

A 21st Century Burgess Park should be:

- recognised as a Metropolitan Park;
- a rich and biodiverse place with myriad habitat types and attract a variety of flora and fauna;
- A generous place for growing food;
- A place for healthy living;
- A fun and memorable place for play;
- Rooted in the distinct history;
- A sustainable and exemplar park.

4.2-TEN WAYS TO A NEW METROPOLITAN PARK

1. The largest multi-purpose lake to be built in any London park in the last 100 years;
2. A purpose built space for some of the largest festivals in Europe with amphitheatre style viewing for over 100 thousand people, a floating stage, and a dedicated cultural hub;
3. One of the most bio-diverse public parks in the capital;
4. Over two hectares given over to community food growing;
5. One of the largest destination play hubs in any London park and the largest in the Borough;
6. Over ten kilometres of running, cycling, fitness and strolling routes;
7. Facilities for dozens of different sports and recreational activities;
8. A unique expression of an extraordinary heritage;
9. Ten high quality, welcoming entrances to the Park;
10. 380 metres of historic canal reintroduced;



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PHOTO CREDITED TO JOHNLOO

4.3-TEN WAYS TOWARDS CREATING SOUTHWARK'S MOST BIODIVERSE PARK

1. Over 2000 new trees planted;
2. 2km of redundant road converted to species rich grasses and parkland;
3. 1.8 hectares of planted gardens (over three times the size of the Thames Barrier Park Gardens);
4. 275 metre long sunken garden, the largest Butterfly Garden in any public park in the UK;
5. 715 metres of concrete lake edge replaced with 1100 metres of planted lake edge, Nearly 6000 m2 of new marginal wetland created – that's roughly the size of the existing formal football pitch at Burgess Park;
6. Over 2 hectares of food growing areas, which will be havens for bird and insect life;
7. Ten various habitat types including new orchards, a butterfly garden, new meadows and flowering lawns, ecological gardens, bioswales and rain gardens;;
8. New water bodies including a new wildlife pond, a 4.6 hectare lake offering a greater range of habitats and biodiversity;
9. 1.5 kilometres of rain gardens and drainage swales
10. Improved wildlife provisions including bird and bat boxes, stag beetle loggeries and nesting islands;



4.4-TEN WAYS TO 'FOOD FOR FREE' AND GROW YOUR OWN

1. Over 250 fruit trees planted making the largest publicly accessible orchard in London;
2. 3.5 km long foraging trail for nuts and fruit;
3. 2.1 hectares allocated for community food growing – that's equivalent in size to three football pitches;
4. Vegetable plots and fruit growing at Chumleigh Gardens;
5. Beehives for honey to be sold within the park;
6. Horticultural training facilities and raised beds;
7. Secure sheds and polytunnels;
8. Wormeries, green waste and composting;
9. Dedicated herb garden;
10. A 'ribbon' of orchard trees weaving through the gardens along St. George's Way;



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4.5-TEN WAYS TOWARDS HEALTHY LIVING

1. A 5 kilometre fitness circuit and running trail;
2. 3 community outdoor gyms;
3. 2.1 hectare outdoor swimming lake, the largest outdoor swimming facility south of the River Thames (Hampstead Heath is 3.5 hectares over three swimming ponds, men's, women's and mixed.)
4. Specialist sports facilities for tennis, football, rugby, cricket, BMX, and basketball;
5. A six lane 100m sprinting track;
6. A lake for angling and boating;
7. 1.5 km canal walk for rollerblading, jogging, walking and cycling;
8. 10 kilometres of jogging and cycling routes throughout the park;
9. 715 metre concrete lakeside path replaced with a 2km waterside walk;
10. A 3.5 km play trail to encourage children's fitness;



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4.6-TEN WAYS TO THE MOST PLAYFUL PARK IN THE BOROUGH

1. 7600 m2 play area, equivalent to the Princess Diana Memorial Play in Kensington Gardens;
2. NEAP, LEAP and LAP play provisions at the peripheral areas of the park for local communities (see play strategy on pg. 47 for definition of NEAP, LEAP, and LAP play provisions);
3. A 3.5 km play trail with embedded play and inventive play along the way;
4. A signature adventure play park;
5. Go-karting track;
6. 4500 m2 of water play including a paddling pool and model boating;
7. Pond dipping and waterside activities;
8. Introduce the annual Burgess Park 'Human Hamster Roll' from the 7m landforms;
9. 40 playful fountains at Camberwell Road entrance and Wells Way;
10. Children's only events at the cultural hub throughout the year, including winter ice skating and outdoor cinema;



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4.7-TEN WAYS TO BE LOCALLY DISTINCT

1. Site specific, historically inspired art pieces throughout the park by local artisans and metal workers;
2. 1000 m2 Cultural Hub for performances by local schools, dance clubs and thespians;
3. A local 'vernacular' garden typology based on the historic garden layout along St. George's Way;
4. Distinct entrances to the park based on the site history;
5. Opportunities for markets to showcase local arts and crafts;
6. Celebrate listed structures and follies including the Bath house, St. George's Church, the Lime Kiln, the Canal Bridge and Chumleigh Gardens;
7. Introduce guided heritage walks, with heritage wardens who are also trained to manage and maintain the park;
8. 'Grow your Own' food to be sold at local farmers markets;
9. Annual fishing competitions to attract anglers to the lake and improved fishing facilities;
10. Distinct local and national events like the May Day Festival, the Mix, and Carnaval del Pueblo;



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4.8-TEN WAYS TO A SUSTAINABLE 21ST CENTURY PARK

1. Two new café buildings will generate their own energy with photovoltaic panels and localised wind turbines;
2. In re-structuring the park no demolition material will be removed from site – this means that 88,000 m³ of material (enough to fill 35 Olympic sized swimming pools) will be used positively within the park to create south-facing sunbathing terraces and amphitheatre slopes around the events area;
3. 2 kilometres of granite kerb and 9000 m² of granite setts will be salvaged from the site and incorporated into the landscape of the park;
4. 1500 metres of rain gardens and bio-swales will provide stormwater flood attenuation;
5. The biodiversity of the park will be substantially increased by creating ten habitat types;
6. The lake will be fed from a borehole meaning that no water is drawn from the mains supply to top it up;
7. Lighting at the entrances and Wells Way will be low energy LED lights and solar powered where possible;
8. 2.1 hectares of food grown and sold locally;
9. Education facilities and community led Sustainability walks and workshops;
10. Park wide recycling and green waste composting;



PHOTO CREDITED TO WAYNE NATIONAL FOREST



PHOTO CREDITED TO TAYLOR



4.9-TEN WAYS TO A WELL MANAGED PARK

1. Dedicated and well trained staff;
2. Full time Burgess Park Gardener;
3. Community schemes to train and employ young people to manage and maintain the park;
4. Trained park staff double as 'heritage wardens' to inform the public of the rich site history;
5. Annual community park days to clean up and restore tired areas of the park;
6. A well crafted and comprehensive Management and Maintenance Plan is in place for the life of the park;
7. Workshops and learning opportunities for the general public to know what park management entails;
8. Woodland management to ensure strong tree growth and understory habitat;
9. Varied mowing regime and landscape maintenance;
10. Visible presence of 'heritage wardens' and park staff throughout the day;



PHOTO CREDITED TO JOHN PANNELL



PHOTO CREDITED TO THORIL





VIEW OF THE GRAND AXIS, CREATING AN ALL INCLUSIVE FOOTPATH, THAT UNDERPINS THE STRUCTURE OF THE PARK.

5.0

MASTERPLAN

OBJECTIVES

The masterplan has been guided by a number of separate but related objectives which have been informed by the views expressed by stakeholders at the Bidders Day and subsequent consultation events. These objectives have been woven into the design of the masterplan. They are to create:

- A park with a strong identity;
- A coherent park with a clear spatial structure;
- A park that links with its surroundings including the new structure of the Aylesbury Estate;
- A better used and more biodiverse lake;
- A sports hub that acts as a destination;
- A play hub that acts as a destination;
- A park that feels safe;
- A park for the future that is rooted in its past and in its communities; and
- A robust and maintainable park.

5.1 A PARK WITH A STRONG IDENTITY

To make the leap from a local park to a Metropolitan Park, Burgess Park will need a stronger identity. This will be articulated in a number of ways: re-worked entrances will make the park feel more welcoming whilst the kit-of-parts approach to the design of the new entrances and boundaries will create a coherent park edge; a sculptural approach to landform will make sense of the demolition material that is currently deposited around the site; and new plantings and habitats will form a distinctive patchwork landscape.

5.2 A COHERENT PARK WITH A CLEAR SPATIAL STRUCTURE

The current park has been assembled in an ad hoc fashion and this is apparent in its layout. Key elements lack visual connectivity. For example, Chumleigh Gardens, which is at the heart of the park, is not visible from the lake, nor are the BMX, go-kart and adventure play visible from inside the park.

The main entrances lack clear sight-lines whilst the canal-walk dips under Well Way through an underpass so that there is little visual connection between the east side of the park and the west, reinforcing the sense of two parks rather than one. Several routes relate to remnant roads rather than to logical park connections and in places gradients are too steep to be negotiated in a wheelchair.

The objective is to establish clear accessible routes throughout the park and to unite the park and its various elements by making them visually connected. The

masterplan will also feature a number of park circuits – for walking, jogging and cycling – meaning that the full extent of the park can be enjoyed.

5.3 A PARK FOR EVERYONE

Burgess Park is envisioned to become a park for all those living in the London metropolitan area. It occupies a central location within south London and although there is no tube station close by there is a good bus service to Walworth Road, Old Kent Road, Albany Road and Wells Way. The proposed Cross River Transit project between Kings Cross and Peckham would further improve access to the park.

The scale of the park allows for such a wide range of uses and activities that nearly everyone – at every age and from every background – will be able to find something that interests and engages them. A huge range of amenities, paired with ample opportunities for active and passive recreation will make Burgess Park a place to be enjoyed by all.

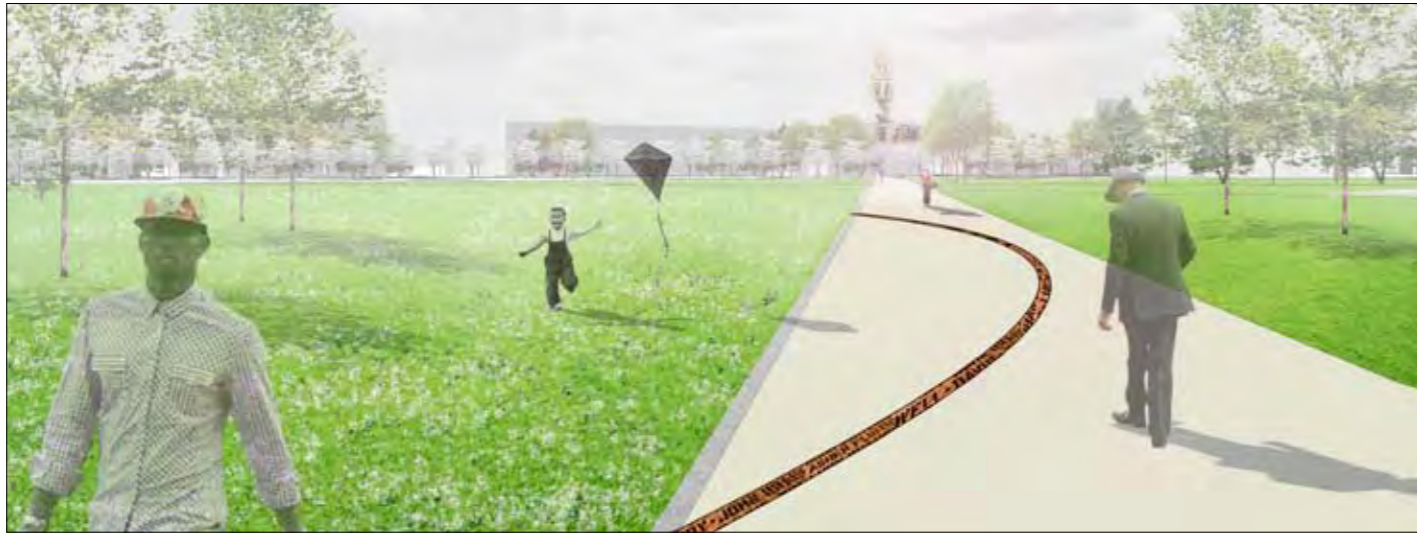
The masterplan will provide opportunities for: informal recreation - jogging, cycling, walking, picnicking, kite flying and sunbathing; sports - tennis, rugby, cricket, football, BMX and fitness training; play – for both children and adults; angling; boating; swimming or paddling; model boating; community gardening; food for free; large events; small events; markets; and education – pond-dipping, gardening and heritage interpretation. The increase in biodiversity and habitat variety will offer a unique series of exciting spaces in the city; a chance to get up close and personal with nature.

5.4 A PARK THAT LINKS WITH ITS SURROUNDINGS INCLUDING THE NEW STRUCTURE OF THE AYLESBURY ESTATE

The Aylesbury Area Action Plan anticipates a series of ‘green fingers’ that will extend into the new Aylesbury estate as an extension of the park northwards. The masterplan needs to create strong links not just with the Aylesbury Estate but with all the surrounding streets and communities. Burgess Park is one of two significant spaces in a green link connecting the South East London Green Chain at Nunhead and the Tate Urban Forest at Bankside and routes across it need to reflect this.

5.5 A BETTER-USED AND MORE BIO-DIVERSE LAKE

The lake lining is believed to be nearing the end of its lifespan and the lake will have to be re-constructed at some point in the near future. The lake is currently used predominantly by anglers but the re-construction of it represents an opportunity to extend its use to a broader audience and at the same time making it more attractive to anglers by providing improved facilities, dedicated fishing spots separated from footpaths, and a storage facility with refreshment provisions. The re-construction of the lake will also allow an increase in its bio-diversity through softening its edges, establishing marginal vegetation and creating micro-habitats for aquatic invertebrates.



MOMENTS OF CONFLICT DEMONSTRATE THE EXTEND OF DAMAGE CAUSED BY THE V1 BOMB



REMEMBERING THE HISTORIC ROAD LAYOUT WITH ARTISTIC INTERPRETIONS AT KEY INTERSECTIONS OF FOOTPATHS AND HISTORIC ROADS.



A SPORTS HUB WITH A RANGE OF SPORTING FACILITIES AND PITCHES

5.6 A SPORTS HUB THAT ACTS AS A DESTINATION

There is currently a good sports provision within the park but the objective is to enhance the existing offer so that it appeals to an even wider audience. The principle is to create a critical mass of sports facilities based around the existing football centre on Cobourg Road. The addition of a rugby pitch, a competition-standard BMX circuit, a Multi-Use Games Area (MUGA) and a sprinting track to the existing offer will enhance the potential of the football building to be extended to include a café space and other community facilities. In addition to the sports hub the masterplan will feature fitness circuits around the park with outdoor gyms and climbing walls.

5.7 A PLAY HUB THAT ACTS AS A DESTINATION

The masterplan for the park needs to reflect a coherent strategy for play. The removal of the play equipment adjacent to Wells Way has left the park without a significant play area for older children. A small play area for smaller children has recently been provided adjacent to the café at Chumleigh Gardens. The principle is to create a hub for play close to Chumleigh Gardens where the café, toilet and park management facilities will support a large play area for all ages and incorporating adventure play which is currently in a peripheral park location. The play offer within the masterplan must also include embedded play, play circuits and smaller play areas for toddlers close to the communities that will use them.

5.8 A PARK THAT FEELS SAFE

A recurring theme from the consultation sessions has been the need to make the park feel safer and more welcoming. The masterplan will provide a clearer structure of paths throughout and will remove many of the obstructions that block views along routes into and out of the park. A key objective is to increase the number of people using the park and to extend the hours of its use - a park full of people will feel safer and more welcoming. Lighting is proposed to the entrance areas as an extension of the life on the street. Best practice suggests that lit routes through a park provide a false sense of security and are detrimental to nocturnal flora & fauna.



A PLAY HUB THAT CATERES FOR ALL AGE GROUPS

5.9 A PARK FOR THE FUTURE THAT IS ROOTED BOTH IN ITS PAST AND IN ITS COMMUNITIES

The masterplan will set the blueprint for a 21st century park but will also reflect the unique history of the site. The masterplan will draw out several different layers of the palimpsest: the canal; the site of various factories and wharves; the back gardens of the terraced housing that has been removed; and the places where the V1 bombs struck. The masterplan will also root the park into the community by creating a park for everyone.

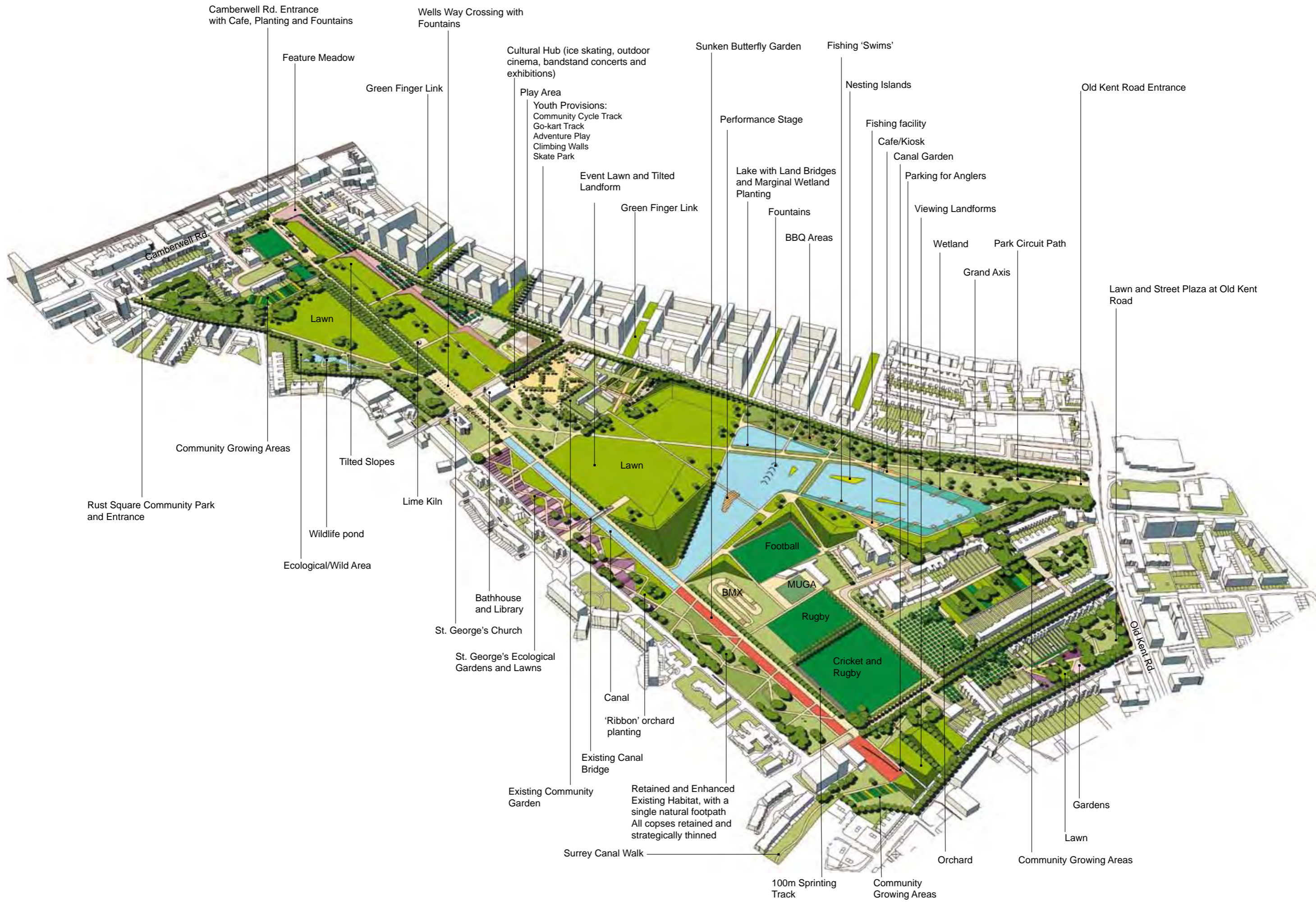
5.10 A SUSTAINABLE PARK

The masterplan will point to a future for the park that is more sustainable – environmentally, economically and socially. This will mean having a responsible attitude both to what already exists on the site and to what is proposed: the demolition material that underlies the park will be retained on site - none will be removed; sustainable urban drainage will ensure that rainwater is retained in the park rather than being fed directly into the stormwater drainage system; materials will be selected that have long lifespans and minimal maintenance demands, many of these reclaimed from the site; new buildings will be eco-rated with the potential for incorporating micro-renewables; new plantings will respond to the prospect of a dry future and will avoid irrigation; and new habitats will be created throughout the park.

A number of potential park businesses are proposed which would bring further income into the park, as well as increasing the number of visitors to it. These include the idea of using the Library on Wells Way as a wedding venue and café kiosks by the lake and by the tennis centre.



ABOVE IS AN EXAMPLE OF HOW THE INDUSTRIAL PAST COULD BE REMEMBERED AT BURGESS PARK. A WHITING WORKS FACTORY SAT WITHIN THE SITE, AND HAS BEEN REINTERPRETED AS A 47M LONG BENCH; THE LENGTH OF THE FACTORY.



6.0

THE MASTERPLAN

6.1 THE BIG MOVES

The incremental evolution of Burgess Park has resulted in a park with a limited structure or identity; a park with ad-hoc topographical depositions, irregular footpaths and dated entrances. Could Burgess Park be better? Could it be a place of metropolitan status, a park with a robust structure, offering a diversity of programme and a timeless elegance that attracts a wider audience? Could it be a sustainable park as an exemplar for the next generation of parks? Could Burgess Park have an identity, which is emblematic of its past and mindful of its social, cultural and environmental importance going forward?

Not in recent memory has Burgess Park had the opportunity that it has today; the chance to once and for all get the structure right, project a confident identity, and inject a programmed diversity that serves as the lifeblood of public space. These are the 'big moves', the imperatives to get right in order to secure the long term success of the park; **Structure, Identity, and Programmatic Diversity.**

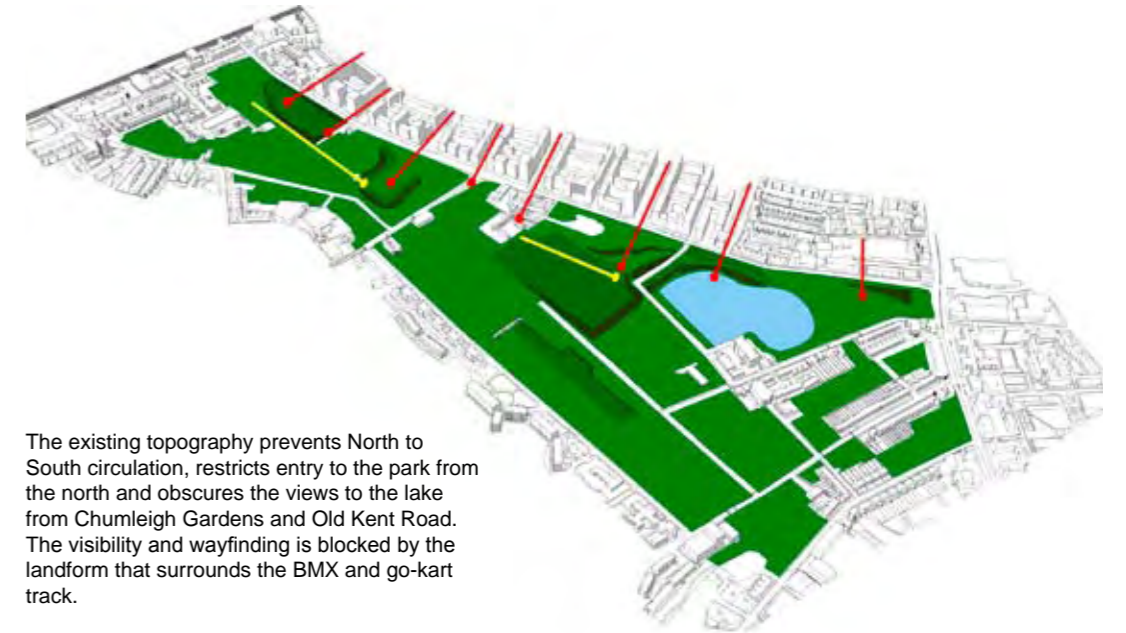
STRUCTURE

The structure is the most important and fundamental component of any designed park. Imagine the Royal Parks without their ancient tree-lined avenues, watercourse, walkways and vistas. These elements of the Royal Parks have been in place from their genesis, conceived under the guidance of an overall plan, and allowed to mature for centuries. It is this type of foundational park structure that Burgess Park has never had, leading to an eroded sense of identity, safety, security and community pride. How then do we create a structure for Burgess Park?

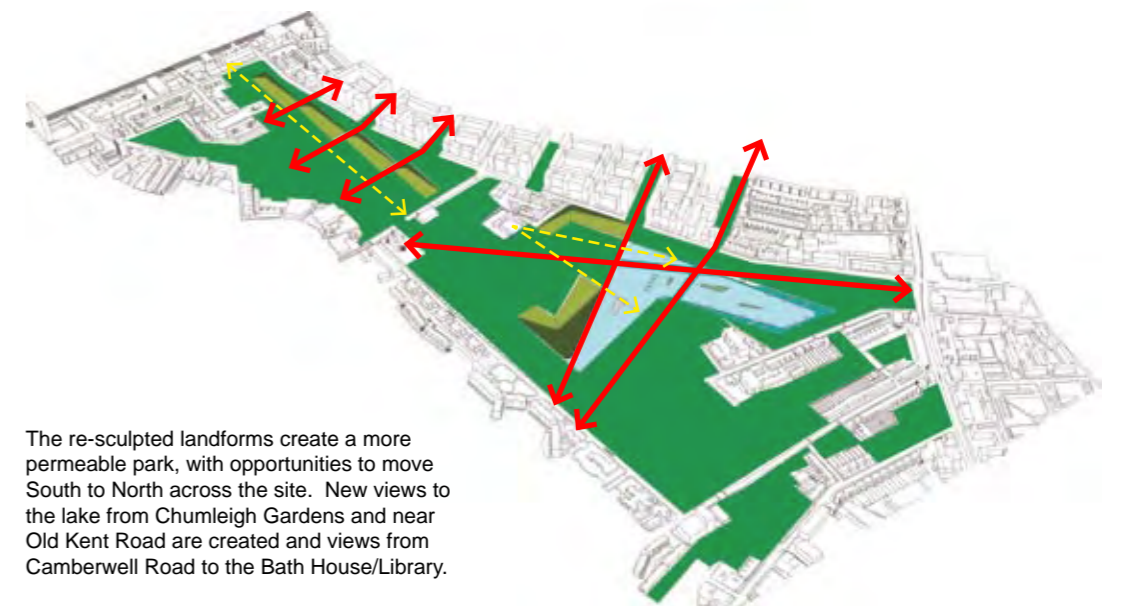
1. Topography;
 2. Footpaths and Circulation;
 3. Rationalised Entrances;
1. Topographic changes:
 - Re-distribute the landform, currently the informal sports pitch, to create an all-inclusive DDA compliant path structure from Old Kent Road to the heart of the park, creating important vistas linking the lake to Chumleigh Gardens;
 - Re-sculpt the landform surrounding the BMX

and along Albany Road, to maximise the use of the park, improve legibility, wayfinding, and a sense of safety;

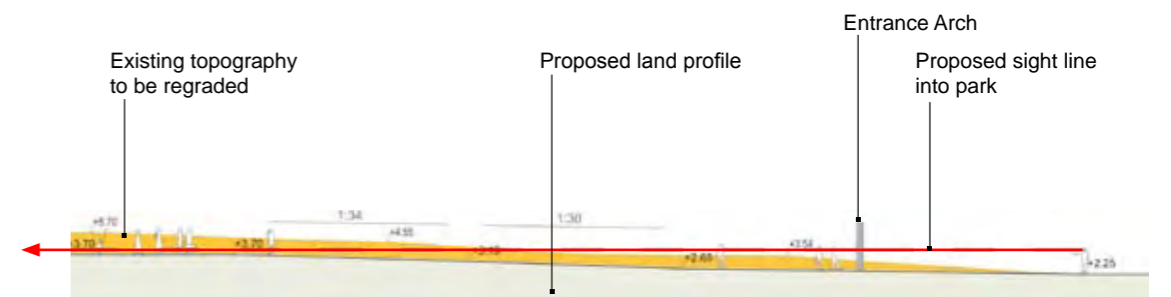
- Utilise the landform as defining park elements that offer spectator space, sculptural qualities, leisurely gathering areas, high grass and meadow habitat as a means of wayfinding.
 - Subtle change in the topography to introduce a sight line from Old Kent Road into the park, by dropping the level at the Old Kent Road entrance from 5.7 metres AOD, to 3.7 metres AOD.
2. Footpaths and Circulation:
 - Create an all inclusive footpath network, linking the four corners of the park, that is compliant with disability access standards and generous enough to accommodate a wide range of users;
 - Improve the quality of the surfacing to footpaths and provide seating along the key routes;
 - Improve the signage and wayfinding along the key footpaths
 3. Rationalised Entrances:
 - Respond to key desire lines into and out of the park to the north, south, east and west;
 - Provide generous entrances with seating and fountains to activate the edges of the park;
 - Improve the perimeter permeability to create easy access;
 - Pavement treatments will signal the entrance to the park and extend to the kerb at Old Kent Road, and will continue onto the grand axis footpath.



The existing topography prevents North to South circulation, restricts entry to the park from the north and obscures the views to the lake from Chumleigh Gardens and Old Kent Road. The visibility and wayfinding is blocked by the landform that surrounds the BMX and go-kart track.



The re-sculpted landforms create a more permeable park, with opportunities to move South to North across the site. New views to the lake from Chumleigh Gardens and near Old Kent Road are created and views from Camberwell Road to the Bath House/Library.



The topography at Old Kent Road has been altered to allow views into Burgess Park towards St. George's Church, with glimpses of the lake and fountain. In doing so, the entrance will feel more inviting and safe, and the gentle ramps will ensure that Burgess Park is an all-inclusive park.

IDENTITY

The arrival sequence to the park is crucial; it piques the curiosity and anticipation of the visitor, raises the expectation of regular park users, and establishes a sense of identity. Like the front door of a residential property, the entrances and boundary of the park create that all important first impression of a place.

1. Distinct Entrance:
 - A 'kit of parts' providing a consistent image and identity at all entrances to the park;
 - Decorative screens that are site specific and emblematic of the industrial heritage of the site;
 - Generous seating, tree planting and activity at the internal edges of the park;
 - Sight lines into the park;
 - Park maps and information at the primary entrances;
 - Lighting at the park entrances for evening use;
2. Unique Offering
 - Festivals;
 - Community Events;
 - Tours to explore the history of the site;
 - Park follies such as the lime kiln (listed), canal bridge, and the remnant canal wall from the industrial past;
 - Listed buildings including the Bath House/Library, St. George's Church and Chumleigh Gardens;
 - Impressive Gardens and sensitive habitats.

PROGRAMMATIC DIVERSITY

We started the design process by comparing Burgess Park to the great parks of London like St. James's and Hyde Park. What we discovered was that Burgess Park has as much to offer as either of these legendary parks, yet many of these facilities lie relatively unknown, hidden away behind topography or turning their back on the park. Uncovering some of the great facilities and activities, strengthening the symbiotic relationship between the park and the facilities will ensure that the park is greater than the sum of its parts. Coupled with this, is the opportunity to enrich what is already a successful calendar of events, incidental park activities and uses; opportunities such as diversifying the lake to offer swimming and boating, introducing more biodiversity and habitat types, and reinstating the historic canal as a 380m linear water feature with a variety of uses.

1. Cultural Offering and Events
 - May Fair (May);
 - Mix Festival (July);
 - Carnaval del Pueblo (August);
 - Programmable cultural hub near the Bath House for activities such as ice skating, outdoor theatre, cinema, travelling exhibitions ect.
2. Biodiversity
 - Wildlife walks;
 - Bird Watching tours;
 - Educational opportunities such as pond dipping
3. Improved Building Use
4. Food for free
 - Community food growing areas;
 - Community orchards;
5. Sport
 - Rugby;
 - Cricket;
 - Football;

The following pages will illustrate the areas of the park in detail, as well as demonstrating how the masterplan has changed in response to consultation feedback. A full list of the consultation feedback and commentary can be found in the appendix of this document.



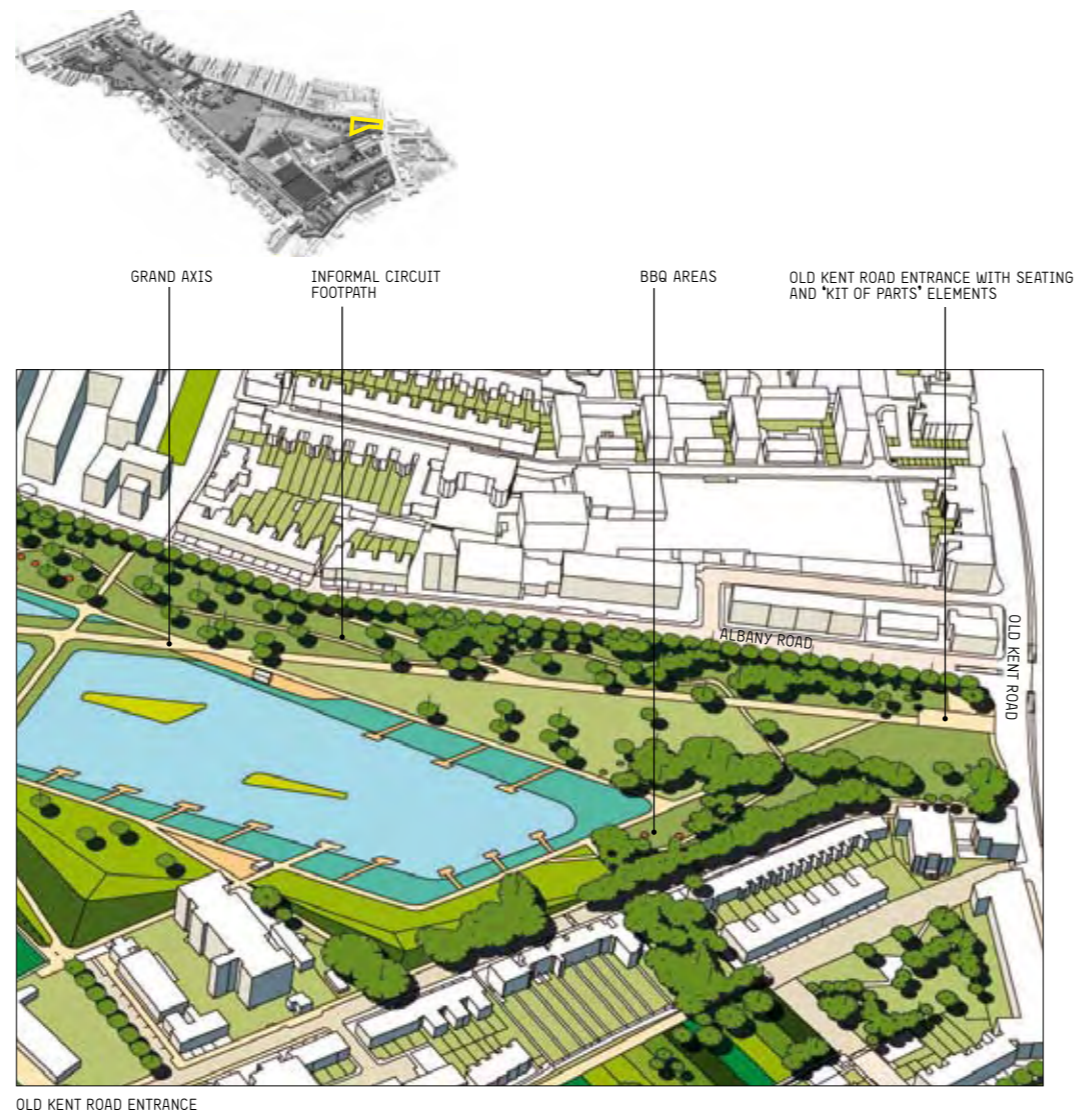
6.2 OLD KENT ROAD ENTRANCE

Minor topographic inflections to the entrance at Old Kent Road will introduce gentle gradients for easy access into the park, ensuring all user groups can access, use and enjoy Burgess Park. This will involve lowering the existing high point from 5.27 metres aod, to 3.7 metres aod. to create a clear straight path right into the heart of the park, picking up the spire of St. Georges Church, referred to as the 'Grand Axis'. This change in height will ensure that an adult of average height will be able to see clearly into the park, picking up the lake and events lawn in the distance.

The entrance will be composed from a 'kit of parts'. This kit of parts allows entrances to be arranged in different ways relating to their specific geography but always within a common style, creating a family of entrances. At Old Kent Road this will include a 3.5metre high archway, a decorative screen of the historic road layout, an information panel with park maps and wayfinding information, and generous seating. New pavement treatments will signal the entrance to the park and extend to the kerb at Old Kent Road, and will continue onto the grand axis footpath.

6.3 THE GRAND AXIS

The Grand Axis is a 5 metre wide footpath linking Old Kent Road to the canal walk. This footpath responds to the desire line that has been worn into the existing lawn, creating a hard wearing footpath for what is clearly used as a cross route through the park. It can generously accommodate cyclists and pedestrians and will be a significant component to the underlying structure of the park. The surfacing will be surface dressed asphalt with a steel edge.



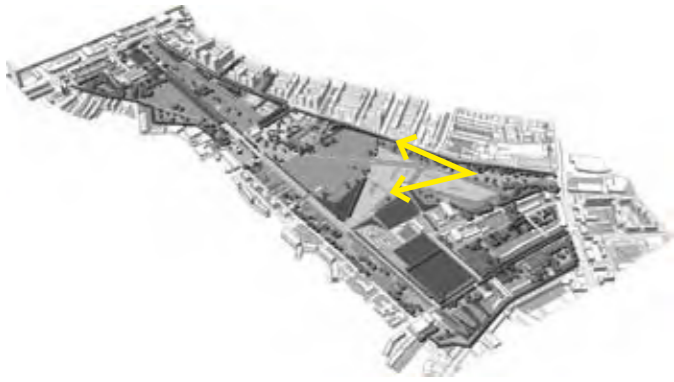
OLD KENT ROAD ENTRANCE



VIEW OF OLD KENT ROAD ENTRANCE

RESPONSE TO CONSULTATION:

- levels at the Old Kent Road have been reduced by 2m to create a sight line into the park, but to minimise the view of traffic at Old Kent Road;
- the topography will be reworked to maximise the retention of trees in this area and decrease any felling;
- trees that are removed will be incorporated into the design in the form of art, embedded play, habitat creation and landscape mulch;
- new tree planting to further buffer views to Old Kent Road, strengthen the entrance to the park, and dampen the winds from the north east;
- improved signage, wayfinding and seating;
- retain some of the sculpted landform qualities around the Old Kent Road area;
- create an all-inclusive entrance with gentle ramps rather than steps;
- distinct and site specific entrance panels to improve the identity of Burgess Park and create a consistent character to all of the park entrances;
- improve planting and biodiversity;



VIEW OF THE GRAND AXIS AT THE LAKE EDGE. FILTERED VIEWS OF THE LAKE THROUGH EXISTING TREES WILL BE CREATED BY LOWERING THE TOPOGRAPHY AT THE OLD KENT ROAD ENTRANCE BY 2 METRES TO CREATE A GENEROUS ALL-INCLUSIVE FOOTPATH, THAT UNDERPINS THE STRUCTURE OF THE PARK, AND CREATE A SIGHT LINE INTO THE PARK.

SPORTS HUB

The sports hub is located in the southeastern portion of Burgess Park and will build on the success of the existing sport pitches, facilities and clubs. The sports hub will consist of an additional rugby pitch, a six lane roometre sprint track, located due south of the rugby and cricket pitch, and a multi-use games area (MUGA) located adjacent to the existing clubhouse building.

The masterplan redirects Neate Street to the north, maximising the space available for the sports hub. Forty off-street parkings spaces have been provided to service the sports hub as well as to provide parking for sporting events and the angling community. A number of paths have been included to provide north to south movement for those that walk to Cobourg School. These are 3 metre wide, tree-lined footpaths that pass between the sports pitches.

The BMX track has been repositioned to the sports hub where it will be overlooked and lit at night allowing extended use.. The consolidation of sport uses into a hub will enable it to be lit at night, reducing the impact that lighting throughout the park would have on bats and other nocturnal fauna if the sports facilities were spread out throughout the park.

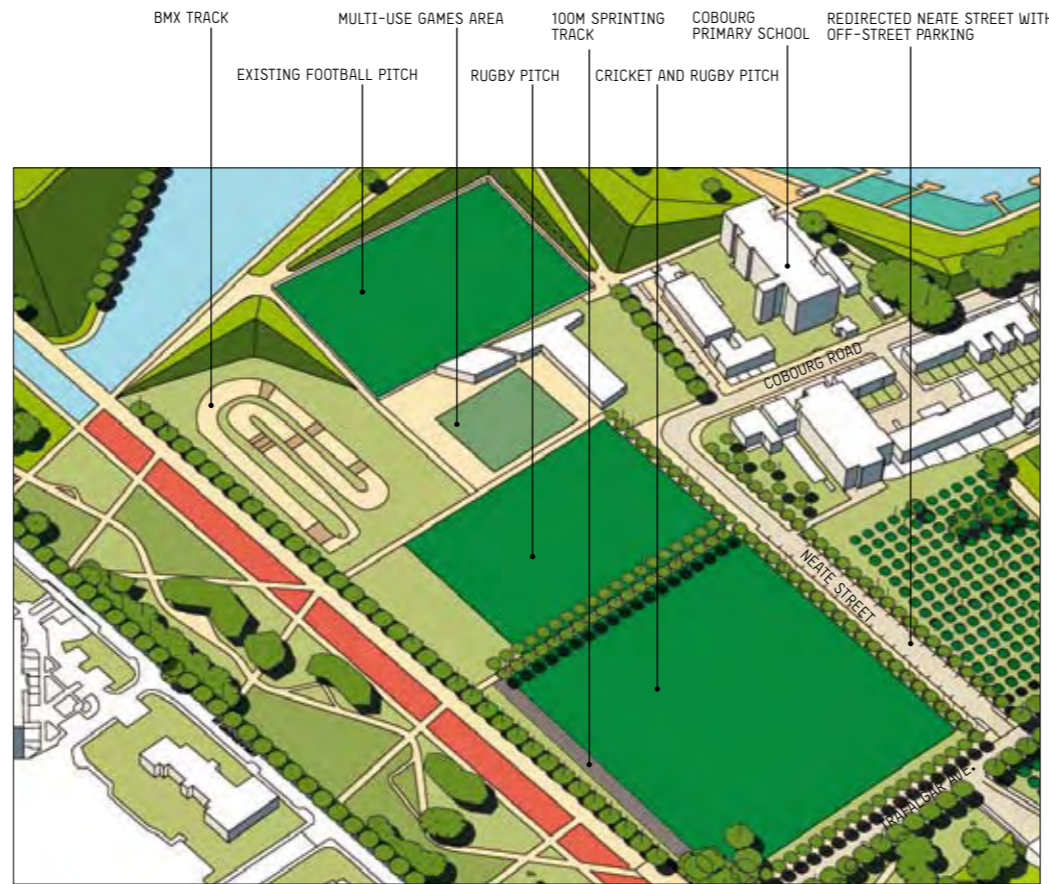
6.5 GLENGALL ROAD / TRAFALGAR AVENUE

Trafalgar Avenue severs the eastern edge of Burgess Park, creating a series of fragmented and varied green spaces. To improve the physical link between these spaces and the broader Burgess Park, a raised table crossing is proposed along Trafalgar Avenue. This surface crossing will give priority to the pedestrian and improve the overall park experience. The change in level will also signal the boundary of the park to vehicular traffic, encouraging drivers to reduce their speed.

A garden is created around the existing remnant canal wall, which will visually connect to the sunken garden to the west of Trafalgar Avenue, reinforcing the notion that the boundary to Burgess Park is not Trafalgar Avenue but rather Glengall Road to the east. The footpath network at the interface with the Surrey Canal has been rationalised to better connect cyclist and pedestrians with Burgess Park and the No. 22 London Cycle network. The landform in this area has been remodelled to create sunny southwest facing slopes oriented towards Burgess Park. Two landforms are level with Glengall Road and can therefore be used as a play area or community growing area.

An orchard has been proposed on either side of Trafalgar Avenue as a means of linking the two sides of the park. The Glengall Road area, particularly where it is overlooked from the east, is envisioned as a traditional English square, replete with planting, trees and seating. Footpaths have been rationalised to pick up desire lines, whilst retaining the existing tree coverage.

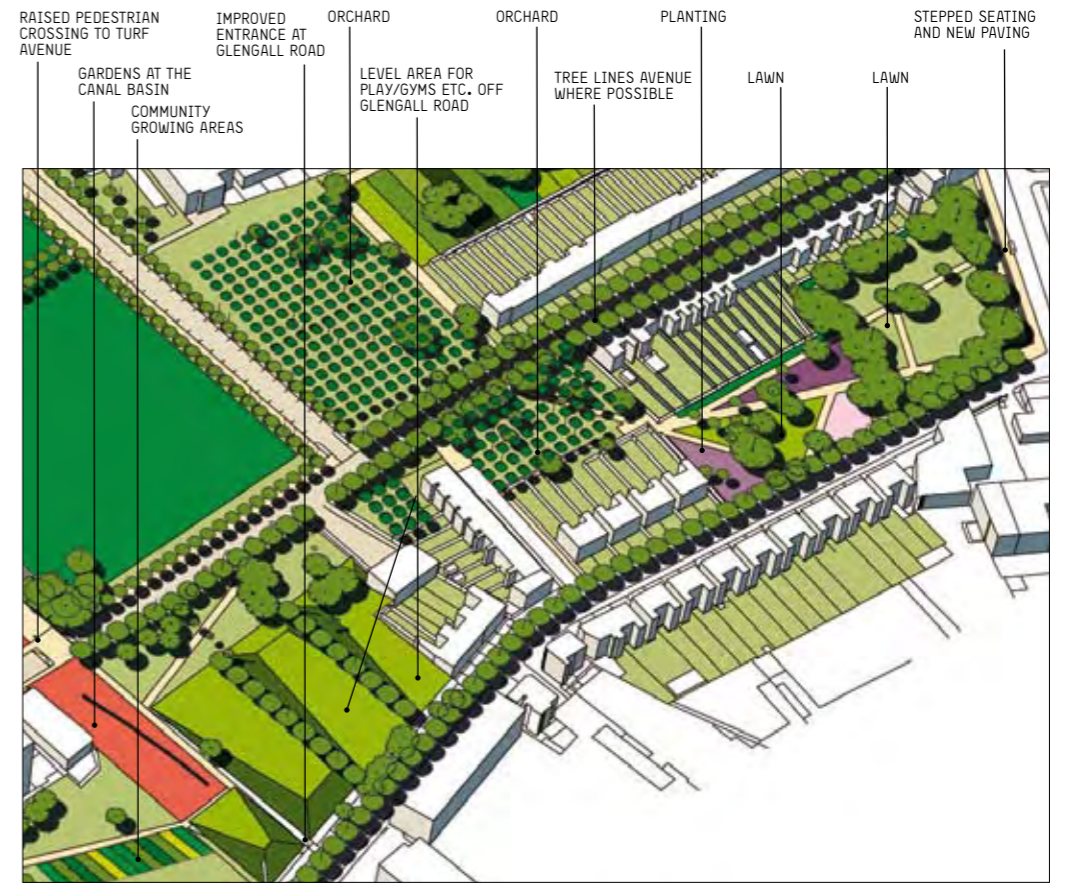
New lawns and stepped seating are proposed along Old Kent Road, to be used by the local community, and those waiting for public transport. Improved paving along Old Kent Road is proposed to extend to the primary entrance to Burgess Park at the intersection of Old Kent Road and Albany Road to improve the spatial appreciation of the boundary of the park.



SPORTS HUB

RESPONSE TO CONSULTATION:

- relocate BMX near the football centre to create a unified sports offering and enable the BMX to be lit without disturbing the nocturnal park fauna;
- provision of a new rugby pitch;
- additional sports opportunities, such as basketball and netball, with the introduction of a Multi-Use Games Area (MUGA);
- provision of a 6 lane 100m sprinting track;
- additional north south footpaths;
- additional parking provisions located on the redirected Neate Street;
- site location for an expansion to the building facilities at the football pitch;
- NEAP (Neighbourhood equipped play area) offering up to 8 activities (see play strategy on pg. 47)
- additional street tree planting and along Neate Street and Trafalgar Avenue;
- landforms around sport uses to create informal spectator areas, buffer wind and introduce areas for meadow and grass planting;



GLENGALL ROAD AND TRAFALGAR AVENUE

RESPONSE TO CONSULTATION:

- improved entrance at Glengall Road as a main entrance into Burgess Park;
- improved entrance from the Surrey Canal walk;
- introduce level areas off of Glengall Road for community use such as play, gyms, growing areas etc.;
- provision of community growing areas for those that live in the south east of Burgess Park;
- raised crossing at Trafalgar Avenue to give pedestrians priority and ease of access into Burgess Park;
- improved biodiversity and sustainability with the introduction of SUDS between the landforms and improved planting;
- retain semi-mature trees and increase tree planting;
- improved cycle connections and relaxed ramps for improved all inclusive access and connections to the number 22 London Cycle Network and Sustrans.

6.6 THE CANAL AND GARDENS

The canal was essential to the area during the peak of its industrial past, and it presents the opportunity to be a key feature in the park of the future. The masterplan canal is 12 metres wide and 380 metres long. It is intended that portions of it can be used differently throughout the year, functioning as a play feature with fountains, a water garden, as well as simply a body of water. A seven metre footpath will run the length of the canal with seating along the waters edge.

Where the canal terminates at the junction of the serpentine lake, a sunken garden extends the length of the historic canal footprint, to the entrance to the park at Trafalgar Avenue as a central motif that continues the historic canal footprint. The garden concept is extended across Trafalgar Avenue as a way of visually connecting the park. The sunken garden, no more than 450mm deep, is intended to be a rich habitat for bird and insect life, with an emphasis on attracting butterflies. Footpaths running north to south bridge the sunken garden offering views across the planting towards the canal.

An ecological garden area is proposed to the south of the canal along St. George's Way. Historically, this area would have been the north-facing back gardens of residential properties. It is intended to reinterpret the 'back garden' concept, though it is now a south-facing sunny microclimate where more plant species will thrive. A series of footpaths of varying widths from 3 metres to 1.5 metres will meander through the planted areas, offering places of respite and reflection. They will be edged with timber and surfaced with a self binding gravel. Seating will be located along the paths throughout the gardens.

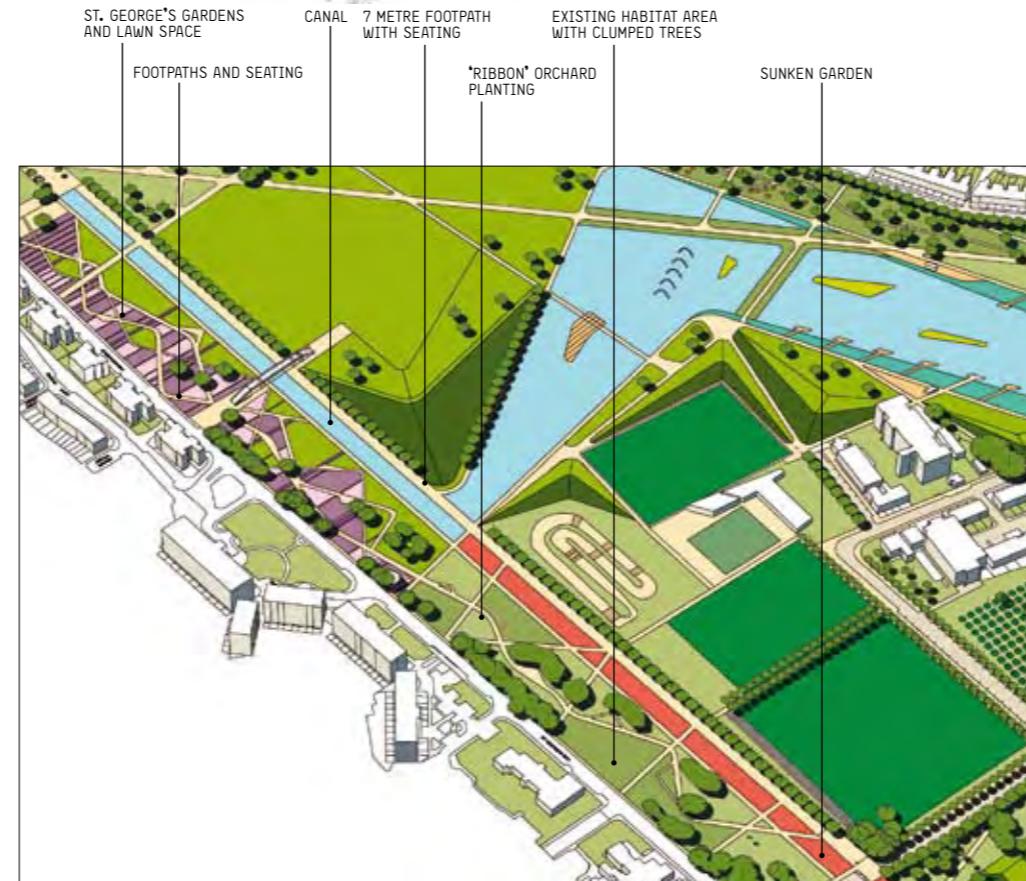
Also in this area will be small areas of embedded play, such as a balancing beam or fallen tree, as well as play equipment and outdoor gyms. Lawn space, adjacent to the canal and surrounded by planted areas, will be spread throughout the garden space to encourage family outings and community gathering.

