

<b>Item No.</b> 6.2	<b>Classification:</b> Open	<b>Date:</b> 12 January 2016	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 15/AP/3729 for: Full Planning Permission  <b>Address:</b> TOWER BRIDGE BUSINESS COMPLEX (PLOT 5), 100 CLEMENTS ROAD, LONDON, SE16 4DG  <b>Proposal:</b> Demolition of existing buildings and the erection of a six storey building providing 5,576sqm (GIA) of Class B1 office floorspace plus associated highway works, vehicle access, cycle parking and landscaping including all related ancillary facilities (storage, plant and connection to SELCHP)		
<b>Ward(s) or groups affected:</b>	Riverside		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 01/10/2015			
<b>Earliest Decision Date</b> 11/11/2015		<b>PPA Application</b> 31/03/2015	

## RECOMMENDATIONS

1. a) Subject to the applicant first entering into an appropriate legal agreement, planning permission be granted subject to conditions.
- b) In the event that the requirements of 1 are not met by 30 April 2015, the Director of Planning be authorised to refuse planning permission for the reasons set out under paragraph 76.

## BACKGROUND INFORMATION

### Site location and description

2. The site is located within the Tower Bridge Business Complex, otherwise known as the Biscuit Factory, comprising of light industrial, storage, warehousing and office uses but also containing an indoor go-karting facility and climbing wall. The application relates to a plot referred to as Plot 05 which is located at the eastern edge of the Biscuit Factory site, fronting onto Drummond Road. It is currently occupied by two single storey Class B8 use warehouse units known as Building H, and a surface car park.
3. To the north, west and south are buildings forming part of the Biscuit Factory site, ranging in height from one to seven storeys. To the east of the site on Drummond Road is a 7 storey residential block of flats called 'Marden Square' which is part of the 'Four Squares' residential estate. The main vehicle access to the site is through gates from Clements Road to the north and Drummond Road to the east.

## **Details of proposal**

4. Planning permission was previously granted in October 2013 (Ref. 12/AP/2737) for a mixed use redevelopment of the entire Biscuit Factory site with up to 800 residential dwellings and up to 8,240 sqm of commercial floorspace. The application was submitted in hybrid form, with full permission granted for the first residential phase (Plot 1) with the remaining aspects, including Plot 5, granted in outline. The permission has not yet been implemented.
5. Following the granting of this permission, Grosvenor (the current applicant) purchased the site from the previous owners, Workspace Group. A condition of the transaction was that Grosvenor would deliver and construct the approved Plot 5 office building, on behalf of Workspace for their future occupation.
6. The approved hybrid permission had envisaged Plot 5 coming forward as one of the later phases of development (in Phase 5); the current application will facilitate the early delivery of commercial space on Plot 5. This current application has been submitted as a stand alone application for full planning permission (as opposed to a reserved matters application) because the building footprint slightly extends beyond the approved outline parameters. The height and massing of the Plot 5 is otherwise consistent with the previously approved outline parameter plans.
7. Plot 5 would be a 6 storey commercial office building (B1 Class use) of circa. 5,576 sqm. It would be situated adjacent to existing buildings J, K and N to complete the urban block.
8. The ground floor of the proposed building would contain office units, an entrance lobby, meeting rooms, WCs, showers and a bin store. To the south of the building a communal amenity space would be provided, containing cycle storage and soft landscaping. On the upper floors (Floors 1 – 5), there would be approximately 20 cellular office units per floor, with areas ranging from 20 - 110sqm.
9. A new pavement and access road to the north and west of the building would be provided. A refuse store would be located in the western corner of the site, accessed from the road to the west. An on street service bay on the new street is proposed for deliveries.

## **Planning history**

10. A number of planning permissions have been granted on the site, but as explained above, the most relevant planning history is the planning permission granted under ref 12/AP/2737 (24th October 2013) for:

Hybrid planning application comprising: 1. Application for full planning permission for the demolition of existing buildings and the erection of a new part 5, part 7 and part 9 storey building (max height 32.125m AOD) fronting Clements Road providing 119 residential units, plus associated highway works, vehicle access, car and cycle parking and landscaping, including all related ancillary facilities (storage, management facilities and plant). 2. Application for outline planning permission (with all matters reserved) for the demolition of existing buildings and the development of a mixed use scheme providing a number of buildings ranging from 14.08m (AOD) to 32.45m (AOD) in height (approximately 4 to 9 storeys) providing up to 73,000sqm of residential floorspace (up to 681units) and up to 8,240sqm of new commercial floorspace (Use

Classes A1, A2, A3, B1, B8, D1 and D2), plus associated highway and public realm works, landscaping, car and cycle parking, and related infrastructure works.

Earlier this year officers began pre-application discussions with Grosvenor about new proposals for the Biscuit factory site. As well as the Biscuit Factory, Grosvenor have acquired the former LeSoCo site on Drummond Road, and are aiming to bring forward a masterplan for this entire wider site. An application is expected to be submitted in 2016.

### **Planning history of adjoining sites**

11. There is no relevant planning history on adjoining sites.

### **KEY ISSUES FOR CONSIDERATION**

12. Summary of main issues

The main issues to be considered in respect of this application are:

- a) the principle of the development in terms of land use and conformity with strategic policies;
- b) Environmental Impact Assessment;
- c) the impact on the amenity of occupiers of adjoining properties and future occupiers;
- d) transport issues;
- e) the design of the building and the impact on the character and appearance of the surrounding area;
- f) environmental impacts, air quality and site contamination;
- g) planning obligations; and
- h) sustainability.

### **Planning policy**

13. The site is within the Urban Density Zone and the Air Quality Management Area (AQMA). It has a Public Transport Accessibility Level (PTAL) rating of 4 (on a scale of 1 to 6 where 1 represents low accessibility and 6 high accessibility). It is located within Flood Risk Zone 3. The site is not within a conservation area and is no buildings on or near the site are listed.

### National Planning Policy Framework (NPPF)

Section 1: Building a strong, competitive economy

Section 4: Promoting sustainable transport

Section 7: Requiring good design

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 11: Conserving and enhancing the natural environment

Section 12: Conserving and enhancing the historic environment

### London Plan 2015

Policy 4.2 Offices

Policy 4.3 Mixed use development and offices

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.12 Flood risk management  
Policy 6.3 Assessing effects of development on transport capacity  
Policy 6.5 Funding Crossrail and other strategically important transport infrastructure  
Policy 6.9 Cycling  
Policy 6.11 Smoothing traffic flow and tackling congestion  
Policy 6.13 Parking  
Policy 7.3 Designing out crime  
Policy 7.4 Local character  
Policy 7.5 Public realm  
Policy 7.6 Architecture  
Policy 8.2 Planning obligations  
Policy 8.3 Community Infrastructure levy

#### Core Strategy 2011

Strategic Policy 1 - Sustainable Development  
Strategic Policy 2 - Sustainable transport  
Strategic Policy 10 - Jobs and businesses  
Strategic Policy 12 - Design and conservation  
Strategic Policy 13 - High environmental standards  
Strategic Policy 14 - Implementation and delivery

#### Southwark Plan 2007 (July) - saved policies

14. The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Policy 1.1 Access to Employment Opportunities  
Policy 1.4 Employment Sites Outside The Preferred Office Locations And Preferred Industrial Locations  
Policy 2.5 Planning Obligations  
Policy 3.1 Environmental Effects  
Policy 3.2 Protection of Amenity  
Policy 3.3 Sustainability assessment  
Policy 3.4 Energy efficiency  
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 5.1 Locating Developments  
Policy 5.2 Transport impacts  
Policy 5.3 Walking and cycling  
Policy 5.6 Car parking  
Policy 5.7 Parking standards for disabled people and the mobility impaired

## **Principle of development**

15. The National Planning Policy Framework (NPPF) was published on 27 March 2012. At the heart of the NPPF is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development to deliver homes, business, industrial units, infrastructure and thriving local places. In particular, paragraph 19 states that the planning system should do all it can to promote sustainable growth in order to create jobs and prosperity.
16. The extant outline planning permission (ref: 12/AP/2737) permitted the delivery of up to 800 residential dwellings and up to 8,240 sqm of commercial floorspace (including Class B1 uses) across the site. The permission envisaged 'Plot 5' coming forward as a commercial phase and minimum and maximum parameters were approved in outline. The intention was that it would be delivered simultaneously with the adjacent Plot 4 which is a residential plot.
17. Since the footprint of the Plot 5 building would extend slightly beyond the approved outline parameter plans and due to the timing of the delivery, a new application for full planning permission is necessary.
18. As a separate planning application for permission in its own right this proposal is not formally bound by the parameters and conditions of the outline consent. Having acknowledged this, it also needs to be recognised that the development proposed in the application should support the broad principles and aspirations of the outline permission, and not compromise the ability to implement the outline planning permission for the wider site. The application has achieved this by broadly complying with the parameter plans of the outline permission, and delivering an equivalent quantum of office floorspace. Therefore no concerns are raised by the submission of a free standing application, and the intention to bring this commercial element forward for early delivery is welcomed.

## The principle of use

19. In policy terms, a commercial building for Class B1 office use is acceptable in principle, and welcomed for its job creation and contribution to economic growth. The employment use will complement the wider Biscuit Factory site, which consists of B Class use accommodation shared between light industrial, storage and warehousing and office use. The existing two single storey warehouse units are of low quality, are under utilised, and currently support relatively low levels of employment. The new building would provide a range of small office units suitable for small businesses.
20. Under the saved Southwark Plan 2007, the Biscuit Factory site (including this application site) was designated as part of a strategic Preferred Industrial Location (PIL). However, the council's Employment Land Review recommended that the Biscuit Factory site should be released from its PIL designation to enable a mixed use redevelopment of residential accommodation and compatible B1 uses. The ELR also recognised the benefits of releasing the site from the PIL cluster in terms of its role as a driver and catalyst in the regeneration of The Blue and the wider surrounding area. The Core Strategy supported the ELR's recommendation and released the site from the PIL, to enable a mixed use regeneration scheme.

21. Strategic Policy 10 'Jobs and Businesses' of Southwark's Core Strategy encourages the increase in the number of jobs in Southwark. This stand alone application will result in an increase in employment floorspace on this site from 1,533sqm Class B8 floorspace to 5,576sqm of Class B1 floorspace. This is a significant increase and would also produce a higher density of employment than the current warehouse and storage use.
22. Under the hybrid permission, plot 5 was approved as a commercial building, albeit in outline. This current stand alone application would maintain the plot as an employment use and would therefore not deviate from the outline consent. The provision of new office space, and delivery early in the redevelopment programme, is welcomed and would reinforce the role of the Biscuit Factory site as a key employment hub for Bermondsey.

### **Environmental impact assessment**

23. The site is below the threshold of 5 hectares and does not fall with either Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015) The site is also not within a 'sensitive area' as defined by the regulations. Furthermore, it is not considered that due to the scale, nature and location of the proposed development, there would be significant environmental impacts beyond the immediate locality. On this basis, it is concluded that an Environmental Impact Assessment is not required. It is noted that the outline/hybrid application in 2013 was subject to an EIA, and the land use and scale of the current proposal is broadly consistent with that outline permission. There is nothing in the current application which would impact on or undermine the findings of the EIA which was submitted alongside the earlier application.

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

24. Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan relates to the protection of amenity and states that permission will not be granted where a loss of amenity would be caused.

