

Planning Committee

Monday 11 July 2022

6.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1
2QH

Supplemental Agenda

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Contact

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Webpage: <http://www.southwark.gov.uk>

Date: 11 July 2022

Item No: 6.1	Classification: Open	Date: 11 July 2022	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Rotherhithe and Surrey Docks	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late observations have been received and minor revisions to the report are required in respect of the following planning application on the main agenda:

Item 6.1 - 21/AP/3338 - Zone H Of The Canada Water Masterplan, Land Forming The Southwestern Part Of Printworks, Surrey Quays Road

Additional comments from Local Groups

4. The following additional representations were received after publication of the committee report.

Objections

5. Three additional objections received from members of the public. The issues raised are similar to those issues already covered in full in the committee report.
6. In total 687 representations have been received comprising 678 objections, 7 support and 2 neutral.

7. The following table provides a breakdown of the addresses provided by objectors.

Southwark Residents	105	16%
London Residents	296	43%
Other Residents	277	41%
Total	678	100%

Report Clarifications and/or Additional Information

8. Estimated CIL Liability

The site is located within Southwark CIL Zone 2 and MCIL2 Band2 zone. Based on the floor areas provided in the planning application form section 12, the gross amount of CIL is approximately £526,921, of which £501,441 Mayoral CIL and £25,480 Southwark CIL. It should be noted that this is an estimate, and the floor areas will be checked when related CIL Assumption of Liability is submitted after planning approval has been obtained.”

9. Report Clarifications

- Paragraph 3 should refer to the 2011 version of the EIA Regs as these were the relevant Regulations when the Outline Permission was granted as explained in paragraph 93.
- Paragraph 176 – for clarity 20 of the trees planted as part of the temporary landscaping will be retained in the permanent proposals.
- Paragraph 201 should include reference to Policy D5 as well as D12.

10. The applicant has provided the following documents in support of the proposal which are attached to this note

- Letter from TfL with regards to Printworks Street
- Printworks Committee Briefing Note
- Culture Briefing Note

Recommended revisions to the draft conditions

11. The following amendments are required to conditions as published on the draft recommendation – Appendix 1

- Condition 4 – Additional wording to be added “*or other such updated document as submitted to the Council*”. This is required to enable an up to date assessment to be submitted as the detailed design develops and further improvements to the CES and WLC can be made.
- Condition 5 – no amendments required but officers would like to clarify that we servicing restrictions will vary from plot to plot across the Masterplan reflecting the location of the plot; the form and function of the occupier; any relevant history and the impacts to residential amenity.
- Condition 7 – hours of operation to be amended to allow more extensive opening hours which is appropriate having regard to the location and potential impact upon neighbours.

Condition 7 to read as

“The permitted hours of use for the commercial (non-office) uses hereby permitted shall be between 6am and 12am unless otherwise agreed in writing with the Local Planning Authority.”

Conclusion of the Director of Planning

12. Having taken into account the additional consultation responses and additional information, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report.

REASON FOR URGENCY

13. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

14. The additional responses have been received since the original report was published. They all relate to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
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Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403
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Our ref: STWK/21/112
Your ref: 21/AP/3469

By email only to:

Gemma Usher
Team Leader – Strategic Team
Planning Division
Chief Executive's Department
London Borough of Southwark

Transport for London
City Planning

5 Endeavour Square
Westfield Avenue
Stratford
London E20 1JN

Phone 020 7222 5600
www.tfl.gov.uk

Cc:
Anne Crane, Andrew Hiley

4 March 2022

Dear Gemma

Printworks Street, Canada Water Masterplan

I understand that further information has been requested on the proposed bus services in Printworks Street, so we provide the following information that will hopefully help inform your decision on the Reserved Matters Application ("the RMA") for Printworks Street (Ref: 21/AP/3469) that has been submitted by British Land as part of the permitted Canada Water Masterplan ("the Masterplan") (Ref: 18/AP/1604).

Background

As part of the Masterplan, British Land is committed to providing a new vehicular route, Printworks Street, to connect Quebec Way with Surrey Quays Road.

The planning permission for the Masterplan outlines the requirement for a bus facility, including bus stand and welfare facilities. Printworks Street was identified in the planning permission as a location for the bus facility. This facility is essential to TfL, as it replaces the current bus stand for the P12 bus route adjacent to the Surrey Quays Shopping Centre that will be lost when that part of the Masterplan is delivered. Without a replacement bus stand, this route would not be able to operate as it does currently.

We understand that, due to land constraints, British Land is able to provide a one-way southbound route within its land ownership, but that discussions are ongoing with the Council and neighbouring landowners in relation to the opportunity for a two-way road to be provided, using land outside of the Canada Water Masterplan. Our representation to your consultation on the RMA supported delivery of Printworks Street as a one-way road, but that we would prefer it to be two-way to provide more operational flexibility and robustness for bus operations.

The location of the bus stand on Printworks Street (highlighted with red) is shown in **Figure 1**, as set out in the RMA.



Figure 1: Printworks Street location

Proposed P12 route arrangements

The existing P12 service operates five buses per hour Monday to Saturday, with operational hours at Surrey Quays Shopping Centre between approximately 06:20 and 12:15. On Sunday four buses per hour run, with operational hours 07:00 to 12:10 at the Shopping Centre.

Once the new stand on Printworks Street is available, the revised route of the P12 would utilise Redriff Road and Quebec Way to access Printworks Street from the north, as shown in **Figure 2** below:



Figure 2: bus routeing to access Printworks Street bus stands

Bus services are not expected to use Canada Street or seek to alter the existing bollard arrangement on Quebec Way close to its junction with Canada Street. Buses would exit southbound via Surrey Quays Road.

Although currently not planned as such, the routing of the P12 to Printworks Street could enable enhanced connectivity for residents in the local area by providing a 'drop off' bus stop on Quebec Way and a 'pick up' stop on Printworks Street. Note this would be subject to route testing and the identification of suitable locations for bus stops in line with TfL design guidance, as well as business case analysis.

The creation of a two-way route, either on initial construction of Printworks Street or at a later point, could enable bus services to operate in both directions, using the same routing principles of Printworks Street – Quebec Way – Redriff Road in figure 2 above i.e. not requiring use of Canada Street.

Potential future bus operations

The P12 is currently operated by Alexander Dennis Enviro 200 Dart single deck buses certified to Euro6 emission standards, which is currently the best possible emissions standard and as required for exemption from ULEZ charges. The

switchover to the Printworks Street bus stand is estimated to take place in 5-10 years. As such the exact type of buses that would serve the Printworks Street are not confirmed at this stage and will be determined when the new route contract is procured.

