

Item No. 7.2	Classification: OPEN	Date: 7 June 2016	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 16/AP/0515 for: Full Planning Permission Address: TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1 Proposal: Infill and replacement of all ground floor shop fronts within Tower Bridge Piazza, the north side of Compass Court and the west side of Admiral's Court on Horselydown Lane; refurbishment of residential access doorway to the Copper Row side of Admiral's Court and Knot House; and the erection of awnings to the piazza side of Compass Court and southern side of Admiral's Court.		
Ward(s) or groups affected:	Riverside		
From:	Director of Planning		
Application Start Date 11/02/2016		Application Expiry Date 07/04/2016	
Earliest Decision Date 06/04/2016			

RECOMMENDATION

1. That members grant full planning permission, subject to conditions.

BACKGROUND INFORMATION

2. This application is referred to members for decision.

Site location and description

3. The site includes the Tower Bridge Piazza and the surrounding commercial buildings at ground floor level within the court yard. The piazza is accessed from various points, including Shad Thames and Gainsford Street. The surrounding buildings are a mixture of large office and residential buildings with commercial uses on the ground floors. The piazza was initially consented as landscaping for the surrounding development, however, as is noted within the planning history section below, has consent for a three storey building.
4. No buildings subject to this application are listed however the site is within the Tower Bridge conservation area. The site is located within the central activities zone, an air quality management area, flood risk zone 3 and within an archaeological priority zone.

Details of proposal

5. The proposal is to infill and replace of all ground floor shop fronts within Tower Bridge Piazza, the north side of Compass Court and the west side of Admirals Court on Horselydown Lane; refurbishment the residential access doorway to the Copper Row side of Admiral's Court and Knot House; and to erect awnings on the piazza side of Compass Court and southern side of Admiral's Court (facing the square).

6. The alterations to the shop fronts would involve their extension out by infilling the undercroft of the existing buildings at ground floor level.
7. Aluminium material similar to the existing shop fronts would be used with two types of shop front proposed: folding concertina doors to the north side of Admiral's Court with the remaining shop fronts having one opening door with three large panels and mullions introduced and the steel signage provided above.
8. **Planning history**

15/EQ/0226 Application type: Pre-Application Enquiry (ENQ) - Alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court. Decision date 02/02/2016 Decision: Pre-application enquiry closed (EQC) .

16/AP/0615 - An application for a change of use of 1a, 2, 3, 4 Admiral's Court and 45, 47, 49 Compass Court to a flexible A1/A2/Ad use; the erection of a single storey pavilion building (A1/A3/D1) within the piazza; erection of a way finding totem outside Cooperage Court, hard and soft landscaping, and associated works. This application will be presented to members for determination at the same meeting as this application for new shop fronts and other work.

S/86/35 - Planning permission was granted by the London Docklands Development Corporation for the redevelopment of the Horselydown Site to include residential, office and retail accommodation and basement car park. This application was for the overall development of the surrounding area including Anchor Court, Eagle Wharf, the Cooperage, Horselydown Square and block F (pavilion block) -May 1986.

96/AP/0687 for: Full Planning Permission at Tower Bridge Piazza, Horselydown Square SE1 the Construction of a three storey detached building consisting of retail and offices on ground floor, 2 x 3 bedroom flats on first floor and 1 x 3 bedroom flat on second floor. Refused on the following grounds:

1. The proposed development would result in a loss of privacy and amenity for future occupants nearby residential premises as a result of the building being sited in very close proximity to the windows of Admirals Court and Compass Court Buildings. The proposal would thereby conflict with policies E.3.1 and H.1.8 of the Southwark Unitary Development Plan.

2. The scale and location of the building would be detrimental to the quiet and safe enjoyment of Horselydown Square open space and would have an adverse impacts on the character and appearance of this area, which is within the Tower Bridge Conservation Area. This would be contrary to policies E.1.1, E.2.1 and E.2.5 and E.4.3 of the Southwark Unitary Development Plan.

