

Planning Committee (Major Applications) A

Tuesday 29 April 2025
6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2Q

Membership

Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Gavin Edwards
Councillor Esme Hicks
Councillor Nick Johnson
Councillor Darren Merrill
Councillor Reginald Popoola

Reserves

Councillor Maggie Browning
Councillor Ellie Cumbo
Councillor Ketzia Harper
Councillor Jon Hartley
Councillor Michael Situ
Councillor Cleo Soanes
Councillor Emily Tester

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. For details on building access, translation, provision of signers or any other requirements for this meeting, please contact the person below.

Contact: Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 17 April 2025



Planning Committee (Major Applications) A

Tuesday 29 April 2025

6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2Q

Order of Business

| Item No. | Title | Page No. |
|--|---|----------|
| 1. APOLOGIES | To receive any apologies for absence. | |
| 2. CONFIRMATION OF VOTING MEMBERS | A representative of each political group will confirm the voting members of the committee. | |
| 3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT | In special circumstances, an item of business may be added to an agenda within five clear days of the meeting. | |
| 4. DISCLOSURE OF INTERESTS AND DISPENSATIONS | Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting. | |
| 5. MINUTES | To approve as a correct record the minutes of the meeting held on 26 March 2025. | 1 - 5 |
| 6. BOROUGH TRIANGLE (18-54 NEWINGTON CAUSEWAY, 69 BOROUGH ROAD, 82-83 BOROUGH ROAD, LONDON) - BUSINESS RELOCATION STRATEGY S106 OBLIGATION | To follow. | |
| 7. DEVELOPMENT MANAGEMENT | | 6 - 10 |

| Item No. | Title | Page No. |
|----------|--|-----------|
| 7.1. | UNIT 1 AND 4 CANADA WATER RETAIL PARK SURREY QUAYS ROAD, LONDON, SE16 2XU | 11 - 292 |
| 7.2. | UNIT 1 AND 4 CANADA WATER RETAIL PARK (FORMERLY KNOWN AS CANADA WATER SITES C AND E) SURREY QUAYS ROAD, LONDON, SE16 2XU (DEED OF VARIATION TO A S106 AGREEMENT) | 293 - 302 |

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Date: 17 April 2025



Planning Committee (Major Applications)

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. The role of members of the planning committee (major applications) is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

| |
|---|
| <ol style="list-style-type: none">(a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.(b) The applicant or applicant's agent.(c) One representative for any supporters (who live within 100 metres of the development site).(d) Ward councillor (spokesperson) from where the proposal is located.(e) The members of the committee will then debate the application and consider the recommendation. |
|---|

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair

will ask which objector(s) would like to speak at the point the actual item is being considered.

6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.
8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants. **As meetings are usually livestreamed, speakers should not disclose any information they do not wish to be in the public domain.**
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

Please note:

Those wishing to speak at the meeting should notify the constitutional team by email at ConsTeam@southwark.gov.uk in advance of the meeting by **5pm** on the working day preceding the meeting.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section
Resources
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Governance and Assurance
Tel: 020 7525 7420



Planning Committee (Major Applications) A

MINUTES of the Planning Committee (Major Applications) A held on Wednesday 26 March 2025 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Gavin Edwards
Councillor Esme Hicks
Councillor Nick Johnson
Councillor Darren Merrill
Councillor Reginald Popoola

OTHER MEMBERS
PRESENT: Councillor Victor Chamberlain
Councillor Maria Linforth-Hall

OFFICER SUPPORT: Colin Wilson (Assistant Director Strategic Development)
Stephanie Bruce-Smith (External Legal Counsel, FTB Chambers)
Chris O'Brien (Senior Finance Manager)
Dipesh Patel (Head of Planning, Strategic Applications)
Michael Tsoukaris (Manager Design and Conservation)
Zoe Davies (Strategic Lead Project Management Officer)
Rob Davies (Team Leader, Transport Planning)
Zaib Khan (Team Leader, Planning)
Wing Lau (Team Leader, Strategic Applications)
Chloe Rimell (Planning Officer)
Torben Anderson (RBA Acoustics)
Amy Donovan (Delva Patman Redler)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for lateness from Councillor Esme Hicks.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members for the meeting, apart from Councillor Esme Hicks.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair drew members' attention to the main agenda pack and, as well as the members' pack and addendum report which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

The committee considered the minutes of the meeting held on 11 February 2025.

RESOLVED:

That the minutes for the Planning Committee (Major Applications) A meeting held on 11 February 2025 be approved as a correct record and signed by the chair.

6. RELEASE OF £2,376,936.12 FROM S106 AGREEMENTS ACROSS THE BOROUGH TO SUPPORT THE DELIVERY OF AFFORDABLE HOUSING IN THE BOROUGH

Report: see pages 6 to 37 of the main agenda pack.

The officer introduced the report.

There were no questions put by members of the committee.

At 6.43pm Councillor Esme Hicks joined the meeting and confirmed that she was a voting member of the committee. The chair explained that as Councillor Hicks had not heard the officer's introduction to this report, she would not be able to take part in the vote on this item. Councillor Esme Hicks did not make any declarations of interest.

A motion to authorise the release of the funds was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That the release of funds totalling £2,376,936.12 of S106 affordable housing funding, received against the legal agreements set out in Appendix A of the report, to the New Homes Programme to support the delivery of affordable housing in the borough be agreed.
2. That the strategic director of resources be authorised to apply the funding released to individual projects within the New Homes Programme.

7. DEVELOPMENT MANAGEMENT

The committee considered the report.

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items were considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated be agreed.
3. That where reasons for decisions or conditions were not included or not as included in the reports relating to an individual item, they be clearly specified and agreed.

7.1 BOROUGH TRIANGLE SITE AT 18-54 NEWINGTON CAUSEWAY, 69 BOROUGH ROAD, 82-83 BOROUGH ROAD, LONDON

Planning Application Number: 24/AP/1958

Report: see pages 43 to 388 of the agenda pack and pages 1 to 6 of the addendum report

PROPOSAL:

Phased mixed-use redevelopment of the site comprising:

- Demolition of all existing buildings/structures and site clearance, except 82 and (part) 83 Borough Road which are to be retained, altered and refurbished for Flexible Commercial, Business and Service, and Learning and Non-Residential Institution Uses (Class E/F1 / F2(b)); - Construction of basement structure and vehicular access;
- Construction of buildings to provide Dwellings (Class C3), Flexible Commercial, Business and Service and mixed food and drink and leisure uses (including drinking establishments with expanded food provision, hot food takeaways, live music performance venue and cinema) (Class E / Sui Generis) and public toilets; and
- Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development.

The application is accompanied by an Environmental Statement (ES) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

The committee heard the officers' introduction to the report and addendum report. Members put questions to officers.

The meeting then adjourned for a comfort break from 8.26pm to 8.33pm.

Following this, the spokespersons for the objectors addressed the committee and responded to questions put by members of the committee.

The applicant's representatives addressed the committee and answered questions put by members of the committee.

The committee heard from a supporter of the application and put questions to the supporter.

Councillors Victor Chamberlain and Maria Linforth-Hall addressed the committee in their capacity as ward councillors and responded to questions from the committee.

Members of the committee put further questions to officers and discussed the application.

A motion to grant planning permission was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted subject to the conditions set out in the report and addendum report, referral to the GLA and the completion of a S106 legal agreement, whose section on business relocation is to be brought back to committee for agreement; and
2. That the director of planning and growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations with the applicant, which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted; and
3. That the environmental information be taken into account as required by regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
4. That the planning committee in making its decision has due regard to the potential equalities impacts that are outlined in this report; and
5. That following the issue of planning permission, the director of planning and growth write to the Secretary of State notifying them of the decision, pursuant to regulation 30(1)(a) of the Environmental Impact Assessment Regulations; and
6. That following issue of the planning permission, the director of planning and growth shall place a statement on the statutory register pursuant to regulation 28 of the Environmental Impact Assessment Regulations and for the purposes of regulation 28(1)(h) the main reasons and considerations on which the local planning authority's decision is based shall be set out as in this report; and
7. That in the event that the requirements of paragraph 1 above are not met by 26 July 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 949 of the report.

The meeting ended at 10.29pm

CHAIR:

DATED:

Agenda Item 7

| | |
|---|---|
| Meeting Name: | Planning Committee (Major Applications) A |
| Date: | 29 April 2025 |
| Report title: | Development Management |
| Ward(s) or groups affected: | All |
| Classification: | Open |
| Reason for lateness (if applicable): | Not applicable |
| From: | Proper Constitutional Officer |

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committees. The matters reserved to the planning committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Levelling Up, Housing and Communities and any directions made by the Mayor of London.

- b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
- c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Assistant Chief Executive – Governance and Assurance

12. A resolution to grant planning permission shall mean that the director of planning and growth is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the director of planning and growth shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.

13. A resolution to grant planning permission subject to legal agreement shall mean that the director of planning and growth is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the assistant chief executive – governance and assurance, and which is satisfactory to the director of planning and growth. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the assistant chief executive – governance and assurance. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission.
15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently the Southwark Plan which was adopted by the council in February 2022. The Southwark Plan 2022 was adopted after the London Plan in 2021. For the purpose of decision-making, the policies of the London Plan 2021 should not be considered out of date simply because they were adopted before the Southwark Plan 2022. London Plan policies should be given weight according to the degree of consistency with the Southwark Plan 2022.
16. The National Planning Policy Framework (NPPF), as amended in July 2021, is a relevant material consideration and should be taken into account in any decision-making.
17. Section 143 of the Localism Act 2011 provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
18. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010 as amended, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

19. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--|--|--------------------------------------|
| Council assembly agenda 23 May 2012 | Constitutional Team 160 Tooley Street London SE1 2QH | Virginia Wynn-Jones 020 7525 7055 |
| Each planning committee item has a separate planning case file | Development Management 160 Tooley Street London SE1 2QH | Planning Department 020 7525 5403 |

APPENDICES

| No. | Title |
|------|-------|
| None | |

AUDIT TRAIL

| Lead Officer | Chidilim Agada, Head of Constitutional Services | |
|---|---|-------------------|
| Report Author | Alex Godinet, Lawyer, Finance and Governance Gerald Gohler, Constitutional Officer | |
| Version | Final | |
| Dated | 10 April 2025 | |
| Key Decision? | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments sought | Comments included |
| Assistant Chief Executive – Governance and Assurance | Yes | Yes |
| Director of Planning and Growth | No | No |
| Cabinet Member | No | No |
| Date final report sent to Constitutional Team | 10 April 2025 | |



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| | |
|--|---|
| Meeting Name: | Planning Committee (Major Applications) A |
| Date: | 29 April 2025 |
| Report title: | <p>Development Management planning application: Application 24/AP/3718 for: Full Planning Permission</p> <p>Address: Unit 1 And 4 Canada Water Retail Park Surrey Quays Road, London, SE16 2XU</p> <p>Proposal: Demolition of all buildings and structures and the comprehensive redevelopment of the site to provide the following new development:</p> <ul style="list-style-type: none"> • Plot A, erection of two new commercial buildings (A1 and A2) to provide offices (Class E(g)) with retail/food and drink/professional services (E(a/b/c)) with a shared basement, servicing, parking and other ancillary accommodation. • Plot B, erection of two new buildings to provide in Building B1, purpose-built student accommodation (<i>sui generis</i>) with community use (F2), in Building B2, residential (C3) with retail/food and drink (E(a/b)); with basements, servicing, parking and other ancillary accommodation • Together with provision of cycle parking, Blue Badge Parking, works of hard and soft landscaping, replacement of trees and planting of new trees; new vehicular access points from Surrey Quays Road and Canada Street, along with other incidental works. |
| Ward(s) or groups affected: | Rotherhithe and Surrey Docks |
| Classification: | Open |
| Reason for lateness (if applicable): | Not Applicable |
| From: | Director of Planning and Growth |
| Application Start Date: 17.12.2024 | Application Expiry Date: 21.03.2025 but extended by PPA. |
| Earliest Decision Date: | 16.04.2025 |

PLANNING SUMMARY TABLES

| <u>Conventional housing</u> | | | | | | | | |
|------------------------------------|---------------|------------|--------------|------------|---------------|------------|--------------|------------|
| Homes | Private Homes | Private HR | Aff.SR Homes | Aff.SR HR | Aff.Int Homes | Aff.Int HR | Home s Total | HR Total |
| Studio | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 bed | 0 | 0 | 13 | 33 | 8 | 20 | 21 | 53 |
| 2 bed | 0 | 0 | 18 | 72 | 12 | 48 | 30 | 120 |
| 3 bed | 0 | 0 | 12 | 61 | 4 | 20 | 16 | 80 |
| 4 bed | 0 | 0 | 8 | 48 | 0 | 0 | 8 | 48 |
| Total | 0 | 0 | 51 | 214 | 24 | 88 | 75 | 302 |

| <u>Commercial</u> | | | | |
|---|--------------|----------------------|-----------------|--|
| Use class and description | Existing GIA | Proposed GIA | Change +/- | |
| Retail warehouse (Use Class E(a/b) – meanwhile uses | 3,490 | 1,895 | - 1,595 | |
| E [g] i) (Office) | 0 | 89,382 | + 89,382 | |
| E [g] ii) and iii) (Light industrial) | 0 | 0 | n/a | |
| E (Affordable workspace) | 0 | 8,938 (6,984 NIA) | + 8,938 | |
| Existing Construction Skills Centre (Class F) | | | | |
| Proposed new community space (Class F) | 1,820 | 326 | - 1,494 | |
| Car park | 758 | 0 | - 758 | |
| Sui Generis (PBSA) x 742 studios | 0 | 25,820 | + 25,820 | |
| Employment | Existing no. | Proposed no. | Change +/- | |
| Operational jobs (FTE) | Not known | 5,555 – 7,237 | + 5,555 – 7,237 | |

| <u>Parks and child play space</u> |
|--|
|--|

| | Existing area | Proposed area | Change +/- |
|-------------------|---------------|---------------|-------------|
| Public Open Space | 0 | 9,400 | + 9,400 |
| Play Space | 0 | 800.7 sqm | + 800.7 sqm |

| <u>Carbon Savings and Trees</u> | |
|--|---|
| Criterion | Details |
| CO2 Savings | Plot A1 13.1% improvement on Part L of Building Regs 2021 Plot A2 16.9% improvement on Part L of Building Regs 2021 Plot B 43% improvement on Part L of Building Regs 2021 |
| Trees Lost | 53 (28 from Plot A and 25 from Plot B) |
| Trees Gained | 93 (47 in Plot A and 46 in Plot B) = Gain of 40 trees |
| Trees retained with/without pruning | 28 retained of which 15 require pruning |

| <u>Greening, Drainage and Sustainable Transport Infrastructure</u> | | | |
|---|-----------------|--------------------------|-------------------|
| Criterion | Existing | Proposed | Change +/- |
| Urban Greening Factor | 0 | 0.3 Plot A 0.4 Plot B | + 0.3 + 0.4 |
| Greenfield Run Off Rate | N/A | 10.8l/s* | N/A |
| Electric Vehicle Charging Points | 0 | 5 | + 5 |
| Blue Badge Parking Spaces | 0 | 5 | +5 |
| Cycle Parking Spaces | 0 | 3,005 | + 3,005 |

| <u>CIL and Section 106 (or Unilateral Undertaking)</u> | |
|---|--|
| Criterion | Total Contribution |
| CIL (estimated) | £4.1 million (net of relief) |
| MCIL (estimated) | £8.5 million (net of relief) |
| Section 106 Contribution | As per the 'Planning obligations' section of this report |

RECOMMENDATIONS

1. That planning permission be granted subject to conditions, referral to the Mayor of London and the applicant entering into an appropriate legal agreement; and
2. That the director of planning and growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations with the applicant, which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted; and
3. That environmental information be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
4. That following the issue of planning permission, the director of planning and growth write to the Secretary of State notifying them of the Decision, pursuant to Regulation 30(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; and
5. That following issue of planning permission, the director of planning and growth place a statement on the Statutory Register pursuant to Regulation 28(1) of the TCP (EIA) Regulations 2017, which contains the information required by Regulation 28 and, for the purposes of Regulation 28(1)(h) being the main reasons and considerations on which the Planning Committee's decision was based shall be set out in the report; and
6. That, in the event that the requirements of (1) are not met by 31 December 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 515 of this report; and
7. That the planning committee in making their decision has due regard to the potential Equalities impacts that are outlined in this report.

EXECUTIVE SUMMARY

8. The application subject to this report relates to redevelopment of site known as Canada Water Dockside (CWD). The site comprises two parcels of land (Plot A and B) separated by Surrey Quays Road.
9. The Site is subject to a consented Outline Planning Permission (OPP) ref. 21/AP/2655. This application was approved in January 2023. The OPP comprises three development plots, Plot A1, Plot A2 and Plot B, with basements beneath all buildings. Reserved Matters Applications ('RMAs') have already been approved for Plot A1 (ref. 23/AP/0562) Plot A2 (ref. 23/AP/0564) and their related basements (Ref. 23/AP/0565). With regards to Plot B, currently no RMAs have been submitted.
10. The OPP sought to deliver further office floorspace with complementary town

centre and community uses at ground floor on Plot B. The Applicant is now seeking to bring forward a revised scheme with regards to Plot B for the delivery of Purpose Built Student Accommodation (PBSA) and traditional affordable housing (Use Class C3), alongside community and town centre uses.

11. Whilst the application extent covers both Plot A and Plot B of the OPP, the new application does not seek to make any changes to the approved scheme and detailed design for Plots A1 and A2, except for a minor amendment to the red line to remove a small parcel adjacent to Plot A1 known as the 'Transfer Land'. This land has been removed as it will now come forward as part of the adjacent British Land scheme with the same function (pedestrian access and landscaped public realm).
12. As the OPP and related Plot A RMAs have only recently been granted, the existing permissions comprise a strong material consideration. This application is required to determine the acceptability of the development on Plot A and the entire proposal across the masterplan site has been assessed in this report. However, it would not be reasonable to revisit the conclusions on the recent OPP/RMAs and would be difficult to justify a different decision unless there has been a significant change in planning policy or a new material planning consideration.
13. The OPP was subject to assessment against the same development plan policies that are in place now. Whilst there have been updates to the NPPF those updates do not affect the proposals for Plot A. There are no known new material planning considerations that would affect officers assessment of the proposal.
14. The submission of this application follows a series of pre application discussions for Plot B (pre application advice was not required for Plot A given the proposals reflects the recently granted RMAs). As a result of which improvements were secured in respect of the detailed design of the buildings and surrounding public realm.

Plot A

15. For Building A1 it is proposed to construct a building of ground, mezzanine plus 24 storeys (to a height of 110.0m AOD) to accommodate ground floor active retail/food and beverage uses with workspace above.
16. For Building A2 it is proposed to construct a building of ground, mezzanine plus 11 storeys above (to a height of 55.40 m AOD), to accommodate ground floor food, beverage and retail uses, with workspace above.
17. A combined basement will span the full extent of A1 and A2. The basement will accommodate plant for both buildings and a significant quantum of cycle storage for Building A1.

Plot B

18. For Building B1 it is proposed to construct a building of ground plus 25 storeys

above a basement with a maximum height of 91.2m AOD. The building will accommodate 742 PBSA studios with associated commercial spaces as well as community space.