However, the Mayor and TfL are committed to improving air quality and reducing vehicle emissions. Subject to our funding settlement with government, we have an ambition for a zero-emission bus fleet by 2034 so it is highly likely that future buses using Printworks Street will be zero-emission.

Additionally, as part of TfL's continuing commitment to improving local amenity and air quality, bus drivers will be instructed to switch off their engines whenever possible at the bus stand, through signage and as part of relevant operational contracts. Zero-emission buses are also significantly quieter.

Relationship with the 'School Streets' programme

We understand that there is currently an experimental arrangement implemented by the Council for a timed permeable closure outside the Alfred Salter Primary School as part of its post-pandemic School Streets programme is shown in **Figure 3**. The yellow arrow indicates the approximate location of Printworks Street.

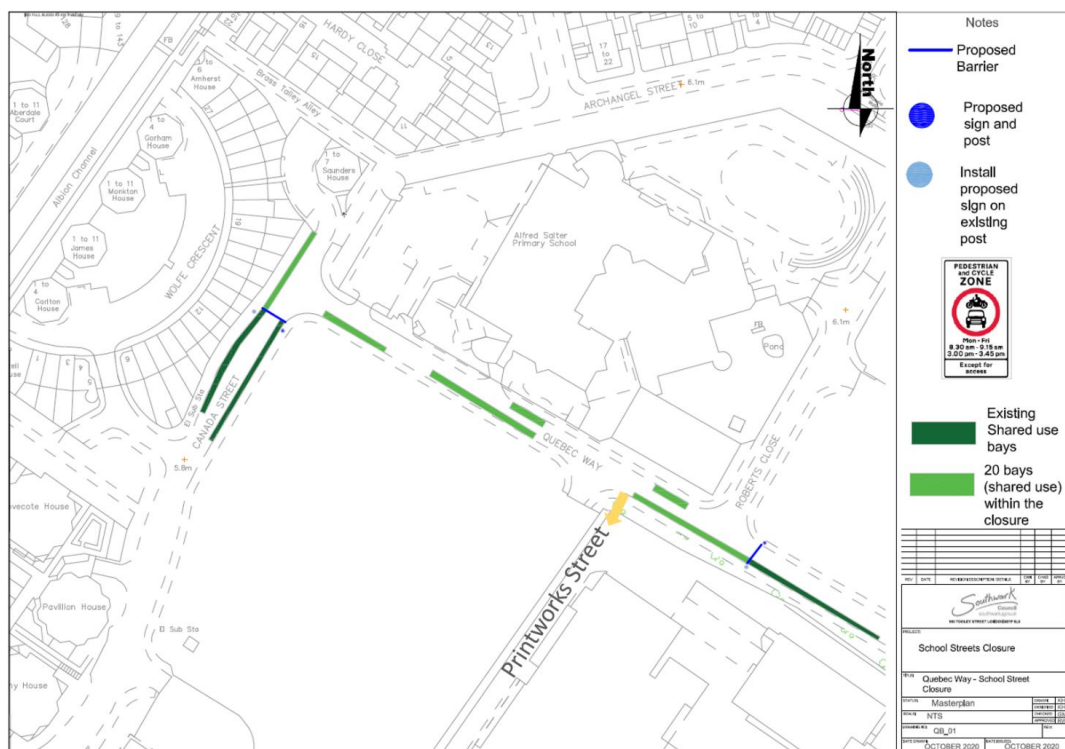


Figure 3: Quebec Way school street closure (with indicative Printworks Street access location)

We understand the timed closure is in place between 08:00-09:15 and 14:45-16:15 and, if made permanent, will restrict vehicle access to Printworks Street during these times. To allow access to the bus stand on Printworks Street, the closure at the Quebec Way/ Roberts Close junction would need to be relocated closer to the school gate or management/exemption is put in place to enable bus access to Printworks Street, as applies to other School Streets and Low Traffic Neighbourhoods with bus routes.

We understand the aims of the School Streets programme are to provide more space at school start and finish times for children and for parents/carers dropping off or picking up on foot, to improve road safety outside of the school and to provide a healthier environment and improve local air quality by encourage active travel such as walking and cycling.

Given the buses using Printworks Street are very likely to be zero-emission, that vehicles will not pass the gates of the school, the frequency of the service, and that drivers are trained professionals, we feel that the School Street is not incompatible with the use of Printworks Street by buses.

Further, the potential addition of bus stops on Quebec Way and Printworks Street, subject to the caveats outlined above, would provide a more convenient bus access to the school for parents/carers, children and staff.

I hope you find this information useful and please do not hesitate to contact me or the TfL Spatial Planning case officer for the RMA, Andrew Hiley (andrewhiley@tfl.gov.uk or 07545 200056), if you need any further clarifications.

Yours sincerely



Danny Calver
Planning Manager
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8 July 2022

Briefing note for Southwark Council on the Printworks Reserved Matters Application

Executive Summary

1. **Printworks is a 'temporary' meanwhile space**
2. **The success of Printworks since 2017 has led to a review of the cultural provision at CW**
3. **BL are now considering whether a cultural offer can be retained in the Printworks building**
4. **Any decision on this future provision will require an acceptable design, operator and business plan. Constructive discussions with Broadwick Live as operator remain ongoing.**
5. **In the interim, approval of the current RMA would enable BL to progress with delivery of 174 affordable homes within Zone L (subject to RMA approval), the delivery of which is directly reliant on partial demolition works to the Printworks itself. This partial demolition cannot commence until a consent is in place for the future of the Printworks.**
6. **Approval of the Printworks RMA would allow BL to progress a number of active discussions that have already commenced to take office space in this highly sustainable and unique building - which will support the delivery of c.3000 jobs.**

Background

In 2016, British Land and Vibration Group entered into a partnership to operate the Printworks as a temporary 'meanwhile' events space, ahead of planning permission being granted for the Canada Water Masterplan.

The purpose of this was a cost mitigation exercise, as the financial outgoings of the empty building were nearly £1m annually, and the partnership was an attempt to secure short term income utilising the vacant industrial spaces for temporary uses such as filming, product launches and events. A temporary planning permission was secured to enable us to do this.

To ensure that this had no negative impact on the surrounding residential communities, a Joint Venture occupational licence agreement was formed between British Land and Vibration Group allowing all 'income producing' activities to be discussed and approved in advance. All uses also had to be short term in nature to allow for future redevelopment.

Later that year, Vibration Group introduced British Land to a music promotion company, Broadwick (the two companies subsequently merged into Broadwick Live), whose idea was to use the press halls for electronic dance music. Having carefully reviewed the operational proposals and discussed with Southwark planning and licensing officials, a trial event took place, which was very successful, and no adverse issues resulted.