00/AP/1587 for Certificate of Lawfulness proposed at Block F, Horselydown Square SE1 for - Redevelopment to include residential, office and retail accommodation and basement car park. Certificate of Lawful Development application for the completion of scheme already implemented, to include new three storey building in square. Granted consent as "The development of this site for the construction of a three storey building, called Block F, is lawful as it was part of the planning permission granted by the LDDC on May 12th 1987. The permission was implemented within the period required on the decision notice and the development may be completed without further approvals under the Planning Act".

9. Planning history of adjoining sites

16/AP/0464 - An application for the provision of x51 cycle parking spaces (for office use) within the existing storage area of the undercroft access route to the basement car park of Eagle Wharf has been submitted. This application will be presented to members for determination at the same meeting as this application for new shop fronts and other work.

Cooperage Court - 15/AP/2699 Application type: Full Planning Permission (FUL) - Alterations to the Cooperage Court building and adjoining public realm including the infilling of the ground floor undercroft areas on Gainsford Street, Tower Bridge Piazza and Lafone Street; relocation of the fire escape on the Tower Bridge Piazza frontage together with new balconies, hard landscaping and access alterations on the Brewery Square and Tower Bridge Piazza frontages; replacement of the atrium roof light, and associated works; change of use of 41 Lafone Street from Ad (restaurant) to B1 (offices) and the ground floor commercial unit within Eagle Wharf, 59 Lafone Street from B1 (offices) to A1 (retail). Decision date 01/09/2015 Decision: Granted (GRA)

15/EQ/0144 Application type: Pre-Application Enquiry (ENQ) - Alterations and refurbishment of Cooperage Court including filling in undercroft's to provide more usable office floorspace, alterations to steeped access points, relocation of fire escape and replacement of central atrium roof. Decision date 23/09/2015 Decision: Pre-application enquiry closed (EQC)

15/AP/3862 Application type: Variation: non-material changes (VNMC) - Alterations to the approved drawings on planning permission 15-AP-2699 for: Alterations to the Cooperage Court building and adjoining public realm including the infilling of the ground floor undercroft areas on Gainsford Street, Tower Bridge Piazza and Lafone Street; relocation of the fire escape on the Tower Bridge Piazza frontage together with new balconies, hard landscaping and access alterations on the Brewery Square and Tower Bridge Piazza frontages; replacement of the atrium roof light, and associated works; change of use of 41 Lafone Street from Ad (restaurant) to B1 (offices) and the ground floor commercial unit within Eagle Wharf, 59 Lafone Street from B1 (offices) to A1 (retail); the changes proposed are: Removal of steps and entrance within the Gainsford Street elevation and the continuation of in filled glazed panels; Additional louvre vents below glazing. Decision date 21/10/2015 Decision: Agreed - for app types VLA & VNMC (AGR)

15/AP/4975 Application type: Variation: non-material changes (VNMC) - Non-material amendments to planning permission 15-AP-2699 for: 'Alterations to the Cooperage Court building and adjoining public realm including the infilling of the ground floor undercroft areas on Gainsford Street, Tower Bridge Piazza and Lafone Street; relocation of the fire escape on the Tower Bridge Piazza frontage together with new balconies, hard landscaping and access alterations on the Brewery Square and Tower Bridge Piazza frontages; replacement of the atrium roof light, and associated works; change of use of 41 Lafone Street from Ad (restaurant) to B1 (offices) and the ground floor commercial unit within Eagle Wharf, 59 Lafone Street from B1 (offices) to A1 (retail)' consisting of: Amendment to design of relocated fire escape and elevational changes. Decision date 08/01/2016 Decision: Agreed - for app types VLA & VNMC (AGR).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

10. The main issues to be considered in respect of this application are:
 - a) Principle of development in accordance with the relevant policies.
 - b) Amenity Impacts of the development
 - c) Design and Conservation Issues
 - d) Highways and Transport impacts

