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Date: 18th December 2014

Dear Mr Thompson,

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)
PRE-APPLICATION ENQUIRY**

At: Former Tower Bridge Magistrates' Court and Police Station, 209-211 Tooley Street, London

Proposal: Part demolition, alteration and extension of existing building, construction of new build floor space and excavation to provide a 7 storey building for hotel use (Use Class C1) at lower ground, ground and 1st to 6th floors (224 bedrooms), restaurant and café use (Use Class A3), hotel bar use (Use Class A4) and leisure use (Use Class D2), with associated vehicle and cycle parking, landscaping, plant and engineering works.

I am writing in response to your pre-application enquiry received on 12th September 2014 and following subsequent discussions with officers at a meeting on 27th October where the proposals were discussed in detail.

Summary of Key Issues

- Loss of the existing community facility needs to be fully addressed. Full justification is required to demonstrate that the facility is surplus to requirements as a community facility.
- To help demonstrate that the benefits of the proposed hotel outweigh the dis-benefits of the loss of the community use, facilities within the hotel need to be secured in perpetuity for the use of the community.

- The extent of demolition of the listed building is unjustified and it is considered that the loss of the holding cells, particularly those that remain largely unaltered on the ground floor to the rear of the magistrates' court, would result in substantial harm to the significance of the listed building. This is contrary to Southwark Policy and the NPPF.
- The addition of a two storey mansard to the listed building would result in substantial harm to its significance and to the wider conservation area.
- The height, scale and massing proposed is excessive. Seven storeys is not appropriate on this part of Queen Elizabeth Street and the construction of even taller elements within the centre of the site would result in an unacceptable impact on the listed building and an insensitive and over developed insertion into the conservation area.
- Features of historic interest within the existing building need to be imaginatively incorporated into the overall designs.
- The architectural language and articulation of the new build elevations is insensitive and does not respond appropriately to the existing listed building or the wider conservation area.
- The massing of the proposals also need to be reconsidered and reduced in order to preserve the reasonable living conditions of existing residential properties adjacent to the site.
- Detailed transport and highway issues need to be addressed.

Principle Land Use Issues

The loss of the existing D1 use:

In terms of land use, the proposal seeks to change the existing D1 use (non-residential institutions) to a hotel use (Class C1) along with restaurant, bar and leisure uses. In response to saved Policy 2.1 (Enhancement of Community Facilities) of the Southwark Plan, the submitted planning appraisal includes the argument that the magistrate's court is surplus to requirements following reviews carried out by the Ministry of Justice which lead to the closure of the court in 2013, with the service being transferred to Croydon Magistrates Court, which, it is argued, is still accessible for residents of Southwark. The appraisal also argues that a magistrate's court use is distinct from other D1 uses and that the use only became D1 in 2006 on the basis that courts have similar planning impacts to other D1 uses. It concludes that the relocation or loss of the previous uses to locations elsewhere in London has not caused harm to the local community.

This assessment does not, however, provide any evidence of whether the existing 'D1' community use of the building is surplus to community requirements, not just the previous specific use of the building as a magistrate's court. This is also required by the Policy 2.1 as concluded by a recent appeal decision at 2 Trundle Street (**APP/A5840/A/13/2208900**) and made clear by Policy 3.16 (Protection and Enhancement of Social Infrastructure) of the London Plan which states that the suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered.

On the face of it, there appears to be no good reason why the existing building should not be capable of being used by another D1 use of benefit to the local community. I understand that the building has not been previously marketed for D1

use which normally would provide a good indicator of potential uses. In this context, robust justification is required with the application to demonstrate that the existing buildings are not suitable for use for other D1 uses.

Proposed hotel

Policy 1.12 (Hotels and Visitor Accommodation) of the Southwark Plan encourage hotels in areas of high public transport accessibility. As set out in your assessment, and notwithstanding the loss of D1 issue, the site would in principle be a suitable location for a hotel development, though its scale needs to be appropriate to the context and location, a matter I will return to later in this letter as there are significant concerns in this respect.

Bearing in mind the issues set out above regarding the loss of the existing D1 use, I advise that the proposed hotel should include uses which are accessible to the community in the vicinity of the site. I note the inclusion of a gym, bar, restaurant and café within the current proposals, all of which are capable of being used by the wider community as well as just hotel users. Similarly, meeting rooms should be made available for the wider community including for local functions. Such provision would need to be properly secured through a s106 legal agreement, including details to secure open, affordable and long-standing use by the community. This is likely to carry weight in balancing the benefits of the proposal against the dis-benefits of the loss of the existing D1 facility. It would also to help to create an active frontage to this part of Tooley Street.