These events went on to surpass all expectations, and as early as 2017, we looked at whether retaining Printworks alongside offices might be possible. It was found that the 30 year old building was understandably not built to accommodate thousands of people and major works were needed to secure its future. New standards of safety, fire engineering, acoustics and environmental performance meant that the economics and desirability of a new design solely for the narrow genre of electronic dance was just not possible.

However, Printworks was proving to be very popular, and the operation of the venue was impressive. This prompted us to look at whether a wider cultural offer might be possible and have a wider economic 'wash over' for the Masterplan. To explore the economics and feasibility of accommodating a broader cultural offer, considerable alterations were made to the building in 2018/19. This entailed clearing out one side of the press halls to allow for other more traditional live music acts and alternative cultural performances and events including dance, orchestras, business, and art events.

CANADAWATER

The Covid 19 pandemic clearly put tremendous strain on most operators of cultural venues and Printworks was no exception. British Land supported them during this time but without any new events the design and modelling of any broader cultural element went on hold.

With the Planning Committee unanimously approving the Masterplan (which included the re-purposing of the Printworks as offices) and with the S106 concluded in May 2020, we were keen to press on with detailed designs. Agreeing exactly how the building could be extended and re-purposed for offices and to secure approval of Reserved Matters quickly became an important business objective. The approval of the Reserved Matters Application was submitted in September 2021 for the Printworks and for the 270 homes in the three buildings forming Zone L. Delivery for Zone L is physically linked to progressing with the Printworks.

However, should Southwark Council choose to grant consent, our intention is to work with Broadwick Live and Southwark Council to explore options with regard to retaining a cultural venue in part of the building, subject to design, funding, viability, deliverability and operational requirements being satisfied. This is going to take time to design and in the interim, securing consent for the live application for offices would allow us to continue active discussions with potential occupiers for the offices element, as well as unlocking the neighbouring Plot L and much needed affordable housing.

Rationale for seeking approval of the current Reserved Matters Application for an all office scheme at the Printworks now

1. The Printworks already has outline planning permission to be converted into offices and this Reserved Matters Application deals with design and access issues only (rather than the use). It is essential that these issues are formally approved before we can move forward either with the all-office scheme or one that includes an element of culture within it. Demolition and strip out of the existing building (which will take a year) also cannot commence until a permission is granted. Bringing forward the 174 affordable housing units within Plots L is dependent on the Printworks obtaining approval and for this demolition commencing.
2. Securing permission for the current application will allow us to continue active discussions with potential office occupiers with greater certainty over delivery and occupation dates. By securing an early pre-let agreement the economics of incorporating a cultural element would be made considerably better.
3. Securing approval for all the current Reserved Matters Applications (the Printworks, Plots L and Plot F) will enable British Land's and AustralianSuper's quarterly valuations and projections to support commencing partial demolition/strip out of the Printworks next spring. The present uncertainty is a real concern to both parties. Permission for all plots will also support the underwriting of the further considerable design costs needed to explore in detail, and hopefully agree with the Southwark planning team, the cultural option.
4. To help underwrite whether the Printworks will be attractive to wider cultural uses, this autumn's season of events is required as there was no season during Covid. Without this hard evidence and then using a 'wash over' of value (additional spending in retail and food and beverage in particular) within the wider Masterplan, the economics of a cultural element would be harder to justify for British Land and AustralianSuper. Both organisations obviously have clear fiduciary duties to their shareholders and pensioners.
5. To assess the viability of a cultural element in the Printworks, we would need to transfer the 'foregone' office amount from the building into the adjacent Building H3. This would only be possible if the cultural option were taken forward (this zonal redistribution is already permitted within our Masterplan planning approval.)
6. Securing the design, specification, environmental performance, and access agreements for a cultural option with the Southwark planning team is not a foregone conclusion, as too many restrictions on the venue could make it unviable. As such, all parties will need to work in a continued manner of positive collaboration.

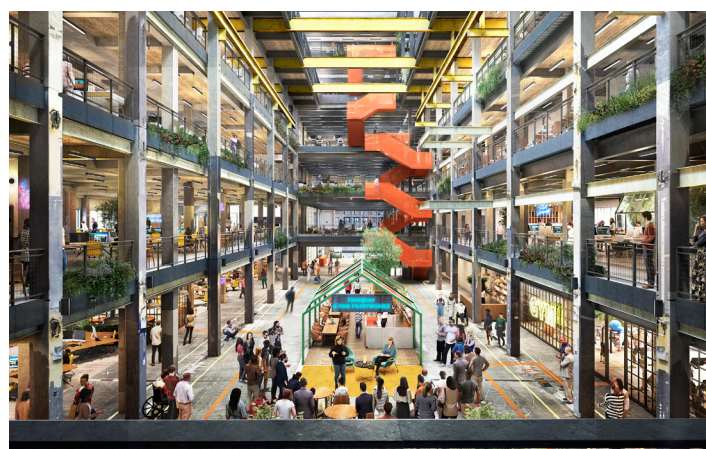
We trust this briefing note helps explains why we would respectfully ask Members to favourably consider the Zone H application, and also clarifies the JV position on a future cultural offer at the Printworks.

British Land / Australian Super

CANADA WATER

ZONE H including the Printworks building – Committee Briefing Document

British Land is seeking permission to transform the former Harmsworth Quays Printworks building into a sustainable office-led development with ground floor retail and improved landscaping. The proposals also include the creation of a new east-west connection which will provide routes through the wider redevelopment of Canada Water.



The vision

The Printworks, and the other pending RMAs, will support the delivery of a new town centre in Canada Water - providing a mix of new uses, spaces, vibrancy and green jobs to bolster the local economy and create opportunities for locals.

These proposals look to re-purpose the Printworks building, celebrating the raw and industrial character of the existing building while bringing its appearance up to a modern standard, creating an iconic building with local, UK and international renown. We want to achieve this in a number of ways:

- The design reuses the existing structure of the building to ensure a highly sustainable and carbon efficient project.

- The proposals will have green roofs on top of the press hall building for the use of the new occupiers. There will also be some soft landscaping and planting at ground floor level, particularly along the south-eastern edge of the building.

The team

The designs for Plot H1 and H2 have been developed by internationally renowned architects Hawkins\Brown, whose practice has a track record of delivering similar types of successful office buildings across, London, such as at Here East in Stratford, and 53 Great Suffolk Street, in Southwark.



Sustainability

- The designs look to maximise reuse of the existing building.
- There will be a reduction in operational impacts and adoption of natural ventilation and energy efficient materials.
- 53% improvement to Building Regulations (Part L 2013) and an all-electric energy strategy.
- The proposals will include 154 PV Panels and extensive green roofs.



