

Item No. 7.3	Classification: OPEN	Date: 7 June 2016	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 16/AP/0464 for: Full Planning Permission Address: THE COOPERAGES, 8 GAINSFORD STREET, LONDON SE1 2NG Proposal: Installation of 51 cycle stands within the existing storage area of the undercroft access route to the basement car park of Eagle Wharf.		
Ward(s) or groups affected:	Riverside		
From:	The Director of Planning		
Application Start Date 08/02/2016		Application Expiry Date 04/04/2016	
Earliest Decision Date 19/03/2016			

RECOMMENDATION

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

BACKGROUND INFORMATION

2. That this application is referred to members for decision.

Site location and description

3. The site is an area within the existing storage area of the undercroft access route to the basement car park of Eagle Wharf. It would be for use in conjunction with Cooperage Court or 8 Gainsford Street which forms part of a series of mews or squares that sit adjacent to the Shad Thames, London Bridge area. The Cooperage Court building is a large office building located at the South East corner of the block (corner of Gainsford Street and Lafone Street). The majority of buildings within the square are owned by the applicants.
4. The buildings are not listed however they are situated within the Tower Bridge conservation area. The site is located within an Air Quality Management Area, Flood Risk Zone 3 and Archaeological Priority Zone. The site is also located within the CAZ (Central Activity Zone).

Details of proposal

5. The proposal is for the installation of 51 cycle stands within the existing storage area of the undercroft access route to the basement car park of Eagle Wharf. These cycle parking spaces would be made available for the B1 office use that is currently being implemented within The Cooperages building, located at 8 Gainsford Street.
6. The cycle parking would be accessed through the Tower Bridge Piazza square where there are a number of entrances; cycles would be wheeled down via ramps into the basement.

7. The types of cycle storage proposed are a two tier stacker system and some semi-vertical racks. The application has been amended to include a secure access door however finalised details have not yet been provided.

8. **Planning history**

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 A3 (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 filing in undercrofts 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 A3 (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 A3 (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).

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). A copy of the response is enclosed within Appendix 3.

Planning history of adjoining sites

9. Tower Bridge Piazza - 16/AP/0515 - An application has been submitted for the "Infill and replacement 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 to 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.
10. Tower Bridge Piazza - 16/AP/0615 - A planning application has been submitted for the change of use of 1a, 2, 3, 4 Admiral's Court and 45, 47, 49 Compass Court to a flexible A1/A2/A3 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; infilling of the ground floor undercroft areas of 45-57 Lafone Street'.
11. Both of the applications referenced above will be presented to members for determination at the same meeting as this application for cycle storage.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

12. 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

13. National Planning Policy Framework (the Framework)
 1. Building a strong, competitive economy
 7. Requiring good design
 - 12 Conserving and enhancing the historic environment
14. London Plan July 2015
 - Policy 4.2 Offices
 - Policy 6.9 Cycling
 - Policy 7.3 Designing out crime
 - Policy 7.4 Local character
 - Policy 7.5 Public realm
 - Policy 7.6 Architecture
15. Core Strategy 2011
 - Strategic Policy 2- Sustainable Transport
 - Strategic Policy 12 - Design and Conservation
 - Strategic Policy 13 – High environmental standards:
16. 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 3.2. Protection of Amenity

Saved Policy 3.12. Quality of Design

Saved Policy 3.13. Urban Design

Saved Policy 3.14 Designing out crime

Saved Policy 3.15 Conservation of the historic environment

Saved Policy 3.16 Conservation Areas

Saved Policy 3.18 Setting of Listed Buildings, Conservation Area and World Heritage sites.