19. For Building B2 it is proposed to construct a building of ground plus 7 storeys above a basement with a maximum height of 41.6m AOD. The building will accommodate 75 dwellings as well as smaller commercial units on the ground floor.
20. In land use terms, the development would deliver a significant quantum of commercial floorspace including affordable workspace which would bring positive economic benefits to the borough on Plot A. The proposals for Plot B will deliver high quality PBSA which will complement the existing student accommodation nearby and will make a positive contribution to the emerging transformation of the Canada Water Town Centre.
21. The proposed 75 affordable dwellings including a high percentage of family sized units will make a valuable contribution to the Boroughs housing stock helping to address the most acute housing needs of the Borough. Furthermore, the provision of a community centre will be a positive public benefit. The combined land uses accord with development plan policies including the site allocation.
22. This application has followed the Viability Tested Route. The Councils consultant has scrutinised the Financial Viability Assessment and has concluded that onsite provision of 75 affordable dwellings is the maximum amount of affordable provision that the scheme can support at the current time.
23. The design of each building proposed across the masterplan is unique. The buildings on Plot A both have a different contemporary design in terms of mass and architectural approach, offering a modern, flexible and unique office environments intended to become a distinctive employment destination within the town centre. Together, the proposals will deliver two high quality buildings which will make a positive contribution to the townscape.
24. Building B1 would be predominately brick and will include bays for each student accommodation unit, with reinforced concrete and a decorative perforated metal panel. Building B2 will include a distinct top to the buildings, with bookend wings and varying light and red brick and a white metallic polyester powder coating metalwork for the upper levels.
25. High quality public realm will be delivered by across the masterplan site. Within Plot A the public realm proposals comprise on-site spaces such as The Boulevard, Waterfront Square and Dock Edge Walk. These spaces have been designed to deliver important routes for pedestrians and cyclists as well as high quality landscaped spaces for people to dwell; together with opportunities for spill out for the commercial units.
26. Within Plot B, Green Street will be designed as a pedestrian priority route connecting Canada Street to Printworks Street (allowing low volumes of traffic to service Building B2 and provision for 3 Blue Badge Parking Bays). A communal landscaped courtyard will also allow public access during daytime

hours to offer a quiet route from Printworks Street to Canada Street/Surrey Quays Road

27. The on-site spaces will connect to existing and planned future public realm to be delivered as part of the town centre redevelopment.
28. In addition to the onsite public realm provision, detailed enhancements are proposed for Maritime Street and the eastern edge of the Dock. Planning permissions have been granted for both these elements under reference 21/AP/2610 and 21/AP/0566 for Maritime Street and 23/AP/0798 for the Dock Edge. The delivery of these elements should be secured in the s106 agreement.
29. It is recognised that the proposals for the Dock and Maritime Street fall within land not owned by the applicant and therefore if the applicant is unable to secure all the necessary consents to undertake the proposed enhancements, the s106 obligation should secure a fall back payment in lieu.
30. Subject to the recommended conditions the proposal would not give rise to significant harm to neighbouring amenity by way of daylight/sunlight, overlooking, loss of privacy, noise or disturbance.
31. Subject to the necessary mitigation recommended to be secured as part of the s106 agreement the proposals would not give rise to unacceptable transport impacts.
32. Subject to compliance with the detailed energy and sustainability strategies submitted and payment of the Carbon Green Fund, the proposals satisfactorily address climate change policies.
33. The development is anticipated to take 5 years with the following phasing suggested:
 - Phase 1 – Demolition Plot B and construction of Buildings B1 and B2
 - Phase 2 – Demolition and enabling works on Plots A1 and A2
 - Phase 3 – Construction of basement for A1 and A2
 - Phase 4 – Construction of building A2
 - Phase 5 – Construction of building A1
34. The cumulative impact of the development, together with adjacent committed schemes has been assessed in terms of the environmental impacts, including construction impacts and operational impact in respect of land use, transport, design and amenity. For the reasons demonstrated in this report the cumulative impact is acceptable. Furthermore, the redevelopment of this site would not fetter the ability of the adjacent BL Outline Permission to be built to its maximum parameters and for the range of uses identified within the adjacent blocks.



Image above: CGIs of proposed development (shown with adjacent British Land illustrative scheme for context)

BACKGROUND INFORMATION

Site location and description

The site

35. The proposed development relates to the CWD application site which covers 1.92 hectares and comprises two parcels of land separated by Surrey Quays Road:

- Plot A: To the west of Surrey Quays is land currently occupied by Unit 1 of the Canada Water Retail Park, occupied by Dock X on a temporary basis, along with surface level parking and,
- Plot B: To the east of Surrey Quays Road is land currently occupied by Unit 4 of the Canada Water Retail Park (used for a variety of meanwhile uses), temporary buildings comprising Bow Arts Studio and the Construction Skills Centre (located in former construction portacabins) and surface level parking.



Image above: Existing site identified in red



Images above: Existing site photos

- 36. The site is located within the Canada Water Town Centre and is a designated Opportunity Area. The site is lies away from the Transport for London Road Network (TLRN) and Strategic Road Network (SRN), the roads surrounding the site being borough roads, although the Rotherhithe Roundabout (TLRN) and Lower Road (SRN) are within around 600m of the site. Canada Water Underground and bus stations are within 300-400 metres providing access to Jubilee line services and London Overground services on the extended East London Line. A wide range of buses operate in the area which provides a public transport accessibility level (PTAL) of 6a, on a scale of 1 to 6b where 6b is the most accessible, indicating excellent accessibility to public transport.
- 37. The site is not located within a Conservation Area nor within the curtilage of a Listed Building. There are listed buildings in the wider vicinity (see image below).

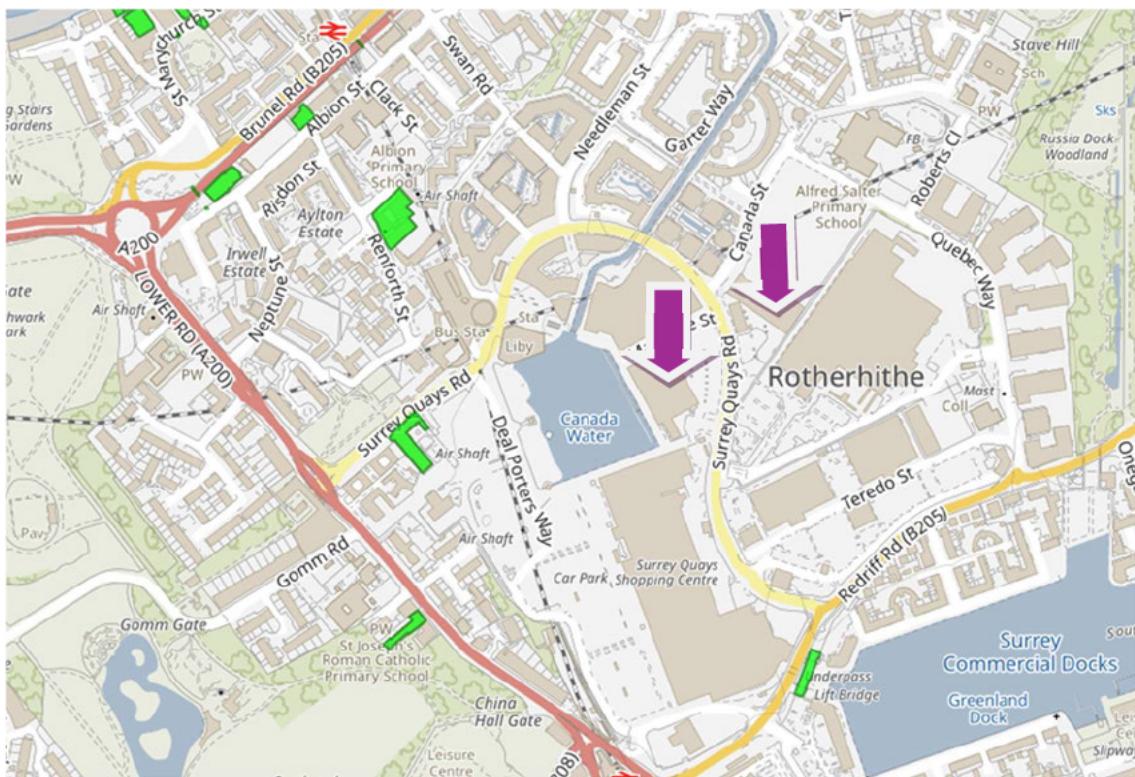


Image above: Purple arrows show the application site and listed buildings shown in green.

38. The following area designations apply:

- Canada Water Major Town Centre
- Canada Water Opportunity Area
- Canada Water Action Area
- Canada Water Strategic Heating Area
- Air Quality Management Area
- Flood Zone 2/3 (parts of the site)
- Site Allocation NSP80
- Identified Tall Building Location
- Strategic Cultural Area

Surrounding Area

39. Plot A is bounded to the north by Maritime Street (beyond which is the Porters Edge building), the south by the Surrey Quays Shopping Centre and to the east by The Dock.

Plot B is bound to the south by the former Printworks building (currently being redeveloped) forming part of the British Land Masterplan site, to the east by the Scape development (student accommodation) located on the former Mulberry Business Park, and to the north (on the opposite side of Canada Street) a number of mid rise flatted developments.

Porters Edge

40. The Porters Edge development was completed in 2019 as Phase 1 of planning permission ref. 12/AP/4126 (subsequently varied by permission refs

15/AP/2821, 16/AP/0200 and 17/AP/3694). It comprises 234 residential units, a retail store and offices (occupied by Decathlon) and other retail units.

Canada Water Masterplan

41. The Canada Water Masterplan covers an area of circa 21 hectares. Hybrid Planning Permission was granted in May 2020 under reference 18/AP/1604 for redevelopment of the town centre to create a diverse mix of retail, residential, leisure and cultural facilities. The Masterplan will deliver a series of buildings on plots focussed around three new public spaces. Zone H (The former Printworks Building), Zone F and Zone D are the closest plots that would have a direct relationship with the application site.

Scape

42. Planning permission ref. 13/AP/1429 was granted at the former Mulberry Business Park for redevelopment comprising buildings of between 4 and 9 storeys (maximum height 42.85m AOD), comprising 770 student bedrooms with related living/kitchen and communal spaces (*sui generis*); 33 affordable residential units (Class C3); 610sqm retail uses (Classes A1, A2,A3); 322sqm health centre (Class D1); 75sqm area of retail (Classes A1, A2, A3) or alternate non-residential institutional use (Class D1); 4,490sqm offices (Class B1); associated car parking, cycle parking and landscaped public realm; new vehicular and pedestrian access/egress and associated works.

43. The student and conventional housing blocks have been constructed and are now occupied.

44. A separate planning application has recently been approved (23/AP/0543) for a co-living scheme on Block C. As part of 23/AP/0543 land has been secured to facilitate the delivery a two way Printworks Street. This would have a direct impact on the proposals for Plot B of the CWD site.

Relevant Site History and Context

45. The CWD Masterplan comprises the following consents which are relevant to this application:

- CWD Outline Planning Permission ('CWD OPP') ref. 21/AP/2655 as amended by NMA ref. 23/AP/0571
- Maritime Street Outline Planning Permission ref. 21/AP/2610
- Plot A1 RMA ref. 23/AP/0562
- Plot A2 RMA ref. 23/AP/0564
- Plot A1/A2 Basement RMA ref. 23/AP/0565
- Maritime Street RMA ref. 23/AP/0566
- Eastern Dock Edge ref. 23/AP/0798

46. The Applicant is now seeking to bring forward a Purpose Built Student Accommodation (PBSA) scheme and conventional affordable housing (Use Class C3) alongside community and retail/cafe floorspace on Plot B. The strategy to gain consent for the changes is through the submission of a new

planning application for the CWD Masterplan, rather than amendments to the existing consents.

This new application will comprise the following elements:

- New detailed scheme for Plot B
- Approved detailed schemes for Plots A1 and A2 and their combined basement (as approved under RMA's ref. 23/AP/0562, 23/AP/0564 and 23/AP/0565).

47. This application is the same as CWD OPP in its extent, save for an amendment to the red line for the application, to remove a small parcel of land from Plot A1 known as the 'Transfer Land'. Previously approved proposals for this parcel of land consisted of cycle parking, two replacement trees, combined with hard and soft landscaping. This area of land has been excluded from the current application as the Applicant intends to lease this parcel of land to British Land to form part of their temporary access connecting to Zone D/Southern Dock Edge.

48. The existing permissions for Maritime Street and the Eastern Dock Edge, referenced above, will remain intact as separate permissions.

Details of proposal

49. This application proposes comprehensive redevelopment of the CWD Masterplan site comprising commercial redevelopment on Plot A and PBSA and conventional residential development on Plot B.

Plot A

50. Plot A will be redeveloped with two separate office buildings connected by a series of pedestrian routes and spaces including a new public square (Waterfront Square). In addition to the public realm that forms part of the red line boundary for this application it is proposed to enhance the public realm on adjacent areas of land (Maritime Street and the Eastern Dock Edge). Detailed proposals for new planting, seating, informal play and lighting have been approved under ref 23/AP/0566. The implementation of the planning permissions will be secured by way of a s106 obligation.

51. For Building A1 it is proposed to construct a building of ground, mezzanine plus 24 storeys (to a height of 110.0m AOD) to accommodate ground floor active retail/food and beverage uses on all corners of the building and an office lobby space that gives prominence to cyclists through a Mobility Hub on the Boulevard. The upper levels of the building provide workplace in five 'stacked boxes', each representing a standard building type with its own west-facing terrace overlooking the Dock. The workplace floors have been designed to be flexible and adapt to different tenancies, as well as building in soft spots to allow structural alterations without material waste. Specifically, the building would accommodate:

- 59,273 sq m GEA of workplace;

- 777 sq m GEA of retail/food and beverage;
- 822 sq m GEA of roof plant
- 3,661 sqm GEA basement
- 1,210 long stay and 236 short stay cycle parking spaces.

52. For Building A2 it is proposed to construct a building of ground, mezzanine plus 11 storeys above (to a height of 55.40 m AOD), to accommodate workplace, food and beverage and retail uses, with supporting cycle parking, plant and other ancillary spaces. Specifically, the building would accommodate:

- 33,853 sq m GEA of workplace;
- 808 sq m GEA of retail/food and beverage;
- 582 sq m GEA of roof plant.
- 2,131 sqm GEA basement
- 672 long stay and 136 short stay cycle parking spaces.

53. The ground floor of A2 will accommodate active retail/food and beverage uses on all sides of the building, animating and activating the public realm, and an office lobby space that gives prominence to cyclists through the creation of a Mobility Hub on the corner of the Boulevard and Surrey Quays Road, between Building A2 and adjacent Building A1. The upper levels of the building provide office floorspace in the format of large open plan layouts with the upper levels benefitting from external terraces. Some of the terraces are large enough to accommodate 'sitting out' whilst others will be used to accommodate soft landscaping with large openings facilitating natural ventilation and views out from the adjacent office space. The internal layout has been designed to be flexible and adapt to multiple tenancies.

54. A combined basement will span the full extent of A1 and A2. The basement will accommodate plant for both buildings and a significant quantum of cycle storage for Building A1.

Plot B

55. For Plot B two buildings are proposed B1 (PBSA and community use building) and B2 (conventional C3 housing Block). The blocks will be erected around the perimeter of the site with a shared communal courtyard garden provided in the centre. Each building would accommodate long and short stay cycle parking. An internal servicing route would be provided along the eastern boundary of the site connecting Canada Street with Printworks Street. This quiet route would provide access to the duplex dwellings, the servicing route for the residential block and would also accommodate 3 Blue Badge Parking Spaces.

56. Building B1 comprises a building with single level basement, ground plus 25 storeys above with a maximum height of 91.2m (AOD). This building would accommodate 742 purpose built student bedrooms with associated communal spaces as well as 326 sqm community space at ground floor level.

57. Building B2 would comprise a building with single level basement, ground plus 8 storeys above with a maximum height of 41.6m (AOD). This building would accommodate 75 dwellings and 3 retail units at ground floor level (383 sqm).

Amendments to the application

58. During the lifetime of the application the following additional information was submitted:
 - Additional details in respect of the design of Printworks Street and how this might be converted to a two way street in the future
 - Additional information/clarification for the Environmental Statement
 - Updated Arboricultural report
 - Revised internal layout plans for the dwellings (showing minor tweaks to meet Southwark habitable room requirements)
59. A further round of consultation was undertaken as a result of the additional information submitted.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

60. The main issues to be considered in respect of this application are:
 - Environmental impact assessment
 - Principle of the proposed development in terms of land use
 - Affordable Workspace
 - Affordable Housing
 - Viability
 - Housing Design Standards
 - Purpose Built Student Accommodation
 - Design, including layout, scale and appearance
 - Heritage considerations
 - Landscaping and trees
 - Ecology and Biodiversity
 - Fire Safety
 - Impact on amenity
 - Agent of change
 - Transport and highways, including servicing, car parking and cycle parking
 - Environmental Matters
 - Energy and sustainability, including carbon emission reduction
 - Planning obligations (S.106 undertaking or agreement)
 - Mayoral and borough community infrastructure levy (CIL)
 - Consultation responses and community engagement
 - Community impact, equalities assessment and human rights
61. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

- 62. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
- 63. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

- 64. The statutory development plans for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework (2024) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application are contained in the appendices. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Environmental Impact Assessment

- 65. Environmental Impact Assessment is a process reserved for the types of development that by virtue of their scale or nature have the potential to generate significant environmental effects. The categories of development to which this applies, the size thresholds and selection criteria, are set out in the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2017.
- 66. As a large scale mixed use scheme comprising more than 1ha of non-residential development, the proposed development exceeds the suggested thresholds for an 'Urban Development Project', as described in Schedule 2 Article 10(b) of the EIA Regulations 2017 (as amended). Accordingly, an Environmental Impact Assessment has been undertaken and the ensuing Environmental Statement (ES) has been submitted to reflect this process. The council, having consulted with internal and external consultees, issued the Scoping Opinion in October 2024.

67. As prescribed by the Regulations, the submitted ES includes: a description of the proposal; an outline of the main alternative studies and an indication of the choices made; taking into account the environmental effects; a description of the aspects of the environment likely to be affected (the receptors); a description of the likely significant effects on the environment; and the mitigation measures. A non-technical summary is provided alongside comprehensive technical assessments.
68. To distinguish between the various types of environmental effect, the ES is divided into the following topic areas, which aligns with those agreed with the council through the Scoping process:
 - Demolition, Refurbishment and Construction
 - Socio-Economics;
 - Noise and Vibration
 - Air Quality
 - Daylight, Sunlight, Overshadowing, Light Spillage and Solar Glare
 - Wind Microclimate
 - Archaeology
 - Townscape, Heritage and Visual impact
 - Greenhouse Gases / Climate Change
 - Cumulative effects
69. The following topics were either scoped out of the ES or where relevant have been subject to standalone technical assessments:-
 - Transport and Accessibility (stand alone assessment submitted)
 - Daylight, sunlight and overshadowing internal (standalone technical report submitted)
 - Ecology and biodiversity standalone technical report submitted)
 - Ground conditions and Ground Water standalone technical report submitted)
 - Health (standalone technical report submitted)
 - Land-take and Soils
 - Materials and Waste standalone technical report submitted)
 - TV and Radio Interference (standalone technical report submitted); and
 - Water Resources, Drainage and Flood Risk (standalone technical report submitted).
70. Due to the specialist nature of the EIA process, the Council appointed LUC to undertake a thorough review of the ES. The content of the ES and the potential impacts and residual effects have been taken into account in the overall assessment of this application. Necessary mitigation has been secured by way of the recommended conditions. A discussion on each topic is set out in Appendix 2 of this report.