Office and Cultural Offering

- British Land believes that culture will play an important role in the new urban centre at Canada Water and remain in discussions with Broadwick Live as a key collaborator and tenant, following their events in the Printworks over the last five years.
- Please also refer to the culture briefing note issued by British Land to committee members last week. This outlines our thinking on whether a cultural offer would be retained in the Printworks building. It makes clear that any decision on this future provision will require an acceptable design, operator, and business plan, but that constructive discussions continue with Broadwick Live about a future presence at Canada Water.
- We believe that workspace will continue to play an important role in our city and the Canada Water Masterplan, as part of a vibrant mix of uses alongside shops, restaurants, new homes, and culture. The office space will be flexible, sustainable, and able to adapt to the demands of future workplace trends and in response to the post-pandemic recovery. This will support the delivery of c. 3000 jobs.



Pedestrian Walkway between H1 and H2

- Printworks Walk will form a new route, accessible for the public, through the Printworks building and open up an area which has been difficult to navigate. This much-needed route through will particularly benefit people living along Quebec Way and anyone wishing to walk or cycle to Canada Water from the east.
- British Land has extensive experience in managing numerous large areas of public space across the UK. In order to ensure this new route is safe for all, regular patrols and CCTV coverage of the area would be adopted to ensure public safety at all times of the day and night.



Printworks Street

- Printworks Street, which will be delivered adjacent to the Printworks Building (subject to a separate approved RMA) will provide additional pedestrian and cycle permeability for people travelling in the locality.



Parking and Cycle Parking

- The proposals will be car-free, with the exception of some dedicated spaces for disabled users on Printworks Street. This is very much in our ethos to make the development as sustainable as possible by reducing the need for car usage and encouraging people to cycle and use public transport.
- Across building H1, H2, and ground floor retail, there will be a total of 595 long stay cycle parking spaces, with a mix of Sheffield stands, two-tier and other parking racks to suit all cycle users.



Existing Tenants (TEDI-London and Global Generation)

- We have already created new premises for previous occupiers of the Printworks - TEDI-London and Global Generation - in the local area.
- It has been important for us to retain both TEDI-London and Global Generation, given their contribution to the local community.

Community engagement for Zone H RMA



Virtual exhibition which saw good levels of public engagement and local support for the proposals.



1,039 flyers sent to direct neighbours to the site.



298 unique users visited the virtual exhibition during the two-week consultation period.



Meeting and tour of the site with the Leader of Southwark Council and the Cabinet Members for the Climate Emergency & Sustainable Development and Council Homes & Homelessness.

Welcome to Southwark Planning Committee

11 July 2022

MAIN ITEMS OF BUSINESS

ITEM 6.1 - 21/AP/3338

ZONE H OF THE CANADA WATER
MASTERPLAN, LAND FORMING THE
SOUTHWESTERN PART OF PRINTWORKS,
SURREY QUAYS ROAD



Southwark Free
Wi-Fi Password
Fr33Wifi!



Councillor Richard Livingstone (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Reginald Popoola



Councillor Ellie Cumbo



Councillor Bethan Roberts



Councillor Richard Leeming



Councillor Nick Johnson

21/AP/3338 - ZONE H OF THE CANADA WATER MASTERPLAN, LAND FORMING THE SOUTHWESTERN PART OF PRINTWORKS, SURREY QUAYS ROAD

Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to hybrid planning permission ref. 18/AP/1604 dated 29th May 2020 for comprehensive mixed use development of the Canada Water Masterplan site. Reserved Matters approval sought for Development Plots H1 and H2 (Development Zone H of the Masterplan), comprising the partial demolition, vertical and horizontal extension and refurbishment of the former Harmsworth Quays Printworks building to provide 45,504 sqm (GEA) of commercial floorspace comprising workspace (Use Class B1) and flexible workspace/retail (A1-A4/B1) with disabled car parking, cycle parking, landscaping, public realm, plant and associated works.

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MASTERPLAN & SITE BOUNDARY



17

MASTERPLAN ZONES & CURRENT POSITION

Detailed Plots

- Plot A1 Office block with residential tower (186 units in 34 storey tower) - Under construction
- Plot A2 -Leisure centre and office - Under construction
- Plot K1 - 79 Residential dwellings - Under construction

Outline Plots

- RMA granted for Zone L substation
- RMA granted for Printworks Street
- RMA granted for The Dock - Development has commenced
- RMA submitted for Plot F - Target committee date 26th July
- RMA submitted for Plot L - Target committee date 26th July



RESERVED MATTERS FOR PLOTS F AND L



Above – Plot L

- 3 Blocks (8 and 9 storeys)
- flexible commercial at ground floor
- 237 homes, split 137 social rent, 37 intermediate and 63 private

Right - Plot F

- 34 and 37 storey towers with 10 storey podium
- 410 dwellings (private)
- 37,540 Sqm workspace
- 2,190 flexible retail -

OUTLINE PERMISSION CONTROL DOCUMENTS

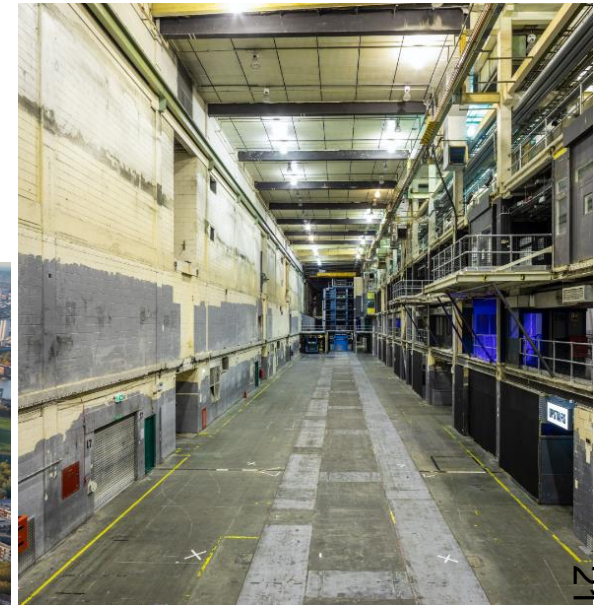
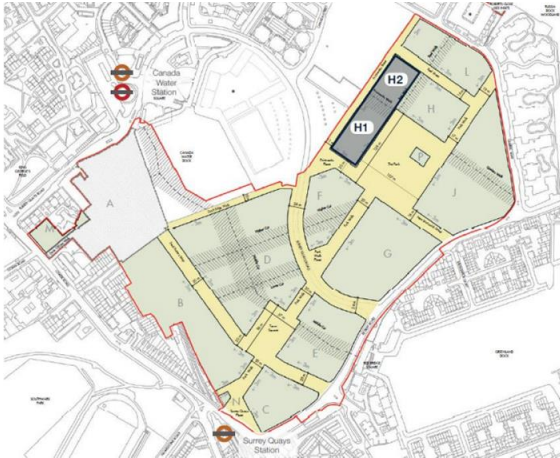