6.7 EASTERN EVENTS LAWN

The large open area - approximately 3.8 hectares in size - east of Chumleigh Gardens is a space designed for the large community events and football matches, both of which currently take place in the park. Sculpted landforms shape the space to the north and south. The landform to the south is the largest within the park at a height of seven metres above aod (10.2). The sloped banks to the south are at a 1:4 gradient and will be planted predominately with species rich grasses and flowers, yet will be designed to be accessible.

The slopes that face the event lawn have a gentler gradient to allow crowds to gather and will be sown or turfed with a hard wearing grass mix. The gradients vary due to the twisting character of the landform, with the steepest gradient being 1:3 and gradually twisting to become flush with the adjacent event lawn. Clusters of trees will be planted on the landform to create areas of shade for spectators.

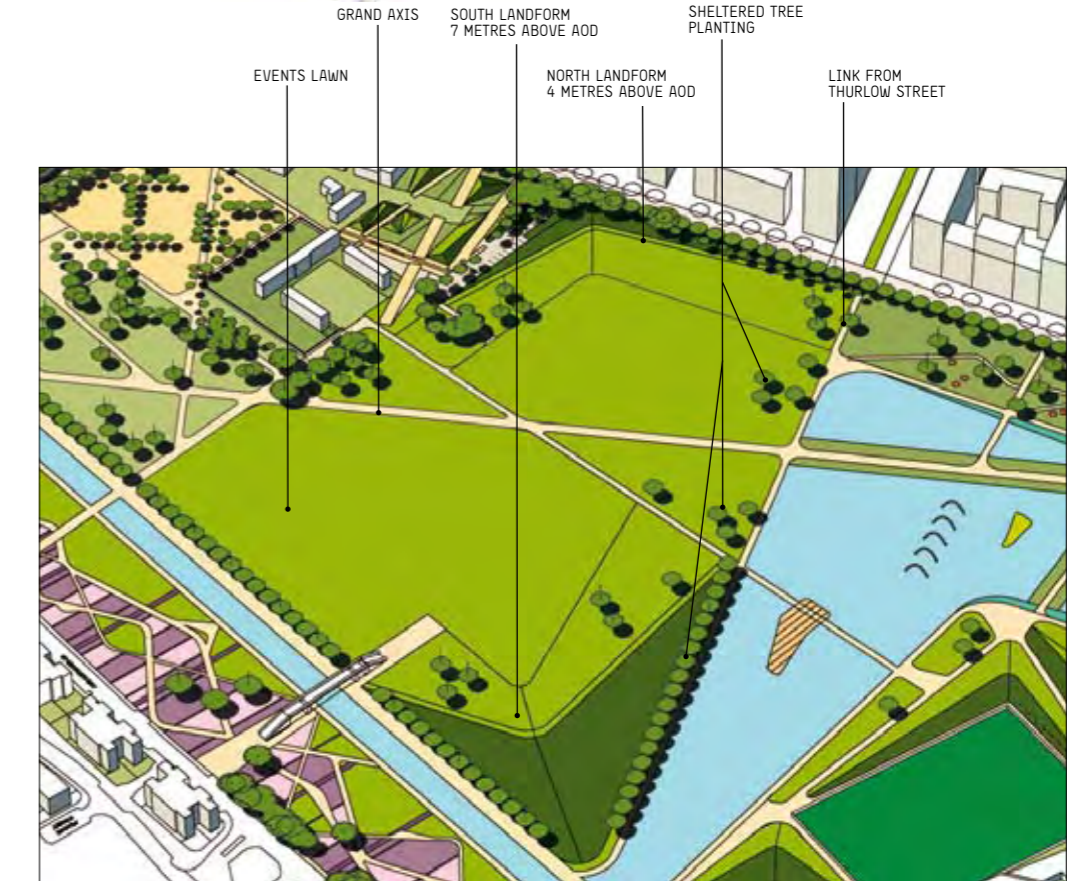
The landform to the north is similar in character to that to the south, yet the maximum height is 4 metres above aod (6.6m). It will be planted in a similar way to the landform to the south, although the north facing slope will be plant with predominantly evergreen shade tolerant species, with a crescendo of colour in the late summer/ autumn months.



CANAL, SUNKEN GARDENS AND ST. GEORGE'S GARDENS

RESPONSE TO CONSULTATION:

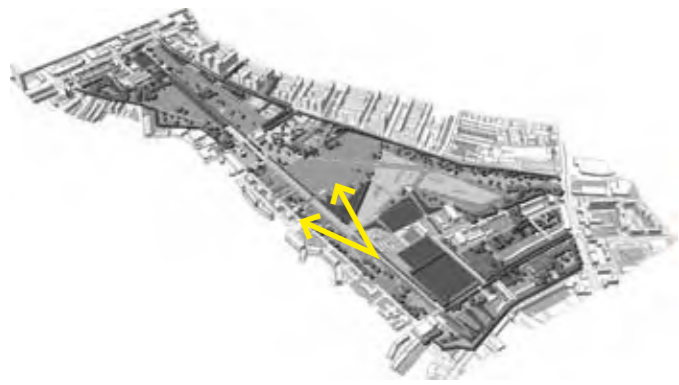
- retain copses and existing habitat in the southeast corner of the park and along St. George's Way;
- improved biodiversity and planting habitat throughout St. George's Way;
- varied planting to include lavender gardens, seasonal gardens, and formal flower gardens;
- planting to be of a local 'vernacular' and will respond to the local heritage of the residential gardens in this area;
- Biodiversity Action Plan targets for flora and fauna will underpin the delivery of the gardens;
- a 'ribbon' of orchard trees weaving through the gardens;
- a Management and Maintenance plan will be in place to sit alongside the masterplan;
- the gardens will include herb gardens and fruit producing species for foraging by the community;
- 'soft' paths created throughout the gardens for dog walking and strolling;
- additional seating, bins and signage for wayfinding;
- information describing the history of the area and the reinterpretation of the gardens;
- play and outdoor gyms located along St. George's Way;
- parts of the gardens will be used for water attenuation and the introduction of more water loving plants;



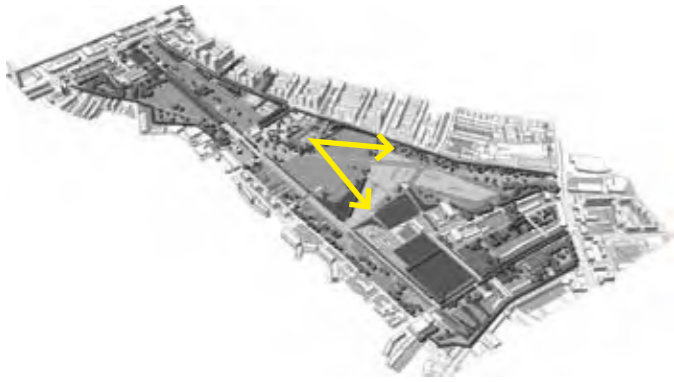
EVENTS LAWN AND LANDFORMS

RESPONSE TO CONSULTATION:

- 3.8 hectare event lawn for large cultural events;
- landforms reshaped with a radius and twisting character to be less angular;
- improved links to Cobourg Primary School;
- increased biodiversity with planting to the landforms;
- increased tree planting, including shelter planting to buffer the southwesterly prevailing winds;
- all site material is retained on site and re-sculpted into the landform strengthening Burgess Park's bid to become a sustainable 21st century park;
- New connection and path at Thurlow Street connecting the north and south communities of Burgess Park;
- footpath at the base of the north landform removed;



VIEW OF THE SUNKEN GARDEN LOOKING EAST TOWARDS THE CANAL AND CANAL BRIDGE



VIEW FROM CHUMLEIGH GARDENS TOWARDS THE LAKE LOOKING NORTHEAST
ILLUSTRATING THE EVENTS LAWN AND LANDFORMS

6.8 CHUMLEIGH GARDENS, PLAY AND CULTURAL HUB

The Grade II listed Chumleigh Gardens are central to the park but have always suffered from under-use and a lack of exposure to the park. The aim of the masterplan is to make more of Chumleigh Gardens as a destination.

Historically, play provisions were located on the western side of Wells Way, adjacent to the adventure play. The play area in this location had to be removed because it did not meet safety standards as it fell into a state of disrepair. By placing the play area at the heart of the park, with a close relationship to Chumleigh Gardens and its associated facilities, the play area can be overlooked and monitored, and users will not be forced to cross Wells Way to access the toilet and food/beverage facilities at Chumleigh Gardens. The ambition for the play area is for it to become a day out event, with play provision, lawns for picnics, and easily accessible toilet and cafe facilities. The play area will cater for a wide range of age groups - from toddlers through to teenagers - and each area will be zoned so that there is a clear separation between the age groups and equipment use.

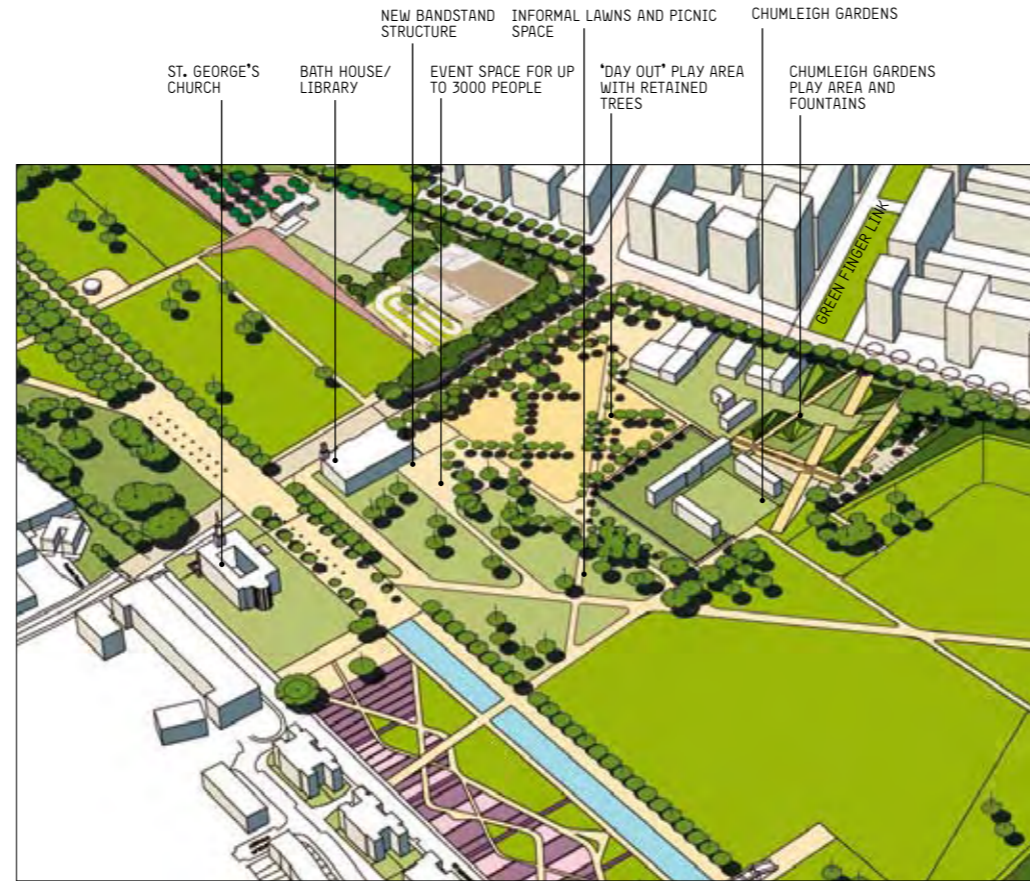
To the south of the play area is a 1000 square metre programmable space in which cultural events can take place throughout the year. A bandstand is the central feature, with the potential for the space to accommodate a wide range of uses from outdoor concerts, winter ice-skating, summer film festivals and seasonal cultural events. The future use of the Library and Bath House will be integral to the success of the cultural hub. Its blank brick facade currently turns its back on the park and limits any activity from spilling into the park. Improvements to this facade, and the associated use of the building would benefit the park indefinitely.

6.9 THE LAKE AND PERIPHERAL AREAS

The size of the existing lake at Burgess Park is 3.0 hectares and is used principally by anglers. The size of the lake proposed in the masterplan is 4.6 hectares, which enables the lake to work much harder for the park, attracting visitors to boat and swim, as well as to enjoy an uninterrupted 2.0km waterside walk.

The lake has been divided into separate bodies of water to enable the water quality and fish populations to be managed. Land bridge connections, with marginal wetland planting, across the lake have been carefully located to connect to Cobourg School, Chumleigh Gardens and surrounding communities. The provision of planting on the land bridges could be used as shelter breaks for the prevailing wind from the southwest. Angler swims have been extended into the water, buffered with wetland planting to separate the fishermen from footpath users. Access to the swims could be controlled with a coded gate to ensure only anglers with permits are able to access the swims.

New facilities are provided around the lake, including a kiosk on the north side of the lake, offering information and refreshments, and a facility for the use of the fishermen on the south side of the lake close to a dedicated angler parking area.

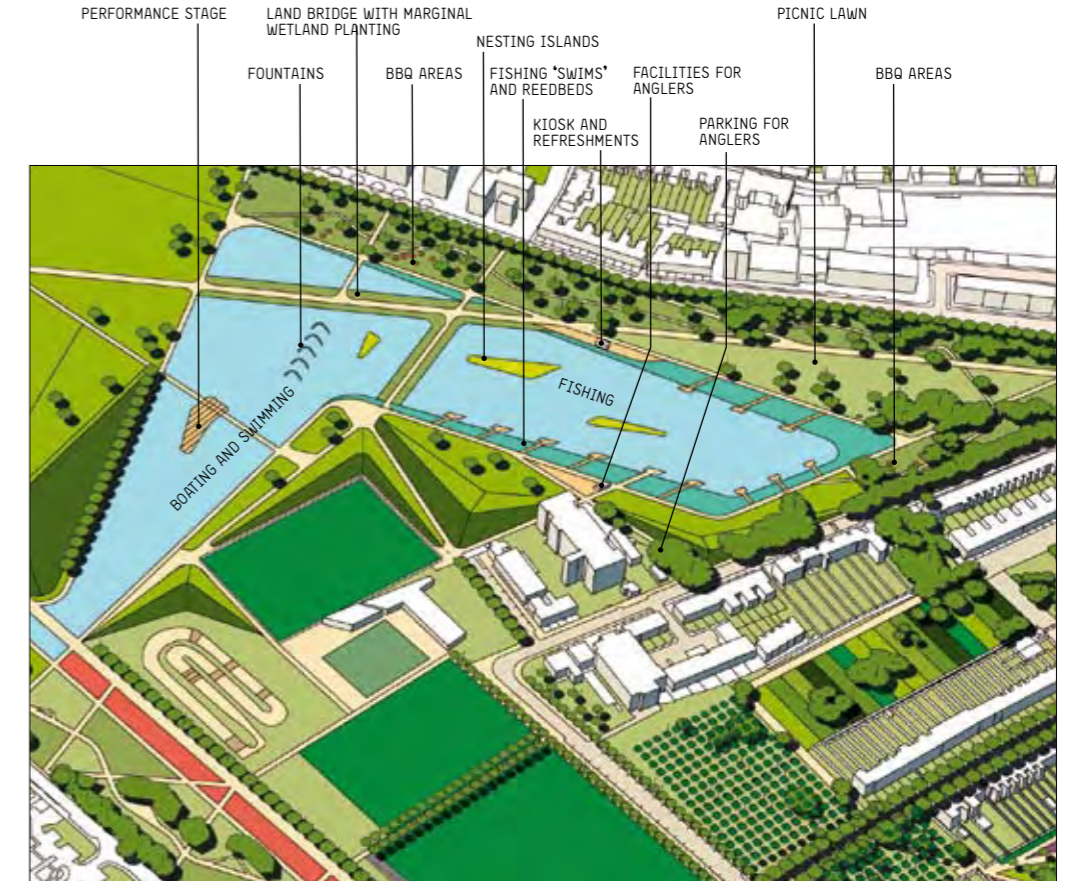


PLAY AND CULTURAL HUB INCLUDING CHUMLEIGH GARDENS

RESPONSE TO CONSULTATION:

- new 7600 m2 central play area;
- formal and embedded play areas are spread throughout the park (see play strategy on page 47)
- existing trees retained;
- location of play area will improve safety as children and families will not have to cross Wells Way to access facilities;
- 'zoned' areas of play for different age groups to link into the new play provisions at Chumleigh Gardens, including equipment catering for teenagers;
- new bandstand and cultural hub for programmed activities and seasonal festivities;
- The Bath House to potentially be used as a wedding venue;
- access for vehicles to service events located south of the Bath House;

Fountains and nesting islands are included, as well as a floating stage for outdoor theatre and performances. The habitat around the lake will be enhanced with species rich meadow and woodland tree planting, and barbecue areas are proposed to the northern and eastern edges of the lake.



THE LAKE AND PERIPHERAL AREAS

RESPONSE TO CONSULTATION:

- curves added to lake to remove the angularity of the lake;
- main connections across lake converted to land bridges with marginal planting, which will buffer winds and improve lake habitat;
- additional links across the lake ensuring good connectivity in all directions;
- improved facilities for anglers, including a small building and dedicated parking area;
- additional nesting islands added;
- a borehole will be provided in the first phase to be used to top up the lake;
- increase in wetland edge around the lake;
- varied use of the lake to include swimming and boating;
- improve access to, and visibility of, the lake to better integrate it into the park;
- improved circulation around the lake which will improve the safety;
- dedicated swims for anglers to separate them from the pedestrians;
- trees, landforms and planting along land bridges to buffer the southwest prevailing wind;
- floating stage provided;
- islands could accommodate bee hives;
- bat surveys will be conducted during phase 1;
- increased coverage of trees around the lake, including retention of semi-mature trees where possible;
- introduce BBQ areas around the lake;

6.10 WELLS WAY

Wells Way is a busy 2 lane road, with on-street parking, which has been a part of the site since the eighteenth century. Currently though, it cuts the park in two, terminating any appreciation of the expanse of park on either side of the road. If entering from Camberwell particularly, it feels as if the park ends at Wells Way. It is only when approaching the Wells Way underpass that the 'other half' of the park begins to be understood.

The Wells Way underpass is used by most park users, both cyclist and pedestrians, and is made up of tiled art to the walls, planting at the ramped entrances and a relatively steep approach and exit. On the eastern side of the underpass is a plaza space, made up of setts and cherry trees, and some dilapidated seating. The square is oversized and underused, leaving an awkward and empty space at what should be a key arrival point into the park, bracketed by St. George's Church and the Bathhouse/Library.

The masterplan proposes to fill in the underpass and create a generous grade crossing, giving the pedestrian priority over the traffic. A 22 metre wide raised table crossing system would stitch the two sides of the park together, creating a linear square, with fountains, trees and seating either side of Wells Way. New traffic signals and highway improvements would be needed to ensure pedestrians are given the priority in crossing Wells Way. The long term aspiration for Wells Way is to create a buses only scenario, which would enable the width of the road to be reduced, footpaths widths increased, kerbs removed and the speed limit decreased. Traffic modelling will be required in developing these proposals further

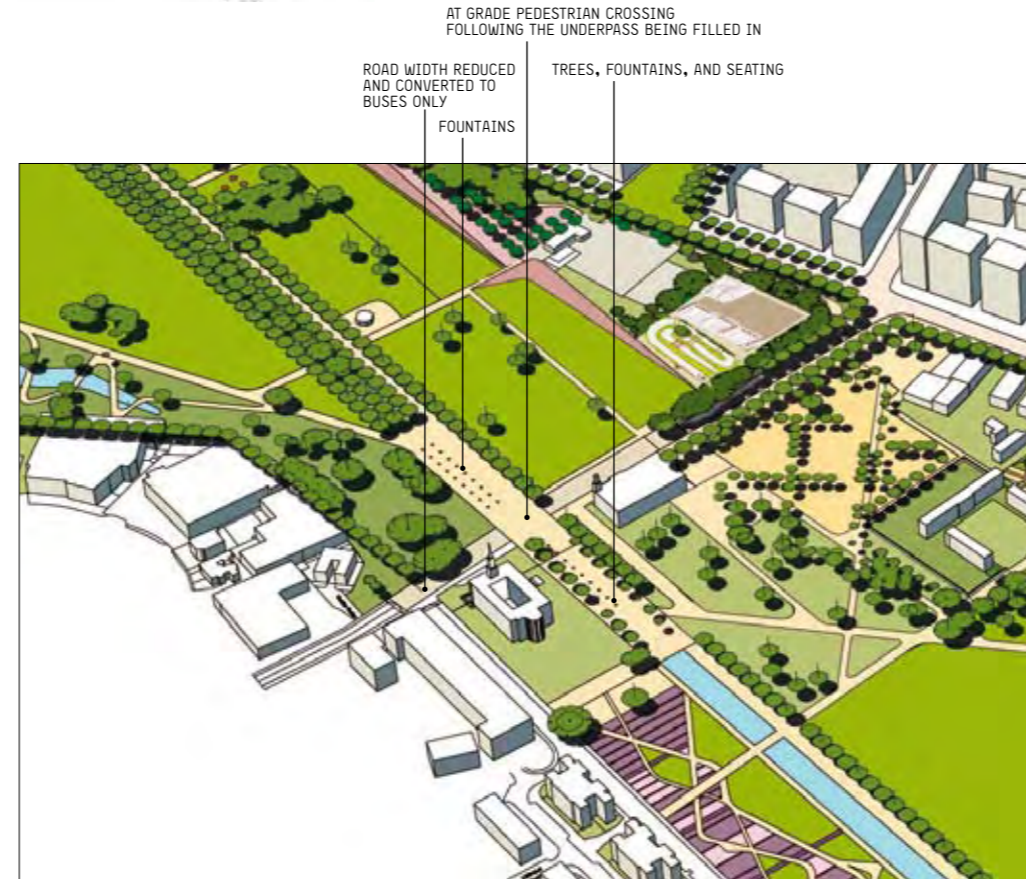
6.11 WESTERN EVENTS LAWN AND LANDFORMS

The western events lawn is the open expanse of lawn between New Church Road and the main footpath connecting Trafalgar Avenue and Camberwell Road. The space is currently used for informal recreation and football training. The number 23 London Cycle Route runs through the centre of the lawn space, reducing the amount of useable lawn. This cycle route has recently been lit with LED lighting.

The topography at the western end of the park is made up of a 'plateau' west of the former William the IV pub, which creates an underused portion of the park. To the east of the pub site, landform wraps the adventure play, BMX and go-karting track. This steep landform limits any appreciation of the expanse of park to the east of Wells Way, and prevents views to the impressive façade of the Bathhouse and Library.

The masterplan proposes two changes that affect this area. First, the 'plateau' landform is resculpted into four landforms, 5 metres above AOD, that maximise the use of the park and redistribute the existing fill so that no waste is taken off site. The western slope of the landforms will signal the entrances into the park from Albany Road, and will be planted with a mixture of grasses and perennial meadow. The north facing slope, due to its aspect, will be planted with more evergreen ground cover, with a crescendo of colour in the height of the summer months. The south facing slopes twist from a 1:4 gradient at its apex, and then become flush with the lawn and footpaths, creating a useable space overlooking the park.

As a result of the re-sculpting of the landform, the desire line of the cyclist en route to Portland Street changes, enabling a more direct access point onto Portland Street via Albany Road.

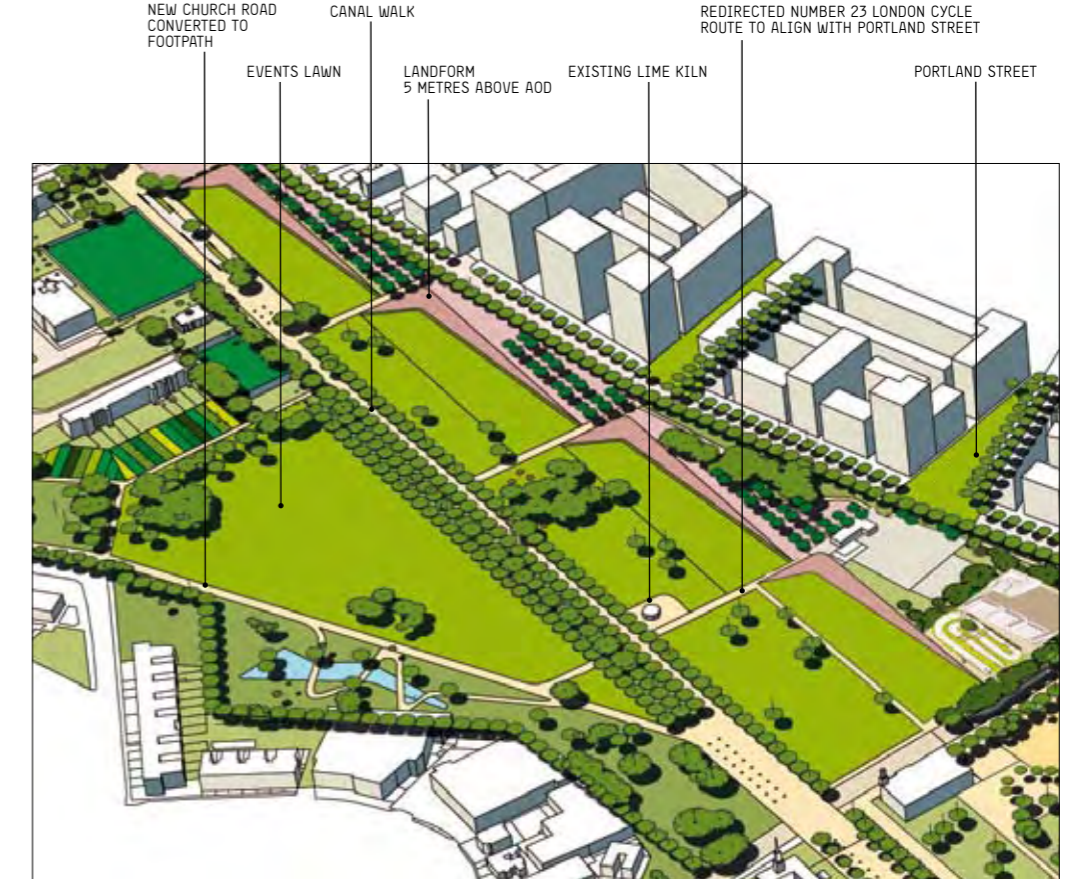


WELLS WAY CROSSING

RESPONSE TO CONSULTATION:

- Wells Way underpass filled in to create generous at grade crossing;
- Highway improvements to include reduction in carriageway width, increase in footpath width;
- Wells Way converted to a buses only road;

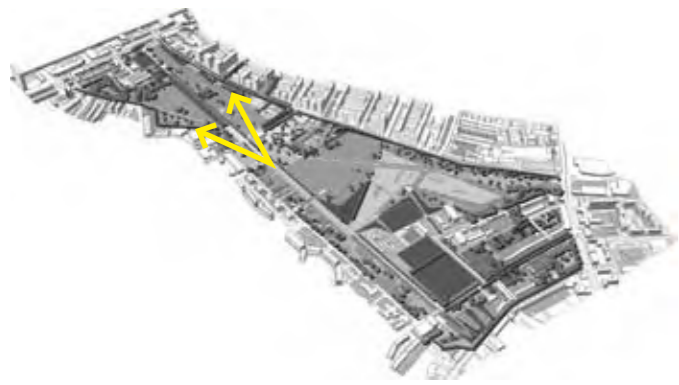
By shifting the cycle path, the two portions of lawn space formerly bifurcated by the number 23 cycle route can be joined to create a more useable space and can accommodate over 50,000 people for medium sized events. It is proposed that the existing lights be relocated along the new cycle route.



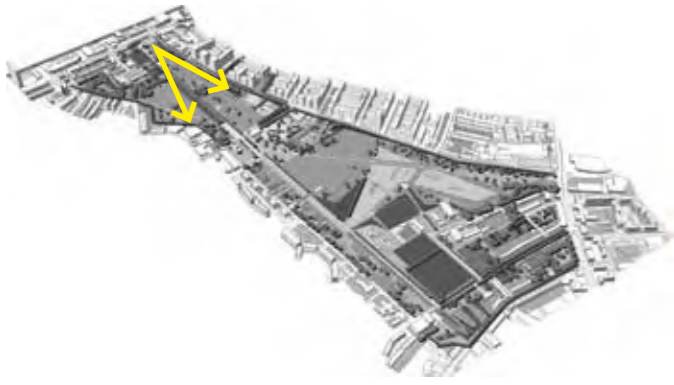
WESTERN EVENTS LAWN, LANDFORMS AND LONDON CYCLE ROUTE

RESPONSE TO CONSULTATION:

- connections with the 'Green Fingers' to the Aylesbury Estate;
- landforms changed to be less angular;
- Entrance to New Church Road improved;
- improved setting to the lime kiln;
- direct cycle route for cyclist using the London 23 Cycle Network, which will also be lit;
- improved biodiversity with a variety of planting types to the landforms;
- increased coverage of trees;
- adventure play to stay in its current location;
- local BMX track (phase 1), go-karting (phase 1) and a new skate park to be re-provided;



WELLS WAY CROSSING



SCULPTED SOUTH FACING, SUNBATHING LANDFORMS AT THE WESTERN END OF THE PARK

6.12 NEW CHURCH ROAD, WILD AREA, AND PERIPHERAL SPACES

The remnant road layout of New Church Road will be converted to a 5 metre wide park footpath edged with steel, which can accommodate both pedestrian and cycle use. The orientation of the road will remain, though its reduction in width means some of the road will be converted to lawn.

The Wild Area to the south of New Church Road has been recognised as an important habitat. Following the recommendation of the 2009 ecology report a wildlife pond has been provided in this area. The masterplan with its wildlife pond will retain tree cover, shrub and grassland habitats. Additional tree planting has been included to create a strong visual boundary to the park and increase the overall tree coverage in this area. The provision of bird and bat boxes will also increase the fauna in the area. Additionally, loggeries will be provided for Stag Beetles which are protected under the local Biodiversity Action Plan.

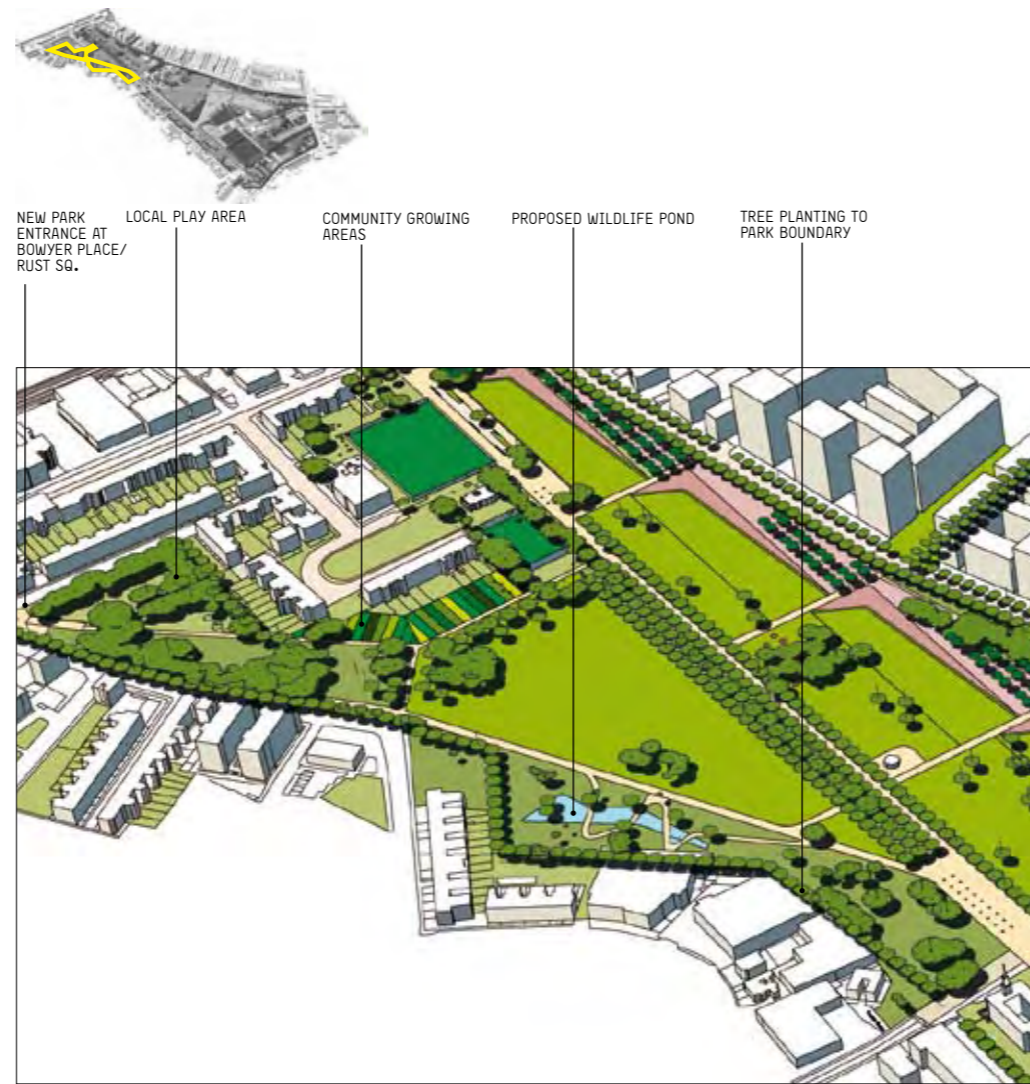
New entrances will be provided at New Church Road and Rust Square. A play area will be provided at Rust Square for the local residents of the area, and the large expanses of hard paving will be converted to soft landscape. The entrance walls and upstands will be removed to create a more welcoming and legible entrance into the park. New planting will increase the biodiversity and will include species rich lawns and seasonal flowering meadows. Footpaths and cycleways around the Leprachaun pub have been rationalised to create more direct routes. New street tree planting along New Church Road, outside the boundary of the park, is included where possible.

Community Growing areas have been provided to the area directly west of the event lawn. The success of the community growing areas will depend on management and community involvement, which will be addressed in the management and maintenance plan.

6.13 ALBANY ROAD

The Aylesbury Action Plan set the ambition for Albany Road to become a park street. This would be achieved by reducing the width of the road, creating at grade pedestrian crossings at key entry points into Burgess Park, increasing the width of footpaths on either side of Albany Road and introducing avenue tree planting. Additionally, the interface with the Green Fingers is key to the success of the relationship between Burgess Park and Albany Road.

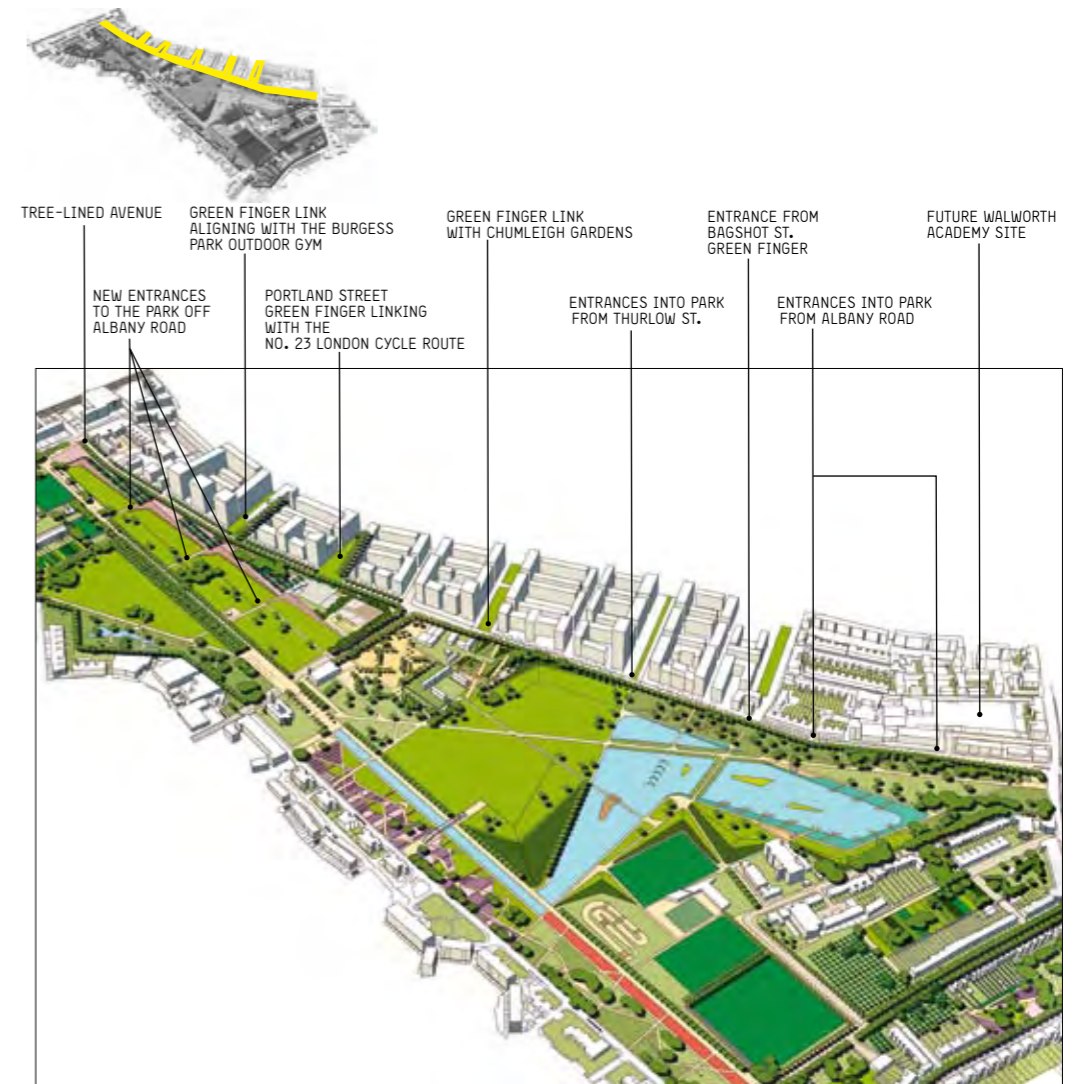
The Green Fingers have been used as key orientation points and driving principles in the design of the masterplan for Burgess Park. The masterplan proposed the continuation of the use and character of the Green Fingers into the northern park space of Burgess Park. This treatment will substantiate the concept of the green fingers reaching into Burgess Park and connecting the park to the river. Park entrances along the length of Albany Road have been included in the masterplan. Key entrances in the western portion of the park are signalled by the planting to the west facing slopes of the landforms, and align with the green fingers to the north. Entrances to the eastern portion of the park have been rationalised to align with key crossing points, to the new Walworth Academy and Thurlow Street.



NEW CHURCH ROAD, THE WILD AREA, AND PERIPHERAL SPACES

RESPONSE TO CONSULTATION:

- wildlife lake provided in the wild area to the south of New Church Road;
- community growing areas added to ensure an equal provision of uses across the park;
- footpath to be provided in the wild area, working sensitively with the existing habitat to create educational opportunities with local children;
- play area provided at Rust Square (see play strategy on page 47)
- improved tree planting to the perimeter of the park;



GLENGALL ROAD AND TRAFALGAR AVENUE

RESPONSE TO CONSULTATION:

- improved linkages to the Aylesbury Estate;
- raised pedestrian crossings to Albany Road;
- new footpath link at Thurlow Street;

6.1.4 CAMBERWELL ROAD ENTRANCE

Camberwell Road is a primary entrance at the western end of the park. The context around Camberwell Road is changing with the development of the Elephant and Castle Shopping Centre, and the Walworth Road street design over the past few years; street design principles that should be extended to the Camberwell Road entrance to Burgess Park.

Similar to Old Kent Road, the Camberwell Road entrance is made of a 'kit of parts' used throughout the park to give a sense of familiarity, consistency and identity. The entrance will include a 3.5 metre high archway, the signature decorative screen, information panel with a park map and wayfinding information, generous seating, planting and trees.

The success of the tennis centre, and the activity it brings to the western end of the park, offers the opportunity to introduce a café nearby. Outdoor seating and fountains, which continue the water theme along the historic canal alignment, will further activate this area of the park. The café, outdoor seating and fountains would be visible from the road and would attract people off the street into the park. It is intended that this area is lit at night, as an extension of the street life, offering an opportunity to watch the tennis and enjoy refreshments.

The wide area of hardstanding and the stepped garden at the western boundary of the park adjacent to Camberwell Road will be converted to lawn, and the boundary of the park taken up to the edge of the footpath. These areas will then be planted with bold seasonal monoculture planting to create a striking colour display throughout the year. Seating will be provided for those waiting for public transport both at the Camberwell Road entrance and adjacent to the bus stop outside the boundary of the park.

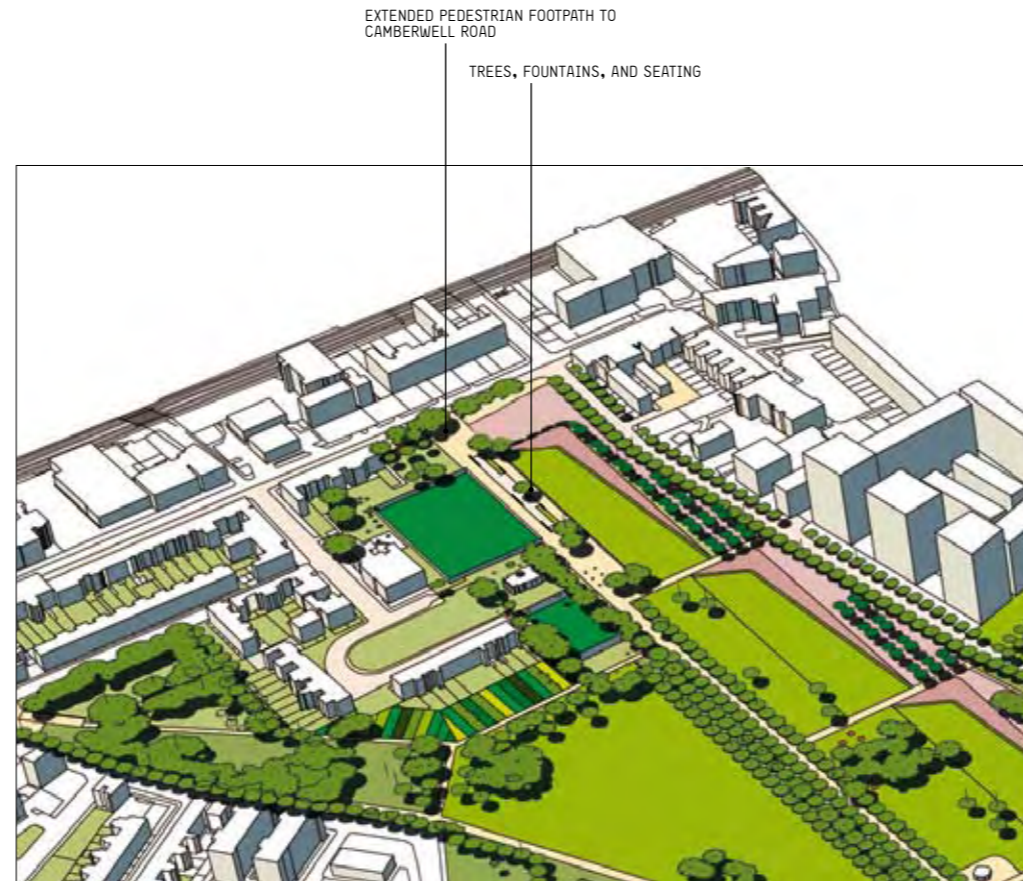
The sculpted landform adds structure and drama to the entrance, and provides south facing lawns as spectator space for tennis enthusiasts, or informal picnic areas for local members of the community. Please see the visualisation on the following page

6.1.5 COBOURG ROAD AREA

The area between Cobourg Road and Trafalgar Avenue was historically called Pepler Road, a residential street linking Waite Street to the south and Nile Street in the north. The area was badly damaged during the war, resulting in the space that exists today, described as open green space with clumps of trees and a central footpath.

The protected character of this area, overlooked by residential properties to the east and west, lends itself to the idea of community growing areas in this location. The success of these growing areas is largely down to management and an underpinning sense of community ownership and pride. Strategies for managing the community growing areas will be included in the management and maintenance plan, as well as an on-going dialogue with the local community and users of Burgess Park.

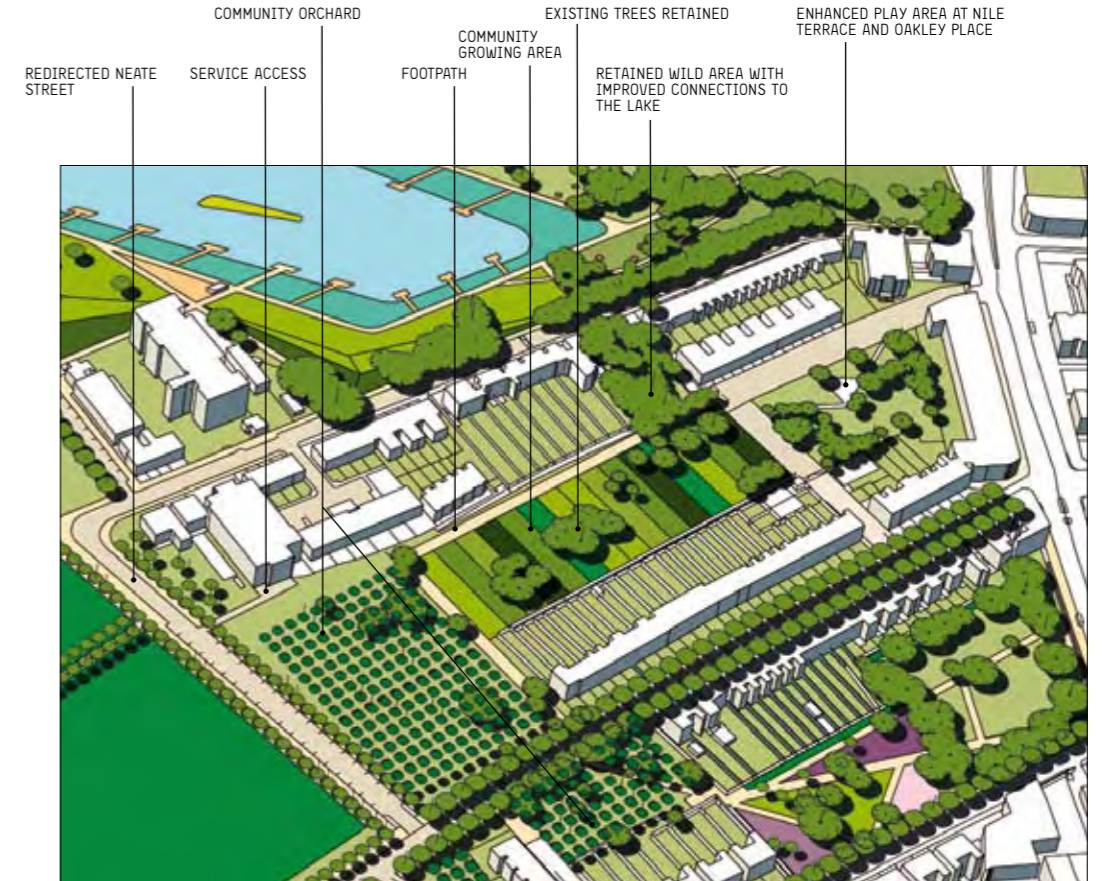
The theme of 'food for free' and 'grow your own' is continued in the space north of Waite Street, where a community orchard is proposed. The rationale for this location is twofold. First, the orchards on either side of Trafalgar Road acts as a mechanism to link the disparate peripheral parts of the park to the east. Second, locating the orchard near the community growing area substantiates the 'food for free' theme and can function for family



CAMBERWELL ROAD ENTRANCE

RESPONSE TO CONSULTATION:

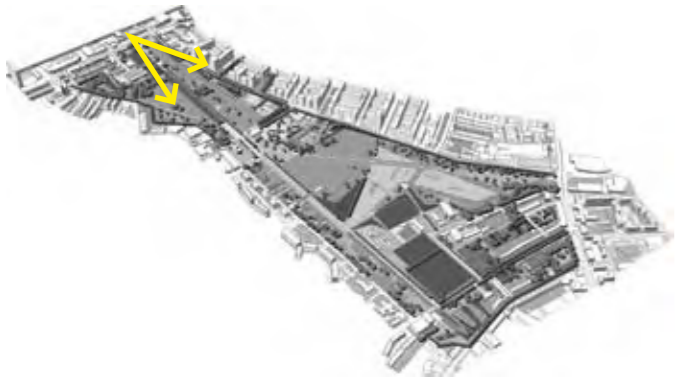
- Lawn extended to the boundary of the park along Camberwell Road, which is currently hard space;
- New cafe provision with toilet facilities;
- planting to increase biodiversity



COBOURG ROAD AREA

RESPONSE TO CONSULTATION:

- allotments changed to community growing areas;
- orchard provisions in addition to 'ribbon' of orchard trees in the St. George's Gardens;
- retain existing trees;
- raised pedestrian crossing to Trafalgar Avenue;
- improve play provision at Oakley Place;
- improved footpath and cycle path connections to the Glengall Road area to stitch it into the park;
- wildlife education area retained;
- lawns and planting to improve the frontage at Glengall Road;
- parking provisions located on Neate Street;



CAMBERWELL ROAD ENTRANCE

7.0

PARK STRATEGIES

The following pages will illustrate a number of strategies across the park, using diagrams and images to support a brief explanatory statement for each strategy. The strategies that will be illustrated are as follows:

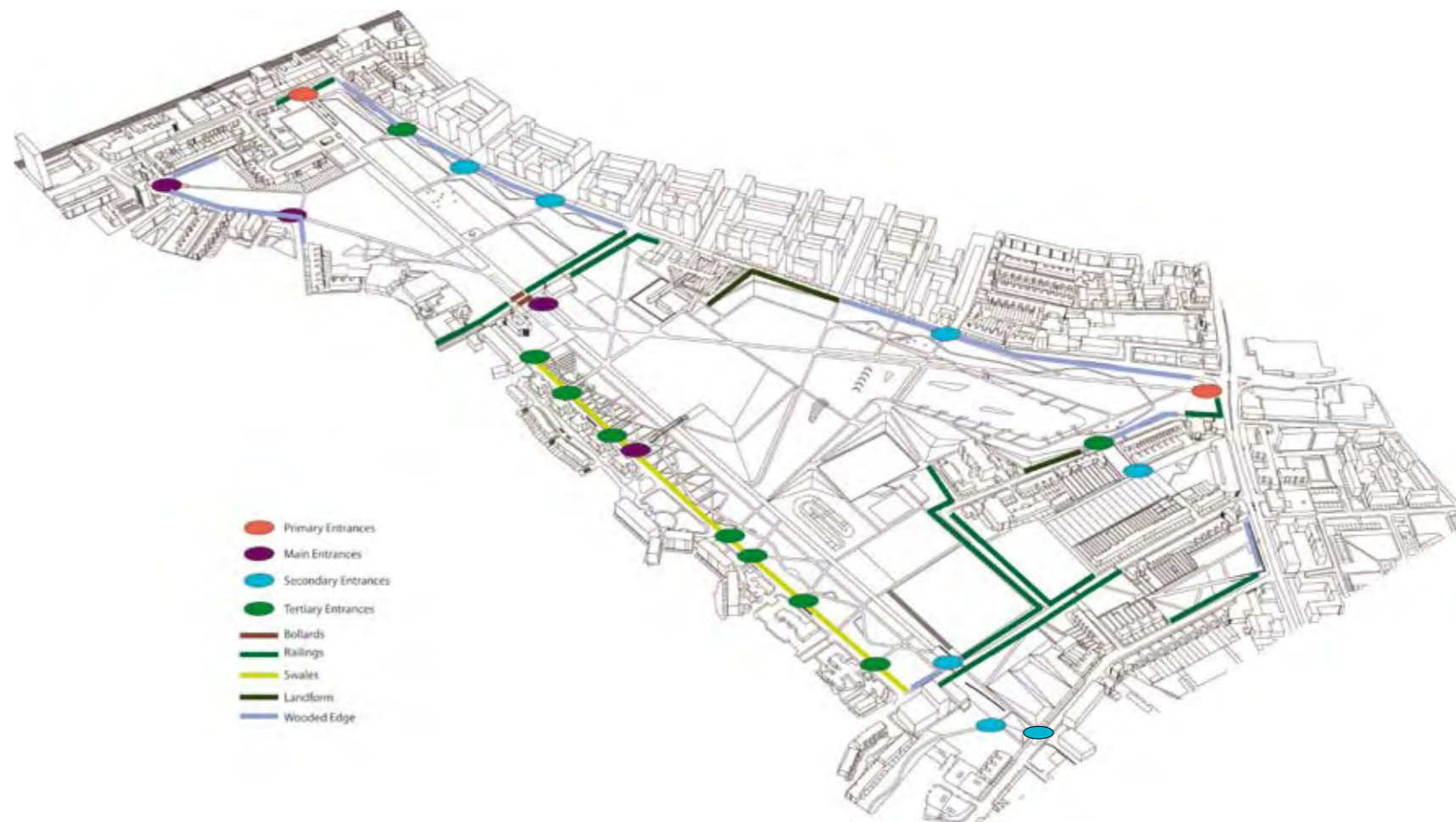
- 7.1 Entrances and Edges
- 7.2 Access and Circulation
- 7.3 Cycling
- 7.4 Lighting
- 7.5 Play
- 7.6 Sports and Fitness
- 7.7 Biodiversity
- 7.8 Events
- 7.9 Water
- 7.10 Trees
- 7.11 Horticulture and Food Growing
- 7.12 Park Furniture
- 7.13 Wayfinding
- 7.14 Arts



7.1 ENTRANCES AND EDGES

The park entrance strategy establishes four entrance types; primary, main, secondary and tertiary. Each of the entrances is made of a 'kit of parts' that will ensure a comprehensive sense of familiarity, consistency and identity reinforcing the family of entrances. The primary entrances are Camberwell Road and Old Kent Road. The primary entrances consist of a 3.5 metre high archway, a signature decorative screen, new paving, seating, railings, trees and an information panel with park maps and wayfinding. Main entrances are New Church Road, Wells Way crossing and Bowyer Place/Rust Square, Trafalgar Road, and St. George's Way at the historic canal bridge, which will consist of a 5 metre tall information panel with a park map and wayfinding, as well as new railings and paving. Secondary entrances are along Albany Road, St. George's Way, Glengall Road, Surry Canal Walk and Cobourg Road, and consist of a 2 metre high information panel, new railings and paving. Tertiary entrances will be provided along Albany Road and St. Georges Way, and stretches of Trafalgar Road.