Additional information

71. In the initial review of the submitted ES, LUC raised a number of queries which resulted in a range of clarifications and identified areas where there could potentially be requests for further environmental information, however these were all resolved as clarificatory points. Consideration has been given to whether or not the clarifications result in different or new environmental effects. LUC has advised that the matters clarified have not led to changes to the residual likely significant environmental effects and, as such, the conclusions of the original ES remain valid. Additional conditions were recommended as a result of the clarifications.

EIA Summary

72. Officers have taken into account the information in the ES, together with consultation responses received following public consultation on the application along with the review of the ES undertaken by LUC on behalf of the council, with which officers broadly agree. The particular environmental effects are detailed in the relevant chapters of this report, but it is recognised that overall the development would result in positive and adverse environmental effects, including some adverse residual environmental effects after mitigation measures (for example daylight and sunlight effects). However, the adverse impacts must be weighed in the balance with all of the other benefits and dis-benefits arising from the application, and Members are referred to the conclusion to this report which draws these issues together.

Land use assessment

Relevant policy designations

73. The site is located within the Canada Water Opportunity Area where the London Plan recognises the potential for “significant residential and employment growth” to be realised through a suitable planning framework that optimises development in conjunction with improvements to public transport accessibility. The Opportunity Area (OA) is identified within the London Plan as having an indicative employment capacity of 20,000 jobs and an indicative residential capacity of 5,000 homes.

74. London Plan Policy SD1 encourages opportunity areas to:

- optimise residential and non-residential output;
- optimise density; and
- contribute towards meeting (or where appropriate) exceeding the minimum guidelines for housing and/or indicative estimates for employment capacity.

75. The site is located in the Canada Water Major Town Centre, London Plan Policies SD6, SD7, SD8 and SD9 support mixed used development in town centres and seek to enhance their vitality and viability by encouraging strong, resilient, accessible and inclusive hubs with a diverse range of uses that meet the needs of Londoners. London Plan SD6 requires that London's varied town centres should be promoted and enhanced including main town centre uses, night-time economy, civic, community, social and residential uses.
76. The site is located within AV.15 Rotherhithe Area Vision of the Southwark Plan 2022. This states that development in Rotherhithe should:
 - create a new destination around the Canada Water Dock that combines shopping, civic, education, and leisure, business and residential uses;
 - provide as many homes as possible of a range of tenures including social housing while respecting the local character (there will be opportunities for taller buildings on key development sites);
 - transform Canada Water into a new heart for Rotherhithe with a new leisure centre, shops and daytime and evening events and activities around the Dock and in the Harmsworth Quays Printworks;
 - provide retail space including a new department store and independent shops, offices and places to eat and drink;
 - provide new education opportunities and health services, which will include new school places and a health centre with GPs, and which could include colleges and universities;
 - complement and improve the historic character, including the docks, and the unique network of open spaces, water and riverside;
 - prioritise walking and cycling and improve public transport, including:
 - improved links to Southwark Park, the river, boat services and docks;
 - completion of the Thames Path;
 - a new river crossing to Canary Wharf
 - better circulation of buses;
 - enhanced cycle routes to support expansion of cycle hire to the area; and
 - creating 'healthy streets';
 - improve traffic flow on the road network, particularly on Jamaica Road and Lower Road;
 - deliver a range of flexible employment spaces, including premises suitable for smaller businesses; and
 - improve roads, pavements and cycleways, particularly the local environment around Albion Street and Lower Road.

77. The site is allocated in the Southwark Plan (NSP80)

NSP80 states that redevelopment of the site must:

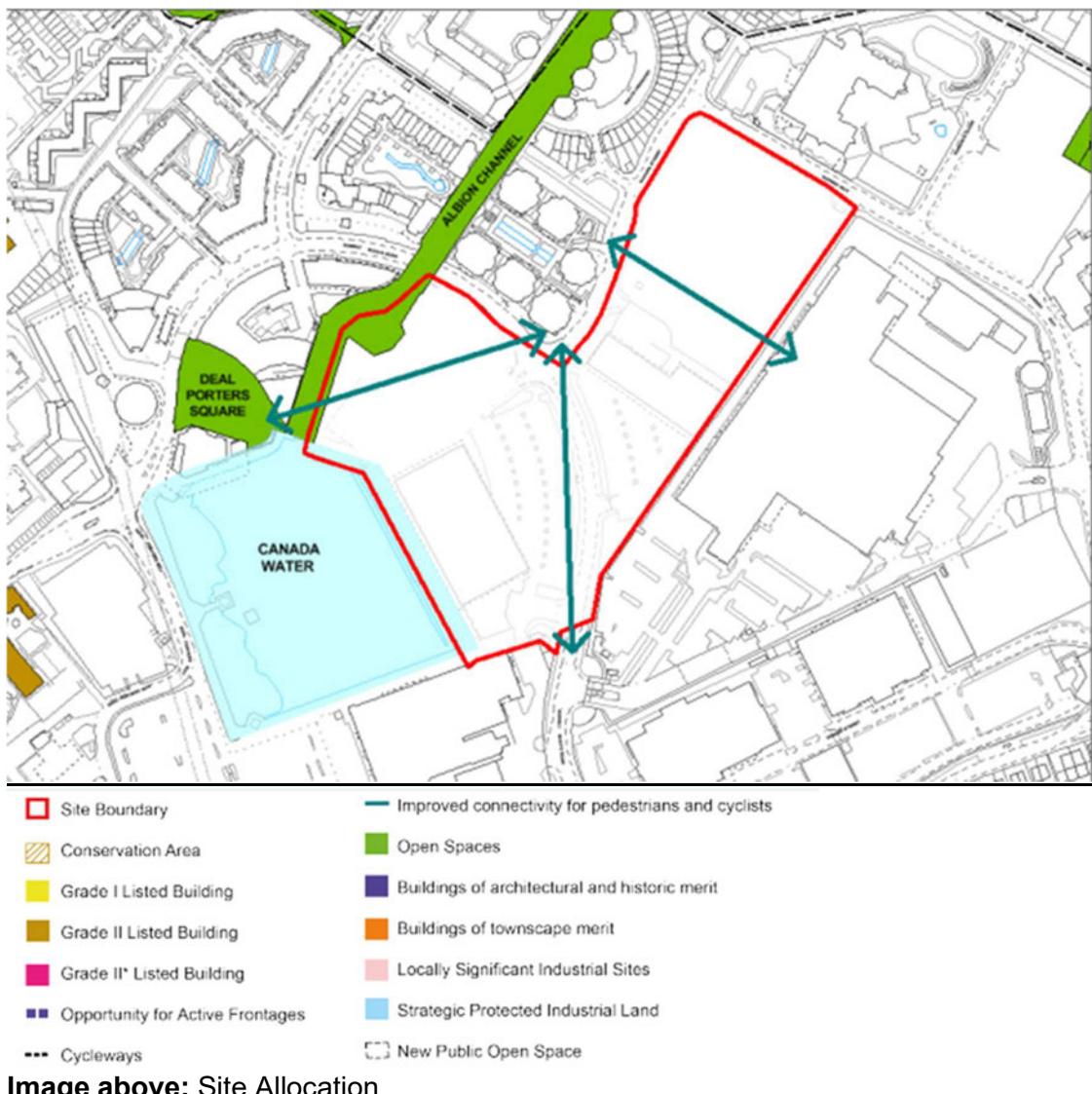
- Provide retail uses; and
- Provide community uses; and
- Provide enhanced public realm and civic space; and
- Provide employment floorspace (E(g), B class).

Development of the site should:

- Provide new homes (C3).

Development of the site may:

- Provide leisure uses; and
- Provide student accommodation (sui generis)



- 78. Canada Water is a major town centre destination which combines shopping, civic, education, leisure, business and residential uses. Much of the current environment is designed to accommodate trips made by cars. The aspiration is to create high quality streets and spaces that are not dominated by car use or by car parking.
- 79. Development on these sites will be expected to maximise the amount of employment space and its contribution to the regeneration of the town centre. The site should accommodate improved walking routes to Canada Water Station and to public open spaces. The scheme should provide links to existing cycle routes and proposed Cycle Super Highway (if the scheme is provided).
- 80. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape”.

Existing land use

- 81. The existing building on Plot A is currently used as for events and entertainment purposes, this is a meanwhile use of the site. There are two meanwhile uses taking place on Plot B (an entertainment use and Southwark Skills Centre).
- 82. Development plan policies recognise the benefits of providing temporary/meanwhile uses to make the most of vacant land/buildings. Cultural and entertainment uses can be particularly successful meanwhile uses within phased redevelopment projects. Whilst such uses have an important role to play, a successful temporary use should not prevent permanent redevelopment. The existing tenants are aware that the site is proposed for redevelopment and their lease arrangements reflect this. Furthermore, the site has the benefit of Outline Planning Permission for full redevelopment.

Employment uses

- 83. Promoting the economy and creating employment opportunities is key priority for the planning system. The site lies within a London Plan Opportunity area (Policy SD1) and within a defined Major Town Centre (Policy SD6). London Plan Policy GG5 requires local planning authorities to plan for sufficient employment and industrial spaces to support economic growth whilst Policies E1 and E2 deal specifically with the provision of B Use Class (now called Class E(g) since the change to the Use Classes order in 2021) space. London Plan Policy E11 requires development proposals to support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases.
- 84. Southwark Plan Policy SP4 seeks to ensure that Southwark can develop a strong, green and inclusive economy. To achieve this the development plan aims to deliver at least 460,000sqm of new office space between 2019 and 2036 (equating to around 35,500 jobs). The policy states that around 80% of new offices will be delivered in the Central Activities Zone. Additional offices will be delivered in the Canada Water and Old Kent Road Opportunity Areas and in town centres, the policy sets a target of 20,000 jobs to be delivered in Canada

Water. Policy SP4 further requires 10% of all new employment floorspace to be affordable workspace for start-ups and existing and new small and independent businesses in Southwark. Finally, the policy identifies Canada Water as appropriate for delivering 40,000 sqm of retail floorspace.

85. Building A1 is intended to accommodate a large office lobby, mobility hub and retail/food and beverage uses on the ground floor with office space above.

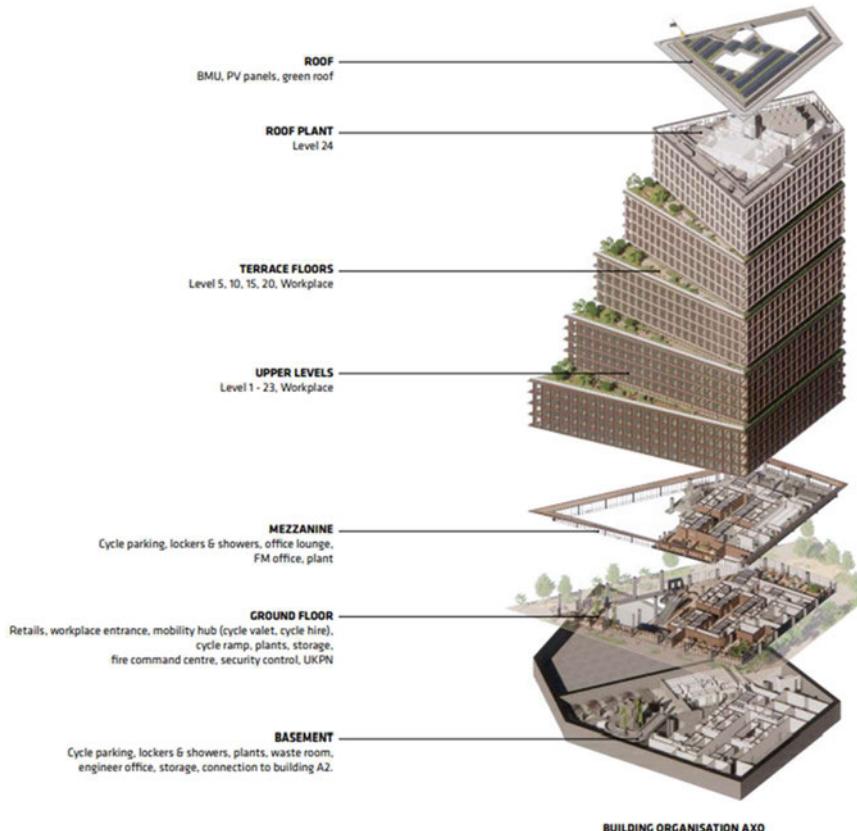


Image above: Proposed layout of spaces within Building A1

86. Building A2 is intended to accommodate retail uses on the ground floor with office space on the upper levels.

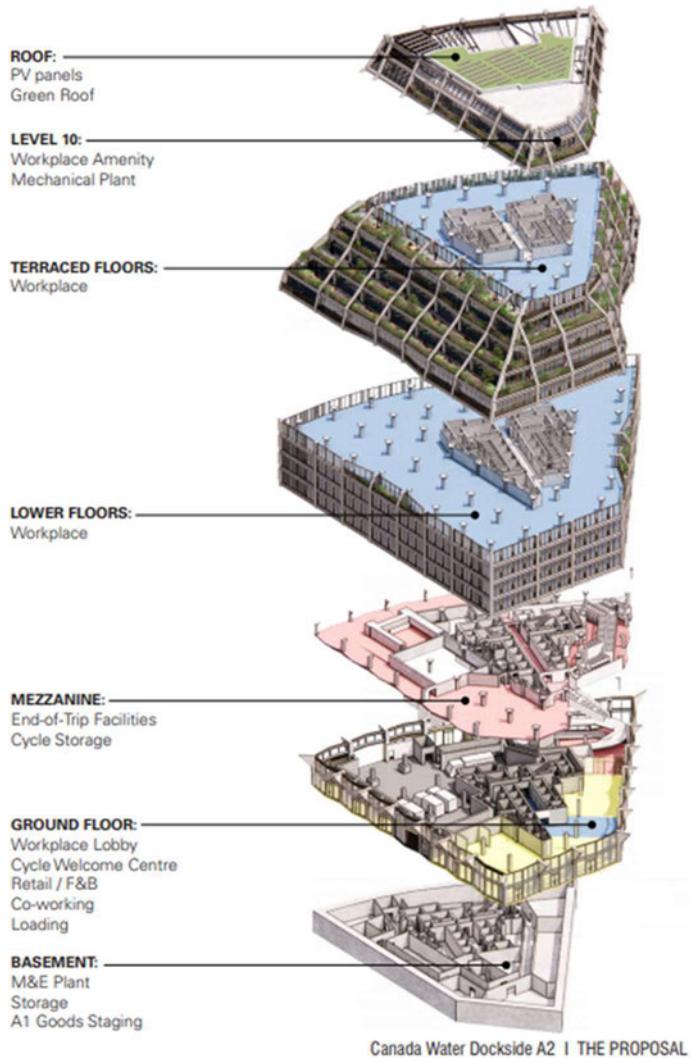


Image above: Proposed layout of spaces within Building A2

87. The proposed retail and office development on Plot would accord with the site allocation and other employment related development plan policies.
88. This proposal has the potential to deliver 5,555 – 7,237 FTE jobs. This level of employment would make a valuable contribution to the Borough and should be regarded as a significant positive benefit of the scheme. Furthermore, a policy compliant provision of construction and end use employment and training opportunities for local people should be secured as part of the legal agreement. This equates to 286 jobs, 286 short courses, and 51 apprentices during construction and 592 end of use jobs.

Retail, professional services and food & drink

89. It is proposed to provide retail, food and drink outlets within each of the new buildings. A series of smaller units would be located along the ground floor facades of Building A1 and A2 which are intended to be occupied for a variety of retail uses, which could include affordable retail spaces for new and or local retailers. Larger units are proposed onto the Dock Edge which may be suitable for a market, food hall or larger format restaurant. As a town centre location it is entirely appropriate for this development to include a range of retail/café uses. The proposed location will activate the edges of the buildings and the adjacent public realm creating a positive relationship with the Boulevard, Waterfront Square and Dock Edge.
90. Smaller retail/café units are proposed in Plot B. the location of those units on the ground floor fronting onto Printworks Street, Surrey Quays Road and Green Street will complement the residential and community uses proposed on this site and will enhance the local offer for nearby residential blocks. The commercial uses on the ground floor will generate additional employment opportunities whilst helping to activate the street frontage.
91. Southwark Plan Policy P35 sets out the requirements for new retail development within town centres. For a development of this scale it is necessary for the proposal to include toilets, public drinking fountains and public seating. These features have been identified within Plot A and should be secured in the s106 Agreement.

Student Housing

92. The London Plan sets out the strategic vision for the higher education sector. Policy S3 “Education and Childcare Facilities” acknowledges that universities play a vital part in ensuring Londoners have the higher order skills necessary to succeed in a changing economy, and for the capital to remain globally competitive. Under Part B of the policy is a set of criteria that development proposals for education facilities should meet, including:
 - being located in areas of identified need;
 - being in locations with good public transport accessibility; and
 - fostering an inclusive design approach.
93. London Plan Policy E8 “Sector Growth Opportunities and Clusters” states that London’s higher and further education providers, and their development across all parts of the city, are to be promoted. Their integration into regeneration and development opportunities to support social mobility and the growth of emerging sectors should be encouraged. The supporting text endorses measures to secure and develop London’s leading role as a centre of higher and further education of national and international importance.

94. Policy H15 of the London Plan sets an overall strategic requirement for purpose built student accommodation (PBSA) of 3,500 bed spaces to be provided annually. The supporting text to Policy H15 is clear that PBSA contributes to meeting London's overall housing need and is not in addition to this need. Section 3.9 of the Mayor of London's Housing SPG states that specialist student accommodation makes an essential contribution to the attractiveness of London as an academic centre of excellence.

95. Part A of Policy H15 states that boroughs should seek to ensure the local and strategic need for PBSA is addressed, provided that:

1. the development contributes to a mixed and inclusive neighbourhood;
2. it is secured for occupation by students;
3. the majority of bedrooms and all affordable student accommodation is, through a nominations agreement, secured for occupation by students of one or more higher education providers;
4. the maximum level of accommodation is secured as affordable student accommodation and;
5. the accommodation provides adequate functional living space and layout.

96. Part B of Policy H15 encourages boroughs, student accommodation providers and higher education providers to deliver student accommodation in locations well-connected to local services by walking, cycling and public transport, as part of mixed-use regeneration and redevelopment schemes.

97. Southwark Plan Policy P27 "Education places" says that development for higher and further education facilities will be permitted where they meet identified needs.

98. A large quantum of development within this site allocation has already/could be delivered under planning permissions (13/AP/1429 Mulberry Business Park and 12/AP/4126 Decathlon sites) which consented circa 18,000 sq.m. of retail space and 595 residential homes (including the student units at the equivalent of 2.5 rooms per unit) as well as 135 co-living units. It is proposed to develop Plot A as two large commercial buildings as approved under 21/AP/2655. Consequently the provision of PBSA, conventional C3 housing and community facilities on Plot B would not prejudice the overall aspirations for the site allocation.

99. This site benefits from very good transport accessibility, the Tedi Higher Education facility is in close proximity and the site's Major Town Centre location makes it appropriate for education-related uses in principle.

