

Engagement Summary for the Development Consultation Charter (validation requirement)

Site: Car park at rear of 160 Blackfriars Road/'Friars House' office building

Address: 160 Blackfriars Road, London SE1 8EZ

Application reference: 20/AP/0556

List of meetings

Meetings	Date	Attendees	Summary of discussions
Pre-application meeting 1 (previous planning application)	March 2017	Council officers Endurance Land DP9 EPR	Principle of development. Existing site and extent of application boundary Massing principles. Emerging Site Allocation
Pre-application meeting 2 (previous planning application)	May 2017	Council officers Endurance Land DP9 EPR	Reduced height. Revised design-introduction of a veil
Pre-application meeting 3 (previous planning application)	October 2017	Council officers Endurance Land DP9 EPR	Reduced height. Townscape views Introduction of Friars Yard public realm
Pre-application meeting 4 (previous planning application)	December 2017	Council officers Endurance Land DP9 EPR	Design amendments Affordable workspace
Pre-application meeting 5 (previous planning application)	March 2018	Council officers Endurance Land DP9 EPR	Materiality/ elevations/ approach to veil
Pre-application meeting 6 (new planning application)	November 2019	Council officers Endurance Land Angelo Gordon DP9 EPR	Appeal decision and feedback. Inspector's comments on land use. Revised height/ massing/ design Approach to consultation.

List of public consultation events carried out to date or planned:

Public consultation events	Date	Attendees	Summary of feedback
Public exhibition	15.01.20 & 18.01.20	37 – including local residents, representatives of community groups and one ward councillor (Cllr David Noakes)	<p>Responses suggest that local residents broadly acknowledge the changes made to the proposals to address feedback received for the previous application and are broadly supportive of the provision of new affordable workspace/community space, as well as the landscaping and public realm improvements that will form part of the proposed mixed-use development.</p> <p><i>Further details of feedback are outlined in the Statement of Community Involvement</i></p>

Refer to checklist in the development consultation charter for pre-application consultation requirements dependent on the scale of the proposed development.

Evidence of consideration of the following (this list is not exhaustive):

Demographic context:

- Who occupies the site?

The site is currently occupied by an underused car park that services the office building on 160 Blackfriars Road, also known as 'Friars House'. There is a row of retail units on the ground floor of the 160 Blackfriars building.

- Will they need to be relocated? On what basis? Will they be expected to return?

The office units will be unaffected by the proposals and the existing car park is under-utilised. All but one of the retail units on the ground floor of 160 Blackfriars Road will remain, with the owners of the unit to be removed already planning to move out.

- Due regard to how the development might impact people differently depending on their race, age, gender reassignment, disability, sexual orientation, religion or belief, or sex.

The community/affordable workspace provided as part of the development will seek to cater to the needs of people in the local area.

The development will provide much-needed affordable community/workspace to local people, thereby contributing to an improvement in local equality of opportunity. The diversity of the area was reflected in the makeup of the exhibition attendees.

- How the development fosters good relations between different groups in the community.

By providing ground floor affordable community/workspace that will be accessible to and usable by local residents, the development will provide an opportunity to bring different groups in the area together. Engagement with the community will continue, with the aim being to ensure that the benefits of the new space are maximised.

- Are there neighbours in close proximity?

The nearest residential neighbours of the site live in Globe View House, to the north; and Sharpley Court, to the east. Several attendees of the exhibition – some of whom had engaged with the previous application for the development of the site – came from these properties and engaged in detailed conversations with the project team.

In addition, Friars Primary School is located directly adjacent to the car park site – the School has been kept updated with information on the consultation and the proposals and has been offered meetings with and detailed briefings from the project team.

Cultural setting:

- Is the site in a Conservation Area?

The site does not itself lie within a Conservation Area but is close to the borders of three such areas, including Valentine Place (50 metres to the west); King's Bench (120 metres to the east); and St George's Circus (200 metres to the south). Additionally, nearby Grade II Listed buildings include Albury

House and Clandon House on Boyfield Street; the Peabody Estate on Blackfriars Road; Ripley House on the Rushworth Street Estate; and the former Sons of Temperance Friendly Society Building, at 179 Blackfriars Road.

- Is the building listed?

160 Blackfriars Road is not listed; the proposed development site is the car park to the rear.

- Is the site/building a place of community interest?

The existing car park on the site is underused by the office tenants of 160 Blackfriars Road, is not currently accessible to the public and is therefore not of community interest.

Highways:

- How is the site accessed?

The site is presently accessed by a single set of gates on Pocock Street, designed for vehicular entry and exit.