Planning policy

11. National Planning Policy Framework (the Framework)
 1. Building a strong, competitive economy
 7. Requiring good design
 - 12 Conserving and enhancing the historic environment
12. London Plan July 2015
 - Policy 4.2 Offices
 - Policy 7.3 Designing out crime
 - Policy 7.4 Local character
 - Policy 7.5 Public realm
 - Policy 7.6 Architecture
13. Core Strategy 2011
 - Strategic Policy 12 - Design and Conservation
 - Strategic Policy 13 – High environmental standards:
14. Southwark Plan 2007 (July) - saved policies

The council's cabinet on 19 March 2013, as required by paragraph 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.

 - Saved Policy 1.4 Employment sites outside the preferred office locations and preferred industrial locations
 - Saved Policy 1.10 Small scale shops and services outside the town and local centres and protected shopping frontages
 - Policy 3.1 Environmental Impacts
 - Policy 3.2 Protection of amenity
 - Policy 3.11 Efficient use of land
 - Policy 3.2 Quality in design
 - Policy 3.13 Urban design
 - Policy 3.14 Designing out crime
 - Policy 3.15 Conservation of the historic environment
 - Policy 3.16 Conservation areas
 - Policy 3.17 Listed buildings
 - Policy 3.18 Setting of listed buildings, conservation areas, and world heritage sites.
 - Policy 4.2 Quality of residential accommodation

Principle of development

15. No change of use of the land forming the site is proposed. The principle of the use itself is therefore acceptable. Other matters are discussed below.

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

16. Many objections reference the potential for an intensification to harm the amenity of neighbours. The modest extensions of the internal floor area for the shops and the shop fronts, including the opening out of the concertina folding doors proposed would not in themselves lead to any noticeable intensification or impact.
17. The changes of use proposed under application 16/AP/0615 do have the potential to alter the operation of the piazza with respect to impact on amenity, an impact that is discussed in the report for that application.

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

18. No impacts would be expected as a result of this proposal.

Transport issues

19. The proposal seeks to move forward the shop fronts from their existing locations to extend the internal floor area out to within the existing undercroft of the building. The most notable potential highway impact is as a result of the extension of the shop fronts forward, in particular along Shad Thames which is a narrow street and has a relatively high footfall.
20. Whilst it is noted that the area at present forms a colonnade in which members of the public can walk freely, it is not adopted highway, is within the applicant's ownership and is raised above the highway, as such is most likely to be used by pedestrians accessing the shops or the piazza.
21. Stepped access would be retained into the commercial units from Shad Thames with step-free access retained to each of the units through the piazza entrances.
22. Extensions to the shop fronts are also proposed along Horselydown Lane frontage, however the footpath and road is wider along this street, and there is not as heavily used by pedestrians.
23. Overall the proposal would have little, if any, noticeable impact on movement of pedestrians around the site.

Design issues and impact on character and setting of a listed building and/or conservation area

24. Most of the objections received make reference to the design of the proposal and its impact on the heritage assets that would be affected: Tower Bridge Conservation Area and the Grade II listed Eagle Wharf. An objection has also been received from the 20th century society as they had concerns about the 'flat-fronted shop fronts on Shad Thames and Horselydown Lane' and the loss of the recesses. They note that

the relationship between these rounded shop bays and the constructivist towers and rounded balconies to be central to the character of the scheme and that the squaring and pulling out the shop front bays disrupts this relationship and the overall consistency. These issues are discussed below.