### Daylight and sunlight

25. Concerns have been raised by local residents in relation to the height of the building and its potential to overshadow local residential buildings causing loss of sunlight and skyline. The applicant has submitted a Daylight and Sunlight assessment (July 2015) considering the impact to Marden Square to the east, which is a residential block. The north, south and west of the site are bound by commercial buildings within the Biscuit Factory site and therefore have not been tested in the report. The submitted report uses the Building Research Establishment (BRE) guidelines 'Site Layout Planning and Daylight and Sunlight' (2011) to assess the impact on daylight and sunlight.
26. The daylight assessment uses the Vertical Sky Component (VSC) test. Absolute VSC considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the residential windows which look towards the site. The BRE target figure for VSC is 27% or greater to achieve good levels of daylight.
27. The BRE advises that acceptable levels of daylight can still be achieved if VSC levels are within 0.8 (or 80%) of their original value. Any greater loss (i.e. loss of 20% or

more) would mean there would be a noticeable reduction in the amount of daylight received.

### Daylight

28. Marden Square comprises residential apartments built around a central square. The block situated nearest to the subject site extends along Drummond Road and is set over ground plus six storeys. The ground floor of the building contains entrances and ancillary space. The apartments are set over the first to sixth floors and are arranged with main living room and bedroom windows facing into the central courtyard, away from the main road.
29. It is noted that the only rooms that face west towards Plot 5 development are doorways, bathrooms and small 'galley style' kitchens. The applicant has noted that whilst the kitchens are very small and are not considered as 'habitable rooms', they have still been included within the assessment.
30. The results of the VSC assessment have shown that many of the windows would retain a VSC value greater than 27%, and therefore would continue to receive a good level of daylight with the proposed development in place. Windows that would have an existing VSC below 27% would retain more than 0.8 times their former value. As such the impact of the proposal complies with the BRE criteria in respect of daylight levels, and residents would not experience a noticeable reduction in their daylight levels.

### Sunlight

31. The BRE guidance recommends that windows of surrounding properties where the main windows face within 90 degrees due south should be assessed. The guidance is that a good level of sunlight to a window is 25% annual probable sunlight hours, of which 5% should be in winter months.
32. All of the facing windows within Marden Square would retain levels of both annual and winter sunlight commensurate with the BRE guidance. Accordingly, there would be no adverse impacts in relation to sunlight.

### Outlook and privacy

33. Given that Plot 5 is located at least 21m across the carriageway, there would be limited impact on the outlook and privacy of Marden Square's occupants. Residents have concerns that the proposal would obstruct their view of the Shard, but the protection of individual private views is not a relevant material planning consideration.

### Wind

34. Some concerns have been raised by residents on the potential wind tunnel effect on Drummond Road that would result from this new building. At six storeys, it is considered unlikely that the building would create a tunnel effect on Drummond Road.

### Noise and disturbance

35. Local residents have expressed their concerns about the extra noise and traffic pollution during the construction and use of the building. The construction of the

building would cause some noise and disturbance, but this would be for a temporary period only. The applicant has carried a noise impact assessment and it concludes that based upon the predicted construction noise levels it would be necessary to implement noise mitigation measures for construction activities to minimise noise impact to surrounding noise sensitive properties. These measures can be secured by a condition.

36. The construction works would be carried out during day time hours. Furthermore, it is recommended that the applicant would be required to produce and agree a Construction Environmental Management Plan (CEMP) to describe how construction would be managed to avoid, minimise and mitigate any construction effects on the environment, existing surrounding communities and residents.
37. Traffic movements associated with the completed development are considered minimal and not expected to give rise to a noticeable change in traffic noise levels on the roads within the area, and therefore no significant impacts are expected.

Building services plant, located on the roof, will be designed not to exceed current noise levels. The Council's Environmental Protection Team (EPT) has recommended noise conditions for the plant, which would be imposed on any permission.

#### Air quality

38. The development is in an Air Quality Management Area (AQMA). The applicant has prepared an Air Quality Assessment dated 19th August 2015 for the proposed development. With the implementation of mitigation measures, no significant effects would be anticipated during the construction of the proposed development. The council's environmental protection team is satisfied that the effect of the construction process on air pollution can be controlled by an effective construction management plan.

#### Conclusion on impacts on the amenity of neighbouring occupiers

39. The current application is broadly consistent with the approved outline scheme for Plot 5, and the impacts on neighbours will be very similar. In determining the outline application, the impacts were deemed to be acceptable, and the various current assessments concur with this earlier view. No impacts have been identified which would warrant planning permission for this building being withheld.

#### **Transport issues**

##### Access

40. The broader Biscuit Factory site is currently accessed from Clements Road to the north and Drummond Road to the east. The site is reasonably well located for public transport and is 450m away from Bermondsey Underground station (Jubilee Line). Various bus routes operate close to the site, the nearest being on Southwark Park Road and Jamaica Road. The site benefits from a PTAL of 4 indicating a good level of public transport accessibility.
41. A new service road is proposed to the north and west of the proposed building, linking to Drummond Road, which would be completed and made ready before occupation of the building. This road would accommodate service and delivery vehicles associated



with the office use. Access would be provided from Drummond Road to the east with egress to Clements Road to the north. The detailed design of the road, including surface treatments, lighting, landscaping and any required raised tables would be subject to a separate s.278 highways agreement with the council. The formation of the new road would require the removal of some on street car parking spaces on Drummond Road, to be agreed and secured as a change to the traffic management order.

#### Car parking

42. The proposal would be car-free and given its proximity to Bermondsey underground station, and bus routes on Jamaica Road, this is welcomed and supported. Notwithstanding this, a disabled parking bay would be provided on the new access road to the north of the site, in order to provide a parking facility for a disabled member of staff.
43. It is recommended that a condition be attached to the permission preventing occupiers of the development from obtaining car parking permits, ensuring they would not be eligible to park on surrounding roads that are within the controlled parking zone (CPZ) to the north and east of the site (e.g. Drummond Road and Clements Road).

#### Trip generation

44. As the site is car-free and is situated in an area which has local on-street parking restrictions, the level of vehicle movements would be low and limited to service vehicle movements (approximately 17-29 movements a day). It is considered that given the range of public transport options available the impact of additional public transport trips will be widely distributed and would not have any material impact on any particular mode or service. The floorspace at 5,576sqm is similar in quantum to that approved at outline. The net impact of the proposals will be limited and are in accordance with the outline permission.

#### Cycle parking

45. Cycle parking would be provided in the communal amenity area to the south of the site. It would be a secure environment with access controlled for staff and visitors, and whilst the spaces are not within a building they do have a canopy for weather protection. The cycle parking provides 20 stacker parking spaces and 54 Sheffield stand loop spaces. The level of cycle storage provided is in line with the provision set out within the London Plan 2015. The inclusion of stacker spaces is acceptable since the majority of spaces are Sheffield stands.

#### Servicing

46. The Transport Statement has provided servicing vehicle usage data from other operational Workspace schemes, and has estimated that the proposed B1 Class office building would generate between 17-29 vehicle movements on a daily basis, typically small vehicles such as vans and bike couriers. A service bay on the new street is proposed to accommodate these deliveries. This is acceptable given the number of likely deliveries and since servicing within the curtilage of the site may not be able to accommodate larger service vehicles. Details of the management of the bay would be required by condition as part of a service management plan.

47. Concerns were raised by neighbouring business operators in Building J with regard to the existing servicing conditions. The objection was that the occupiers of Building J would be compromised given the types and size of vehicles that are associated with the tenants from Building J. However, the applicant has provided additional information stating that Building J is serviced from the south of the building and this will remain the same throughout the development of Plot 5. The proposed servicing bay for Plot 5 will only serve Plot 5 tenants and the tenants of all the other buildings to the south of this would continue to service from the main service yard to the south of Building J.

#### Refuse

48. Refuse vehicles would access from the north via Clements Road and collect Plot 5 waste from the waste collection point at the west of the building. Once the redevelopment of the masterplan is completed, refuse collection vehicles would enter via a new East-West road. The on-site facilities management team will move the refuse from the refuse store to the waste presentation point ready for collection.

#### **Design issues**

49. The NPPF stresses the importance of good design and states in paragraph 56 that: *“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*
50. The acceptability of the demolition of the existing building, together with the overall height, scale and massing were previously considered and accepted under the outline consent.
51. The existing warehouse buildings on the site are of low architectural merit and do not contribute positively to the surrounding streetscape. There are no designated heritage assets on the site or immediately adjacent to it. There is therefore no objection to the demolition. It is noted that a condition was imposed under the outline consent to have buildings recorded prior to demolition and it is recommended that a similar condition be imposed.

#### Relationship with parameter plans

52. The proposed building generally follows the footprint and building height as stipulated for Plot 5 in the outline planning permission. The parameter plans established a narrow gap between the new building and the retained Building J, in order to define the separation between the existing and proposed buildings. The only deviation from the approved parameters is the closing of this gap on the East elevation to Drummond Road. The previously approved gap between Building J and Plot 5 would not have been wide enough to allow access through to the rest of the site, and would not have served any practical purpose. It is therefore proposed to infill the gap, and a small recess between the two buildings can successfully define the separation between the old and new fabric. Officers are satisfied that closing this gap would be to the benefit of the Drummond Street frontage.
53. Some concerns have been raised by residents regarding the 6 storey height and the appearance not being in character with the surrounding Victorian properties. The overall building height is 22m, which sits within the maximum 22.45m limit set out in the approved parameter plans. As this is within the height parameters already set and

as the future development on the adjoining plots would be of similar height if not greater, the height is acceptable.

#### Site layout

54. As established in the approved masterplan parameters, the proposed building would be L-shaped with only a short frontage to Drummond Road. The long north facing elevation would be divided into five bays to break down the perceived massing. This also responds well to the use of concrete fins in the neighbouring commercial building (J) to be retained. The bays on the corners would be wider to define the extent of the building. The top floor would be set back, allowing for a comfortable relationship with the street and the introduction of terraces.
55. To the south of the building, a communal amenity space is proposed for staff, containing cycle storage and soft landscaping. A through-entrance to the commercial building is proposed, accessed from both the east-west street to the north of the building and the landscaped courtyard at the rear. This also offers a view through the building to the courtyard, which offers good legibility and adds visual interest to the east west street. A pre-cast concrete canopy and double height glazing are also proposed in order to enhance the legibility of the entrance.
56. The outline permission was based on a series of defined 'character areas' and this part of the masterplan was intended to deliver a high quality neighbourhood that complements the existing character, enhance the context and create a new tree lined link road across the site, with safe pedestrian activity.
57. The approved design code proposed a row of trees on the northern side of the street to the north of plot 5, and parking bays on the south side of the street. The proposals under consideration here would deviate from the design code in order to move the trees to the south (Plot 5) side of the road. The pavement on the Plot 5 side would also be widened. There is no in principle objection to this, subject to compliance with Southwark Streetscape Design Manual (SSDM). The same number of trees would be delivered and the service lay-by proposed would be screened. The Council's Arboricultural Officer has not raised any objections. The final details of landscaping (e.g. species selection and management) can be controlled by condition.

#### Landscaping

58. The proposed landscaped courtyard is a positive aspect of the proposal, providing an enclosed, hard-landscaped space with trees and benches for the use of the office occupiers.

#### Architectural and detailed design

59. The architectural articulation of the proposed building would create a relatively subtly expressed two storey base to the building. It would feature a different brick detailing in order to distinguish it from the rest of the building.
60. From second floor up, there would be recesses in the elevations, defining the bays described above. Whilst officers would prefer that this recess be brought to ground, this was considered to represent a security concern. It was brought down from third to second floor level, which is considered a reasonable compromise.