100. The application was accompanied by a Student Demand and Supply Report which sets out a detailed analysis of London's student population, Southwark specific demand for student beds and the current and proposed supply coming forward. The report suggests that there is significant demand for PBSA in Southwark with a predicted shortfall of 18,300 beds by 2028/29. At the current time there are circa 18,000 operational PBSA beds in Southwark but only two PBSA developments within 5km of the site (with a total of 874 beds). The report concludes that there is significant unmet demand for student beds in Southwark which is putting pressure on the local housing market. Consequently, this proposal could help to address the current supply issues.
101. The Southwark Plan evidence base identified a broad need for circa 10,000 student rooms over the plan period. The Council's monitoring shows that since 2020 there are 10,000 student rooms either built, under construction, with planning permission or in as planning applications within the borough. In addition there are a further 5,000 student rooms in as pre applications. Uniquely in London Southwark Plan PBSA policy prioritises on site affordable housing and consequently these schemes would also deliver 1,000 affordable homes and circa £100m PIL. It is unlikely that all of these permissions would be built out and therefore unlikely that Southwark has reached its capacity for student accommodation at the present time. In any event the benefits of providing student accommodation (release of conventional housing onto the market and provision of affordable housing) justify the ongoing provision at this time.
102. The proposed student housing aligns with the requirements of London Plan Policies S3, E8 and H15 as well as Southwark Plan Policy P27. Furthermore, the proposed PBSA and residential accommodation would make a valuable contribution to the Boroughs housing stock by providing much needed affordable housing as well as meeting a need for student accommodation whilst adding to the mix, vitality, and diversity of Canada Water Major Town Centre. Provision of PBSA on part of the site would contribute to a mixed and inclusive community given the uses coming forward on neighbouring sites and would not result in an over concentration of student uses in this town centre and is therefore acceptable in principle.
103. Policy H1, Part A, Criterion 3 and 4 will be discussed in more detail on the relevant design and viability sections of this report.

C3 Housing

104. The London Plan sets the borough a target of providing 23,550 net new home completions over the next ten years. The targets are to be achieved by allocating a range of sites for housing; encouraging development on appropriate windfall sites; and optimising the potential for housing delivery on all suitable and available brownfield land. In order to help meet this target while also ensuring social and other infrastructure is delivered to create mixed and inclusive communities as well as employment opportunities, London Plan Policy SD1 promotes mixed use development in opportunity areas, whereby functions such as retail and community are provided alongside housing.

105. At the local level, the Southwark Plan reiterates the targets established by the London Plan. Policy ST1 'Development targets' of the Southwark Plan states that the Council "will work with our partners, local communities and developers to ensure that developments deliver the required growth and improvements to achieve our targets including 40,035 homes between 2019 and 2036 (2,355 new homes per annum)". Of the 40,035 homes, the Plan aims for 11,000 to be new council homes.
106. Policy ST2 of the Plan states that new development will be focussed in locations including Canada Water Opportunity Area, where the aim will be to balance the delivery of as many homes as possible against creating jobs, protecting industrial and office locations, sustaining vibrant town centres, and protecting open space and heritage.
107. In terms of the contribution that student accommodation can make to housing delivery targets, The London Plan advises that 2.5 student bedspaces should be treated as the equivalent of a single dwelling; with 742 student rooms proposed, the development would contribute the equivalent of 297 (rounded) homes towards meeting the Council's housing targets. This would make a substantial contribution towards the annual target, and as such is welcomed. It would also reduce pressure on the local private rented market, in that it could release back to the private rented sector 297 single dwellings that might otherwise be in student occupation.
108. The provision of 75 affordable C3 dwellings would make a valuable contribution to the Boroughs housing target and would meet the most acute need for housing.

Community use

109. The OPP for the CWD site proposed to deliver 300-750sq.m. of learning and non-residential institutions/local community floorspace (Use Class F1/F2) together with up to 1,500 sqm indoor sport, recreation or fitness (Use Class E(d)) and up to 3,000 sqm. of medical or health floorspace (Use Class E(e)). The OPP secured a minimum provision of 2,000 sqm of the aforementioned land uses with the intention of the majority of this space being provided in Plot B.
110. The aforementioned uses were secured in line with London Plan Policies S3 and HC5 and Southwark Plan Site Allocation 80. It is important to note that the minimum quantum of 2,000 sqm was secured in the context of a commercial redevelopment with no housing and therefore no affordable housing provision.
111. The current proposal for Plot B includes a community facility as part of the PBSA Block. The community space would provide 326 sqm (GIA) floor area. Whilst this provision would be significantly less than the secured 2,000 sqm of floor area that could have provided community space, indoor sport and recreation or a medical centre (or a combination of these uses) in the Outline Permission, it is considered to be a positive benefit of the proposal.

112. A well-designed generous community building that is successfully integrated into the PBSA block and proactively managed and maintained by the student operator would offer the opportunity for a range of community uses to take place on this site. The use would meet a local need for high quality affordable community space that would complement the existing and proposed residential and commercial uses coming forward in Canada Water. The size of the space is such that it could accommodate a varied programme of uses (such as homework / tutoring clubs, maker's markets, exercise classes, board game nights). Furthermore, the location of the space will provide active frontage to Surrey Quays Road and Canada Street and will integrate well with the proposed café unit in the adjacent residential block.
113. The community space will be managed by the PBSA operator. Details of management have been provided in the Student Management Plan.
 - The community space will be fitted out in accordance with the Community Space Specification to enable local organisations to use the space on a flexible basis in accordance with the Community Space Strategy.
 - A booking system will also be implemented where users can secure the space on an ongoing or ad-hoc basis.
 - A community notice board and weekly timetable will also be provided at the entrance to the space to enable local groups to promote themselves to the local community.
 - The building operator will also promote the community centre and volunteering opportunities within the foyer of the PBSA building.
 - Whilst the space can be hired free of charge this will be on the basis that occupants will be required to leave the space in the condition which they found it.
 - The Operator also reserves the right to impose a surcharge for out of hours bookings and should the space be handed back in an unsatisfactory condition.
 - Any profit which is generated from the use of the community centre is to be reinvested back into centre.
114. This provision is welcome in accordance with development plan policies and would offer a high quality suitable alternative to the previously proposed medical facility. The location within the PBSA Block and intention that this facility will be managed by the PBSA Operator should help to ensure that this space remains a viable facility which will make a genuine positive contribution to the borough. This provision will be secured in the S106 Agreement.

115. In terms of the provision of a medical facility on this particular plot whilst this was supported as one potential option at Outline stage it should be noted that the OPP for the British Land Masterplan also includes the potential for a medical facility. Southwark Council are working closely with development partners and the NHS on plans to bring forward a health centre at Canada Water, which remains a key priority as part of the wider developments taking place. Positive discussions are ongoing about what exactly this might look like and how it will meet the needs of residents. On the basis of those discussions and with viable, alternative options available for such a facility elsewhere in the town centre officers welcome the provision of a high-quality community use as an alternative for this site. This would be a positive public benefit of the scheme in addition to the provision of much needed affordable housing.

Land Use Summary

116. The proposed mixed use development for Plots A and B would deliver a significant quantum of commercial floorspace and a community centre as well as much needed affordable family dwellings. The proposal would complement the existing and emerging developments in the wider vicinity making a positive contribution to a mixed and inclusive community in a well-connected inner London location.

Affordable workspace

117. London Plan Policy E2 requires the provision of a range of low-cost Class B1 business space to be supported to meet the needs of micro, small and medium sized enterprises and to support firms wishing to start up and expand. Policy E3 of the London Plan deals specifically with affordable workspace and identifies the circumstances in which it would be appropriate to secure affordable space. Southwark Plan Policy P31 deals with affordable workspace. Criterion 2 of the policy requires Major 'B Use Class' development proposals to deliver at least 10% of the floorspace as affordable workspace on site at a discounted market rent for a period of at least 30 years.

118. The OPP 21/AP/2655 was accompanied by a Workspace Strategy. On the basis of the overall GEA granted under the OPP there was a requirement for circa 14,570 sqm of affordable workspace. This provision was secured in the s106 Agreement.

119. At the time of granting the OPP it was acknowledged that the scheme would deliver a significant quantum of affordable workspace. Whilst acknowledging the benefits of providing a significant provision of affordable office space as part of the scheme, it was deemed appropriate to secure a strategy that would deliver 10% of the overall floorspace (GIA) as affordable space but would enable a wider range of businesses (could include retail, food, cultural and health) to have the opportunity to access affordable space. This wider range of potential uses should be referred to as 'Alternative Affordable Workspace'. Given the significant quantum of affordable workspace still proposed in Plot A it is appropriate to allow the same approach with this application. It is considered appropriate to set a 50% cap on Alternative Affordable Workspace (50% of total affordable GIA which equates to 5% cap on total floorspace in each building).

120. Using the Applicants submitted Cost Plan which accompanies the FVA, the total GIA within Building A1 and A2 would be 96,778 sqm. As such a total of 9,678 sqm GIA of Affordable Workspace is required to be provided between Buildings A1 and A2.

121. For ease given the identification of internal areas within the buildings, NIA is used as the principal measure, but this will equate to GIA through the leasing of ancillary space required to support these net areas. The total NIA for A1 and A2 is 65,756 sqm (as confirmed in the Applicants cost plan submitted with the FVA). Consequently, the required affordable workspace NIA would be 6,576 sqm. The Applicants workspace strategy proposes to deliver 6,984 sqm NIA of Affordable Workspace.

122. This application was accompanied by a detailed Affordable Workspace Strategy which proposes the following affordable workspace and alternative affordable workspace for Buildings A1 and A2.

| Building | Total NIA sqm | Affordable Workspace (NIA) | Alternative Affordable Workspace NIA |
|-----------|---------------|----------------------------|--------------------------------------|
| A1 and A2 | 6,984 | 6,275 | 709 |
| A1 | 6,025 | 5,539 | 486 |
| A2 | 959 | 223 | 736 |

123. The strategy represents a combined provision in excess of 10% across Buildings A1 and A2. Whilst the provision of Alternative Affordable Workspace in Building A2 exceeds the 50% allowance for this building in isolation, the proposed phasing plan demonstrates Buildings A1 and A2 will be under construction at the same time and consequently it is acceptable to consider the affordable workspace as one phase. The provision of Alternative Affordable Workspace across both A1 and A2 would amount to 11% of the total Affordable Workspace sitting well below the 5% cap.

124. As discussed above the principle of allowing Alternative Affordable Workspace has been established by the OPP/RMAs. The units within Plots A1 and A2 have been designed with affordable retail tenants in mind, and are thought to be likely to appeal to the following types of businesses in particular (but not exclusively):

- Coffee shop
- Hairdresser
- Barber
- Beautician – nails, threading etc.
- Pilates
- Yoga
- Chiropractor
- Physiotherapy

125. Many of these uses also offer amenity uses that would complement the offices which will further underwrite the deliverability of office use in this new business location as well as serving the local community.

126. There is no workspace proposed in Plot B so no requirement for the affordable workspace or retail floorspace obligations for that Plot.

127. The following obligations should be secured in the s106 agreement:

- Quantum of space and split across the Plot A – 10% of total GIA (or NIA to take account of shared communal facilities such as toilets, kitchens, cycle storage) for each building (A1 and A2) to be provided as affordable workspace.
- Buildings A1 and A2 can be treated as one plot for the purposes of delivering the 10% floorspace in the event that these buildings are substantially complete around the same time
- Level of discount applied – for a minimum of 30 years at a minimum of 25% reduction on market rent for office space and a greater discount for affordable retail/food and drink
- 5% cap on alternative affordable workspace
- Fit out specification
- Service charge capped at £4.50 per sq ft
- 6 month rent free period
- Occupation restrictions for market space
- A Management Plan - detailed strategy required to secure the appointment of a Workspace Provider and a methodology for that Provider to support the occupiers and appropriate marketing of the affordable workspace.

Affordable Housing and Development Viability

128. National, regional and local planning policies place a high priority on the delivery of affordable housing as part of the plan led approach to addressing the housing crisis. Southwark's Strategic Housing Market Assessment (SHMA) identifies a need for 2,077 social rent and intermediate homes per annum which is approximately 71% of Southwark's total housing need. The SHMA suggests that approximately 78% of the total affordable housing need is for intermediate housing to meet the housing needs of lower and middle income residents. However, the most acute need is for social rent housing to meet the needs of homeless households living in unsuitable temporary accommodation such as bed and breakfasts or overcrowded conditions.

129. Development plan policies require student housing schemes to deliver affordable housing. Policy H15 of the London Plan requires the maximum level of student accommodation to be secured as 'affordable'. Policy P5 of the Southwark Plan requires PBSA proposals where all the bedspaces would be 'direct-lets' to:

- As a first priority deliver the maximum amount of PBSA alongside a minimum of 35% of the habitable rooms as conventional affordable housing (subject to viability);
- In addition to this provide 27% of student rooms let at a rent that is affordable to students as defined by the Mayor of London.

130. Policy P5 is structured in recognition of the acute need for more family and affordable housing within the borough. One of the footnotes to the policy explains that *"allowing too much student accommodation will restrict our ability to deliver more family and affordable housing. By requiring an element of affordable housing, or a contribution towards affordable housing from student housing development providing direct-lets, we can make sure we work towards meeting the strategic need for student accommodation and our local need for affordable homes including affordable family homes"*.

131. London Plan Policy H4 promotes the delivery of affordable homes on-site, with a cash in lieu contribution permitted only in exceptional circumstances. Policy H4 details the quantum of affordable housing proposals must provide in order to qualify for the "Fast Track" route, whereby a detailed viability assessment will not be required at planning application stage but the permission will be subject to review mechanisms if development is not commenced within two years. To qualify for the fast track route, a minimum of 35% affordable housing would be required, assuming the delivery of the housing is not facilitated by any public subsidy.

132. At the local level, the Southwark Plan also includes a Fast Track route, albeit setting a higher bar to pass than the Mayor. It states that a detailed interrogation of viability will be waived only where a development provides 40% affordable housing in a policy compliant tenure mix (i.e. a minimum of 25% social rent and a minimum of 10% intermediate housing), with no grant subsidy.

133. The 40% Fast Track threshold is calculated using a methodology of treating each PBSA studio as one habitable room

134. Affordable housing should be provided on site as the first priority with a Payment in Lieu being acceptable in 'exceptional circumstances' and at no financial benefit to the Applicant. This application proposes onsite delivery of affordable housing.

135. In all 742 student hab rooms would be provided and 302 affordable hab rooms (of which 214 would be social rent, and 88 intermediate). The affordable provision being 40.7% of the student hab room total. The table below represents the proposed affordable provision in dwellings and hab rooms.

| Tenure Mix | 1 bed | 2 bed | 3 bed | 4 bed | Hab Rooms |
|------------------------|-------|-------|-------|-------|-----------|
| PBSA Studios | 742 | | | | 742 |
| Social Rent Dwellings | 13 | 18 | 12 | 8 | 214 |
| Intermediate Dwellings | 8 | 12 | 4 | 0 | 88 |
| Total | 21 | 30 | 16 | 8 | 302 |

136. As set out above on a habitable room basis, the proposal is to provide 40.7% affordable housing onsite with 28.9% social rented dwellings and the remaining 11.8% as an intermediate shared ownership. This is welcome not least as it would provide a relatively high proportion of 3 and 4 bed social rent units which would meet the most acute need in the Borough. Within the building the tenure would be split as social rent units on the lower floors (which includes the ground floor duplex dwellings with front doors onto the street and back gardens) and then intermediate tenure on the middle floors and finally more social rented dwellings on the upper floors (including the top floor duplex dwellings). It is understood that a Registered Provider for the scheme is yet to be confirmed but positive discussions are taking place.

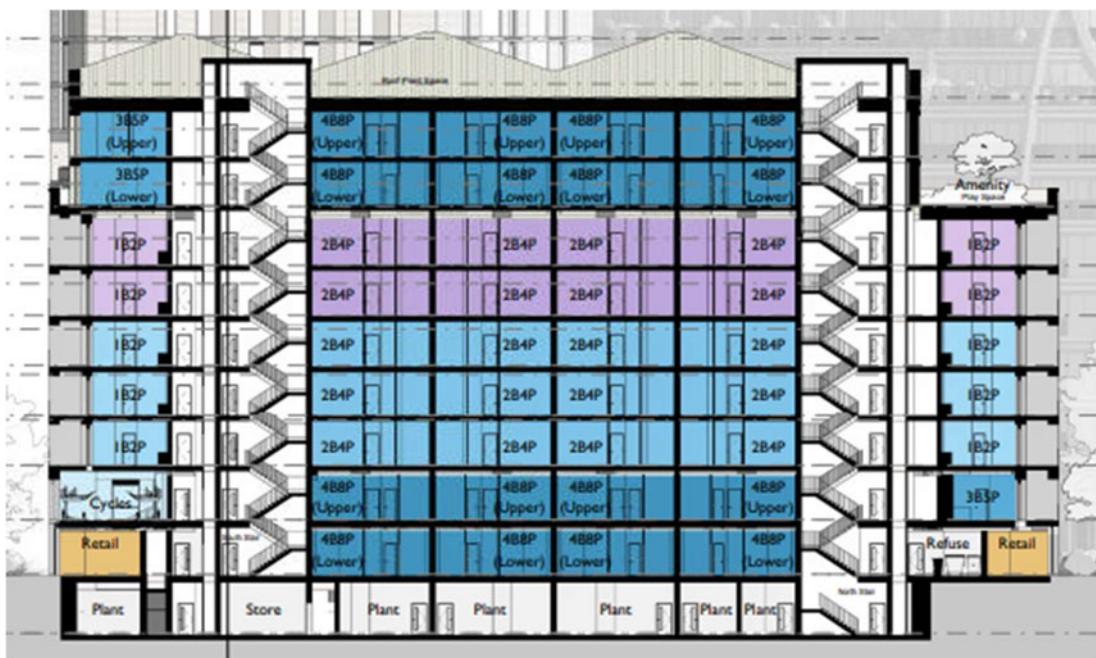


Image above: section to show tenure breakdown in B2

137. The provision of 75 high quality affordable dwellings onsite with a high percentage of social rented units which includes family sized units in excess of policy requirements should be regarded as a significant benefit of the scheme.

138. A full Financial Viability Assessment has been submitted and scrutinised by the Councils Viability consultant in order to demonstrate that the maximum level of conventional affordable housing has been secured in the first instance; together with any affordable student accommodation. The initial assessment was supplemented by additional information to address queries raised by the Council's Consultant. A further interrogation of the applicants FVA was undertaken, and officers are comfortable that the submitted FVA is robust and fit for purpose. The conclusion of the Council's review is that the proposal is delivering the maximum quantum of affordable housing that can be viably delivered at this time.
139. The onsite provision of 40.7% affordable housing will be secured in the s106 agreement. The affordable dwellings must be made available prior to first occupation of the PBSA. The obligation will also include all the Councils standard obligations around delivery, nominations, service charge and monitoring. The obligation will secure an Early Stage Review in the event of implementation being delayed for more than two years.

Housing - Unit size mix and standards

Unit size mix

140. Southwark Plan Policy P2 prescribes the appropriate dwelling mix for this part of the Borough, namely.
 - Minimum 60% 2+ bedrooms
 - Minimum 20% 3+ bedrooms
 - Maximum 5% studios
 - Two bed dwellings as a mix of 3b3p and 3b4p

141. The proposed mix as set out in the table above would exceed the requirements of Policy P2 in terms of 2+ and 3+ bed provision. The high proportion of affordable family dwellings to be provided should be regarded as a significant public benefit.