Design and Conservation

Existing Buildings

The existing building is Grade II listed and found in the Tower Bridge Conservation Area. The site occupies the eastern two thirds of an entire urban block. The western third, outside the red line, is defined by 196 to 200 Tower Bridge Road, buildings that have been identified as making a positive contribution to the Tower Bridge Conservation Area.

The Magistrates' Court and police station wrap around the southern and eastern edges of the block. To the north is a gated service yard, opening onto Queen Elizabeth Street. Whilst addressing Tooley Street very positively, this arrangement results in a lack of street frontage along Queen Elizabeth Street. The sensitive development of this site offers the potential to improve this without harming the significance of the heritage assets.

The existing building is between two and three storeys in height (plus an attic floor). As the ground floor is raised and the internal floor-to-ceiling dimensions are generous, it is perceived as taller than this would suggest. It comprises the former magistrates court and holding cells to the south and east and the former police station and holding cells to the west. It has a grand, decorative, Edwardian baroque style frontage onto Tooley Street with cell blocks to the rear. The predominant material throughout is red brick, but the primary frontage onto Tooley Street also has a heavily rusticated Portland stone base and decorative Portland stone detailing.

Whilst, the condition of the interior differs from room to room, but there are some fine internal features that should be retained and the historic plan form, whilst altered, is clearly discernible throughout. Some of the rooms, including the main entrance to

the magistrates' court, court rooms 1 and 2 and the magistrates' chambers retain particularly significant historic features and fabric that should be retained. In general, the police station has been altered more significantly than the magistrates' court, but the programme of the building remains discernable through the plan form and few remaining internal features, the loss of which would be resisted.

The heritage significance of this listed building is considered to be derived from the quality and completeness of the front elevation, the historic plan form of the building and the historic interest of the complex as a whole, including police station, court building and holding cells. The loss of any constituent part of this complex would be considered to represent substantial harm to its heritage significance.

Impacts of proposals

The proposals under consideration would restore and refurbish much of the existing Grade II listed building, but would also demolish all of the holding cells to the rear of both the police station and magistrates' court. New buildings would be introduced along the Queen Elizabeth Street frontage and on the existing service yard.

As currently proposed, it is considered that the extent of demolition proposed at the former Tower Bridge Magistrates Court would be contrary to the NPPF and Saved Policies 3.15 and 3.17 of the Southwark Plan. Primarily, this is a result of the significant loss of important historic fabric proposed. As stated in paragraph 133 of the NPPF, proposals that would result in substantial harm to a heritage asset should be refused unless it can be demonstrated that "*substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use."*

It is not considered that the demolition of the cell blocks to build hotel rooms and leisure uses would provide substantial public benefit to outweigh the harm to and loss of the heritage asset and it is not considered that **all** of the criteria set out in paragraph 133 of the NPPF apply. The cellblocks, particularly those that remain intact on the ground floor to the rear of the magistrates' courts are considered important historic fabric that contribute to the historic significance and character of the listed building. Whilst it is acknowledged that their conversion would not be as straight forward as other parts of the building, this is not considered sufficient justification for their demolition. Schemes in other parts of the country demonstrate that cellblocks can be incorporated into characterful and successful conversion projects.

Whilst the cells to the rear of the police station have undergone alteration in the past (e.g. cells have been knocked together to form larger spaces), those to the rear of the magistrates' court remain largely in tact. On the ground floor it is apparent that very little alteration has occurred. On the upper floors, whilst the fit out is of the late 20th century, the original fabric and layout of the cells appears to remain, including

the original windows hidden behind suspended ceilings. Other features of interest (whether original or later additions) such as the staircase in the cell blocks also remain and contribute well to the functional language of this space and the way in which it contrasts with the sense of grandeur in the immediately adjacent court building. This is considered to be significant in terms of the character of the complex as a whole.

The proposals would also include the construction of a two-storey mansard roof top addition to the listed building. This would fundamentally change the character of the prominent Tooley Street elevation in a manner that would be detrimental to its special architectural interest and result in substantial harm to the significance of the heritage asset. This elevation is considered to be a complete composition, not only in terms of its architectural articulation, but also in terms of its proportion and scale. It has not had a mansard roof in the past and there is no evidence that the architect intended for it to ever have one. Indeed, the prominent stone attic storey is considered to clearly terminate the building well. The argument that the architect used mansard roofs on other buildings is therefore not considered sufficient justification for this addition. It would therefore not comply with the NPPF and Saved Policies 3.15 and 3.17.