- Will there be an increase in traffic during construction and once the new development is completed?

In line with Southwark and emerging London-wide policy, this development will significantly reduce the number of car parking spaces on site; we expect users to take advantage of good local public transport links. The hotel will discourage local coach activity by promoting these methods of transport.

The Transport Assessment, which forms part of this planning application, sets out detailed assessments of the projected impact of the development on the local transport network. It has found that there is unlikely to be an increase in the number of vehicle trips to the site such that there would be a noticeable impact on the highway.

A Construction Management Plan will be agreed with LB Southwark, aiming to minimise any disruption relating to construction traffic etc. In addition, a servicing plan will be agreed with the Council, which will also aim to minimise disruption once the building is operational.

Other engagement:

Letters and flyers

- Introductory letters were sent to local stakeholder groups and politicians in January 2020, advertising the public exhibition and offering meetings and detailed briefings on the proposals.
- **4,217** flyers sent to local residents and businesses in January 2020, inviting them to the public exhibition.

Wider publicity

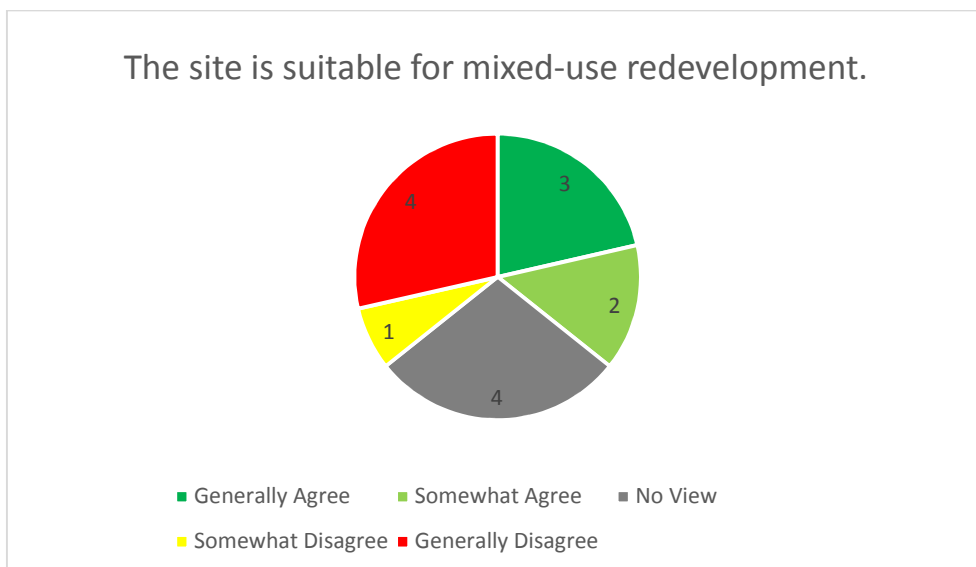
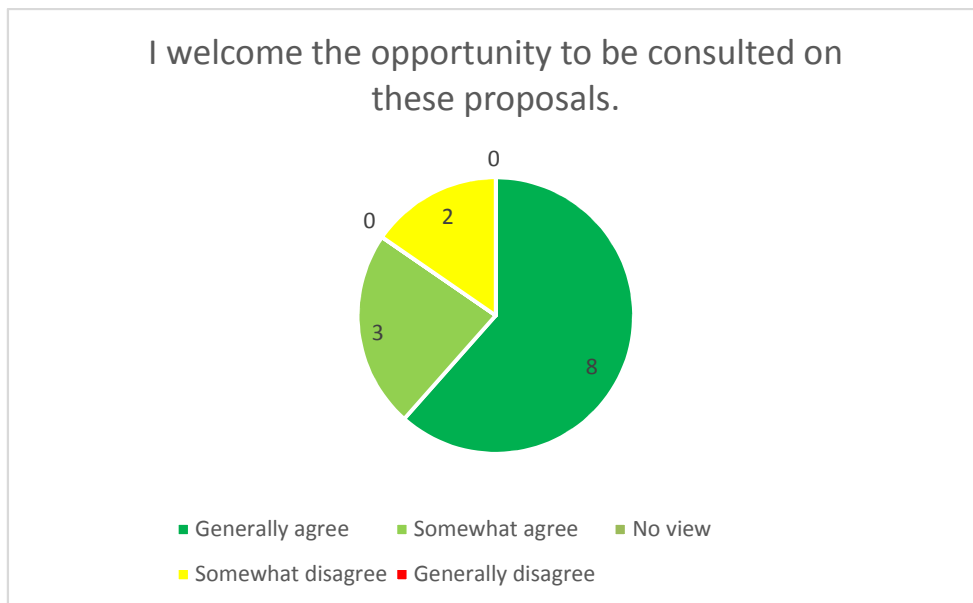
- A dedicated project website was launched ahead of the public exhibition, containing event details and further information about the proposals.
- Notices were published in *Southwark News* and on the 'London SE1' blog, advertising the public exhibition