Housing design standards

142. Adopting a design-led approach, Policy D6 (Housing Quality and Standards) of the London Plan 2021 sets out the quantitative and qualitative requirements of new residential accommodation. Quantitative metrics include the minimum size of dwellings, rooms and outdoor spaces. Qualitatively, the policy seeks to maximise dual aspect and naturally-lit layouts, make tenures imperceptible from each other, and ensure robust maintenance and management strategies are in place.
143. Policy P15 (Residential Design) of the Southwark Plan 2022 advises that planning permission will be granted provided the proposal achieves a high standard of residential accommodation. The full range of local-level standards for internal accommodation are set out in the Council's Residential Design Standards SPD.

Building layout

144. The two main residential access points into the building face the inner courtyard, with the main parcel room being positioned within the south entrance. Both entrance lobbies would have secure integrated postage boxes for smaller items. The lobbies' strategic location enables children to safely access the space from within the site, without crossing or entering the wider public realm.

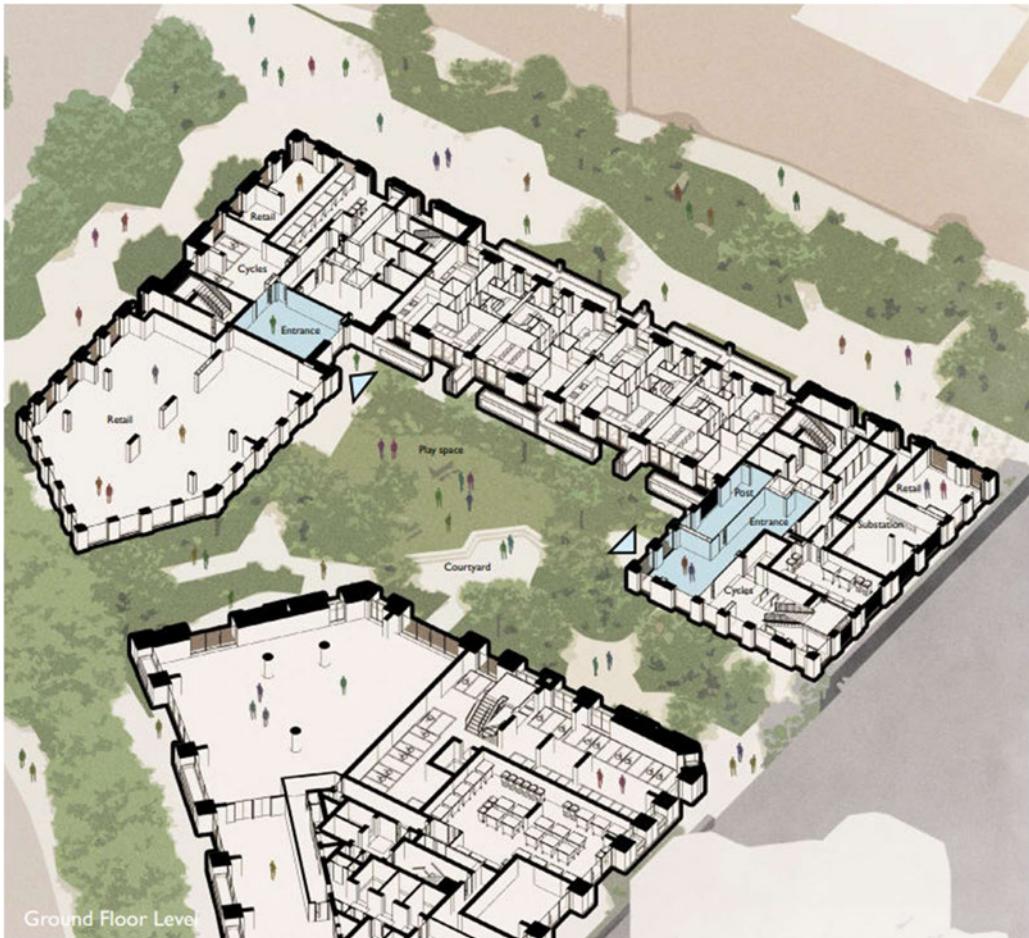


Image above: ground floor layout

Unit size and layouts

145. Block B2 would accommodate a mix of duplex, corner and deck access flats. The proposed dwellings are well sized with functional layouts. Large scale floorplans for each unit type clearly demonstrating compliance with (and in many cases exceeding) Southwark standards in respect of overall unit size, individual room sizes and storage requirements were submitted with the application. The following unit sizes are proposed:

- 1b 2p – 52 - 67.6 sqm
- 2b3p – 93.1sqm
- 2b4p – 72.2
- 2b4p – 94.9 sqm – Wheelchair unit
- 3b4p – 104.8 sqm – Wheelchair unit
- 3b5p – 99.6 sqm - 112.8 sqm

- 3b6p – 104.8 sqm - 142.2 sqm
- 4b8p – 144.4 sqm

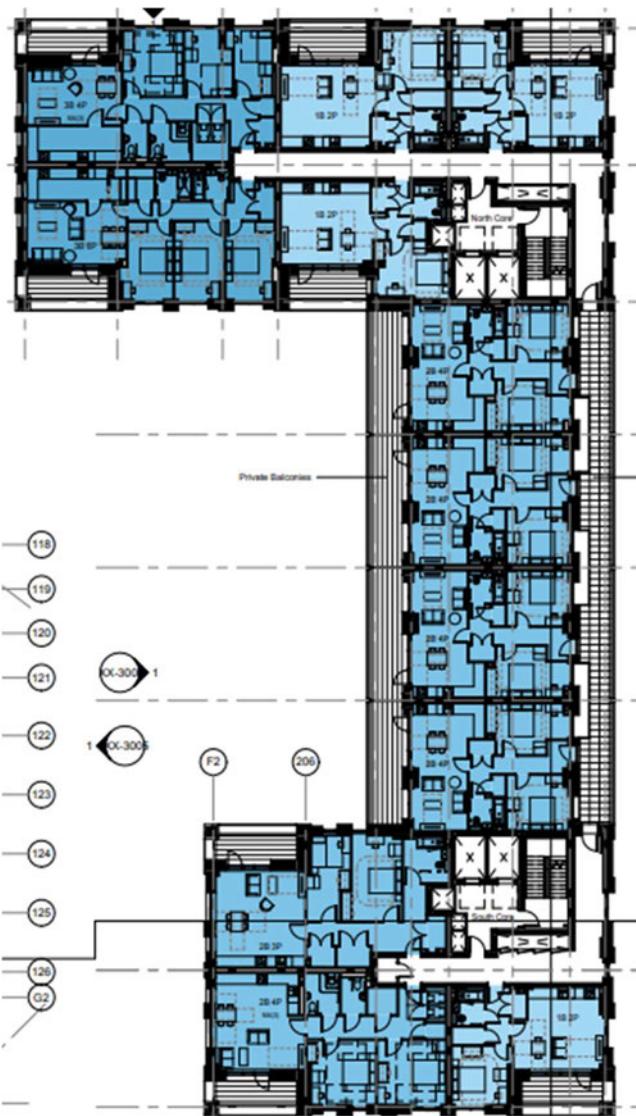


Image above: Typical floorplan for B2 residential block – ground floor duplex units, deck access for central units and north/south core for book end units

146. Policy P15 requires residential development to be predominantly dual aspect and allow for natural cross ventilation. It states that single aspect dwellings will not be acceptable if they have three or more bedrooms or are north facing or where the façade is exposed to high noise levels. Similarly, London Plan Policy D6 states that housing development should maximise the provision of dual aspect dwellings, balancing this against the need to optimise site capacity.
147. The layout of the residential block with ground floor duplex units, deck access and larger corner units in the book ends facilitates a layout with a high proportion of dual aspect units (86% with 100% 2+ bedroom dwellings being dual aspect). The exemplary design and quality of the residential units is a positive benefit of the scheme.

Daylight/sunlight

148. The main guidance used to determine the acceptability of proposals in terms of internal daylight and sunlight is the BRE Guidelines (2022). These guidelines are a national guidance document with target values for daylight and sunlight that do not differentiate between urban or suburban environments. As such, it is necessary to apply the guidance flexibly taking into account the specific context of a site. The BRE Guidance acknowledges this point and states "*The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly as natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values*". Notwithstanding the need to apply the guidance in a flexible manner the targets are a useful yardstick for understanding the level of daylight and sunlight that can be achieved within a new development and for assessing the impact on neighbouring developments.

149. In new buildings, the BRE 2022 guidelines recommend calculating 'illuminance' to determine whether a dwelling will appear reasonably daylit. This assessment uses Spatial Daylight Autonomy to demonstrate illuminance targets. The UK National Annex gives illuminance recommendations of:

- 100 lux in bedrooms;
- 150 lux in living rooms; and
- 200 lux in kitchens.

150. These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours. Where a room has a shared use, the highest target should apply (for example studio flats with shared living room and bedroom). However, for L/K/D where the kitchen is not a self contained habitable room it is common practice for the lower lux value to be used (150 lux). Other developments in Southwark have been assessed on the basis of 150 lux for L/K/D spaces.

151. The other, alternative, method is the daylight factor method which is the illuminance at a point on the reference plane in a space, divided by the illuminance on an unobstructed horizontal surface outdoors.

152. For internal sunlight, the BRE Guidelines suggests that a dwelling will appear reasonably sunlit provided:

- at least one main window wall faces within 90° of due south and
- a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.

- 153. London Plan Policy D6 (criterion D) confirms that the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space. The Mayors Housing SPG states *"An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight... within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time"*.
- 154. This application was accompanied by a Daylight and Sunlight report carried out in accordance with the methodologies contained in the BRE 2022 guidance. The analysis takes account of the approved maximum parameters for the adjacent British Land Masterplan so represents a worst case scenario. It is also important to note that all kitchens have been tested for daylight (even those below the suggested 13 sqm size for a habitable room in the GLA guidance). The report demonstrates 41% of rooms within the residential block meet their target illuminance (this increases to 43% if kitchens are excluded). A further 5% of rooms come close to achieving their target illuminance value, achieving a median illuminance of at least 90 lux versus the target 100 lux for bedrooms or 135 lux versus the target 150 lux for LKDs.
- 155. It is important to note the effect of balconies and deck access on windows below or behind recessed balconies. Balconies and deck access provide good amenity benefits in terms of private amenity space, dual aspect layouts and good accessibility, but this comes with a trade-off with access to daylight to the window itself. As such, lower levels of daylight should be considered acceptable where there is access to a balcony. In the residential block, 65% of rooms that do not meet their target value have a main window that is overhung by massing above.
- 156. In sunlight terms, 41 out of 75 units within the residential block meet their target value.
- 157. The design for this residential block has maximised opportunities for dual aspect units through the combination of the deck access and corridor access bookend design (86%). The units are all very well sized with policy compliant balconies. The development responds well to its urban context in terms of layout of the site and relationship to existing and planned neighbouring blocks. Whilst daylight levels could be increased with larger windows this needs to be balanced against the overheating impacts. Furthermore, having given regard to the daylight levels that can typically be expected in an Opportunity Area context where increased density is anticipated, it is considered that daylight and sunlight levels which can be achieved are acceptable. Taking account of the various wider benefits the proposed development would bring as detailed throughout this report a refusal on the ground of daylight/sunlight issues could not be justified.

Privacy and outlook

158. In terms of privacy and outlook, the location of the C3 Block is well planned in relation to the site constraints and other buildings on the site. The layout of the block ensures that future residents will be afforded a good level of amenity with good levels of privacy and outlook.

Wheelchair units

159. To comply with Southwark Plan Policy P8 10% of the C3 social rented residential units must meet M4(3) 'wheelchair user' standards. The remaining 90% of residential units must be built to M4(2) 'accessible and adaptable' standards. Policy P8 prescribes specific standards for social rented wheelchair units.

The proposal will provide 14% (11) wheelchair dwellings split across 2b3p and 2b4p units. 7 dwelling would be social rented with the remaining 4 intermediate. This is an acceptable split across tenures and unit sizes. Large scale plans have been submitted to demonstrate compliance with the standards set out Policy P8.

External amenity space

160. All new residential development must provide an adequate amount of useable external amenity space, which can take the form of private gardens, balconies, terraces and/or roof gardens. The Councils Residential Standards SPD sets out the minimum requirements for all flatted development as follows:

- where a flat contains three or more bedrooms, a minimum of 10 square metres of private amenity space must be provided; and
- where a flat contains two or fewer bedrooms, at least 10 square metres of private amenity space should be provided, but where this is not possible any shortfall can be added to the communal space.
- 50 sqm of communal amenity space must be provided as an absolute minimum per building within a development. Where it is proposed to use communal amenity space to offset any private amenity space shortfalls, the shortfalls must be additional to the baseline 50 square metres.

161. This application proposes a total provision of 900sm of external amenity and play space which exceeds the policy requirement of 761 sqm for play space and 100 sqm for communal amenity space.

162. All residential units will benefit from private amenity space of 10 sqm. In addition Building B2 includes a landscaped amenity terrace at the shoulder level, open to all residents and reached by both the north core and south core via the access deck. The roof terrace provides 50 sqm of communal space as well as play space for 0-4 year olds and 5-11 year olds. Provision of playspace at this level will mean that families can genuinely enjoy this amenity space together. The PBSA roof terrace provides 50 sqm communal space for that building. all residential across Plot B will have access to the communal courtyard.

163. The BRE Guidelines state that for an amenity space to appear adequately sunlit throughout the year, at least half of the amenity area should receive at least two hours of sunlight on 21st March. If as a result of new development an existing amenity area does not meet the above, it should retain at least 80% of its former value with the proposal in place.
164. In terms of overshadowing the applicants Daylight and Sunlight assessment shows that the empty Plot B site (i.e. with the existing massing removed) is poorly sunlit and, as such, achieving the BRE target for overshadowing is likely to be impossible at ground level with any meaningful massing on the site. However, the analysis does indicate that ground level shadow levels will be in line with the BRE target by mid-April.
165. The analysis for the proposed development shows that on 21st March only the rooftop amenity space will achieve BRE targets with 98% of the roof top space meeting the 2 hour of sunlight test. However by 21st June all amenity spaces within the development will achieve good levels of sunlight.
 - Courtyard – 93.7%
 - PBSA rooftop amenity – 98.4%
 - Residential rooftop amenity – 99.8%
166. The internal courtyard amenity space is a welcome feature of the design. It is a generous space that will offer the opportunity for play, seating and a pleasant route through the site. The courtyard has been well designed with plants that reflect its climatic conditions. The wind analysis shows that the space will be suitable for sitting out.

Playspace

167. The London Plan 2021 recommends that under-5s play space be at least 100 square metres in size and promotes the incorporation of incidental play space to make public realm more playable. The plan also sets out min requirements for older age groups.
168. This application proposes 800 sqm of playspace for all age groups in Plot B. additional informal/play on the way provision will be made in the public realm on Plot A and Maritime Street.
169. The proposal would meet the quantum required for the residential development on Plot B and the plans submitted demonstrate that the spaces for all age groups would be high quality. The detailed proposals for Plot B would also knit well into the wider public realm and landscape proposals for Plot A which includes a variety of playable features and play/sports provision.
170. Planning conditions and obligations will be used to secure detailed hard and soft landscaping, proposed plant and tree numbers and species, lighting, seating, play equipment and any enclosures of the communal amenity spaces, and for the facilities to be delivered prior to occupation of any of the dwellings. It will also be necessary to secure submission of an Outdoor Amenity Space Management to ensure an appropriate long-term management and maintenance scheme is in place.

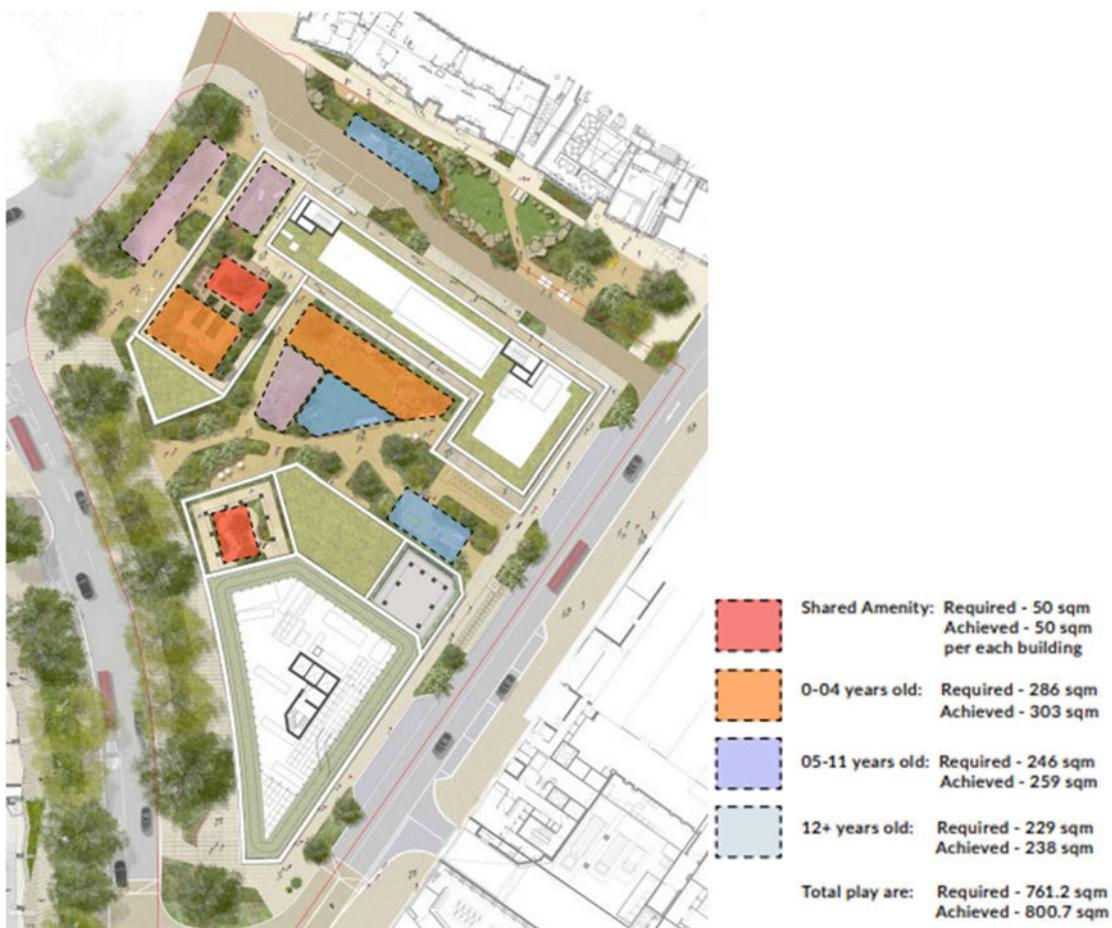


Image above: Playspace locations and quantum

Purpose built student accommodation

171. Although student housing falls within the “Sui Generis” use class, it comes with many of the same functional, amenity and environmental requirements as conventional residential development. As such, it is necessary to give regard to the development plan policies concerned with residential uses when considering the acceptability of student housing proposals.
172. Criterion 5 of London Plan Policy H15(A) requires the PBSA accommodation to be adequate and functional in terms of its living space and layout. The Southwark Plan does not prescribe any minimum space standards with respect to student accommodation. Policy P15 “Residential Design”, which sets out the standards for new homes generally and includes a 17-point criteria, is clearly designed for conventional residential housing. Nevertheless, it is not unreasonable to expect student housing proposals to achieve some of those criteria, namely:

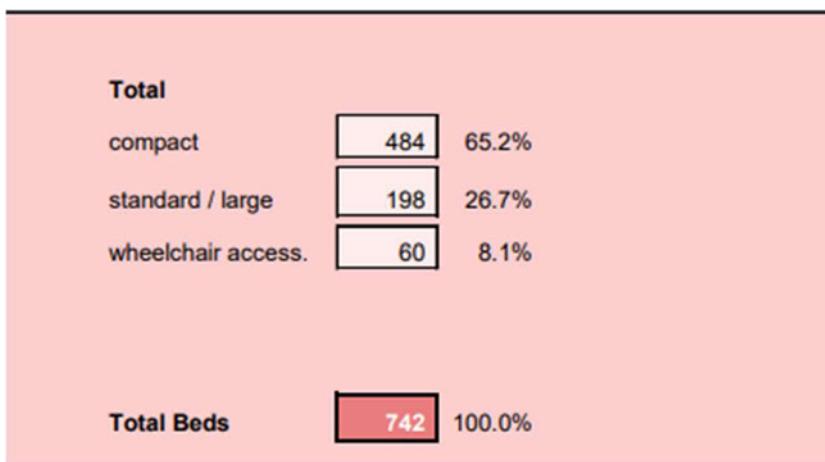
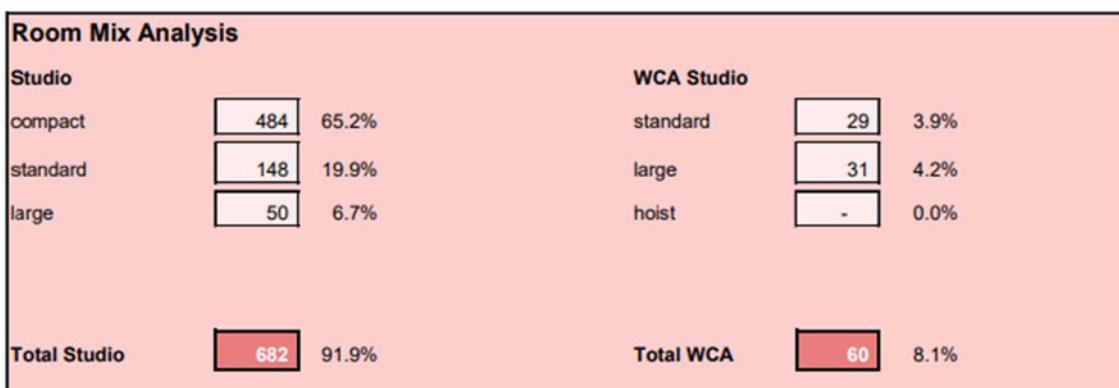
- Criteria 1 - Provide a high standard of quality of accommodation for living conditions;
- Criterion 6 - Provide acceptable levels of natural daylight by providing a window in every habitable room;
- Criterion 7 - Achieve a floor to ceiling height of at least 2.5 metres for at least 75 per cent of the Gross Internal Area of each dwelling to maximise natural ventilation and natural daylight in the dwelling; and
- Criterion 14 - Provide communal facilities.

173. The PBSA block will provide 742 ensuite studios each with private kitchenette facilities.

174. A range of studio sizes would be provided as follows:

- Compact – 16sqm – 17sqm
- Standard – 20.3sqm – 22.8 sqm
- Large – 35 sqm – 31.5 sqm

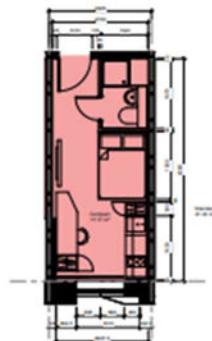
175. The wheelchair accessible studios would range between 26.7 sqm and 34.7m. the image below shows the overall room mix.



176. The design of the rooms has evolved with the input of a specialist student accommodation operator (VITA) to ensure an efficient use of the space and high-quality accommodation for occupiers. The studios will all have access to natural daylight and 2.5m ceiling heights. Good levels of storage will be provided, and the layouts would maximise the use of natural daylight in the study areas. Communal facilities, lounges and study areas will be provided with a total floor area of 815 sqm (exceeding 1sqm per resident) as well as access to a communal landscaped terrace at podium level. The proposal is consistent with other recently approved PBSA schemes in the borough.

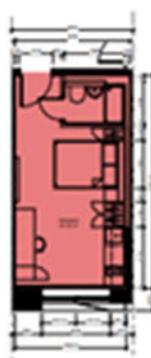
Typical Studio, Compact

- Area: 16m²
- Kitchenette: 1.8m
- Desk: 1.5m
- Under-bed and full-height storage
- En-suite WC and shower room



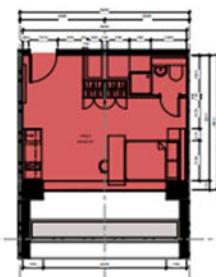
Typical Studio, Standard

- Area: 20m²
- Kitchenette: 1.8m
- Desk: 1.8m
- Under-bed and full-height storage
- En-suite WC and shower room



Typical Studio, Large

- Area: 24m² +
- Kitchenette: 1.8m
- Desk: 1.8m
- Under-bed and full-height storage
- En-suite WC and shower room
- (Shoulder level only)



177. The units have been positioned around the periphery of the building which would afford occupiers a good standard of amenity in terms of outlook. sufficient distance will be retained between the proposed building and existing/future neighbours to ensure a good level of privacy can be achieved.

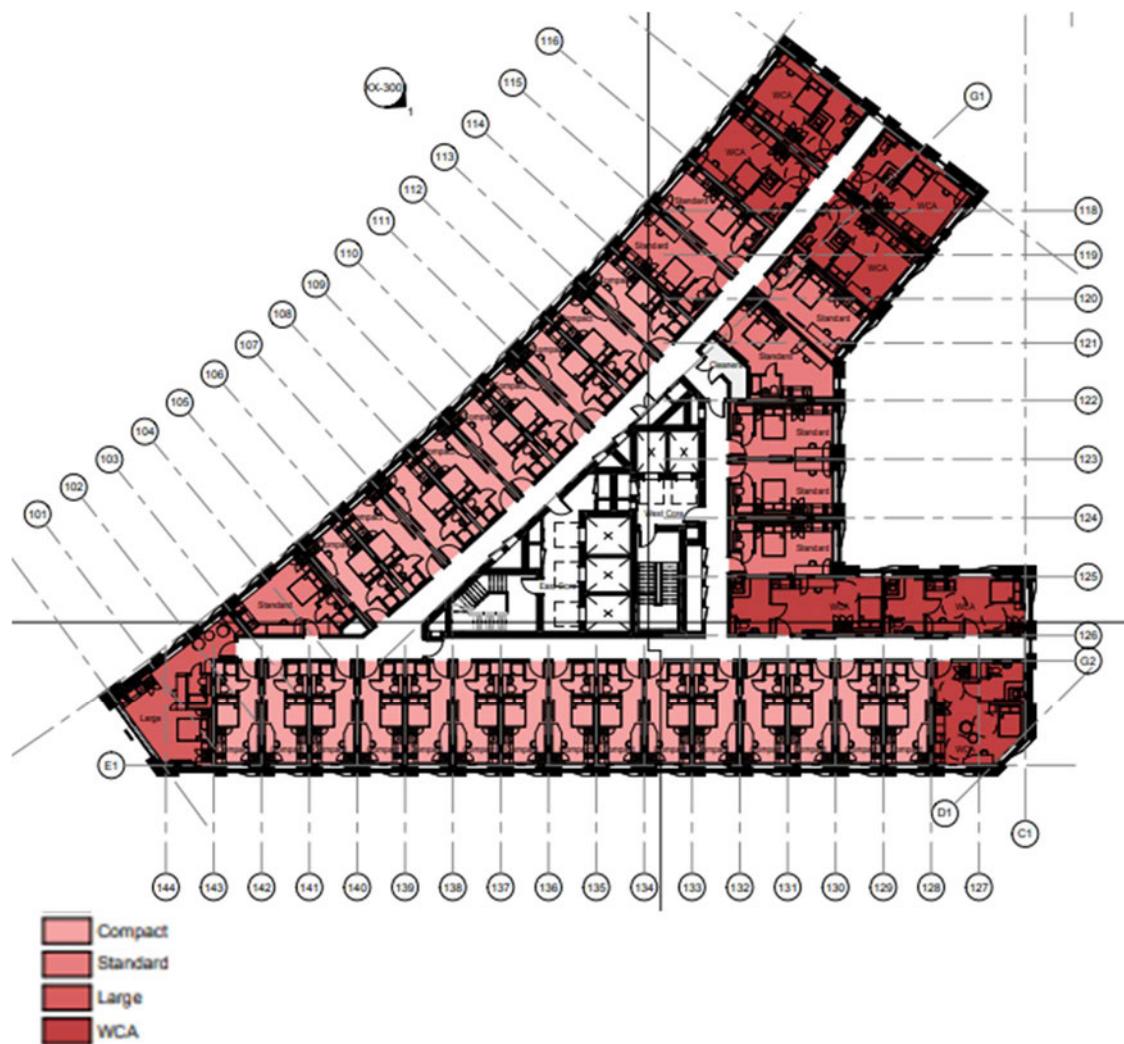


Image above: layout of PBSA typical upper floor

178. The majority of the student amenity offer is located at first floor, with a mezzanine overlooking the entrance space and three aspect directions. There is potential for a variety of different activities to be provided by the current open floor plan of the hub. Spaces such as a gym, private study rooms, dance studio, games room and lounge areas could be accommodated in the hub. Access will be provided for all students, creating a safe and inclusive environment. The amenity hub forms the most important social space within the building for students, whilst locating it close to the main entrance and management hub enables greater staffing and safeguarding.

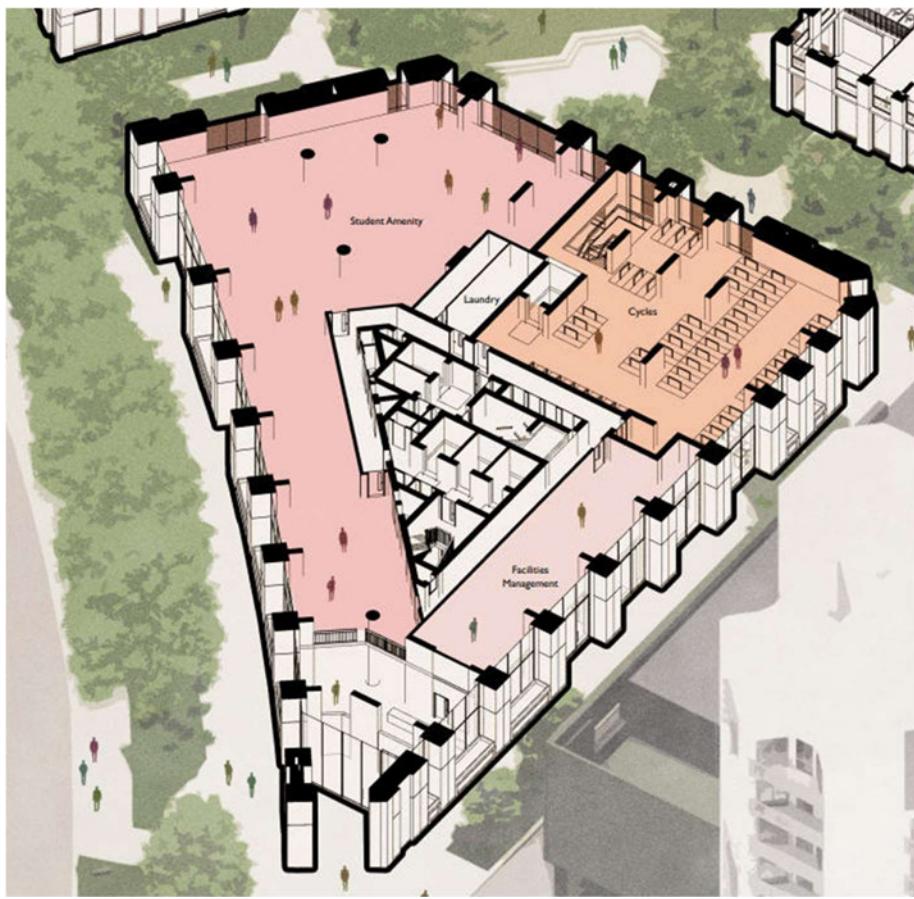


Image above: layout of first floor showing generous communal amenity space

179. An external amenity garden linked to an internal amenity lounge is provided at shoulder level. It offers a connection to the outdoors on an upper level.

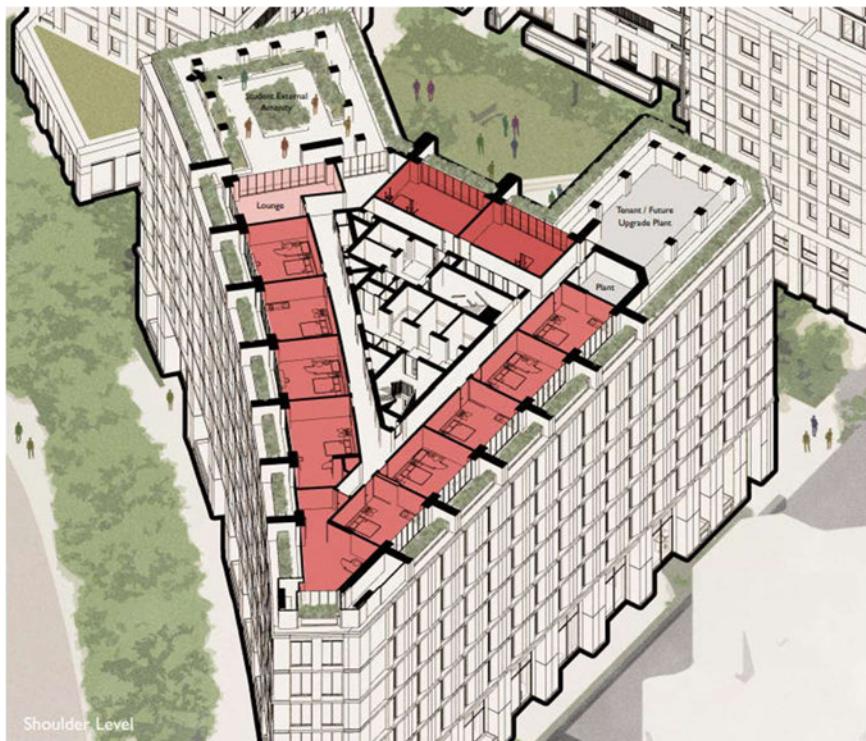


Image above: layout of shoulder level showing external communal terrace

180. Officers consider that future occupiers would enjoy a good standard of accommodation with a high-quality living environment.
181. Southwark Plan (SP) Policy P5 requires a minimum of 5% of the PBSA studios to be wheelchair accessible. This application proposes 60 accessible studios (8.1%) which is acceptable.

Typical Studio, Wheelchair-user

- Area: 24m² +
- Kitchenette: 1.8m
- Desk: 1.8m
- Under-bed and additional half-height storage
- En-suite WC and shower room (designed to meet BS:8300-2:2018)



182. A draft student management plan was submitted. The plan confirms that the building will be fully staffed 24 hours a day, 7 days per week including outside academic term times. The building will be served by up to 15 employees and will include:
 - Residence manager;
 - Assistant residence manager;
 - Supervisor;
 - A facilities management officer;
 - A five-strong customer service day/night team that work in shifts to ensure the building is covered 24/7; and
 - An eight-strong housekeeping team
183. The building operator, via its 24/7 on-site presence, will provide immediate response to all incidents in line with its Standard Operating Procedures, which include:
 - Building issues.
 - Noise and anti-social behaviour from students and their guests.
 - Emergencies
 - Any communication from neighbouring occupiers.
 - To manage this effectively a dedicated point of contact and telephone number would be identified, and details provided to neighbouring occupiers to facilitate communication should they need to raise any issues
 - Service provisions

184. The plan sets out arrangements for moving in and out of the building to minimise impacts (restricted to 10 arrivals per hour on weekends). Approximately 40 members of staff will be onsite during the annual move in weekends to ensure the smooth arrival of student residents. The proposed delivery and servicing strategy consists of 2 on-street loading bays on Printworks Street serving the student accommodation and southern residential core. All food deliveries and take away orders will need to be collected at reception by the resident.

185. The building will have 24-hour access through the main entrance located along Surrey Quays Road which will be manned 24-hours a day, giving the team complete visibility of everyone entering and leaving the building.

- Entry will be restricted via a fob access control system.
- Visitors will be required to sign-in and wait in the reception area until they're met by a resident.
- 24/7 Staff presence also ensures that staff can respond quickly to any issues which may arise.
- The site will be equipped with a high specification CCTV system which will be regularly monitored by the duty staff.
- A bespoke internal and external lighting scheme has also been provided to ensure that a safe and secure environment is created.
- The building operator will be required to work closely with the local Police and will encourage the local neighbourhood policing team.
- A Code of Behaviour and Conduct will be appended to each tenancy agreement to ensure that all residents know what behaviour is acceptable.
- Staff will regularly patrol all corridors and communal areas during night-time hours to ensure that noise cannot be heard that may cause disturbance to others
- CCTV will be used to monitor any activities that maybe causing any excessive noise.
- All communal areas which are located close to external neighbours will be closed at 10pm
- Access will be restricted to 5 visitors per student during unsociable hours
- The resident handbook will contain 'house rules' which outlines control of noise, parties, guests etc.

Design

186. Paragraph 56 of the NPPF stresses the importance of good design, considering it to be a key aspect of sustainable development. Chapter 12 of the NPPF "Achieving Well Designed Places" is the key national policy for design. Chapter 3 of the London Plan deals with design related matters. Policy D3 promotes a design-led approach to making the best use of land. Policies D4 and D8 build on this, setting out the design principles for ensuring new development makes a positive contribution in terms of architecture, public realm, streetscape and cityscape. Policy HC1 advises that development affecting heritage assets and their settings should conserve their significance by being sympathetic in their form, scale, materials and architectural detail.

187. London Plan Policy D9 is specifically concerned with tall buildings. The policy sets out a list of criteria against which to assess the impact of a proposed tall building – namely locational, visual, functional, environmental and cumulative. London Plan Policy D4 requires all proposals exceeding 30 metres in height to have undergone at least one design review or demonstrate that they have undergone a local borough process of design scrutiny. The proposed commercial blocks (A1 and A2) and the PBSA block would at exceed the 30 metre threshold. As such the proposal engages Policy D9.
188. The importance of good design is further reinforced by Policies P13 “Design of Places”, P14 “Design Quality” and P17 “Tall Buildings” of the Southwark Plan.
189. The proposals for Plot A reflect the detailed design approved under the recent RMAs. Furthermore, Plot B benefits from an OPP permission for construction of a large commercial block. The OPP permission establishes a footprint and maximum height envelope against which the impacts of a development at that scale and mass have been assessed. The fallback position of the OPP and subsequent RMAs is a significant material consideration when assessing the impact and acceptability of the current proposal.