61. Following discussions with the applicant, the proportions of the fenestration at ground floor have been improved, with the cills lowered and chamfered in order to drop the perceived scale of the ground floor upstand as much as possible. This approach would also create a subtle difference between ground and upper floor windows and therefore give further definition and articulation to the ground floor.
62. Large scale arched window forms are proposed at the set back top floor level, in reference to some of the historic industrial architecture of Bermondsey, including the arched roof profile of the neighbouring commercial building to be retained (K). This is considered to create visual interest and lend the building a sense of identity which is welcomed. Details such as the brick slip lintels and copings also elevate the articulation of the building and are welcomed.
63. The material palette would feature a dark brown brick with a hint of reds and yellows as the predominant facing material. The intention is that the hues of red and yellow would compliment the existing red/yellow bricks of the adjoining Buildings J and K. This is however still under consideration. As the specific brick choice will be of high importance to the eventual quality of this project, particularly as it would be the first building to be delivered in the masterplan, it is recommended that a condition requiring on site inspection of samples of the brick proposed should be imposed.
64. On the whole, this is high quality proposal that largely complies with the approved parameters for the site and would not prejudice the delivery of the future development of the masterplan.

#### Design Review Panel

65. The application was presented to the DRP in June 2015, prior to submission of the application. The Panel felt that the workspace was well-considered and functional. However, there was some criticism that the presentation did not show the new building within its wider context which made assessment difficult. Whilst the use of brick was appropriate the colour and lack of detail led to a somewhat dour appearance. The lack of an active frontage was also questioned.
66. The applicant made changes in response to the review, adding more texture to the base levels and lowering the cills on the ground floor windows to improve views into and out of the building. These changes were beneficial to the overall scheme.

#### **Impact on trees**

67. There is one street tree on Drummond Road just outside the site; this would be retained under the proposals. In addition, there are two trees within the site, one of which would be required to be removed to accommodate the footprint of the building. This tree was also agreed to be removed under the outline permission. Given the extent of new tree planting around the perimeter of the new building and within the courtyard, this is considered acceptable. It is recommended that a condition securing the protection of the street trees on and close to the site during construction is included.

#### **Planning obligations (S.106 undertaking or agreement)**

68. Saved policy 2.5 'Planning Obligations' of the Southwark Plan, Strategic Policy 14 'Implementation and Delivery' of the Core Strategy and Policy 8.2 of the London Plan

advise that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. Saved policy 2.5 is reinforced by the Supplementary Planning Document (SPD) on Section 106 Planning Obligations and Community Infrastructure Levy (2015).

69. The outline permission was issued prior to the adoption of the Southwark CIL SPD in April 2015. Whilst this is a stand alone application and would have its own CIL and S106 obligations, the applicant has recognised that since the approved masterplan had secured a package of planning obligations under a different planning obligations framework, this stand alone application should not compromise the previously approved package of obligations.
70. A new free-standing S106 agreement is required for Plot 5 to secure obligations in line with Southwark's adopted S106 and CIL SPD (2015). In addition, this agreement will secure financial obligations apportioned from the S106 agreement for the outline permission 12/AP/2737.
71. In order to reflect the obligations for Plot 5 being moved into the new agreement, a Deed of Variation to the extant Section 106 Agreement (ref. 12/AP/2737) would be required to avoid 'double counting' the contributions and make clear which obligations have been replaced.
72. The approved S106 agreement had aggregated the financial obligations for residential Plot 4 and commercial Plot 5, grouped together as Phase 5. It was estimated that approximately 31.89% of the total s106 contributions was apportioned for this phase. In terms of floor areas, Plot 4 totalled 26% and Plot 5 totalled 6% for the whole outline development.
73. As such, 6% of the total financial contributions would have been apportioned for Plot 5. The total S106 financial obligations agreed under the outline permission was £4,262,829. The education and health contributions should be deducted from that total before the 6% apportionment ratio is applied, since these are not required for non-residential developments. The draft heads of terms totalling £133,399.74 set out by the applicant is therefore acceptable, and would be apportioned into topic areas as shown in the table below. The table also sets out the trigger for when the payment would be due.

S106 table

74.

<b>Contributions</b>	<b>Payments (s) £</b>	<b>Trigger Event</b>
<b>Administration Fee</b>	£4,266.78	Completion of Deed
<b>Community Facilities Contribution</b>	£6,626.40	Implementation
<b>Construction Workplace Co-ordinator Management Contribution</b>	£2,383.98	Implementation
<b>Public Open Space Contribution</b>	£5,283.66	Implementation
<b>Public Realm Contribution</b>	£30,645.00	Implementation
<b>Sports Development Contribution</b>	£31,299.90	Implementation
<b>Strategic Transport Contribution</b>	£20,464.02	Implementation
<b>Site Specific Transport Contribution</b>	£5,430.00	Implementation
<b>TfL Contribution</b>	£27,000.00	Implementation
<b>Total of Contribution</b>	<b>£133,399.74</b>	

75. As referred to above, the legal agreement would require the applicant to enter into a section 278 highways agreement is required to secure the detailed design of the new road, surface treatments, lighting, landscaping and any required raised tables.

76. In accordance with the recommendation, if the Section 106 Agreement is not signed by 30 April 2016, the Director of Planning should be authorised to refuse permission if appropriate, for the reason below:

*'In the absence of a signed Section 106 Agreement, there is no mechanism in place to*

*avoid or mitigate the impact of the proposed development on employment, public open space, the transport network, the public realm and community facilities, and the proposal would therefore be contrary to saved policy 2.5 of the Southwark Plan (2007), strategic policy 14 of the Core Strategy (2011) and Policy 8.2 of the London Plan (2015).'*

#### Mayoral Community Infrastructure Levy (CIL)

77. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail.

The Mayoral CIL with the 2015 indexation would equate to £149,120.

#### Southwark Community Infrastructure Levy (SCIL)

78. The Southwark CIL rate is based on the type and location of the development. As the site is for B1 office space falling within Zone 2 as specified in the CIL SPD, Southwark CIL is not chargeable. This charging regime was designed to encourage the provision of new office space in order to support job creation.

#### **Sustainable development implications**

79. London Plan Policy 5.2 outlines that development proposals should make the fullest contribution to minimising carbon dioxide emissions in line with the Mayor's energy hierarchy. Strategic Policy 13 'High Environmental Standards' of the Core Strategy also stipulate that development should be designed of the highest environmental standards.
80. The reports submitted demonstrate that the development would follow the London Plan's energy hierarchy, which is as follows:

Be Lean - use less energy;  
Be clean - Supply energy efficiently;  
Be Green - use renewable energy.

81. Be Lean: the proposed development would use less energy through:
- Improving the U-value of the facade of a building
  - The façade would be specified to achieve very good air tightness levels
  - Minimising solar gain
  - Passive solar gains to offset the fabric heat losses in the winter
  - The exposed thermal mass in the building would act as a store of heating energy.
  - Office spaces will be ventilated via a heat recovery ventilation system.

82. Be Clean:

The proposed building is located adjacent to part of the 5km pipe network operated by the South East London Combined Heat and Power (SELCHP), which provides district

heating to residents and businesses within the area. It is therefore proposed to provide heat to the building via this existing network.

83. Be Green:

There are a number of constraints imposed by the building location and the building use, which means that photovoltaics appear to be the only technical or economically viable renewable energy option. A 30m<sup>2</sup> PV array is therefore proposed, which is equivalent to a 2.5% saving in CO<sub>2</sub> emissions.

84. Whilst this does not achieve significant CO<sub>2</sub> emissions savings from low carbon technologies, the applicant has followed the energy hierarchy in their energy assessment and achieves an overall 36% reduction, when compared against the 2013 Part L Building Regulations and would comply with the London Plan, which seeks a target of 35% over Part L.

85. A BREEAM assessment has also been submitted and targets an 'Excellent' rating, which is compliant with the Core Strategy.

### **Other matters**

#### Flood Risk

86. The site is located within Flood Zone 3 and the applicant has submitted a Flood Risk Assessment (FRA). The Environment Agency (EA) raises no objections subject to conditions.

87. From the flooding information referred to within the submitted FRA, the information obtained from the EA relating to breach modelling could be complemented by the EA's current tidal River Thames flood modelling, which has been updated. The EA has stated that they expect to review an up-to-date FRA for any planning application. However, on this occasion, the EA are adopting a pragmatic approach by not objecting to this planning application, as it is believed that the production of an updated FRA would not materially alter their stance on the proposed development.

88. The EA also notes that owing to the absence of site-specific modelled flood levels within the submitted FRA, they were not able to ascertain whether the ground floor level of the proposed development will be situated 300mm above the modelled 1 in 200 year flood level. It is noted that the submitted FRA does suggest that the ground floor level of the proposed development would be inundated in the case of a flood event. The EA reiterates that it may be prudent for the applicant to obtain site-specific modelled flood extents and levels, and re-assess the development proposals with respect to said information, in order to ensure that the 'best available' flooding information has been considered.

The applicant has provided the updated information to the EA and at the time of writing, the EA is reviewing this. Officers will report any additional comments from the EA in an addendum report.

89. The Council's own Flood and Drainage management team had raised some queries regarding surface water run-off rates. The applicant has confirmed that the proposed limiting of surface water discharge from the site to 50% of that of the undeveloped site (for the peak 1 in 100 year, 15 minute storm), was the criterion established and agreed



as part of the outline permission (12/AP/2737). Whilst this is a stand alone application, the design has, wherever possible been designed out to be consistent with the previously approved principles and parameters. The Council's Flood and Drainage engineer is satisfied given that the criteria have previously been agreed.

### Ecology

90. Bats and house sparrows are recorded within 200m of the site, but the site is dominated by buildings and hard standing. It is also noted under the previous outline consent, the ecological survey confirmed that it was unlikely that bats are roosting. The 2015 habitat survey was found to be unchanged from those recorded in 2012.

The Council's Ecology Officer welcomes the new biodiverse features including the courtyard, biodiverse roof and nesting bricks.

### Contamination

91. The site has been previously used for industrial purposes and therefore contamination may be present. The outline permission included a condition (Condition No. 13) relating to contamination, which requires a site investigation and risk assessment prior to commencement. This Phase 1 investigation is included as part of this application to avoid the need for this condition to be imposed on any new permission. The Council's environmental protection team has no objections to this.

### **Conclusion on planning issues**

92. The principle of an employment use on this site is acceptable and the increase in the employment density is also welcomed. The building would be arranged as a series of small office units, with some shared facilities, and would suit smaller or start up businesses. The early delivery of the building is welcomed, and bringing this site forward in advance of the other phases would not impact on the comprehensive delivery of the consented wider Biscuit Factory masterplan (or any alternative scheme which comes forward following Grosvenor's re-appraisal of the site) .
93. The proposed development would accord broadly with the parameters set out under consent 12/AP/2737 and the impact on neighbouring uses, residential amenity and the highway network are similar to those previously assessed and found to be acceptable – there are no adverse impacts which would warrant withholding permission Other potential environmental effects would be mitigated by conditions.
94. The design is high quality, using a simple palette of materials with interest provided through the bond and pattern of the bricks. The series of bays and recesses, and the set back top floor, further articulate the form.
95. It is therefore recommended that permission be granted, subject to conditions as set out in the attached draft decision notice and completion of a S106 agreement.

### **Community impact statement**

96. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the

application process.