Development Zone	Use Class	Zone B GEA SQ M	Zone C GEA SQ M	Zone D GEA SQ M	Zone E GEA SQ M	Zone F GEA SQ M	Zone G GEA SQ M	Zone H GEA SQ M	Zone J GEA SQ M	Zone L GEA SQ M	Zone M GEA SQ M	Zone N GEA SQ M	Zone P GEA SQ M	MAXIMUM GEA CAP BY USE (SQ M)
Retail	A1-A5	9,000	2,800	32,700	6,600	3,700	21,700	5,300	3,000	800	400	500	150	86,650
Workspace	B1	41,500	27,600	80,300	19,000	38,500	5,000	67,600	1,500	11,500	-	-	-	262,900
Hotel	C1	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500
Assisted Living	C2	-	-	-	3,700	-	15,500	14,400	20,200	9,700	-	-	-	35,700
Residential	C3	27,300	23,000	34,700	13,600	57,700	44,200	41,200	57,700	27,600	4,500	-	-	331,900
Community Facilities	D1	4,600	-	4,600	2,900	33,500	5,000	-	4,000	4,000	2,500	-	150	45,650
Leisure/ Cultural	D2	-	-	20,000	7,500	7,500	-	25,000	-	-	-	-	-	51,500*
Night Club	Sui Generis	-	-	1,500	-	-	-	1,500	-	-	-	-	-	1,500
Student Accommodation	Sui Generis	27,300	23,000	-	-	31,200	30,000	-	-	-	-	-	-	56,300
Energy Centre	Sui Generis	2,000	2,000	-	-	-	-	-	-	-	-	-	-	2,000
Primary Sub-Station	Sui Generis	-	-	-	3,000	-	-	-	-	3,000	-	-	-	3,000
Multi-Storey Car Park	Sui Generis	-	17,200	-	17,200	-	-	-	-	-	-	-	-	17,200
Patrol Filling Station	Sui Generis	-	3,000	-	3,000	-	-	-	-	-	-	-	-	3,000
Transport Infrastructure (potential second entrance to SQ Station)	Sui Generis	500	-	-	-	-	-	-	-	-	-	500	-	500
Flexible Events Space	Sui Generis	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000
Parking and Plant	-	10,200	7,300	30,400	10,500	8,000	31,000**	18,400	13,700	3,400	400	250	200	133,750
Public Toilets	Sui Generis	-	-	-	-	-	-	-	-	-	-	-	-	500***
MAXIMUM GEA CAP PER ZONE (SQ M) (excluding public toilets, parking and plant)	-	76,000	48,900	159,800	36,600	89,900	65,900	82,500	60,700	29,800	5,200	750	150	
TOTAL MAXIMUM GEA CAP (SQ M) (excluding public toilets, parking and plant)	656,200													

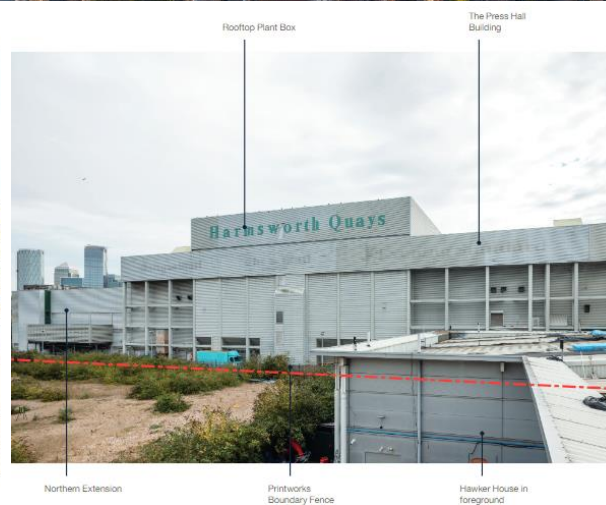
- The OPP approves a series of a plots and a range of potential uses and floorspace caps for each plot within the outline elements.
- The RMA's need to accord with a set of parameter plans, the design codes and the development specification

PLOT H SITE BOUNDARY & EXISTING SITE PHOTOS

Location of Buildings H1 and H2 within Zone H of the Masterplan and in the wider context



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LAND USE & CONFORMITY WITH OUTLINE PLANNING PERMISSION

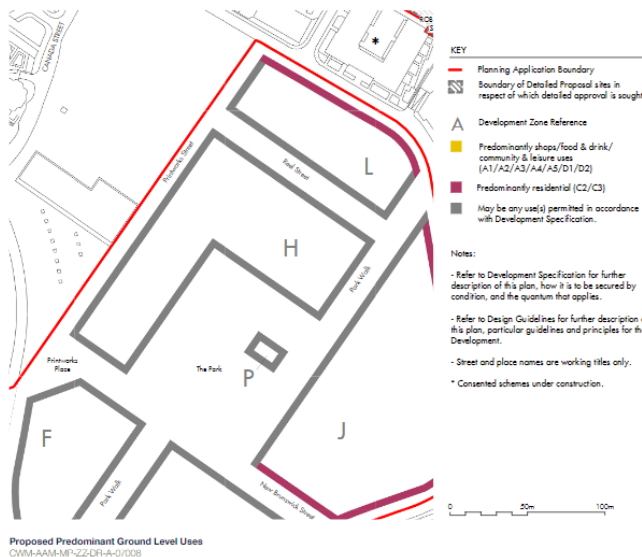
Land Use	Building H1 (GEA sq m)	Building H2 (GEA sq m)	Total Floorspace (GEA sq m)
Office (B1)	21,353	16,315	37,668
Flexible Office/Retail (B1/A1-A4)	2,065	351	2,416
of which minimum retail to be provided	540	N/A	-
and maximum workspace to be provided	1,525	N/A	-
Retail (A1-A4)	58	371	429
Parking and Plant	2,744	2,247	4,991
Total	26,220	19,284	45,504

Total GEA floorspace by use

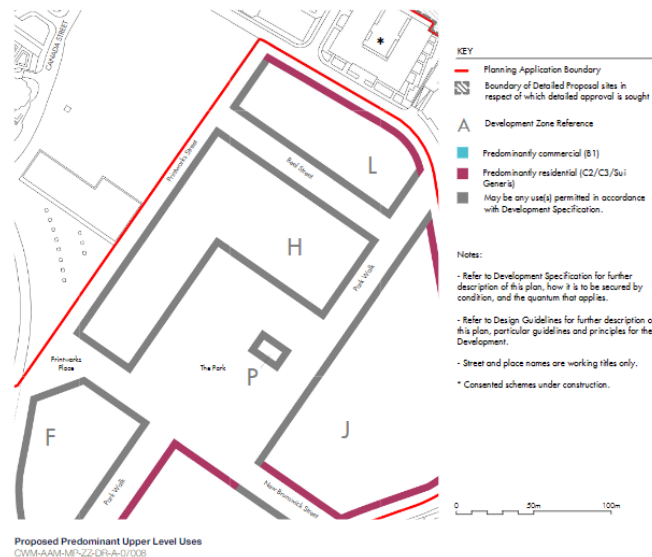
MP5 LAND USE

The Proposed Predominant Ground Level Uses Parameter Plan identifies the predominant uses at ground floor level along the public routes of the Masterplan.