25. The National Planning Policy Framework notes that, 'In determining planning applications, local planning authorities should take account of:
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
26. It is important to understand the significance of the heritage assets that would be affected to fully understand the potential impact that this development would have. The significance of the heritage assets is summarised below.
27. Shad Thames conservation area
The site straddles two sub areas within the conservation area, Butlers Wharf, which is characterised by the main original warehouse buildings being one of the best remaining examples of a 19th century riverside warehouse environments in London, with the corner building of the application site helping to frame the entrance into Shad Thames.
28. The Gainsford and Queen Elizabeth Street sub area is predominantly characterised by new development and none of the older building referred to as points of focus are affected as a result of the proposed development.
29. The buildings within the square whilst not listed, are considered to be a good example of 1980s architecture and were considered fairly exemplary at the time of their construction. The Tower Bridge Conservation Area Appraisal refers to Conran Roche's Tower Bridge Piazza as an exciting piece of modern urban design and that preserves the densely developed street pattern of the original townscape. However it goes on to note that it does not relate closely to the historic architectural character of its surroundings.
30. The conservation appraisal does not make reference to the shopfronts or recesses and officers are of the view that these do not contribute significantly to the conservation area as a whole. As noted, the undercroft areas are narrow and are most likely to be used by pedestrians accessing the shops. Bringing the shopfronts forward improves the visibility along Shad Thames, whilst retaining the columns, but by bringing the shopfront closer to the street edge it will more closely reflect the units on the south side of Shad Thames which directly front the pavement and thus would respect the character and appearance of the views along Shad Thames and wider conservation area.
31. The proposed shop fronts in the units would be aluminium in material which is a similar material to the existing shop fronts within each of the buildings. The style of the shop fronts would be modern and in keeping with the existing shop fronts and the buildings as a whole. Whilst there are folding concertina doors proposed on some of the commercial units, these would open out into the square in order to introduce greater interaction and use of the square. The square was designed as a piazza and the increased legibility between the commercial units and the square would enhance

and reinforce its role as one.

32. It is not considered that there is any significant heritage merit in relation to shopfronts within the central point of the square which are modern in nature, however it is considered that the success of this proposal will rely on the detailed design of the shop fronts. It is understood that they are largely intended to replicate the existing shop fronts, a concept that is welcomed given the character of the host building. It is thus recommended that a condition should be imposed to require samples of materials.
33. The proposal also details the introduction of retractable awnings above each of the commercial units facing into the square. Such features are common in squares and piazzas and would their introduction on this site would not cause any harm to the buildings from a design or heritage perspective.
34. Subject to the imposition of a condition requiring further details of the shop fronts and materials it is thus considered that there would not be substantial harm to the host buildings or wider Tower Bridge conservation area and thus would satisfy the requirements within the NPPF and would accord with saved policies 3.12, 3.13 and 3.16 of the Southwark Plan.

Impact on trees

35. The proposal would not impact on any trees

Planning obligations (S.106 undertaking or agreement)

36. Not relevant to an application of this nature.

Sustainable development implications

37. None expected as a result of the proposal.

Other matters

38. No other matters were identified.

Conclusion on planning issues

39. The proposed external alterations to the buildings are considered acceptable as they would not result in a detrimental impact on the host building nor the wider conservation area. The proposal would also not result in any significant amenity impacts or impact on access/highways to an extent that would warrant refusal. As such, it is recommended that permission is granted.

Community impact statement

40. 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 above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

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

Summary of consultation responses

43. 30 individual responses have been received in relation to this application. The objections have been received from the residents within the surrounding residential blocks including Eagle Wharf, Admirals Court, Anchor Brewhouse, Cooperage Court, Compass Court and Saffron Wharf.
44. The application was re-consulted on as a result of amendments to the scheme being received and further information on a number of points also being provided. 11 further responses were received in relation to this re-consultation and the respondents still had concerns in relation to the application. Overall, the points raised in objection were on a number of points including:

Noise impacts from the development, as a result of the opening of the shop front.

The design of the shop fronts.

The moving forward of the shopfronts.

The poor quality of the heritage statement.

45. An objection has also been received from the 20th century society as they had concerns about the 'flat-fronted shop fronts on Shad Thames and Horselydown Lane'. They note that the relationship between these rounded shop bays and the constructivist towers and rounded balconies to be central to the character of the scheme and that the squaring and pulling out the shop front bays disrupts this relationship and the overall consistency.