- a) The impact on local people is set out above.
- b) The issues relevant to particular communities/groups likely to be affected by the proposal have been identified within the report.
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

97. Details of consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

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

### Summary of consultation responses

A total of 6 neighbouring residents, and occupants of the Biscuit Factory buildings have made objections raising the following concerns:

- The accessibility of the future state complex by larger vehicles than 3.5T panel vans may be limited;
- accessibility is key to businesses in Building J and the proposals would not enable business to continue normal operations;
- restriction on the size of the vehicles that can load and unload;
- the planned building of six storeys will be out of keeping with the Victorian properties on Clements Road and will also restrict light into the properties along the street;
- obstruct the skyline particularly the neighbours' view of the Shard;
- restrict access to sunshine;
- cause noise pollution during construction and during operation;
- cause traffic pollution during construction and operation;
- cause a wind tunnel effect on Drummond Road.

### **Statutory consultees**

99. Thames Water

No objection subject to a piling method statement being submitted and subject to the attachment of informatives regarding groundwater risk management and water pressure.

100. Environment Agency

No objection.

## **Internal consultees**

### Highways

101. A s278/38 highways agreement with the council is required in relation to the design of new road, repaving of footways and provision of raised tables/crossings. A change to the traffic management order would be required in relation to the loss of on street parking bays to accommodate the new road.

### **Human rights implications**

102. 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.
103. This application has the legitimate aim of providing commercial B1 office use. 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/310-A  Application file: 15/AP/3729  Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 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 5729 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Wing Lau, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	18 December 2015	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic director, finance and governance	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and modernisation	No	No
Director of regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		21 December 2015

## Consultation undertaken

**Site notice date:** 19/10/2015

**Press notice date:** 15/10/2015

**Case officer site visit date:** 19/10/2015

**Neighbour consultation letters sent:** 08/10/2015

### Internal services consulted:

Ecology Officer  
Economic Development Team  
Environmental Protection Team Formal Consultation  
Flood and Drainage Team  
Highway Development Management  
Waste Management

### Statutory and non-statutory organisations consulted:

Environment Agency  
London Fire & Emergency Planning Authority  
Metropolitan Police Service (Designing out Crime)  
Network Rail (Planning)  
Thames Water - Development Planning

### Neighbour and local groups consulted:

114 Layard Square London SE16 2JG  
115 Layard Square London SE16 2JG  
112 Layard Square London SE16 2JG

113 Layard Square London SE16 2JG  
118 Layard Square London SE16 2JG  
119 Layard Square London SE16 2JG  
116 Layard Square London SE16 2JG  
117 Layard Square London SE16 2JG  
111 Layard Square London SE16 2JG  
94 Layard Square London SE16 2JF  
95 Layard Square London SE16 2JF  
92 Layard Square London SE16 2JF  
93 Layard Square London SE16 2JF  
98 Layard Square London SE16 2JF  
99 Layard Square London SE16 2JF  
96 Layard Square London SE16 2JF  
97 Layard Square London SE16 2JF  
131 Layard Square London SE16 2JG  
132 Layard Square London SE16 2JG  
129 Layard Square London SE16 2JG  
130 Layard Square London SE16 2JG  
135 Layard Square London SE16 2JG  
136 Layard Square London SE16 2JG  
133 Layard Square London SE16 2JG  
134 Layard Square London SE16 2JG

Flat 15 Salisbury Court SE16 4DH  
Flat 16 Salisbury Court SE16 4DH  
South Bermondsey Arches 654-656 St Jamess Road SE16 4RA  
91 St Jamess Road London SE16 4QS  
Unit 2 Discovery Business Park SE16 4RA  
Unit 4 Discovery Business Park SE16 4RA  
Flat 14 Salisbury Court SE16 4DH  
Flat 7 Salisbury Court SE16 4DH  
Flat 8 Salisbury Court SE16 4DH  
Flat 5 Salisbury Court SE16 4DH  
Flat 6 Salisbury Court SE16 4DH  
Flat 11 Salisbury Court SE16 4DH  
Flat 12 Salisbury Court SE16 4DH  
Flat 9 Salisbury Court SE16 4DH  
Flat 10 Salisbury Court SE16 4DH  
116 Marden Square London SE16 2JB  
1 Alfred Court 13 Bombay Street SE16 3UX  
Living Accommodation Ancient Forresters SE16 3TP  
41 Blue Anchor Lane SE16 3UL  
4 Alfred Court 13 Bombay Street SE16 3UX  
5 Alfred Court 13 Bombay Street SE16 3UX  
2 Alfred Court 13 Bombay Street SE16 3UX  
3 Alfred Court 13 Bombay Street SE16 3UX  
6 New Concorde Apartments 96 Webster Road SE16 4DF  
7 New Concorde Apartments 96 Webster Road SE16 4DF

128 Layard Square London SE16 2JG  
 122 Layard Square London SE16 2JG  
 123 Layard Square London SE16 2JG  
  
 120 Layard Square London SE16 2JG  
  
 121 Layard Square London SE16 2JG  
 126 Layard Square London SE16 2JG  
 127 Layard Square London SE16 2JG  
 124 Layard Square London SE16 2JG  
 125 Layard Square London SE16 2JG  
 69 Layard Square London SE16 2JF  
 70 Layard Square London SE16 2JF  
 67 Layard Square London SE16 2JF  
 68 Layard Square London SE16 2JF  
 73 Layard Square London SE16 2JF  
 74 Layard Square London SE16 2JF  
 71 Layard Square London SE16 2JF  
 72 Layard Square London SE16 2JF  
 66 Layard Square London SE16 2JF  
 106 Layard Square London SE16 2JF  
 107 Layard Square London SE16 2JF  
 104 Layard Square London SE16 2JF  
 105 Layard Square London SE16 2JF  
 110 Layard Square London SE16 2JF  
 65 Layard Square London SE16 2JF  
 108 Layard Square London SE16 2JF  
 109 Layard Square London SE16 2JF  
 86 Layard Square London SE16 2JF  
 87 Layard Square London SE16 2JF  
 84 Layard Square London SE16 2JF  
 85 Layard Square London SE16 2JF  
 90 Layard Square London SE16 2JF  
  
 91 Layard Square London SE16 2JF  
  
 88 Layard Square London SE16 2JF  
 89 Layard Square London SE16 2JF  
 83 Layard Square London SE16 2JF  
 77 Layard Square London SE16 2JF  
 78 Layard Square London SE16 2JF  
  
 75 Layard Square London SE16 2JF  
  
 76 Layard Square London SE16 2JF  
  
 81 Layard Square London SE16 2JF  
  
 82 Layard Square London SE16 2JF  
 79 Layard Square London SE16 2JF  
 80 Layard Square London SE16 2JF  
 137 Layard Square London SE16 2JG  
 287 Southwark Park Road London SE16 3TP  
  
 281 Southwark Park Road London SE16 3TP  
 285 Southwark Park Road London SE16 3TP  
 31 Blue Anchor Lane London SE16 3UL  
 33 Blue Anchor Lane London SE16 3UL  
 13 Blue Anchor Lane London SE16 3UL  
  
 15 Blue Anchor Lane London SE16 3UL  
  
 269 Southwark Park Road London SE16 3TP  
 Railway Arch 3 Almond Road SE16 3LR  
 Railway Arch 6 Almond Road SE16 3LR  
 Railway Arch 22 Almond Road SE16 3LR  
 Railway Arch 24 Almond Road SE16 3LR  
 261-265 Southwark Park Road London SE16 3TP  
 267 Southwark Park Road London SE16 3TP  
 Railway Arch 7 Almond Road SE16 3LR  
 Railway Arch 8 Almond Road SE16 3LR  
 Railway Arch 15 Almond Road SE16 3LR  
 1-11 Galleywall Road London SE16 3PB  
  
 4 New Concorde Apartments 96 Webster Road SE16 4DF  
 5 New Concorde Apartments 96 Webster Road SE16 4DF  
 Arches 642 And 642w Tower Bridge Business Complex SE16 4DG  
 Arches 643 644 And 644w Tower Bridge Business Complex SE16 4DG  
 Nursery Adjacent 25 Marden Square SE16 2HZ  
 11 Bombay Street SE16 3UX  
 15 Bombay Street SE16 3UX  
 15 Alfred Court 13 Bombay Street SE16 3UX  
 16 Alfred Court 13 Bombay Street SE16 3UX  
 Block B Unit 3 Tower Bridge Business Complex SE16 4DG  
 14 Alfred Court 13 Bombay Street SE16 3UX  
 8 Alfred Court 13 Bombay Street SE16 3UX  
 9 Alfred Court 13 Bombay Street SE16 3UX  
 6 Alfred Court 13 Bombay Street SE16 3UX  
 7 Alfred Court 13 Bombay Street SE16 3UX  
 12 Alfred Court 13 Bombay Street SE16 3UX  
 13 Alfred Court 13 Bombay Street SE16 3UX  
 10 Alfred Court 13 Bombay Street SE16 3UX  
 11 Alfred Court 13 Bombay Street SE16 3UX  
 B201 2 Tower Bridge Business Complex SE16 4DG  
 B201 3 Tower Bridge Business Complex SE16 4DG  
 A301 6 Tower Bridge Business Complex SE16 4DG  
 A301 7 Tower Bridge Business Complex SE16 4DG  
 B202 2 Tower Bridge Business Complex SE16 4DG  
 B202 3 Tower Bridge Business Complex SE16 4DG  
 B201 4 Tower Bridge Business Complex SE16 4DG  
 B202 1 Tower Bridge Business Complex SE16 4DG  
 A301 5 Tower Bridge Business Complex SE16 4DG  
 Block H Unit 3a Tower Bridge Business Complex SE16 4DG  
 First Floor Flat 285 Southwark Park Road SE16 3TP  
 Block J Unit 112 Left Tower Bridge Business Complex SE16 4DG  
 Block J Unit 112 Right Tower Bridge Business Complex SE16 4DG  
 A301 3 Tower Bridge Business Complex SE16 4DG  
 A301 4 Tower Bridge Business Complex SE16 4DG  
 A301 1 Tower Bridge Business Complex SE16 4DG  
 A301 2 Tower Bridge Business Complex SE16 4DG  
 Block B Third Floor Unit 5 Tower Bridge Business Complex SE16 4DG  
 Block B Third Floor Unit 6 Tower Bridge Business Complex SE16 4DG  
 Block B Third Floor Unit 3 Tower Bridge Business Complex SE16 4DG  
 Block B Third Floor Unit 4 Tower Bridge Business Complex SE16 4DG  
 2 New Concorde Apartments 96 Webster Road SE16 4DF  
 3 New Concorde Apartments 96 Webster Road SE16 4DF  
 33 Clements Road London SE16 4DW  
 1 New Concorde Apartments 96 Webster Road SE16 4DF  
 Block B Third Floor Unit 2 Tower Bridge Business Complex SE16 4DG  
 B202 6 Tower Bridge Business Complex SE16 4DG  
 B202 7 Tower Bridge Business Complex SE16 4DG  
 B202 4 Tower Bridge Business Complex SE16 4DG  
 B202 5 Tower Bridge Business Complex SE16 4DG  
 Block E Unit 02b Tower Bridge Business Complex SE16 4DG  
 Block B Third Floor Unit 1 Tower Bridge Business Complex SE16 4DG  
 B202 8 Tower Bridge Business Complex SE16 4DG  
 B202 9 Tower Bridge Business Complex SE16 4DG  
 14 Lockwood Square London SE16 2HS  
 15 Lockwood Square London SE16 2HS  
 12 Lockwood Square London SE16 2HS  
 13 Lockwood Square London SE16 2HS  
 18 Lockwood Square London SE16 2HS  
 19 Lockwood Square London SE16 2HS  
 16 Lockwood Square London SE16 2HS  
 17 Lockwood Square London SE16 2HS  
 11 Lockwood Square London SE16 2HS