At the front of the listed building are historic railings and pillars that contribute to the defensive and civic language of the court building and police station. The proposals would remove these features in order to provide a 'more welcoming' entrance to the site and a forecourt for taxi drop off. Again, as this involves the loss of important historic fabric that is considered to contribute to the intrinsic language of the court building and police station, this loss would result in harm to its heritage significance. Whilst it is understood that the aspiration is to create a hotel with a welcoming approach, a more sensitive solution is required that would strike an appropriate balance between the retention of this defensive architectural character and the conversion.

On the whole, the proposals to restore and refurbish the interior spaces are acceptable in principle. This is subject to the detailed designs proposed and the extent to which existing features are to be retained. A full internal survey of all internal fabric should be undertaken to inform the development of the scheme. Substantial and unjustified loss of internal historic fabric would be resisted. Its 'imaginative reuse', as discussed on site, may be appropriate - but this too is subject to detailed design. Ultimately the reading of court building (and police station) must be retained and no important historic fabric should be lost.

As discussed on site, the conversion of the magistrates' chambers on the ground floor to hotel rooms could be acceptable in listed building terms, on the understanding that this would not involve the loss of any historic fabric or any significant subdivision of the rooms. The potential insertion of en suite bathrooms to these spaces was discussed on site. If approached with sufficient imagination, creativity and sensitivity this could be achieved without harming the significance of the listed building. In the case of these rooms, the heritage significance is primarily derived from the proportions of the spaces and the retained original features. A 'pod' approach to the en suites, that ensured the rooms could still be read in their entirety and could be returned to their original proportions eventually, could be acceptable,

subject to detailed design. The removal of late 20th century suspended ceilings throughout would be welcomed.

The proposed use of court 2 as conference facility and court 1 as a café/restaurant are both acceptable in principle, subject to detailed design and the appropriate retention of existing features, including benches, panelling, canopies, ironmongery etc. The practicalities of running such facilities in these spaces without causing damage to the heritage asset also need consideration, as does the potential impact of a café/restaurant with no street frontage. The proposal to reopen the skylight in court one is welcomed.

Whilst it is acknowledged that on the upper floors throughout and the ground floor in the police station, many of the original features have been removed, the plan form/programme of the building remains discernible and should be retained in the development proposals. This may necessitate reconsideration of the proposed layout at the entrance to the police station in particular.

In terms of the new build element proposed in place of the holding cells, fronting onto Queen Elizabeth Street and on the existing service yard, the quantum of development and the height, scale and massing are considered insensitive and likely to result in substantial harm to the listed building. They would overwhelm the existing building, resulting in a fundamental alteration to the existing arrangement, character and experience of the site - i.e. the Tooley Street frontage would go from being the most prominent element to the lowest, dwarfed by the new development. Further detail on townscape, scale and massing is provided below.

Notwithstanding the concerns set out above, the current proposals do not demonstrate sufficient sensitivity in terms of the join between the new and old elements.

As with the impact on the listed building, it is considered that the proposals would result in substantial harm to the Tower Bridge Conservation area, contrary to saved Policy 3.16 particularly as a result of the proposed height, scale and massing and elevational treatment. More detail on this matter is set out below.

Urban Design

In principle, the proposal to create a 'perimeter' block arrangement on the site by introducing a new build element along the Queen Elizabeth Street frontage is considered to be an appropriate urban design response to this site. However, at seven storeys (plus lower ground floor) the height, the scale and massing of this new building is considered inappropriate in townscape terms. It is considerably taller than the predominant form of adjacent buildings, including those along Tower Bridge Road that are identified as contributing positively to the conservation area. This part of the site could accommodate a four to five storey building, respecting the scale established by the existing buildings on the corner with Tower Bridge Road and on the other side of Boss Street as well as the listed building on the application site. This is subject to detailed design and the testing of local views showing the impact on the listed building and the wider conservation area. Whilst it is acknowledged that much of the language of the wider Tower Bridge Conservation Area is derived from large warehouse style buildings, this site has to respond first and foremost to the listed building that it contains. It is not considered appropriate therefore to wrap a two-to-

four storey listed building in a seven-storey contemporary warehouse style building. The scale and massing are inappropriate and would subsume the heritage asset, thus causing substantial harm to its significance, and the 'warehouse' language proposed does not respond well to its style or appearance.