Basements

190. It is proposed to provide a shared basement below Buildings A1 and A2. The basement will be accessed via a single point of access/egress from Surrey Quays Road adjacent to Maritime Street and will accommodate uses that are ancillary to the above ground uses, including plant, servicing and storage. The two basements are single storey but have different depths to address different roles and requirements for building services. This difference in levels is accommodated by a ramped connection between the buildings.
191. For Plot B a basement will be provided within Block B1 to accommodate cycle storage and plant. For Block B2 the basement will accommodate plant and sprinkler rooms.
192. A Basement Impact Assessment has been submitted. The assessment confirms:
 - The current ground level on site is at 5.7mOD (+/-0.25m approximately)
 - Each building is proposed to have a one-storey basement.
 - Plot A has been designed with a single basement servicing A1 and A2
 - Building B1 and B2 have separate basements
 - The new basements are proposed to have formation levels ranging between -3mOD and +2.1mOD (corresponding to approximately 8.5m to 3.7m below the existing ground level).
193. The report identifies relevant nearby assets such as the underground tunnel and Thames Water assets and confirms that the applicant has engaged with relevant organisations in this respect. The report concludes that subject to proposed construction techniques and further site investigations and construction monitoring no adverse impacts will arise from construction of the basement. Conditions are recommended to secure the following:

- Land contamination assessments
- Detailed SUDs proposals and drainage verification
- Thames water connections
- Piling designs
- Archaeological evaluation
- Mechanical ventilation for the basement

194. In addition a s106 obligation is required to secure a further BIA specifically in relation to the construction of Printworks Street.

Site layout and public realm

Plot A

Layout Buildings A1

195. Building A1 is shaped by the major routes, connecting existing streets and squares to emerging places and destinations. The building comprises retail and food & beverage with office entrances on the ground floor and offices on the upper levels. Cycle parking and end-of-trip facilities are located in the basement and ground floor mezzanine. Ancillary and plant spaces are located in the basement, and at ground & mezzanine and roof plant floor.

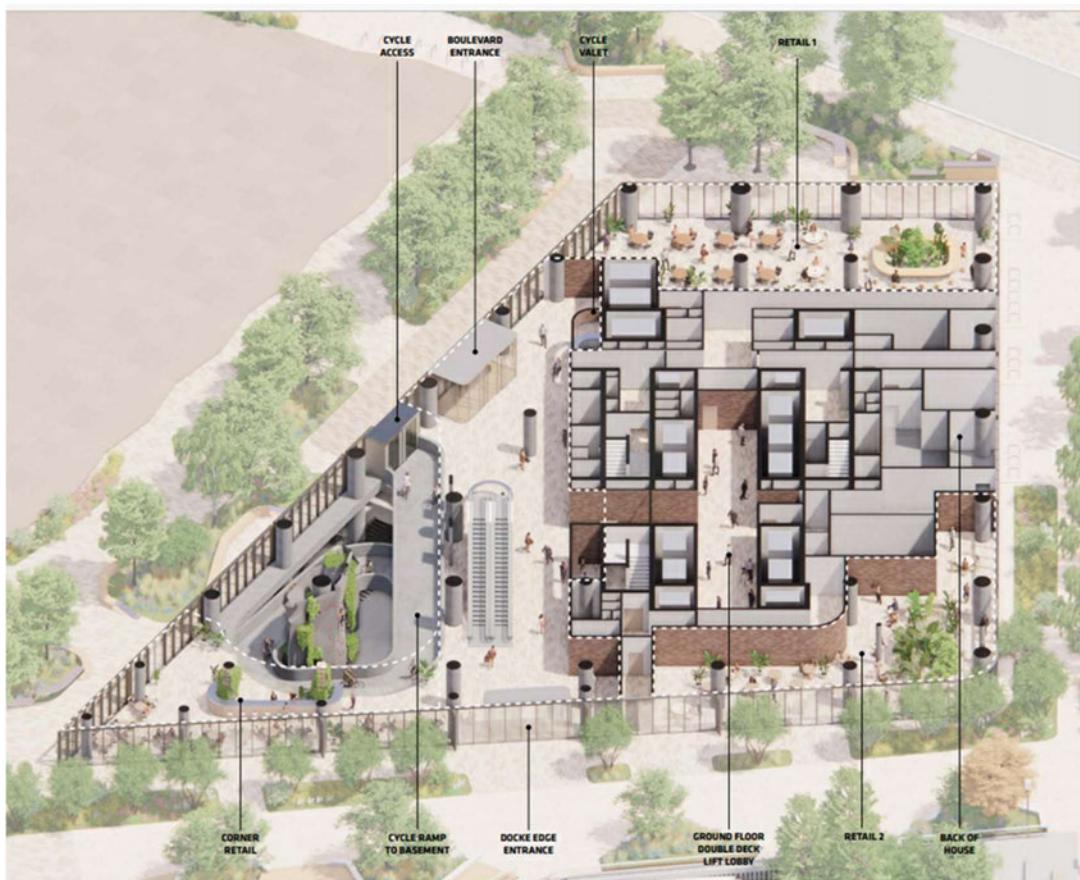


Image above: Proposed ground floor layout for Building A1 showing access points and layout of spaces.

196. The layout of spaces proposed for the ground floor, location of retail areas and entrance and exit points successfully optimises the accessibility and activation of the site, responding well to the existing and emerging context. For the upper levels of Building A1 there are five different floor plate shapes that follow the geometry of the building, offering a variety of workspace arrangements over 23 floors. Each floor has a clear head height of 3.2m



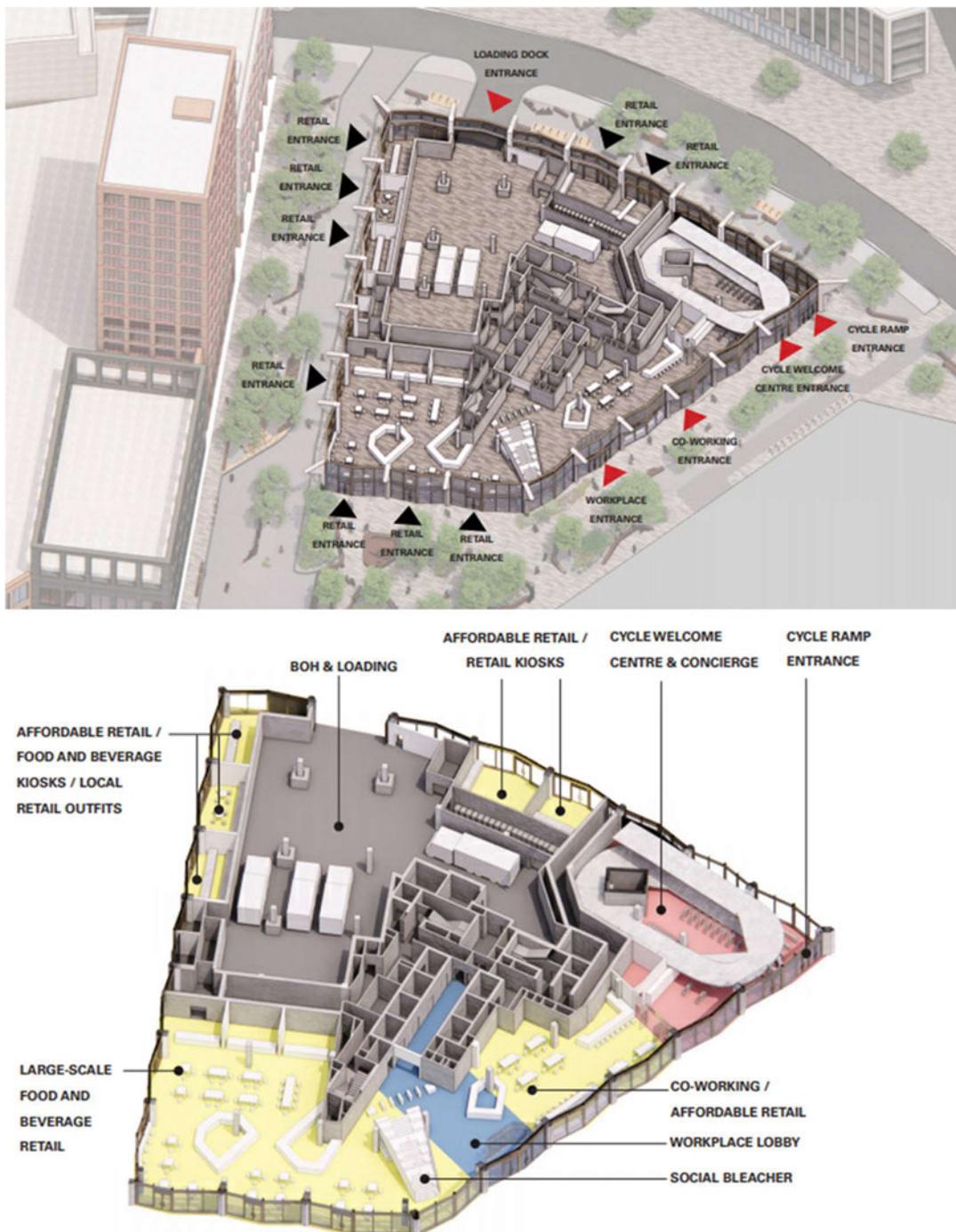
Image above: Office floor layouts

Layout Building A2

197. The ground floor layout of Building A2 proposes a single vehicular access/egress to the loading bay and basement parking area via Surrey Quays Road. There are individual retail units proposed to wrap around the ground floor frontage on Surrey Quays Road and Maritime Street. The Waterfront Square and Boulevard frontages have been designed to facilitate a large open plan style retail/market hall with combined access to the office lobby. The design is intended to positively activate the adjacent areas of public realm and to draw the public into this part of the building by blurring the lines between internal and external spaces.

198. Promoting sustainable travel is a key priority for this development, cycle access into the building has been deliberately designed to have a prominent and visible entrance/exit point onto The Boulevard. This has been achieved by designing a large cycle ramp in the building foyer located towards the Surrey Quays Road end of the building. The building has been designed to prioritise travel by bike and has given over a large proportion of space to the access ramp as well as cycle storage facilities and showers occupying prime space on the mezzanine level. The layout of spaces proposed for the ground floor, location of retail areas and entrance and exit points successfully optimises the accessibility and activation of the site responding well to the existing and

emerging context.

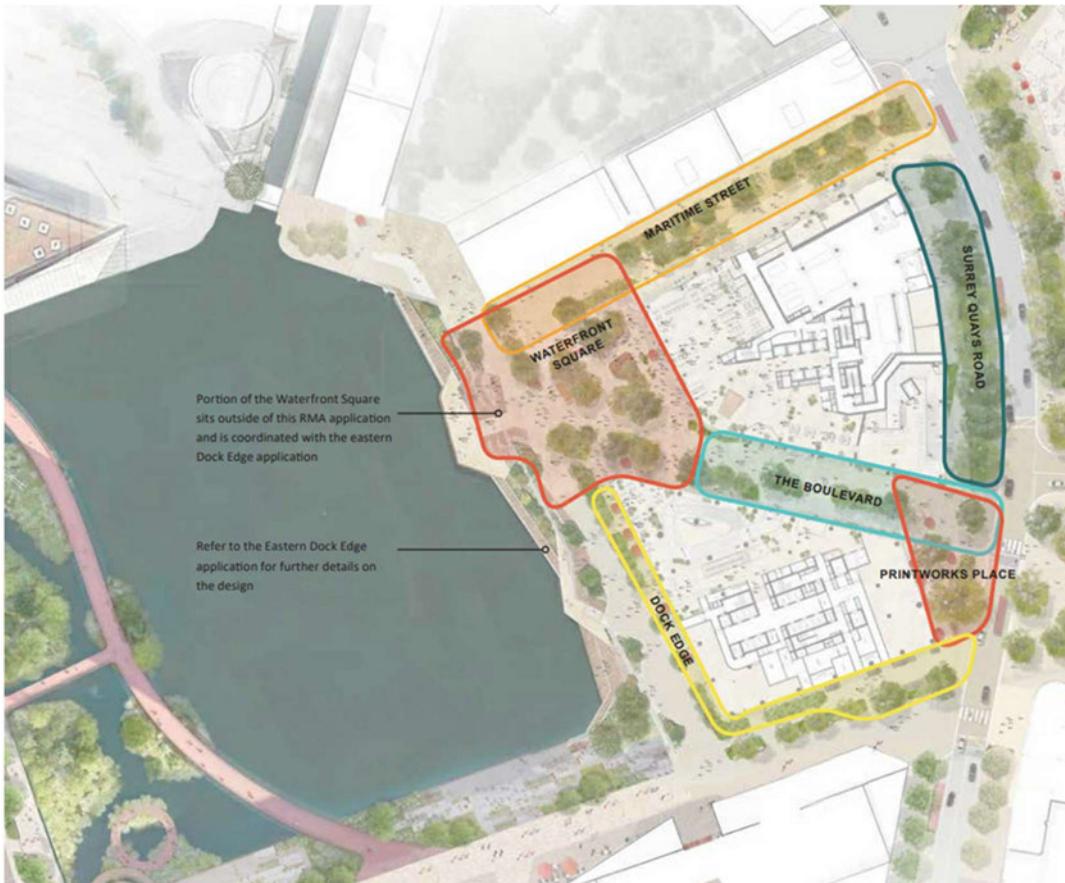


Images above: Proposed ground floor layout for Building A2 showing access points and layout of spaces.

Public realm

199. Given the scale of development coming forward on this masterplan site, it is necessary for the scheme to deliver an appropriate amount of high quality public realm. The Proposed Development will provide 9,400 m² of public realm. The masterplan has been structured to take advantage of its prominent position on Canada Water Basin. The Dock forms the western edge of the site and has been occupied for some time by a two storey retail pavilion. The British Land

Canada Water Masterplan elevates the Dock to the primary civic space of the town centre. This proposal creates a generous set back for Buildings A1 and A2 from the Dock Edge to create spaces for a pedestrian route as well as space for people to sit and enjoy the water. It also establishes a new public space the 'Waterfront Square' next to the Dock at the junction with Maritime Street. This new public space will form a focus and a destination for people in the town centre. The diagram below shows the range of public realm to be delivered as part of the development of Plot A.



200. Waterfront Square is envisaged as the heart of the development. Its relationship to the water and orientation to the sun will mean that it is the most popular and attractive external space which will be delivered as part of this proposal. The square is intended to create areas of soft and hard landscape as a gathering space, together with spill out space for the commercial units and accommodating key connections from Deal Porters Square to Printworks Place. Whilst the proposals for the Dock Edge Scheme fall under a separate planning application, the Waterfront Square proposals are designed to coordinate with the Dock Edge proposals.



Images above: CGIs of Waterfront Square

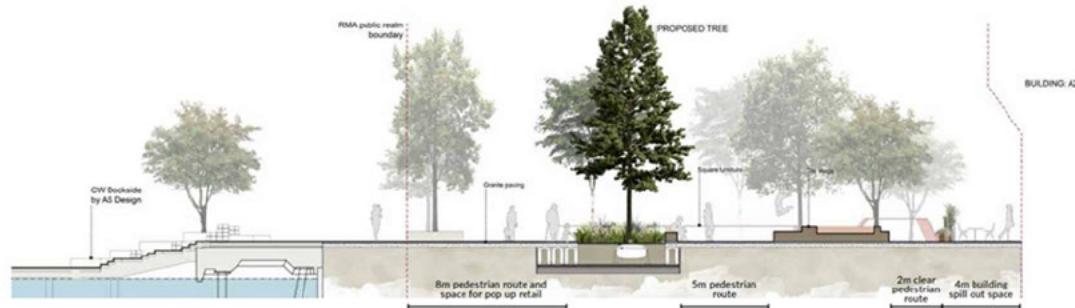


Image above: CGI section through Waterfront Square

201. The above section through Waterfront Square demonstrates that the public realm can adequately accommodate the movement of pedestrians and cyclists, as well as areas for soft landscape, seating and spaces to dwell whilst allowing spill out space for the commercial uses adjacent to the building. A variety of seating options below a canopy of trees together with play elements in the landscape and a platform seating feature will help to create an interesting and

attractive public space which will complement the proposals for the dock enhancements both on the eastern edge of the dock but also the wider surroundings including Deal Porters Square and the southern Dock Edge. The detailed design of the play features and seating should be secured by condition.

202. The diagonal 'boulevard' route through Plot A leads from Waterfront Square towards the new Park being delivered as part of British Land's Masterplan. This is intended to be the main pedestrian street within the site. The proposal is to create a verdant pedestrian street with planting zones beneath clusters of trees which will create pockets of space for people to dwell. The extent of planting and trees provides a human scale to the linear space, ensuring comfortable environments are provided, these are intended to be quieter spaces which complement the more active uses within the adjacent Waterfront Square. The design extends planting close to the building edge along A1, this directs pedestrians away from edges that don't have entrances and enhances the views from the internal spaces. The principal pedestrian route is provided along the frontage of A2 where there are more entrances, this route meanders along the planting areas and provides a minimum width of 5m.



Image above: Illustrative view looking along the Boulevard to Waterfront Square



Image above: Illustrative view looking along the Boulevard to Surrey Quays Road

203. Surrey Quays Road is intended to be characterised by a number of mature retained trees along the road frontage, with a series of flexible spaces beneath them, with areas of fixed seating alongside space for pop-up's and activities for the ground floor of the adjacent buildings to spill out in to.



Image above: CGI of Surrey Quays Road and The Boulevard

204. The Dock Edge forms an important route between A1 and the Dock and forms the interface with the adjacent British land Zone D development. This area will provide a key movement space along the Dock Edge, providing access into the building as well as pedestrian and cycle routes. Whilst the proposals for the Dock Edge works fall under a separate planning application, the public realm proposals as part of Plot A1 extends from areas around the eastern and southern edges of Building A1 and are designed to coordinate closely with the Dock Edge proposals. Along the eastern frontage to Building A1, it is proposed to include further tree planting and areas for outdoor seating and socialising.

The Southern edge of the plot forms a continuation of the Dock Walk proposed as part of the adjacent British Land Masterplan. The proposals for this development integrate with the proposed British Land Masterplan space, creating pockets of planting and seating.



Image above: CGI of Dock Edge (west of A1)

205. The OPP secured enhancements to the eastern edge of the Dock. The Dock sits outside of the applicant's ownership and therefore these enhancements were secured as part of a s106 obligation. The applicant has developed a detailed proposal which has the benefit of planning permission. It is appropriate for the s106 agreement attached to this application to secure the implementation of the Dock Edge scheme.
206. The proposed masterplan includes the redevelopment of Maritime Street from a vehicular route to a shared space with a centralised green spine and planting areas. Vehicular access will be controlled through bollards positioned towards Surrey Quays Road and is designed as a low speed environment (5 mph). Whilst this is a controlled environment and vehicle access will be limited to servicing vehicles for the adjacent Porters Edge Development, measures have been taken in the design to ensure safe use of the space by all. Areas of planting are used to control where vehicles can go and enhance the environment for uses, planters at the end of the street provide shelter and protection against the busier street environment. The introduction of activity within the space aims to naturally encourage any vehicles to slow when using the space, the vehicular route is defined by flush kerbs and a change in paving unit size and tone.
207. The applicant has developed a detailed proposal which has the benefit of planning permission. As part of the detailed application, vehicle tracking diagrams were provided to demonstrate that safe access can be achieved for the necessary service and emergency vehicles. It is appropriate for the s106 agreement attached to this application to secure the implementation of the Maritime Street improvements.