Railway Arch 2 Almond Road SE16 3LR

Railway Arch 13 Almond Road SE16 3LR  
1 Bombay Street London SE16 3UX

Railway Arch 11 Almond Road SE16 3LR  
25 Blue Anchor Lane London SE16 3UL  
Railway Arch 9 Almond Road SE16 3LR  
39 Blue Anchor Lane London SE16 3UL

9 Blue Anchor Lane London SE16 3UL  
37 Blue Anchor Lane London SE16 3UL  
Railway Arch 4 Almond Road SE16 3LR  
4-6 Bombay Street London SE16 3UX  
271-273 Southwark Park Road London SE16 3TP  
277-279 Southwark Park Road London SE16 3TP  
149 Layard Square London SE16 2JG  
150 Layard Square London SE16 2JG  
147 Layard Square London SE16 2JG  
148 Layard Square London SE16 2JG  
153 Layard Square London SE16 2JG  
154 Layard Square London SE16 2JG  
151 Layard Square London SE16 2JG  
152 Layard Square London SE16 2JG  
146 Layard Square London SE16 2JG  
140 Layard Square London SE16 2JG  
141 Layard Square London SE16 2JG  
138 Layard Square London SE16 2JG  
139 Layard Square London SE16 2JG  
144 Layard Square London SE16 2JG  
145 Layard Square London SE16 2JG  
142 Layard Square London SE16 2JG

143 Layard Square London SE16 2JG

411 Southwark Park Road London SE16 2JH

25 Banyard Road London SE16 2YA  
325 Southwark Park Road London SE16 2JN  
409 Southwark Park Road London SE16 2JH  
8 Bombay Street London SE16 3UX  
Railway Arch 18 Almond Road SE16 3LR

27 Banyard Road London SE16 2YA

Drummond Christian Centre 121 Drummond Road SE16 2JY  
Petrol Filling Station 297-307 Southwark Park Road SE16 2JN  
24 Banyard Road London SE16 2YA  
155 Layard Square London SE16 2JG

156 Layard Square London SE16 2JG  
Ancient Forresters 282-286 Southwark Park Road SE16 3TP  
300 Southwark Park Road London SE16 2HB  
306 Southwark Park Road London SE16 2HA  
162 Marden Square London SE16 2JB  
163 Marden Square London SE16 2JB  
160 Marden Square London SE16 2JB  
161 Marden Square London SE16 2JB  
166 Marden Square London SE16 2JD  
167 Marden Square London SE16 2JD  
164 Marden Square London SE16 2JB  
165 Marden Square London SE16 2JD  
159 Marden Square London SE16 2JB  
153 Marden Square London SE16 2JB  
154 Marden Square London SE16 2JB  
151 Marden Square London SE16 2JB

152 Marden Square London SE16 2JB  
157 Marden Square London SE16 2JB  
158 Marden Square London SE16 2JB  
155 Marden Square London SE16 2JB  
156 Marden Square London SE16 2JB

Block K Unit 214 Tower Bridge Business Complex SE16 4DG  
281a Southwark Park Road London SE16 3TP  
Block J Unit 312 Tower Bridge Business Complex SE16 4DG  
Flat 1 287 Southwark Park Road SE16 3TP  
1 Lockwood Square London SE16 2HS  
10 Lockwood Square London SE16 2HS  
Block J Ground Floor Tower Bridge Business Complex SE16 4DG  
2-10 Raymouth Road London SE16 2DB  
3 Lockwood Square London SE16 2HS  
30 Lockwood Square London SE16 2HS  
28 Lockwood Square London SE16 2HS  
29 Lockwood Square London SE16 2HS  
33 Lockwood Square London SE16 2HS  
34 Lockwood Square London SE16 2HS  
31 Lockwood Square London SE16 2HS  
32 Lockwood Square London SE16 2HS  
27 Lockwood Square London SE16 2HS  
21 Lockwood Square London SE16 2HS  
22 Lockwood Square London SE16 2HS  
2 Lockwood Square London SE16 2HS  
20 Lockwood Square London SE16 2HS  
25 Lockwood Square London SE16 2HS  
26 Lockwood Square London SE16 2HS  
23 Lockwood Square London SE16 2HS  
24 Lockwood Square London SE16 2HS  
1 Almond Road London SE16 3LR  
1a Almond Road London SE16 3LR  
Living Accommodation St James Tavern SE16 4QZ  
Block E Unit 01a Tower Bridge Business Complex SE16 4DG  
Block E Unit 01b Tower Bridge Business Complex SE16 4DU  
Block F Unit V22 Tower Bridge Business Complex SE16 4DG  
300a Southwark Park Road London SE16 2HB  
Unit 1a Discovery Business Park SE16 7RA  
Flat 3 267 Southwark Park Road SE16 3TP  
10 Bombay Street London SE16 3YU  
Block B Unit B108 Tower Bridge Business Complex SE16 4DG  
Block B Unit 408 Tower Bridge Business Complex SE16 4DG  
Block J Unit 508 Tower Bridge Business Complex SE16 4DU  
Block J Unit 502 Tower Bridge Business Complex SE16 4DU  
Block J Unit 503 Tower Bridge Business Complex SE16 4DU  
Block J Unit 501 Tower Bridge Business Complex SE16 4DG  
Block J Unit 506 Tower Bridge Business Complex SE16 4DU  
Block J Unit 507 Tower Bridge Business Complex SE16 4DU  
Block J Unit 504 Tower Bridge Business Complex SE16 4DU  
Block J Unit 505 Tower Bridge Business Complex SE16 4DU  
Unit 2 25a Blue Anchor Lane SE16 3UL  
Unit 3 25a Blue Anchor Lane SE16 3UL  
Unit 1 25a Blue Anchor Lane SE16 3UL  
Railway Arches 163 To 165 Blue Anchor Lane SE16 3UL  
Flat 4 6 Webster Road SE16 4DS  
Railway Arch 166 Blue Anchor Lane SE16 3UL  
Flat 4 302 Southwark Park Road SE16 2HA  
Flat 5 302 Southwark Park Road SE16 2HA  
Flat 2 302 Southwark Park Road SE16 2HA  
Flat 3 302 Southwark Park Road SE16 2HA  
298 Southwark Park Road London SE16 2HB  
Block J Unit 304a Tower Bridge Business Complex SE16 4DG  
Flat 2 6 Webster Road SE16 4DS  
Flat 3 6 Webster Road SE16 4DQ  
Flat 1 302 Southwark Park Road SE16 2HA  
Block G Unit 02 Tower Bridge Business Complex SE16 4DG  
Block G Unit 101 Tower Bridge Business Complex SE16 4DG

179 Marden Square London SE16 2JD	Block B Units 01 And 02 Tower Bridge Business Complex SE16 4DG
180 Marden Square London SE16 2JD	Block F Units 01 And 101 Tower Bridge Business Complex SE16 4DG
177 Marden Square London SE16 2JD	Block N Units 01 And 001 Tower Bridge Business Complex SE16 4DG
178 Marden Square London SE16 2JD	Unit B401 Tower Bridge Business Complex SE16 4DG
183 Marden Square London SE16 2JD	Block H Unit 2 And Block J Units 1 To 3 Tower Bridge Business Complex SE16 4DG
184 Marden Square London SE16 2JD	Block J Unit 301a Tower Bridge Business Complex SE16 4DG
181 Marden Square London SE16 2JD	Block B Unit 001 Tower Bridge Business Complex SE16 4DG
182 Marden Square London SE16 2JD	Block A Unit 302a Tower Bridge Business Complex SE16 4DG
176 Marden Square London SE16 2JD	Block A Unit 401 Tower Bridge Business Complex SE16 4DG
170 Marden Square London SE16 2JD	Arch 621w Tower Bridge Business Complex SE16 4DG
171 Marden Square London SE16 2JD	Arch 628 Tower Bridge Business Complex SE16 4DG
168 Marden Square London SE16 2JD	Block A Unit 501 Tower Bridge Business Complex SE16 4DG
169 Marden Square London SE16 2JD	Block A Unit 502 Tower Bridge Business Complex SE16 4DG
174 Marden Square London SE16 2JD	Block A Unit 402 Tower Bridge Business Complex SE16 4DG
175 Marden Square London SE16 2JD	Block A Unit 403 Tower Bridge Business Complex SE16 4DG
172 Marden Square London SE16 2JD	Store And Premises Near Garage 457 SE16 2JE
173 Marden Square London SE16 2JD	96-96a St Jamess Road London SE16 4RA
128 Marden Square London SE16 2JB	Flat 1 6 Webster Road SE16 4DQ
129 Marden Square London SE16 2JB	Flat 3 86 Webster Road SE16 4DF
126 Marden Square London SE16 2JB	Flat 1 86 Webster Road SE16 4DF
127 Marden Square London SE16 2JB	Flat 2 86 Webster Road SE16 4DF
132 Marden Square London SE16 2JB	74-94 St Jamess Road London SE16 4RA
133 Marden Square London SE16 2JB	Arches 596 To 602 291 Southwark Park Road SE16 3TP
130 Marden Square London SE16 2JB	Railway Arch 659d St Jamess Road SE16 4RA
131 Marden Square London SE16 2JB	Unit B501 Tower Bridge Business Complex SE16 4DG
125 Marden Square London SE16 2JB	Units K308 To K313 Tower Bridge Business Complex SE16 4DG
119 Marden Square London SE16 2JB	Railway Arches 659b And 659c St Jamess Road SE16 4RA
120 Marden Square London SE16 2JB	Unit 6 Discovery Business Park SE16 4RA
117 Marden Square London SE16 2JB	Railway Arches 654 To 656 And 656w St Jamess Road SE16 4RA
118 Marden Square London SE16 2JB	Railway Arches 657and 658 And 658w St Jamess Road SE16 4RA
123 Marden Square London SE16 2JB	Block A Unit 402a Tower Bridge Business Complex SE16 4DG
124 Marden Square London SE16 2JB	First Floor Flat 304 Southwark Park Road SE16 2HA
121 Marden Square London SE16 2JB	Basement And Ground Floor Flat 304 Southwark Park Road SE16 2HA
122 Marden Square London SE16 2JB	Flat 13 257-265 Southwark Park Road SE16 3TP
145 Marden Square London SE16 2JB	Flat 14 257-265 Southwark Park Road SE16 3TP
146 Marden Square London SE16 2JB	2 Georgia Court 13 Priter Road SE16 4QW
143 Marden Square London SE16 2JB	3 Georgia Court 13 Priter Road SE16 4QW
144 Marden Square London SE16 2JB	1 Georgia Court 13 Priter Road SE16 4QW
149 Marden Square London SE16 2JB	Flat 12 257-265 Southwark Park Road SE16 3TP
150 Marden Square London SE16 2JB	Flat 6 257-265 Southwark Park Road SE16 3TP
147 Marden Square London SE16 2JB	Flat 7 257-265 Southwark Park Road SE16 3TP
148 Marden Square London SE16 2JB	Flat 4 257-265 Southwark Park Road SE16 3TP
142 Marden Square London SE16 2JB	Flat 5 257-265 Southwark Park Road SE16 3TP
136 Marden Square London SE16 2JB	Flat 10 257-265 Southwark Park Road SE16 3TP
137 Marden Square London SE16 2JB	Flat 11 257-265 Southwark Park Road SE16 3TP
134 Marden Square London SE16 2JB	Flat 8 257-265 Southwark Park Road SE16 3TP
135 Marden Square London SE16 2JB	Flat 9 257-265 Southwark Park Road SE16 3TP
140 Marden Square London SE16 2JB	Block B Units 001 01 To 02 03 And 101 To 104 Tower Bridge Business Complex SE16 4DG
141 Marden Square London SE16 2JB	Block K Unit 102 Tower Bridge Business Complex SE16 4DG
138 Marden Square London SE16 2JB	Lower Ground Floor Nutmeg Building SE16 4DG
139 Marden Square London SE16 2JB	Site Office Nutmeg Building SE16 4DG
185 Marden Square London SE16 2JD	Block K Unit 106 Tower Bridge Business Complex SE16 4DG
50 Layard Square London SE16 2JE	Block K Unit 107 Tower Bridge Business Complex SE16 4DG