The strategy for the edges is to retain the railings where they are essential and to introduce more naturalistic edge treatments where possible such as swales, woodland edges and landform edges. At the primary entrances into the park, bollards will be required to deter unauthorised vehicles entering into the park.



7.2 ACCESS AND CIRCULATION

The masterplan creates an all inclusive, all accessible park. No formal footpath has a greater gradient than 1:21 ensuring wheelchair users are able to use the full gamut of the park. The information at the entrances will be presented in a legible manner for all users of the park, including brail and large font for partially sighted users.

A new footpath networks improves connections throughout the park. The main canal walk connecting Camberwell Road and Trafalgar Road is 7 metres wide, ensuring a variety of uses can take place at any one time. The grand axis connecting Old Kent Road and the Wells Way Crossing is 5 metres wide, as is the New Church entrance footpath, and the entrance footpaths between the landforms at Albany Road. All other formalised footpaths are 3 metres wide. The footpaths will be tarmac, with a stone chipping dressing to the surfacing to create a more park like character to the paths and will be edged with steel.

The paths widths vary throughout the garden along St. George's way, and range between 1.5 metres, 2.5 metres and 3 metres. The paths will be a self binding gravel and will be edged with timber.





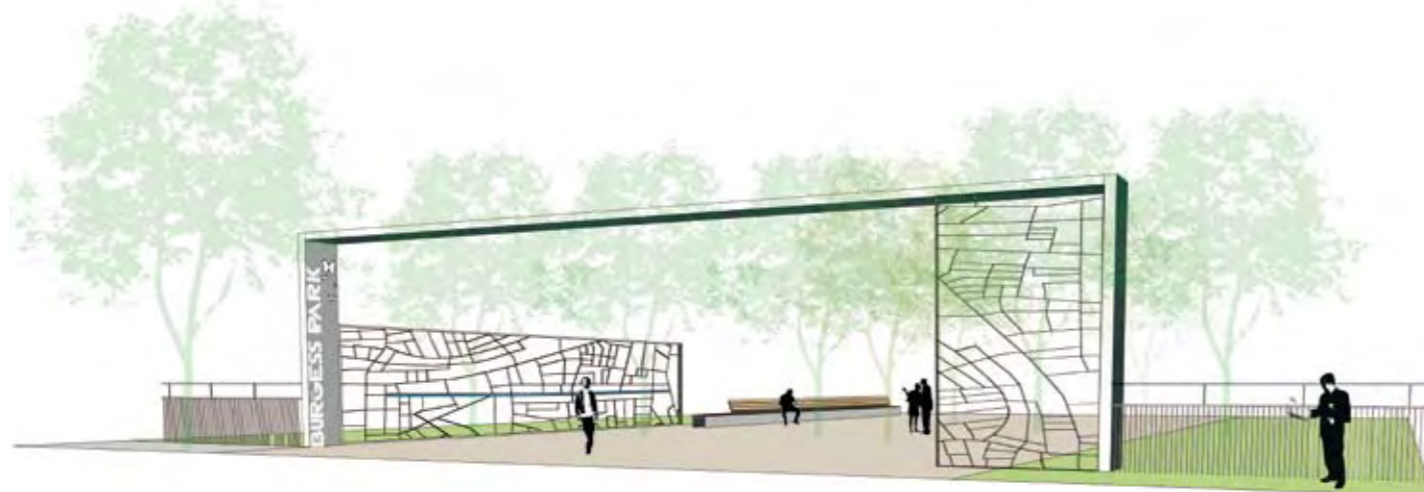
TERTIARY ENTRANCES-PERIMETER OF THE PARK TO INCREASE PERMEABILITY



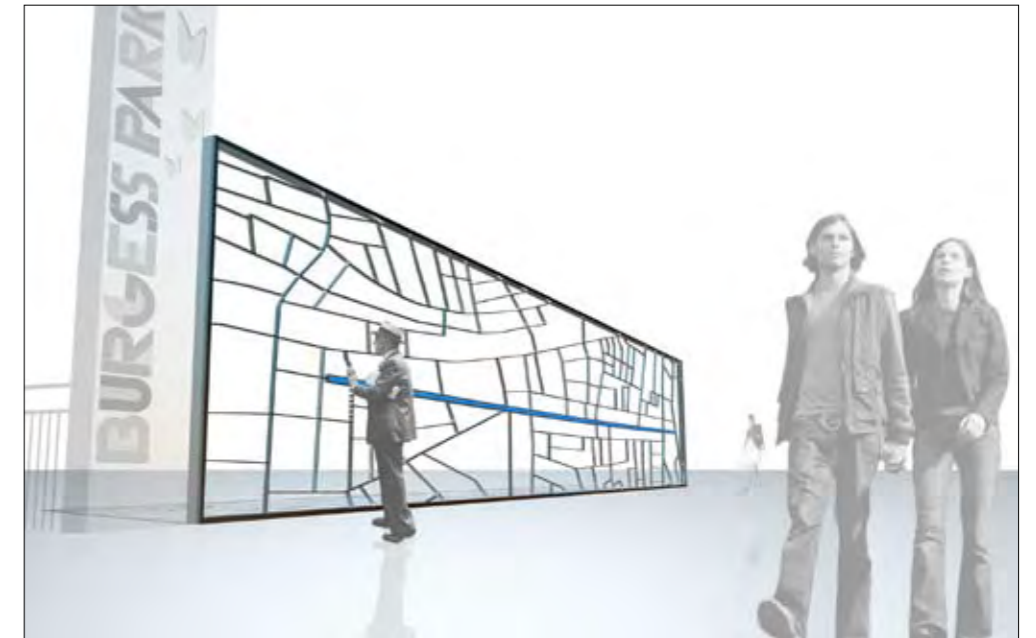
SECONDARY ENTRANCES-ALBANY ROAD, RUST SQUARE, SURREY CANAL WALK, GLENGALL ROAD AREA



MAIN ENTRANCES-TRAFALGAR AVENUE, ST. GEORGES WAY AND NEW CHURCH ROAD



PRIMARY ENTRANCES-OLD KENT ROAD, AND CAMBERWELL ROAD



DECORATIVE SIGNATURE PANEL AT THE PRIMARY ENTRANCES-OLD KENT ROAD AND CAMBERWELL ENTRANCES. THE PANEL IS AN ABSTRACTION OF THE HISTORIC SITE LAYOUT.



VIEW OF THE CAMBERWELL ENTRANCE

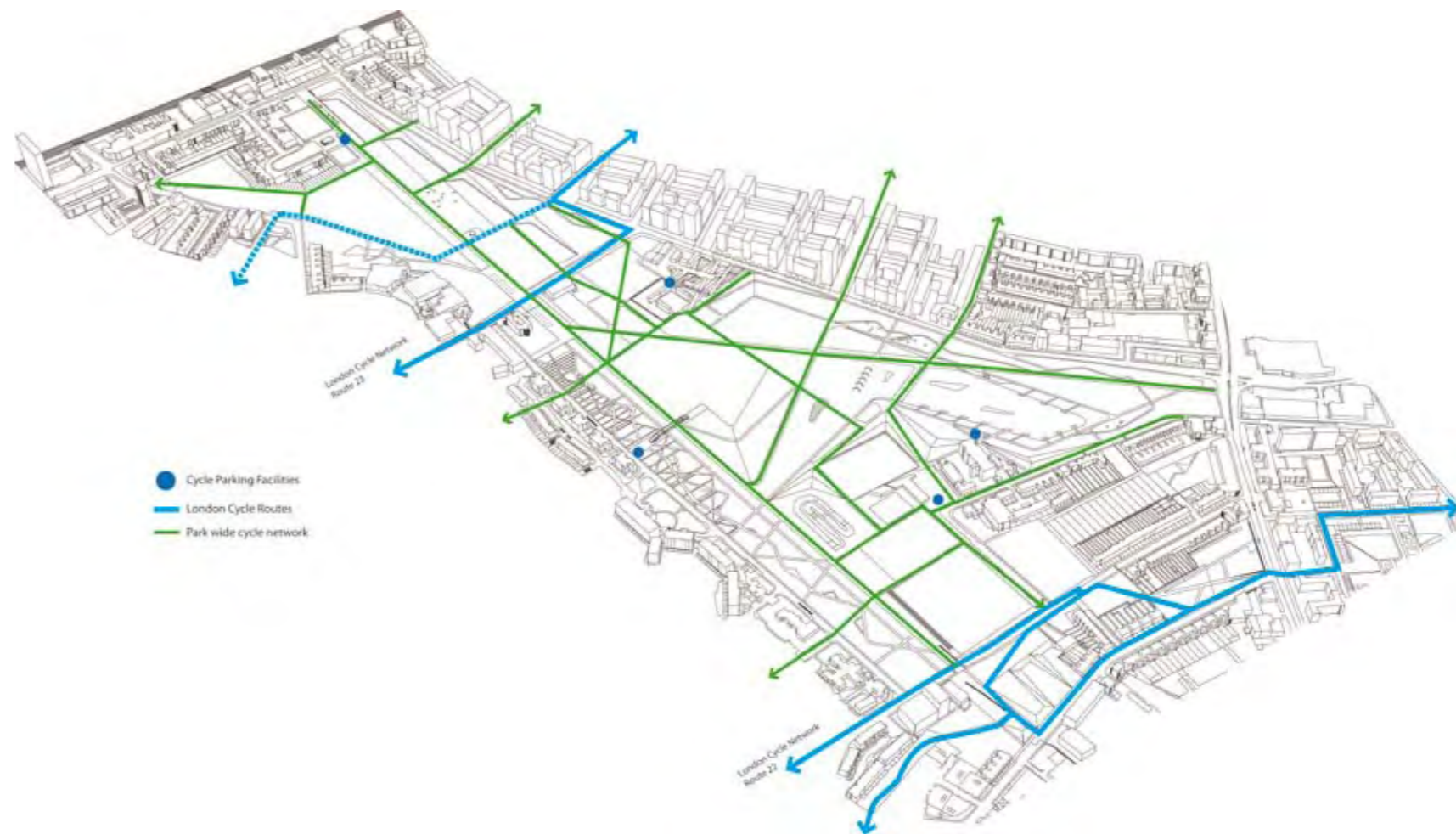


VIEW OF THE MAIN ENTRANCE INTO THE PARK FROM ALBANY ROAD

7.3 CYCLING

Burgess Park is well used by cyclists, ranging from those passing through the park as commuters, to those leisurely cycling along the canal walk. The footpaths have been designed to provide space for cyclists and pedestrians to coexist without the need for deliberate delineation.

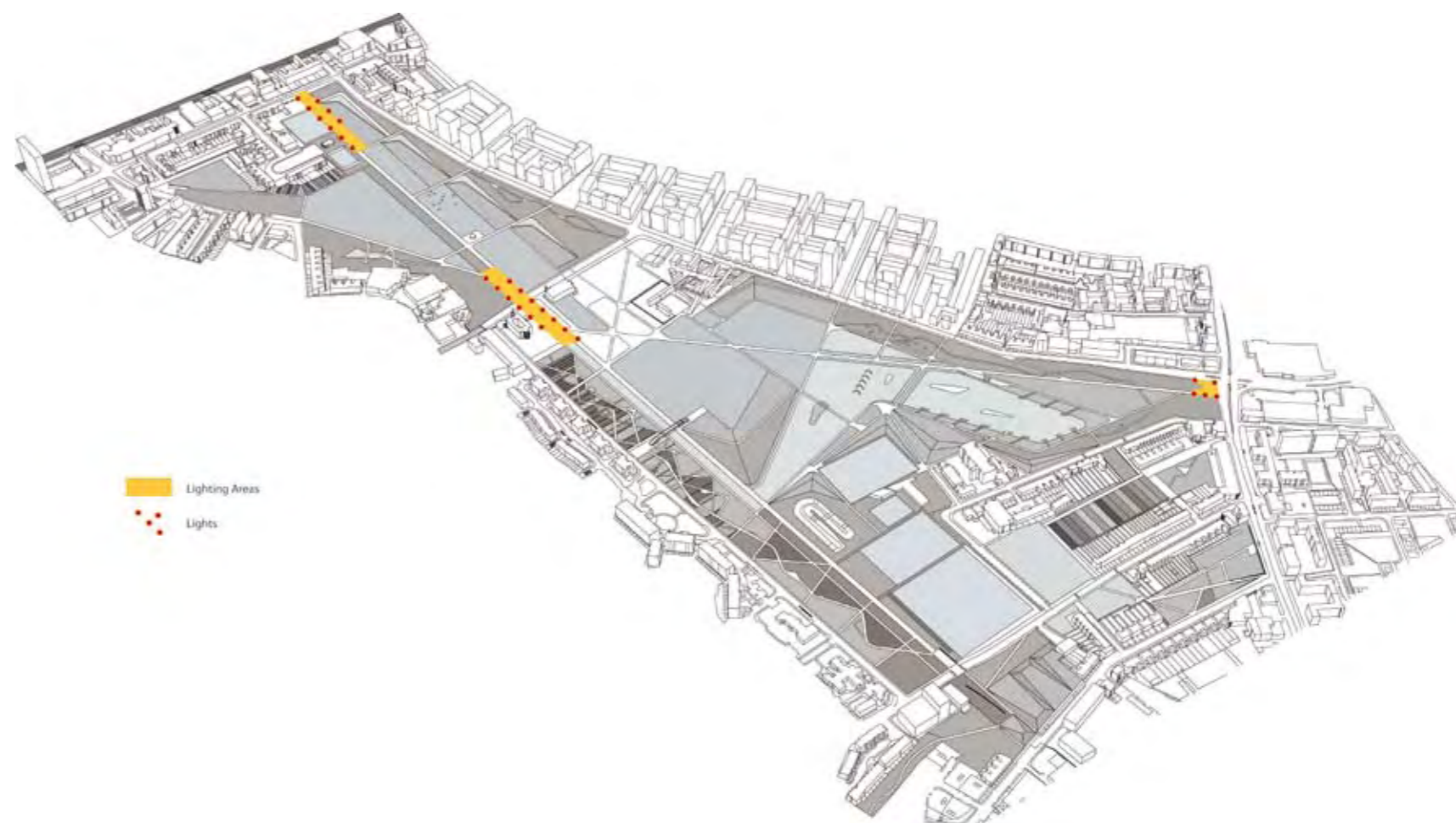
The number 22 and 23 London cycle routes pass through Burgess Park, and are well used by commuters, particularly the number 23 route which passes through the western portion of the park. Improved connections have been made for the cyclists that use this route and connect with Portland Street. Cycle parking is provided at the Camberwell Road entrance, Chumleigh Gardens, Wells Way Crossing and the Sports Hub. The long term aspiration of the masterplan is to have cycle rental facilities near the tennis centre and at the sports hub for those who want to explore the park by cycle.



7.4 LIGHTING

Throughout the design process, the strategy for lighting has been to restrict the use of light to the key entrances, to enable these spaces to be used at night as an extension to the streets. Current best practice is not to light park routes, as it leads to a false sense of security. For instance, a park user on a lit footpath can see ahead of them and behind them, but the rest of the park is in shadow; ie a potential mugger can see you, but you cannot see them. Light pollution is also an issue for biodiversity, as it affects nocturnal birds and animals from populating the park.

The park will be lit at the Camberwell Road entrance, Old Kent Road entrance and the Wells Way crossing to enable people to use Chumleigh Gardens, St. George's Church and the library and Bath House.



7.5 PLAY

There will be provisions for play throughout the park and peripheral areas both as formal play and inventive / embedded play. A large 6000 sq/m+ formal play area will be located in the heart of the park adjacent to Chumleigh Gardens. This is roughly the size of the Princess Diana play area in Kensington Gardens. It is intended that this play area will be a day out event, with lawn spaces for picnics, exciting play equipment for all ages including adolescent users groups, and refreshment facilities and toilets located at Chumleigh Gardens.

Other formal play areas will be provided throughout the park to serve the adjacent residential communities of Walworth, Peckham, Bermondsey, and Camberwell, and will fit within one of the categories below:

1. NEAP (neighbourhood equipped area for play) providing a minimum area of 1,000m² with at least eight activities;
2. LEAP (local equipped area for play) providing a minimum area of 400m² with at least five activities;
3. LAP (local area for play) providing a minimum of 100m² with up to three activities.

A play trail will meander through the park connecting the formal play areas and informal embedded play, such as a fallen logs, balance beams, sculptural play elements as well as inventive play such as rolling down the landforms and pond dipping in the lake.

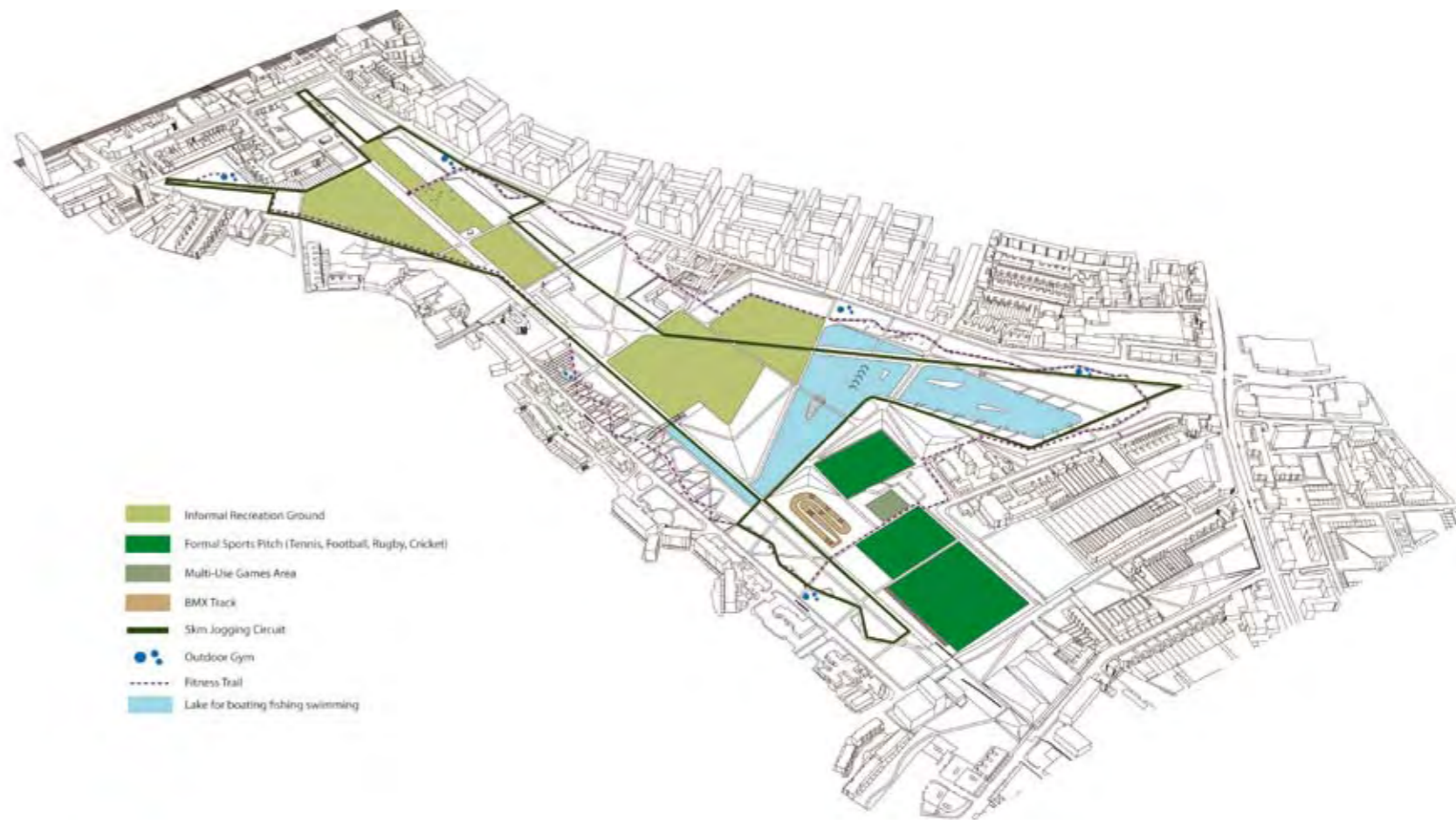
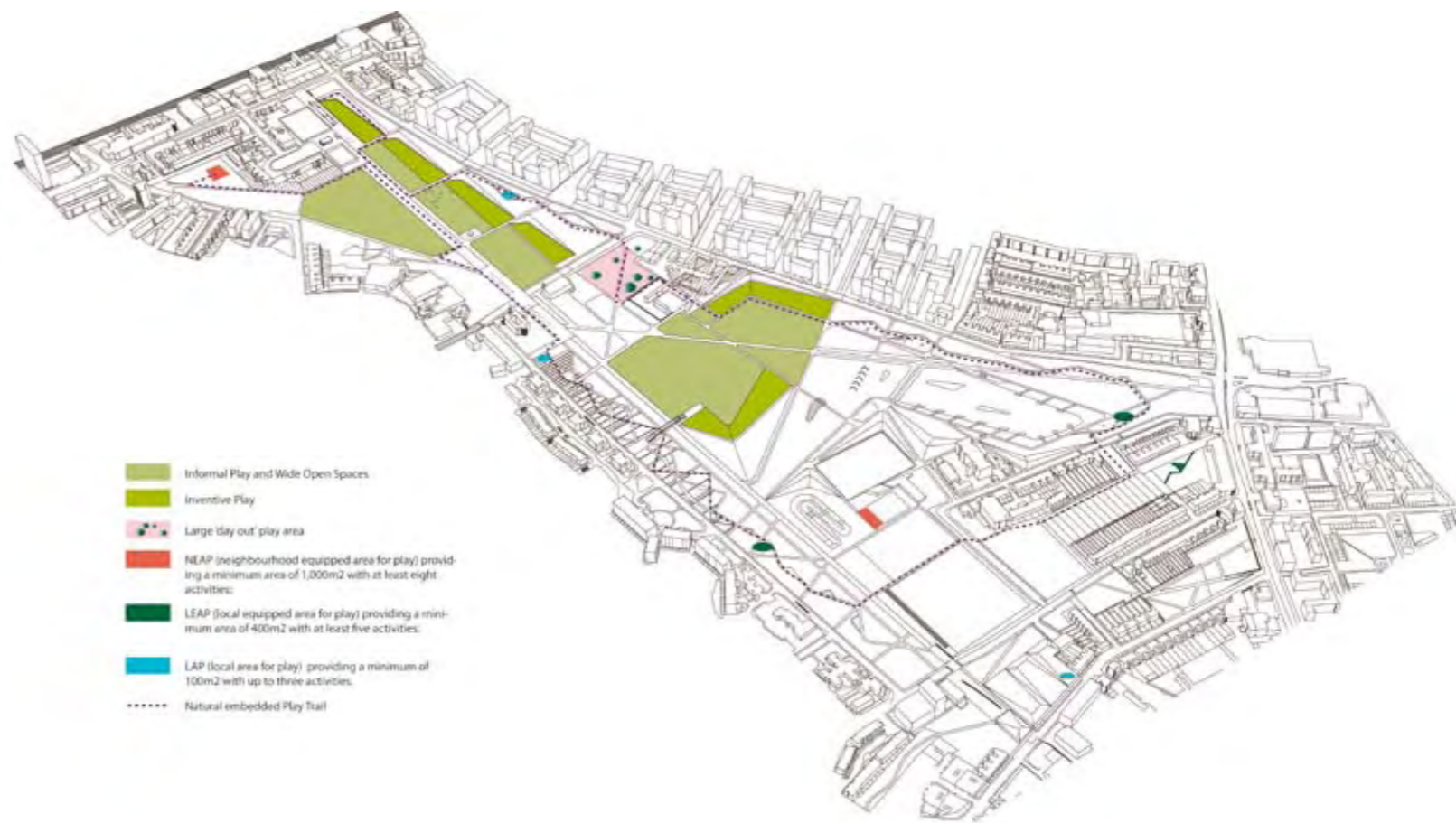
The Adventure Play is a strong feature and will continue to contribute to the offering of Burgess Park. Discussions regarding the final location of the adventure play are still ongoing, as are discussions for go-karting

7.6 SPORTS AND FITNESS

An overarching aim of the masterplan is to create a 5km circuit route around the perimeter of Burgess Park for those that use the park for jogging and walking, and enabling Burgess Park to be used for 10 kilometre race events. This circuit can also double as a fitness trail, with outdoor gyms facilities and elements to challenge one's dexterity and balance located off the main trail.

A sports hub is located at the eastern end of the park, providing two rugby pitches, a cricket pitch, a BMX track, multi-use games area, football pitches and a six lane 100 metre sprinting track. By arranging the sport uses in close proximity to each other, the pitches can be lit at night with minimal disturbance that light pollution can cause to the nocturnal wildlife of the park.

Informal recreation areas are provided on both the western and eastern portions of the park for weekend football tournaments and youth leagues to train. The event lawn space east of Chumleigh Gardens provided nearly 3.8 hectares of recreational space (equivalent to 3.5 international standard football pitches). The western event lawn provides 1.9 hectares of recreational space (equivalent to 2 international standard football pitches).



7.7 BIODIVERSITY

The conclusion of the Ecology Report, commissioned in 2009, is that Burgess Park is of moderate to potentially high ecological value due to its overall large size. London Wildweb states, "The park offers unparalleled opportunities for ecological improvements." The park is made up of habitats of amenity grass, semi improved neutral grassland, scrub, tall ruderals (the first plants to colonise a disturbed site), ornamental shrubbery, woodland and scattered trees.

The biodiversity strategy is to increase the variety of habitat throughout the park, increasing the amount of species rich grassland and amenity grasses, as well as introducing a greater variety of seasonal variation planting at St. George's Gardens. The landforms throughout the park will benefit the park by providing extensive areas of grassland habitat of value to birds and invertebrates, as well as introducing more flowering species interspersed within the grasses for seasonal interest and aesthetic qualities. The existing copses of trees along St. George's Way will be retained, with sympathetic additions of planting that will compliment the natural habitat. A single, soft natural path will meander through the copses to improve the accessibility and circulation.

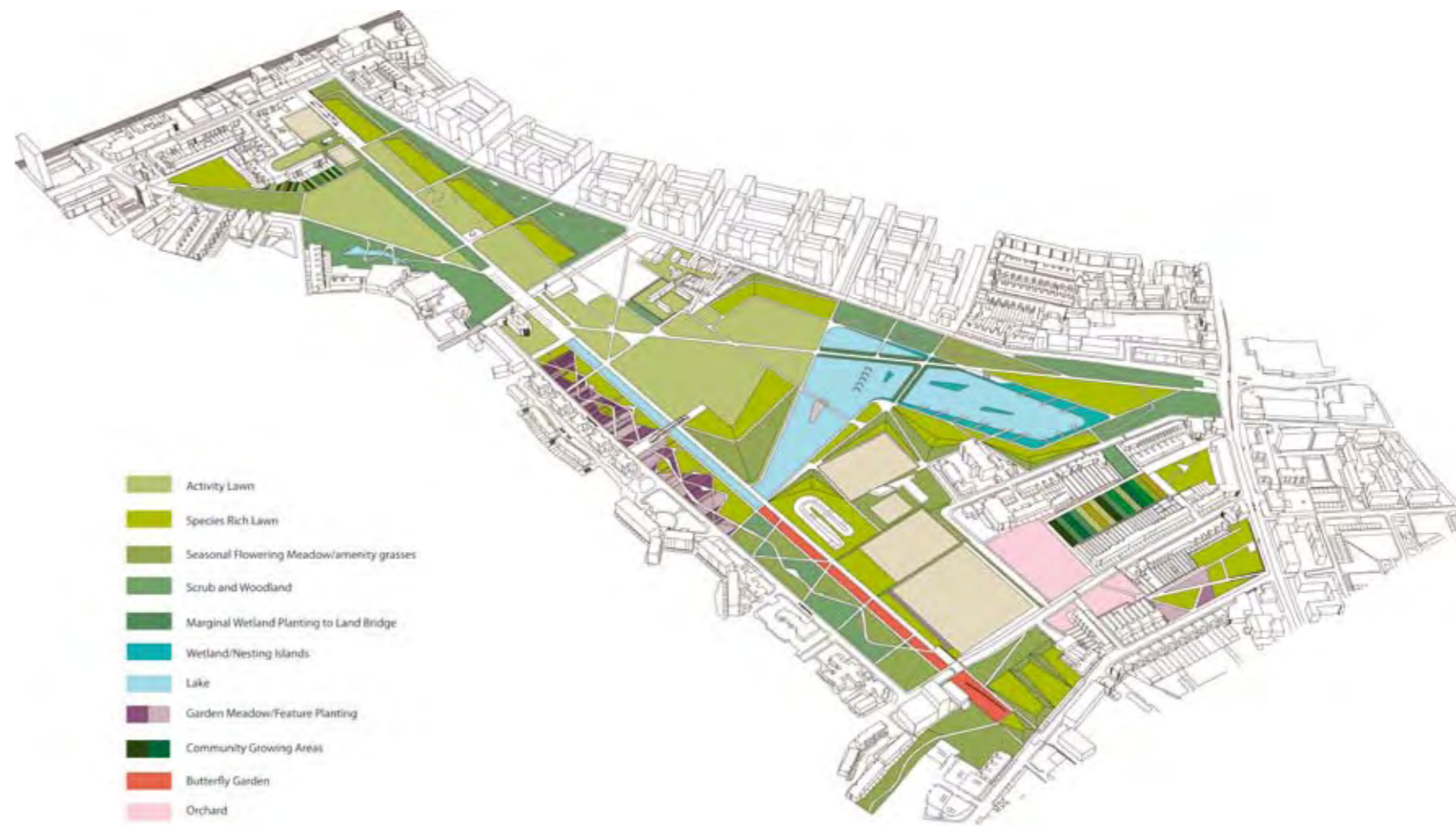
The introduction of food growing areas and clusters of fruit trees and orchards, will also enhance the overall biodiversity of the park. Wild areas, such as that to the south of New Church Road will be retained and protected. The ecology report states, "The habitat currently of the greatest wildlife value in the park are those that have already been managed for nature conservation, such as woodland and grassland to the south of New Church Road." The introduction of a wildlife pond in this area has also been recommended in the ecology report. The increase in the size of the lake, the provision of floating nesting islands and wetland habitat will all add to the increase in biodiversity. In total, we aim to introduce ten different habitat types for the benefit and enjoyment of everyone.

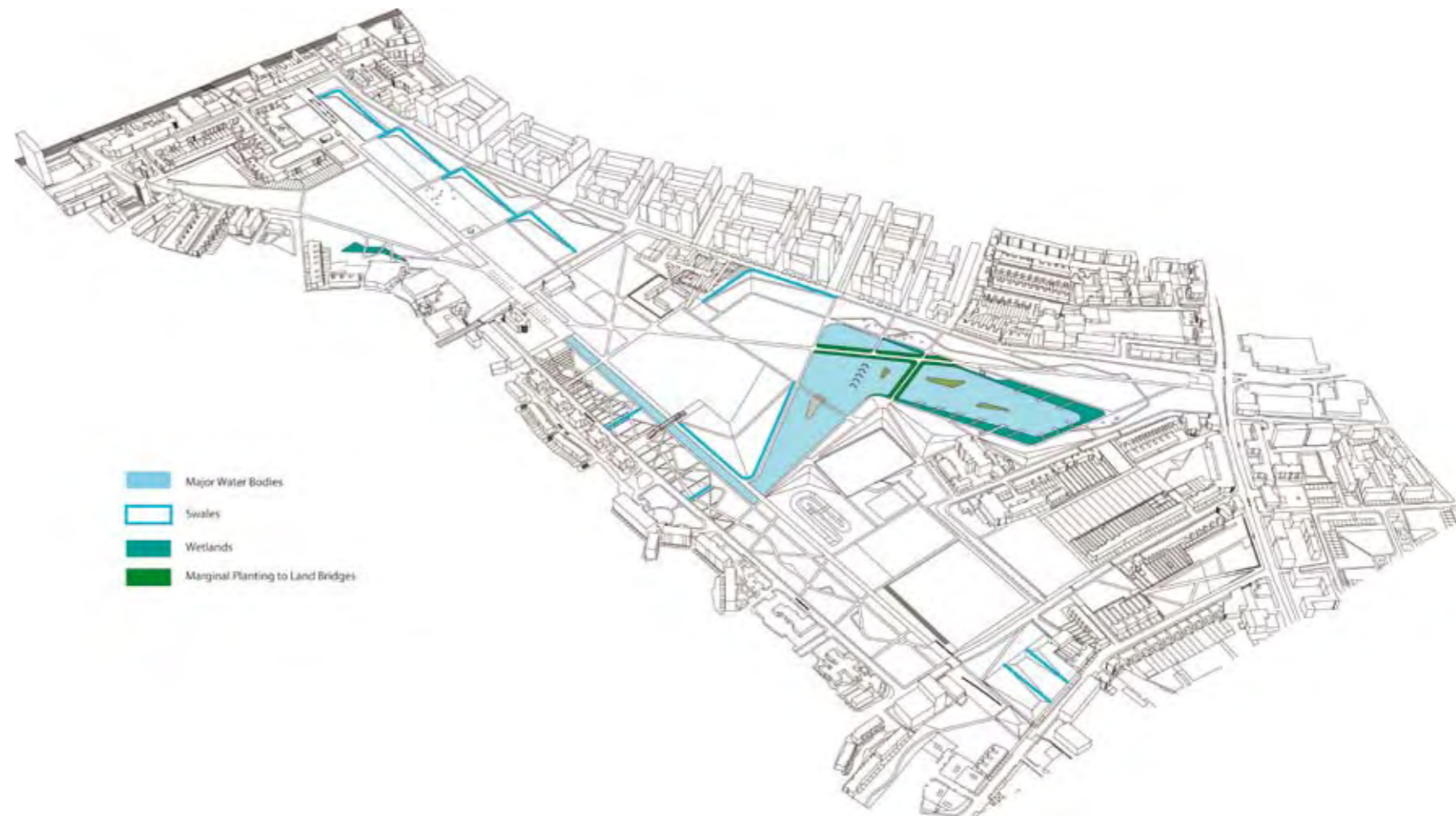
7.8 EVENTS

Burgess Park plays host to an exciting array of events, ranging from seasonal festivals to enormous cultural gatherings. The event lawn, at 3.8 hectares, can accommodate over 100,000 people (3 people standing per sq/m is a rule of thumb). The landforms will function as spectator areas overlooking the event lawn during large events. A floating stage is proposed in the southern portion of the lake, and the landform again will act as a spectator area.

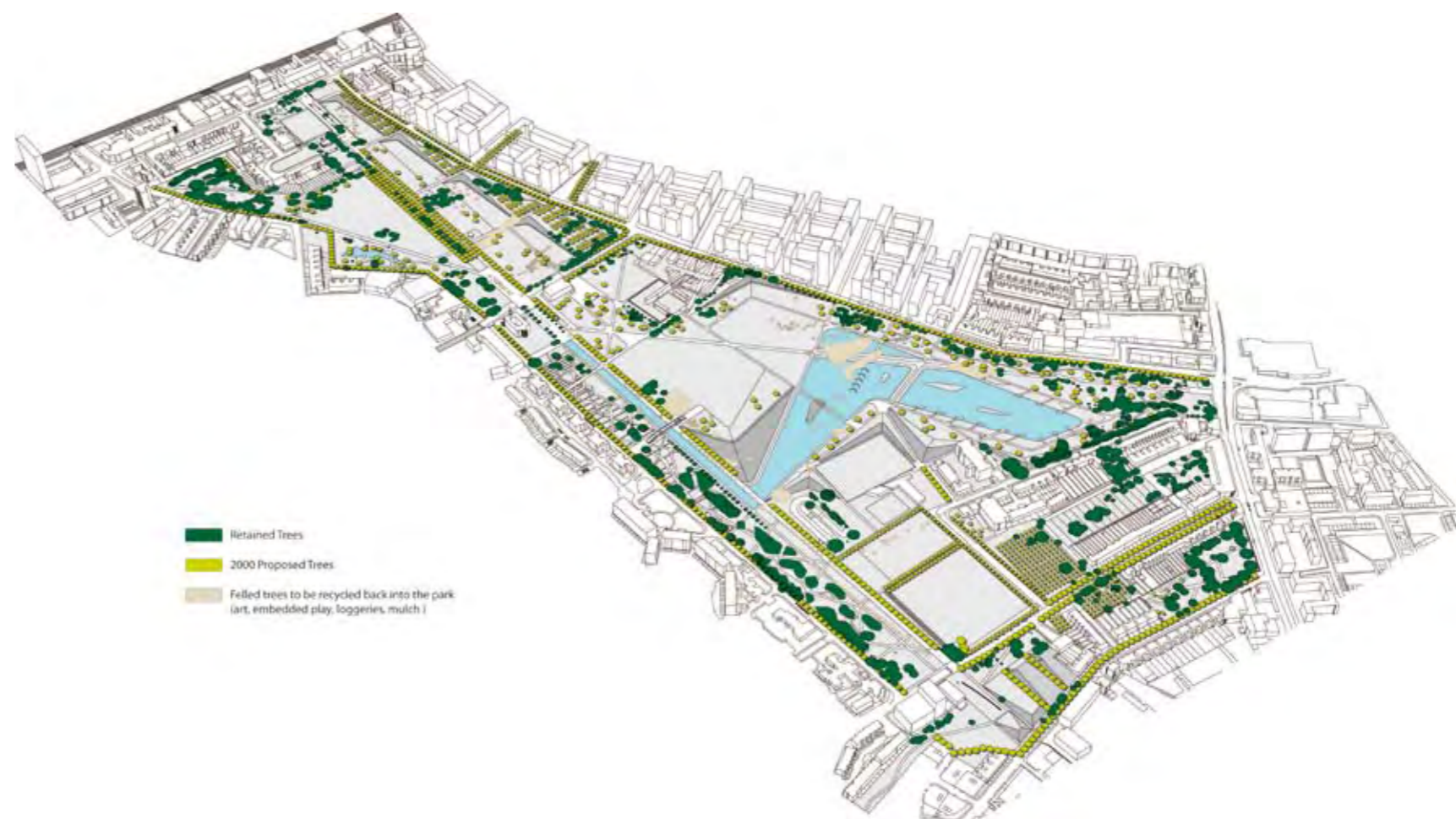
The western event lawn at 1.9 hectares can accommodate medium sized events during parkwide events such as travelling fun fairs. The southfacing landforms in the western portion of the park can be used as spectator areas for smaller gatherings such as outdoor theatre and educational events with local school children.

A seven metre access way for lorries during the large events has been provided off of Wells Way to the south of the Library/Bathhouse. The footpath at the New Church Road entrance can be used for access to the western events lawn.





- Major Water Bodies
- Swales
- Wetlands
- Marginal Planting to Land Bridges



- Retained Trees
- 2000 Proposed Trees
- Felled trees to be recycled back into the park (art, embedded play, loggeries, mulch)

7.9 WATER

All water that lands on Burgess Park will be retained and managed within it. This would be through a proposed network of swales located alongside large areas of paving and at the base of landform slopes. These are integrated into the masterplan because their alignment reinforces the structure of the landscape and responds to the boldness of the topography. Moisture gradients within the swales will vary so that they complement and extend the range of habitats in subtle ways. This can be further manipulated by careful selection and variation of initial seeding mixes.

The park can also potentially assist water management within the adjacent urban area. For instance, surface water drainage from the Aylesbury Estate could be channelled through wetland planting at the edge of the lake, thus assisting flood management by attenuating peak flows, polishing water quality and assisting the supply of water to the lake. The landscape structure, however, is very flexible and should developers not wish or indeed be able to do this the structure of the masterplan is strong and robust enough to accommodate other uses in this area.

The lake is currently topped up by mains supplies, which is neither sustainable nor economically sound. The provision of a borehole to supply water to the lake is a paramount priority to improve the water quality of the lake and to ensure water levels are maintained for the fish populations. The existing lake covers roughly 29,000 sq/m, and has been monopolised by the fishermen mostly due to the lack of variety to attract other users to the lake. The proposed lake in the masterplan will increase the coverage of the lake with the potential to introduce swimming and boating to diversify the offering of the lake.

7.10 TREES

A tree strategy has been developed to reinforce the structure of the masterplan and over two thousand new trees are proposed. As many existing trees as possible are retained although the masterplan has taken account of the recommendation of the London Wildlife Trust that dense plantings should be thinned out.

New tree planting will include lines of trees to emphasise portions of the route of the old canal and the definition of sub-spaces in the sports hub and in the 'landscape rooms' that sit adjacent to Albany Road. Feature trees are proposed throughout the park, particularly in the garden spaces to the south of the route of the old canal. Grids of fruit trees will define the orchard area proposed for either side of Trafalgar Avenue, and a 'ribbon' of orchard trees will weave through the St. George's Garden area and throughout the 'landscape rooms' near Albany Road. New structural trees are proposed to the peripheral boundary of the park to line the park streets of Albany Road, Trafalgar Avenue, St. George's Way, New Church Road, Cobourg Road and Glengall Road.

7.1.1 FOOD GROWING AND FOOD FOR FREE

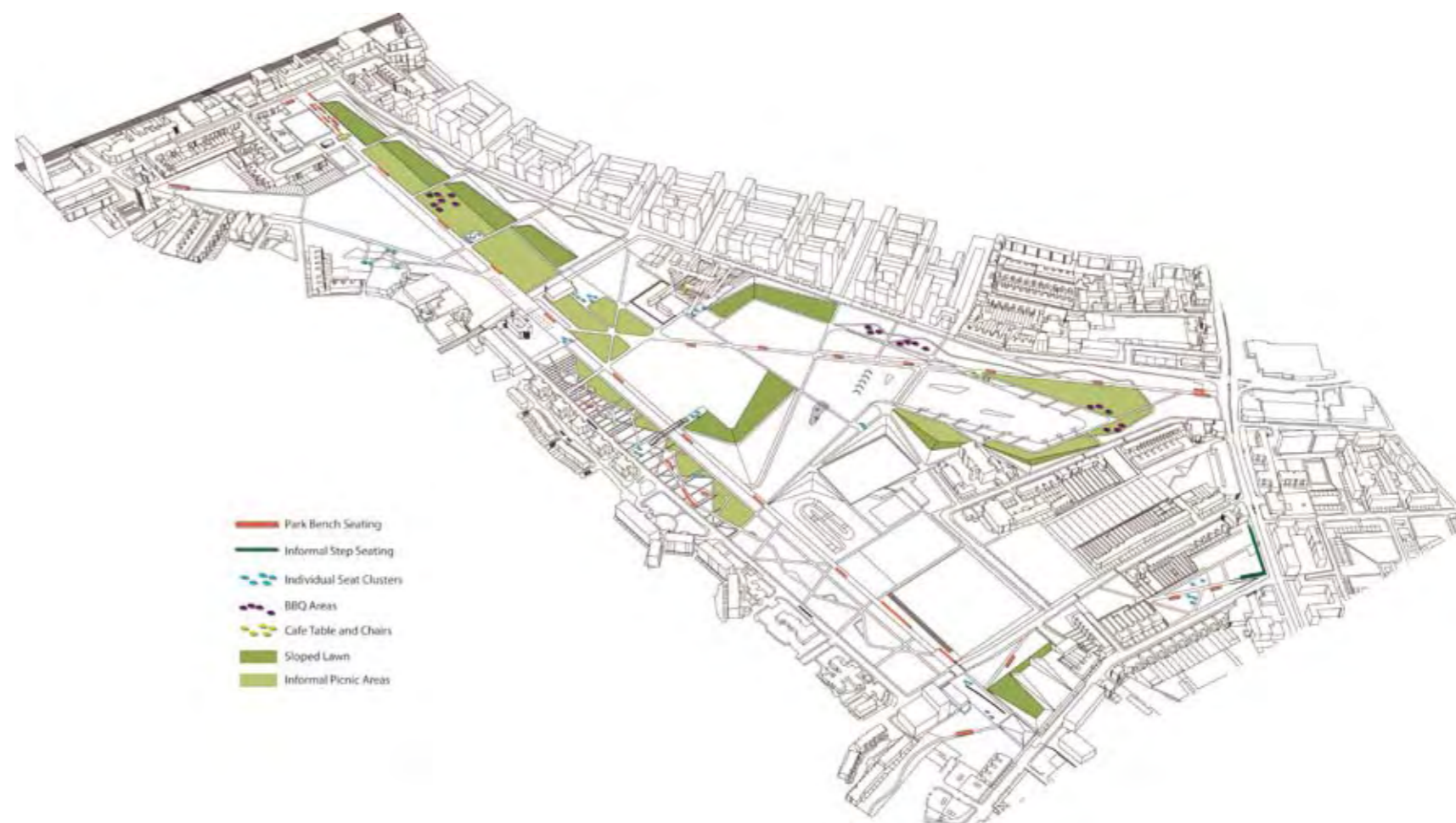
The masterplan reflects an increasing desire for people to be able to grow their own food. Three areas of community food growing are proposed – one by Addington Square towards the western extent of the park, one by Glengall Road in the South East and the other by the eastern edge of the park adjacent to Trafalgar Avenue. These two areas will complement the existing Community Gardens at Chumleigh Gardens. In addition to the areas of community food growing areas of ‘food for free’ are proposed. These will include a grid of fruit trees either side of Trafalgar Avenue as well as nut bushes, brambles and plants with edible berries throughout the park creating a foraging trail, which could be mapped, with information available from Chumleigh Gardens.

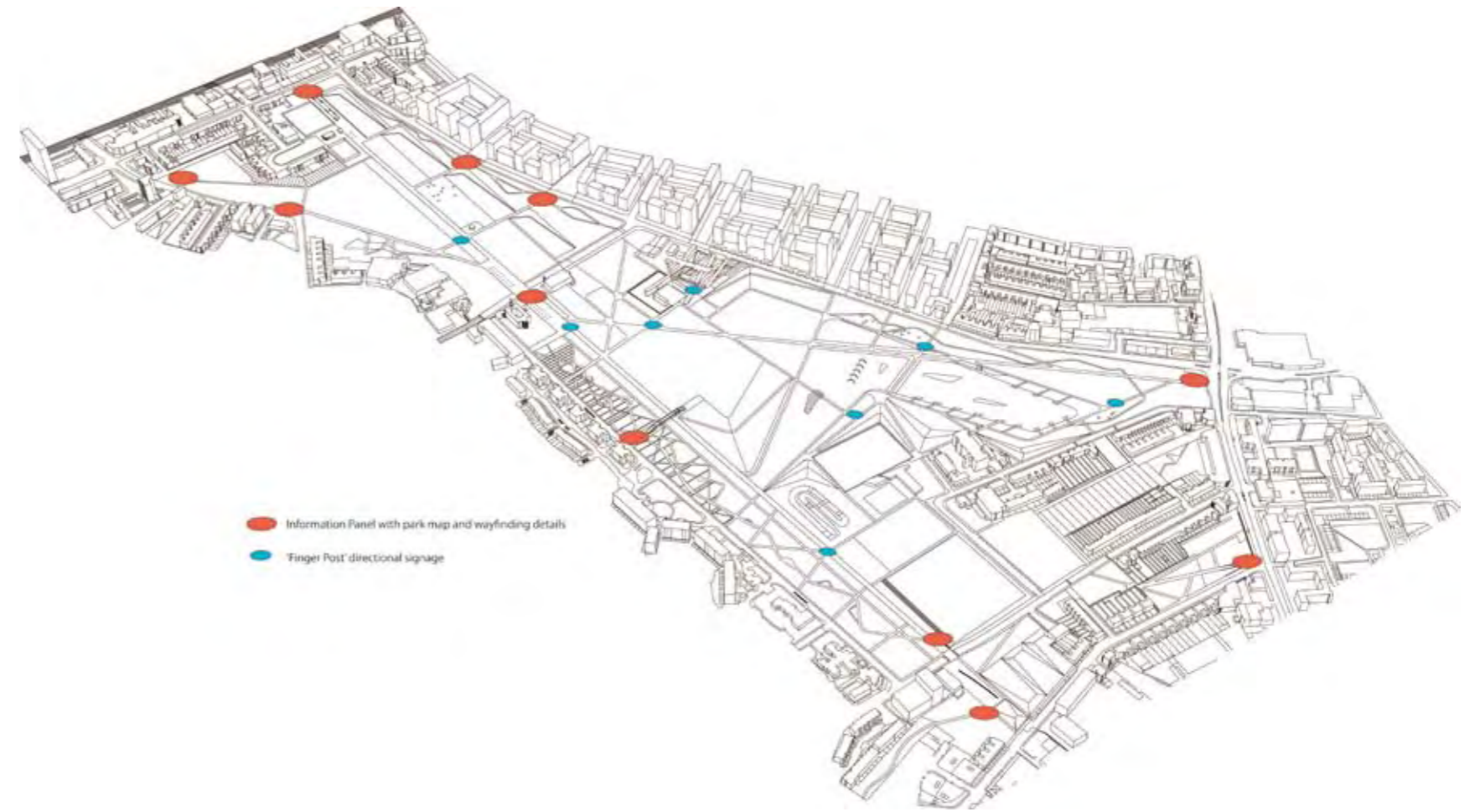


7.1.2 PARK FURNITURE

Burgess Park is 51 hectares in area, with over 10 kilometres of footpaths and trails. The need for comfortable and varied seating will be important for the long term success of the park. Best practice guidance from an accessibility point of view is to provide seating with backrests and armrests every 50 metres. Furniture will respond to the mood of the space and the overarching use.