The proposal to fill the existing service yard with new building of up to nine storeys (with one below street level) is also considered inappropriate. Again the impact of this on the listed building is insensitive and overwhelming, thus resulting in substantial harm to its heritage significance. Furthermore, it dilutes the strength of the perimeter block approach by filling the entire site in a manner that is considered too dense to respond appropriately to the existing development patterns in this part of the conservation area. It also results in a cramped and uncomfortable layout with hotel rooms facing each other directly over a small, dark and over enclosed courtyard. Officers are unconvinced that the quality of the hotel accommodation would be appropriate and that the impact on neighbouring residential amenity would be acceptable. It is expected that any demolition of a listed building, or a building in a conservation area would need to be replaced with a new building of exceptionally high quality.

In terms of the proposed elevations and layout of the hotel, officers are also concerned that the new build element would not achieve active frontages along Queen Elizabeth Street or Boss Street. For example, the ground floor plan shows hotel rooms on the ground floor along Queen Elizabeth Street, which is likely to result in a frontage of closed curtains and/or small, obscured openings. This is not considered to comply with the requirement for active frontages in Saved Policy 3.13, or to have the potential to deliver attractive, high quality hotel rooms.

The landscape/ streetscape proposals along Tooley Street and Boss Street need to be considered as the setting for the listed building and in terms of their impact on the conservation area. High quality, appropriate materials and planting are therefore required and there is insufficient information to assess this at present. As discussed above, the removal of the railings and pillars from the front elevation raises concerns about the loss of significant historic fabric and the opening up the ground floor of the building in this manner may compromise the defensive articulation that is considered integral to the architectural significance of this building. A particularly well-balanced and sensitive landscape approach will therefore be required.

As well as being considered inappropriate in terms of the development patterns of this part of the conservation area, the construction of a new building on the existing service yard also reduces the opportunity for this site to deliver a new landscape design within the site that could enhance the setting of the listed building and contribute to biodiversity and a higher quality hotel.

Quality in Design

Policy 3.12 asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. When we consider the quality of a design we look broadly at the fabric, geometry and function of the proposal as they are bound together in the overall concept for the design.

A two-tone material/colour palette is proposed, with reconstituted stone/concrete to pick up on the Portland stone of the listed building and Cor-ten steel to pick up on the red brick tones. In principle, this palette is considered acceptable in principle (subject to the actual materials specified and the quality of detailing), as is the principle of using a contemporary architectural language to distinguish the old from the new. However, Officers do have concerns about the way in which this has been approached, as with the exception of the colours in the material palette, very little reference is made to the listed building on the site. The intention is to create a contemporary interpretation of the warehouse buildings elsewhere in the conservation area. Whilst this might be appropriate on another site, it is not considered to show sufficient regard to the style and appearance of the listed building that it would extend. This should be reconsidered accordingly.

As discussed above, the physical scale and massing proposed are considered inappropriate for the unique context of this site. Similarly, the expression of triple height openings in the new build element and the relationship between solid and void are not considered appropriate. Neither responds sensitively to the listed building; the proportions proposed should be reconsidered accordingly. The elevational treatments proposed also have a clear vertical emphasis. Whilst a degree of verticality is welcomed to pick up on the language of the wider conservation area, given the horizontal emphasis of the listed building on the site, a more appropriate and sensitive balance between the vertical and horizontal should be sought. The proposed elevations also lack a sense of 'base, middle and top'. Not only is this a clear feature of the existing listed building and wider conservation area, in more general terms it is an important way of ensuring the buildings have an appropriate sense of architectural order and legible appearance. It also assists in the creation of active and well-animated facades as discussed above.

Efficient use of land

As currently shown, the proposals are considered to represent significant and unjustified overdevelopment of the site. They are not considered to positively respond to the local context, or to comply with all policies relating to design as required by Saved Policy 3.11. The scale and massing is excessive and would result in substantial harm to the listed building and the setting of the conservation area. The extent of demolition of the heritage asset cannot be justified and the quality of the hotel rooms proposed appears very low. Officers are particularly concerned about the hotel rooms proposed around the very tight courtyard in the centre of the site.

The addition of a two-storey mansard to the listed building is also considered to represent overdevelopment of the site as it would cause substantial harm to the heritage asset and the character of the surrounding townscape.

It is considered that a far more appropriate response, given the specific and unique context of this site, would be to complete the urban block with a 4-5 storey block along Queen Elizabeth Street, the retention of the holding cells to the rear of the magistrate's court (possibly with new build wrapping around or even over it, subject to detailed design – particularly at the junction with the listed building) and a focus on creating a landscaped courtyard in the centre of the site, possibly with some low linking building or pavilions.