51 Layard Square London SE16 2JE	4DG Block K Unit 104 Tower Bridge Business Complex SE16
49 Layard Square London SE16 2JE	4DG Block K Unit 105 Tower Bridge Business Complex SE16
5 Layard Square London SE16 2JE	4DG Ground Floor Nutmeg Building SE16 4DG
54 Layard Square London SE16 2JE	6 Georgia Court 13 Priter Road SE16 4QW
55 Layard Square London SE16 2JE	7 Georgia Court 13 Priter Road SE16 4QW
52 Layard Square London SE16 2JE	4 Georgia Court 13 Priter Road SE16 4QW
53 Layard Square London SE16 2JE	5 Georgia Court 13 Priter Road SE16 4QW
48 Layard Square London SE16 2JE	Cafe Nutmeg Building SE16 4DG
42 Layard Square London SE16 2JE	8 Georgia Court 13 Priter Road SE16 4QW
43 Layard Square London SE16 2JE	9 Georgia Court 13 Priter Road SE16 4QW
40 Layard Square London SE16 2JE	Block J Unit 106 Tower Bridge Business Complex SE16 4DG
41 Layard Square London SE16 2JE	16-18 Bombay Street London SE16 3UX
46 Layard Square London SE16 2JE	Block K Unit 405 Tower Bridge Business Complex SE16 4DG
47 Layard Square London SE16 2JE	Block J Unit 105 Tower Bridge Business Complex SE16 4DG
44 Layard Square London SE16 2JE	Block J Units 305 To 311 Tower Bridge Business Complex SE16 4DG
45 Layard Square London SE16 2JE	Block A Unit 303 Room 8 Tower Bridge Business Complex SE16 4DG
8 Layard Square London SE16 2JE	Block J Unit 113a Tower Bridge Business Complex SE16 4DG
9 Layard Square London SE16 2JE	Block K Unit 404 Tower Bridge Business Complex SE16 4DG
64 Layard Square London SE16 2JE	Block J Unit 302a Tower Bridge Business Complex SE16 4DG
7 Layard Square London SE16 2JE	Block J Unit 107 Tower Bridge Business Complex SE16 4DG
102 Layard Square London SE16 2JF	Block A Unit 002 Tower Bridge Business Complex SE16 4DG
103 Layard Square London SE16 2JF	Block A Unit 04 Tower Bridge Business Complex SE16 4DG
100 Layard Square London SE16 2JF	Block K Unit 403 Tower Bridge Business Complex SE16 4DG
101 Layard Square London SE16 2JF	Block K Unit 406 Tower Bridge Business Complex SE16 4DG
63 Layard Square London SE16 2JE	Block J Unit 111 Tower Bridge Business Complex SE16 4DG
58 Layard Square London SE16 2JE	Block J Units 109 To 110 Tower Bridge Business Complex SE16 4DU
59 Layard Square London SE16 2JE	Flat 1 267 Southwark Park Road SE16 3TP
56 Layard Square London SE16 2JE	Flat 2 267 Southwark Park Road SE16 3TP
57 Layard Square London SE16 2JE	Block J Units 215 To 216 Tower Bridge Business Complex SE16 4DG
61 Layard Square London SE16 2JE	Flat 2 257-265 Southwark Park Road SE16 3TP
62 Layard Square London SE16 2JE	Flat 3 257-265 Southwark Park Road SE16 3TP
6 Layard Square London SE16 2JE	Flat 1 257-265 Southwark Park Road SE16 3TP
60 Layard Square London SE16 2JE	Block A Unit 303 Room 6a Tower Bridge Business Complex SE16 4DG
2 Layard Square London SE16 2JE	Block A Unit 303 Room 6 Tower Bridge Business Complex SE16 4DG
20 Layard Square London SE16 2JE	Block A Unit 303 Room 5a Tower Bridge Business Complex SE16 4DG
18 Layard Square London SE16 2JE	Block A Unit 303 Room 5 Tower Bridge Business Complex SE16 4DG
19 Layard Square London SE16 2JE	Block A Unit 303 Room 7 Tower Bridge Business Complex SE16 4DG
23 Layard Square London SE16 2JE	Block A Unit 303 Room 1 Tower Bridge Business Complex SE16 4DU
24 Layard Square London SE16 2JE	Block A Unit 303 Room 4 Tower Bridge Business Complex SE16 4DG
21 Layard Square London SE16 2JE	Block A Unit 303 Room 3 Tower Bridge Business Complex SE16 4DG
22 Layard Square London SE16 2JE	Block A Unit 303 Room 2 Tower Bridge Business Complex SE16 4DG
17 Layard Square London SE16 2JE	35 Lockwood Square London SE16 2HS
11 Layard Square London SE16 2JE	30 Marden Square London SE16 2HZ
12 Layard Square London SE16 2JE	31 Marden Square London SE16 2HZ
1 Layard Square London SE16 2JE	29 Marden Square London SE16 2HZ
10 Layard Square London SE16 2JE	3 Marden Square London SE16 2HZ

15 Layard Square London SE16 2JE  
 16 Layard Square London SE16 2JE  
 13 Layard Square London SE16 2JE  
 14 Layard Square London SE16 2JE  
 35 Layard Square London SE16 2JE  
 36 Layard Square London SE16 2JE  
 33 Layard Square London SE16 2JE  
 34 Layard Square London SE16 2JE  
 39 Layard Square London SE16 2JE  
 4 Layard Square London SE16 2JE  
 37 Layard Square London SE16 2JE  
 38 Layard Square London SE16 2JE  
 32 Layard Square London SE16 2JE  
 27 Layard Square London SE16 2JE  
 28 Layard Square London SE16 2JE  
 25 Layard Square London SE16 2JE  
 26 Layard Square London SE16 2JE  
 30 Layard Square London SE16 2JE  
 31 Layard Square London SE16 2JE  
 29 Layard Square London SE16 2JE  
 3 Layard Square London SE16 2JE  
 Railway Arch 10 Almond Road SE16 3LR  
 Block H Unit 3 Tower Bridge Business Complex SE16 4DG  
 Block K Unit 03 Tower Bridge Business Complex SE16 4DG  
 Block C Unit 03 Tower Bridge Business Complex SE16 4DG  
 Block E Unit 03 Tower Bridge Business Complex SE16 4DG  
 Block H Unit 04 Tower Bridge Business Complex SE16 4DG  
 Block A Unit 05 And 001 Tower Bridge Business Complex SE16 4DG  
 Block A Unit 04 And 002 Tower Bridge Business Complex SE16 4DG  
 Block E Unit 04 Tower Bridge Business Complex SE16 4DG  
 Block A Unit 03 Tower Bridge Business Complex SE16 4DG  
 Block L Unit 01 Tower Bridge Business Complex SE16 4DG  
 Block A First Floor Tower Bridge Business Complex SE16 4DG  
 Block K Units 01 And 02 Tower Bridge Business Complex SE16 4DG  
 Block K Unit 001 Tower Bridge Business Complex SE16 4DG  
 Block E Unit 02a Tower Bridge Business Complex SE16 4DG  
 Block K Unit 002 Tower Bridge Business Complex SE16 4DG  
 Block C And D Excluding Ground Block D Units 01 To 02 Tower Bridge Business Complex SE16 4DG  
 Block A Unit 02 Tower Bridge Business Complex SE16 4DG  
 Block J Unit 113 Tower Bridge Business Complex SE16 4DG  
 Block J Unit 114 Tower Bridge Business Complex SE16 4DU  
 Block J Units 107 And 109 To 111 Tower Bridge Business Complex SE16 4DG  
 Block J Unit 108 Tower Bridge Business Complex SE16 4DG  
 Block A Units 201 And 202 Tower Bridge Business Complex SE16 4DG  
 Block J Unit 201 Tower Bridge Business Complex SE16 4DU  
 Block J Unit 115 Tower Bridge Business Complex SE16 4DU  
 Block J Unit 200 Tower Bridge Business Complex SE16 4DU  
 Block B Unit 105 To 106 Tower Bridge Business Complex SE16 4DG  
 Block J Unit 101 Tower Bridge Business Complex SE16 4DG  
 Block K Unit 101 Tower Bridge Business Complex SE16 4DU  
 Block H Unit 05 Tower Bridge Business Complex SE16 4DG  
 Block B Units 101 To 104 Tower Bridge Business Complex SE16 4DG  
 Block K Unit 103 Tower Bridge Business Complex SE16 4DG  
 Block J Unit 104 Tower Bridge Business Complex SE16 4DG  
 Block J Unit 102 Tower Bridge Business Complex SE16 4DG  
 Block J Unit 103 Tower Bridge Business Complex SE16 4DG  
 Flat 2 Wesley Court SE16 4DT  
 Flat 3 Wesley Court SE16 4DT  
 Unit 9 Discovery Business Park SE16 4RA  
 Flat 1 Wesley Court SE16 4DT  
 Flat 6 Wesley Court SE16 4DT  
 Flat 7 Wesley Court SE16 4DT  
 Flat 4 Wesley Court SE16 4DT  
 Flat 5 Wesley Court SE16 4DT  
 69 Webster Road London SE16 4DR  
 34 Marden Square London SE16 2HZ  
 35 Marden Square London SE16 2HZ  
 32 Marden Square London SE16 2HZ  
 33 Marden Square London SE16 2HZ  
 28 Marden Square London SE16 2HZ  
 22 Marden Square London SE16 2HZ  
 23 Marden Square London SE16 2HZ  
 20 Marden Square London SE16 2HZ  
 21 Marden Square London SE16 2HZ  
 26 Marden Square London SE16 2HZ  
 27 Marden Square London SE16 2HZ  
 24 Marden Square London SE16 2HZ  
 25 Marden Square London SE16 2HZ  
 46 Marden Square London SE16 2HZ  
 5 Marden Square London SE16 2HZ  
 44 Marden Square London SE16 2HZ  
 45 Marden Square London SE16 2HZ  
 8 Marden Square London SE16 2HZ  
 9 Marden Square London SE16 2HZ  
 6 Marden Square London SE16 2HZ  
 7 Marden Square London SE16 2HZ  
 43 Marden Square London SE16 2HZ  
 38 Marden Square London SE16 2HZ  
 39 Marden Square London SE16 2HZ  
 36 Marden Square London SE16 2HZ  
 37 Marden Square London SE16 2HZ  
 41 Marden Square London SE16 2HZ  
 42 Marden Square London SE16 2HZ  
 4 Marden Square London SE16 2HZ  
 40 Marden Square London SE16 2HZ  
 178 Lockwood Square London SE16 2HY  
 179 Lockwood Square London SE16 2HY  
 176 Lockwood Square London SE16 2HY  
 177 Lockwood Square London SE16 2HY  
 182 Lockwood Square London SE16 2HY  
 183 Lockwood Square London SE16 2HY  
 180 Lockwood Square London SE16 2HY  
 181 Lockwood Square London SE16 2HY  
 175 Lockwood Square London SE16 2HY  
 169 Lockwood Square London SE16 2HY  
 170 Lockwood Square London SE16 2HY  
 167 Lockwood Square London SE16 2HY  
 168 Lockwood Square London SE16 2HY  
 173 Lockwood Square London SE16 2HY  
 174 Lockwood Square London SE16 2HY  
 171 Lockwood Square London SE16 2HY  
 172 Lockwood Square London SE16 2HY  
 15 Marden Square London SE16 2HZ  
 16 Marden Square London SE16 2HZ  
 13 Marden Square London SE16 2HZ  
 14 Marden Square London SE16 2HZ  
 19 Marden Square London SE16 2HZ  
 2 Marden Square London SE16 2HZ  
 17 Marden Square London SE16 2HZ  
 18 Marden Square London SE16 2HZ  
 12 Marden Square London SE16 2HZ  
 186 Lockwood Square London SE16 2HY  
 187 Lockwood Square London SE16 2HY  
 184 Lockwood Square London SE16 2HY  
 185 Lockwood Square London SE16 2HY  
 10 Marden Square London SE16 2HZ  
 11 Marden Square London SE16 2HZ  
 188 Lockwood Square London SE16 2HY  
 1 Marden Square London SE16 2HZ  
 100 Marden Square London SE16 2JA