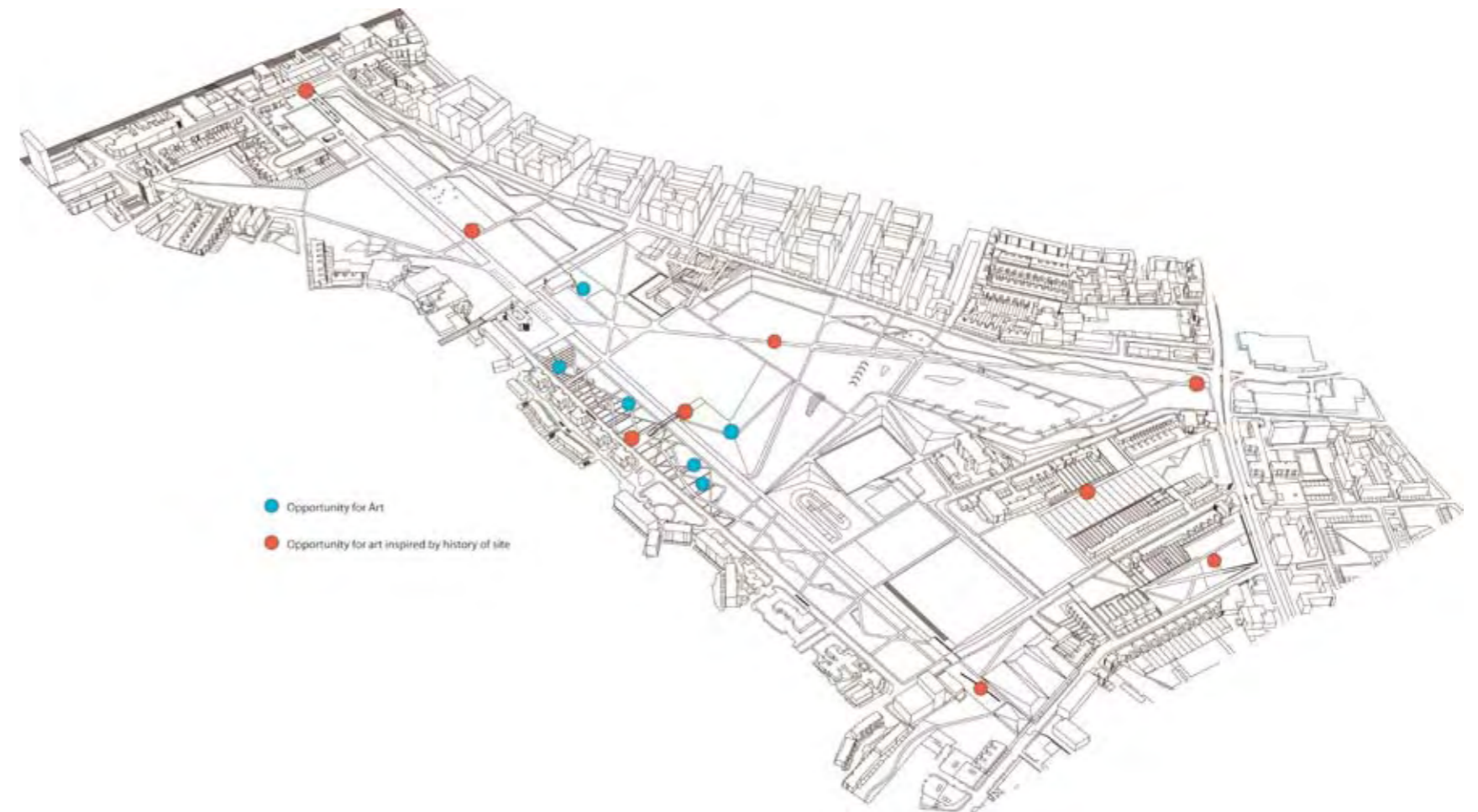
For instance, the gardens are intended create a place that is more contemplative and slow paced, so the seats here should be more of a traditional lounging bench. The entrances are more likely to be transitional space with people coming and going frequently so the furniture in these areas can be more abstract and ergonomically varied. It is also intended that the sloping landforms will act as informal gathering areas and picnic spaces.





7.13 WAYFINDING

The aim of the masterplan is to improve the sense of direction and orientation through the structural changes of the park, namely the footpath network, increased permeability and topographical changes. Local landmarks such as the lime kiln, canal bridge, colourfully planted landforms along Albany Road and the 7m tall viewing mound will serve as wayfinding features and orientating elements. Each of the primary, main, and secondary entrances will provide a park map and information post for all things Burgess Park. Throughout the park at major intersections of footpaths, fingerpost signage will be provided with walking times to key destinations such as the lake, canal, Chumleigh Gardens, the Event Lawn, St. George's Gardens and the sports hub.



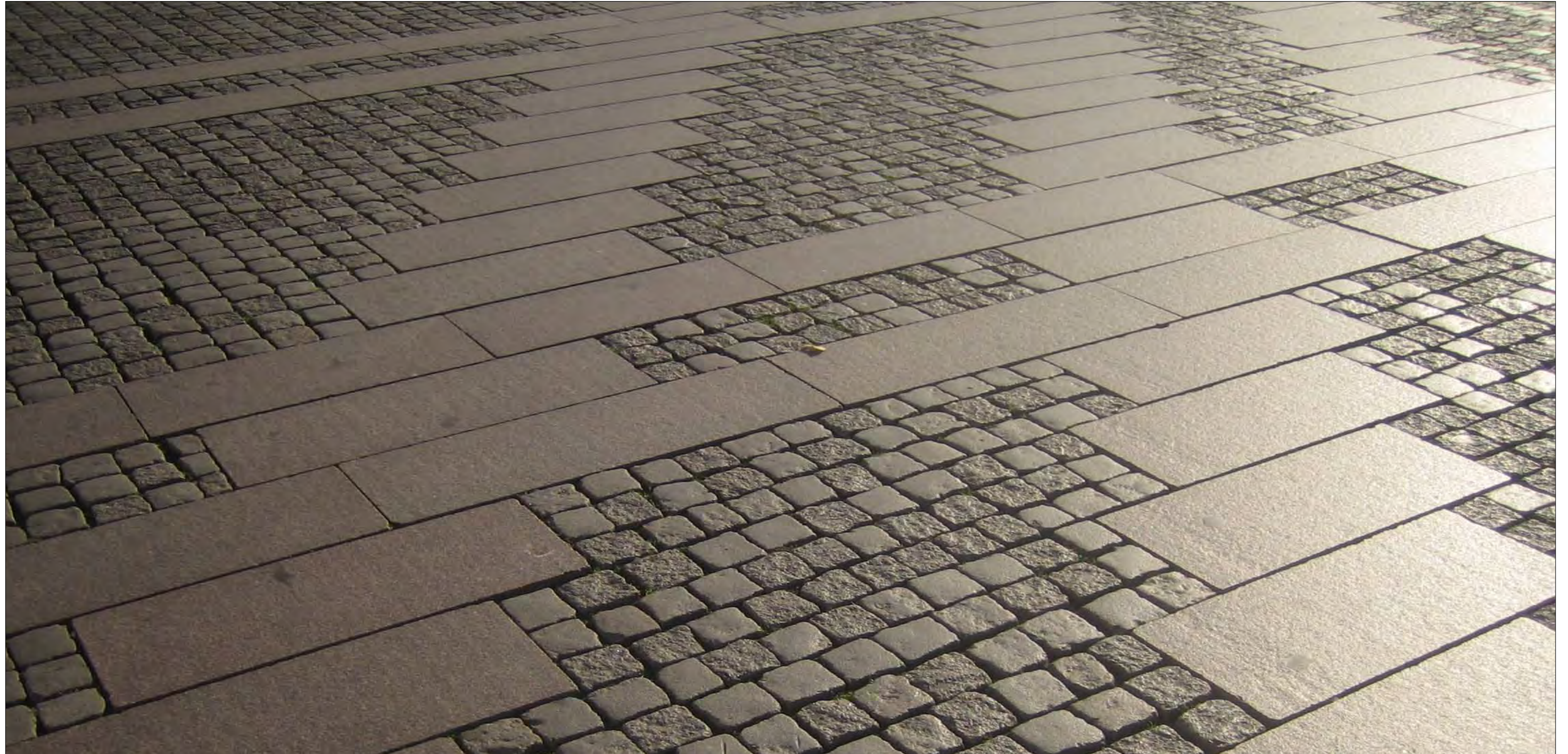
7.14 ARTS

The fascinating history of Burgess Park will serve as inspiration for arts throughout the park. This will include interpretations of the historic road layout, industrial heritage, moments of conflict and comprehensive site use. The entrances will showcase the historic layout of the site during the industrial heyday, celebrating the lost Surrey Canal. There are provision throughout the park for more contemporary interventions as well as opportunities to reuse the materials salvaged from the site. Access to the 7m viewing landform will also be considered as an art opportunity.

7.15 HARDWORKS MATERIAL STRATEGY

The following pages illustrate the hardworks envisaged for the Burgess Park Masterplan. The hard surface treatments respond to the need for suitable, hardwearing paths and walkways. Reclaimed materials from the site are used to highlight entrances, historic art interpretations, and to demarcate the canal; underpinning the sustainability of the park by recycling existing site materials into the landscape masterplan.

Furniture is chosen to reflect the various areas of the park, such as, a contemporary interpretation of traditional benches throughout the gardens and park setting, whilst the entrances will provide a modern suite of furniture to compliment the entrance archway and signature screen.



HARD WORKS

DESCRIPTION

EXAMPLES

SELF BOUND GRAVEL



EXPOSED AGGREGATE CONCRETE



KERBS & STEEL / TIMBER EDGING



DESCRIPTION

EXAMPLES

RECLAIMED MATERIALS



CLAY BRICKS



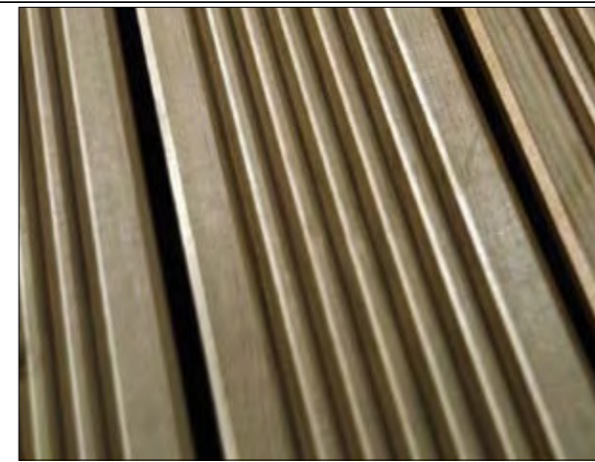
SURFACE DRESSED ASPHALT



DESCRIPTION

EXAMPLES

TIMBER DECKING



SHOT BLASTED ASPHALT



SEATING

DESCRIPTION

EXAMPLES

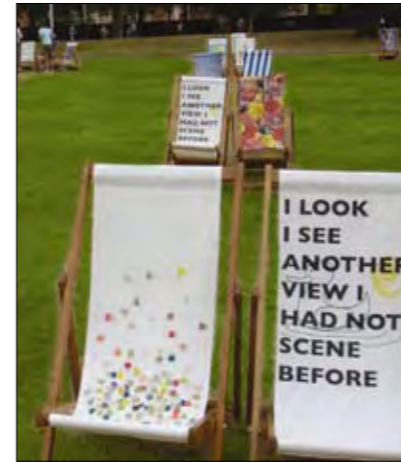
TRADITIONAL



SIGNATURE SEATING



ART SEATING INSTALLATIONS



SEATING

DESCRIPTION

EXAMPLES

INDIVIDUAL SEATS (CLUSTER)



BINS / BOLLARDS / LIGHTING



SIGNAGE



7.15 MATERIAL STRATEGIES

The soft landscape have been organised into categories including: parkland structure, landform planting, entrances and gardens, water loving plants and existing habitat enhancements. The biodiversity and horticulture strategies will be an ongoing process, responding to climate change and cultural trends as the masterplan evolves as funding is secured.

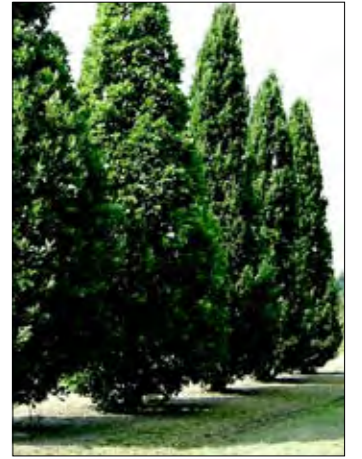


PARKLAND STRUCTURE

EXAMPLES

Avenue Trees

- Metasequoia
- Liquidambar
- Honeylocust
- Lime
- Oaks



Park Specimen Trees

- Maple
- Oaks
- Horse Chestnut
- Plane Tree



Foraging Trees and Shrubs

- Hazel Tree
- Elderflower
- Blackberry Brambles
- Fruiting Cherry and Plum Trees
- Mulberry



Lawn and Species Rich Lawn



Hedges

- Beech
- Box
- Photinia
- Hew



Seasonal Bulbs

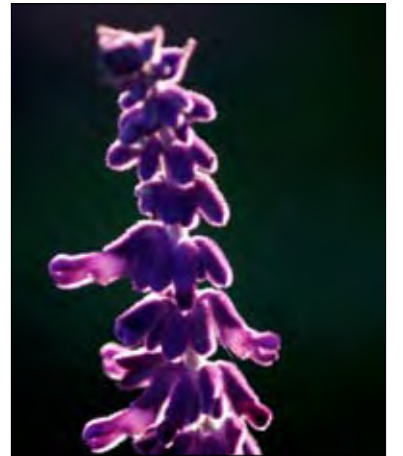
- Allium
- Crocus
- Winter crocus
- Liatris
- Blue Bells

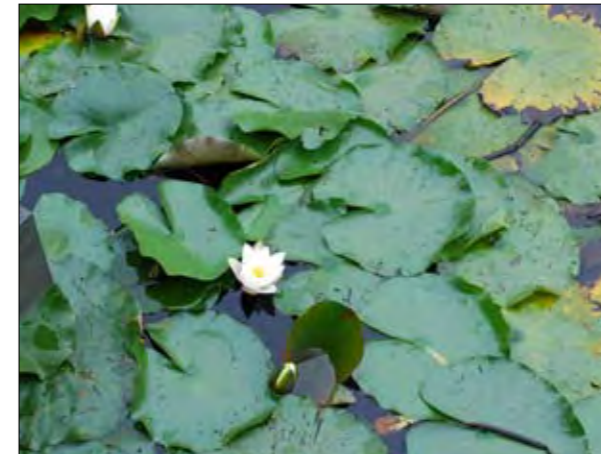


Grasses



Perennials







DESCRIPTION

EXAMPLES

SPECIES RICH MEADOW



FEATURE PLANTING



MONOCULTURE PLANTING





8.0 PHASING

8.1 GROWTH OF THE PARK OVER TIME

The large scale of the park and the limited funding that is immediately available for it dictates that the implementation of the masterplan will take time. It will likely be more than a decade before the masterplan is fully realised. The park will therefore have to be delivered in phases, capitalising on the availability of funds.

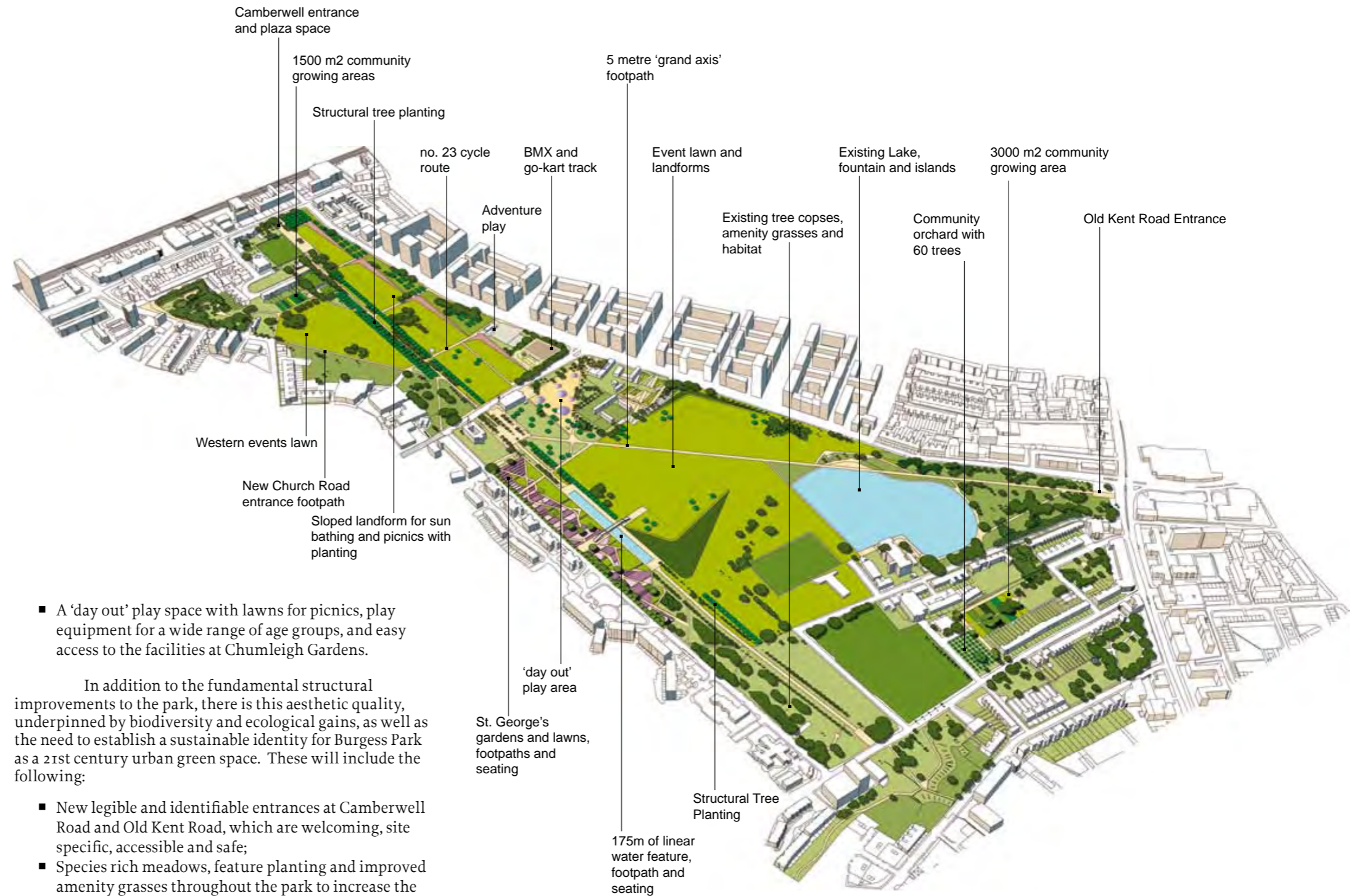
It is critical to note that phased growth does not mean that implementation and detailed planning should happen in an ad-hoc or piecemeal fashion. Quite the opposite. To guarantee the long-term success of Burgess Park, it is crucial that early stages of development are founded on clear design objectives while simultaneously building excitement for what is yet to come. This means that the most important thing is getting the basic framework of the park right at the outset.

The phasing diagrams on the opposite page illustrate an example of how the incremental implementation of the masterplan can be delivered as an when funding is secured. This phased realisation can be achieved in a multitude of permutations, so the sequence we have proposed is intended to indicate priorities in terms of areas of the Park where capital projects should be concentrated for maximum gain. This flexible strategy will establish a strong spatial and organizational design framework for the park so that its development over time is assured.

8.2 PHASE ONE

The first phase is tremendously important in the life of the park and the masterplan. The success of the first phase is twofold. First, it must lay the framework on which the subsequent phases of the masterplan can be delivered. Secondly, it must improve the aesthetic qualities of the park experience, coupled with the need to mitigate climate change, increase biodiversity and ecological habitats and address sustainability as a park in the 21st century. The structural moves include the following:

- All inclusive footpaths, linking Old Kent Road the canal walk;
- New entrance footpaths to the north and south of the park;
- Structural topographical changes at the events lawn, around the bmx track, and minor topographic changes at the Old Kent Road entrance;
- Structural avenue planting along the canal walk;
- 175 metres of the historic canal;



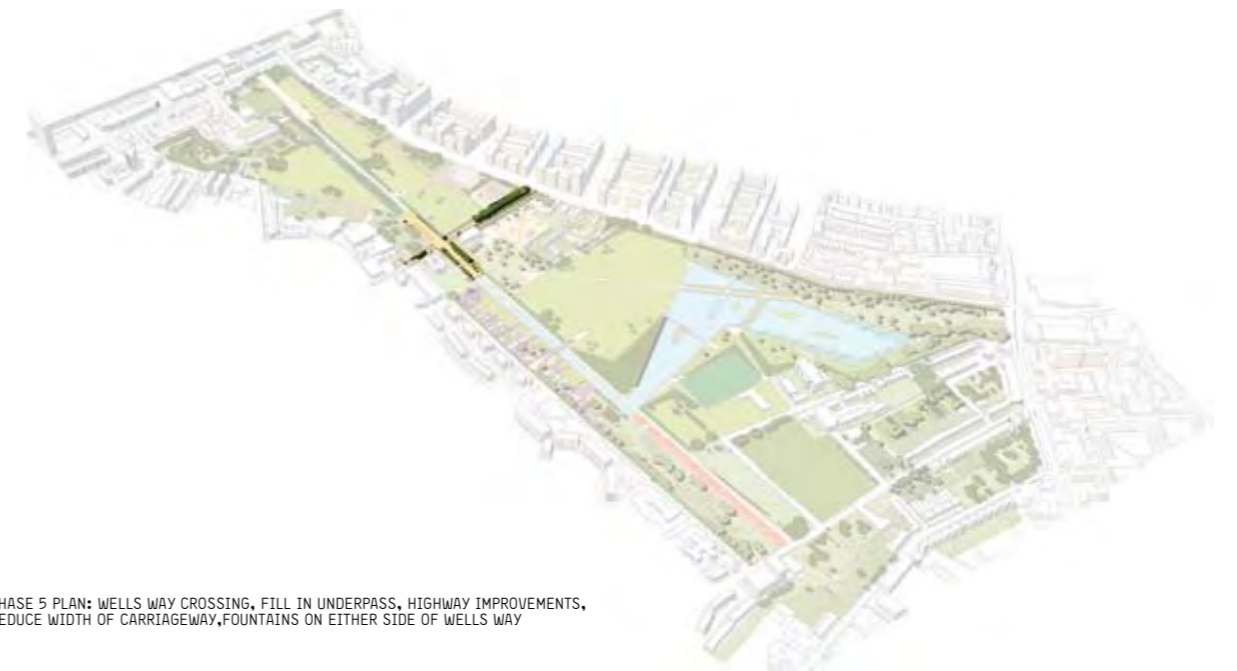
- A 'day out' play space with lawns for picnics, play equipment for a wide range of age groups, and easy access to the facilities at Chumleigh Gardens.

In addition to the fundamental structural improvements to the park, there is this aesthetic quality, underpinned by biodiversity and ecological gains, as well as the need to establish a sustainable identity for Burgess Park as a 21st century urban green space. These will include the following:

- New legible and identifiable entrances at Camberwell Road and Old Kent Road, which are welcoming, site specific, accessible and safe;
- Species rich meadows, feature planting and improved amenity grasses throughout the park to increase the visceral qualities of what is already a biodiverse park;
- A community garden along St. George's Way that is underpinned by the historic layout of the former residential 'back gardens', with new gravel footpaths and seating;



PHASE 2 PLAN: LAKE, WETLANDS AND FOUNTAINS



PHASE 5 PLAN: WELLS WAY CROSSING, FILL IN UNDERPASS, HIGHWAY IMPROVEMENTS, REDUCE WIDTH OF CARRIAGEWAY, FOUNTAINS ON EITHER SIDE OF WELLS WAY



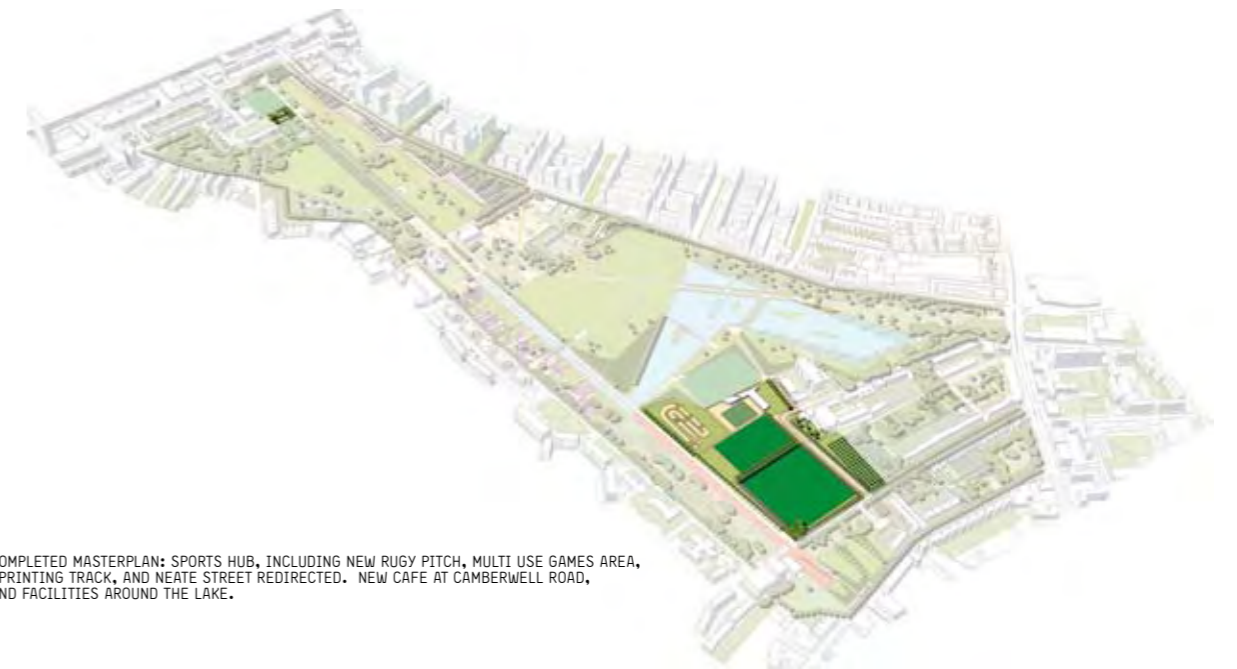
PHASE 3 PLAN: COMPLETE CANAL, SUNKEN BUTTERFLY GARDENS, 7M FOOTPATH THE FULL LENGTH OF THE CANAL WALK FROM CAMBERWELL ROAD TO TRAFALGAR AVENUE, FOUNTAINS AT CAMBERWELL ROAD ENTRANCE



PHASE 6 PLAN: ADDITIONAL ENTRANCES, LANDFORM AND GARDENS AT SURREY CANAL WALK, COMMUNITY GROWING AREAS AND ORCHARDS, 2000 TREES, RAISED CROSSINGS TO PARK ROADS, WILDLIFE POND IN THE WILD AREA. FULL INTERFACE WITH GREEN FINGERS.



PHASE 4 PLAN: COMPLETE PLAY AREA, CULTURAL HUB AND BANDSTAND AT THE LIBRARY/BATH HOUSE, NEW TREE PLANTING



COMPLETED MASTERPLAN: SPORTS HUB, INCLUDING NEW RUGBY PITCH, MULTI USE GAMES AREA, SPRINTING TRACK, AND NEATE STREET REDIRECTED. NEW CAFE AT CAMBERWELL ROAD, AND FACILITIES AROUND THE LAKE.



PUBLIC CONSULTATION EVENT AT CHUMLEIGH GARDENS

APPENDICES

OVERVIEW OF MASTERPLAN CONSULTATION PROCESS

Following the completion of a consultation baseline report, which reviewed previous consultation studies conducted regarding Burgess Park, consultation was undertaken to gather further feedback on the masterplan design that was submitted as part of the appointment competition. Initial feedback on this masterplan was collected during the competition process, and this was followed up with presentations and workshops involving approximately 150 individuals. This included presentations and feedback from Walworth, Camberwell and Peckham Community Councils, as well as a meeting with the Stakeholder Group, which includes representatives from various community and resident organisations local to Burgess Park. The Community Councils also provided an opportunity to engage with young people about what they are looking for within Burgess Park.

The feedback from this first phase of consultation resulted in a revised masterplan, taking many of the comments on board. This revised masterplan was then used as the basis for a further phase of consultation which involved approximately 700 individuals. As well as further meetings with the Stakeholder Group and an information stand at Bermondsey Community Council, this phase involved meetings with specific interest groups (e.g. Burgess Park Fishermen and Southwark Cyclists), a workshop with Southwark Council Officers, focus groups on specific topics (e.g. biodiversity), two large scale public events in Chumleigh Gardens with an exhibition and model of Burgess Park, and meetings with Burgess Park Business Users and Friends of Burgess Park. The output from this phase of consultation has been used to inform the final masterplan design.

ONGOING CONSULTATION PROCESS

As the masterplan was finalised, consultation regarding the elements to be included in phase 1 of the revitalisation began. This consultation ensures that the right elements are implemented using the initial funding, with the intention that once this phase is complete, the foundations for future phases are in place. As additional funding is found and new phases are planned, it is vital to continue this consultation to ensure that subsequent phases are focused on the right elements to complete the masterplan over time, while also taking the priorities and

needs of the local communities into account.

COMPETITION MASTERPLAN – KEY CONSULTATION MESSAGES

Consultation on the competition masterplan showed that there was a great deal of support for the masterplan in terms of bringing coherence and unification to the park, increasing biodiversity and incorporating the history and culture. There was also recognition that there is a need to ensure that the overall layout is right so that value can be added in the future.

In terms of topography, there was support for the earthworks to create a performance space in the park, but concern that the mounds in the western end of the park could create a barrier to the Aylesbury estate. There was also fairly widespread concern that the mound by the lake shouldn't be removed completely since it protects the lake from the prevailing winds.

Many suggestions were made about the need to include more children's play areas within the park, both formal and informal, and for all age groups. These should be spread throughout the park and were seen as a top priority. In addition, the basics such as more toilets, waste bins and seating were mentioned as important. There was support for cafés near the lake and tennis club, as well as at Chumleigh Gardens, with a request for a BBQ area also being made.

A large number of additional facilities and activities were mentioned including a bowling green, a rollerblading rink, a climbing wall, an ice-hockey area, skateboarding facilities, an outdoor ice-skating rink, a room athletics track, a model railway, a youth club and a music studio. Free outdoor exercise machines were also proposed. In terms of existing sports provision, it was suggested that the BMX track should be relocated near the sports hub, that the cricket facilities should be improved and that there should be an additional rugby pitch. It was also proposed to add a social space / building near the football centre for use by all sports.

Finally, in terms of buildings, it was suggested that the William IV pub should be removed and the land reverted to park, and that new uses should be established for the old library and baths. It was also felt that there should be more events and festivals to attract people throughout the year, not just one in the summer.

There was support for proposals regarding the lake in terms of improving water quality and new

planting, and for the wetland areas, although concerns were expressed about the impact this may have on existing trees. It was suggested that the potential to supply water to the lake via a borehole should be explored. It was also suggested that the lake should be better integrated into the park and more use made of it, so that it is not just for anglers, but also includes a lido / swimming lake and an area for pedalos. Concerns were raised over safety and security around the edges of the lake to prevent children falling in. There was also a suggestion to include some form of water in the south west of the park.

In terms of biodiversity, there was recognition that this was important and that there needs to be an integrated approach to it, but there was also concern over what would happen to the existing wildlife area. It was suggested that some of the peripheral areas be used for food growing. Some concerns were raised over the location of the formal gardens, which are in an area currently used for dog walking. It was suggested that instead they could be more spread out throughout the park. Maintenance of a formal garden was also a concern. Finally, questions were raised about the removal of existing trees, especially mature ones. It was suggested that those that have to be removed are replaced with mature specimens.

There was support for the green fingers into the Aylesbury estate, but concern that the links into Camberwell and the south were not strong enough. It was also suggested that more attention was needed on the area near Trafalgar Avenue and that the links to and from the Surrey Canal Walk should be improved. There was general support for having a clear identity for the park based on a suite of entrance types, and for signage to be improved throughout. A suggestion was made to incorporate the old street and canal patterns within the landform and pathways to ensure that there was a clearer reference to the history than just the gate design. Finally, there was support for a new entrance at Camberwell Road, but there was a mixed response to the plan for an improved Old Kent Road entrance, with some feeling that it could just be tidied up and others wanting it to be improved, especially the lack of site lines caused by the hill.

In terms of routes through the park, there was support for the removal of the old roads within the park, and a suggestion that there should be a circular route around the outside of the park to act as an outdoor gym /

fitness trail. Some concerns were raised about the main paths being used by speeding cyclists, who may need to be calmed / separated. It was also suggested that the park needed to better connect into the cycle network route that goes through the south west corner. Concerns were also raised that there should not be too many paths which reduce the amount of green space, but also that the connections between the east and west parts of the park need to be stronger.

There was a mixed reaction to the Wells Way underpass, with some wanting to keep it because it's well used, is good for skateboarding and the advantages of not having to deal with the traffic on Wells Way outweigh any safety concerns. Others felt that leaving the underpass in place creates a bigger separation within the park, uses a lot of space and is unsafe. Traffic calming measures for Wells Way were seen as a high priority to help integrate the park.

There was a suggestion that the park should be carbon negative and that issues regarding climate change should be fully understood and incorporated. Other requests included the incorporation of renewable energy and photovoltaic lights, with micro energy generation (e.g. ground-source heat pumps) being added while the earthworks are undertaken.

Concerns were raised over how to improve safety in the park, especially at night, and how to avoid vandalism of the park. Suggestions included improved lighting, minimisation of 'rough' areas, robust construction, and having a perimeter fence so that the park can be locked at night. Others wanted no fence and for it to be open at night. It was also highlighted that there is a need to ensure that any children's play areas are safe and have safe connections to surrounding areas. Finally, it was suggested that co-ordinated patrols of the entire park by each of the local community wardens should be organised.

In terms of management and maintenance, many concerns were raised regarding how to prevent a decline once the park has been completed and whether the funding for this is in place. If not, it was felt that the masterplan should be more maintenance-led rather than design-led. Requests were also made for greater clarity on the timeframe for completion of the full masterplan and the funding requirements for doing this.

REVISED MASTERPLAN – KEY CONSULTATION MESSAGES

Consultation on the revised masterplan showed that there was good overall support, but concerns were raised that the plans are changing rapidly and that there is a need to ensure ongoing coherence of the masterplan. It was suggested that the character of Burgess Park should be the foundation for designs and shouldn't be lost. Concerns were also raised over the lack of provision of car parking spaces, especially with the proposed moving of Neate Street, which is often used for parking during sports events, etc.

A final overall concern was that the park is still focused on the Aylesbury estate and that access from the south east Peckham area is blocked visually by the topography and physically by the lake and canal. This area is also seen to contain too many uses such as the sports hub and community gardens, which leads to a lack of open space.

In terms of topography, there is a concern that the removal of the land forms near the lake will cause issues with wind on the lake. There is also a concern that changing the

topography to create a site line through to the lake from Old Kent Road won't work because it's not a nice view back out to Old Kent Road and would create further problems with wind on the lake. It would also destroy habitat areas developed by the community and would be a waste of previously invested money. Some consultees supported the idea of flattening parts of the park to increase visibility and for there to be raised landforms surrounding the sports area.

Some concerns remained about there not being enough play space in the plans, but many were supportive of the informal play throughout the park and the enlarged play area near Chumleigh Gardens, although questions were raised about the location for this and why the existing adventure playground couldn't be upgraded. Specific ideas for older children were suggested including a skate park and a youth club.

Support for cafés was high, although some concern was expressed about the viability of these and whether they would be affordable for local people. The provision of a BBQ area was also suggested. The idea of having a community building or small scale covered event space (e.g. a modern bandstand) was widely supported, although there was a request that any decisions on buildings be taken within an overall strategy that focused on the re-use of existing buildings within the park. There was general support for the removal of the William IV pub and requests that additional toilets and seating be provided.

Community growing areas were strongly supported, especially if they were spread throughout the park and were near to houses, although concerns were raised about how they would be managed. One respondent was concerned about having community growing areas close to the east and south of Addington Square due to its location close to houses, visual impact and security issues. It was also suggested that a city farm could be included.

There was also general support to create a sports hub with an associated building near to the football pitch. This was seen as a way to create communities and encourage use of the park to make it feel safer, although some consultees raised the concerns that it needed to be better connected to the rest of the park and that facilities should be spread out throughout the park. Many other activities were suggested for this area including netball and basketball courts, a running track, adventure playground, horse riding, bowling, go-karting and an all-weather (covered) skate park.

A new sports building could also be used to provide changing rooms for users of the swimming lake. In terms of existing sports, there was support for an additional rugby pitch and a request for additional tennis courts, including a covered court. Many questions were raised about the relocation of the BMX track including whether it was really necessary, whether the existing cycle track would be removed but not replaced until a later phase, whether the workshops and storage would also be relocated, and whether an upgraded facility would reduce use by local people (especially from the Aylesbury Estate) who prefer the 'gritty' nature of the current cycle track.

In terms of the lake, there was broad support for the new lake design and proposed uses, although the local fishermen would prefer it to be left as it is and others felt that the shape should follow more natural contours. It was agreed that there needed to be separate bodies of water for

different uses and that lessons should be learnt from previous problems with boating and swimming lakes to ensure that there is enough demand for all the activities proposed. Wild swimming was particularly supported, although concerns were raised about ongoing maintenance. Alternative locations were proposed, including behind the football wall. Safety concerns were also raised and it was suggested that a low fence, or other safety design, was required to prevent young children getting too close to the water.

The reinstatement of a portion of the old canal was supported by many, although some were concerned that this will take away valuable play space for children and will waste money that was spent on the existing canal path. Providing stepping stones across the canal was suggested. Overall, there was a concern that the amount of water proposed would create new barriers within the park and that there needed to be large walkways between the water bodies, which are safe to use in winter. Other ideas for the lake included having a floating stage and islands for bee hives.

A meeting with the local fishermen raised concerns about how fishing is currently managed, that the fishing lake needs to increase in size to meet demand, that the pathways need to be designed to ensure a good relationship between fishermen and pedestrians, that the water supply, quality and aeration needs to be improved, that lighting around the lake and access to parking needs to be improved, and that special consideration needs to be given to what will happen to the fish during the redevelopment.

It was recognised that biodiversity should be integrated throughout the park and enhanced, but also that the existing biodiversity should be maintained. It was suggested that there needed to be a better understanding of the ecological vernacular of the area and that any planting should be relevant to the local area to provide an appropriate balance between local species and the introduction of colour and picture meadows. Concerns were raised over the maintenance costs of picture meadows, while others felt that the St. George's Way gardens were too narrow. Another consultee suggested that the sunken gardens could be wetland areas, while others suggested that there should be a lavender garden, seasonal planting areas and a formal flower garden in a specific style e.g. Japanese.

While some were concerned about the excess of grassed areas, others wanted these to be retained. The current semi-wild areas were also seen to be an asset that should be retained, especially the hill by the canal, and between the Canal Walk and Neate Street, and scrubland was seen to have a high ecological value. It was suggested by one person that wild, native plants should be used throughout, to prevent the park feeling over-engineered and to encourage wildlife. London Plan targets regarding habitat requirements were also seen as something that should be driving the design.

The removal of existing mature trees was a key area of concern and needs to be kept to a minimum. It was suggested that as many removed trees as possible should be reused either by replanting them or by using the wood for park furniture, habitat areas, as part of the play strategy, etc. It was also proposed that any new trees planted should be native species, more diverse in terms of ages and species, and that they should have a similar ecological value to any that are removed. A ratio of 2 to 1 was proposed for replacement of any removed trees. Specific requests were made for Oak and

London Pride Evergreens, not avenues of cherry trees or silver birch. It was also requested that the Elder trees by the canal are retained. Placing trees and other landscaping close to the edge of the park was seen as a good idea, to make it feel like the park starts at the boundary. There was support for edible trees and bushes, and a request for areas for foraging, but some felt that these should be threaded throughout the park rather than being in an orchard.

The wildlife area near New Church Road was mentioned by a number of people, with concerns raised over how this will be managed, whether it will be publicly accessible and whether it could have a pond. In general, there was a feeling that habitats need to be considered from both the human and nature points of view and that there needs to be wildlife corridors, especially along the main axis. In terms of fauna, there was a proposal that a bat survey was required, that bee hives should be introduced, that the bird nesting sites near the lake need to be maintained and that the terrapins in the lake need to be considered.

In terms of connections to the park, the green fingers to the Aylesbury estate were seen as vitally important, and should be replicated on all sides of the park to encourage usage. Public transport connections to the park and cycle routes to and through the park were also seen to be important, as was the route to the Surrey Canal path. Specific concerns were raised regarding access during events and the need for parking of large vehicles.

There was a mixed response to the proposal for changes to the Old Kent Road entrance. Some supported them and felt that it would be an improvement; others had concerns about changes to the topography as previously described. It was also suggested that there should be a main entrance at Thurlow Street, that there should be an entrance on the corner of Camberwell Road and Albany Road, and that there should be an entrance where the park starts on Glengall Road (rather than on Trafalgar Avenue). It was also felt that there should be clearer entrances from the south, and that fountains would be good to act as feature at entrances and meeting points. Improved signage was also seen as vital.

Concerns were raised about the number of straight footpaths and that the design appears quite angular and not conducive to a meandering walk. Others pointed out that if there aren't direct paths, users will create their own dirt paths which will be an eyesore. There was support for the removal of redundant roads and for a route around the perimeter, but it was noted that people also need to be encouraged into the centre of the park. It was suggested that the width of hard surfaces needs to be able to accommodate multiple users, and although some consultees wanted separate paths and measures to slow down cyclists, it was noted that it is Southwark Council policy to have shared surfaces.

A concern was also raised that there are too many paths and that they carve up the green space too much. There was general support for Neate Street to be moved, but concern that the Surrey Canal walk needed more attention. There was also a suggestion that there was a need to think about the catchment area for Cobourg school and access to the school from all directions. Finally, there was a specific suggestion that the path from the bridge over the canal should be extended to meet the path coming from the church to the Old Kent Road entrance.

In terms of Wells Way, there was a mixed response

with some happy to use it and others finding it unsafe and wanting to get rid of it, but there was agreement that Wells Way needed to be improved to help integrate the park and prevent it from remaining a physical barrier. Suggestions included closing Wells Way to traffic, adding traffic calming measures, building a tunnel for the road, sinking the road, making it buses only and creating a wider underpass. It was agreed that there should be priority for pedestrians and cyclists through the Wells Way plaza.

It was proposed that the park should aim to be the UK's first sustainable park; it should be zero carbon and zero waste (for energy, water and materials) and there should be provision for renewable energy, ground source heat pumps and solar powered lights. It was also suggested that it should recycle the debris and waste from the Aylesbury estate during the ground works, and that sustainable outdoor furniture and play equipment should be built from felled trees.

To improve safety and security, it was felt that there needed to be a lighting strategy, with upgraded lighting where appropriate, but which also provided dark corridors for nocturnal animal movements. Specific routes that need improved lighting are to and from the tennis courts and other sports facilities, and along the major cycling routes. It was also felt that there should be visible security at night and in winter, and that the park needs to be well maintained and allow human surveillance to make it more secure. Concerns were also raised regarding safety around the lake, especially if it's not closed at night, security of the food growing areas, and potential vandalism of the boating lake. Children's play areas need a special focus on safety.

In terms of ongoing maintenance, a number of areas were highlighted as either being particularly expensive to maintain or in need of careful management. These included lighting, community growing areas, landscaping, paths, the sunken gardens, bridges over the lake, water features and the lake itself. The need for a management and maintenance plan at this point was emphasised, which takes into account the impact on biodiversity, potential future changes to legislation and the need to minimise maintenance requirements of all fixtures, fittings and landscapes.

It was suggested that the park could be managed as a community trust. In terms of construction, concerns were raised over the impact this would have on wildlife and existing habitats and the need to plan for this and phase works so that not all species rich areas are impacted at once. It was also suggested that all new plants and trees should be sourced from local suppliers within a 35 mile radius and that a sustainable procurement strategy should be developed to clarify what materials will be used, whether wood will be from FSC accredited sources, etc.

Concerns were raised about whether funding will ever be available to complete the masterplan and that there is a need for tangible changes early on so users can see that things are happening. Concerns were also raised over the high costs of the topography changes although the need to get the basics in place was understood by many. The high costs of redevelopment of the lake and digging out the canal were also mentioned. It was suggested that the phasing needs to be carefully considered to ensure that the park is accessible during ground works and that disruptions to local people are minimised.

Finally, lots of suggestions were made about

involving the local community, especially young people in the creation and management of the park.

APPENDIX 1: FULL LIST OF MASTERPLAN CONSULTATION ACTIVITIES

- Consultation Baseline Report: summary of all previous consultation studies including: Burgess Park – a new urban landscape for London; Time for Change (2007); Burgess Park Survey (2007); Friends of Burgess Park (May 2009); Council Spaceshaper Event (July 2009); Bidders Day Report (July 2009); and Consultation comments from the masterplan competition (October 2009).
- Consultation Activities: presentations, workshops, information stands and public exhibitions undertaken with a variety of stakeholders to gather further feedback on the competition masterplan and on the revised masterplan. Activities reached over 800 stakeholders covering partners, special interest groups, community groups, young people and the general public. Details of these activities are shown below:

Activity	Date	Format	Masterplan	Attendees
Walworth Community Council Meeting	9 th Dec	Presentation and feedback / workshop	Competition	~ 60 public
Stakeholder Group Meeting	12 th Jan	Presentation and feedback / workshop	Competition	13 stakeholders
Camberwell Community Council Meeting	25 th Jan	Presentation and feedback / workshop	Competition	51 public incl. 21 young people
Peckham Community Council Meeting	3 rd Feb	Presentation and feedback / workshop	Competition	~ 30 public
Southwark Council Officers' Workshop	10 th Feb	Presentation and feedback / workshop	Revised	11 Officers
Burgess Park Fishermen Meeting	23 rd Feb	Presentation and feedback / workshop	Revised	18 fishermen
Biodiversity Focus Group	24 th Feb	Presentation and feedback / workshop	Revised	8 stakeholders
Stakeholder Group Meeting	24 th Feb	Presentation and feedback / workshop	Revised	~ 15 stakeholders
Bermondsey Community Council Meeting	3 rd Mar	Information stand	Revised	68 public
Chumleigh Gardens Public Event	6 th Mar	Exhibition and model	Revised	~ 400 public
Southwark Cyclists Meeting	10 th Mar	Presentation and feedback / workshop	Revised	13 cyclists
Aylesbury NDC Public Event	20 th Mar	Exhibition and model	Revised	~ 130 public
Burgess Park Business Users Meeting	29 th Mar	Presentation and feedback / workshop	Revised	2 stakeholders
Friends of Burgess Park Meeting	6 th Apr	Presentation and feedback / workshop	Revised	~ 30 public
Stakeholder Group Meeting	13 th Apr	Presentation and feedback / workshop	Revised	~ 15 stakeholders

APPENDIX 2: REGISTER OF CONSULTATION MESSAGES
(COMPETITION MASTERPLAN)

1. Masterplan and general
 - Support for the masterplan in terms of bringing coherence and unification to the park, increasing biodiversity and incorporating the history and culture.
 - Concern that certain areas of the park are being excluded and will turn into annexes.
 - Concern that the police area intrudes into the MOL and is an eyesore.
 - Concern that Southampton Way and New Church Road are eyesores and that the architectural rescue organisation there is encroaching on the park and fly tipping is a problem.
 - Suggestion that you need to have a variety of spaces, quiet areas and peaceful areas.
 - Suggestion that you need to ensure that the overall layout is right so value can be added in the future.
 - Suggestion to look at Mile End Park as a comparison since it also has water, an arts centre and a bridge where the park flows over the road.
2. Topography and earthworks
 - Support for the earthworks and creation of a performance space in the park.
 - Suggestion to have fewer sun lawns and more terraces which look different and are better for picnics, etc.
 - Concern that the mounds in the western end of the park create a barrier to the Aylesbury estate.
 - Suggestion that the southern landform should also face the sports area to allow spectators to watch sports events. Concern that these landforms will stop the current walks of dog owners.
 - Concern that the northern landform is too big and extends quite far into an area which is currently rich in biodiversity.
 - Suggestion that the mound by the lake shouldn't be removed completely since it protects the lake and is currently enjoyed by people during the summer.
3. Activities, facilities and buildings
 - Suggestion to include more children's play areas (both formal and informal and for all ages) and that these should be at the edges nearer the surrounding housing. Play areas should be spread throughout the park and not just be in a single location. Play provision is very important, should be a top priority and should be included in phase 1.
 - Suggestion to include more activities for children and to consider the location of toddler areas. Suggestion to include facilities and attractions for older people.
 - Suggestion to provide more waste bins. Suggestion that there are not enough toilets and that the current toilets are not visible / well signposted and this could be improved. Suggestion to include composting toilets near the wetland area.
 - Request that there be more open / outdoor seating areas near the existing café. Request that there be a café near the lake. Support for a café near the tennis club. Suggestion to have seating areas and picnic tables. Suggestion to have seating areas for young people and families (a half circular bench so everyone can see each other). Suggestion to have areas and facilities for BBQs.
 - Concern over the location of a market at St. George's Square. Suggestion that it might be better near Chumleigh Gardens and linked with the café.
 - Concern that community gardens will be located near the sports areas.
 - Concern that there won't be enough parking for businesses in Chumleigh Gardens. Suggestion that there needs to be drop off points here. Suggestion that where there is parking, there is a need to consider what it looks like.
 - Suggestion to consider art from the air / land art to recreate the old street and canal patterns within the land form and pathways. Suggestion to include more public art to make the park look better. This should involve young people, maybe using the rare Camberwell butterfly as a starting point.
 - Suggestion that there should be specific areas for dogs (to prevent fouling of the rest of the park) and toilets for dogs at the entrances.
 - Suggestion that there should be composting areas.
 - Many suggestions for additional facilities and activities: a bowling green, a rollerblading rink, a climbing wall, an ice-hockey area, skateboarding facilities, an outdoor ice-skating rink, a toy train / model railway around the park with a tour guide on board, a youth club and a music studio.
 - Suggestion that free outdoor exercise machines would be great and that green gyms work really well. Suggestion for more exercise facilities.
 - Suggestion to incorporate space for a new BMX track for the nearby BMX club. Support for the proposals to upgrade the BMX circuit and to remove the adventure playground bund. Suggestion to locate the BMX facility near to the Astroturf to create a sports hub. Peckham Community Council donated £100k for the BMX facility, so it would be good for it to be nearer Peckham.
 - Suggestion to provide improved cricket facilities and a pavilion.
 - Suggestion to include space for an extra full size, open access rugby pitch in the flat area. The Rugby Club currently only has 1 pitch, but is the fastest growing club in the country with 3 adult and 6 mini teams. RFU may pay for resurfacing and drainage. Need to think about whether it would have permanent or removable posts. The Latin American football league could also use the space. Suggestion to create more informal rugby pitches.
 - Suggestion to include a room athletics track, perhaps on an old road. There is a lack of athletics facilities for use by schools in the local area. There is need for an athletics track since there are no tracks in the area.
 - Suggestion to develop the tennis, cricket and rugby facilities to make them more appealing to use and watch. Suggestion to add floodlights to the football pitches.
 - Suggestion to add a social space / building near the football and sports centre. This could also be used by cricket, rugby, etc. and could include a fitness suite.
 - Suggestion that the health and education benefits need to be taken into account when weighing up the value of the new facilities.
 - Suggestion that the William IV pub should be removed and the land reverted to park.
 - Suggestion that surveys should be undertaken of the old library and baths to establish new uses for these buildings.
 - Suggestion that there needs to be more events and festivals to attract people. Not just one in the summer, but all year round.
4. Lake, wetland and water
 - Support for proposals regarding the lake in terms of improving water quality and new planting.
 - Support for the proposed wetland area although concern about what would happen to the mature trees in the area. Some concern over the location of the wetland area.
 - Support for the proposal to use runoff from the Aylesbury estate to top up the lake, but concern that there needs to be an element of cleaning since the water will be full of petrochemicals.
 - Concern around the loss of planting and shelter around the lake.
 - Concern over the water quality in the lake and how this will be improved. Suggestion that the potential to tap into existing boreholes should be explored.
 - Request for more planting around the edges of the lake.
 - Suggestion that the fountain should be in the middle of the lake, since the winds blow NE and SW.
 - Suggestion that the lake should be better integrated into the park. Suggestion to make more use of the lake so that it is not just for anglers. Suggestion to build a lido / swimming lake. Suggestion to introduce pedalos.
 - Suggestion that there should be some form of water in the south west area.
 - Concern over safety and security around the edges of the lake to prevent children falling in.
 - Concern that the fisherman have spent a lot of time raising money and carrying out improvements and repairs themselves e.g. to the board walk, which shouldn't be disregarded.
5. Planting and biodiversity
 - Recognition that biodiversity is important and that there needs to be an integrated approach to it.
 - Concern about what will happen to the existing wildlife area.
 - Request that some of the peripheral areas be used for food growing, vegetable gardens or living gardens. Suggestion that there should be an area for schools to have allotments.
 - Request for lots of planting throughout. Concern about the viability of the meadows.
 - Concern that the formal gardens go over the existing meadows that are used for dog walking. Concern that all the formal gardens are clumped together rather than spread out throughout the park. Concern over maintenance of the formal gardens.
 - Concern about the removal of existing trees, especially mature ones. Those that are removed (for masterplanning, horticultural or security reasons only) should be replaced with mature specimens. Request for fruit trees and a glade of pine trees (for meditation). Request not to have a row of cherry trees.
6. Links and connections outside the park
 - Support for the green fingers into the Aylesbury estate, but concern that the links into Camberwell are not strong enough. More is needed in terms of views and grand entrances from the south of the park to encourage these residents to use it.
 - Suggestion that more attention is needed on the area near Trafalgar Avenue. Suggestion to improve the links and signposting both to and from the Canal Walk.
7. Entrances, boundaries and signage
 - Desire that the entrances illustrate a clear identity for the park. Support for having a suite of types of entrances. Support for a new entrance at Camberwell Road. Support for improved signage.
 - Concern that the decorative screens at the entrances are naff.
 - Suggestion that the Old Kent Road entrance could just be tidied up rather than investing lots in it.
 - Suggestion that the Old Kent Road entrance could be improved especially where you come up the hill and can't see anything.
 - Suggestion that the continuation of the park along the Surrey Canal should be illustrated on the signs at the Trafalgar Avenue entrance.
 - Suggestion that the signs should direct people to activities outside the park such as Peckham Mosque, as well as to internal uses in the park.
 - Suggestion to ensure that there are lots of maps, signs and markings on the pavements since it's easy to get lost in the park.
8. Footpath network and routes in the park
 - Support the removal of the old roads within the park.
 - Suggestion that there should be a circular route around the outside that is more interesting and enjoyable, rather than just direct routes. Suggestion

- to create a circuit around the outside of the park, with distances marked, to act as an outdoor gym / fitness trail. Suggestion to have more curves to allow you to amble and choose different routes.
 - Concern that the long straight avenues might become cycle rat runs. Suggestion that cyclists be separated or calmed. Suggestion to have priority routes for cyclists, with different colours on the route indicating priority.
 - Suggestion that the cycle network route that goes through the south west part of the park and connects to Portland Street could be rationalised.
 - Request that the roman road / brick path be smoothed so it is less bumpy and dangerous for cycling.
 - Suggestion that some of the paving in New Church Road be left since children learn to ride their bikes on it.
 - Concern that the same amount of green space should be kept and not covered with concrete and paths.
 - Suggestion that the connections between the east and west parts of the park need to be stronger.
 - Mixed response to the Wells Way underpass. Some want to keep it because it's well used, is good for skateboarding and the advantages of not having to deal with the traffic on Wells Way outweigh any safety concerns. Others felt that leaving the underpass in place creates a bigger separation within the park, uses a lot of space and is unsafe. Suggestion that the underpass remains but is locked at night.
 - Suggestion to look at measures to calm the traffic on Wells Way properly. Need to help people take precedence over vehicles. Need to ensure that any traffic minimisation measures don't make the poor transport links to Peckham even worse.
 - Support for another crossing at Wells Way over ground and for a walkway along Wells Way.
9. Climate change and sustainability
- Request that the park should be carbon negative. Request to ensure that issues regarding climate change are understood and incorporated.
 - Request that the design should consider future needs for renewable energy. Suggestion to introduce micro energy generation (e.g. ground-source heat pumps) while the earthworks are undertaken.
 - Suggestion that lights should be photo-voltaic and on sensors to turn on only when a person is approaching. These can also have rape alarms on them to improve security.
10. History and culture
- Request to see a clearer reference to the history than the gate design, which you wouldn't immediately recognise. Suggestion to keep history alive by integrating the canal, perhaps by tracing it through the park.
11. Safety and security
- Concern over how to improve safety in the park especially at night e.g. through lighting and avoiding 'rough' areas where people don't feel safe. Concern over how to avoid vandalism of the park.
 - Request that the park doesn't have a perimeter fence and isn't locked at night. Others felt that it should be closed at night.
- Request for safe areas for children to play throughout the park and safe connections for them to the surrounding areas (not just to the Aylesbury estate).
 - Suggestion to organise co-ordinated patrols of the entire park by each of the local community wardens.
12. Construction, management and maintenance
- Concern that the longer term management and maintenance needs to be planned now to prevent a decline once the park has been completed. Questions over how much this will cost and how it will be financed. If this isn't in place, a low maintenance park should be delivered and the masterplan should be maintenance-led rather than design-led.
 - Concern over current management and maintenance budget and contractors (Quadron) who are not seen to understand biodiversity.
 - Concern over how to prevent vandalism and the need to ensure that there is robust construction. Concern over how to ensure that the planting / flower beds aren't destroyed.
13. Financing, priorities and phasing
- Request for greater clarity on how the priorities for the phase 1 will be decided and what work will be undertaken. Request for greater clarity on the timeframes for completion of the full masterplan.
 - Concern over the high cost of the earthworks and the amount of the phase 1 budget that will be used.
 - Suggestion that some of the phase 1 budget should be used for ordinary things such as toilets, lighting, planting, repairs, etc.
 - Suggestion that the priorities for phase 1 should focus away from Chumleigh Gardens since investment has recently been made here.
14. Consultation and engaging local people
- General desire for a range of consultation activities and opportunities to feedback.
 - Need to involve the local fishermen in detailed consultation regarding the lake.
 - Lots of suggestions regarding getting young people involved: reward schemes to encourage young people to get involved in volunteering work; mentors for young people; employ local people and young people when building the new park; pay young people to help out at the park.
 - Ensure that Bermondsey residents are included in the consultation activities.
 - Get the community involved in planting and growing.