✓ No constraints on ground level uses to Zone H



✓ No constraints on ground level uses to Zone H

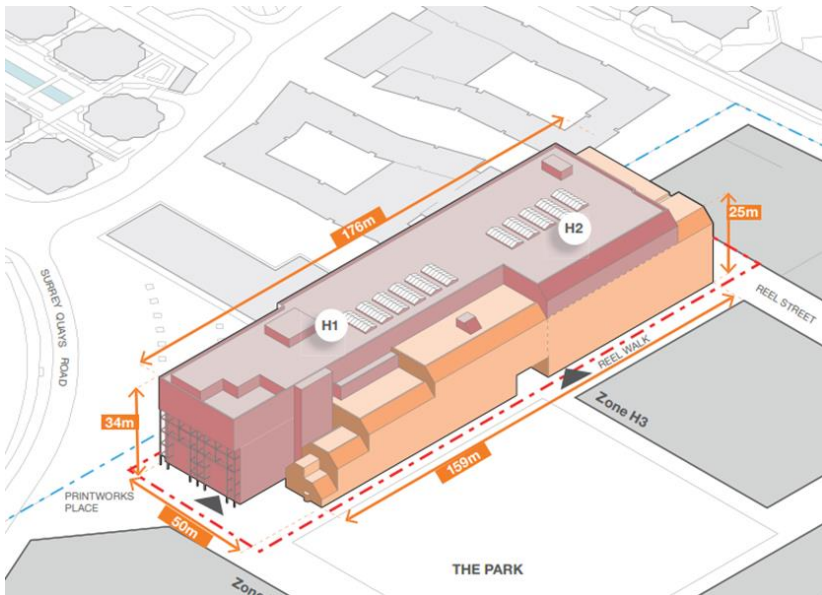


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PROPOSED EXTENSIONS ROOF AND MAIN ENTRANCE

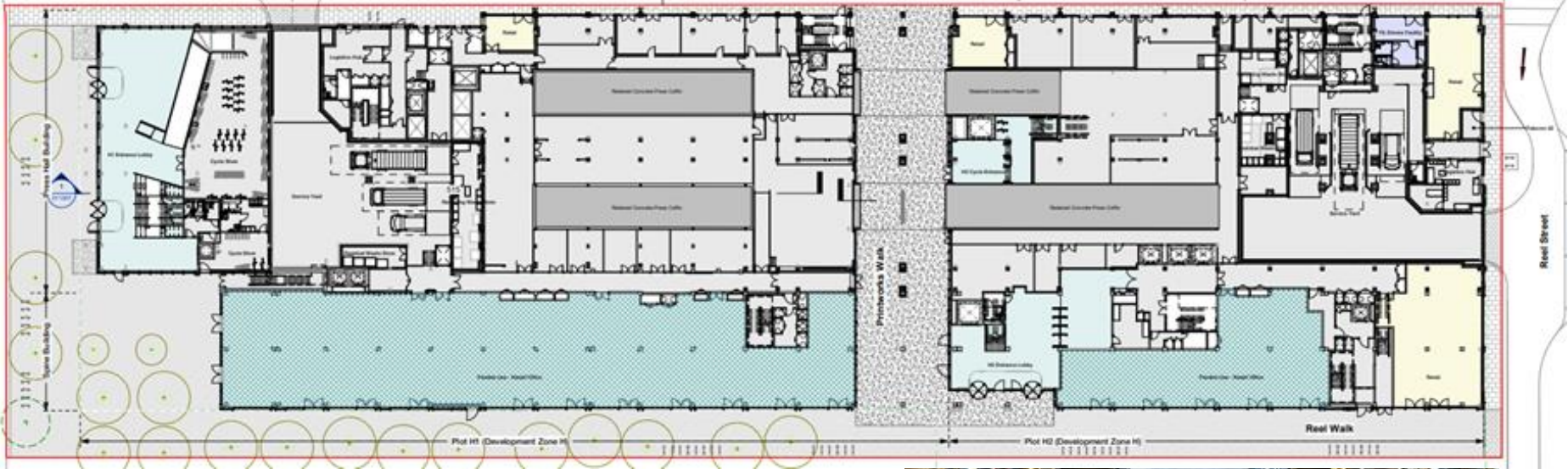
KEY

- Retained Massing
- New Massing
- Main entrances



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PROPOSED LAYOUT GROUND FLOOR & INTERNAL ATRIUM

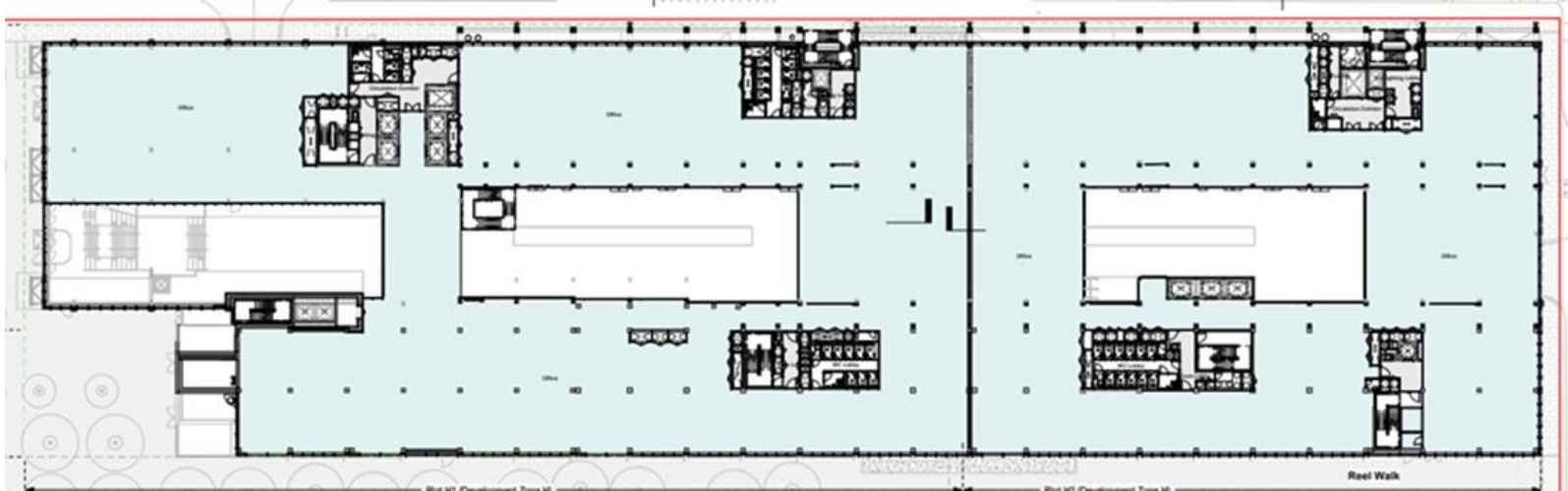


USE CLASSES:

-  **B1** Office/ Workspace
-  **B1** TIL Drivers Facility
-  **A1-A4** Retail
-  **B1/ A1-A4** Flexible Workspace/ Retail
-  Parking and Plant
-  External Private/ Shared Terrace



PROPOSED LAYOUT FIRST & SECOND FLOORS

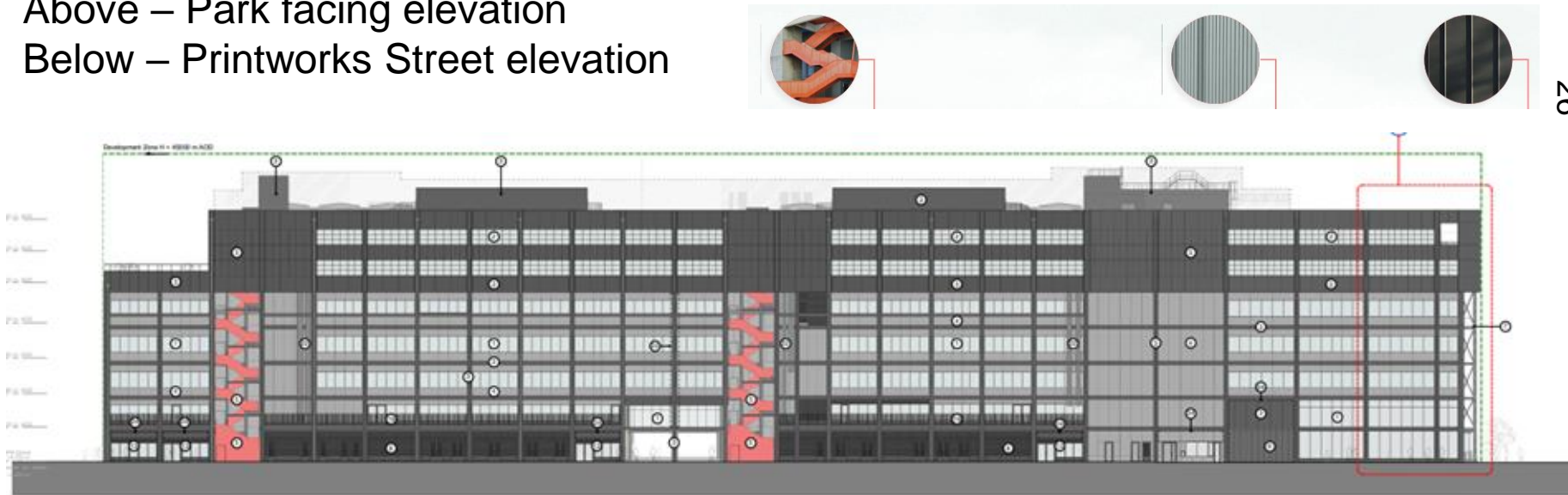


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PROPOSED ELEVATIONS & ARCHITECTURAL TREATMENT

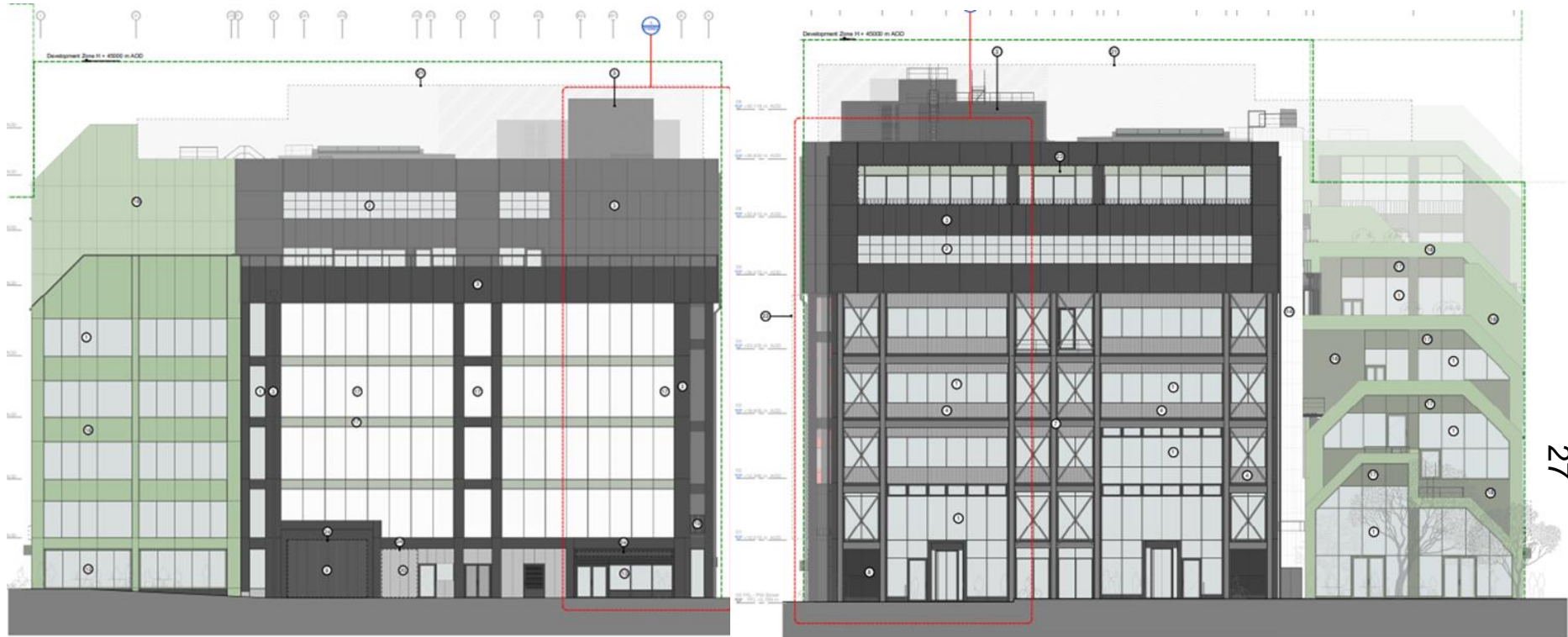


Above – Park facing elevation
Below – Printworks Street elevation



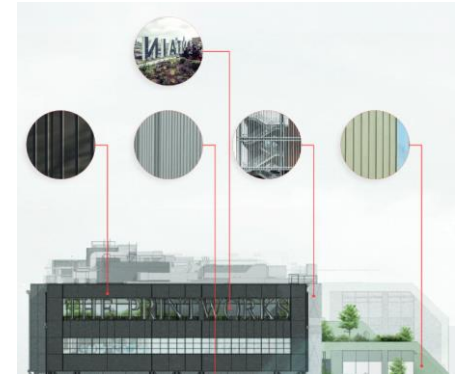
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PROPOSED ELEVATIONS AND ARCHITECTURAL TREATMENT