Flat 1 92 Storks Road SE16 4DP	82 Marden Square London SE16 2JA
65 Webster Road London SE16 4DR	83 Marden Square London SE16 2JA
67 Webster Road London SE16 4DR	80 Marden Square London SE16 2JA
Flat 4 92 Storks Road SE16 4DP	81 Marden Square London SE16 2JA
Flat 5 92 Storks Road SE16 4DP	86 Marden Square London SE16 2JA
Flat 2 92 Storks Road SE16 4DP	87 Marden Square London SE16 2JA
Flat 3 92 Storks Road SE16 4DP	84 Marden Square London SE16 2JA
6a Bombay Street London SE16 3UX	85 Marden Square London SE16 2JA
Block A Unit 01 Tower Bridge Business Complex SE16 4DG	79 Marden Square London SE16 2JA
Ground Floor Flat 35 Blue Anchor Lane SE16 3UL	73 Marden Square London SE16 2JA
Railway Arch 5 Almond Road SE16 3LR	74 Marden Square London SE16 2JA
Block D Units 01 And 02 Tower Bridge Business Complex SE16 4DU	71 Marden Square London SE16 2JA
Block G Unit 01 Tower Bridge Business Complex SE16 4DG	72 Marden Square London SE16 2JA
Block C And D Unit 001 Tower Bridge Business Complex SE16 4DG	77 Marden Square London SE16 2JA
Block C Units 01 And 02 Tower Bridge Business Complex SE16 4DG	78 Marden Square London SE16 2JA
First Floor Flat 35 Blue Anchor Lane SE16 3UL	75 Marden Square London SE16 2JA
22a Banyard Road London SE16 2YA	76 Marden Square London SE16 2JA
Millpond Old Peoples Home Southwark Park Road SE16 2JN	99 Marden Square London SE16 2JA
Flat 8 Wesley Court SE16 4DT	111 Marden Square London SE16 2JB
22b Banyard Road London SE16 2YA	97 Marden Square London SE16 2JA
First Floor Flat 271-273 Southwark Park Road SE16 3TP	98 Marden Square London SE16 2JA
First Floor Flat 277-279 Southwark Park Road SE16 3TP	114 Marden Square London SE16 2JB
308 Southwark Park Road London SE16 2HA	115 Marden Square London SE16 2JB
First Floor And Second Floor Flat 94 Webster Road SE16 4DF	112 Marden Square London SE16 2JB
Block K Unit 201 Tower Bridge Business Complex SE16 4DG	113 Marden Square London SE16 2JB
Arch 632w Tower Bridge Business Complex SE16 4DG	96 Marden Square London SE16 2JA
Arch 637w Tower Bridge Business Complex SE16 4DG	90 Marden Square London SE16 2JA
Arch 629w Tower Bridge Business Complex SE16 4DG	91 Marden Square London SE16 2JA
Arch 631w Tower Bridge Business Complex SE16 4DG	88 Marden Square London SE16 2JA
Arches 648 To 649 Tower Bridge Business Complex SE16 4DG	89 Marden Square London SE16 2JA
Arch 650 Tower Bridge Business Complex SE16 4DG	94 Marden Square London SE16 2JA
Arches 638 To 641 Tower Bridge Business Complex SE16 4DG	95 Marden Square London SE16 2JA
Arch 645w Tower Bridge Business Complex SE16 4DG	92 Marden Square London SE16 2JA
Arch 626w Tower Bridge Business Complex SE16 4DG	93 Marden Square London SE16 2JA
Arch 616w Tower Bridge Business Complex SE16 4DG	48 Marden Square London SE16 2JA
Arches 619 To 619w Tower Bridge Business Complex SE16 4DG	49 Marden Square London SE16 2JA
Arch 602w Tower Bridge Business Complex SE16 4DG	110 Marden Square London SE16 2JA
Arches 610w To 611w Tower Bridge Business Complex SE16 4DG	47 Marden Square London SE16 2JA
Arch 623 Tower Bridge Business Complex SE16 4DG	52 Marden Square London SE16 2JA
Arch 624w Tower Bridge Business Complex SE16 4DG	53 Marden Square London SE16 2JA
Arches 620 To 621 Tower Bridge Business Complex SE16 4DG	50 Marden Square London SE16 2JA
Arch 622 Tower Bridge Business Complex SE16 4EF	51 Marden Square London SE16 2JA
Tower Bridge Business Complex Clements Road SE16 4DG	109 Marden Square London SE16 2JA
275a Southwark Park Road London SE16 3TP	103 Marden Square London SE16 2JA
Rear Of Petrol Filling Station SE16 2JN	104 Marden Square London SE16 2JA
Railway Arch 16 Linsey Street SE16 3YD	101 Marden Square London SE16 2JA
Arches 651 To 652 Tower Bridge Business Complex SE16 4DG	102 Marden Square London SE16 2JA
Arch 653 Tower Bridge Business Complex SE16 4DG	107 Marden Square London SE16 2JA
275 Southwark Park Road London SE16 3TP	108 Marden Square London SE16 2JA
Estate Store Lockwood Square SE16 2HS	105 Marden Square London SE16 2JA
273 Southwark Park Road London SE16 3TP	106 Marden Square London SE16 2JA
Block J Unit 213 Tower Bridge Business Complex SE16 4DG	65 Marden Square London SE16 2JA
Block J Unit 214 Tower Bridge Business Complex SE16 4DU	66 Marden Square London SE16 2JA
Block J Unit 210 Tower Bridge Business Complex SE16 4DG	63 Marden Square London SE16 2JA
Block J Units 211 And 212 Tower Bridge Business Complex SE16 4DG	64 Marden Square London SE16 2JA
Block A Unit 302 Tower Bridge Business Complex SE16 4DG	69 Marden Square London SE16 2JA
Block J Unit 302 Tower Bridge Business Complex SE16 4DG	70 Marden Square London SE16 2JA
Block J Unit 301 Tower Bridge Business Complex SE16 4DG	67 Marden Square London SE16 2JA
Block K Units 301 And 302 Tower Bridge Business Complex SE16 4DG	68 Marden Square London SE16 2JA
Block J Unit 209 Tower Bridge Business Complex SE16 4DG	62 Marden Square London SE16 2JA
Block A Unit 203 Tower Bridge Business Complex SE16 4DG	56 Marden Square London SE16 2JA
Block J Unit 203 Tower Bridge Business Complex SE16 4DU	57 Marden Square London SE16 2JA
Block J Unit 202 Tower Bridge Business Complex SE16 4DG	54 Marden Square London SE16 2JA
Block K Units 202 And 203 Tower Bridge Business Complex SE16 4DG	55 Marden Square London SE16 2JA
Block J Unit 207 Tower Bridge Business Complex SE16 4DG	60 Marden Square London SE16 2JA
Block J Unit 208 Tower Bridge Business Complex SE16 4DG	61 Marden Square London SE16 2JA

Block J Unit 204 Tower Bridge Business Complex SE16 4DG	58 Marden Square London SE16 2JA
Block J Units 205 And 206 Tower Bridge Business Complex SE16 4DG	59 Marden Square London SE16 2JA
Block J Unit 409 Tower Bridge Business Complex SE16 4DG	72 Lockwood Square London SE16 2HT
Block J Unit 410 Tower Bridge Business Complex SE16 4DG	73 Lockwood Square London SE16 2HT
Block J Unit 406 Tower Bridge Business Complex SE16 4DG	70 Lockwood Square London SE16 2HT
Block J Units 407 And 408 Tower Bridge Business Complex SE16 4DG	71 Lockwood Square London SE16 2HT
Block J Unit 414 Tower Bridge Business Complex SE16 4DG	76 Lockwood Square London SE16 2HT
Block J Unit 415 Tower Bridge Business Complex SE16 4DU	77 Lockwood Square London SE16 2HT
Block J Units 411 And 412 Tower Bridge Business Complex SE16 4DG	74 Lockwood Square London SE16 2HT
Block J Unit 413 Tower Bridge Business Complex SE16 4DG	75 Lockwood Square London SE16 2HT
Block J Unit 404 Tower Bridge Business Complex SE16 4DG	69 Lockwood Square London SE16 2HT
Block K Units 304 And 305 Tower Bridge Business Complex SE16 4DG	63 Lockwood Square London SE16 2HT
Block K Unit 307 Tower Bridge Business Complex SE16 4DG	64 Lockwood Square London SE16 2HT
Block J Unit 303 Tower Bridge Business Complex SE16 4DU	61 Lockwood Square London SE16 2HT
Block J Unit 304 Tower Bridge Business Complex SE16 4DG	62 Lockwood Square London SE16 2HT
Block J Units 402 And 403 Tower Bridge Business Complex SE16 4DG	67 Lockwood Square London SE16 2HT
Block K Unit 402 Tower Bridge Business Complex SE16 4DG	68 Lockwood Square London SE16 2HT
Block J Unit 401 Tower Bridge Business Complex SE16 4DG	65 Lockwood Square London SE16 2HT
Block K Unit 401 Tower Bridge Business Complex SE16 4DG	66 Lockwood Square London SE16 2HT
31 Webster Road London SE16 4DQ	89 Lockwood Square London SE16 2HT
9 Webster Road London SE16 4DQ	90 Lockwood Square London SE16 2HT
27 Webster Road London SE16 4DQ	87 Lockwood Square London SE16 2HT
29 Webster Road London SE16 4DQ	88 Lockwood Square London SE16 2HT
3 William Ellis Way London SE16 4RY	93 Lockwood Square London SE16 2HT
4 William Ellis Way London SE16 4RY	94 Lockwood Square London SE16 2HT
1 William Ellis Way London SE16 4RY	91 Lockwood Square London SE16 2HT
2 William Ellis Way London SE16 4RY	92 Lockwood Square London SE16 2HT
25 Webster Road London SE16 4DQ	86 Lockwood Square London SE16 2HT
13 Webster Road London SE16 4DQ	80 Lockwood Square London SE16 2HT
15 Webster Road London SE16 4DQ	81 Lockwood Square London SE16 2HT
90 Storks Road London SE16 4DP	78 Lockwood Square London SE16 2HT
11 Webster Road London SE16 4DQ	79 Lockwood Square London SE16 2HT
21 Webster Road London SE16 4DQ	84 Lockwood Square London SE16 2HT
23 Webster Road London SE16 4DQ	85 Lockwood Square London SE16 2HT
17 Webster Road London SE16 4DQ	82 Lockwood Square London SE16 2HT
19 Webster Road London SE16 4DQ	83 Lockwood Square London SE16 2HT
3 Webster Road London SE16 4DQ	46 Lockwood Square London SE16 2HS
5 Webster Road London SE16 4DQ	47 Lockwood Square London SE16 2HS
95 St Jamess Road London SE16 4QS	44 Lockwood Square London SE16 2HS
1 Webster Road London SE16 4DQ	45 Lockwood Square London SE16 2HS
15 Clements Road London SE16 4DW	5 Lockwood Square London SE16 2HS
17 Clements Road London SE16 4DW	50 Lockwood Square London SE16 2HS
7 Webster Road London SE16 4DQ	48 Lockwood Square London SE16 2HS
13 Clements Road London SE16 4DW	49 Lockwood Square London SE16 2HS
93 St Jamess Road London SE16 4QS	43 Lockwood Square London SE16 2HS
7 William Ellis Way London SE16 4RY	38 Lockwood Square London SE16 2HS
8 William Ellis Way London SE16 4RY	39 Lockwood Square London SE16 2HS
5 William Ellis Way London SE16 4RY	36 Lockwood Square London SE16 2HS
6 William Ellis Way London SE16 4RY	37 Lockwood Square London SE16 2HS
87 St Jamess Road London SE16 4QS	41 Lockwood Square London SE16 2HS
89 St Jamess Road London SE16 4QS	42 Lockwood Square London SE16 2HS
9 William Ellis Way London SE16 4RY	4 Lockwood Square London SE16 2HS
85 St Jamess Road London SE16 4QS	40 Lockwood Square London SE16 2HS
16 Webster Road London SE16 4DF	55 Lockwood Square London SE16 2HT
18 Webster Road London SE16 4DF	56 Lockwood Square London SE16 2HT
Unit 3 23a Blue Anchor Lane SE16 3UL	53 Lockwood Square London SE16 2HT
Unit 7 Discovery Business Park SE16 4RA	54 Lockwood Square London SE16 2HT
24 Webster Road London SE16 4DF	59 Lockwood Square London SE16 2HT
26 Webster Road London SE16 4DF	60 Lockwood Square London SE16 2HT
20 Webster Road London SE16 4DF	57 Lockwood Square London SE16 2HT
22 Webster Road London SE16 4DF	58 Lockwood Square London SE16 2HT
Unit 2 23a Blue Anchor Lane SE16 3UL	102 Lockwood Square London SE16 2HT
289a Southwark Park Road London SE16 3TP	6 Lockwood Square London SE16 2HS
3-7 Bombay Street London SE16 3UX	7 Lockwood Square London SE16 2HS
289 Southwark Park Road London SE16 3TP	51 Lockwood Square London SE16 2HS
283 Southwark Park Road London SE16 3TP	52 Lockwood Square London SE16 2HS
23 Blue Anchor Lane London SE16 3UL	100 Lockwood Square London SE16 2HT
Unit 1 23a Blue Anchor Lane SE16 3UL	101 Lockwood Square London SE16 2HT