APPENDIX 3: REGISTER OF CONSULTATION MESSAGES
(REVISED MASTERPLAN)

1. Masterplan and general

- Support overall for the masterplan. Concern from some that the plans have changed significantly and are not what was 'approved' in the competition. Concern that the coherence of the masterplan will be lost over time since it's already changing rapidly. There is a need to make sure someone owns it and sees it through.
- Concern over issues with dog fouling.
- Question over whether the park is still being considered as a Site of Metropolitan Interest status.
- Concern that the distinct beauty of the park will be destroyed by adding design elements. Shapes within the park should be more curved. The character of Burgess Park should be the foundation for designs / big ideas and shouldn't be lost.
- Concern over the lack of provision of car parking spaces and over how people will get to the park if they can't park there. Neate Street currently used constantly for mosque parking / football / cricket / teachers and as a route to Peckham. Moving / shortening it would cause problems for parking 250 cars. Another resident said that a park shouldn't be used for car parking.
- The salvage yard is part of the MOL and should be cleared and included in the masterplan.
- Concern that the park is still focused on the Aylesbury estate and that access from the south east Peckham area is blocked visually by the topography and the lake. Concern also that there are a lot of uses in the south east corner (sports hub, orchards, community gardens, etc.), which hasn't happened elsewhere in the park, and which leads to a lack of open space, narrow access to the park and no sense of being part of the rest of the park, effectively cutting the park in two. The wide open spaces are all close to the Aylesbury estate.

2. Topography and earthworks

- Concern about the wind and the impact of removal of the land forms near the lake. Suggestion to review the weather survey that Cobourg school did a while ago (12mph average wind speed) to understand the impact of the SW wind on the lake before making any topography changes.
- Concern that the land forms coming in from the Aylesbury estate must be open enough and shouldn't be too high and obscure the view from the green fingers.
- Suggestion that if areas of the park are to be flattened, then shelter and security need to be provided to prevent it becoming barren and unappealing.
- Concern that changing the topography to create a site line through to the lake from Old Kent Road won't work. It's not a nice view back out to Old Kent Road and would create problems with the wind on the

lake. It would be a waste of money and would destroy habitat / wildlife areas developed by the community.

- Concern that the topography by the sports pitches will block the view into the park from the south east, and will look like it's facing towards the Aylesbury estate.
 - Support for the raised landforms surrounding the sports area.
 - I really like the idea of flattening some parts to increase the visibility.
3. Activities, facilities and buildings
- Suggestion to include informal play throughout the whole park e.g. things to walk along, jump off, etc. Some concern that there is not enough play space in the plans. The park must have enough play facilities for families. There needs to be more traditional playground space, not like the new one at Chumleigh Gardens. Need more facilities for children and young people of all ages. Specifically, a skate park / skateboarding facilities, a couple of traditional quality children's playgrounds and sand pits, as per Finsbury Park and Brockwell Park. Any play area should be safe for children, unlike the new Chumleigh play area with big rocks in the sandpit and parent seating too far away to be able to supervise properly. Also, design of the play area right next to Albany road is a safety hazard. Safety mechanisms need to be designed in. Suggestion of retaining and renovating the Jubilee Play area for the Diamond Jubilee in 2012. All-weather facilities for children should be considered. Chumleigh playground is already well used. It is smaller than expected and more play areas are still needed. What age is the main play area aimed at? It needs to be for all ages. Many teenagers are not 'joiners' and they need something. There needs to be play at both ends of the park and play areas / family friendly areas distributed around the park. Activities are needed for older children. Suggestion to upgrade the playground on Wells Way rather than removing it. Shouldn't have all the play area in the centre of the park – it's a long way for children to come from both ends of the park. How does the proposed central play area link to the existing adventure play / go-kart area?
 - Question over whether the idea of a sculpture park is still live and how art will be incorporated into the park. Glengall Road has an arts organisation who wants to be involved in how to integrate art further into the park.
 - Support for cafes, although there is sometimes difficulty with letting the facilities, although this maybe just the current economic climate. Request for something similar to the Bonnington Square Cafe here but cheap enough for local people to afford to use. Suggestion of having BBQ areas. These are against current park by-laws but might work in an organised space. Concern that the park cannot

- support 2 cafes since one in the sports centre failed recently. Support for the cafe overlooking the play area. The cafe near the tennis courts should be linked to the tennis club and run by the club themselves. Any cafe must be affordable (£1 for a coffee is too expensive). Use Bonnington cafe model.
- Support for the idea of a community building. The voluntary sector is often looking for event space and this should be discussed with them. Suggestion to include a smaller scale covered event space / structure (e.g. modern bandstand). Need to consider the policy on Metropolitan Open Land. The presumption is against new buildings unless they have a direct association with the park. Question regarding the future of the William VI pub. Support for the removal of William IV. Proposal that the bath house should be retained. Support for the idea of a bandstand. There is a need for a building strategy – use existing ones for community facilities / toilets rather than building more.
- Concerned about removal of William IV. A youth club is really needed and if it's not here it needs to be somewhere else. The old library or baths instead? Young people need more than just sports, they need somewhere to hang out / jam with a smoothie bar / internet access. The young people inputted a lot into the idea of turning William IV into a youth club and they really need somewhere. The older children currently use Chumleigh playground swing since they feel safe there and have nowhere else to go.
- Support for community growing areas rather than allotments. This encourages community cohesion much more than allotments. Allotments would privatise part of the park. This needs to be completely open. Need to consider how this will be managed. Need a lead organisation to ensure community involvement. The areas allocated to growing are sensible because they're overlooked by houses. Suggestion to speak to local schools about food production. There might be funding available to link in with schools growing programmes. Any food production schemes must be fairly distributed across the area. There is a lot of demand for allotments / food production in the borough. Note to be careful of impact on land designation. Cossel Park and Myatt's Fields are examples of installing community growing areas in the local area. Allotments have had historic issues with vandalism. If you get the community involved with community gardens that might help stop the vandalism. Suggestion to incorporate some kind of city farm as a way to give local children exposure to animals. Need to stop any allotments being re-designated as brownfield land in the future. Concern that orchards / allotments would be closed access, so you lose the amenity. If open access, then who will run them? Support for allotments, community gardens scheme and orchard. There should be community growing areas but not

- allotments. Good idea to have allotments backing onto gardens. There is a Garden Farm on Walworth Road, where they also encourage people to learn to grow their own food and teach people how this is done. A link between this and the Community Growing Area in the park would be excellent (physical and skills links).
- Objection to proposal for allotments to the east and south of Addington Square due to its location close to houses, visual impact and security issues. Concern also that the southern section appears to obscure Calden Street, which is a vehicular right of way for residents.
- Support for the current campaign to put a sports hub building on site. The sports centre is well located. Sport is a priority to join people up / create communities in the park. The sports facilities make the park feel better used and safer. Concern that it should be better connected to the rest of the park and better integrated into the park, rather than creating an island which is inaccessible to many and unused for much of the time. Concern about longer term management of all activities in the sports hub. Support for expansion of the sports facilities. Suggestion to include netball and basketball courts in the sports area. Suggestions for other activities to include are: a cinder track for runners / running track, adventure playground, horse riding, bowling, go-karting and bike riding. Request for an all-weather (covered) skate park next to the BMX track. Suggestion to incorporate swimming changing rooms into the proposed sports facilities (showers, etc.) for the swimming lake.
- Request for a second pitch since the Rugby Club are expanding. This could be a shared pitch. Support for the idea of having two pitches in the sports area. This will make a big difference. Support for moving Neate Street to provide new pitches. May get RFU funding for new pitches which would prevent using the phase 1 funding for this.
- There is a need for more tennis courts as the club is expanding so rapidly. A covered tennis court would be really useful to allow training to continue in bad weather and in the winter, when children often have to have a 3 month break and lose their game. Suggestion to move the tennis courts closer to Chumleigh Gardens. Suggestion that the tennis courts should be free to use.
- Concern about the short term plans and phasing for the cycle track and less concerned about the long term masterplan positioning of the BMX track. Suggestion that a new BMX track could be built next to the current cycle track. Concern that the existing cycle track will be removed but not replaced until a later phase. Request that if the cycle track is relocated, then the workshops near it and 6 storage containers should also be relocated. Suggestion that any cycle track (new or existing) needs better

signage. Some would rather the cycle track stayed where it is, others are happy for there to be a new BMX track near the sports hub. There can be up to 20-50 children using the cycle track per day in the summer holidays. Concern about losing the dirty / scuzzy nature of it and don't want to lose that local appeal and gritty nature. Concern that moving it will discourage use of it by Aylesbury estate young people. If the new BMX track held regular national events, then need to think about parking for this due to the amount of kit. Request for close involvement going forwards about what will happen in phase 1. There are two very distinct groups that currently use the cycle track – the BMX kids and the street kids. Any new facility must cater for both of these – street kids aren't going to want to (or be allowed to) use an Olympic quality bike track. Concern about moving the BMX track and it becoming too formal and will stop being used by local teenagers. Concern that moving the BMX track would add to the noise (on top of the football) for those who live in the park near the sports area. Another park resident said that he had no noise issues. Suggestion to have an indoor BMX track instead.

- Suggestion that facilities should be more spread out throughout the park. Concern that there is too much centralisation around specific areas (e.g. sports) and that activities should be spread around more.
- Concern that more should be made of existing facilities and features such as the BMX track, go-karting facilities and football pitches in their current location rather than moving them which is seen as a waste of money.
- The cricket square will take up to 2 years to re-grow. The plans should make sure this is accommodated.
- There is a need to keep the go-karting area and the people involved in it. They are a really good influence on local children. The go-karting team also runs small gardening projects for children by the side of the track. This is an asset of real value to the community and shouldn't be forced to stop because of the plans.
- There should be some dog-free zones and some dog-only zones (ref: Kennington Park, Aylesbury estate dog restrictions). Suggestion of a dog free zone near the Old Kent Road area.
- Request for more seating around the park for people to sit and chat.
- Any area set aside for sunbathing should be on the Trafalgar Avenue side rather than the Albany Road side.
- Need to make sure there are places where people can go to be quiet and get away from urban life and areas for informal recreation – too many activities.
- More accessible toilets (especially for fishermen) would be welcome. Public toilets – more toilets and better signage needed. Need more new toilets.
- Support for outdoor gym equipment and jogging routes. Suggestion that these should cater for different exercise needs and be located in one area. Suggestion to have bicycle racks by the proposed outdoor gym on the site of William IV.

- New designs should cater for the informal football matches on the grass areas that currently take place – they must be able to continue because it's too expensive to use the formal facilities. Concern that there won't be enough space for football in the fields.

4. Lake, wetland and water

- Support for the lake design and new focus on water bodies. Fishermen would prefer the lake to be left alone. There needs to be separate bodies of water for swimming and fishing and different uses should be kept in different locations e.g. a fishing lake, swimming lake, boating lake, etc. Suggestion to look at Battersea Park for an example of zoning. Need to ensure that the problems of the previous boating / swimming lake are not repeated.
- Mixed views on the shape of the lake. Suggestion that the lake should follow more natural contours. Shape of the lake not like by all. Some consider it to be too fragmented. Don't change the shape of the lake so entirely – just enhance it. The plans for the lake are great. Corners are a problem with algae and rubbish build up. St James' park used to be angular but because of maintenance costs they had to take away the angles.
- Support for the enlarged lake, fishing piers, boardwalks in the lake and viewing platform by Glengall Wharf. Some concern that there is not enough demand for all the activities on the lake. Support for the idea of a lido / swimming lake. Suggestion of pedalos or kayaks on the lake. Wild swimming is a great idea. Concern over safety of the boating lake, particularly if it is for swimming too – a swimming only lake would be best. Swimming pond - successful if maintained to a high standard such as that set at Hampstead Heath - who will fund the very high maintenance required? Could you move the swimming lake to the site of the old pub? Could you have a large pond between the canal and the existing lake (e.g. behind the football wall) for swimming or on the other side of the park and keep the existing lake as it is? Boating lake - Southwark Park currently hosts a redundant boathouse. When did these boats last come out? What demand was there for them? Why weren't they available last summer?
- Some pleased that the old canal will be reinstated. Others concerned that this will get rid of valuable play space for children. Suggestion that stepping stones across the canal would be good for children. Concern that lots of money was spent on the canal path under the main canal bridge arch. This would be wasted if it was replaced by the canal. Can the canal use the other bridge arches instead?
- Need to ensure the water isn't a barrier that prevents integration of the different elements of the park. Wells Way and the existing BMX track are current barriers, but introducing the canal is creating a new barrier. The water could be a barrier. There should be more clearly separated lakes with walkways between.
- The material used for the bridges across the water should

be considered in terms of safety and ensuring that they will still be able to be used in the winter.

- Suggestion to include foundations in the lake to anchor a floating stage.
- Suggestion to include islands on the lake as a location for bee hives. Access would be needed.
- Concern that the lake will need constant management and maintenance if it will work. At the moment it gets filled with rubbish
- Question over whether the opening times around the lake will change in future to stay open longer.
- Concern that if the lakes are separate bodies of water then they will dry out in the summer. They should be connected.
- Suggestion to introduce new fishing club facilities for the lake (including toilets, bins, etc.).
- Concern regarding how fishing is currently managed and monitored to prevent illegal fishing. Suggestion that there needs to be a bailiff / someone to collect fees for day tickets. Suggestion that it should be strictly members only. Question regarding what happens to the money from membership / season tickets. Suggestion that it should go directly back into maintenance / cleaning of the lake, treatment of fish and other lake facilities.
- The fishermen need big expanses of open water to fish properly. More and more people are coming to use the lake so the size needs to increase. Need to increase capacity for the number of fishermen. Need to increase access to the lake, currently only available space for about 15 people to fish. Need about an acre in front of your swim, 30-40 yards for casting, currently up to 100 yards. Concern that the proposed fishing lake will be smaller than the current lake.
- Suggestion to move the path back because the fishermen need space behind them for casting. At the moment people are stepping on the rods that are left on the paths. Need to consider the relationship between fishermen and pedestrians (i.e. regarding footpath locations).
- Suggestion to create another lake for day ticket anglers who are less experienced.
- Need to improve the aeration and water supply / quality, especially if it is to be used for swimming. Moving away from mains water would improve aeration. Prevailing wind helps aerate it. Water features are also good for aeration. Preference for a borehole rather than mains water supply. Want to understand the plan for managing the water quality and water source in the future.
- Suggestion that lighting around the lake could be improved.
- Need to consider access to the lake for anglers in terms of parking. Suggestion to have something like a resident parking permit for fishermen.
- Concern about safety once the fence around the lake is removed. Suggestion to have low fencing to prevent young children from getting too close to the water where the fishing takes place. Introduce zoning so that there are safe areas to get close to the edge and feed

the ducks. Need to think about fencing / design of the edges of the lake to ensure safety. Suggestion to have supervision at the lake.

- Concern about security of fishing kit left around the edges of the lake.
 - Concern about what will happen to the fish during the redevelopment. Concern that they will not survive that amount of disruption. They've been left alone for 30 years. Don't want them removed and taken away since they'll never be returned. Construction of the new lake must be in one go, otherwise the stress will kill the fish. Fish could be decanted into a new part of the lake while the existing lake is redeveloped.
 - Suggestion to introduce some more mirror fish. EA advice is to stick with what there is already since you know where the fish have come from. Suggestion of doing a stock survey, or pooling existing photos of fish stock. Fish stock survey / stock assessment would need to be Feb / March.
 - Suggestion to include additional provisions for better spawning.
 - The hill near the lake protects it from prevailing winds and there will need to be something here.
- #### 5. Planting and biodiversity
- Concern that there was not enough biodiversity in the park. Need to think about integrating biodiversity throughout and beyond the park. Concern that the existing diversity of wildlife in the park should be maintained. Need to enhance biodiversity. Biodiversity strategy needs to include clarity on habitat gain vs. loss, tree gain vs. loss, etc.
 - Suggestion that the sunken gardens could be wetland areas.
 - A lavender garden like the one at Vauxhall Park would be great – it's the most relaxing city park ever.
 - Need to understand what the ecological vernacular of the local area is. Don't just want picture meadows if it's not relevant. Need to make sure we are recognising what is special about Burgess Park and south London. Suggestion to look at the Centre for Wildlife Gardening in Peckham. Need to consider the maintenance costs of picture meadows, especially for annuals.
 - The size of the garden strip (south of main path) is too narrow.
 - Suggestion that there needs to be a balance between promoting and enhancing existing planting and local species (which are ecologically rich but not necessarily as aesthetically pleasing) and where you introduce colour. Should be able to manage the two in tandem. Use native planting where possible.
 - Concern over the "excess of boring stretches of the grass".
 - Keep grassed areas.
 - Semi-wild spaces are currently well managed and should be maintained. I love the little patches of wilderness and untamed areas in Burgess Park at the

moment. The hill by the canal is the only really wild place left in the park – please try to leave this as is. The area between the Canal Walk and St Georges Way only needs new paths and planting. The area between the Canal Walk and Neate Street is great because it is wild.

- Green fingers are really important – concern that these are integrated fully into designs and delivered.
- The planting along the main path looks unnatural. It would be good to have seasonal planting areas; having bright flowers would help to liven the park up a bit. More formal flower gardens would be good, perhaps in a specific style (Japanese or similar) and maybe using more water like at Peckham Rye.
- Need to consider brownfield ecology. Suggestion to contact Buglife for advice on the local ecology. Ecological surveys are important. Need to start this sooner rather than later so you know what you have to work with. Scrubland is very valuable ecologically and should consider having this.
- It feels a little commercially designed. I think wild, native plants and a general move towards a ‘common’ style space would be better received in places. Fake topography and trees in rows just serve to make the park feel over engineered. More ground plants are desperately needed to encourage wildlife.
- Need to take the London Plan habitat targets into account e.g. amount of meadow, woodland, scrubland, etc. Reed beds are a priority for London and the UK. Need to ensure brownfield habitat retention.
- Concern about the trees that will be lost (especially around the lake). Need to ensure tree loss is minimal. Request for a list of those trees that will be removed. Suggestion to re-use as many removed trees as possible either as live trees or by using the wood for park furniture, habitat areas, as part of the play strategy, etc. New trees planted should be native species and more diverse in terms of ages and species. Don’t want an avenue of silver birch or cherry trees. The arboriculture strategy should take ecological / biodiversity value into account as well as arboriculture e.g. the importance of fallen trees, dead branches, etc. Existing trees, particularly mature trees and shrubs, should be kept as much as possible. Concern that there will not be enough money to replace them with trees of similar ecological value. Plant mature trees, specifically oak and London Pride Evergreens NOT cherry trees. Any trees removed should be replaced by double the number. Should be making more of the present mature trees and landscapes of Addington Square and St. George’s Churchyard. Support for trees being planted by Glengall Road (S-E corner of the park) – feeling that this area needs to change in order to turn it into a bit of the park. The elder trees by the canal are wonderful, providing berries and flowers. Please make sure you retain these.
- If you put trees at the very edges, along the fence, it feels like the park starts at the very edge. Luscombe Park is good at this. Need to landscape right to the edge.

- Could you incorporate edible trees and bushes? Support also for areas for foraging. Orchards are great, but why can’t they be threaded through the park as avenues, integrated into walkways, planted as clumps of trees in ornamental areas.
- Need to agree the definition of the wild area near New Church Road. Concern over how this will be managed. Suggestion that clay ponds be added. Concern over whether this is an area with public access or not. Suggestion that there is the potential to link this to schools for wildlife study. Concern that there are not enough wild areas for nature (inaccessible to people and dogs). There should be wildlife areas dedicated to education, particularly for children.
- Need to consider habitats (e.g. woodland areas) from both the nature and human points of view. Each value different things. Consider whether woodland could be dense or part coppiced, whether part of any woods could be closed to the public to provide refuge pockets for biodiversity, whether there should be open areas with picnic facilities in the woods. There is a need for wildlife corridors.
- Why doesn’t the plan mention the world gardens at Chumleigh Gardens?
- Need to ensure that the BAP had been taken fully into consideration.
- Need to do a bat survey. There are bats near the lake, probably where trees will need to be removed for the earthworks. Would expect other types of bats over the lake, but they are probably not there because of the lighting.
- Need to think about bees and provision of hives. Hives could be on an island on the lake, on top of buildings, etc. Suggestion to produce and sell Burgess Park honey. Suggestion to contact Barney the Bee Man at Walworth Garden Farm where it is successful. Could we have some bee hives?
- Concern that the nesting sites for birds by the lake need to be maintained. The bushes / undergrowth are vital for nesting and should be retained.
- Have you considered the terrapins in the lake?
- At Camberwell Road end, there is a need to landscape the backs of buildings / walls. There is a need to plant now to hide the new Aylesbury estate blocks.

6. Links and connections outside the park

- The Aylesbury Area Action Plan includes creating a better relationship with the park via green fingers. Need to ensure that this is maximised. Need to look at whether this (and other changes) will require additional pedestrian crossing points on the roads surrounding the park. Suggestion that there should be green fingers all around the park to encourage usage e.g. off Old Kent Road and to the south of the park.
- Need to consider the proposed tram routes since these will dramatically affect the plan. Need to improve public transport links to the park to increase usage.

- Glengall Road has a good cycle path. Need to think about connections from here to the rest of the park. Need to ensure that cycle routes link to direct entrances to the park.
- Need to create a better link to the Surrey Canal path since this isn’t joined up at the moment. Could there be a pond over the old basin rather than the current dog leg route.
- Need to consider access to the park into the events space, especially with changes to the road system (e.g. Neate Street). There are often half a dozen large vehicles needing access for an event. Need to consider the impact of trees on access routes and whether these will cause problems for large vehicles. Need to consider parking for traders servicing an event. Suggestion that there could be a multi-use space that can be used for parking. Need a parking strategy for events.
- Concern about the impact on the 343 bus route, which is vital to some areas without tube access.

7. Entrances, boundaries and signage

- Support for the Old Kent Road entrance and path into the park to be improved.
- Old Kent Road entrance is liked – don’t flatten the earthworks since they prevent the traffic noise coming in. Objection to the proposed topography changes near the Old Kent Road entrance based on three issues: removal of community planted wildlife areas, inefficient use of funding / waste of previous funding and making the current wind problems worse.
- Need to ensure there are entrances from the south, not just from the Aylesbury estate. Could you use trees to define the edge of the park on the south edge?
- The landforms on Albany Road should not be barriers. People need to see the park from the north.
- Concern that the tall buildings proposed for the Albany Road side of the Aylesbury estate won’t work well with the boundary of the park.
- Could there be a more important entrance to the Park at Thurlow Street? According to the AAP, Thurlow Street will be a major boulevard.
- There should be an entrance on the corner of Camberwell Road / Albany Road. The Camberwell Road end is neglected. The entrance should be from the corner not from New Church Road.
- Trafalgar Road entrance shouldn’t be an entrance. It should be on Glengall Road since that is where the park starts. Don’t just try and fit solutions to the original brief.
- Fountains would be good to act as features at entrances and meeting points.
- Like the idea of getting rid of random railings currently in the park but as a parent worried about safety of children near the road without them. The outer fencing should be kept / improved in phase 1. It is needed for safety and to prevent cars coming into the park.
- People take a lot of short cuts at the moment, so having

real entrances and exits is really important to encourage people to use them properly.

- Signage is vital to the cafe and Art in the Park. Signage to the park needs to be improved.
- #### 8. Footpath network and routes in the park
- Suggestion that the cycle routes should be lit so that they are used in the evenings and all year round.
 - Concern that all the footpaths are in straight lines. All the lines and contours seem quite angular and it doesn’t flow. People like to be able to take a meandering walk and it doesn’t feel like they can. Concern that there are too many straight lines making it boring and arid – it will be bleak and hopeless six months of the year, and sun scorched for high summer. Pathways and circulation – too many straight lines, sharp corners and views.
 - What is the point of the curved perimeter path around the events lawn (north side)? People will just cross it diagonally. Don’t remove the straight line paths since this will cause an eyesore when people create their own direct dirt paths.
 - Need to make sure people are encouraged into the centre of the park rather than just around the outside.
 - Support for removing the redundant roads.
 - Need to consider the width of hard surfaces to accommodate multiple uses. Currently main paths are very well used so need to make sure they are wide enough to cope. Shared use footpaths are Southwark Council policy and should be used throughout. Consider use of rumble strips to slow down cyclists. The area by the canal must be wide enough for use by bikes and rollerbladers. Will there be separate paths for walking and cycling. Attendee wanted this.
 - Suggestion to have a path right around the edge to improve cycle links to surrounding areas. Is there a longer circuit around the edge of the park? Having a cycle route all around the park is great – need to make sure it’s accessible to all. Could there be more jogging routes around the edge of the park?
 - Concern that the large number of paths will carve up the green space too much, when they should be linked.
 - Suggestion that the food growing areas need to be well connected to the rest of the park, so that they aren’t separated / isolated. Request that a walking / running route goes through the food growing areas.
 - Currently New Church Road is used for stunts. This is conveniently located and has good access but it is not essential that it is retained.
 - Need to ensure that the main footpath across the middle of the park is also seen as a habitat link. Suggestion that native hedgerows could be added to ensure continuity of habitat availability. Need to consider linkage of habitats especially through the events area.
 - Mixed response to the Wells Way underpass. Southwark cyclists generally campaign for the removal of all underpasses, but not sure about this one. Some don’t

mind it, but won't use it at night. Others like the idea of getting rid of it. Agreement that Wells Way needs to be improved to remove the segregation between the two parts of the park. Concern that Wells Way is still going to be a physical barrier. Wells Way should be closed to all vehicles as it splits the park in two at the moment. Shared crossing at Wells Way is a good idea – the current underpass is unsafe and gets very slippery in cold / wet weather. The underpass on Wells Way works really well, security isn't an issue.

- Suggestions for traffic calming measures on Wells Way e.g. dropping bollards to let buses through, complete closure to traffic, tunnel, semi sunk road and bridged park, etc. Agreement that there needs to be priority for pedestrians and cyclists across Wells Way through the plaza. If there is traffic on Wells Way it needs an excellent pedestrian crossing. Wells Way – needs traffic calming if no underpass. Also need to improve Trafalgar Avenue. Wells Way – look at the Mile End Park solution. Alternative is to create a wider underpass that feels safer. Need green fingers and pedestrian priority on Wells Way.
 - Request that there needs to be an early decision on Wells Way since, if it becomes buses only, then need to look at the knock on effects on the wider network (including Bowyer Place and Camberwell Road).
 - Concern that current plans do not address the lack of connectivity in the park currently.
 - Need to consider that children and bikes use the area a lot.
 - The path from the bridge over the canal should be extended to where it meets the path coming from the church to the Old Kent Road exit. People going from St. Georges Way to Albany Road will likely cross the park at that point anyway.
 - The Surrey Canal walk is being ignored.
 - Need to think about the catchment area for Cobourg school and access to the school from all directions.
 - Support for Neate Street to move.
9. Climate change and sustainability
- Suggestion that ground-source heat pumps could provide a significant income to the park through selling the energy generated back to the grid. Suggestion to talk to Peckham Power about this since they are looking into this elsewhere locally.
 - Suggestion that lights should be solar powered.
 - Suggestion to recycle the debris and waste from the Aylesbury estate during the groundworks.
 - Suggestion to build sustainable outdoor furniture from felled trees, tree trunks, etc. Cossal Park estate in Peckham was given as an example, along with a park in Holland where the whole community got involved in building such furniture and now it's greatly used and a key part of the community. Suggestion to also build tree houses, climbing frames, etc. from felled trees.
 - Suggestion that the park should be zero carbon and zero waste (for energy, water and materials). There should be a provision for renewable energy. It should be an eco-park like in the previous masterplan. It should aim to be the UK's first sustainable park. It should be a truly 21st century park, sustainable both at the building stage and

with the ongoing maintenance.

- Suggestion that the park should be self sustaining for energy. Suggestion to use the paving stones that harness energy from people walking across them.
10. History and culture
- Suggestion to use the old windmill (south of the park) to help retain the history.
 - Support for the idea of using the old street names. Could this have been incorporated into the design more?
11. Safety and security
- Suggestion that the lighting needs to be considered and upgraded. There is currently a lot of light pollution. It needs to be wildlife friendly and provide dark corridors for nocturnal animal movement. Need to look at innovative solutions rather than just the obvious ones. Suggestion that solar powered downlighters should be used throughout.
 - Concern about crime at night in the park especially attacks on cyclists. Need to consider this in terms of the lighting strategy. Need to ensure we're talking to the safer by design contacts. Suggestion that signage regarding security is important and should be considered e.g. reminders to cyclists not to use certain routes at night. Suggestion that the park should be well lit throughout its length. There should be visible security at night and in winter. The park needs to be well maintained and allow human surveillance to make it more secure. Suggestion to have security patrols in hi-visibility jackets like at Battersea Park and Paddington Recreational Park.
 - The current lighting on the route through to the William IV pub was seen by some to be good, but others disagreed.
 - Concern that the tennis courts and other sports facilities open in the evening need safe routes home / out of the park for people to use.
 - Concern that the previous boating lake was removed due to vandalism and this might happen again.
 - Concern about safety around the lake. If it's not closed at night, then there needs to be alternative security arrangements. Concern that the path around the edge is very busy and walkers can fall in. Also suggested that a swimming lake will need a lifeguard.
 - Concern about the security of the food growing areas and the likelihood of them being vandalised and stolen from at night, especially with the sports area and BMX track close by. Concern that the orchard may be an area used for crime as it is so secluded. Involving the community in food growing areas may be a good way to reduce crime here.
 - Suggestion to make sure that the children's area is smoke and alcohol free. The park should be a safe and healthy place to be for all.
 - Concern about the safety of the new Chumleigh play area being so close to the road. Concern about safety of sandpits with children and foxes.
 - Support for moving the main walking path north of the sports centre as it is seen as unsafe in its current position. Concern that the area south of the sports centre should be properly lit since it's not safe at the

moment for children (or adults).

12. Construction, management and maintenance
- Concern that the maintenance of lights is expensive, so the lighting strategy should take into account the lack of current repair budget.
 - Concern that the management of any community growing areas would need to be carefully considered. Concern about maintenance requirements of the new landscaping, allotments etc and how much it will cost.
 - Concern that there isn't enough money to maintain the small number of paths that already exist, let alone all the new paths and bridges over the lake.
 - Need to consider management of the lake area. Concern that maintenance of a swimming lake will be very significant.
 - Need to consider how the access routes and entrances will work when there isn't an event. Concern that if they are too big they may attract travellers, people driving onto the park, joyriding, etc.
 - Need to think about use of herbicides and pesticides. Legislation may mean that you aren't allowed to use certain chemicals in 10 years time so need to plan for this now.
 - Need a management plan so that the impact on biodiversity of all the new users, facilities, events and activities is considered.
 - Suggestion to look at how TRUE manages woodland and other parks in the area.
 - Concern about the impact of construction on species and habitats. Need to consider this and phase construction so that all the species rich areas are not impacted at once.
 - Suggestion that new plants / trees should be sourced from local suppliers within a 35 mile radius, rather than from dense planting sources in Holland.
 - Need to develop a sustainable procurement plan looking at how all structures will be built, what materials will be used, whether the wood will be from FSC accredited sources, etc. This all has an ecological impact.
 - Wildlife areas such as the sunken gardens will require skilled maintenance.
 - Need to consider how to keep water features (canal, lakes, fountains...) clean and free from rubbish.
 - Suggestion to have park wardens to patrol for rubbish like at Queens Park.
 - Need for a maintenance plan now and to minimise the maintenance requirements from all fixtures, fittings, landscape, etc. Also need to understand the estimated maintenance costs for stage 1.
 - Suggestion to look into funding and management of the park by the community e.g. Potters Field Park is managed by a Trust.
13. Financing, priorities and phasing
- Request for LBS Officers to be kept abreast of phasing plans so that they can adjust their investment of both time and money accordingly e.g. in the adventure playground, cycle track and car track.
 - Suggestion that other funding opportunities should be explored if the masterplan will take approx. £25m to complete e.g. lottery funding, heritage funding, etc.
 - Concern that there won't be enough quick wins within

phase 1, especially if there isn't any further funding. Need to have tangible changes early on so people can see that things are happening. Concern that the longer term funding for the masterplan will never be found.

- Concern over the high costs of the topography changes but understand the need to get the basics in place first.
 - Concern that the redevelopment of the lake will take away funding from other areas. Concern that the cost of digging out the canal will be high and will require ongoing maintenance.
 - It is paramount to get the cost and spending priorities right, along with planning for maintenance.
 - Suggestion that there should be a cap on the £6m regarding how much goes to consultants – perhaps a standard percentage of spend that should go on consultants.
 - Phasing must be carefully considered to ensure that the park is accessible during ground works and disruption to local people is minimised. Each phase should be a separate entity so if funding runs out it's not a problem.
 - Concern that the removal of the mounds at the Old Kent Road entrance and the relocation of sports pitches will be costly and will be wasteful if there is no longer term funding.
 - Concern that this is not making the most of the funding, especially getting rid of so many existing facilities. Concern that a huge amount of money has been spent on the park recently and this will be lost if existing features are removed.
14. Consultation and engaging local people
- Suggestion to ensure that schools are involved to understand their requirements from the park.
 - Request to keep the fishermen updated by letter and that they are sent letters about future meetings.
 - Suggestion that the community should be involved in putting in place and managing all the new areas. Question over who would lead on this. Need to get everyone involved, not just a small sub-set.
 - Suggestion to get the public involved in creating artwork for the park.
 - Suggestion to enable schools to use the park more.
 - Suggestion to ensure that jobs are made available in the park for local people.
 - Request for access to any biological / horticultural research that has been undertaken. FoBP would like to review and comment on the biodiversity, building and sustainability strategies once they are ready.
 - Need to be clear in all consultation about what is in the masterplan and what can be achieved in phase 1 with the available funding. Suggestion to have take-away plans at future public events.
 - Request for more details to be made available online.
 - Note that the trees by the church are not shown accurately on the model.
 - Request for further engagement with the Tennis Club re turning the existing building into a cafe and running it with outside investment.
 - Concern that the views of the Stakeholder Group were not well represented on the Project Board. Proposal for two elected members of the Stakeholder Group to be elected to the Project Board.



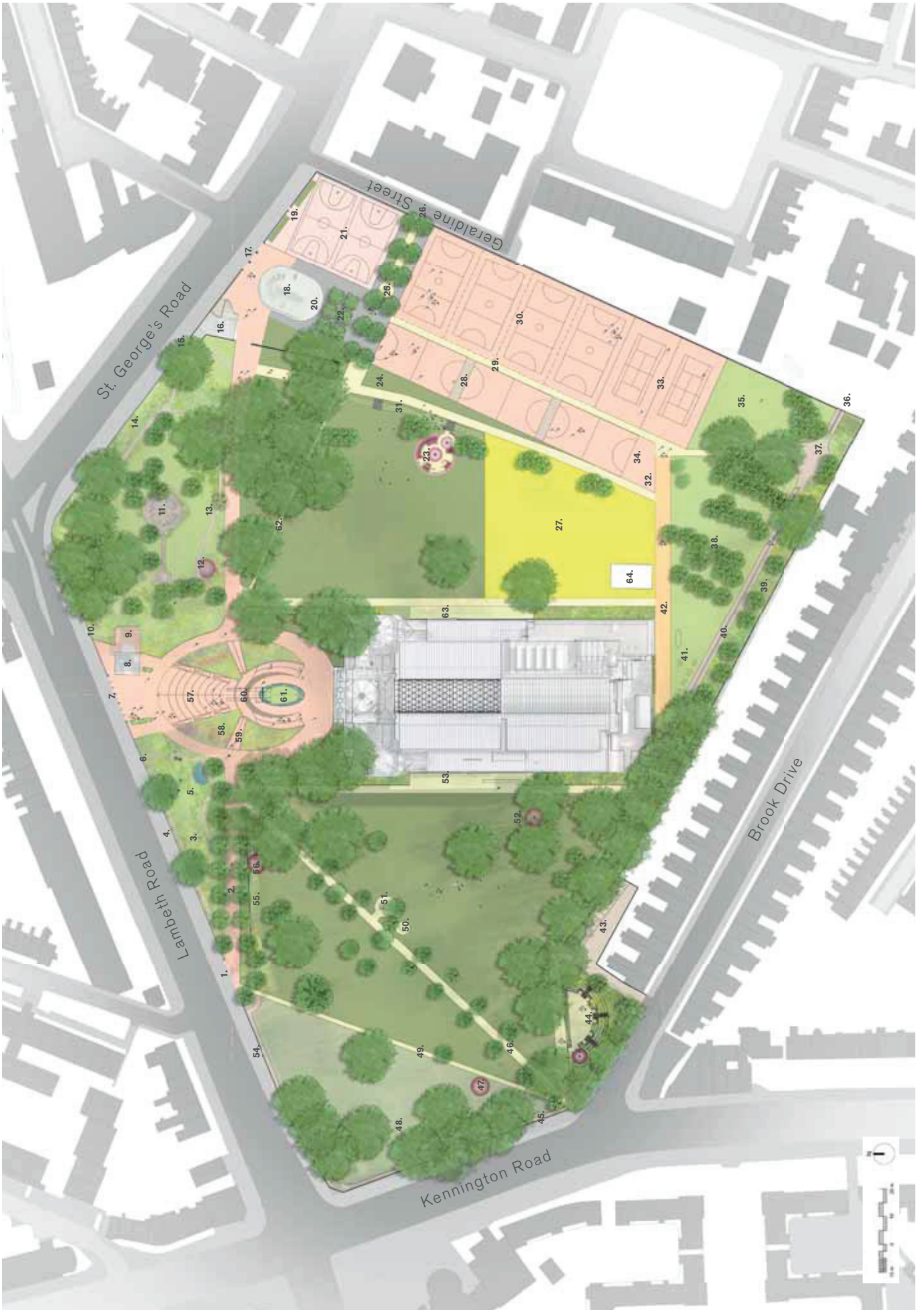
CONSULTATION EVENT AT CHUMLEIGH GARDENS IN BURGESS PARK

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6. Delivery Action Plan

Masterplan proposed and existing park features

1. New entrance arrangement on St George's Road on new east-west axis.
2. Tree lined path.
3. Formal gardens.
4. Existing 1840's east west garden railings reinstated.
5. Wildlife pond.
6. Perimeter circuit.
7. Lambeth Road/IMM entrance opening widened either side of existing gate.
8. Existing gate lodge, proposed IMM cafe.
9. Covered cafe terrace.
10. Perimeter circuit.
11. Tibetan Peace Garden.
12. Feature to mark Second World War bomb site.
13. Compacted gravel path.
14. Perimeter screen reduced to allow views into and across park.
15. Existing St George's Road entrance relocated see 17
16. Park keeper's office.
17. Proposed St. George's Road entrance.
18. Existing sports pavilion.
19. Potential nursery staging, existing Mulberry tree
20. Park café within pavilion reception.
21. Multi use games area.
22. Café terrace shaded by horizontal espalier trees
23. Feature to mark World War two bomb site. Pocket garden with seating.
24. Existing planted bed.
25. Feature to mark Second World War bomb site.
26. Geraldine Street entrance.
27. Playground.
28. Existing sport courts.
29. Pathway between courts opened for general use.

Parks office

The refurbishment of the existing brick stables building on St. George's Road will accommodate the GMH parks office and this will allow the existing temporary portacabin to be removed and the area given over to the proposed playground.

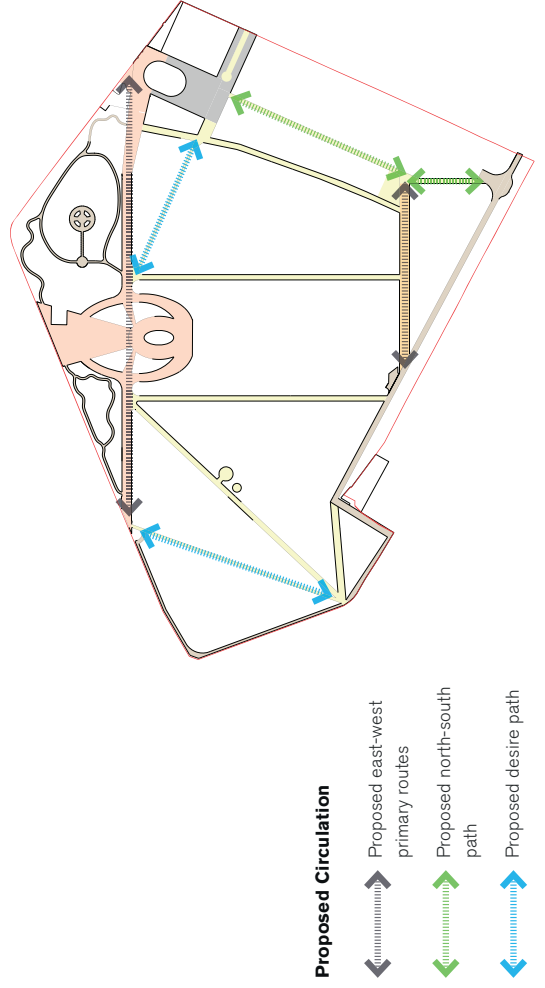
Playground

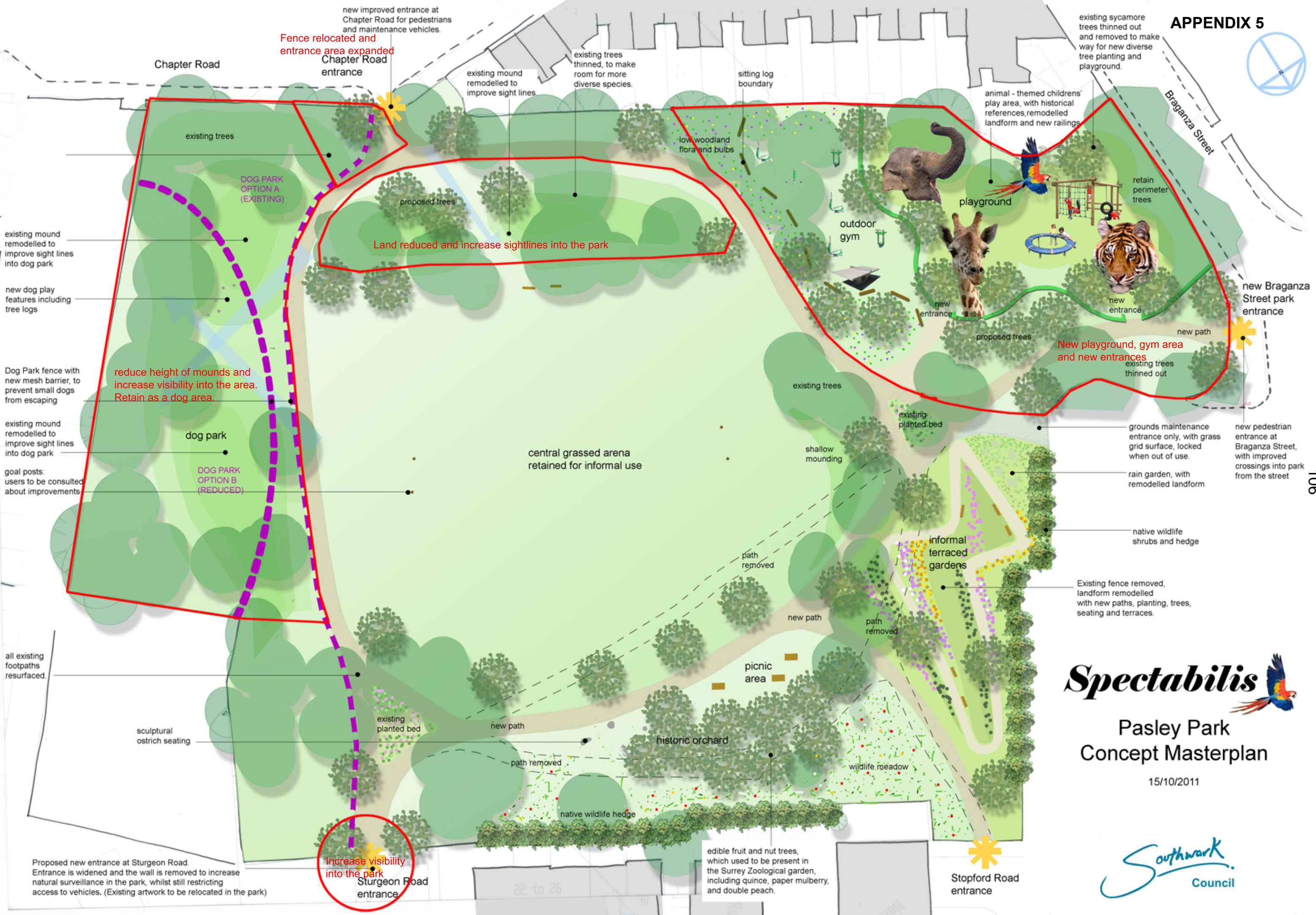
Delivery of a renewed playground, co-located with the indoor play space and approximately in its existing position is a priority. Some of the proposed circulation routes in this area could be established at this time.

A framework for implementation

Whilst some of the proposals outlined in this report will require funding to achieve, others could be undertaken by the park team as part of Southwark's ongoing park maintenance, for example, opening up of the perimeter planting to create views into the park, establishing meadow planting to the west and formalising desire pathways could be achieved as part of the existing maintenance strategy.

Other elements of the masterplan proposals could be independently funded and delivered from separate funding streams such as Southwark's 'Cleaner, Greener, Safer' fund such as the reinstatement of the historic railings.





Fence relocated and entrance area expanded Chapter Road entrance

Land reduced and increase sightlines into the park

New playground, gym area and new entrances

Increase visibility into the park

existing mound remodelled to improve sight lines into dog park

new dog play features including tree logs

Dog Park fence with new mesh barrier, to prevent small dogs from escaping

existing mound remodelled to improve sight lines into dog park

goal posts: users to be consulted about improvements

all existing footpaths resurfaced.

Proposed new entrance at Sturgeon Road. Entrance is widened and the wall is removed to increase natural surveillance in the park, whilst still restricting access to vehicles. (Existing artwork to be relocated in the park)

new improved entrance at Chapter Road for pedestrians and maintenance vehicles.

existing mound remodelled to improve sight lines

existing trees thinned, to make room for more diverse species.

sitting log boundary

low woodland flora and bulbs

animal-themed childrens' play area, with historical references, remodelled landform and new railings

existing sycamore trees thinned out and removed to make way for new diverse tree planting and playground.

retain perimeter trees

new Braganza Street park entrance

grounds maintenance entrance only, with grass grid surface, locked when out of use.

rain garden, with remodelled landform

native wildlife shrubs and hedge

Existing fence removed, landform remodelled with new paths, planting, trees, seating and terraces.

central grassed arena retained for informal use

existing trees

shallow mounding

existing planted bed

informal terraced gardens

path removed

new path

path removed

picnic area

historic orchard

wildlife meadow

native wildlife hedge

edible fruit and nut trees, which used to be present in the Surrey Zoological garden, including quince, paper mulberry, and double peach.