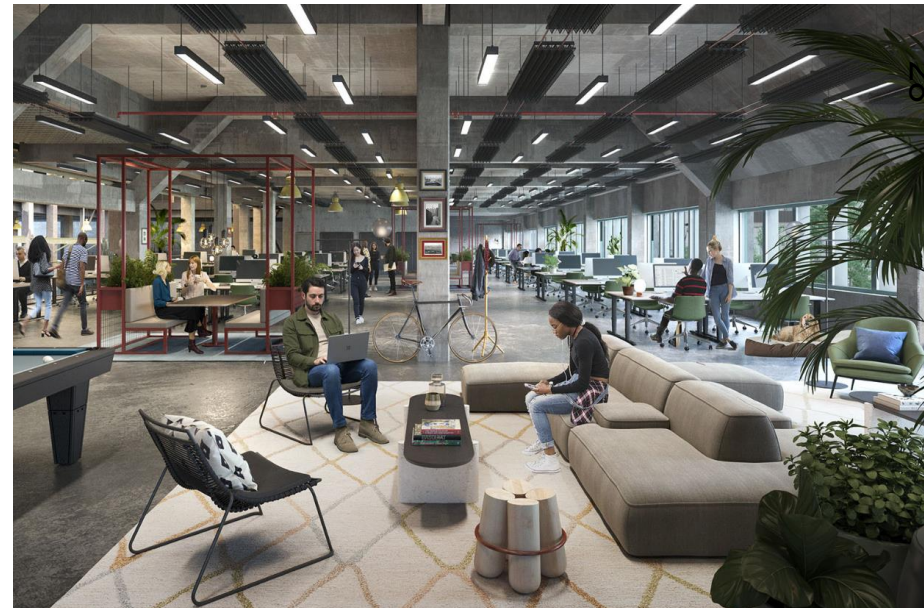


Top Left - North facing elevation – Reel Street

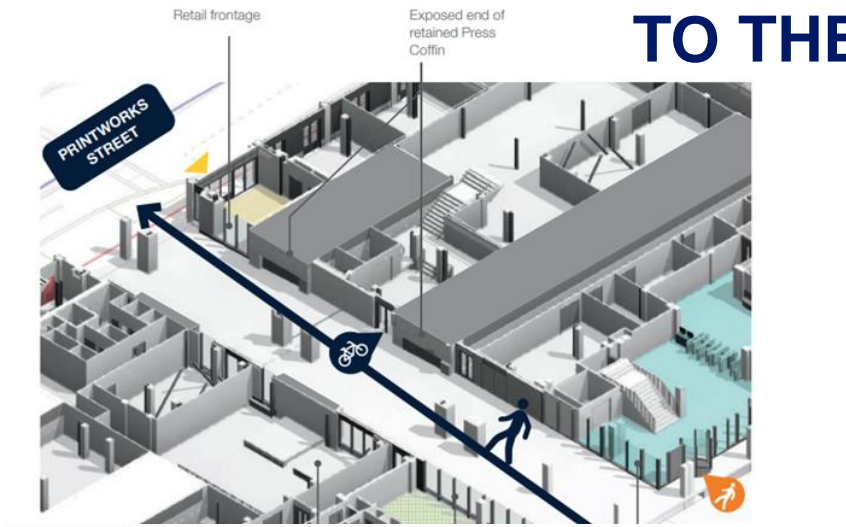
Top Right - South facing elevation – Printworks Place



INTERNAL IMAGES



PRINTWORKS WALK – A NEW PEDESTRIAN PUBLIC ROUTE TO THE NEW PARK



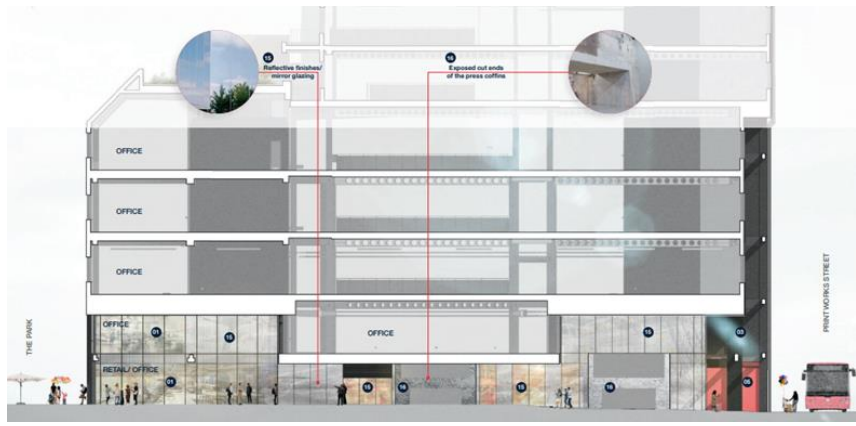
Outer Park Zone for pedestrian and cycle movement, active frontage, retail spill out space, amenities and public realm seating.



Illustrative sketch of the 'outer park' adjacent to the Printworks Building



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IMPACT ON NEIGHBOURS



Below
Testing of fenestration and facade
composition



Fritted treatment to Reel Street elevation to protect amenity for future residents of CW Plot L

No harm to recently constructed Scape student housing scheme





SUMMARY

- Land use fully compliant with Outline Planning Permission and development plan policies
- Proposed quantum of floorspace and range of uses to be provided sits comfortably within the approved Development Specification for this plot.
- The proposed development would deliver a significant amount of commercial floorspace creating the opportunity for circa 2,315 to 3,010 FTE jobs, which would make a positive contribution employment opportunities in the Borough.
- Obligations secured as part of the OPP include provision of affordable retail and workspace within the masterplan development, which could be delivered within this phase.
- Extension and cladding of the existing building will result in a unique, high quality building
- New high quality public realm – Printworks Walk and Park edge
- Sustainable reuse of the existing building
- Positive response to climate change policies

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End