Saved Policy 5.3 Walking and cycling

Principle of development

17. 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

18. The cycle storage that is proposed with this application would be for users of the office that is currently being refurbished at Cooperage Court. This is an existing use and planning permission (ref:15/AP/2699) was for external alterations and extensions the building. Application 15/AP/2699 originally proposed some cycle storage within Brewery Square, but was omitted because of concern about the impact it would have on the Anthony Donaldson statue within the square.
19. The previous approval for Cooperage Court granted new access to the building, including via Tower Bridge Piazza; this proposal would introduce a new cycle storage area within Tower Bridge Piazza which links up to the building at Cooperage Court.
20. The surrounding uses are a mixture, with commercial at ground floor and residential above. Local residents have raised some concerns in relation to the potential noise increase from users accessing the cycle storage area. Objections have also been received about potential impact of the proposal on the visual amenity of the area.
21. Whilst proposal would result in some increased activity in the square, it is not considered that the increase in activity would cause a significant increase in noise; the hours in which the cycle racks would be used would be close to normal office hours. Some noise attenuation would also be provided from the fact that the location is an undercroft. As such it is considered that any impacts would largely be limited to daytime hours and thus would not result in a significant impact on the amenity of neighbours.
22. The area in which the cycle storage is proposed is readily accessible at present and members of the public can access this area at any time. A secure access door would be provided to ensure that only the office users and the residents can get into this area and thus would restrict any non office uses accessing this area.
23. For the above reasons, it is not considered that there would be any significant amenity impacts on the surrounding residents.

Transport issues

24. Users of the office do not have access to cycle parking within the building and there is limited space within the surrounding area for the parking of cycles. The proposal to introduce a cycle storage area would be positive and would encourage cycling- a sustainable mode of transport- which is strongly encouraged in planning policies.
25. The location of the cycle storage within the lower ground floor would be accessible with ramped access down into the lower ground floor area, although users would need to navigate five small steps to access the cycle storage area. Given that there is no location for cycle storage within the Cooperage Court building, the proposed location is considered suitable as it would be accessible and would not result in visual clutter of the square due to its location at basement level.
26. Sheffield stands (which are the council's preferred type of cycle stand) cannot be used on the site because of the constraints of the undercroft. A mixture of the two-tier system and semi-vertical ramped storage would provide the users with the option of different types of storage. The ground level of the two-tier system and the ramped access would be accessible for all users which are supported. Drawings submitted for this application demonstrate that there is enough room, in their locations, for cycles to be mounted and taken off the racks.
27. In terms of security, the applicants have advised that the area is currently accessible to the public and that this would remain so. Concerns in relation to safety were raised by officers as the proposal would leave the parking accessible to anyone and given its lower ground location, this would lead to potential theft and damage to the bicycles. During the course of the application, the proposal was amended to include a new secure access door to ensure that the bicycles would be secure and safe within this location. However, finalised details of this have not yet been provided in terms of how this access door will look visually and how it will secure the area including details of lighting and CCTV. As such a condition is proposed to provide these details to ensure that safety of cyclists is not compromised and that any lighting/CCTV would not impact on the neighbouring residents. A roof for the cycle storage area would ensure that it provides weatherproof storage and as such, the proposal is considered to be secure, accessible and weatherproof, which is in accordance with Council policy.

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

28. The proposed cycle storage area would be located away from the main square, being situated within the lower ground floor level and as a result would largely be away from public views. As such it would not have any significant impact on the visual amenity of the square and not 'clutter' the area.
29. Although the cycle storage areas may be viewed from some of the surrounding residential properties, the location in the basement would not harm the outlook or overall visual amenity that these residents currently enjoy. With a location in a basement and the screening it would afford, the new cycle parking facility would not cause harm to the visual amenity of the square and would preserve the Tower Bridge conservation area.

Sustainable development implications

30. The proposal would help actively promote the use environmentally friendly forms of transport which is supported. The proposal does not thus result in any concerns in this regard.

Other matters

31. The application does not result in any increase in floor space and as such would not be considered CIL liable.

Conclusion on planning issues

32. The proposed cycle storage area is considered acceptable complying with council policy, as it would promote sustainable transport methods, would not result in any harm on the character and appearance of the site (including the conservation area) and would not significantly affect the amenity of residents. It is recommended that planning permission be granted.