Stopford Road entrance

Spectabilis

Pasley Park
Concept Masterplan

15/10/2011

Southwark Council

**Newington Gardens Hard Landscaping
Photo Condition Survey**



Resurfacing
required in
central paved
plaza and
ancillary
footpaths



Mosaic feature in
need of repair.

Item No. 7.	Classification: Open	Date: 18 December 2018	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
 - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. A resolution to grant planning permission shall mean that the director of planning is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the director of planning shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the director of planning is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of law and democracy, and which is satisfactory to the director of planning. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of law and democracy. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	The named case officer as listed or the Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services		
Report Author	Everton Roberts, Principal Constitutional Officer Jon Gorst, Head of Regeneration and Development (Legal Services)		
Version	Final		
Dated	10 December 2018		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments sought	Comments included	
Director of Law and Democracy	Yes	Yes	
Director of Planning	No	No	
Cabinet Member	No	No	
Date final report sent to Constitutional Team			10 December 2018

ITEMS ON AGENDA OF THE PLANNING COMMITTEE

on Tuesday 18 December 2018

Appl. Type Full Planning Application
Site 1-5 PARIS GARDEN AND 16-19 HATFIELDS, LONDON SE1 8ND

Reg. No. 17-AP-4230
TP No. TP/1234-B
Ward Borough & Bankside
Officer Michael Glasgow

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

*Item 7/1***Proposal**

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.

Appl. Type Listed Building Consent
Site 1-5 PARIS GARDEN AND 16-19 HATFIELDS, LONDON SE1 8ND

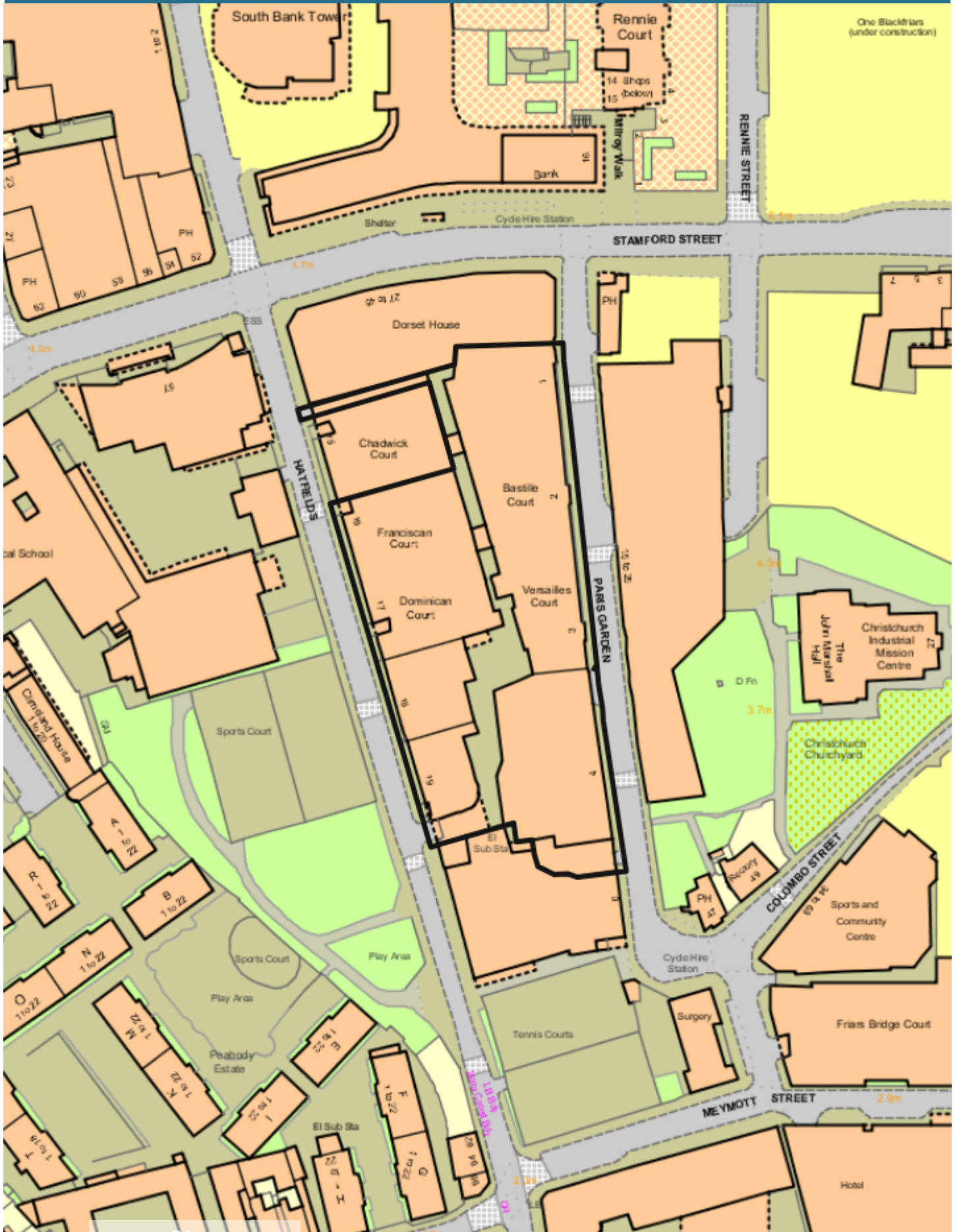
Reg. No. 17-AP-4231
TP No. TP/1234-B
Ward Borough & Bankside
Officer Michael Glasgow

Recommendation GRANT PERMISSION

*Item 7/1***Proposal**

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.

1-5 PARIS GARDEN & 16-19 HATFIELDS, LONDON SE1 8ND



50 m

Scale = 1250

5-Dec-2018

Item No. 7.1	Classification: Open	Date: 18 December 2018	Meeting Name: Planning Committee
Report title:	<p>Development Management planning application:</p> <p>1. Application 17/AP/4230 for: Full Planning Application 2. Application 17/AP/4231 for: Listed Building Consent</p> <p>Address: 1-5 PARIS GARDEN AND 16-19 HATFIELDS, LONDON SE1 8ND</p> <p>Proposal: 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.</p>		
Ward(s) or groups affected:	Borough and Bankside		
From:	DIRECTOR OF PLANNING		
Application Start Date 07/11/2017		Application Expiry Date 06/02/2018	
Earliest Decision Date 14/02/2018			

RECOMMENDATION

1. In relation to application 17/AP/4230:
 - a. That planning permission is granted subject to conditions and the completion of an appropriately worded s106 agreement, and referral to the Mayor for London;
 - b. That in the event that the s106 agreement is not completed by 31 March 2019, that the Director of Planning may be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 164 of this Committee report.

2. In relation to application 17/AP/4231:
 - a. That Listed Building Consent be granted, subject to conditions.

EXECUTIVE SUMMARY

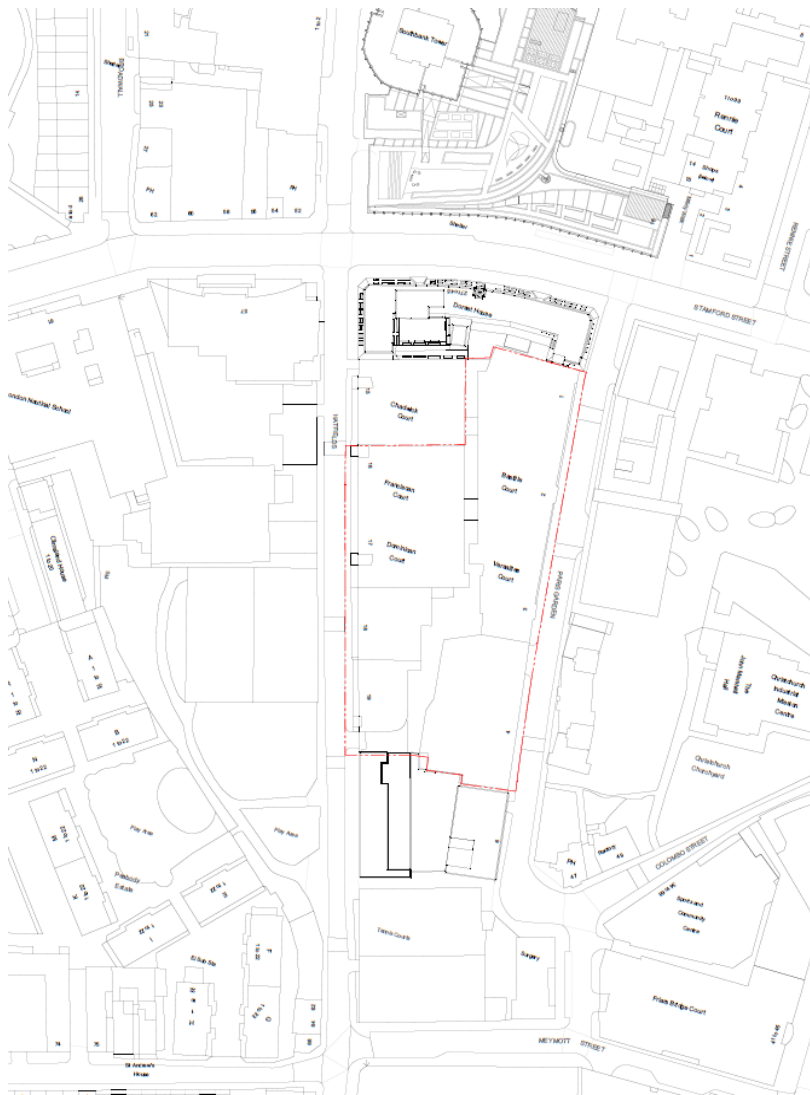
3. This major development would provide a significant amount of new office floorspace within the Central Activities Zone and the Bankside, Borough and London Bridge Opportunity Area. It also reconfigures the building edges to Hatfields and Paris Garden to create new retail units, animating streets which currently lack active frontages. As such, it will meet the requirements of the London Plan and local policies to increase jobs and support the wider economy of London, as well as reinforcing the town centre. It satisfies the 'required uses' of the site allocation within the emerging New Southwark Plan.
4. The office tower stands up to 26 storeys/115 metres high. The location is within, albeit on the periphery, of the tall building cluster at the northern end of Blackfriars Road, which is supported under the Core Strategy and the Blackfriars Road SPD. The building is significantly lower than the buildings at the heart of the cluster, such as 1 Blackfriars and the recently consented 18 Blackfriars, and as such makes a successful transition to the much more modest scale of development to the west in the London Borough of Lambeth. Although it would be visible in views from nearby conservation areas, it is not overly dominant in these views, and any limited harm to heritage assets is more than outweighed by the benefits of the scheme which include the refurbishment of the Listed Buildings, the creation of a new public route linking Hatfields and Paris Gardens, and a substantial new publically-accessible roof garden. Changes were made to the scheme to address the objection initially lodged by Historic England, which is now content for the applications be determined by the council in line with national and local policies.
5. The development would result in impacts on daylight to a number of nearby properties which extend beyond the levels recommended by the BRE; the worst affected properties are the student housing to the south and the as yet unbuilt affordable housing being delivered as part of the 18 Blackfriars Road development. In the latter case, the potential for a large scale development on this site was acknowledged when permission was granted for that scheme, and the developer has the obligation to consider adjusting internal layouts to reduce the impacts. These negative impacts are material considerations which need to be weighed against the positive benefits including job creation, economic development and new publically accessible space.
6. Servicing can be accommodated on site, and the development includes high quality cycle parking which is easily accessible and which exceeds the number required by the London Plan.
7. The development would provide tree planting and landscaping on a site which is currently barren, improving biodiversity and the green environment. Other environmental impacts have been considered, and none raise concerns which would indicate that permission should not be granted.
8. Both planning permission and Listed Building Consent would be required for the development to proceed, and the report recommends that permission should be

granted, with the planning permission being subject to a s106 agreement and referral to the Mayor for London.

BACKGROUND INFORMATION

Site location and description

9. The application site is approximately 0.62 hectares in size and is bounded by Paris Garden to the east, Hatfields to the west, Dorset House (27 to 45 Stamford Street) to the north and the student accommodation at 6 Paris Garden to the south. Hatfields forms the administrative boundary between Southwark and Lambeth.



10. The site currently comprises a series of buildings five storeys (+ basement) high all of which provide office accommodation (Class B1 use) totalling 25,016sqm. The existing buildings display a variety of architectural styles. A large proportion of the site is listed, with the terraced buildings at 15 & 17 Hatfields and 1, 2 and 3 Paris Garden both being Grade II listed as a result of their innovative concrete frames. These buildings have been subject to modern additions that are readily apparent and sit next

to more modern office building at 4-5 Paris Garden and 18 & 19 Hatfields.

11. The site is located within the Central Activities Zone, the Bankside, Borough and London Bridge (BBLB) Opportunity Area, Bankside and Borough District Town Centre and the Strategic Cultural Area. All of these designations have policy implications in terms of land use and scale of development. It is also within the area covered by the Blackfriars Road SPD.
12. The local area is of a very mixed character in terms of land use, building form and townscape. The neighbouring buildings in Southwark are principally commercial, with the notable exception of the student accommodation immediately to the south. South Bank Tower (155m AOD) and 1 Blackfriars (170m AOD) are located to the north of the site, while the recently consented 18 Blackfriars development (184m AOD) is immediately east on the opposite side of Paris Garden. Friars Bridge Court and the Hoxton Hotel development at 32-40 Blackfriars Road, which are currently under construction, rise to 86m and 64m AOD respectively. Though this central London scale is apparent along the Blackfriars Road corridor, this is juxtaposed with the more modest residential developments to the west, including the Peabody Estate, Climsland House and the characterful terraced streets between this location and Waterloo.
13. Hatfields Green and Christ Church Gardens are located either side of the development site, both of which are important open spaces given the density of surrounding development.
14. Though the site is not itself located within a conservation area, the development has the potential to impact the setting of Lambeth's Roupell Street Conservation Area and Waterloo Conservation Areas, located approximately 100m away to the west. The two conservation areas contain numerous Grade II listed buildings. Christ Church, located just east of the site, is Grade II listed.
15. The site is also located within Flood Zone 3, the borough Air Quality Management Area and the Bankside Controlled Parking Zone (CPZ).

Details of proposal

16. The proposed development is conceived as two distinct phases:
17. The first phase comprises the demolition of 4-5 Paris Garden and 18-19 Hatfields at the southern end of the site and erection of a part 23, part 26 storey office building (use class B1) with some limited retail and/or restaurant floorspace at ground floor level (A1/A2/A3 use classes) and a small amount of restaurant/bar floorspace (A3/A4 use class) at third floor level. This part of the proposal is elevated above a new area of public realm from which the new offices would be accessed and which provides a new east/west route between Paris Garden and Hatfields.
18. Phase two entails the partial demolition, refurbishment and extension of the two listed buildings that comprise the northern half of the site. The listed buildings would continue to operate primarily as office floorspace (use class B1), though retail use would be introduced at ground floor level and the existing façades would be altered in part to create level access from the street. Integral to this phase of the development would be the creation of a new public roof garden at fifth floor level atop the two listed

terraces. The roof garden would be a large planted space with different landscaped zones to allow the spaces to be used in different ways. The roof gardens would be fully accessible via escalator and lift access from the new public realm and Hatfields, respectively. Two café/restaurant pavilions are included atop the Paris Garden block.

19. In terms of floorspace, the scheme will deliver:
- 56,395sqm new and refurbished office floorspace (B1)
 - 4,055sqm flexible retail/office floorspace (A1-A4 or B1).
20. The proposal requires a number of interventions to the listed buildings including the lowering of the ground floor slab in order to deliver more efficient office cores and create a more welcoming, level access on Hatfields and Paris Garden. A limited series of interventions are also required to the structural and masonry elements of the buildings, particularly at ground floor and basement levels. As noted above, single storey roof extensions would also be added to both listed buildings. The proposals would also amend the fenestration of the upper floors of both listed buildings to provide a finish that better reflects the original design of the buildings, rather than the more modern additions. All of these works require separate listed building consent, which is sought under planning application reference: 17/AP/4231.

Revisions to the original submission

21. Since the original submission, a series of revisions have been made to the submitted plans and documents to reflect some of the feedback through consultation. These changes principally relate to the alterations to the listed buildings and seek to address concerns raised by officers and Historic England. The main changes are that:
- Roof extensions to the existing listed terraces are reduced in scale, particularly on Paris Garden;
 - Extent of roof gardens reduced to minimise the bulk of the extensions;
 - Introduction of two discrete roof garden pavilion structures;
 - Reduction in the extent of demolition and remodelling at ground and basement level in the listed buildings;
 - Retention of lightwells along Hatfields.
22. These changes are captured in a set of amended plans and technical documents that were the subject of a re-consultation for residents, businesses and other consultees in Southwark and Lambeth in late August 2018.

Relevant planning history

17/EQ/0299 - Pre-Application Enquiry

Partial demolition refurbishment and extensions to 16-17 Hatfields and 1-3 Paris Garden to create a mix of retail uses and office floorspace with a publicly accessible roof terrace, together with the comprehensive redevelopment of 18 and 19 Hatfields, and 4-5 Paris Garden to create a new ground floor level public plaza with an office tower above.

Pre-application enquiry closed, 02 November 2017

Relevant planning history of adjoining sites

23. 18 Blackfriars Road

16/AP/5239 – Full planning application

Redevelopment of site to create four levels of basement and the erection of six buildings ranging from five to 53 storeys plus plant (heights ranging from 23.1m AOD - 183.5m AOD) to provide; office space (Class B1); 548 room hotel (Class C1); 288 residential units (Class C3); flexible retail uses (Classes A1/A2/A3/A4); restaurant (Class A3); music venue (Class D2); storage (Class B8); new landscaping and public realm; reconfigured vehicular and pedestrian access; associated works to public highway; ancillary servicing and plant; car parking and associated works.

Granted with legal agreement, 21 June 2018

24. 6 Paris Garden & 20-21 Hatfields

17/AP/1032 – Variation of legal agreement

Variation of Schedule 1 Paragraphs 4.1.1 and 4.2 (Student Accommodation) of S106 Legal Agreement dated 11/02/2009 pursuant to planning permission 08/AP/2809 for: Erection of a part 9/part 13 storey (max height 41.3m AOD) building plus basement to provide 162 units (253 bedspaces) of student accommodation (Class C1 use).

The variation seeks to permit the letting of accommodation to the general public during the summer period.

Variation agreed, 08 June 2017

08/AP/2809 – Full Planning Permission

Erection of a part 9, part 13 storey (maximum height approximately 41.3 metres above ground level) building plus basement levels to provide for a mixed use development comprising a ballet school (Class D1 use) and 162 units (253 bed spaces) of student accommodation (Class C1 use) including bicycle and refuse storage and communal open space.

Granted with legal agreement, 11 February 2009

08/AP/1771 – Full Planning Permission

Erection of a part 13, part 11 storey (maximum height approximately 41.3 metres above ground level) building plus basement levels to provide for a mixed use development comprising a ballet school (Class D1 use) and 196 units (291 bed spaces) of student accommodation (Class C1 use) including bicycle and refuse storage.

Refused, 29 October 2008

Appeal dismissed, 18 May 2009.

Summary of main issues

25. The main issues to be considered in respect of these applications are:
- a) The principle of development and conformity with strategic land use policies;
 - b) Urban design, building heights and architecture;
 - c) Landscaping and provision of new public space;
 - d) Impacts on heritage assets, including the listing buildings within the site and the setting of heritage assets in the vicinity of the site;
 - e) Impact(s) on the amenity of neighbours and that of the wider area;
 - f) Transport and traffic issues;
 - g) Sustainability;
 - h) Planning obligations;
 - i) Other material considerations.

Planning policy

26. National Planning Policy Framework 2018
 The revised National Planning Policy Framework (the Framework) was published in July 2018 and sets out the Government's planning policies. Paragraph 215 states that the policies contained in The Framework are material considerations in the determination of planning applications and the following sections are most relevant to this proposal:

Section 6 - Building a strong and competitive economy
 Section 7 - Ensuring the vitality of town centres
 Section 8 - Promoting health and safe communities
 Section 11 - Making effective use of land
 Section 16 - Conserving and enhancing the historic environment.

27. On 19 March 2013, the council's cabinet considered whether Southwark's planning policies were consistent with the Framework. All policies and proposals were reviewed and the council satisfied itself that those in use were in general conformity with the Framework. The resolution was that with the exception of Southwark Plan policy 1.8 (location of retail outside town centres), all local policies would be saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the Framework.

28. The London Plan 2016
 Policy 2.11 – Central Activities Zone: Strategic priorities
 Policy 2.12 – Central Activities Zone: Strategic functions
 Policy 2.13 – Opportunity areas and intensification areas
 Policy 2.15 – Town Centres
 Policy 3.2 – Improving health and addressing health inequalities
 Policy 4.2 – Offices
 Policy 4.3 – Mixed use development and offices
 Policy 4.7 – Retail and town centre development
 Policy 4.12 – Improving opportunities for all
 Policy 5.2 – Minimising carbon dioxide emissions
 Policy 5.3 – Sustainable design and construction
 Policy 5.10 – Overheating and cooling

- Policy 5.10 – Urban greening
 - Policy 5.11 – Green roofs and development site environs
 - Policy 5.12 – Flood risk management
 - Policy 5.13 – Sustainable drainage
 - Policy 6.9 – Cycling
 - Policy 6.10 – Walking
 - Policy 6.12 – Road network capacity
 - Policy 6.13 - Parking
 - Policy 7.2 – An inclusive environment
 - Policy 7.3 – Designing out crime
 - Policy 7.4 – Local character
 - Policy 7.5 – Public realm
 - Policy 7.6 – Architecture
 - Policy 7.7 – Location and design of tall and large buildings
 - Policy 7.8 – Heritage assets and archaeology
 - Policy 7.14 – Improving air quality
 - Policy 7.15 – ‘Soundscapes’
 - Policy 7.19 – Biodiversity and access to nature
 - Policy 7.21 – Trees and woodlands
29. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. The Examination in Public is due to commence in January 2019 and at this stage of preparation it can only be attributed limited weight.
30. Core Strategy 2011
- Strategic Policy 1 - Sustainable development
 - Strategic Policy 2 - Sustainable transport
 - Strategic Policy 3 - Shopping, leisure and entertainment
 - Strategic Policy 10 - Jobs and business
 - Strategic Policy 12 - Design and conservation
 - Strategic Policy 13 - High environmental standards
 - Strategic Policy 14 - Implementation
31. Southwark Plan 2007 (July) - saved policies
- Policy 1.1 – Access to Employment Opportunities
 - Policy 1.7 – Development within Town and Local Centres
 - Policy 2.5 – Planning obligations
 - Policy 3.1 – Environmental effects
 - Policy 3.2 – Protection of amenity
 - Policy 3.3 – Sustainability assessment
 - Policy 3.6 – Air quality
 - Policy 3.7 – Waste reduction
 - Policy 3.9 – Water
 - Policy 3.11 – Efficient use of land
 - Policy 3.12 – Quality in design
 - Policy 3.13 – Urban design
 - Policy 3.14 – Designing out crime
 - Policy 3.15 – Conserving the historic environment
 - Policy 3.17 – Listed buildings
 - Policy 3.18 – Setting of conservation areas, listed buildings and World Heritage sites

Policy 3.19 – Archaeology
 Policy 3.20 – Tall buildings
 Policy 5.1 – Locating developments
 Policy 5.2 – Transport impacts
 Policy 5.3 – Walking and cycling

32. New Southwark Plan – Proposed submission version (December 2017)

For the last 5 years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version (Regulation 19) on 27 February 2018. It is anticipated that the plan will be adopted in 2019 following an Examination in Public (EIP). As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework. The following policies are of greatest relevance to this application:

33. P11 – Design of Places
 P12 – Design quality
 P14 – Tall buildings
 P16 – Listed buildings and structures
 P18 – Conservation of the historic environment and natural heritage
 P26 – Office and business development
 P39 – Access to employment and training
 P61 – Environmental standards

Site Allocation NSP21: 1-5 Paris Garden and 16-19 Hatfields

34. Supplementary Planning Documents

Blackfriars Road SPD 2014
 S106 Planning Obligations and CIL SPD 2016
 Central Activities Zone SPG 2016
 Crossrail Funding SPG 2016

Consultation responses

35. Neighbour responses

20 objections have been received via public consultation. Key issues raised through the objections include:

- No need for new offices; housing should be prioritised;
- More restaurants and bars will detract from the current residential environment
- The building is too tall on a narrow side street that sits outside the Blackfriars Road tall building cluster;
- Loss of daylight/sunlight to surrounding properties (particularly the Peabody Estate and Climsland House)
- Overshadowing impact on Hatfields Green;
- Impacts on the architectural integrity of the listed buildings;

- Harmful impact on nearby conservation areas including those within LB Lambeth;
 - Scale of development will lead to significant harmful impacts during construction;
 - A lack of consultation.
36. A detailed statement was submitted by the Lambeth Estate Residents' Association (LERA) highlighting concerns with the scale of development, building heights and the impact on the setting of the Roupell Street Conservation Area located to the west of the site in Lambeth. The response asserts that the location is inappropriate for a building of this scale, that the benefits of the public realm are offset by the impacts of the tall building on local wind conditions and that the rooftop terraces will require management if impacts on local amenity are to be avoided.
37. Historic England
Historic England identified that the development would appear in views from within several conservation areas in Lambeth, would represent a contrast in scale and materiality and, as such, could cause some harm to their setting. They raise no objection to the development, but stress that (in accordance with the NPPF) the planning authority should weigh any harm to heritage assets against the public benefits of the scheme. Historic England did submit a formal objection to the associated Listed Building Consent application, 17/AP/4231, but the revisions to the scheme detailed above have allowed this to be removed.
38. GLA, TfL and other statutory consultees
The application is referable to the Mayor of London by virtue of its height being over 30m. The GLA in their Stage 1 response commented that:
- The land uses proposed, including the significant uplift in office floorspace in the CAZ, are supported;
 - The height and massing are supported subject to the highest quality of materials and design detailing being secured;
 - The development would contribute to a varied local townscape and its impact is considered acceptable in this regard;
 - Further revisions required with regard to climate change and transport in order to fully comply with the London Plan.

A more detailed response has been provided by Transport for London and this is reflected in the Transport section below. Consultation responses have also been received from the Environment Agency, Thames Water, the Metropolitan Police and Arqiva, which are referenced in the appropriate sections below.

39. Neighbouring boroughs
The London Borough of Lambeth have raised no objection to the proposal but has submitted a series of comments on the land use, heritage, transport and amenity impacts of the development and these issues are considered in more detail below. The City of London has confirmed that they have no observations to make in relation to this proposal.

Re-consultation

40. A formal re-consultation was held to provide an opportunity for interested parties to

comment on the revisions to the scheme described above. Three of the original objectors took this opportunity to reiterate their concerns.

Principle of development

41. The development would provide a very significant quantum of office floorspace, capable of accommodating major businesses, and also introduce retail space along the street frontages to animate the public realm.
42. The site is located in the Central Activity Zone, Bankside, Borough and London Bridge Opportunity Area and the area covered by the Blackfriars Road SPD. The London Plan is clear that the Central Activities Zone (CAZ) should be the focus for economic growth to support London as a whole. The role of the CAZ as an internationally and nationally significant office location is emphasised in the CAZ SPG, which projects a need for 177,000 additional office jobs and 2.3million sqm of office floorspace over the period between 2011 and 2031.
43. Core Strategy Policy 10 sets out that we will increase the number of jobs in Southwark and create an environment in which business can thrive. The policy states that we will support the provision of between 400,000 and 500,000sqm of new business floorspace in the Bankside, Borough and London Bridge Opportunity Area over the plan period. The council's latest Employment Land Review: [https://www.southwark.gov.uk/assets/attach/5896/EB23%20-%20Southwark%20Employment%20Land%20Review%20\(2016\).pdf](https://www.southwark.gov.uk/assets/attach/5896/EB23%20-%20Southwark%20Employment%20Land%20Review%20(2016).pdf) (prepared to underpin the New Southwark Plan) echoes the Core Strategy target, setting out a need for 460,000sqm of office space over the plan period, particularly for high quality Grade A office space. This evidence supports emerging policy P26 in the New Southwark Plan, which stresses the continued need to retain and increase business floorspace.
44. More detailed guidance on business space is set out in the Blackfriars Road SPD. The SPD states that we will encourage new jobs and businesses in this area to reinforce its role as a strategic office and employment location. Specifically, the guidance states that new B1 office floorspace should be designed flexibly to attract a range of businesses and contribute to a diverse stock of business accommodation. The SPD supports the provision of a mix of other town centre uses to contribute to a more vibrant commercial offer - especially shops, restaurants, cafes and bars where they would not have a harmful impact on local amenity.
45. The proposal would lead to a significant uplift in office (B1a) floorspace on a site that currently operates in this way. In doing so, the development would contribute to the ambitions for job creation – the scheme is anticipated to generate around 3,000 new jobs - and economic growth that are clearly set out in the Development Plan and supporting guidance. In addition, the introduction of a range of retail and restaurant units at a reconfigured ground level would help to animate streets that are current lacking in active frontages, providing additional services for the local working and resident populations.
46. The office and retail uses proposed are consistent with those required by draft Site Allocation NSP21. It also states that residential use should be provided, however, this would reduce the quantum of office floorspace that could be achieved in a location

where employment generation is a strategic priority and would also introduce a number of challenges linked to servicing and neighbour amenity. A commercial proposal is considered to represent the most efficient use of the site.

47. The proposal would deliver a 1000sqm landscaped roof garden on top of the refurbished listed buildings. This is a significant benefit in a part of the borough identified in the council's open space strategy as being deficient in publically accessible open space. The roof gardens would complement the existing open spaces at Hatfields Green and Christ Church Gardens and add to the number and diversity of spaces available. A new public route beneath the office tower delivered in Phase 1 would deliver another benefit and be consistent with the draft policy in NSP21.
48. From a land use perspective, the proposed development is strongly supported. The uplift in high quality floorspace would make a valuable contribution to the vision for employment growth and the delivery of complementary town centre uses that are established in the Development Plan. The existing Southwark Plan, emerging New Southwark Plan and Blackfriars Road SPD also advise that development needs to be of a scale and nature that is appropriate in its context, exhibit the highest quality of design and respect the amenity of neighbours. These issues are explored in more detail below.

Environmental impact assessment

49. An Environmental Impact Assessment (EIA) Screening Opinion was sought under application reference 17/AP/2038. The Screening Opinion related to a 26 storey commercial building comprising office and retail floorspace. In issuing the Opinion, officers concluded that the proposed development would not constitute EIA development as described in Schedule 1 of the EIA Regulations 2011 (as amended), that the development was not located in a sensitive area (as defined in the Regulations) and, in light of its scale, it would not be considered an 'Urban Development Project' likely to generate significant environmental impacts. As such, no EIA has been undertaken and officers are agreed that this is appropriate.

Design and Heritage

50. Phase 1 of the proposal includes a significant tall building, which would be viewed in the context of the emerging tall building cluster anticipated by the Core Strategy and Blackfriars Road SPD. Although it is on the periphery of this cluster, and close to the conservation areas in Lambeth, the height and design of the tower enables it to sit comfortably within this changing context. The alterations to the existing buildings, including the Listed buildings are acceptable, and together with the improved public realm mean that the development would have a positive impact on the local townscape.
51. The characteristics of the site mean that design and heritage considerations should be afforded significant material weight. The scheme comprises the retention and refurbishment of two large Grade II listed buildings, introduces a new tall building and has to mediate between two very different scales of development to the east and west.
52. Recent planning permissions have led to the creation of a recognisable cluster of tall buildings at the northern end of Blackfriars Road. As noted above, the South Bank

Tower, 1 Blackfriars, 18 Blackfriars Road and the Sampson and Ludgate schemes all include tall buildings in excess of 150m AOD, but this cluster is itself supported by a series of lower, but still significant, tall buildings of between 15 and 20 storeys. In wider townscape terms, the emerging tall buildings around Waterloo are also discernible in longer views to the west. Collectively these developments demonstrate that the site is located in an area of significant growth that reflects the Opportunity Area designations.

53. Core Strategy Policy 12 states that development should achieve the highest quality of design. In the context of the Blackfriars Road corridor, the associated SPD states that this should include reinforcing the civic character and scale of Blackfriars Road, reinforcing the townscape, enhancing heritage assets and their settings and introducing a finer grain of development off the main routes. The draft Site Allocation in the New Southwark Plan states that the site might be suitable for a tall building.
54. With the part 23/part 26 storey office building in the first phase of development reaching 115m AOD, it is necessary to comply with the detailed criteria set out in the council's tall buildings policy as set out in Saved Southwark Plan policy 3.20.
55. Policy 3.20 requires any tall building to ensure that it:
 - i. Makes a positive contribution to the landscape; and
 - ii. Is located at a point of landmark significance; and
 - iii. Is of the highest architectural standard; and
 - iv. Relates well to its surroundings, particularly at street level; and
 - v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.

Landscape contribution

56. The requirement in respect of landscape highlights the role that public realm plays in any tall building proposal. This is both to contribute to the setting of tall buildings but also to ensure that an adequate and proportionate public benefit flows from the substantial private gain in height.
57. In this case the landscaped element of the proposal includes a public thoroughfare that extends from the small park on Hatfields across the site to Paris Garden and Christchurch Gardens beyond. The majority of the site covered by the buildings to be demolished - Nos 18-19 Hatfields and No 4 Paris Garden - is devoted to this landscaped public route, around 25m wide and 3-storeys high. The tower is proposed to be raised (on stilts) above this space to allow this clear route to extend across the site. The route will be edged with active uses and landscaped with new trees and seating and will provide a dramatic threshold for the new office building, contributing to a sense of arrival that is appropriate given its scale.

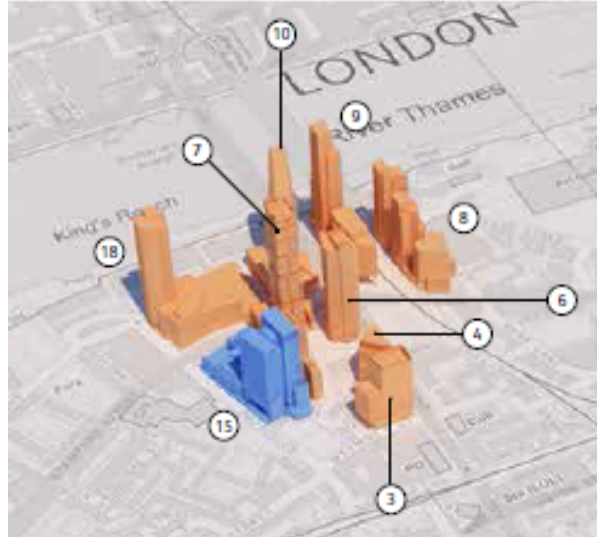


Above: View of public route and garden access looking north from Hatfields Green

58. Beyond that, the roof-top areas of the two listed buildings are proposed to be turned into a landscaped publically accessible garden or park. This is intended to be open to the general public with free-to-use public lifts accessible from Hatfields and an escalator which can be accessed from the Paris Garden end of the thoroughfare. This roof-top park is intended to be open to the public during the daytime. It will offer roof-top views of the immediate area and a lush garden setting in an elevated location. The management and access arrangements for this space are to be secured via obligations in the s106 legal agreement.
59. Together, these two aspects of the proposal (the thoroughfare across the site and the roof-top park) devote a large proportion of the site area to a publicly accessible landscape. As such the proposal is considered to make a meaningful contribution to the landscape.
60. A sizeable private roof terrace for office occupiers is included at 24th floor level. Further detail of the landscaping and balustrade treatments would be secured via condition and the hours of use would be restricted to limit the potential for noise nuisance in the evenings and at weekends.

Landmark/Locational significance

61. The recently consented 18 Blackfriars Road and the preceding No 1 Blackfriars and Ludgate House permissions demonstrated that the area around the junction of Blackfriars Road and Stamford / Southwark Streets is appropriate for tall buildings. Indeed, this pattern of development is supported in the Blackfriars Road SPD.
62. When this was considered at 1 and 20 Blackfriars Road Public Inquiry the Inspector concluded that: "*The location is, in principle, an appropriate one for a tall building (even a very tall building) as defined in London Policy 4B.9 and Southwark Plan Policy 3.20.*" This finding referred to the tallest buildings proposed for these sites which are consented (and implemented) at a height of around 170 - 180m AOD forming a 'cluster' of tall buildings around this point of landmark significance.



Above: Image of the proposed development in the context of the emerging tall building cluster at the northern end of Blackfriars Road

63. The site is located further away from the core of this cluster of tall buildings. However, being located just across the road from the consented 18 Blackfriars Road demonstrates that it forms part of the sphere of visual influence of the cluster of tall buildings.
64. As such, and whilst the site may not be appropriate for the tallest building in the cluster, it will form an important part of the edges of the cluster where a tall building of a lower scale can help to mediate between the residential scale of the prevailing buildings to the west and the very tall buildings at the core of the cluster.

Architectural quality

65. The new commercial tower is designed as a pair of joined simple rectangular extrusions that follow the splayed alignment of the two road frontages on Hatfields and Paris Garden. This arrangement takes its cue from the recently constructed student housing scheme immediately to the south, which is made up of two blocks with a gap between them. The two-building model not only reflects the existing urban pattern but also helps to reduce the apparent scale of the proposed building. By joining the two blocks with a lightweight 'infill' the design emphasises the two-building approach. Further, the two extrusions are arranged in different heights (one at around 100m AOD and the other at 115m AOD) so that they appear as two separate elements especially when viewed from a distance.
66. The design is highly articulated with high quality materials - metal and glass - forming an elegant gridded lattice-like framework that extends across the facade of the two blocks. The lift and staircores can be seen on the northern face of the building and add a dynamic and engaging feature to the design. The most striking feature of the design of the commercial tower is the large and generous thoroughfare on the ground floor, as discussed earlier. In order to deliver this public benefit, the tower has been lifted up on stilts to allow the public to permeate across the site.

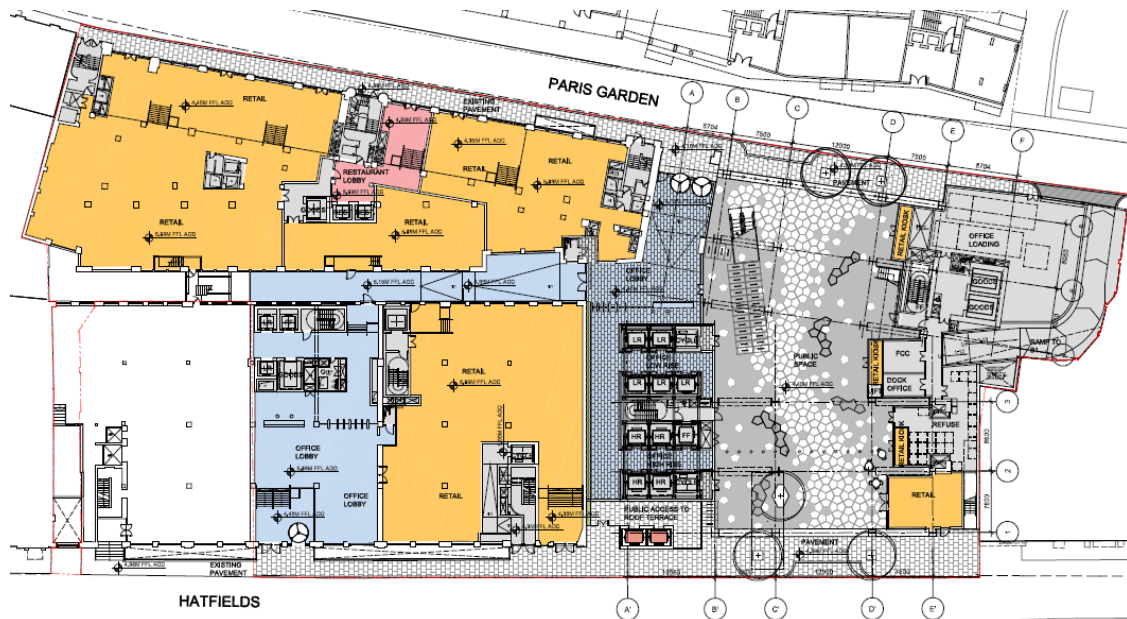


Above: View looking south along Hatfields

67. The additions to the listed buildings are considered separately later in the report but are worth noting as part of the consideration of overall design quality. On the Paris Garden frontage the two additional floors have been terraced back and set behind the surviving retained historic 'mansard' structures. On the roof-top garden level two restaurants have been designed as pavilions accessed via a separate central core. On Hatfields the additional floor is designed as a simple fanned structure with large picture windows. The views submitted with the application demonstrate that the additional floor/s are less visible from the narrow streets which surround the site. Where they are visible from the wider area they are designed as simple set-back forms that serve to highlight the roof-top garden available to the public.
68. The scheme was reviewed by the Southwark DRP in June 2017 at the pre-application stage. In conclusion, the Panel generally supported the proposal and they endorsed its public benefits including the public space at the ground floor and the elevated public park. They challenged the designers to further refine the detailed design and massing of the tower; to complete the design of the public spaces and the access to the elevated garden; and to agree the principles of public access to the elevated park, prior to submitting a planning application.

Relationship with local context

69. The proposal is designed in two parts, the commercial tower and the listed buildings. The existing buildings fail to address the streets and are difficult to access. This is primarily due to the raised ground floor, traditional in such commercial properties but now resulting in a compromised relationship with the surrounding streets.
70. The ground floor of the commercial tower is almost entirely devoted to public access where the building has been raised by three floors to allow a large and generous landscaped route across the site. In order to improve the relationship with the street the listed buildings have each required a bespoke design approach which takes into account their architectural and historic significance, which is in their internal structure.



Above: Ground floor layout plan

71. On Paris Garden, where the raised ground floor of the original reinforced concrete structure has been heavily modified, the design involves removing one structural bay in order to lower the floor and create a new parade of shops which will be level with the pavement.
72. On Hatfields where the most significant parts of the existing building are its ground and first floor structures, the proposed changes are more modest. Here only two bays of the ground floor are removed to allow access to the commercial property and one large retail unit. In this way the majority of the architectural and historic significance of the buildings has been preserved and the access to the properties significantly improved.
73. With these changes the scheme is proposing to fundamentally improve the relationship of the property to the street. The improved permeability and the benefit of a new public space and route across the site improve connectivity and permeability across the area. In particular the links to nearby open spaces, routes and even Blackfriars Station place a greater emphasis on the need for such routes. The creation of active accessible frontages at the bases of the listed buildings on Paris Gardens and Hatfields significantly improve the relationship of these historic buildings to their surroundings at ground level.

Contribution to the skyline

74. The application was accompanied by a Townscape and Visual Impact Assessment (TVIA) conforming with the requirements of the London View Management Framework (LVMF) and including Accurate Visualisations and wireline renderings of the proposal in a number of views. The views include strategic London Wide LVMF views, views of local heritage assets which may be sensitive to change and immediate local views.

75. In the wider London views the building will appear as two narrow but linked extrusions set well back from the river edge and at a scale that is consistent with the northern end of the Blackfriars Road as established by developments like 240 Blackfriars Road or the London Television Centre (in Lambeth) - which appear to be of a similar overall height and scale in the views. In the local river prospects and from several approaches the proposed building is one of the lower buildings which step up to form the cluster of towers emerging at the northern end of the Blackfriars Road.



76. In the LVMF views the TVIA demonstrates that the proposal does not affect any of the Strategic Vistas and does not affect the viewer's ability to recognise and appreciate the Strategic Landmarks of St Paul's Cathedral or the Palace of Westminster WHS.

Impact on the character and setting of local heritage assets

Setting of Southwark Heritage Assets

77. The views demonstrate that the proposed building will have an immediate and direct visual impact on the backdrop of the Grade II Listed Christchurch on Blackfriars Road itself however this impact is mitigated when one takes into account that the recently consented 18 Blackfriars Road includes a 15 storey affordable housing block along Paris Garden immediately to the rear of the church and in front of this proposal. This is a material consideration and will mitigate any impact that this building might have on this important heritage asset. In this view the building will appear to be layered behind the affordable housing block in the foreground and will not cause further harm to the setting of the listed building.



Above: View of the Paris Garden elevation from Blackfriars Road with outline of 18 Blackfriars scheme (16/AP/5239) in the foreground

78. In the view from the South Bank, which is the clearest view of the Bargehouse Alley Conservation Area, the building appears to the south and away from the most distinctive historic feature of this conservation area, which is the Oxo Tower building

Setting of Lambeth Heritage Assets

79. The most sensitive historic views are currently from the west and the Lambeth Conservation Areas including the Roupell Street and Waterloo Conservation Areas and across the park at the southern end of Hatfields. Local views are not afforded any specific protection under the LVMF and protected views. In these cases the council's policies echo the requirements of the Listed Buildings and Conservation Areas Act (1991) and the NPPF (2018) and require all development to conserve or enhance the character and appearance of a designated conservation area and its setting. Views from inside and outside a conservation area contribute to its setting and are sensitive to inappropriate or dominant incursions.



Above: Local view of the development from the western end of Roupell Street with outlines of local consented schemes



Above: View from Upper Ground looking south-east across Bernie Spain Gardens

80. The views submitted with the application highlight a number of locations from which the development is visible. They demonstrate that it will be more visible from closer locations at the eastern end of Roupell Street as well as on axis on Exton Street and Aquinas Street in the Waterloo Conservation Area. The visual impact is limited in Roupell Street - it is mainly an oblique view over the rooftops of the worker's cottages and it does not appear to be dominant. As such it is considered to be of limited, if any, harm. In the more axial views from Aquinas Street and Exton Street the proposal will be more immediately apparent but no more harmful than the consented and

implemented schemes at 1 and 18 Blackfriars Road which tower over this proposal when they are considered together.

81. It is not considered that the introduction of this proposal causes harm to the conservation areas and their intensely urban settings. In the views the proposed building will appear layered behind the historic foreground in a similar way to the existing Kings Reach Tower or the London Television Centre. The towers in the emerging cluster are visually distinct and stand apart and whilst this building will appear more bulky than the more slender residential towers, it is of an appropriate mid-height scale so as not to appear overly dominant or harmful. Any harm to a heritage asset should be avoided but the NPPF outlines in paragraph 196 that any harm should be weighed against the public benefits of the proposal including securing an optimal viable use. In this case it is considered that that limited harm caused by the proposed development is outweighed by the public benefits of the development including the new route across the site and the landscape thoroughfare, the new publicly accessible roof-top garden including permanent escalator and lift access as well as the preservation and restoration of the two listed buildings for future generations.

Design conclusions

82. In conclusion, the proposed development is a worthy addition to the London skyline. It contributes positively to the established and emerging cluster of towers at the northern end of the Blackfriars Road. It will mediate between the towers and the lower residential scale to the west and south and introduce a high quality sculptural form of two elegant linked glass and metal clad towers.
83. The quality of the design of this development will rely to a large degree on the quality of the detailing and the choice of materials. Added to that, as a tower it is imperative that the fabrication and detailing are tested for precision and construction purposes. Accordingly, if this proposal is approved, it is proposed that a full-scale mock-up of a typical floor including the main tower facade and the infill element is prepared as well as large scale architectural details of the proposal should be reserved by condition.

Impact on listed buildings at 1-3 Paris Garden and 15-17 Hatfields

84. Application reference 17/AP/4231 seeks listed building consent for the alterations to the existing buildings. The buildings which are to be demolished are not listed.
85. Listed Building Consent is considered under the terms of the Listed Building and Conservation Areas Act (1991) [the Act] as amended and updated. The main principles of the Act are repeated in the NPPF (2018), and reinforced by the council's policies, and associated guidance documents.
86. The Act places great weight on the 'special interest' of heritage assets and their settings, and stresses the importance of preserving and enhancing their architectural and historic significance. The NPPF reinforces these principles stressing that heritage assets are irreplaceable and once lost can never be recovered. It requires Local Planning Authorities to avoid harm to heritage assets and to ensure that development conserves and enhances heritage assets and their settings.

Understanding the significance and the proposal

87. Paragraph 190 of the NPPF requires Local Planning Authorities to identify the architectural or historic significance of a designated heritage asset and to record the effect of any proposal on that architectural or historic significance.
88. The two listed buildings were former printing works constructed at the beginning of the twentieth century using rival innovative systems of patented reinforced concrete construction: 16-17 Hatfields utilised the Hennebique system and 1-3 Paris Garden the Kahn system. The systems have proved hugely influential as they allowed the construction of large floor spans capable of handling heavy loads, as well as being particularly fire resistant. The two buildings are therefore of considerable technical interest and this forms the principal basis for their listing. Although the buildings have each been subject to modern interventions and extensions, key aspects of their significance remain legible and intact. In the case of Paris Garden, the building is also considered to be of architectural merit; for its combination of architectural styles, its detailed roofline and its decorative central tower. Historic England emphasise that the significance of the two buildings is enhanced by their close proximity, which helps to convey the major breakthrough in construction technology that the buildings represent.

Assessment of harm to significance

89. The NPPF requires Local Planning Authorities to consider whether a proposal would result in harm to the significance of a heritage asset and to decide whether that harm would be 'substantial' or 'less than substantial'.
90. Paragraphs 195 and 196 of the NPPF also require Local Planning Authorities to weigh any that harm against the public benefits of the development proposed, including securing the optimal viable use of the heritage asset.
91. Any harm should require clear and convincing justification and can arise from the loss of historic fabric or features of significance as well as impact on the setting of a heritage asset. In accordance with paragraph 194 of the NPPF, both 'substantial' or 'less than substantial', any harm should be avoided and should be exceptional in the case of Grade II listed buildings and wholly exceptional in the case of assets of highest significance.
92. In March 2018, Historic England raised significant concerns that the proposed development would cause significant harm to the technical and aesthetic qualities of the two listed buildings; 1-3 Paris Garden and 15-17 Hatfields and lodged an objection to the listed building consent application. Although it was noted that the proposal would reinstate some of the original fenestration to the listed building, the major alterations to the ground floor bays and internal structural arrangements were considered to harm the integrity of the listed buildings to such an extent that it would cause serious harm to their significance. On Paris Garden specifically, Historic England set out that the glazed roof extension would also compromise the composition of the building, detracting from its architectural significance. They concluded that the interventions would have a profound and harmful impact and that an alternative approach was required.

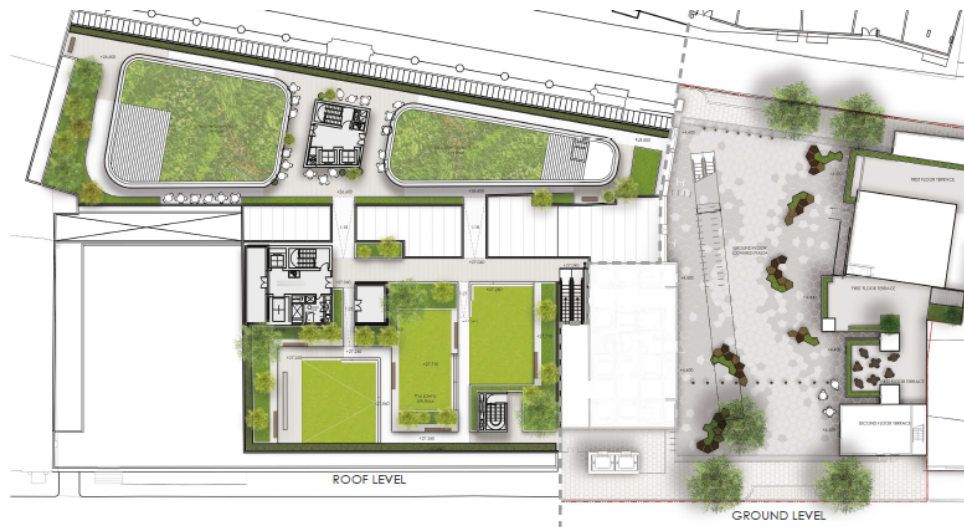
93. A number of alterations have since been proposed and were the subject of reconsultation. Principally, this involved the reduction in scale of the Paris Garden roof extension and the introduction of a more traditional mansard arrangement; a more modest reduction in scale of the Hatfields roof extension; reductions in the extent of change to the ground floor structural bays, including the retention of lightwells on Hatfields, and a much reduced level of demolition to the internal structural elements of the listed buildings, particularly at basement level.
94. The changes have been cautiously supported by Historic England, but further structural investigations have been requested to confirm the extent of intervention that will be required. The fact that the offices are currently tenanted means that invasive studies are not possible at this time, but further detail has been forthcoming to demonstrate that the level of intervention can be reduced. It is noted that as printing works, the buildings would have been able to withstand heavy loads in excess of those generated by modern offices and, indeed, this robustness contributes to their listed status. This reduces the risk that further strengthening of the existing concrete frames would be required to deliver the roof top extensions to the listed buildings. It is agreed that a condition would be included on any listed building consent to require further structural investigations to be undertaken prior to the commencement of the Phase 2 works. This approach has been endorsed by Historic England, who formally withdrew their objection on 9 November 2018.