Human rights implications

46. 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.
47. This application has the legitimate aim of providing alterations and additions to existing commercial buildings. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/227-34 Application file: 16/AP/0515 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 5416 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Pre-application enquiry advice
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Alex Cameron, Team Leader	
Version	Final	
Dated	23 May 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance And Governance	No	No
Strategic Director of Environment And Leisure	No	No
Strategic Director of Housing And Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	24 May 2016	

APPENDIX 1

Consultation undertaken

Site notice date: 07/03/2016

Press notice date: 25/02/2016

Case officer site visit date: n/a

Neighbour consultation letters sent: 07/03/2016

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

70 Cowcross Street London EC1M 6EJ
20 New End Square London NW3 1LN
20 New End Square NW3 1LN
Flat 2 Saffron Wharf 20 Shad Thames SE1 2YQ
By Email
7 Compass Court 39 Shad Thames SE1 2NJ
By Email
53 Eagle Wharf Court, Lafone Street SE1 2LZ
Eagle Wharf Court Resident
By Email Flat 9 Eagle Wharf Court
Flat 36 Eagle Wharf Court
Flat 36 Eagle Wharf Court Lafone Street London SE1 2LZ
By Email Eagle Wharf Court
By Email
84 Hatcham Park Road New Cross Gate SE14 5QF

10 Admirals Court Horselydown Lane SE1 2LJ
12 Watercroft Rd Halstead TN14 7DP
Apt. 58
Flat 38 Admirals Court SE1 2LJ
Flat 1 Admirals Court 30 Horselydown Lane SE1 2LJ
18 Eagle Wharf Court Lafone Street SE1 2LZ
18 Eagle Wharf Court Lafone Street SE1 2LZ
Flat 18 Eagle Wharf Court SE1 2LZ
30 Eagle Wharf Court London SE1 2LZ
49 Eagle Wharf Court SE1 2LZ
43 Eagle Wharf Lafone Street SE1 2LZ
24 Eagle Wharf XYZ
Flat 42 Eagle Wharf Court XYZ
Flat 12, Eagle Wharf Court XYZ
Liberal Democrat Councillors For Riverside Ward XYZ

Re-consultation: 03/05/2016

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Email representation

Email representation

Email representation

Email representation

Email representation

Email representation

Email representation

Email representation

Flat 1 Admirals Court 30 Horselydown Lane SE1 2LJ

Flat 12, Eagle Wharf Court XYZ

Flat 18 Eagle Wharf Court SE1 2LZ

Flat 2 Saffron Wharf 20 Shad Thames SE1 2YQ

Flat 36 Eagle Wharf Court Lafone Street London SE1 2LZ

Flat 38 Admirals Court SE1 2LJ

Flat 42 Eagle Wharf Court XYZ

Liberal Democrat Councillors For Riverside Ward XYZ

10 Admirals Court Horselydown Lane SE1 2LJ

12 Watercroft Rd Halstead TN14 7DP

18 Eagle Wharf Court Lafone Street SE1 2LZ

18 Eagle Wharf Court Lafone Street SE1 2LZ

20 New End Square NW3 1LN

20 New End Square NW3 1LN

20 New End Square London NW3 1LN

24 Eagle Wharf XYZ

30 Eagle Wharf Court London SE1 2LZ

30 Eagle Wharf Court London SE1 2LZ

43 Eagle Wharf Lafone Street SE1 2LZ

43 Eagle Wharf Lafone Street SE1 2LZ

49 Eagle Wharf Court SE1 2LZ

53 Eagle Wharf Court, Lafone Street SE1 2LZ

53 Eagle Wharf Court, Lafone Street SE1 2LZ

7 Compass Court 39 Shad Thames SE1 2NJ

70 Cowcross Street London EC1M 6EJ

84 Hatcham Park Road New Cross Gate SE14 5QF

Pre-application enquiry advice



Chief executive's department

Planning division
Development management (5th floor - hub 2)
PO Box 64529
LONDON SE1P 5LX

Mr Aaron Peate

xxxxxx

xxxxxx

xxxxxx

xxxxxx

xxxxxx

Your Ref:

Our Ref: 15/EQ/0226

Contact: Alex Cameron

Telephone: 020 7525 5416

E-Mail: planning.applications@southwark.gov.uk

Web Site: <http://www.southwark.gov.uk>

Date: 23/05/2016

Dear Mr Peate

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

At: TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1

Proposal: Alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court.