Signage

Although it was stated during the site visit that the signage shown on the visualisations of the converted building is not intended to form part of an application at this stage, it should be noted that it is considered unacceptable and intrusive in its current form. It would therefore not comply with Saved Policy 3.23, which states that outdoor signage will only be permitted if it is designed to be appropriate within the context of the site and to be an integral and unobtrusive part of the character and appearance of the site and surrounding area.

Key Conclusions on Design

- The extent of demolition of the listed building is unjustified and it is considered that the loss of the holding cells, particularly those that remain largely unaltered on the ground floor to the rear of the magistrates' court, would result in substantial harm to the significance of the listed building. This is contrary to Southwark Policy and the NPPF.
- The addition of a two storey mansard to the listed building would result in substantial harm to its significance and to the wider conservation area.
- The height, scale and massing proposed is excessive. Seven storeys is not appropriate on this part of Queen Elizabeth Street and the construction of even taller elements within the centre of the site would result in an unacceptable impact on the listed building and an insensitive and over developed insertion into the conservation area.
- The architectural language and articulation of the new build elevations is insensitive and does not respond appropriately to the existing listed building or the wider conservation area.

Impact on amenity including residential living conditions

Particular concern in relation to impacts on existing residential properties is raised in respect of the impacts upon the rear elevations and balconies of flats on Tower Bridge Road including Crown Apartments. The proposed building immediately adjacent to the west boundary of the site would result in a significantly oppressive and overbearing outlook for existing residents as well as having impacts on day light. The proposed design solution to overcome this is contrived and the impact on residential living conditions would be exacerbated by the overbearing sense of enclosure from the much higher proposed buildings fronting Queen Elizabeth Street and Boss Street.

Further impacts from the excessive massing of the proposed buildings result for existing residential properties on Boss Street and Queen Elizabeth Street, which could potentially be resolved by a reduction in the overall massing of the proposals.

The day/sun light assessment submitted with the application shows that there are several instances of the BRE guidelines not being met. The conclusions of the assessment, that the results are commensurate with an urban location, is not agreed as justification for the proposed scheme. The impacts arising, including those from overbearing and the visually oppressive form of the development, is a further indicator of the overdeveloped form of development for this site and the need for the overall massing of the proposals to be reconsidered.

Details of all plant including extraction will be required to ensure no adverse impacts arise from noise for neighbouring residents.

Transport and Highways

Servicing and Access

The proposal creates a new service access from Boss Street. Whereas the existing servicing arrangements include a turning area allowing vehicles to exit in a forward gear, the proposed access does not, contrary to saved Policies 3.11 (Efficient Use of Land) and 5.2 (Transport Impacts) of the Southwark Plan. Further detail is required on the expected number of vehicle movements, timings etc, the replacement parking spaces on Boss Street, review of existing accident data, and how the safety of pedestrians and other highway users will be protected.

Doors to refuse facilities need to be designed to not open onto the public highway (contrary to what is shown on drawing A-100-101).

A revised on carriageway parking layout is recommended, including repositioning the existing residential permit parking onto Boss Street and the pay and display parking onto Queen Elizabeth Street. Details of this should be included within the planning application, following liaison with Tim Walker (Senior Highways Engineer) (Tel: 0207 525 2021, email: tim.walker@southwark.gov.uk).

You will need to consult with TfL regarding the access onto Tooley Street. The arrangement will lead to an increased number of vehicles crossing the bus lane and at peak times may result in vehicles blocking the bus access.

The proposed (and reinstatement) of cross overs may require the relocation of statutory undertaker's equipment and plant, details of which should be provided with the planning application.

Visibility splays, including pedestrian inter-visibility splays, are required on either side of the disabled bays and service access. Any boundary treatment within the splays should not exceed 600mm.

Changes to existing traffic orders are likely to be required in which case a sum of £2,750 to amend the Traffic Orders need to be provided for through the s106 agreement.

Cycle Parking

A high provision of cycle parking should be provided for both the hotel use and the gym, restaurant and bar uses. Cycle parking standards for hotel need to accord with the London Plan 2011. Cycle parking for the public should be separate from that for staff. It is required to be secure, convenient and weather proof, using Sheffield stands.

Car/Coach Parking

Other than disabled parking, a car free development is supported given the sustainable location of the site.

Details are required with the application of how visiting coaches will be dealt with.