Conclusion on heritage

95. The scheme amendments secured have reduced the level of intervention required to deliver the proposed development and in doing so have reduced the extent of harm to the listed buildings. Officers are satisfied that the proposal demonstrates that it conforms with the Listed Building and Conservation Areas Act (1991) as amended and updated. It complies with current policy to: preserve and enhances the heritage asset and its setting; provide good design; and address issues raised by statutory consultees and should therefore be granted Listed Building Consent.

Trees and green infrastructure

96. The site currently has an absence of trees and so redevelopment provides an opportunity to boost the on-site green infrastructure. Plans identify that 5x street trees are to be installed either side of the entrance to the new public route and the indicative planting plan identifies 30 new trees to be planted in the roof gardens in Phase 2.



97. As well as providing significant landscape and amenity benefit, the planting proposals also form an integral part of the strategy for wind mitigation and will help create a more comfortable environment.
98. To further green the site, the two restaurant/café pavilion buildings will be topped with green roofs and a feature green wall will be installed rising the full height of the end of the Hatfields terrace and forming the backdrop for the escalators and lifts that will be used to access the public roof gardens.
99. Though indicative tree species are presented, the final species choices, planting specifications, management and maintenance arrangements will be secured by condition. Similarly, a planning condition is recommended to provide further technical details for the green roofs and green wall, including their irrigation and management arrangements.
100. The council's ecologist has confirmed that the Phase 1 habitat survey and bat survey are both acceptable and no further surveys are required. Planning conditions are recommended to ensure an appropriate range of habitat features are integrated into the building fabric.

Wind and microclimate

101. A wind assessment has been prepared to consider the changes that might occur should this development proceed. The assessment considers the wind conditions along the pavements on Paris Garden and Hatfields, at the entrances to the buildings and in the proposed garden and public realm spaces. The assessment concludes that with appropriate mitigation installed within the public realm and roof top gardens, such as planting, balustrades and canopies, a comfortable environment will be created. It is recommended that a detailed scheme of mitigation is reserved by planning condition.

Security measures

102. Southwark Plan policy 3.14 states that the private and public realm should be designed to improve community safety and crime prevention. The Metropolitan Police

confirm that the scheme should be able to achieve secured by design accreditation and state that should the scheme receive planning permission, they would welcome further dialogue in relation to the access to the public route, the management of and access to the roof gardens and general security measures around the site. It is recommended that a standard condition is included to require details of the full range of security measures to be implemented.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

103. The application is accompanied by a comprehensive assessment on the impacts on amenity for neighbouring occupiers. Whilst a number of the impacts on daylight and sunlight exceed the guidance set out by the BRE, the nature of this central London location must be acknowledged and it is concluded that, on balance, the harm caused would not justify the refusal of planning permission.

Overlooking and privacy

104. Opportunities for overlooking are limited in the existing condition given the absence of immediate neighbours on the opposite sides of Hatfields and Paris Garden. Given that a large proportion of the development is a refurbishment, the development itself does not create significant additional opportunities for overlooking; the façade designs remain largely the same and the rooftop extensions respect the existing building alignment or are set-back.
105. The recently consented scheme at 18 Blackfriars Road (16/AP/5239) will introduce a new frontage along the eastern side of Paris Garden comprising a new part 11/part 19 storey hotel and a 15 storey residential block, but the proposed development will respect the existing building line along Paris Garden and a separation distance in excess of the 12m stipulated in the Residential Design Standards (RDS) SPD will be maintained.
106. On Hatfields, the only immediate neighbour that is susceptible to overlooking is the London Nautical School though this is located opposite the listed buildings and the relationship between the two is already established. Though the roof gardens could create some opportunities for additional overlooking, the useable areas will be set-back behind a balustrade and a planted edge, which will limit any direct overlooking. The relationship at the lower floors remains unchanged. The Peabody Estate is located to the west, beyond Hatfields Green, though the separation distance between these homes and the proposed development is well in excess of the distances specified in the RDS SPD.
107. The new office tower will be largely glazed and so could increase the perception of overlooking, particularly in longer views afforded across open spaces, but direct views on the approaches from surrounding streets are limited.

Daylight, sunlight and overshadowing

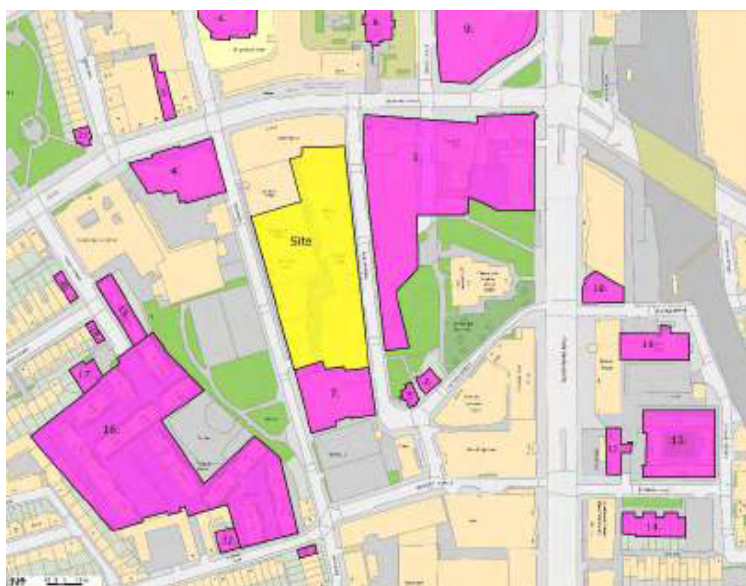
108. Detailed testing has been undertaken to understand the daylight and sunlight impacts of the proposed development on neighbouring properties. The assessment has been carried out in accordance with the detailed guidelines set out by the Building Research

Establishment (BRE) and comprises the Vertical Sky Component (VSC) and Daylight and Distribution/No Sky Line tests for daylight, alongside consideration of the annual and winter sunlight hours and the potential overshadowing of buildings and open spaces. The assessments have been completed in several scenarios, including with Friars Bridge Court and 18 Blackfriars planning permissions in place and a 'no balcony' analysis. Reviewing the various scenarios provides a more informed view of the impact exerted by this development on neighbours.



Above: Daylight and sunlight model

109. The daylight assessment includes the neighbouring buildings shown in pink on the map below. An addendum report was also prepared to consider the impacts on the London Nautical School.



Vertical Sky Component Test

110. The VSC test simply considers the amount of daylight falling on the mid-point of a window. The existing and proposed values indicate how the obstruction created by the new building will impact on the level of daylight received. The BRE recommend a VSC level of 27% as representing a good level of daylight and set out that reductions of more than 20% will be noticeable to occupiers.

The VSC results can be summarised as follows:

Address	Total No. windows	Complies with VSC	Level of VSC reduction		
			20-29%	30-39%	40%>
18 Blackfriars (Affordable Block)	267	121 (45%)	1	2	143
18 Blackfriars (Residential Tower)	540	534 (99%)	6		
<i>18 Blackfriars is consented under 16/AP/5239 but the development is not yet implemented</i>					
6 Paris Garden (Student accommodation)	237	125 (53%)	31	43	38
57 Stamford Street	120	63 (53%)	44	7	6
56 Stamford Street	28	28 (100%)	-	-	-
49 Colombo Street	11	7 (64%)	-	2	2
47 Colombo Street (Rose & Crown Public House)	34	32 (94%)	-	-	2
London Nautical School	163	152 (93%)	3	5	3
Rennie Court	163	148 (91%)	-	5	10
Climsland House	45	18 (40%)	-	6	21
Peabody Estate	462	446 (97%)	16	-	-
235 & 340 Blackfriars	24	16	4	4	-
Quadrant House	3	3	-	-	-
Suthring House	32	32	-	-	-
Edward Edwards House	81	81	-	-	-

2-18 Nicholson Street	48	48	-	-	-
1 Aquinas Street	9	9	-	-	-
37-38 Aquinas Street	40	40	-	-	-
26 Broadwall	21	21	-	-	-
St Andrews House	11	11	-	-	-
South Bank Tower	827	827	-	-	-
One Blackfriars	30	30	-	-	-

No Sky Line/Daylight Distribution Test

111. The No Sky Line (NSL) test considers the proportion of a room from which the sky would be visible. Whereas the VSC test simply considers the daylight reaching the plane of the window, the NSL test takes the size of the window and the rooms that they serve into consideration. The BRE advise that where a development results in the NSL reducing by more than 20% it would be noticeable for occupiers.
112. Of the 1857 rooms tested, 1731 (93%) experience reductions of 20% or less, which would not be noticeable to residents. The majority of those that experience more significant reductions are within the affordable block that forms part of the 18 Blackfriars planning permission (46 rooms) and the student block immediately south of the development (32 rooms/studios).
113. Of the remaining properties, a much more limited number of rooms would experience reductions in the No Sky Line as follows:
- Peabody Estate: 448 rooms tested, 420 comply (94%)
Rennie Court: 143 rooms tested, 140 comply (98%)
Climsland House: 45 rooms tested, 36 comply (80%)
57 Stamford Street: 81 rooms tested, 79 comply (98%)
St Andrews House: 11 rooms tested, 9 comply (82%)
London Nautical School: 74 rooms tested, 73 comply (99%)
47 Colombo Street: 15 rooms tested, 14 comply (93%)
49 Colombo Street: 6 rooms tested, 5 comply (83%)

The remaining properties, which are further from the application site, all achieve full compliance with the No Sky Line test.

Assessment of daylight impacts

114. The two daylight tests indicate that the properties that would experience the most noticeable impact are the as yet unbuilt affordable homes that form part of the 18 Blackfriars planning permission. To a lesser degree, the following properties would experience some windows that would not comply with the BRE guideline for VSC: 6

Paris Garden, 57 Stamford Street, Climsland House, the Peabody Estate, Rennie Court and the London Nautical School and 235-240 Blackfriars Road.

18 Blackfriars – Affordable Block

115. The main neighbour to experience a reduction in VSC levels is the consented affordable block immediately east of the site on Paris Garden. The presence of two large blocks across a narrow street makes some impact here inevitable. A similar level of impact is also borne out in the results of the No Sky Line (NSL) assessment.
116. Since the layouts are known and safe assumptions can be made around the initial decorative finish, a more detailed Average Daylight Factor (ADF) assessment can be completed for these units. The ADF test provides a better measure for determining the quality of light in a room. This assessment indicates that of the 51 living/kitchen/dining rooms tested, 27 rooms would exceed the BRE's recommended minimum for a living rooms (25 would meet the higher target for a kitchen). This indicates that the quality of light within these spaces will remain at a good standard. Only 9 of 51 bedrooms tested would achieve the recommended level, most likely due to the fact that they will be served by a single window facing the proposed development.
117. Clearly, the proposed development will have an adverse impact on the daylight received by these units, however, there are several factors that need to be considered alongside these results. The fact that the scheme is not built means that, presently, there are no occupiers who would actually perceive this loss of daylight. Secondly, the potential for a large-scale development on Paris Gardens was acknowledged by the developers of 18 Blackfriars Road at the time their scheme was being drawn up, and modelling was undertaken by the applicant in conjunction with the developer of the 18 Blackfriars scheme which identified that reconfiguring the internal layouts of the affordable units can result in more habitable rooms benefiting from improved daylight levels. To this end, the s106 agreement for the 18 Blackfriars schemes states:

"In the event that Paris Garden is granted planning permission prior to the implementation of the Affordable Housing Block, the Owner covenants to use all reasonable endeavours to reconfigure the Social Rented Units"

This option could be pursued to improve the daylight conditions for these units. It is further noted that the developer of the 18 Blackfriars Scheme has not objected to this proposal.

6 Paris Garden

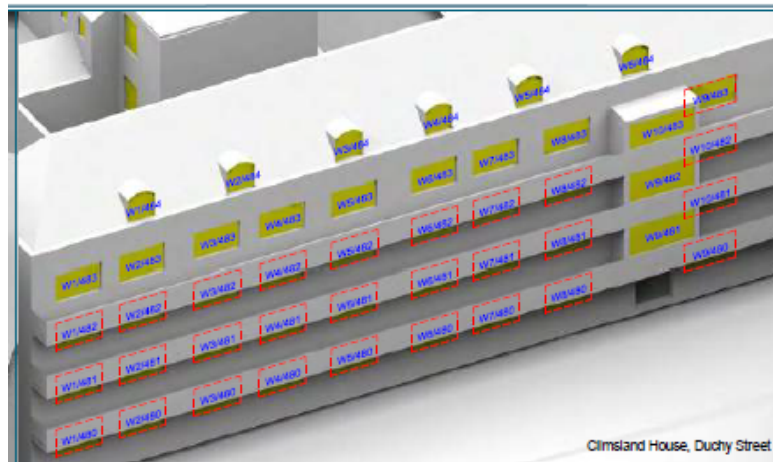
118. The proposed development abuts the northern end of the two student blocks and so will affect the daylight received on the internal faces of both buildings. The impacts here appear particularly severe as a result of the low VSC values in the existing context; where bedrooms on the lowest floors of accommodation do experience reductions in VSC, their existing values tend to be around 12% rather than the 27% advocated by the BRE. While the reductions in VSC levels do diminish the natural light received in these bedrooms, the transitory nature of the accommodation and the quality of communal spaces available to the student residents are material considerations which can be taken into account.

57 Stamford Street

119. 57 Stamford Street is very similar in that a number of windows have very low VSC levels in their existing condition due to large overhanging balconies, and the occupiers are likely to be more transitory given that the properties are let as serviced apartments. However, the affected rooms do benefit from large floor-to-ceiling windows and so the NSL test shows much greater compliance, with only 2 rooms experiencing reductions in excess of 20%.

Climsland House

120. 27 windows would experience reductions in excess of 20% and have a resulting VSC value of less than 27%, thus failing to comply with the BRE guidelines. However, all of these windows have an existing VSC of less than 3% in the existing condition due to them being located immediately beneath deck access walkways. With the existing VSC being very low, a very minor reduction appears quite large as a proportion (i.e. a 0.6 reduction would equate to 20%) but a reduction of this level is unlikely to be noticeable to occupiers.
121. In addition, analysis shows that if these decks are removed for the purposes of the analysis (an approach which is advocated within the BRE guidance) and the assessment completed, all but one window would comply with the BRE guideline. This demonstrates that the existing façade design of Climsland House is a much more significant factor in determining the amount of daylight received at these windows.



Peabody Estate

122. The VSC results demonstrate a very minor impact on the various buildings within the Peabody Estate. Only 16 windows do not comply with the BRE guideline and these windows largely experience reductions of between 20 and 21%.

Rennie Court

123. 15 of 163 windows would experience reductions in VSC in excess of 20%. These impacts relate to windows that are directly beneath overhanging balconies. When the daylight model is carried out omitting these balconies, the impacts would be fully

compliant with the BRE guidance. The No Sky Line test indicates that only 3 rooms would experience noticeable reductions in excess of 20%. This is considered to represent a minor impact.

Annual Probable Sunlight Hours (APSH)

124. The BRE guidelines set out that the impacts of development on neighbouring buildings should be considered where these neighbours have windows orientated within 90 degrees of south. The BRE set out that rooms that receive 25% of the available sunlight hours on an annual basis and 5% in winter will appear well-lit.
125. For the majority of properties, the impacts are either negligible or it is demonstrated that affected rooms would continue to receive annual and winter sunlight levels well in excess of the minimums recommended by the BRE. This is particularly the case for rooms tested along Colombo Street, Stamford Street and Blackfriars Road and at 57 Stamford Street. At the London Nautical School, a number of windows affected have been declared ancillary or circulation spaces and those that are assumed to be teaching spaces generally retain good levels of sunlight relative to the BRE guidelines.
126. The exception to this is the as yet unbuilt affordable block that forms part of the 18 Blackfriars planning permission. The sunlight assessment demonstrates mixed results, but undoubtedly some of the single aspect rooms facing Paris Garden will experience major reductions in annual and winter sunlight levels.
127. With the exception of some of the rooms in the neighbouring scheme, the sunlight assessment demonstrates that neighbouring properties will retain good levels of sunlight relative to the recommend guidelines of the BRE.

Overshadowing

128. A series of images are provided to demonstrate the overshadowing effect of the proposed development on neighbours and on nearby open spaces on 21 March, 21 June and 21 December. The assessment indicates that although the office tower will lead to some overshadowing, the shadows created will largely correspond to those already cast by existing and consented developments. The positioning of the building relative to Hatfields Green means that with the exception of some minor shadowing of the artificial MUGA in the early morning, the tower will have a negligible shadowing impact.

Solar Glare

129. Given that the tower façade comprises a large amount of glazing, an assessment of solar glare has been undertaken. The assessment states that the relatively tight-knit pattern of surrounding streets means that solar glare is unlikely to be experienced at street level where it might present a hazard to drivers. The modelling shows that the surrounding amenity spaces might experience some isolated events of glare, but that these would be brief and limited to certain conditions.

Daylight and sunlight conclusions

130. The daylight and sunlight assessment demonstrates that, with a few exceptions, the

development will lead to very modest reductions in the levels of daylight and sunlight received by neighbouring properties. In the majority of cases, rooms affected will continue to receive levels of daylight comparable with the levels recommended by the BRE or reductions would not be noticeable to occupiers. Some properties are hampered by their own design, which leads to low daylight levels in the existing condition. Given the location in the CAZ, where the pattern of development advocated in the development plan creates a more challenging environment for securing and retaining BRE compliant levels of daylight and sunlight, the results are considered to be good.

Noise

131. The potential for noise during construction and on occupation has been raised as a concern by some local residents. Noise during construction is unavoidable and will lead to some disruption, albeit temporarily. However, a construction management will be required and will need to demonstrate adherence to best practice in relation to demolition and construction, to establish working hours for noisy activities and to set out clear site management and monitoring principles that will collectively aim to reduce adverse impacts on local residents insofar as possible.
132. The new roof terraces will be subject to limitations on their hours of use to limit their potential to act as a source of noise late at night. Some concern has been raised about the potential for bars and restaurants to contribute to noise nuisance, but such uses would only be relatively small in scale and the location of the site within the central activities zone means that their inclusion within the scheme is supported. A noise condition is recommended that would require details of sound insulation measures to limit breakout of amplified music from any bars or restaurants.

Odour

133. The proposal includes potential restaurant space at ground floor level in both phases of the scheme, at third floor level in the office tower and in the roof garden pavilions. These uses could give rise to potential odour unless adequate ventilation and extraction systems are provided. The applicant has clarified that space has been provided that would allow any kitchen extract system to discharge above the level of roof gardens and pavilion buildings and that further mitigation can be incorporated within the office tower should any discharge at a higher level be required. The new retail facades will include high level louvres for the intake of fresh air only and will not in themselves compromise the street environment. It is recommended that further details of the extraction system can be secured by condition in the event that restaurant use is pursued.

External lighting

134. External lighting incorporated within the façade design of the tower or included within the roof gardens could impact on the amenity of neighbours and so it is recommended that a planning condition requires details to be provided in due course to demonstrate compliance with the guidelines established by the Institute of Lighting Professionals.

Impact of adjoining and nearby uses on occupiers and users of proposed development

135. The existing buildings successfully operate as offices and are compatible with surrounding land uses. Other developments in the vicinity have been considered in developing the strategies for microclimate, servicing and highways design. Further detail is set out below.

Transport

136. The site has an 'Excellent' public transport rating, and provides levels of cycle parking which exceed the London Plan standards. Servicing and deliveries are accommodated within the site.

Location

137. The site benefits from excellent access to public transport, having a PTAL rating of 6b. Southwark Tube Station and Waterloo East Rail Station are within 250m and both Waterloo and Blackfriars Station roughly within 400m, all of which can be accessed within a 5min walk of the site. The site is also in the Bankside Controlled Parking Zone, which operates from 08:00 to 18:30 Monday to Friday and 09:30 to 12:30 on Saturdays.

Places, walking and cycling

138. The proposed development is modelled to double pedestrian trips in the morning and evening peak. A Pedestrian Comfort Level (PCL) assessment has been undertaken to consider the quality of the pedestrian environment. The assessment simply compares the number of anticipated pedestrian trips generated by development with the size of footway available to give a corresponding score for comfort. Here, consideration has been given to the cumulative impact of this scheme and the recently consented 18 Blackfriars development.
139. Paris Garden currently achieves the highest value of A+ (because of the limited pedestrian flows) but moves to 'C' in the cumulative scenario at peak times. This is described as being comparable with many Central London locations. This outcome is broadly replicated on Hatfields, with the exception of a series of pinch points where the existing lightwells restrict footpath width. However, the lightwells form part of the historic fabric of the listed buildings and their retention is considered important by Historic England. The creation of the new public route connecting Paris Gardens and Hatfields is particularly beneficial given this constraint. Comparatively, other approaches to the site such as Stamford Street or Blackfriars Road are of a much higher quality having received substantial investment in recent years.

Cycle parking

140. 789 cycle spaces are provided: 717 long-stay for employees and 72 short-stay for visitors. This level of provision is in excess of the minimum requirement that would be required to comply with London Plan Policy 6.9 (683 long stay and 72 short stay).
141. Long stay cycle parking is split between two large basement storage areas that have

direct lift access from Hatfields and the central public space beneath the tower. Storage options are split between two tier stackers 57% (60%), Sheffield stands (30%) and foldable cycle lockers 14% (10%). Both storage areas provide generous changing rooms and shower facilities to help encourage cycling.

142. This represents a high quality offer for cycle parking facilities, both in terms of the number and variety of storage options and the convenient routes between the street and the stores.
143. TfL note that the nearby cycle hire docking station is within the 10 most used in London and other nearby docking stations are within the top 25% in terms of their usage. A contribution of £50,000 has been requested in order to contribute towards the demand for cycle hire that the proposed development is likely to generate. This would be secured via the s106 agreement.

Servicing and deliveries

144. Servicing and deliveries are estimated to increase from 55 two-way trips to 165 two-way daily vehicle trips, with a peak of 16 trips per hour. The trip generation reflects the same assumptions used for the neighbouring 18 Blackfriars development. A breakdown of vehicle types suggests that these trips will comprise a mix of motorcycle, transit van and 7.5t box van deliveries.
145. Servicing activities will be focussed off-street and will utilise a combination of the existing single servicing lane, a new loading area accessed from Paris Garden and, occasionally, the new public route.
146. At present, a single servicing lane runs from an access point on Hatfields, through the site between the two listed buildings at lower ground level before exiting on Paris Gardens. This will be retained with some reorganisation of the immediately adjoining spaces to facilitate more efficient servicing and deliveries associated with the more intensive office and retail development above. A loading bay is provided directly off this route and is suitable for small van deliveries and the servicing lane also provides opportunities for very quick drop-offs and for vehicles to wait off-street, which is beneficial.
147. This will be supported by a new servicing yard accessed directly from Paris Gardens. This loading area is sized to accommodate 2x fixed axle box vans (i.e. not artics) and tracking diagrams show that these vehicles can enter and exit safely in a forward gear. The access to this area sits immediately adjacent to the exit from the internal servicing lane that bisects the site and leads to the creation of a 10m vehicle crossover on Paris Garden. An initial Stage 1 Road Safety Audit has been completed by the applicant and visibility splays have been provided to demonstrate that this access can operate without introducing potential conflicts. It is suggested that further detailed visibility splays are provided via condition as the façade details and public realm designs are progressed.
148. It is proposed that refuse collection takes place within the public realm. This would be subject to strict timing restrictions that will be established by planning condition to ensure that the benefits of providing a high quality public route are not negated by frequent refuse collection or other ad hoc servicing requirements. Bollards will prevent

vehicular access during the restricted hours.

149. Servicing and deliveries to the site will need to be carefully managed if on-street drop offs are to be avoided and a number of management principles are outlined in the draft Delivery and Service Management Plan (DSMP) that has been submitted, including that deliveries will be pre-booked. The principal access from Hatfields is relatively discreet and those accessing the site will need to be made aware of its location if it is to function effectively. This issue exists at present, though the proposal would generate a larger number of trips and so any adverse impacts could be exacerbated. A more detailed Delivery and Servicing Management Plan would be secured in the s106 agreement to more clearly define the management systems that will be implemented, including ways in which servicing and deliveries can be consolidated and the number of trips minimised.
150. To this end, a Delivery Service Plan Bond will be secured in the s106 agreement. The bond is calculated at a rate of £100 per 500sqm of floorspace and would be triggered in the event that the number of deliveries and/or servicing movements to the site exceeds the baseline set out in the Transport Statement – in this case 165 trips. The Bond would equate to £12,818 and if triggered would be invested in local transport infrastructure to mitigate the increased number of trips. Monitoring reports will be required on a quarterly basis for a period of 2 years from 75% occupation.

Car and motorcycle parking

151. The site is flanked by a number of pay and display parking bays and, on Paris Garden, a collection of motorcycle parking bays. The creation of the public route and the new loading area on the Paris Garden side of the development will lead to the loss of 27m of pay and display car parking- 10m on Paris Garden and 17m on Hatfields. This is roughly equivalent to 5 or 6 car parking spaces.
152. A parking beat survey following the Lambeth Methodology suggests that there is some spare capacity within local streets, and in Paris Garden and Hatfields in particular, and that this loss of kerbside parking will not lead to parking stress on local roads.
153. Two disabled parking bays for employees are proposed at basement level and they will be accessed via the existing servicing route that runs through the plot. The bays have sufficient manoeuvring space and adequate visibility. The level of provision is considered appropriate. In the event that additional blue badge parking is required, the parking beat survey reveals that some additional kerbside space is likely to be available.
154. The site is located within the Bankside Controlled Parking Zone and so occupiers of the commercial spaces will be exempted from applying for on-street parking permits. An obligation in the s106 agreement will make this clear.

Waste

155. The site will operate with a waste management strategy based on the principles of minimising waste, segregating different types of waste and employing sound management principles. A breakdown of anticipated general, recycling and food waste arising for each land use is detailed, with reference made to appropriate British

Standards.

156. Compactors for general and recycled waste will be installed for the new office in Phase 1 and these will be located adjacent within the ground floor refuse store that has direct access to the new public realm at the base of the building. The timing of access to this space for refuse collection will be strictly controlled by planning condition to avoid conflict with site users. A series of smaller refuse stores for the Phase 2 element are located at basement level immediately adjacent to the internal serving route and in close proximity to the loading bay. Daily collection has been assumed but the stores have been sized to provide 2-day capacity in order to provide some resilience against missed collections. The strategy provided demonstrates compliance with saved Southwark Plan policy 3.9 and it is recommended that final details of the waste management strategy are secured by condition.

Planning obligations (S.106 undertaking or agreement) and Community Infrastructure Levy (CIL)

157. The proposed development delivers a sizeable uplift in employment floorspace and as such requires a range of s106 planning obligations to mitigate the impacts of the development. The range of obligations has been determined in line with the council's s106 and CIL SPD as well as specific representations made by consultees. They include:

158. Employment

- Jobs, training and apprenticeship opportunities during construction;
- Job opportunities for unemployed Southwark residents in the final development;
- A employment and skills support plan to set out how these opportunities will be secured during construction and on completion;
- Local supply chain and procurement opportunities;
- A marketing strategy for the eventual commercial space to demonstrate that it is being marketed to a wide range of potential operators

159. Public realm and roof gardens

Management principles that address access to both of these space and, in the case of the roof gardens, establish the broad range of activities that are anticipated to take place here and hours of use. Obligations will make clear that the roof gardens are to be publically accessible at no expense to users and without any booking requirements.

160. Transport and highways

- Upgrade of existing crossing on Stamford Street to make this a signalised crossing;
- Highways improvements to Paris Garden and Hatfields including the repaving of footways for the full length of the immediately adjoining pavements up to the junction with Stamford Street;
- The installation of raised tables either side of the new public route beneath the office tower;
- Servicing and delivery management plan, including servicing bond;
- CPZ permit restrictions.

161. Phasing

An obligation will limit the full occupation of the Phase 1 office tower until such time as the phase 2 works have substantially commenced.

162. Energy

- Obligations to ensure that the scheme is future-proofed to allow connection to a wider heat network if one is delivered;
- Details of the photovoltaic panels and confirmation of the level of carbon reduction they deliver;

163. Financial payments

- Archaeology monitoring fee - £6,778
- Crossrail s106 contribution - £5,899,990
- Carbon offset payment - £72,727
- Cycle hire contribution - £50,000
- Servicing Bond - £12, 818
- Admin fee set at 2% of total contribution.

164. The above measures are necessary to make the proposed development acceptable in planning terms and failure to secure them in a s106 agreement would mean that the proposed development would fail to comply with Core Strategy Policy 14 'Implementation', saved Southwark Plan Policy 2.5 'Planning Obligations' and the council's associated supplementary planning document.

165. The site is also liable to pay both the Mayoral and Southwark Community Infrastructure Levy. Mayoral CIL is chargeable at £35 per sqm in Southwark and Southwark's CIL is charged at £76 per sqm for office (B1 use) and £136 per sqm for retail uses in this location. All charges are subject to indexation. However, the site's location within the Central Activities Zone means that the Mayoral CIL payment is superseded by a specific s106 contribution, as described in the Mayor's Crossrail SPG.

Sustainable development implications

Air quality

166. The air quality assessment considers whether levels of nitrogen dioxide (NO₂) or particulate matter (PM₁₀s) generated during demolition/construction or on occupation of the building will lead to adverse impacts within the vicinity of the site. Local testing suggests that the prevailing concentrations of NO₂ in the local area are generally above the national Objective Level and, coupled with the number of homes nearby, this makes the area highly sensitive. The assessment follows established Mayoral Guidance and the approach advocated by the Institute of Air Quality Management and sets out that the development poses a medium/high risk during demolition and construction. As such, a range of mitigation measures are proposed in relation to specific activities on site, site management and monitoring. Further details are provided in the outline Construction Environmental Management Plan and it is recommended that a more detailed document is secured via condition, once

contractors have been appointed to undertake the works. With appropriate mitigation measures in place, the assessment states that air quality impacts would not be significant. The risks presented by vehicular movements and the CHP plant on occupation of the buildings are deemed to be negligible and no further mitigation is proposed at that stage. As required by the London Plan, an Air Quality Neutral Statement has been provided to demonstrate that the scheme achieves this standard.

167. The report has been reviewed by the council's environmental protection team and a condition is recommended that will secure details of the technical specification of the CHP Plant prior to occupation, to confirm the assumptions made in the assessment.

Contamination

168. A Phase 1 desk-based report has been completed to consider the potential for contaminants to be present on site. The report notes that historical land uses in the area might lead to some contaminants being present in the made ground and/or groundwater. A standard condition is recommended that will require further site investigations in due course and the submission of a strategy to deal with any contaminants identified on site. The risks of contamination are largely related to the construction phase given that there is an absence of soft landscaping at ground level and very limited opportunity for site users to come into contact with any contaminated land once development is completed.

Energy and sustainability

169. A detailed energy assessment sets out how the development will reduce carbon emissions via a combination of passive design measures, clean energy supply and renewable energy technology, as required by the London Plan. The assessment sets out that the new office building will achieve a 35% saving in regulated carbon dioxide emissions relative to a Building Regulations compliant scheme, but that the refurbished listed buildings would only achieve a 28% saving in Regulated carbon emissions. Overall, this amounts to a saving of 32.3% and so a financial contribution of £72,727 is required to bridge the gap to the 35% stipulated in London Plan policy 5.2. The strategy also includes the installation of 380sqm PV panels on the southern façade of the office tower, further details of which will be required by condition or obligation.
170. This strategy represents an improvement on the original submission as a result of the two phases now being connected to form a single heat network powered by a larger CHP system. This has enabled an increase in carbon reduction for Phase 2 specifically. This reflects comments made by GLA, who have since confirmed that the approach is now acceptable.
171. BREEAM Pre-Assessments have been provided for both elements of the scheme and indicate that the new build element can comfortably achieve BREEAM "Excellent" and the refurbished listed buildings BREEAM "Very Good". In both cases, the pre-assessment identifies additional credits that could deliver a better sustainability outcome. The Core Strategy sets a target of BREEAM Excellent for large scale commercial proposals and this will be reflected in a planning condition.

Flood risk and drainage

172. The proximity to the Thames means that the site is located in Flood Zone 3 and classified as at high risk of flooding. As such, a site-specific flood risk assessment has been prepared to assess the risk of flooding. The site is protected by the Thames Tidal Defences, however, scenario testing has been presented to show that the site would be susceptible to flooding at ground and basement level should these defences fail in an extreme storm event. This is the case for much of the north of the borough.
173. In such cases, the NPPF sets out that less vulnerable uses should be located in areas of flood risk, that flood resilience and sustainable drainage measures should be incorporated within schemes, that residual risks can be managed and that safe access is available. All of these criteria are satisfied in this instance. Office and retail uses are categorised as 'less vulnerable' uses and the spaces allocated to the basement are predominantly ancillary storage and plant areas. Where useable space is provided, it is located in close proximity to staircases that would provide easy access to areas above the modelled flood level.
174. The council's flood risk and drainage team acknowledge that the new build office will reduce surface water runoff to an acceptable level through the incorporation of a 140 cubic metre attenuation tank. Additional attenuation will be achieved via the roof gardens. Detailed conditions are recommended to confirm the extent and specification of the sustainable drainage measures, to provide details of flood resilience measures in response to potential fluvial and groundwater flooding and to confirm details of a flood evacuation plan.

Other matters

5 year permission

175. Section 91 of the Town and Country Planning Act (as amended) sets out that default time period for implementing a planning permission is 3 years, but local planning authorities may stipulate another period if material considerations suggest it is appropriate to do so.
176. The existing offices are currently occupied and in the case of the listed buildings the largest lease runs until 2023, at the earliest. The applicant has indicated that they would need to seek a development partner in order to deliver the scheme. It is considered that the commercial practicalities of the site suggest that a longer window of 5 years would be reasonable and would provide greater opportunity for the scheme in its entirety to be delivered as a coherent single development.

TV interference

177. Paragraph 114 of the NPPF states that planning authorities should consider the impact of development on broadcast and electronic communications services and this is echoed in London Plan policy 7.7.
178. The submitted report identifies 3x properties that might experience an impact to terrestrial TV reception and 2x that might experience an impact on satellite TV reception. For the very small number of properties that might experience some

disruption to their satellite signal, the report recommends that relocation of dishes would adequately address this impact. As such, a condition is recommended that will require the developer take action should these impacts materialise. Modelling suggests no adverse impacts to mobile phone reception or digital radio as a result of the development.

Utilities

179. Thames Water's formal response to the proposal stated that there was insufficient capacity in the sewerage network to cope with the development. Subsequently the applicant has provided further detail on their proposed drainage strategy including the surface water runoff rates to different connection points around the site and Thames Water have confirmed that this level of detail overcomes their initial concerns.
180. The site currently contains 3x substations, though investigations have revealed that they do not have capacity to supply this more intensive development. As a result, new substations will be incorporated in to the scheme and discussions are ongoing with UK Power Networks to finalise technical design.

Archaeology

181. The site is not located within a designated Archaeological Priority Zone but prevailing guidance sets out that for sites with a footprint in excess of 0.5 hectares, investigations should be undertaken to determine whether archaeological remains are present. Having reviewed the submitted Desk Based Assessment, the council's archaeologist has recommended a series of planning conditions to cover the archaeological evaluation, mitigation, reporting and recording.

Conclusion on planning issues

182. The proposed development will deliver a high quality, flexible office environment in an area where such development is identified as a strategic need. The creation of office floorspace, capable of attracting major occupiers, and the inclusion of retail frontages to streets which current lack active frontages, are clear benefits of the scheme, and consistent with the draft site designation in the NSP. The architectural form and height of the main office tower is supported and will complement the emerging tall building cluster, without competing with the tallest towers and without causing unacceptable levels of harm to the amenity of neighbours. The sensitive refurbishment and extension of the listed buildings, including the creation of landscaped roof gardens, delivers significant public benefit that outweighs any harm that could be considered to arise due to interventions in the historic fabric of these buildings. As a result of design changes secured at basement, ground and roof level, Historic England have withdrawn their initial objection to the Listed Building Consent application. A s106 agreement and a number of planning conditions are recommended to ensure that the impacts of the development can be adequately mitigated and to provide opportunities for the quality of the scheme to be demonstrated as the detailed design progresses. Subject to these measures, it is recommended that planning permission and listed building consent are granted; the planning permission would be subject to referral to the Mayor for London.

Community Impact and Equalities Assessment

183. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three “needs” which are central to the aims of the Act:

a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act.

b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:

- Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connect to that characteristic
- Take steps to meets the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
- Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

184. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

185. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.

186. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. Through the provision of more inclusive access to all elements of the scheme, the creation of roof gardens that will provide opportunity for social interaction and the creation of a significant number of varied employment opportunities, it is considered that the proposed development will have a positive impact on the above groups.

Consultations

187. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

188. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

Objections from local residents, neighbourhood groups, internal and external consultees are summarised in paragraphs 35 to 40. The issued raised have been

assessed in the relevant sections of the report.

Human rights implications

189. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
190. This application has the legitimate aim of providing details of a office-led, mixed use development including the refurbishment and extension of several listed buildings. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1234-B Application file: 17/AP/4230 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 1249 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken – Full planning application
Appendix 2	Consultation responses received – Full planning application
Appendix 3	Consultation undertaken – Listed building consent
Appendix 4	Consultation responses received – Listed building consent
Appendix 5	Recommendation – Full planning application
Appendix 6	Recommendation – Listed building consent

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Michael Glasgow	
Version	Final	
Dated	7 December 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance & Governance	No	No
Strategic Director of Housing and Modernisation	No	No
Date final report sent to Constitutional Team		7 December 2018

APPENDIX 1

Consultation undertaken on planning application 17/AP/4230**Site notice date:** 22/01/2018**Press notice date:** 18/01/2018**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 31/01/2018**Internal services consulted:**

Ecology Officer
 Economic Development Team
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
 Flood and Drainage Team
 Highway Development Management
 Waste Management

Statutory and non-statutory organisations consulted:

Arqiva - digital communications
 City Of London
 Cllr A Morris
 Cllr Maria Linforth-Hall
 Cllr Noakes
 Council for British Archaeology
 EDF Energy
 Environment Agency
 Greater London Authority
 Historic England
 London Ambulance Service NHS Trust
 London Borough of Lambeth
 London Fire & Emergency Planning Authority
 Metropolitan Police Service (Designing out Crime)
 Peabody, 45 Westminster Road
 South Bank Business Improvement District, Elizabeth House
 Thames Water - Development Planning
 The Victorian Society
 Twentieth Century Society
 Waterloo Quarter BID, Build Studios

Neighbour and local groups consulted:

Pg 49 6 Paris Garden SE1 8DJ
 Pg 48 6 Paris Garden SE1 8DJ
 Pg 50 6 Paris Garden SE1 8DJ
 Pg 52 6 Paris Garden SE1 8DJ

46 Blackfriars Road London SE1 8NZ
 Basement And Ground Floor Dorset House SE1 9NT
 49 Blackfriars Road London SE1 8NZ
 Apartment 1409 55 Upper Ground SE1 9EY

Pg 51 6 Paris Garden SE1 8DJ
 Pg 44 6 Paris Garden SE1 8DJ
 Pg 43 6 Paris Garden SE1 8DJ
 Pg 45 6 Paris Garden SE1 8DJ
 Pg 47 6 Paris Garden SE1 8DJ
 Pg 46 6 Paris Garden SE1 8DJ
 Pg 59 6 Paris Garden SE1 8DJ
 Pg 58 6 Paris Garden SE1 8DJ
 Pg 60 6 Paris Garden SE1 8DJ
 Pg 62 6 Paris Garden SE1 8DJ
 Pg 61 6 Paris Garden SE1 8DJ
 Pg 54 6 Paris Garden SE1 8DJ
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 Pg 55 6 Paris Garden SE1 8DJ
 Pg 57 6 Paris Garden SE1 8DJ
 Pg 56 6 Paris Garden SE1 8DJ
 Pg 29 6 Paris Garden SE1 8DJ
 Pg 28 6 Paris Garden SE1 8DJ
 Pg 30 6 Paris Garden SE1 8DJ
 Pg 32 6 Paris Garden SE1 8DJ
 Pg 31 6 Paris Garden SE1 8DJ
 Pg 24 6 Paris Garden SE1 8DJ
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 Pg 25 6 Paris Garden SE1 8DJ
 Pg 27 6 Paris Garden SE1 8DJ
 Pg 26 6 Paris Garden SE1 8DJ
 Pg 39 6 Paris Garden SE1 8DJ
 Pg 38 6 Paris Garden SE1 8DJ
 Pg 40 6 Paris Garden SE1 8DJ
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 Pg 34 6 Paris Garden SE1 8DJ
 Pg 33 6 Paris Garden SE1 8DJ
 Pg 35 6 Paris Garden SE1 8DJ
 Pg 37 6 Paris Garden SE1 8DJ
 Pg 36 6 Paris Garden SE1 8DJ
 Unit 207 Enterprise House SE1 9PG
 Units 205 And 206 Enterprise House SE1 9PG
 Unit 503 Enterprise House SE1 9PG
 1 Paris Garden London SE1 8NU
 Unit B11a Enterprise House SE1 9PG
 Third Floor Dominican Court SE1 8DJ
 Second Floor Dominican Court SE1 8DJ
 Pro Insight Colombo Centre SE1 8DP
 Part Second Floor East Friars Bridge Court SE1 8NZ
 Part Second Floor West Friars Bridge Court SE1 8NZ
 25 Blackfriars Road London SE1 8NY
 19-23 Blackfriars Road London SE1 8ER
 27 Blackfriars Road SE1 8NY
 Colombo Centre 34-68 Colombo Street SE1 8DP
 19 Hatfields London SE1 8DJ
 49 Colombo Street London SE1 8DP
 Wedge House 36 Blackfriars Road SE1 8PB
 Dominican Court 17 Hatfields SE1 8DJ
 Franciscan Court 16 Hatfields SE1 8DJ
 34 Blackfriars Road London SE1 8NZ
 Pg 69 6 Paris Garden SE1 8DJ
 Pg 68 6 Paris Garden SE1 8DJ
 Pg 70 6 Paris Garden SE1 8DJ
 Pg 72 6 Paris Garden SE1 8DJ
 Pg 71 6 Paris Garden SE1 8DJ

 Pg 64 6 Paris Garden SE1 8DJ
 Pg 63 6 Paris Garden SE1 8DJ
 Pg 65 6 Paris Garden SE1 8DJ
 Pg 67 6 Paris Garden SE1 8DJ

 Pg 66 6 Paris Garden SE1 8DJ
 Pg 0 6 Paris Garden SE1 8DJ
 Pg 78 6 Paris Garden SE1 8DJ

 Apartment 1408 55 Upper Ground SE1 9EY
 Apartment 1410 55 Upper Ground SE1 9EY
 Apartment 1501 55 Upper Ground SE1 9EY
 Apartment 1411 55 Upper Ground SE1 9EY
 Apartment 1404 55 Upper Ground SE1 9EY
 Apartment 1403 55 Upper Ground SE1 9EY
 Apartment 1405 55 Upper Ground SE1 9EY
 Apartment 1407 55 Upper Ground SE1 9EY
 Apartment 1406 55 Upper Ground SE1 9EY
 Apartment 1508 55 Upper Ground SE1 9EY
 Apartment 1507 55 Upper Ground SE1 9EY
 Apartment 1509 55 Upper Ground SE1 9EY
 Apartment 1511 55 Upper Ground SE1 9EY
 Apartment 1510 55 Upper Ground SE1 9EY
 Apartment 1503 55 Upper Ground SE1 9EY
 Apartment 1502 55 Upper Ground SE1 9EY
 Apartment 1504 55 Upper Ground SE1 9EY
 Apartment 1506 55 Upper Ground SE1 9EY
 Apartment 1505 55 Upper Ground SE1 9EY
 Apartment 1211 55 Upper Ground SE1 9EY
 Apartment 1210 55 Upper Ground SE1 9EY
 Apartment 1301 55 Upper Ground SE1 9EY
 Apartment 1303 55 Upper Ground SE1 9EY
 Apartment 1302 55 Upper Ground SE1 9EY
 Apartment 1206 55 Upper Ground SE1 9EY
 Apartment 1205 55 Upper Ground SE1 9EY
 Apartment 1207 55 Upper Ground SE1 9EY
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 Apartment 1306 55 Upper Ground SE1 9EY
 Apartment 1308 55 Upper Ground SE1 9EY
 Apartment 1307 55 Upper Ground SE1 9EY
 Second Floor 52-54 Stamford Street SE1 9LX
 Ground Floor 18 Hatfields SE1 8GN
 Lower Ground Floor 18 Hatfields SE1 8GN
 First Floor 18 Hatfields SE1 8GN
 Second To Fourth Floor Rennie House SE1 8DL
 Ground Floor 52-54 Stamford Street SE1 9LY
 Third Floor 52-54 Stamford Street SE1 9LY
 Basement 52-54 Stamford Street SE1 9LX
 Unit 305 To 305a Enterprise House SE1 9PG
 Unit 8 Basement Enterprise House SE1 9PQ
 Second Floor And Third Floor 18 Hatfields SE1 8GN
 Flat 12a 25 Broadwall SE1 9PS
 Unit 507 Enterprise House SE1 9PG
 Unit 401 Enterprise House SE1 9PG
 Unit 403 Enterprise House SE1 9PG
 Unit 402 Enterprise House SE1 9PG
 Part Third Floor Rennie House SE1 8DL
 Ground And First Floor Rennie House SE1 8DL
 Unit 503 Enterprise House SE1 9PG
 Unit 502 Enterprise House SE1 9PG
 Unit 501 Enterprise House SE1 9PG
 Basement Ground First To Third Floors Sungard Court
 Sungard Court SE1 8ND
 Third Floor Broadwall House SE1 9PL
 Fourth Floor Sungard Court SE1 8ND
 Unit B5 Enterprise House SE1 9PQ
 Part Basement And Ground Floor 58-60 Stamford Street SE1
 9LX
 Sixth Floor And Seventh Floor Friars Bridge Court SE1 8NZ
 Part Ground Floor Railtrack Friars Bridge Court SE1 8NZ
 Basement Broadwall House SE1 9PL

15-25 Paris Garden London SE1 8DL
 Basement Ground And First Floors Dominican Court SE1 8DJ
 33 Hatfields London SE1 8DJ
 Pg 74 6 Paris Garden SE1 8DJ
 Pg 73 6 Paris Garden SE1 8DJ
 Pg 75 6 Paris Garden SE1 8DJ
 Pg 77 6 Paris Garden SE1 8DJ
 Pg 76 6 Paris Garden SE1 8DJ
 Pg 22 6 Paris Garden SE1 8DJ

 H 52 6 Paris Garden SE1 8DJ
 H 51 6 Paris Garden SE1 8DJ
 H 53 6 Paris Garden SE1 8DJ
 H 55 6 Paris Garden SE1 8DJ
 H 54 6 Paris Garden SE1 8DJ
 H 47 6 Paris Garden SE1 8DJ
 H 46 6 Paris Garden SE1 8DJ
 H 48 6 Paris Garden SE1 8DJ
 H 50 6 Paris Garden SE1 8DJ
 H 49 6 Paris Garden SE1 8DJ
 H 62 6 Paris Garden SE1 8DJ
 H 61 6 Paris Garden SE1 8DJ

 H 63 6 Paris Garden SE1 8DJ
 H 65 6 Paris Garden SE1 8DJ
 H 64 6 Paris Garden SE1 8DJ
 H 57 6 Paris Garden SE1 8DJ
 H 56 6 Paris Garden SE1 8DJ
 H 58 6 Paris Garden SE1 8DJ
 H 60 6 Paris Garden SE1 8DJ

 H 59 6 Paris Garden SE1 8DJ
 H 32 6 Paris Garden SE1 8DJ
 H 31 6 Paris Garden SE1 8DJ
 H 33 6 Paris Garden SE1 8DJ
 H 35 6 Paris Garden SE1 8DJ
 H 34 6 Paris Garden SE1 8DJ
 H 27 6 Paris Garden SE1 8DJ
 H 26 6 Paris Garden SE1 8DJ
 H 28 6 Paris Garden SE1 8DJ
 H 30 6 Paris Garden SE1 8DJ
 H 29 6 Paris Garden SE1 8DJ
 H 42 6 Paris Garden SE1 8DJ
 H 41 6 Paris Garden SE1 8DJ
 H 43 6 Paris Garden SE1 8DJ
 H 45 6 Paris Garden SE1 8DJ
 H 44 6 Paris Garden SE1 8DJ
 H 37 6 Paris Garden SE1 8DJ
 H 36 6 Paris Garden SE1 8DJ
 H 38 6 Paris Garden SE1 8DJ
 H 40 6 Paris Garden SE1 8DJ
 H 39 6 Paris Garden SE1 8DJ
 Pg 8 6 Paris Garden SE1 8DJ
 Pg 7 6 Paris Garden SE1 8DJ
 Pg 9 6 Paris Garden SE1 8DJ
 Pg 11 6 Paris Garden SE1 8DJ
 Pg 10 6 Paris Garden SE1 8DJ
 Pg 3 6 Paris Garden SE1 8DJ
 Pg 2 6 Paris Garden SE1 8DJ
 Pg 4 6 Paris Garden SE1 8DJ
 Pg 6 6 Paris Garden SE1 8DJ
 Pg 5 6 Paris Garden SE1 8DJ
 Pg 18 6 Paris Garden SE1 8DJ
 Pg 17 6 Paris Garden SE1 8DJ
 Pg 19 6 Paris Garden SE1 8DJ
 Pg 21 6 Paris Garden SE1 8DJ
 Pg 20 6 Paris Garden SE1 8DJ
 Pg 13 6 Paris Garden SE1 8DJ
 Pg 12 6 Paris Garden SE1 8DJ
 Pg 14 6 Paris Garden SE1 8DJ

 Second Floor Broadwall House SE1 9PL
 Personal Search
 Second Floor Bastille Court SE1 8ND
 Third To Fourth Floor Friars Bridge Court SE1 8NZ
 Third Floor Bastille Court SE1 8ND
 First Floor 52-54 Stamford Street SE1 9LX
 Versailles Court 3 Paris Garden SE1 8ND
 First Floor 27 Broadwall SE1 9PL
 Units 1 And 4 And Unit 3 Basement Enterprise House SE1 9PQ
 Ground Floor 27 Broadwall SE1 9PL
 Fourth Floor Bastille Court SE1 8ND
 Part Fifth Floor Kitchen Friars Bridge Court SE1 8NZ
 First Floor Thameslink Friars Bridge Court SE1 8NZ
 Part Fifth Floor Friars Bridge Court SE1 8NZ
 Unit 307 Enterprise House SE1 9PG
 Fifth Floor Friars Bridge Court SE1 8NZ
 Unit 306 Enterprise House SE1 9PG
 Unit 304 Enterprise House SE1 9PG
 Eighth Floor Friars Bridge Court SE1 8NZ
 Part First Floor West Friars Bridge Court SE1 8NZ
 Part Ground Floor Connex Southern Eastern Friars Bridge Court SE1 8NZ
 Flat 2 56 Stamford Street SE1 9LX
 Flat 1 56 Stamford Street SE1 9LX
 Flat 3 56 Stamford Street SE1 9LX
 Flat 6 56 Stamford Street SE1 9LX
 Flat 5 56 Stamford Street SE1 9LX
 First Floor To Fourth Floor 58-60 Stamford Street SE1 9LX
 Part Basement And Part Ground Floor 58-60 Stamford Street SE1 9LX
 Unit 107 Enterprise House SE1 9PG
 Living Accommodation 25 Stamford Street SE1 9NT
 Flat 4 56 Stamford Street SE1 9LX
 Unit 411 Enterprise House SE1 9PG
 Unit 410 Enterprise House SE1 9PG
 Unit 504 Enterprise House SE1 9PG
 Unit 506 Enterprise House SE1 9PG
 Unit 505 Enterprise House SE1 9PG
 Unit 405 Enterprise House SE1 9PG
 Unit 404 Enterprise House SE1 9PG
 Unit 406 To Unit 407 Enterprise House SE1 9PG
 Unit 409 Enterprise House SE1 9PG
 Unit 408 Enterprise House SE1 9PG
 Unit 102 Enterprise House SE1 9PG
 Unit 101 Enterprise House SE1 9PG
 Unit 301 Enterprise House SE1 9PG
 Unit 303 Enterprise House SE1 9PG
 Unit 302 Enterprise House SE1 9PG
 Unit 201 Enterprise House SE1 9PG
 Unit 508 Enterprise House SE1 9PG
 Unit 202 Enterprise House SE1 9PG
 Unit B04 Enterprise House SE1 9PG
 Unit 509 Enterprise House SE1 9PG
 Apartment 3102 55 Upper Ground SE1 9RB
 Apartment 3101 55 Upper Ground SE1 9RB
 Apartment 3103 55 Upper Ground SE1 9RB
 Apartment 3105 55 Upper Ground SE1 9RB
 Apartment 3104 55 Upper Ground SE1 9RB
 Apartment 3003 55 Upper Ground SE1 9RB
 Apartment 3002 55 Upper Ground SE1 9RB
 Apartment 3004 55 Upper Ground SE1 9RB
 Apartment 3006 55 Upper Ground SE1 9RB
 Apartment 3005 55 Upper Ground SE1 9RB
 Apartment 3206 55 Upper Ground SE1 9HE
 Apartment 3205 55 Upper Ground SE1 9HE
 Apartment 3401 55 Upper Ground SE1 9HE
 Apartment 3403 55 Upper Ground SE1 9HE
 Apartment 3402 55 Upper Ground SE1 9HE
 Apartment 3201 55 Upper Ground SE1 9HE