I write further to your pre-application enquiry received on 13/08/2015 and meeting with council officers on 17/09/15 to discuss the proposal which involved Alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court. This includes the erection of a new single storey pavilion building within the Piazza as well as a changes of use of commercial units and external alterations to these units.

Summary of Key Points

Alterations to the buildings are considered acceptable in principle however this is subject to further details in relation to materials proposed. In terms of the new pavilion style building, this is also likely to be a positive feature within the square and thus would be supported, subject to appropriate design and use of materials.

The alterations to the shop fronts along Shad Thames are also likely to be acceptable, however this is subject to access being retained into the units for wheelchair users whilst also ensuring that the alterations would not impact on the users of the highway along Shad Thames.

Some concerns are raised in relation to the loss of the existing Anthony Donaldson Statue. It's loss would result in a detrimental impact on the visual amenity of the wider square and this should be encouraged to be retained in its current position, with the possibility to relocate this in its entirety being a second option.

The proposed change of use is likely to be acceptable provided that you can meet the requirements outlined within Saved Policy 2.1. Enhancement of Community Facilities.

Additional detail is also required at application stage, including Archaeology (Depending on the level of works required), and potentially flood risk as well as further details of the materials proposed to be used.

Description of site

The site relates to Tower Bridge Piazza and the surrounding buildings within the court yard. The Piazza is accessed from Shad Thames and from Gainsford Street, within the London Bridge area. The surrounding buildings are a mixture of large office and residential buildings with commercial uses on the ground floors.

The building is not listed however it is situated within the Tower Bridge conservation area. The site is located within an Air Quality Management Area, Flood Risk Zone 3 and Archeological Priority Zone.

Description of the proposal

The proposed works involve alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court. The proposed works will consist of;

Painting works to facades and balconies;

New landscaping;

A new pavilion restaurant within the Piazza;

New way finding portal;

Within the Piazza and along Shad Thames, the infilling and addition of projecting windows along ground floor frontage;

Change of use of 1 Copper Row from D1 to A1/A2/Ad;

Ground floor alterations to Eagle Wharf with bringing forward the inset glazed office windows in line with the brick facade.

Relevant Policies

The relevant policies are made up of the London Plan 2015, Southwark Core Strategy 2011 and Southwark Unitary Development Plan 2007 saved policies, along with Supplementary Planning Documents including the Residential Design Standards (SPD) and Tower Bridge Conservation Area Appraisal. The National Planning Policy Framework is also a material consideration.

Key issues

The key considerations for the redevelopment of this site are:

Principle of development

Amenity Impacts

Conservation Issues

Design Considerations

Highways and Transport impacts

Archaeology

Air Quality

Principle

Generally there are no in principle objections to the proposed external alterations to the existing buildings provided that there would be no access, amenity impacts and the design would not result in a detrimental impact on the design of the building or surrounding conservation area. The proposed pavilion building is also supported in principle based on the lawfulness of a three storey building within this location. A single storey building of this nature is considered more appropriate within this location.

In terms of the proposed landscaping of the square and wider area, generally these proposed changes are supported with new planting and features such as the proposed way finder considered acceptable. However, concerns are raised regarding the principle of the loss of public art water feature, and its removal should be reconsidered.

In terms of the loss of the D1 dentists use, Saved Policy 2.1 Enhancement of community facilities outlines that "Planning permission for a change of use from D class community facilities will not be granted unless:

- i. The applicant demonstrates to the satisfaction of the LPA that the community facility is surplus to requirements of the local community and that the replacement development meets an identified need; or
- ii. The applicant demonstrates that another locally accessible facility with similar or enhanced provision can meet the identified needs of the local community facility users".