Transport Assessment

The transport assessment to be provided with the application needs to include all the transport impacts of the proposed development along with mitigation for dealing with issues that arise and details of how this will be secured. Particular attention is required in relation to the various uses within the site including the gym, bar, café and restaurant, along with the highway impact of the proposed in/out access onto Tooley Street.

Travel Plan

A workplace travel plan is required for this development, in accordance with TfL's guidance and Southwark's Sustainable Transport SPD. A Travel Plan monitoring fee of £3000 needs to be provided for within the s106 agreement.

Should you wish to discuss any transport matters please contact Craig Newton (Tel. 0207 525 4004).

Archaeology

The proposal site is located within the Borough, Bermondsey and Rivers Archaeological Priority Zone. Adjacent to this site are the remains of Bronze Age field systems. This area of Southwark contains some of the earliest evidence for arable agriculture in the British Isles and as such the remains are of national importance. An archaeological evaluation is required to be undertaken to determine the nature, depth and survival of the field system remains.

Should such remains be present this will constrain the depth that any basement can be constructed to. It will be necessary to preserve in situ the archaeology of the field systems so the archaeological evaluation will provide a maximum depth of impact for pile caps or ground beams. Any foundation design for the extension will need to take the depth of the field system archaeology into account.

Any application of the nature supplied here will need to be accompanied by a desk-based assessment and an archaeological evaluation. The proposal drawings will need to show the AOD heights of the remains of the field systems and demonstrate that the proposal will ensure the preservation in situ of these remains. The archaeological remains of the field system in the north of the Borough are of national importance and wherever they have been identified they have been preserved in situ.

Energy Efficiency

The proposal needs to demonstrate compliance with Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy, including the targets set out on page 114 of the Core Strategy and the need for non-residential development to achieve a BREEM 'excellent' rating. Any exceptions to this will need to be robustly justified in your application.

Flooding and Drainage

A flood risk assessment is required for the application which should be prepared in consultation with the Environment Agency. Local surface water drainage issues also need to be addressed, including the need for Sustainable Urban Drainage Systems (SUDS) to be incorporated into the design of the proposals. Please contact the Council's Flood Risk Manager, John Kissi, to discuss this further and to ensure that

appropriate measures are included at an early stage in the design process (Tel. 020 7525 2062).

S106 and CIL

The application needs to include a detailed Heads of Terms setting out the main provisions to be included in the S106 agreement. These should include robust commitments towards enabling the use of hotel facilities for the community.

In addition to the existing Mayoral CIL the Southwark CIL is expected to be adopted by April 2015.

Required Application Documents

Planning Statement (including assessment of alternative community uses)
Draft S106 Heads of Terms
Design and Access Statement
Heritage Statement including structural survey
Archaeological Assessment/Evaluation
Day/sun light Assessment
Flood risk Assessment (including surface water drainage issues)
Land contamination Assessment
Air Quality Assessment
Noise Impact Assessment
Biodiversity Report
Transport Statement and draft Travel Plan
Sustainability and Energy Statement
Statement of Community Involvement

Conclusion

The primary issues arising from this proposal are the need to properly justify the loss of the existing D1 community facility, the impacts on the existing listed buildings and conservation area and the impacts upon the living conditions of existing residential properties. Notwithstanding the loss of the community use issue, a hotel would generally be appropriate in this location, however saved Policy 1.12 is clear that a hotel's scale needs to be appropriate to its context and location. In this case the scheme as currently proposed does not do this as is evidenced by the concerns raised above. The quantum of development therefore needs to be significantly reduced on the site, the opportunity for integrating key historic and architectural elements needs to be revisited and the proposal needs to demonstrate that facilities will be provided in perpetuity for the use of the community. Transportation/highways issues also need to be addressed.

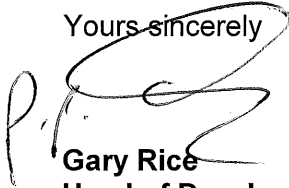
For these reasons I would discourage the submission of an application at this stage as key issues need to be resolved which will require further pre-application submissions. I suggest that a programme for further pre-application submissions and meetings is agreed through a pre-application PPA so these matters can be addressed.

You will appreciate that the above advice is based upon the information you have provided and does not constitute a formal decision of the Council. Following

submission of a planning application, further consultation and publicity will be carried out which may result in additional material issues being raised.

Should you wish to discuss any matter with regard to this advice please contact David Cliff using the contact details at the top of this letter.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Gary Rice', written over the typed name.

Gary Rice
Head of Development Management