Pg 16 6 Paris Garden SE1 8DJ
 Pg 15 6 Paris Garden SE1 8DJ
 H 72 6 Paris Garden SE1 8DJ
 H 71 6 Paris Garden SE1 8DJ
 H 73 6 Paris Garden SE1 8DJ
 H 75 6 Paris Garden SE1 8DJ
 H 74 6 Paris Garden SE1 8DJ
 H 67 6 Paris Garden SE1 8DJ
 H 66 6 Paris Garden SE1 8DJ
 H 68 6 Paris Garden SE1 8DJ
 H 70 6 Paris Garden SE1 8DJ
 H 69 6 Paris Garden SE1 8DJ
 H 82 6 Paris Garden SE1 8DJ
 H 81 6 Paris Garden SE1 8DJ
 H 83 6 Paris Garden SE1 8DJ
 Pg 1 6 Paris Garden SE1 8DJ
 H 84 6 Paris Garden SE1 8DJ
 H 77 6 Paris Garden SE1 8DJ
 H 76 6 Paris Garden SE1 8DJ
 H 78 6 Paris Garden SE1 8DJ
 H 80 6 Paris Garden SE1 8DJ
 H 79 6 Paris Garden SE1 8DJ
 Flat 96 Rennie Court SE1 9NZ
 Flat 95 Rennie Court SE1 9NZ
 Flat 97 Rennie Court SE1 9NZ
 Flat 99 Rennie Court SE1 9NZ
 Flat 98 Rennie Court SE1 9NZ
 Flat 91 Rennie Court SE1 9NZ
 Flat 90 Rennie Court SE1 9NZ
 Flat 92 Rennie Court SE1 9NZ
 Flat 94 Rennie Court SE1 9NZ
 Flat 93 Rennie Court SE1 9NZ
 14 Milroy Walk London SE1 9LW
 5 Milroy Walk London SE1 9LW
 1 Milroy Walk London SE1 9LW
 The Mad Hatter 3-7 Stamford Street SE1 9NY
 4 Milroy Walk London SE1 9LW
 1 Stamford Street London SE1 9NT
 Unit 1 23 Broadwall SE1 9PL
 56 Stamford Street London SE1 9LX
 The Stamford Arms 62 Stamford Street SE1 9LX
 Flat 76 Rennie Court SE1 9NZ
 Flat 75 Rennie Court SE1 9NZ
 Flat 77 Rennie Court SE1 9NZ
 Flat 79 Rennie Court SE1 9NZ
 Flat 78 Rennie Court SE1 9NZ
 Flat 71 Rennie Court SE1 9NZ
 Flat 70 Rennie Court SE1 9NZ
 Flat 72 Rennie Court SE1 9NZ
 Flat 74 Rennie Court SE1 9NZ
 Flat 73 Rennie Court SE1 9NZ
 Flat 86 Rennie Court SE1 9NZ
 Flat 85 Rennie Court SE1 9NZ
 Flat 87 Rennie Court SE1 9NZ
 Flat 89 Rennie Court SE1 9NZ
 Flat 88 Rennie Court SE1 9NZ
 Flat 81 Rennie Court SE1 9NZ
 Flat 80 Rennie Court SE1 9NZ
 Flat 82 Rennie Court SE1 9NZ
 Flat 84 Rennie Court SE1 9NZ
 Flat 83 Rennie Court SE1 9NZ
 Units 6 And 6a Enterprise House SE1 9PQ
 Unit 7 Basement Enterprise House SE1 9PQ
 3 Enterprise House 59-65 Upper Ground SE1 9PQ
 5a Enterprise House 59-65 Upper Ground SE1 9PQ
 5 Enterprise House 59-65 Upper Ground SE1 9PQ
 Wakefield House 9-11 Stamford Street SE1 9NT
 Part First Floor Chadwick Court SE1 8DJ
 23 Stamford Street London SE1 9NT
 Unit 4 Basement Enterprise House SE1 9PQ
 Apartment 3106 55 Upper Ground SE1 9RB
 Apartment 3202 55 Upper Ground SE1 9HE
 Apartment 3204 55 Upper Ground SE1 9HE
 Apartment 3203 55 Upper Ground SE1 9HE
 Apartment 2706 55 Upper Ground SE1 9RB
 Apartment 2705 55 Upper Ground SE1 9RB
 Apartment 2801 55 Upper Ground SE1 9RB
 Apartment 2803 55 Upper Ground SE1 9RB
 Apartment 2802 55 Upper Ground SE1 9RB
 Apartment 2701 55 Upper Ground SE1 9RB
 Apartment 2606 55 Upper Ground SE1 9RB
 Apartment 2702 55 Upper Ground SE1 9RB
 Apartment 2704 55 Upper Ground SE1 9RB
 Apartment 2703 55 Upper Ground SE1 9RB
 Apartment 2904 55 Upper Ground SE1 9RB
 Apartment 2903 55 Upper Ground SE1 9RB
 Apartment 2905 55 Upper Ground SE1 9RB
 Apartment 3001 55 Upper Ground SE1 9RB
 Apartment 2906 55 Upper Ground SE1 9RB
 Apartment 2805 55 Upper Ground SE1 9RB
 Apartment 2804 55 Upper Ground SE1 9RB
 Apartment 2806 55 Upper Ground SE1 9RB
 Apartment 2902 55 Upper Ground SE1 9RB
 Apartment 2901 55 Upper Ground SE1 9RB
 H 12 6 Paris Garden SE1 8DJ
 H 11 6 Paris Garden SE1 8DJ
 H 13 6 Paris Garden SE1 8DJ
 H 15 6 Paris Garden SE1 8DJ
 H 14 6 Paris Garden SE1 8DJ
 H 7 6 Paris Garden SE1 8DJ
 H 6 6 Paris Garden SE1 8DJ
 H 8 6 Paris Garden SE1 8DJ
 H 10 6 Paris Garden SE1 8DJ
 H 9 6 Paris Garden SE1 8DJ
 H 22 6 Paris Garden SE1 8DJ
 H 21 6 Paris Garden SE1 8DJ
 H 23 6 Paris Garden SE1 8DJ
 H 25 6 Paris Garden SE1 8DJ
 H 24 6 Paris Garden SE1 8DJ
 H 17 6 Paris Garden SE1 8DJ
 H 16 6 Paris Garden SE1 8DJ
 H 18 6 Paris Garden SE1 8DJ
 H 20 6 Paris Garden SE1 8DJ
 H 19 6 Paris Garden SE1 8DJ
 Apartment 3604 55 Upper Ground SE1 9HE
 Apartment 3603 55 Upper Ground SE1 9HE
 Apartment 3701 55 Upper Ground SE1 9HE
 Apartment 3801 55 Upper Ground SE1 9HE
 Apartment 3702 55 Upper Ground SE1 9HE
 Apartment 3405 55 Upper Ground SE1 9HE
 Apartment 3404 55 Upper Ground SE1 9HE
 Apartment 3406 55 Upper Ground SE1 9HE
 Apartment 3602 55 Upper Ground SE1 9HE
 Apartment 3601 55 Upper Ground SE1 9HE
 H 2 6 Paris Garden SE1 8DJ
 H 1 6 Paris Garden SE1 8DJ
 H 3 6 Paris Garden SE1 8DJ
 H 5 6 Paris Garden SE1 8DJ
 H 4 6 Paris Garden SE1 8DJ
 Apartment 3803 55 Upper Ground SE1 9HE
 Apartment 3802 55 Upper Ground SE1 9HE
 Apartment 3901 55 Upper Ground SE1 9HE
 Apartment 4001 55 Upper Ground SE1 9HE
 Apartment 3902 55 Upper Ground SE1 9HE
 Apartment 2605 55 Upper Ground SE1 9RB
 Apartment 1807 55 Upper Ground SE1 9EY
 Apartment 1806 55 Upper Ground SE1 9EY
 Apartment 1808 55 Upper Ground SE1 9EY
 Apartment 1810 55 Upper Ground SE1 9EY
 Apartment 1809 55 Upper Ground SE1 9EY

Unit 2 Enterprise House SE1 9PQ
 15 Enterprise House 59-65 Upper Ground SE1 9PQ
 Unit 204 Enterprise House SE1 9PG
 Shop Enterprise House SE1 9PQ
 Unit B2 Enterprise House SE1 9PQ
 Unit B1 Enterprise House SE1 9PQ
 Unit 6 Basement Enterprise House SE1 9PQ
 5b Enterprise House 59-65 Upper Ground SE1 9PQ
 9 Enterprise House 59-65 Upper Ground SE1 9PQ
 Unit 203 Enterprise House SE1 9PG
 Unit 10 Enterprise House SE1 9PQ
 Flat 6 25 Broadwall SE1 9PS
 Flat 5 25 Broadwall SE1 9PS
 Flat 7 25 Broadwall SE1 9PS
 Flat 9 25 Broadwall SE1 9PS
 Flat 8 25 Broadwall SE1 9PS
 Flat 1 25 Broadwall SE1 9PS
 12-13 Milroy Walk London SE1 9LW
 Flat 2 25 Broadwall SE1 9PS
 Flat 4 25 Broadwall SE1 9PS
 Flat 3 25 Broadwall SE1 9PS
 Second Floor And Third Floor Flat 26 Blackfriars Road SE1 8NY
 Flat 16 25 Broadwall SE1 9PS
 Basement Ground Floor And First Floor 26 Blackfriars Road SE1 8NY
 Fourth Floor Broadwall House SE1 9PL
 First Floor Broadwall House SE1 9PL
 Flat 11 25 Broadwall SE1 9PS
 Flat 10 25 Broadwall SE1 9PS
 Flat 12 25 Broadwall SE1 9PS
 Flat 15 25 Broadwall SE1 9PS
 Flat 14 25 Broadwall SE1 9PS
 Flat 69 Rennie Court SE1 9NZ
 Flat 22 Rennie Court SE1 9LP
 Flat 21 Rennie Court SE1 9LP
 Flat 23 Rennie Court SE1 9LP
 Flat 25 Rennie Court SE1 9LP
 Flat 24 Rennie Court SE1 9LP
 Flat 18 Rennie Court SE1 9LP
 Flat 16 Rennie Court SE1 9LP
 Flat 19 Rennie Court SE1 9LP
 Flat 20 Rennie Court SE1 9LP
 Flat 2 Rennie Court SE1 9LP
 Flat 31 Rennie Court SE1 9LP
 Flat 30 Rennie Court SE1 9LP
 Flat 32 Rennie Court SE1 9LP
 Flat 34 Rennie Court SE1 9LP
 Flat 33 Rennie Court SE1 9LP
 Flat 27 Rennie Court SE1 9LP
 Flat 26 Rennie Court SE1 9LP
 Flat 28 Rennie Court SE1 9LP
 Flat 3 Rennie Court SE1 9LP
 Flat 29 Rennie Court SE1 9LP
 15 Milroy Walk London SE1 9LW
 10-11 Milroy Walk London SE1 9LW
 2 Milroy Walk London SE1 9LW
 6 Milroy Walk London SE1 9LW
 3 Milroy Walk London SE1 9LW
 Prince Albert 76 Colombo Street SE1 8DP
 Rose And Crown 47 Colombo Street SE1 8DP
 24 Blackfriars Road London SE1 8NY
 22 Stamford Street London SE1 9LJ
 45 Colombo Street London SE1 8EE
 Flat 12 Rennie Court SE1 9LP
 Flat 11 Rennie Court SE1 9LP
 Flat 13 Rennie Court SE1 9LP
 Flat 15 Rennie Court SE1 9LP
 Flat 14 Rennie Court SE1 9LP
 9 Milroy Walk London SE1 9LW
 7 Milroy Walk London SE1 9LW
 Apartment 1802 55 Upper Ground SE1 9EY
 Apartment 1801 55 Upper Ground SE1 9EY
 Apartment 1803 55 Upper Ground SE1 9EY
 Apartment 1805 55 Upper Ground SE1 9EY
 Apartment 1804 55 Upper Ground SE1 9EY
 Apartment 1907 55 Upper Ground SE1 9RB
 Apartment 1906 55 Upper Ground SE1 9RB
 Apartment 1908 55 Upper Ground SE1 9RB
 Apartment 1910 55 Upper Ground SE1 9RB
 Apartment 1909 55 Upper Ground SE1 9RB
 Apartment 1902 55 Upper Ground SE1 9RB
 Apartment 1901 55 Upper Ground SE1 9RB
 Apartment 1903 55 Upper Ground SE1 9RB
 Apartment 1905 55 Upper Ground SE1 9RB
 Apartment 1904 55 Upper Ground SE1 9RB
 Apartment 1607 55 Upper Ground SE1 9EY
 Apartment 1606 55 Upper Ground SE1 9EY
 Apartment 1608 55 Upper Ground SE1 9EY
 Apartment 1610 55 Upper Ground SE1 9EY
 Apartment 1609 55 Upper Ground SE1 9EY
 Apartment 1602 55 Upper Ground SE1 9EY
 Apartment 1601 55 Upper Ground SE1 9EY
 Apartment 1603 55 Upper Ground SE1 9EY
 Apartment 1605 55 Upper Ground SE1 9EY
 Apartment 1604 55 Upper Ground SE1 9EY
 Apartment 1707 55 Upper Ground SE1 9EY
 Apartment 1706 55 Upper Ground SE1 9EY
 Apartment 1708 55 Upper Ground SE1 9EY
 Apartment 1710 55 Upper Ground SE1 9EY
 Apartment 1709 55 Upper Ground SE1 9EY
 Apartment 1702 55 Upper Ground SE1 9EY
 Apartment 1701 55 Upper Ground SE1 9EY
 Apartment 1703 55 Upper Ground SE1 9EY
 Apartment 1705 55 Upper Ground SE1 9EY
 Apartment 1704 55 Upper Ground SE1 9EY
 Apartment 2403 55 Upper Ground SE1 9RB
 Apartment 2402 55 Upper Ground SE1 9RB
 Apartment 2404 55 Upper Ground SE1 9RB
 Apartment 2406 55 Upper Ground SE1 9RB
 Apartment 2405 55 Upper Ground SE1 9RB
 Apartment 2304 55 Upper Ground SE1 9RB
 Apartment 2303 55 Upper Ground SE1 9RB
 Apartment 2305 55 Upper Ground SE1 9RB
 Apartment 2401 55 Upper Ground SE1 9RB
 Apartment 2306 55 Upper Ground SE1 9RB
 Apartment 2601 55 Upper Ground SE1 9RB
 Apartment 2506 55 Upper Ground SE1 9RB
 Apartment 2602 55 Upper Ground SE1 9RB
 Apartment 2604 55 Upper Ground SE1 9RB
 Apartment 2603 55 Upper Ground SE1 9RB
 Apartment 2502 55 Upper Ground SE1 9RB
 Apartment 2501 55 Upper Ground SE1 9RB
 Apartment 2503 55 Upper Ground SE1 9RB
 Apartment 2505 55 Upper Ground SE1 9RB
 Apartment 2504 55 Upper Ground SE1 9RB
 Apartment 2101 55 Upper Ground SE1 9RB
 Apartment 2006 55 Upper Ground SE1 9RB
 Apartment 2102 55 Upper Ground SE1 9RB
 Apartment 2104 55 Upper Ground SE1 9RB
 Apartment 2103 55 Upper Ground SE1 9RB
 Apartment 2002 55 Upper Ground SE1 9RB
 Apartment 2001 55 Upper Ground SE1 9RB
 Apartment 2003 55 Upper Ground SE1 9RB
 Apartment 2005 55 Upper Ground SE1 9RB
 Apartment 2004 55 Upper Ground SE1 9RB
 Apartment 2205 55 Upper Ground SE1 9RB
 Apartment 2204 55 Upper Ground SE1 9RB
 Apartment 2206 55 Upper Ground SE1 9RB
 Apartment 2302 55 Upper Ground SE1 9RB

25 Stamford Street London SE1 9NT
 Flat 10 Rennie Court SE1 9LP
 Flat 1 Rennie Court SE1 9LP
 Flat 59 Rennie Court SE1 9LP
 Flat 58 Rennie Court SE1 9LP
 Flat 6 Rennie Court SE1 9LP
 Flat 8 Rennie Court SE1 9LP
 Flat 7 Rennie Court SE1 9LP
 Flat 54 Rennie Court SE1 9LP
 Flat 53 Rennie Court SE1 9LP
 Flat 55 Rennie Court SE1 9LP
 Flat 57 Rennie Court SE1 9LP
 Flat 56 Rennie Court SE1 9LP
 Flat 65 Rennie Court SE1 9NZ
 Flat 64 Rennie Court SE1 9NZ
 Flat 66 Rennie Court SE1 9NZ
 Flat 68 Rennie Court SE1 9NZ
 Flat 67 Rennie Court SE1 9NZ
 Flat 60 Rennie Court SE1 9NZ
 Flat 9 Rennie Court SE1 9LP
 Flat 61 Rennie Court SE1 9NZ
 Flat 63 Rennie Court SE1 9NZ
 Flat 62 Rennie Court SE1 9NZ
 Flat 40 Rennie Court SE1 9LP
 Flat 4 Rennie Court SE1 9LP
 Flat 41 Rennie Court SE1 9LP
 Flat 43 Rennie Court SE1 9LP
 Flat 42 Rennie Court SE1 9LP
 Flat 36 Rennie Court SE1 9LP
 Flat 35 Rennie Court SE1 9LP
 Flat 37 Rennie Court SE1 9LP
 Flat 39 Rennie Court SE1 9LP
 Flat 38 Rennie Court SE1 9LP
 Flat 5 Rennie Court SE1 9LP
 Flat 49 Rennie Court SE1 9LP
 Flat 50 Rennie Court SE1 9LP
 Flat 52 Rennie Court SE1 9LP
 Flat 51 Rennie Court SE1 9LP
 Flat 45 Rennie Court SE1 9LP
 Flat 44 Rennie Court SE1 9LP
 Flat 46 Rennie Court SE1 9LP
 Flat 48 Rennie Court SE1 9LP
 Flat 47 Rennie Court SE1 9LP
 Apartment 1102 55 Upper Ground SE1 9EY
 Apartment 1101 55 Upper Ground SE1 9EY
 Apartment 1103 55 Upper Ground SE1 9EY
 Apartment 1105 55 Upper Ground SE1 9EY
 Apartment 1104 55 Upper Ground SE1 9EY
 Annexe Part First Floor Friars Bridge Court SE1 8NZ
 Managment Office Part Ground Floor Friars Bridge Court SE1 8NZ
 20 Stamford Street London SE1 9LQ
 9 Upper Ground London SE1 9LP
 30 Stamford Street London SE1 9LQ
 Apartment 1201 55 Upper Ground SE1 9EY
 Apartment 1111 55 Upper Ground SE1 9EY
 Apartment 1202 55 Upper Ground SE1 9EY
 Apartment 1204 55 Upper Ground SE1 9EY
 Apartment 1203 55 Upper Ground SE1 9EY
 Apartment 1107 55 Upper Ground SE1 9EY
 Apartment 1106 55 Upper Ground SE1 9EY
 Apartment 1108 55 Upper Ground SE1 9EY
 Apartment 1110 55 Upper Ground SE1 9EY
 Apartment 1109 55 Upper Ground SE1 9EY
 Second Floor And Third Floor 27 Broadwall SE1 9PL
 Living Accommodation The Stamford Arms SE1 9LX
 Unit 7 Enterprise House SE1 9PQ
 Unit 1 04 A Enterprise House SE1 9PQ
 Unit 8 Enterprise House SE1 9PQ
 Living Accommodation 24 Blackfriars Road SE1 8NY
 Apartment 2301 55 Upper Ground SE1 9RB
 Apartment 2106 55 Upper Ground SE1 9RB
 Apartment 2105 55 Upper Ground SE1 9RB
 Apartment 2201 55 Upper Ground SE1 9RB
 Apartment 2203 55 Upper Ground SE1 9RB
 Apartment 2202 55 Upper Ground SE1 9RB
 Flat 1 Block R Peabody Estate SE1 8DX
 22 Broadwall London SE1 9QE
 Flat 3 Block Q Peabody Estate SE1 8DX
 Flat 8 Block R Peabody Estate SE1 8DY
 Flat 3 Block R Peabody Estate SE1 8DY
 Flat 14 Block R Peabody Estate SE1 8DY
 Flat 12 Block R Peabody Estate SE1 8DY
 Flat 7 Block O Peabody Estate SE1 8DT
 Flat 6 Block O Peabody Estate SE1 8DT
 Flat 3 Block N Peabody Estate SE1 8DS
 Flat 9 Block N Peabody Estate SE1 8DS
 11 Climsland House Duchy Street SE1 8AF
 15 Climsland House Duchy Street SE1 8AF
 Flat
 Flat 7 Block M Peabody Estate SE1 8DR
 Flat 3 Block K Peabody Estate SE1 8AS
 Estate Office Block A Peabody Estate SE1 8AG
 Flat 4 Block B Peabody Estate SE1 8AQ
 Flat 2 Block B Peabody Estate SE1 8AQ
 Flat 17 57 Stamford Street SE1 9DJ
 Flat 14 57 Stamford Street SE1 9DJ
 Flat 33 57 Stamford Street SE1 9DJ
 Flat 57 57 Stamford Street SE1 9DJ
 Flat 47 57 Stamford Street SE1 9DJ
 Flat 51 57 Stamford Street SE1 9DJ
 76 Roupell Street London SE1 8SS
 Flat A 77 Foupell Street SE1 8SS
 Flat 1 Block E Peabody Estate SE1 8AL
 Flat 4 Block E Peabody Estate SE1 8AL
 Flat 9 Block H Peabody Estate SE1 8AP
 Flat 1 Block H Peabody Estate SE1 8AP
 Flat 2 Block F Peabody Estate SE1 8AN
 Flat 7 Block G Peabody Estate SE1 8AW
 Flat 12 Block Q Peabody Estate SE1 8DX
 Flat 8 Block Q Peabody Estate SE1 8DX
 Flat 6 Block R Peabody Estate SE1 8DY
 Flat 10 Block R Peabody Estate SE1 8DY
 Flat 3 26 Broadwall SE1 9QE
 Flat 4 26 Broadwall SE1 9QE
 Flat 3 Block O Peabody Estate SE1 8DT
 Flat 2 Block O Peabody Estate SE1 8DT
 Flat 8 Block O Peabody Estate SE1 8DT
 Flat 10 Block N Peabody Estate SE1 8DS
 Flat 8 Block N Peabody Estate SE1 8DS
 Flat 1 Block N Peabody Estate SE1 8DS
 Flat 5 Block N Peabody Estate SE1 8DS
 6 Climsland House Duchy Street SE1 8AF
 Flat 8 Block M Peabody Estate SE1 8DR
 Flat 3 Block M Peabody Estate SE1 8DR
 Flat 6 Block M Peabody Estate SE1 8DR
 Flat 7 Block K Peabody Estate SE1 8AS
 Flat 10 Block K Peabody Estate SE1 8AS
 Flat 12 Block A Peabody Estate SE1 8AG
 Flat 7 Block A Peabody Estate SE1 8AG
 Flat 16 57 Stamford Street SE1 9DJ
 Flat 24 57 Stamford Street SE1 9DJ
 Flat 5 57 Stamford Street SE1 9DJ
 Flat 10 57 Stamford Street SE1 9DJ
 2 Climsland House Duchy Street SE1 8AF
 Flat 8, Block E Peabody Estate, Duchy Street SE1 8AL
 8 Aquinas Street London SE1 8AE
 81 Roupell Street SE1 b8SU
 25 Cornwall Road London SE1 8TW

Ground Floor 56 Stamford Street SE1 9LX
Mad Hatter Hotel 3-7 Stamford Street SE1 9NY
Living Accommodation 76 Colombo Street SE1 8DP
Living Accommodation 47 Colombo Street SE1 8DP
Fourth Floor Dorset House SE1 9NT
Fifth Floor To Eighth Floor Dorset House SE1 9NT
Unit B03 Enterprise House SE1 9PG
Part First Floor East Friars Bridge Court SE1 8NZ
Units G06 07 08 Enterprise House SE1 9PG
Unit 1 04 C Enterprise House SE1 9PQ
Unit 1 04 B Enterprise House SE1 9PQ

25 Cornwall Road London SE1 8TW
30 Styles House Hatfields SE18DF
4 Climsland House Duchy Street SE1 8AF
Flat 4 Block O Peabody Estate Duchy Street SE1 8DT
Flat 41 Styles House SE1 8DF
Flat 19, Benson House Hatfields SE1 8DQ

On Behalf Of A Resident At Southwark Bank Tower
58/60 Stamford Street London SE1 9LX
Flat 6 Block M Peabody Estate Duchy Street SE1 8DR
14 Climsland House Duchy Street SE1 8AF
76 Hatfield House

Re-consultation: 15/08/2018

Consultation responses received

Internal services

Design and Conservation Team (including Archaeology)
Ecology
Economic Development Team
Environmental Protection Team
Flood Risk and Drainage Team
Highways Development Management
Transport Planning
Urban Forester

Statutory and non-statutory organisations

Arqiva - digital communications
City Of London
Environment Agency
Greater London Authority
Historic England
London Borough of Lambeth
Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning
Transport for London

Neighbours and local groups

On Behalf Of A Resident At Southwark Bank Tower
Email representation
Email representation
Flat 19,Benson House Hatfields SE1 8DQ
Flat 19,Benson House Hatfields SE1 8DQ
Flat 4 Block O Peabody Estate Duchy Street SE1 8DT
Flat 41 Styles House SE1 8DF
Flat 6 Block M Peabody Estate Duchy Street SE1 8DR
Flat 8, Block E Peabody Estate, Duchy Street SE1 8AL
14 Climsland House Duchy Street SE1 8AF
2 Climsland House Duchy Street SE1 8AF
25 Cornwall Road London SE1 8TW
25 Cornwall Road London SE1 8TW
25 Cornwall Road London SE1 8TW
25 Cornwall Road London SE1 8TW
30 Styles House Hatfields SE18DF
4 Climsland House Duchy Street SE1 8AF
58/60 Stamford Street London SE1 9LX
81 Roupell Street SE1 b8SU

APPENDIX 3**Consultation undertaken on listed building consent application 17/AP/4231****Site notice date:** 26/01/2018**Press notice date:** 07/12/2017**Case officer site visit date:** n/a**Neighbour consultation letters sent:** n/a**Internal services consulted:**

n/a

Statutory and non-statutory organisations consulted:

Ancient Monuments Society
Council for British Archaeology
English Heritage Ancient Scheduled Monuments
Historic England
Metropolitan Police Service (Designing out Crime)
The Society for the Protection of Ancient Buildings
The Victorian Society

Neighbour and local groups consulted:

49 Colombo St London SE1 8DP

Re-consultation: 20/08/2018

APPENDIX 4**Consultation responses received on application 17/AP/4231****Internal services**

Design and Conservation

Statutory and non-statutory organisations

Historic England

Metropolitan Police Service (Designing out Crime)

Neighbours and local groups

49 Colombo St London SE1 8DP
Save Britain's Heritage

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Overcourt Ltd	Reg. Number	17/AP/4230
Application Type	Full Planning Application	Case Number	TP/1234-B
Recommendation	Grant subject to Legal Agreement and GLA		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

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.

At: 1-5 PARIS GARDEN AND 16-19 HATFIELDS, LONDON SE1 8ND

In accordance with application received on 06/11/2017

and Applicant's Drawing Nos.

Existing plans

A-008, A-009, A-010, A-011, A-012
A-019, A-020, A-021, A-022, A-023, A-024 (Plans)
A-005; A-026, A-027, A-030, A-031, A-031, A-033 (Elevations and sections)

Proposed plans

A-040/Rev01, A-041/Rev01, A-042, A-043, A-044, A-045, A-046, A-047, A-048 (Demolition Plans).
A-098, A-099/Rev01, A-100/Rev01, A-101, A-102, A-103, A-104/Rev01, A-105/Rev01, A-106/Rev01, A-107, A-114, A-121, A-123, A-125, A-127 (Layout plans)
A-006; A-201, A-203/Rev01, A-204/Rev01, A-205, A-206, A-207, A-208, A-209; A-250, A-251, A-252/Rev01, A-253, A-254 (Elevations and sections)
A-301, A-305, A-310, A-311, A-315/Rev01, A-320/Rev01 (Detailed Sections)
539-P-XX-100/revP08, 539-P-XX-101/revP07, 539-S-AA-100/revP04, 539-S-BB-100/revP04, 539-S-CC-100/revP04, 539-P-XX-112/revP07; 539-P-XX-300/revP06 (Landscape plans)

Supporting documents

Air Quality Assessment (inc. Air Quality Neutral Statement)(AECOM, October 2017) and Air Quality Assessment Addendum (AECOM, July 2018)
Archaeological Desk Based Assessment (AECOM, October 2017)
Basement Impact Assessment (AKTII, Sept 2017)
Bat Emergence Survey (AECOM, October 2017)
Contamination Report (Phase 1)(AECOM, October 2017)
Daylight and Sunlight Report (Point 2, Sept 2017); Addendum 1 (Point 2, March 2018), Addendum 2 (Point 2, April 2018), Addendum 3 (Point 2, July 2018).

Design and Access Statement (including landscaping statement), Design and Access Statement Addendum (KPF, June 2018) and Landscape Statement Addendum (Andy Sturgeon Design, July 2018)
 Electronic Inference Memo (AECOM, October 2017)
 Energy & Sustainability Statement (SWECO, November 2017) and Addendum (SWECO, July 2018)
 Flood Risk Assessment (AECOM, October 2017) and Drainage Addendum (AKTII, July 2018)
 Health Impact Assessment (AECOM, July 2018)
 Heritage Statement, Townscape and Visual Impact Assessment (TVIA)(Montagu Evans, October 2017) and TVIA Addendum (Montagu Evans, July 2018)
 Noise Impact Assessment (AECOM, October 2017)
 Operational Waste and Recycling Strategy (AECOM, September 2017)
 Outline Construction Management Plan (AIA, October 2017)
 Planning Statement (Gerald Eve, October 2017)
 Regeneration Statement (AECOM, July 2018)
 PERS Audit (Caneparo Associates, September 2017)
 Preliminary Ecological Appraisal (AECOM, October 2017)
 SCI (Kanda, September 2017)
 Structural Report (AKTII, July 2018)
 Transport statement (including outline delivery and servicing management plan)(Caneparo Associates, September 2017) and Addendum (Caneparo Associates, July 2018)
 Travel Plan (Caneparo Associates, September 2017)
 Utilities Statement (SWECO, September 2017)
 Ventilation Strategy (SWECO, July 2018)
 Waste Strategy (AECOM, July 2018)
 Wind and Microclimate Assessment Addendum (RWDI, July 2018)

Subject to the following forty-four conditions:

For the avoidance of doubt, all references to “Phase 1” and “Phase 2” shall be interpreted having regard to the Description of Development and the areas of the site delineated as such in approved plan A-010.

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

A-040/Rev01, A-041/Rev01, A-042, A-043, A-044, A-045, A-046, A-047, A-048.
 A-010, A-098, A-099/Rev01, A-100/Rev01, A-101, A-102, A-103, A-104/Rev01, A-105/Rev01, A-106/Rev01, A-107, A-114, A-121, A-123, A-125, A-127.
 A-006, A-201, A-203/Rev01, A-204/Rev01, A-205, A-206, A-207, A-208, A-209; A-250, A-251, A-252/Rev01, A-253, A-254.
 A-301, A-305, A-310, A-311, A-315/Rev01, A-320/Rev01.
 539-P-XX-100/revP08; 539-P-XX-101/revP07; 539-S-AA-100/revP04; 539-S-BB-100/revP04; 539-S-CC-100/revP04, 539-P-XX-112/revP07; 539-P-XX-300/revP06.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the end of 5 years from the date of the permission.

Reason

As allowed and required under Section 91 of the Town and Country Planning Act 1990, the standard 3 year period being inappropriate in this case because of the particular characteristics of the site and proposed development, including the time required to reconcile the leases of the existing occupiers.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Flood resilience measures
 No works shall commence (except demolition) until suitable investigations are undertaken to determine the ground and groundwater conditions (including levels) at the site and a statement with updated findings is submitted to and approved in writing by the Local Planning Authority to inform the full range of flood resilience measures to be

implemented on site to reduce the risk of groundwater, fluvial and other forms of flooding. The development shall proceed strictly in accordance with the approved details and all resilience measures will be retained and maintained for the lifetime of the development.

Reason:

To minimise the potential flood risk for future occupiers of the development and any impacts of the surrounding area as a result of the development due to different forms of flooding as recommended by the council's Strategic Flood Risk Assessment (2017) and in accordance with Section 14 of the National Planning Policy Framework 2018, Policy 5.12 'Flood risk management' of the London Plan 2016 and Strategic Policy 13 'High environmental standards' of the Core Strategy 2011.

4 Site contamination and remediation

a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan 2007, strategic policy 13' High environmental standards' of the Core Strategy 2011 and the National Planning Policy Framework 2018.

5 Detailed drainage strategy

Prior to the commencement of development (excluding demolition), a detailed surface water drainage strategy setting out the range of sustainable drainage measures to be implemented across the whole site to deliver a reduction in surface water runoff to greenfield rates for storm events up to a 1% annual exceedance probability will be submitted to the local planning authority (in consultation with Thames Water) for approval in writing. The development shall proceed in accordance with any approval granted.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with Policy 5.12 'Flood risk management' of the London Plan 2016, Strategic policy 13 'High environmental standards' of the Core Strategy 2011, saved policies 3.1 'Environmental effects' and 3.9 'Water' of the Southwark Plan and guidance in the Sustainable Design and Construction SPD 2009.

6 Construction Environmental Management Plan

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The

CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information as a minimum:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site etc.
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction and a commitment to liaise closely with other ongoing developments in the vicinity;
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- Details of site traffic management, including the routing of in-bound and outbound site traffic, location of drop-off areas, the timing and of site deliveries and measures to ensure that construction vehicles operate safely and with due regard to neighbours;
- Details of site waste management, including the separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance and to avoid adverse highways impacts in accordance with strategic policy 13 'High environmental standards' of the Core Strategy 2011, saved policies 3.2 'Protection of amenity' and 5.2 'Transport impacts' of the Southwark Plan 2007, and the National Planning Policy Framework 2018.

7 Archaeological evaluation

Before any work hereby authorised begins (excluding demolition), the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

8 Archaeological foundation design

Before any work hereby authorised begins (excluding demolition), a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

9 Archaeological mitigation

Before any work hereby authorised begins (excluding demolition), the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

10 Public route design

Before any above grade work hereby authorised begins on Phase 1 of the development, detailed drawings of a hard and soft landscaping scheme, showing the treatment of all parts of the public route between Paris Garden and Hatfields (including cross-sections, a planting specification, surfacing materials, access and pathways layouts, materials, edge details and seating), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

Any planting shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season.

Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme in accordance with Part 14 of The National Planning Policy Framework (2018), Strategic Policies SP11 'Open spaces and wildlife', SP12 'Design and conservation' and SP13 'High environmental standards' of the Core Strategy (2011) and Saved Policies 3.2 'Protection of amenity', 3.12 'Quality in Design', 3.13 'Urban Design' and 3.28 'Biodiversity' of The Southwark Plan (2007)

11 Wind mitigation measures

Prior to the commencement of above ground works (excluding cores), full details of wind mitigation measures designed to ensure a comfortable environment for standing at building entrances, street level, in the new ground level public realm and for a combination of standing and sitting in the roof gardens shall be submitted to the local planning authority for approval in writing. Individual mitigation measures shall be implemented at the earliest opportunity in the construction programme depending on whether they are delivered in Phase 1 or Phase 2 with all measures being in place prior to first occupation of Phase 2.

Reason

To ensure that the development does not lead to adverse wind and microclimate impacts that would detract from the quality of the development or the amenity of the local area in accordance with Part 12 of the National Planning Policy Framework 2018, Strategic Policies 12 'Design and conservation' and 13 'High environmental standards' of the Core Strategy (2011) and saved policies 3.2 'Protection of amenity' and 3.12 'Quality in design' of the Southwark Plan (2007)

12 Detailed section drawings - Phase 1

Prior to the commencement of works above ground (excluding cores) for Phase 1, detailed section drawings at a scale of 1:5/1:10 (as appropriate) through:

- The facades
- Parapets and roof edges
- Ground floor entrances

shall be submitted to the local planning authority for approval in writing. The development shall not proceed otherwise than in accordance with any such approval given.

Reason

In order that the local planning authority may be satisfied that the development concept as approved can be delivered to the requisite quality given the scale of the proposed development and the sensitivity of the setting in accordance with Policy 7.6 'Architecture' and 7.7 'Location and design of tall and large buildings' of the London Plan 2016, Strategic Policy 12 'Design and conservation' of the Core Strategy 2011 and saved policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007).

13 Detailed section drawings - Phase 2

Prior to the commencement of works above ground for Phase 2, detailed section drawings at a scale of 1:5/1:10 (as appropriate) through:

- The facades (refurbished and new extensions)
- Parapets and roof edges
- Ground floor entrances and shop fronts
- Pavilion structures

shall be submitted to the local planning authority for approval in writing. The development shall not proceed otherwise than in accordance with any such approval given.

Reason

In order that the local planning authority may be satisfied that the development concept as approved can be delivered to the requisite quality given the scale of the proposed development and the sensitivity of the setting in accordance with Policy 7.6 'Architecture' and 7.7 'Location and design of tall and large buildings' of the London Plan 2016, Strategic Policy 12 'Design and conservation' of the Core Strategy 2011 and saved policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007).

14 Full-scale mock-up of office tower

A full-scale mock-up of a single bay at the junction of the north and west facades (max 5m x 5m) of the Phase 1 tall building shall be presented on site (or at another location agreed with the local planning authority) and details submitted to the Local Planning for approval in writing. The mock-up must present all aspects of the tall building design at this junction and the development shall proceed in accordance with any approval hereby given pursuant to this condition.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework (2018), Strategic policy SP12 'Design & Conservation' of the Core Strategy (2011) and saved policies 3.12 'Quality in Design', 3.13 'Urban Design' and 3.20 'Tall buildings of The Southwark Plan' (2007).

15 Bird boxes

Prior to the commencement of above ground works, details of the specifications and locations of a minimum of 6x house sparrow boxes/bricks and 1x habitat feature for the black redstart shall be submitted to the Local Planning Authority for approval in writing. All habitat features shall be installed to the approved specifications prior to the commencement of the use hereby granted permission and the boxes/bricks shall be maintained thereafter.

A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies 5.10 and 7.19 of the London Plan 2016, Strategic Policy 11 of the Southwark Core Strategy and saved Policy 3.28 of the Southwark Plan 2007.

16 Visibility Splays

Prior to the commencement of works above ground on Phase 1, detailed plans of the visibility splays at vehicular entrances/exits to the new public route and servicing entrances on Paris Garden and Hatfields shall be submitted to the local planning authority for approval in writing. Details shall include any relevant elements of the facade design and/or landscaping that might influence the visibility splay and be material in determining the safety of these access points. The development shall not be carried out otherwise than in accordance with any approval given.

Reason:

In order to that the Council may be satisfied that the proposal will not introduce conflict between pedestrians, cyclists and vehicular traffic within the site and in the immediate surrounds in accordance with Strategic Policy 2 'Sustainable Transport' in the Core Strategy 2011 and saved policies 5.2 'Transport impacts' and 5.3 'Walking and cycling' of the Southwark Plan (2007).

17 BREEAM - Phase 1

- a) Prior to commencement of fit out works to the commercial premises in Phase 1 of the development, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum accreditation of BREEAM

"Excellent' rating shall be submitted to the Local Planning Authority for approval in writing and the development shall not be carried out otherwise than in accordance with any such approval given;

- b) Before the first occupation of this Phase, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal is completed to the highest possible standards of environmental sustainability in accordance Section 14 of The National Planning Policy Framework 2018, Policy 5.3 'Sustainable design and construction' of the London Plan 2016, Strategic Policy 13 'High Environmental Standards' of The Core Strategy 2011 and Saved Policies 3.3 'Sustainability' and 3.4 'Energy Efficiency' of the Southwark Plan 2007.

18 Materials samples – Phase 1

Prior to the commencement of above grade works for the Phase 1 office building, material samples of all external facing materials to be used in the carrying out of this permission shall be presented on site or an alternative location agreed with the local planning authority. A schedule of materials shall be submitted to the Local Planning Authority for approval in writing and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the proposed materials make an acceptable contextual response, complement the existing listed buildings and will achieve a high quality of design and detailing in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 'Design and Conservation' of The Core Strategy 2011 and Saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan 2007.

19 Materials samples – Phase 2

Prior to the commencement of above grade works (excluding cores) for the Phase 2 office building, material samples of all external facing materials to be used in the carrying out of this permission shall be presented on site or an alternative location agreed with the local planning authority. A schedule of materials shall be submitted to the Local Planning Authority for approval in writing and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the proposed materials make an acceptable contextual response and will achieve a high quality of design and detailing in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 'Design and Conservation' of The Core Strategy 2011 and Saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan 2007.

20 Security Measures

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 'Design and conservation' of The Core Strategy 2011 and Saved Policy 3.14 'Designing out crime' of the Southwark plan 2007.

21 BREEAM - Phase 2

- a) Prior to commencement of fit out works to the commercial premises in Phase 2 of the development, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum accreditation of BREEAM "Excellent' rating shall be submitted to the Local Planning Authority for approval in writing and the development shall not be carried out otherwise than in accordance with any such approval given;
- b) Before the first occupation of this Phase, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal is completed to the highest possible standards of environmental sustainability in accordance Section 14 of The National Planning Policy Framework 2018, Policy 5.3 'Sustainable design and construction' of the London Plan 2016, Strategic Policy 13 'High Environmental Standards' of The Core Strategy 2011 and Saved Policies 3.3 'Sustainability' and 3.4 'Energy Efficiency' of the Southwark Plan 2007.

22 Tree planting – Phase 1

Prior to works commencing above grade for Phase 1, full details of proposed planting of a minimum of five trees on Paris Garden, Hatfields and the immediately adjacent areas of public realm shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with Parts 12 and 15 of The National Planning Policy Framework (2018), Policies 5.10 'Urban Greening' and 7.21 'Trees and Woodlands' of the London Plan (2016), Strategic Policies SP11 Open spaces and wildlife, SP12 Design and conservation and SP13 High environmental standards of The Core Strategy (2011), and Saved Policies 3.2 Protection of amenity, Policy 3.12 Quality in Design, Policy 3.13 Urban Design and Policy 3.28 Biodiversity of The Southwark Plan (2007)

23 Roof garden design – Phase 2

Before any above grade work hereby authorised begins on Phase 2 of the development, detailed drawings of a hard and soft landscaping scheme, including tree planting, showing the treatments for the roof gardens (including cross-sections, a planting specification, surfacing materials, access and pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme in accordance with Part 14 of The National Planning Policy Framework (2018), Strategic Policies SP11 'Open spaces and wildlife', SP12 'Design and conservation' and SP13 'High environmental standards' of the Core Strategy (2011) and Saved Policies 3.2 'Protection of amenity', 3.12 'Quality in Design', 3.13 'Urban Design' and 3.28 'Biodiversity' of The Southwark Plan (2007)

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

24 Flood evacuation plan

Prior to commencement of the use(s) hereby granted, a flood warning and evacuation plan should be submitted to the local planning authority for approval in writing. The plan should state clearly the measures that will be implemented to secure safe and efficient evacuation for occupiers in a flood event.

Reason

To ensure that a strategy is in place that will reduce the risk to occupiers in the event of a flood given the location of the site in an area at residual risk of flooding from the River Thames in accordance with the recommendations of the council's Strategic Flood Risk Assessment, Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and Policy 5.12 'Flood Risk Management of the London Plan (2016) and Section 14 of the National Planning Policy (2018).

25 Cycle Facilities - Phase 1

Prior to first occupation of the Phase 1 building(s) hereby granted, detailed 1:50 drawings of the secure, convenient and weatherproof long and short stay cycle parking and associated facilities shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking and changing facilities are provided and can be easily accessed by users in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Part 9 of the National Planning Policy Framework 2018, Strategic Policy 2 'Sustainable Transport' of The Core Strategy 2011 and Saved Policy 5.3 'Walking and Cycling' of the Southwark Plan 2007.

26 Cycle Facilities - Phase 2

Prior to first occupation of the Phase 2 office/retail building(s) hereby granted, detailed 1:50 drawings of the secure, convenient and weatherproof long and short stay cycle parking and associated facilities shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking and changing facilities are provided and can be easily accessed by users in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Part 9 of The National Planning Policy Framework 2018, Strategic Policy 2 'Sustainable Transport' of The Core Strategy 2011 and Saved Policy 5.3 'Walking and Cycling' of the Southwark Plan 2007.

27 Communal satellite system

Before the first occupation of the Phase 1 building hereby authorised, details of any communal satellite (or other equivalent) system to be placed on the top of the building to serve the development in its entirety as indicated on approved plan A-127 shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To restrict the installation of multiple satellite dishes to the elevations of the buildings to ensure that the elevations and roof profile remain free from unsightly satellite dishes and associated telecommunications infrastructure in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design of the Southwark Plan 2007.

28 Plant noise - Phase 1

Prior to the commencement of the authorised use(s) in Phase 1, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:2017 'Rating industrial noise affecting mixed residential and industrial areas'. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

29 Plant Noise - Phase 2

Prior to the commencement of the authorised use(s) in Phase 2, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:2017 'Rating industrial noise affecting mixed residential and industrial areas'. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

30 Disabled car parking

Prior to first occupation of the development hereby approved 2x disabled parking spaces available for commercial occupants as shown on the drawing referenced A-099/Rev1 hereby approved, shall be made available, and retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2018, Strategic Policy 2 'Sustainable Transport' of The Core Strategy 2011 and Saved Policy 5.7 'Parking standards for disabled people and the mobility impaired' of the Southwark Plan 2007.

31 Waste management - Phase 1

Before the first occupation of the Phase 1 buildings hereby permitted details of the arrangements for the storage, compaction and collection of commercial refuse and recycling shall be submitted to the Local Planning Authority for approval in writing and the facilities approved shall be provided and made available for use by the occupiers of the commercial premises and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site and located to facilitate convenient collection thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011 and Saved Policies 3.2 'Protection of Amenity' and 3.7 'Waste Reduction' of The Southwark Plan 2007

32 Waste management - Phase 2

Before the first occupation of the Phase 2 buildings hereby permitted details of the arrangements for the storage, compaction and collection of commercial refuse and recycling shall be submitted to the Local Planning Authority for approval in writing and the facilities approved shall be provided and made available for use by the occupiers of the commercial premises and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site and located to facilitate convenient collection thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011 and Saved Policies 3.2 'Protection of Amenity' and 3.7 'Waste Reduction' of The Southwark Plan 2007

33 Sound insulation - Phase 1

Prior to the commencement of any A3 ('restaurants and cafes') and/or A4 ('drinking establishments') use in Phase 1, a scheme of sound insulation shall be submitted to the local planning authority to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90,5min 1m from the facade of the nearby residential premises at all third octave bands between 31.5Hz and 8kHz. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with the National Planning Policy Framework 2012, Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

34 Sound insulation - Phase 2

Prior to the commencement of any A3 ('restaurants and cafes') and/or A4 ('drinking establishments') use in Phase 2, a scheme of sound insulation shall be submitted to the local planning authority to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90,5min 1m from the facade of the nearby residential premises at all third octave bands between 31.5Hz and 8kHz. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with the National Planning Policy Framework 2012, Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

35 Green wall - Phase 1

Prior to first occupation of the Phase 1 building(s), details of the three storey green wall to flank the new public route shall be submitted to and approved in writing by the Local Planning Authority. This shall include technical details linked to the construction of the green wall, the irrigation system, details of the planting specification, which will include native species insofar as possible, and details of the ongoing maintenance and management arrangements for the green wall.

The green wall shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Policies 5.3 'Sustainable design and construction', 5.10 'Urban greening' and 5.11 'Green roofs and development site environs' of the London Plan 2016, Strategic Policy 11 'Open spaces and wildlife' of the Core Strategy (2007) and saved policy 3.28 'Biodiversity' of the Southwark Plan 2007.

36 Green roofs – Phase 2

Prior to the construction of the two rooftop pavilion buildings within Phase 2, details of the biodiversity green roofs shall be submitted to the Local Planning Authority for approval in writing.

The biodiversity green roofs shall be:

- biodiversity based with extensive substrate base (depth 80-150mm);
- laid out in accordance with agreed plans; and
- planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity green roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roofs shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies 5.10 and 7.19 of the London Plan 2016, Strategic Policy 11 of the Southwark Core Strategy and saved Policy 3.28 of the Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 37 Permitted hours of use for any A3/A4 units
The use hereby permitted for A3 ('restaurants and cafes') and/or A4 ('drinking establishments') purposes shall not be carried on outside of the hours 07:00 to 23:30 on Monday to Saturdays or 08:00 to 23:00 on Sundays and Bank Holidays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 'High environmental standards' of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of The Southwark Plan 2007.

- 38 Access to office roof terrace
The private office terrace at 24th floor level shall not be used, other than for maintenance or repair purposes or means of escape between the hours of 22:00-08:00.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007), and the National Planning Policy Framework 2018.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 39 Impact piling
Piling or any other foundation design using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

Piling or other penetrative methods of foundation design on contaminated sites can potentially lead to unacceptable risks to underlying groundwaters and as such the risks must be known and an appropriate method of piling determined in order to comply with saved policy 3.1 'Environmental effects' of the Southwark Plan 2007, Strategic Policy 13 'High environmental standards' 2011 and the National Planning Policy Framework 2018.

- 40 Kitchen extract systems - Phase 1
Prior to the commencement of any A3 ('restaurants and cafes') uses in Phase 1, details of kitchen extract systems including the routing of any ducting shall be provided and shall demonstrate that high level discharge is achieved and away from any intake locations. Details of ecology units and/or any other odour & grease filtration systems required to supplement high level discharges shall be provided to reduce odour to acceptable levels.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance to nearby sensitive receptors or at street level and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 41 Kitchen extract systems - Phase 2
Prior to the commencement of any A3 ('restaurants and cafes') uses in Phase 2, details of kitchen extract systems including the routing of any ducting shall be provided and shall demonstrate that high level discharge is achieved and away from any intake locations. Details of ecology units and/or any other odour & grease filtration systems required to supplement high level discharges shall be provided to reduce odour to acceptable levels.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance to nearby sensitive receptors or at street level and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 42 External lighting

Details of any external lighting [including design, power and position of luminaries] to be affixed to the building and or located in the public realm associated with the development shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The details shall demonstrate that any external lighting accords with the guidelines issued by the Institute of Lighting Professional (ILE) and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 'Design and Conservation' and Strategic Policy 13 'High environmental standards' of The Core Strategy 2011 and Saved Policies 3.2 'Protection of Amenity' and 3.14 'Designing out crime' of the Southwark Plan 2007.

43 Archaeological reporting

Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

44 Mitigation measures for TV and radio interference

Details of a post construction survey for impacts on television, radio and other telecommunication services shall be submitted to the Local Planning Authority for approval within 3 months of practical completion of the tall building in Phase 1. The survey shall details any mitigation measures required to address adverse impacts associated with the tall building and such measures shall be installed/implemented as required within 6 months of practical completion of the tall building.

Reason

In order to ensure that any adverse impact of the development on reception by residential properties is identified and resolved satisfactorily in accordance with The National Planning Policy Framework 2018, Policy 7.7 'Location and design of tall buildings' of the London Plan (2016), Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

Statement of positive and proactive action in dealing with the application

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Original held in Constitutional Team; all amendments/queries to Virginia Wynn-Jones/Everton Roberts, Constitutional Team, Tel: 020 7525 7055

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