Railway Arch 16 To 17 Almond Road SE16 3LR  
2-14 Bombay Street London SE16 3UX  
90 Webster Road London SE16 4DF  
92 Webster Road London SE16 4DF  
81 Storks Road London SE16 4DE  
88 Webster Road London SE16 4DF  
86 Storks Road London SE16 4DP  
88 Storks Road London SE16 4DP  
94 Webster Road London SE16 4DF  
84 Storks Road London SE16 4DP  
79 Storks Road London SE16 4DE  
32 Webster Road London SE16 4DF  
34 Webster Road London SE16 4DF  
28 Webster Road London SE16 4DF  
30 Webster Road London SE16 4DF  
75 Storks Road London SE16 4DE  
77 Storks Road London SE16 4DE  
71 Storks Road London SE16 4DE  
73 Storks Road London SE16 4DE  
19 Clements Road London SE16 4DW  
35 Collett Road London SE16 4DJ  
37 Collett Road London SE16 4DJ  
31 Collett Road London SE16 4DJ  
33 Collett Road London SE16 4DJ  
43 Collett Road London SE16 4DJ  
45 Collett Road London SE16 4DJ  
39 Collett Road London SE16 4DJ  
41 Collett Road London SE16 4DJ  
29 Collett Road London SE16 4DJ  
St James Tavern 72 St James Road SE16 4QZ  
82 Storks Road London SE16 4DP  
25 Collett Road London SE16 4DJ  
27 Collett Road London SE16 4DJ  
21 Collett Road London SE16 4DJ  
23 Collett Road London SE16 4DJ  
53 Webster Road London SE16 4DR  
55 Webster Road London SE16 4DR  
49 Webster Road London SE16 4DR  
51 Webster Road London SE16 4DR  
61 Webster Road London SE16 4DR  
63 Webster Road London SE16 4DR  
57 Webster Road London SE16 4DR  
59 Webster Road London SE16 4DR  
47 Webster Road London SE16 4DR  
72 Storks Road London SE16 4DL  
37 Webster Road London SE16 4DR  
47 Collett Road London SE16 4DJ  
70 Storks Road London SE16 4DL  
43 Webster Road London SE16 4DR  
45 Webster Road London SE16 4DR  
39 Webster Road London SE16 4DR  
41 Webster Road London SE16 4DR  
Unit 3 Discovery Business Park SE16 4RA  
Unit 8 Discovery Business Park SE16 4RA  
103 St James Road London SE16 4RA  
Unit 1 Discovery Business Park SE16 4RA  
Flat 3 Salisbury Court SE16 4DH  
Flat 4 Salisbury Court SE16 4DH  
Flat 1 Salisbury Court SE16 4DH  
Flat 2 Salisbury Court SE16 4DH  
101 St James Road London SE16 4RA  
25 Clements Road London SE16 4DW  
27 Clements Road London SE16 4DW  
21 Clements Road London SE16 4DW  
23 Clements Road London SE16 4DW  
Railway Arch 659a St James Road SE16 4RA  
99 St James Road  
29 Clements Road London SE16 4DW  
31 Clements Road London SE16 4DW  
Flat 17 Salisbury Court SE16 4DH  
Unit 5 To 6 Discovery Business Park SE16 4RA

8 Lockwood Square London SE16 2HS  
9 Lockwood Square London SE16 2HS  
95 Lockwood Square London SE16 2HT  
144 Lockwood Square London SE16 2HX  
145 Lockwood Square London SE16 2HX  
142 Lockwood Square London SE16 2HX  
143 Lockwood Square London SE16 2HX  
148 Lockwood Square London SE16 2HX  
149 Lockwood Square London SE16 2HY  
146 Lockwood Square London SE16 2HX  
147 Lockwood Square London SE16 2HX  
141 Lockwood Square London SE16 2HX  
135 Lockwood Square London SE16 2HX  
136 Lockwood Square London SE16 2HX  
133 Lockwood Square London SE16 2HX  
134 Lockwood Square London SE16 2HX  
139 Lockwood Square London SE16 2HX  
140 Lockwood Square London SE16 2HX  
137 Lockwood Square London SE16 2HX  
138 Lockwood Square London SE16 2HX  
161 Lockwood Square London SE16 2HY  
162 Lockwood Square London SE16 2HY  
159 Lockwood Square London SE16 2HY  
160 Lockwood Square London SE16 2HY  
165 Lockwood Square London SE16 2HY  
166 Lockwood Square London SE16 2HY  
163 Lockwood Square London SE16 2HY  
164 Lockwood Square London SE16 2HY  
158 Lockwood Square London SE16 2HY  
152 Lockwood Square London SE16 2HY  
153 Lockwood Square London SE16 2HY  
150 Lockwood Square London SE16 2HY  
151 Lockwood Square London SE16 2HY  
156 Lockwood Square London SE16 2HY  
157 Lockwood Square London SE16 2HY  
154 Lockwood Square London SE16 2HY  
155 Lockwood Square London SE16 2HY  
110 Lockwood Square London SE16 2HX  
111 Lockwood Square London SE16 2HX  
108 Lockwood Square London SE16 2HX  
109 Lockwood Square London SE16 2HX  
114 Lockwood Square London SE16 2HX  
115 Lockwood Square London SE16 2HX  
112 Lockwood Square London SE16 2HX  
113 Lockwood Square London SE16 2HX  
107 Lockwood Square London SE16 2HX  
98 Lockwood Square London SE16 2HT  
99 Lockwood Square London SE16 2HT  
96 Lockwood Square London SE16 2HT  
97 Lockwood Square London SE16 2HT  
105 Lockwood Square London SE16 2HX  
106 Lockwood Square London SE16 2HX  
103 Lockwood Square London SE16 2HX  
104 Lockwood Square London SE16 2HX  
127 Lockwood Square London SE16 2HX  
128 Lockwood Square London SE16 2HX  
125 Lockwood Square London SE16 2HX  
126 Lockwood Square London SE16 2HX  
131 Lockwood Square London SE16 2HX  
132 Lockwood Square London SE16 2HX  
129 Lockwood Square London SE16 2HX  
130 Lockwood Square London SE16 2HX  
124 Lockwood Square London SE16 2HX  
118 Lockwood Square London SE16 2HX  
119 Lockwood Square London SE16 2HX  
116 Lockwood Square London SE16 2HX  
117 Lockwood Square London SE16 2HX  
122 Lockwood Square London SE16 2HX  
123 Lockwood Square London SE16 2HX  
120 Lockwood Square London SE16 2HX  
121 Lockwood Square London SE16 2HX  
Mbm Partners 100 Clements Road SE16 4DG

**Re-consultation:** n/a

## APPENDIX 2

### Consultation responses received

#### Internal services

Ecology - No objections. Recommend conditions requiring bird and biodiverse roofs.

Flood and Drainage Team - Additional information on surface runoff rates were required. Following the submission of information from the applicant, no objections raised.

Environmental Protection Team - No objections subject to conditions relating to contamination, noise levels and the submission of a construction management plan.

Flood and Drainage Team - Following submission of further information from the applicant, no objections raised.

Highway Development Management

#### Statutory and non-statutory organisations

Environment Agency - No objections subject to conditions. The EA also notes that owing to the absence of site-specific modelled flood levels within the submitted FRA, they were not able to ascertain whether the ground floor level of the proposed development will be situated 300mm above the modelled 1 in 200 year flood level. It is noted that the submitted FRA does suggest that the ground floor level of the proposed development would be inundated in the case of a flood event. The EA reiterates that it may be prudent for the applicant to obtain site-specific modelled flood extents and levels, and re-assess the development proposals with respect to said information, in order to ensure that the 'best available' flooding information has been considered.

Other comments relate to the floor and resistant and resilient measures that should be incorporated into the design and construction of the development.

Network Rail - No observations to make.

Thames Water - Development Planning - No objections, but no impact piling shall take place until a piling method statement has been submitted and approved.

#### Neighbours and local groups

A total of 6 neighbouring residents and occupants of the Biscuit Factory buildings have made objections raising the following concerns:

The accessibility of the future state complex by larger vehicles than 3.5T panel vans may be limited; accessibility is key to their business in Building J and the proposals would not enable their business to continue normal operations; restriction on the size of the vehicles that can load and unload; the planned building of six storeys will be out of keeping with the Victorian properties on Clements Road and will also restrict light into the properties along the street; obstruct the skyline particularly the neighbours' view of the Shard; restrict access to sunshine; cause noise pollution during construction and during operation; cause traffic pollution during construction and operation; cause a wind tunnel effect on Drummond Road.