Community impact statement

33. 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 following 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

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

Consultation replies

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

Summary of consultation responses

36. 20 individual responses have been received in relation to this application for the cycle storage. 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. The main points raised in objection to the proposal ;

Noise impacts from the cycle storage with people walking across the square in cycle shoes.

Loss of outlook from the residential properties.

Danger to people within the square through encouraging cycling.

The business users would already have access to the basement car park where there is cycling available.

Safety of the bicycles and cyclists as the space is well hidden.

Concerns that the cycle storage area could be used for commercial uses, cycle hire/cycle repair etc.

Human rights implications

37. 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.
38. This application has the legitimate aim of providing an area of cycle storage for the offices located adjacent to the site. 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-A7 Application file: 16/AP/0464 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: 24/02/2016

Press notice date: 25/02/2016

Case officer site visit date: 24/02/2016

Neighbour consultation letters sent: 17/02/2016

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

Flat 21 Cooperage Court SE1 2NG
Flat 22 Cooperage Court SE1 2NG
Flat 23 Cooperage Court SE1 2NG
Flat 20 Cooperage Court SE1 2NG
Flat 17 Cooperage Court SE1 2NG
Flat 18 Cooperage Court SE1 2NG
Flat 19 Cooperage Court SE1 2NG
Flat 24 Cooperage Court SE1 2NG
9 Gainsford Street London SE1 2NE
Part Ground Floor First Floor And Second Floor The Cooperages SE1 2NG
The Cooperages 8 Gainsford Street SE1 2NE
Dean Swift 10 Gainsford Street SE1 2NE
4 Brewery Square London SE1 2LF
7 Gainsford Street London SE1 2NE
Flat 2 Swift And Stump SE1 2NE
Flat 16 Cooperage Court SE1 2NG
Flat 5 Cooperage Court SE1 2NG
Flat 6 Cooperage Court SE1 2NG
Flat 7 Cooperage Court SE1 2NG
Flat 4 Cooperage Court SE1 2NG
Flat 1 Cooperage Court SE1 2NG
Flat 2 Cooperage Court SE1 2NG
Flat 3 Cooperage Court SE1 2NG
Flat 8 Cooperage Court SE1 2NG
Flat 13 Cooperage Court SE1 2NG
Flat 14 Cooperage Court SE1 2NG
Flat 15 Cooperage Court SE1 2NG
Flat 12 Cooperage Court SE1 2NG

Flat 9 Cooperage Court SE1 2NG
Flat 10 Cooperage Court SE1 2NG
Flat 11 Cooperage Court SE1 2NG
20 New End Square London NW3 1LN
By Email
7 Compass Court 39 Shad Thames SE1 2NJ
By Email
Eagle Wharf Court Resident
By Email Flat 9 Eagle Wharf Court
Flat 36 Eagle Wharf Court

By Email Flat 36
By Email Eagle Wharf Court
By Email
53 Eagle Wharf Court, Lafone Street SE1 2LZ
10 Admirals Court Horselydown Lane SE1 2LJ
Apt. 58 Eagle Wharf Court
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 Lafone St XYZ
Flat 12, Eagle Wharf Court XYZ
Liberal Democrat Councillors For Riverside Ward XYZ

Re-consultation: n/a

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

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 38 Admirals Court SE1 2LJ

Flat 42 Eagle Wharf Court Lafone St XYZ

Liberal Democrat Councillors For Riverside Ward XYZ

10 Admirals Court Horselydown Lane SE1 2LJ

18 Eagle Wharf Court Lafone Street SE1 2LZ

18 Eagle Wharf Court Lafone Street SE1 2LZ

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

7 Compass Court 39 Shad Thames SE1 2NJ

Pre-application enquiry advice



Chief executive's department

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

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

Mr Aaron Peate
Indigo Planning Ltd
XXXX
XXXX
London
XXXX XXX

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 pallet 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