As such, you will need to demonstrate compliance with this policy by providing further details in this regard. Subject to this justification, the development is considered acceptable in principle.

Amenity Concerns

The proposal involves the introduction of a new pavilion style restaurant/bar as well as changes of use to new

A1/Ad uses within the existing buildings. Subject to restrictions of the hours of operation and appropriate placing of any plant machinery and extraction equipment it is unlikely that these uses would result in any significant amenity impacts on the surrounding residents within the area. Further details would be required in relation to extraction and ventilation equipment.

In terms of the impacts of the new pavilion on daylight and sunlight, the ground floor uses of the adjacent buildings are generally within commercial use and as such are unlikely to be impacted on. The residential uses above would also appear to retain sufficient levels of daylight in line with the BRE guidelines and as such no concerns are raised in this regards. Further, there is a lawful development certificate for a three storey building in this location would result in much greater amenity impacts.

The remaining building alterations and landscaping proposals would not result in any significant impacts on the amenities of the surrounding properties or users of the area and as such would accord with Saved Policy 3.2 of the Southwark Plan.

Design and Conservation Considerations

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."

Policy SP12 of the Core Strategy states that "Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in."

Saved Policy 3.12 asserts that developments "should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit." When we review the quality of a design we consider the appropriateness of the fabric, geometry and function as well as the overall concept for the design relative to the site.

Saved Policy 3.13 asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.

Saved Policy 3.16 state that within conservation areas, development should preserve or enhance the character or appearance of the area.

A number of new structures and alterations are proposed to the buildings and officers response to these will be dealt with in turn. In principle it is noted that there is no objection in principle to the new structures and external alteration works to the buildings in design terms, subject to compliance with access requirements and use of appropriate materials.

Painting works to facades and balconies

Class C of Part 2 of Schedule 2 of the GPDO (2015) provides permitted development rights to all buildings for the application of colour, except where it is used in connection with advertisements. As such, no comments are made on the colour scheme and various other minor alterations that are likely considered di-minimus.

New landscaping

The main concerns raised relate to treatment of existing sculptures on the site and at present officers are not satisfied with suggestions that the fountain is inappropriate and that water is not right within this location and as such officers would be against removing the fountain from the development.

Officers note that it could be moved to the other, northern most courtyard, opposite the existing torso sculpture, where its more intimate form could be better displayed, and it could be beneficial to have both pieces of art adjacent to each other. The fountain should then either be left drained or it be overhauled to deal with any leaks and have water put back, with certainly no planting provided, since this is very much in conflict with the original design concept of "contemporary" nymphs, complete with "modern" technology staring at their reflection in a pond, that very much express the time and place of the original development.

It is noted that documents still show the torso sculpture with its decorative plinth altered for cycle parking, which was objected to in the previous scheme and reference to it should be removed from any future application.

The remaining landscaping proposals result in a positive impact on the overall area and create a more inviting and useable square that would be more likely to retain visitors within the area.

A new pavilion restaurant within the Piazza

The proposed single storey pavilion is considered an appropriate structure for the Piazza and is considered a far more sympathetic addition to the square than the previously approved and lawful three storey building. The lightweight, contemporary nature of the pavilion is considered an appropriate response in bulk terms and appears as an effective use of the currently under utilised area. Further details of the materials should be submitted with the application.

New way finding portal

This contemporary addition to the square helps draw the visitors eyes towards it and thus is an effective way finder for the new office buildings entrance and thus would be interesting, yet functional addition to the square that is supported in design terms. Details of the materials proposed should be submitted as part of the application.

Within the Piazza and along Shad Thames, the infilling and addition of projecting vitrine windows along ground floor frontage

Concerns were raised regarding infilling the colonnades in terms of the accessibility of these units, however this is unlikely an issue if the street is mainly pedestrianised and visual amenity will be improved, provided that the proposal does not restrict access and does not extend over the highway footpath.