Ways to submit feedback responses included:

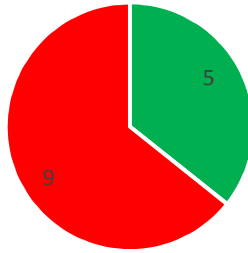
- Feedback forms submitted at the public exhibition
- Feedback forms returned via post or email subsequent to the public exhibition
- An interactive board, inviting residents to vote and provide further suggestions for proposed uses of the ground floor affordable community/workspace
- A dedicated project email inbox
- Telephone number manned during office hours

Public consultation feedback summary

The quantitative feedback collected via the feedback forms is displayed below – as can be seen from the results displayed in the charts, the majority of attendees were supportive of the provision of new affordable workspace/community space, as well as the landscaping and public realm improvements that will form part of the proposed mixed-use development.

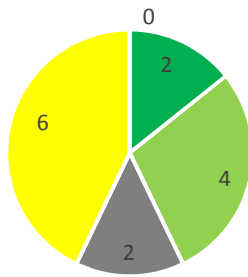


I engaged with consultation activities for the previous application.



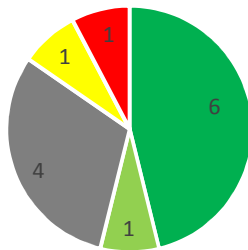
■ Yes ■ No

The revised proposals have responded to feedback on the previous planning application.



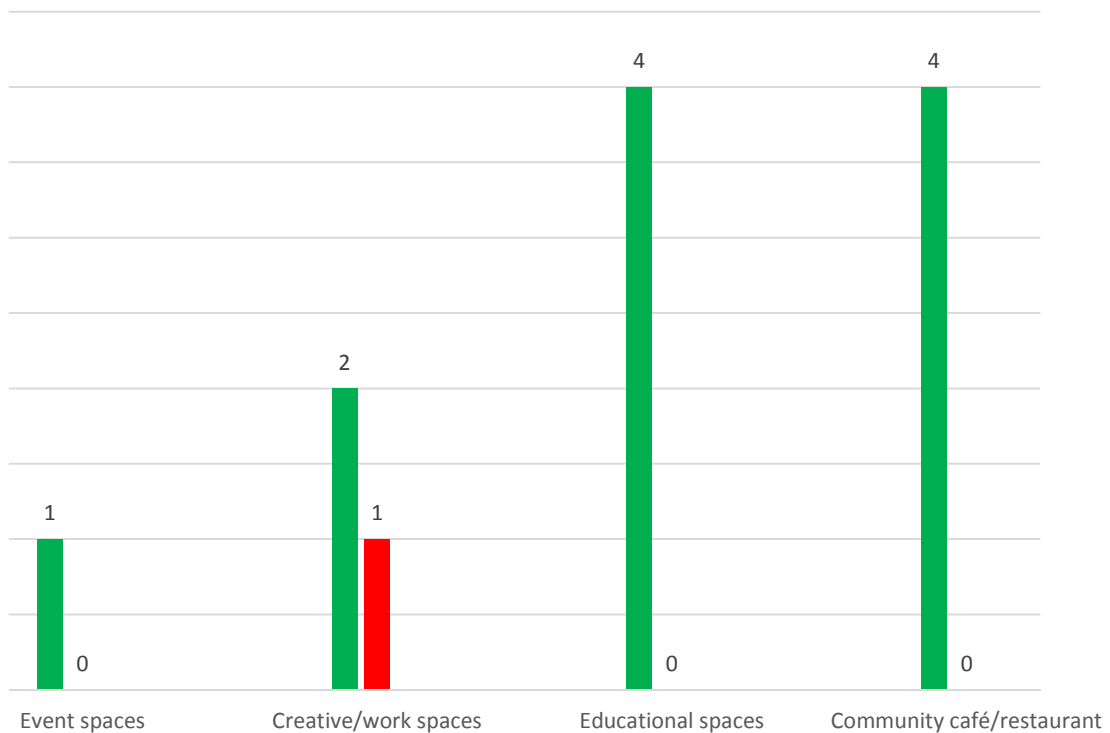
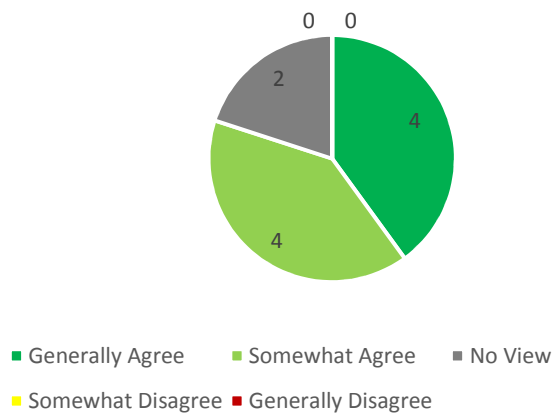
■ Generally Agree ■ Somewhat Agree ■ No View
■ Somewhat Disagree ■ Generally Disagree

I support the provision of affordable workspace in these proposals.



■ Generally Agree ■ Somewhat Agree ■ No View
■ Somewhat Disagree ■ Generally Disagree

I support the proposed landscaping and public realm improvements, including the provision of a new publicly-accessible courtyard.



Public consultation qualitative feedback

The below qualitative feedback is drawn both from verbal and written comments received at the public exhibition.

Noise and disruption

Attendees broadly acknowledged that the proposals had responded to feedback from the Planning Inspectorate regarding the scale and visual profile of the development, by reducing the height and

altering the materiality of the façade. Some residents – particularly near neighbours of the site e.g. from Globe View House – nevertheless expressed the belief that the proposals could/should have gone further in terms of height reduction and sought further clarity on the impacts on their properties in terms of daylight/sunlight impacts etc.

Land use

While most attendees accepted that the Planning Inspectorate had ruled in favour of the proposed land use during the appeal process for the previous application and that a mixed-use development on the site could deliver a number of benefits, there were nonetheless concerns from some residents about the proposal for a hotel on the site, echoing some of the arguments about oversaturation of provision associated with the previous application.

These residents pointed to the fact that the number of hotels in the area had increased significantly over the last 15-20 years and queried the need for additional visitor accommodation, as well as seeking clarity on the type of hotel being proposed. Some suggested that the site would be more suitable for a development wholly-devoted to office space/affordable workspace, while others favoured a residential development.

Transport and servicing

The proposal to remove the existing car park on the site was broadly welcomed by attendees, who accepted that it was under-utilised and that the site enjoyed excellent public transport links. However, a number of attendees raised questions about the impact of the development on the local road network. In particular, there were concerns about the proposed servicing arrangements for the hotel, with a few residents suggesting that the existing servicing yard on Pocock Street was either inadequate for the task or that its use would lead to further disruption for residents on that street and nearby.

Some residents' concerns went beyond the immediate proposals and constituted a broader critique of the road network in the vicinity e.g. one-way systems; a consequent lack of traffic management; and the potential impact of these on the safety of cyclists etc. The project team noted these concerns and offered to follow up on these discussions and examine ways to provide further reassurance on transport and servicing arrangements as part of the planning application process.

Public realm and landscaping improvements

The proposed improvements to the public realm and landscaping – such as the portal entrance and the publicly-accessible courtyard – were largely welcomed by attendees. They noted that the new open space could ease pressure on other areas nearby and suggested that it could be used by the community.

Community/affordable workspace

The proposal for ground floor community/affordable workspace was broadly supported by attendees, a number of whom engaged with the interactive exercise on the topic during the exhibition. Some residents indicated that there was a shortage of community space in the area and all were keen to ensure that the proposed space would be genuinely affordable (a few had expressed concerns about further 'gentrification' of the area) and would be managed so as to maximise benefits for the local community, for instance by contributing to local charity/educational provision.

Summary of how the relevant Social Regeneration Charter, Place Action Plan and Community Investment Plan have been considered.

The Bankside, Borough and London Bridge Area was designated as an Opportunity Area under the London Plan 2015; the site is located within this area. This allocation is indicative of the growth in the area and the Greater London Assembly and Mayor of London would like to see 25,000 jobs and a minimum of 1,900 new homes in the area.

In line with this overarching ambition, the proposed development is forecast to create between 75 and 98 jobs available to local people and contribute to the growth of the area more widely. The independent Planning Inspector has previously found that the proposed land use is acceptable for the site.

Provide examples of all consultation materials – see SCI appendices

The **engagement summary** will be a validation requirement for any planning application. It should clearly set out how the feedback received has been addressed and how the community has shaped the proposed development. Where comments have not been addressed, this should be detailed and justified. This will be used to inform officer and committee reports.