Change of use of 1 Copper Row from D1 to A1/A2/Ad

No design impacts, however this will help create a more attractive and active frontage which is supported.

Ground floor alterations to Eagle Wharf with bringing forward the inset glazed office windows in line with the brick facade.

The proposal essentially brings forward the elevation to remove the undercroft covered area which is considered acceptable in principle. The proposal would result in windows with dark grey steel with new Portland stone steps. This proposed material palette is considered acceptable as it will respond positively to the provide an improved elevation that will result in a positive impact on the conservation area along Lafone Street.

Overall, this is a very positive scheme that should help contribute towards place making here, to encourage people to visit and dwell in this area of Shad Thames.

Transport impacts

General comments:

No concerns would be raised from the moving forward of the shop fronts and as such would not object to the proposal as it does not encroach on the highway. The applicant will have to ensure disabled access is provided within the curtilage of the site and that no ramp or other apparatus will be supported on the highway. Any signage would need to be licensed by the council's Public Realm team.

Car Parking:

The site is highly accessible with a PTAL rating of 6B and therefore a car free development is supported. In order to prevent possible overspill parking from the development, the applicant should be informed that a planning condition will be imposed preventing any occupiers of this development being eligible for on-street parking permits.

Vehicular Access:

No vehicular access is proposed and thus no concerns raised.

Cycle Parking:

No cycle storage appears to be shown on the plans. In accordance with Table 15.4 of the Southwark Plan there is a requirement to provide visitor cycle parking at 1 space per 10 units. Table 15.3 in the Southwark Plan, states that for A and B1 developments the secure parking standard for cycles is 1 space per 250m² (minimum of 2 spaces). The London Plan further reiterates that cycle parking should be provided at 1 space per 40sqm of A2-A5 uses.

Policy 5.3 of the Southwark Plans requires cycle parking to be secure, convenient and weather proof. We recommend Sheffield stands as the preferred cycle storage method in all cases and request that the applicant makes every attempt to provide these in the design of the development.

Refuse and Recycling:

Provision will need to be provided within any retail/restaurant use, details should be provided at application stage

Sustainability

Any proposed development should demonstrate how carbon dioxide emissions will be minimised in accordance with the Be Lean, Be Clean, Be Green hierarchy set out in London Plan and Southwark planning policies. The commercial space will need to be BREEAM compliant and thus any commercial unit would need to meet the excellent requirement as outlined within the Core Strategy 2011.

Community Infrastructure Levy

The development would potentially be subject to a financial contribution under the Community Infrastructure Levy, for both Mayoral and Southwark CIL. Mayoral CIL is indexed linked from the £35 per square metre set in April 2013. Southwark CIL came into effect on 01 April 2015 and is set at £125 for retail units.

A section 106 agreement may also be required to secure, where necessary, archaeology, carbon offset, employment and enterprise obligations, outdoor amenity space and public realm measures. Further details of how and where these will be used are set out in the Councils section 106 Planning Obligations/Community Infrastructure Levy SPD.

List of documents required at application stage

The following link will take you to the councils web page where you can view the list of documents that should accompany the application:

https://www.southwark.gov.uk/downloads/download/2021/full_planning_permission.

Conclusion

The proposed new build, changes of use and external alterations to the buildings are likely to be considered acceptable as they would not result in a detrimental impact on the host buildings within the Piazza, nor the wider conservation area. The proposals would also be unlikely to result in any significant amenity impacts or impact on access/highways to an extent that would warrant refusal and as such in general would be supported. However, further consideration should first be given to the loss of the Fountain and associated statue as its loss would likely result in harm to the amenity of the users of the site and residents within the area.

This advice is given to assist you but is not a decision of the Council. Further issues may arise following a formal planning application, where a site visit and public consultation and consultation with statutory consultees would be undertaken. Should you require any further information in relation to the above please do not hesitate to contact us.

Yours sincerely

Alex Cameron