Plot B

Layout of Buildings B1 and B2

- 208. The Plot B development for this site has been designed around two buildings. A U-shaped affordable housing building takes up the eastern edge of the plot and in the southwest 'prow' of the site a podium and tower block proposes student housing and a community facility. The two blocks are clustered around a semi-public landscaped garden space which includes amenities for residents and offers a controlled public route across the site.
- 209. The proposed layout of Plot B with perimeter blocks surrounding a communal courtyard and quiet residential street to serve the family housing on the eastern edge of the site is supported. The proposed courtyard strikes the right balance between providing high quality communal amenity space for future residents and a quieter meandering public route through the site, which will provide a welcome alternative for local residents given the future demands on Printworks Street. The s106 agreement will be subject to an Estate Management Plan setting out how the space will be managed and maintained.



Image above: Layout for Plot B



KEY

1. Entrance to the Courtyard Garden
2. Spill out for community uses with the building
3. Central lawn with informal play
4. Raised seating edge to central lawn
5. Main entrance to residential
6. Woodland garden with pocket spaces for seating and social activities
7. Visitor cycle parking
8. Pocket spaces
9. Planting with play trails
10. Residential back gardens
11. Play edges

Image above: landscape proposals for the courtyard communal space

210. The ground floor layout of Building B1 is logical, the community space is well sized and located in a prominent position providing active frontage to Surrey Quays Road as well as having a positive relationship with the internal courtyard. The PBSA lobby will provide good activation of the Printworks Street junction. There is a requirement for essential back of house/functional element for the building at this level. The proposed location along Printworks Street is considered to be the best solution for this site.

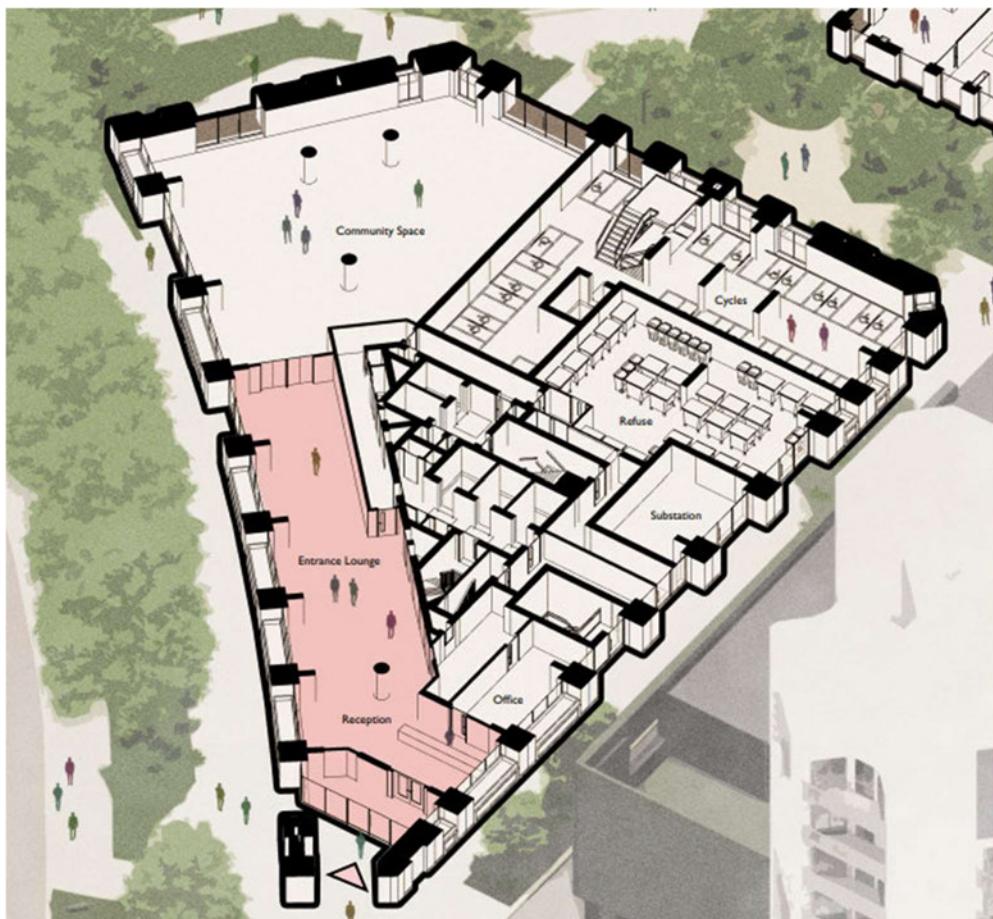


Image above: Proposed ground floor for PBSA Block (B1)

211. The layout of B2 is well considered with direct front door access to the family duplex dwellings, safe, legible access points into the flats, easy access to the communal amenity space and well located retail units. The design proposes a medium-sized retail space that anchors the leading corner of the residential building on access with Maritime Street. This contributes to an active facade frontage with the aspiration that this space might accommodate a food and beverage retail unit. The smaller corner units on Green Street are anticipated to accommodate convenience stores or locally owned businesses. Officers welcome the activation from the smaller retail unit on Printworks Street and Green Street corner as it will help to mitigate the impact of the necessary back of house elements along the Printworks Street frontage of B1.



Image above: proposed ground floor for residential Block (B2)

212. The proposed internal route to service the residential block is welcome (Green Street). Its design will ensure that it is a pedestrian priority route with limited vehicular activity. The principle of providing ground floor duplex units with front doors onto the route will ensure a well activated and safe environment. Officers strongly support the proposals to integrate this scheme with the adjacent site (Scape). However, it is noted that a large part of the land identified in the images for this part of the site falls outside of Applicants ownership and outside of the red site boundary. Therefore, to deliver this part of the proposed landscape it will be necessary to work with Scape and likely submit a separate application in the future. An interim solution will comprise hard landscaping for the vehicular route and car parking spaces with pockets of planting and a secure boundary treatment along the eastern edge of the site.

Public realm on Plot B

213. The public realm provision on Plot B will be limited to the landscaped streets surrounding the site (Printworks, Surrey Quays Road and Canada Street) which will maximise opportunities for soft landscaping and informal play whilst ensuring safe, well-proportioned footpaths can be achieved. There will be daytime access through the internal courtyard which will offer a 'quiet route' for locals but public access will be restricted at night time which is considered to be appropriate in this location. The provision of public realm on Plot B is acceptable as it will serve the needs of the new residents on Plot B and will significantly improve the street frontages as well as connecting with the more generous provision of public spaces and routes coming forward on Plot A.

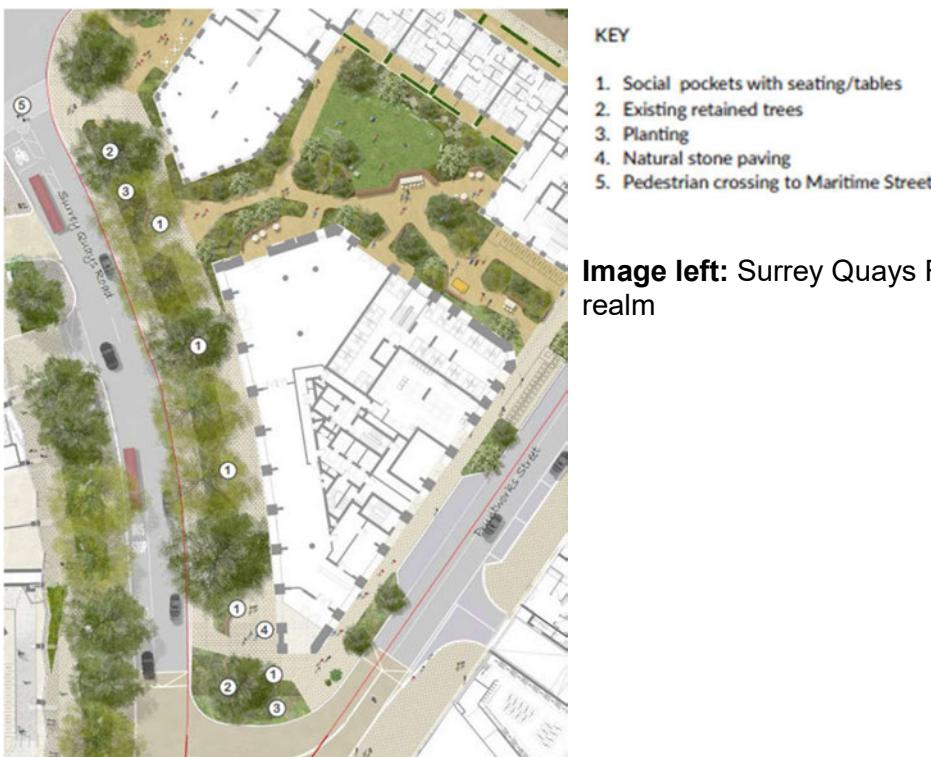


Image left: Surrey Quays Road public realm



Image left: Canada Street public realm



KEY

1. Controlled vehicular route through Green Street
2. Provision of 3 disabled parking spaces
3. Central garden zone programmed with seating and informal play
4. Front door access to Scape units
5. Front door access to residential units
6. Pedestrian route
7. Central lawn space for play and amenity
8. Natural boulder play and seating edge
9. Pocket space with social sports including table tennis
10. Retail spill out
11. Controlled access to Green Street
12. Spill out for retail with the Scape development

Image above: Green Street landscaping proposals – note proposals shown outside the red line boundary are indicative only and would need to be delivered by Scape the adjacent landowner

Public realm summary

214. The site layout for Plots A and B is logical responding well to the site constraints and context. The proposed public spaces within and around the application site create new places to gather and socialise and improve connectivity and permeability across the Canada Water area. Officers are satisfied that the detailed proposals will deliver the aspirations of the Area Vision and Site Allocation.

Height, scale, massing, and tall building considerations

Plot A

215. The OPP established the principle of tall buildings on Plot A. The detailed proposals that form part of this application are the same as those recently approved under the OPP and subsequent RMAs and are therefore considered to be acceptable.

216. Building A1 would be the tallest building with an overall height of 110 metres AOD and a shoulder height of 30 metres. The building would have a distinctive tiered form, comprising 2 double storey floors per masonry block, where the upper tiers would splay out to create planted terraces which shift the building orientation. Whilst the tiers step back away from the Dock, it steps forward on the upper levels toward Surrey Quays Road, and rises sheer onto Dock Edge Walk (where it faces British Land's Zone D). This gives the building a rather assertive character on these two faces, less softened by greenery. As the most prominent building within the masterplan site it is intended to serve as a landmark building for the new town centre.



Image above: West elevation of Building A1 (facing the Dock)



Image above: South elevation of Building A1 (facing the British Land Zone D)

217. Building A2 has been designed as a highly sculpted building in terms of its form and mass. The building would have an overall height of 55.4 metres AOD and a shoulder height of 30 metres. The east façade of the building is curved to follow the profile of Surrey Quays Road, and the upper floors step back on each face creating a series of green terraces. The roof level of Building A2 will accommodate an external roof terrace for occupiers of the building (not open to the public) as well as plant, green roof and PVs panels. None of the Rooftop Plant elements will rise above the maximum parameter envelope.

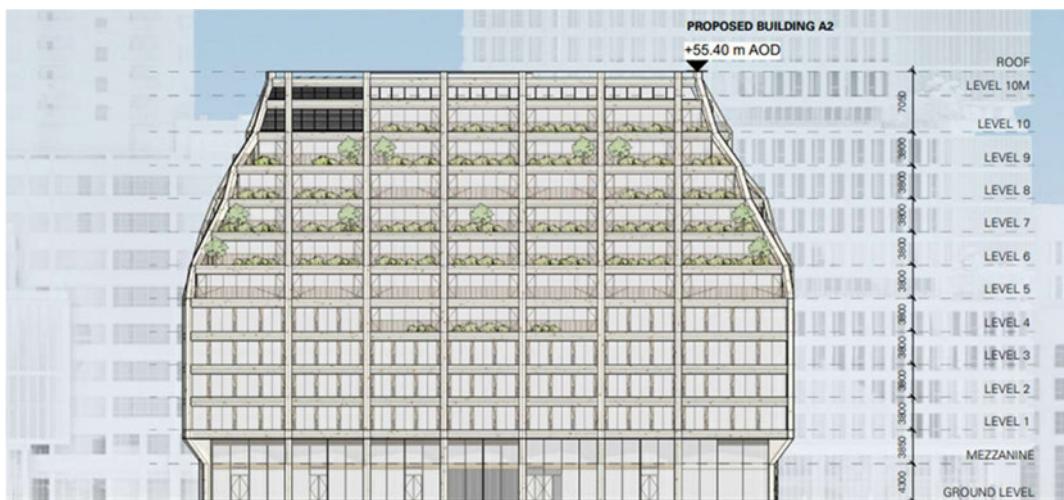


Image above: Proposed north elevation of Building A2 facing onto Maritime Street

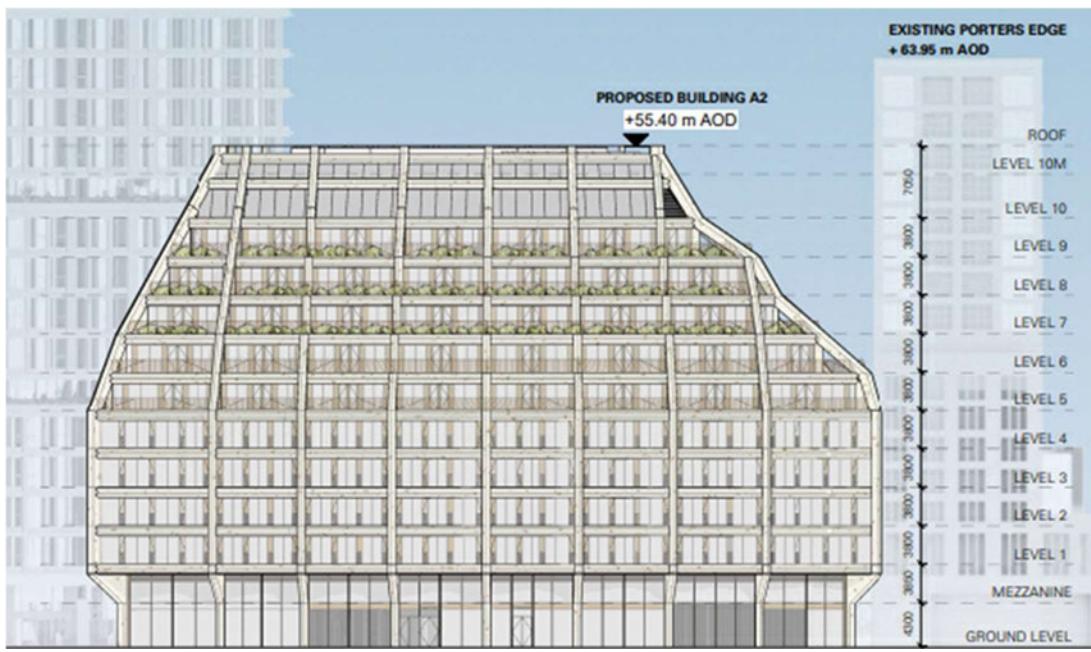


Image above: Proposed east elevation of Building A2 facing onto Surrey Quays Road

218. Any tall building development must have regard to the impact on the wider London skyline and act as a way to identify important places in the borough and local area. Buildings A1 and A2 will be seen prominently in views from the surrounding area, however it is mainly building A1 which will be seen from long distances, given the additional height. Building A1 will form part of the emerging tall building cluster with those already consented in the Canada Water Masterplan, creating a strong identity for the area as a new town centre. The cluster will have a clear and coherent composition whilst still allowing for each tall building within it to remain well defined.
219. In the local context, buildings A1 and A2 form an enclosure to the Dock Edge and begin the transition from the lower heights of the Porters Edge development to the taller towers of the Canada Water Masterplan's central cluster. There is sufficient separation between both Building A1 and A2 for both structures to be independently read, helped by A2 being setback further from the Dock Edge and recessed within the site.

Plot B

220. As described above the scheme for Plot B is designed around two buildings. A U-shaped affordable housing building is located at the northeast edge of the plot and in the southwest 'prow' of the site a podium and tower block proposes student housing and a community facility. This arrangement is a natural fit for the site locating the more urbane 26-storey student tower on the primary Surrey Quays frontage where it will cluster with the other consented and planned towers. The 8-storey tall residential block sits more naturally at the northeast edge on the site where it relates more closely to the recently completed Scape scheme. It is set away from the boundary and complements the landscape of the Scape scheme to offer a new route to Printworks Street from Canada Street.
221. The PBSA tower (B1) at 87m AOD and in the form proposed is supported. The

scale and mass would integrate well in the emerging townscape respecting the hierarchy of the wider CWD masterplan and the proposed buildings on the British Land site. Building B2 would have a maximum height of 91.2m AOD. Buildings B1 and B2 share a common 'shoulder' at 30m AOD reflecting a key design principle of the comprehensive development and cementing its relationship with the BL Masterplan which is constrained by the LVMF view from Greenwich and has given rise to the wider datum for the area. The student block includes a podium that defines the 'shoulder' and provides the associated student facilities, common rooms reception spaces, cycle stores etc. and also include a large community facility the northern end which extends round and onto the shared garden.



Image above: GCI of B1 and B2 looking south down Surrey Quays Road.

222. Above the podium the student tower (B1) is set in at the north and east and it has been separated from the podium visually by a deeply recessed storey. Its form takes on the acute angle of the site and it rises in a dramatic fashion at the southern prow of the site. Each of the three corners are chamfered to further

emphasise its verticality whilst on the Surrey Quays Road frontage is curved gently to reflect the alignment of the road. This contributes to the dynamic quality of the design of the student tower.

- 223. The residential block in contrast is well composed, with a U-shaped form that gives a strong sense of enclosure to the shared courtyard garden. Its scale is appropriate in context and it creates a positive active frontage on Canada Street where it includes a retail space on the Surrey Quays end. At the Printworks Street frontage the entrance to the residential block also contributes positively to that street. Above the 'shoulder' and set in on all sides is a double-height group of terraced properties. These have been designed to be accessed from the podium level and have been designed with an articulated roofline to emulate the industrial heritage of the area.
- 224. It is noted that due to functional, security and management issues associated with the operation of a PBSA it is not possible to provide publicly accessible space at the top of the tower. However, significant public realm will be delivered as part of the wider CWD masterplan proposal including enhancements to the eastern edge of the dock and Waterfront Square which will provide generous landscaping and public seating areas.

Architectural treatment and materials

- 225. Southwark Plan Policy P14 sets out the criteria for securing high quality design. In respect of architectural design and materials the policy requires all developments to demonstrate high standards of design including building fabric, function and composition; presenting design solutions that are specific to the site's historic context, topography and constraints; responding positively to the context using durable, quality materials which are constructed and designed sustainably to adapt to the impacts of climate change.
- 226. The overall development is considered to be successful in its architectural design responding sensitively to the local and emerging context of Canada Water.

Plot A

- 227. Each building in Plot A has been designed to deliver a striking architectural form, appropriate to the exceptional high quality expected from this scale of development. The varying heights and contrasting compositions help to establish individual architectural characters for each building. The different architectural characters also provide visual interest to the development whilst common principles such as the shoulder height and material tone help to unify the group.

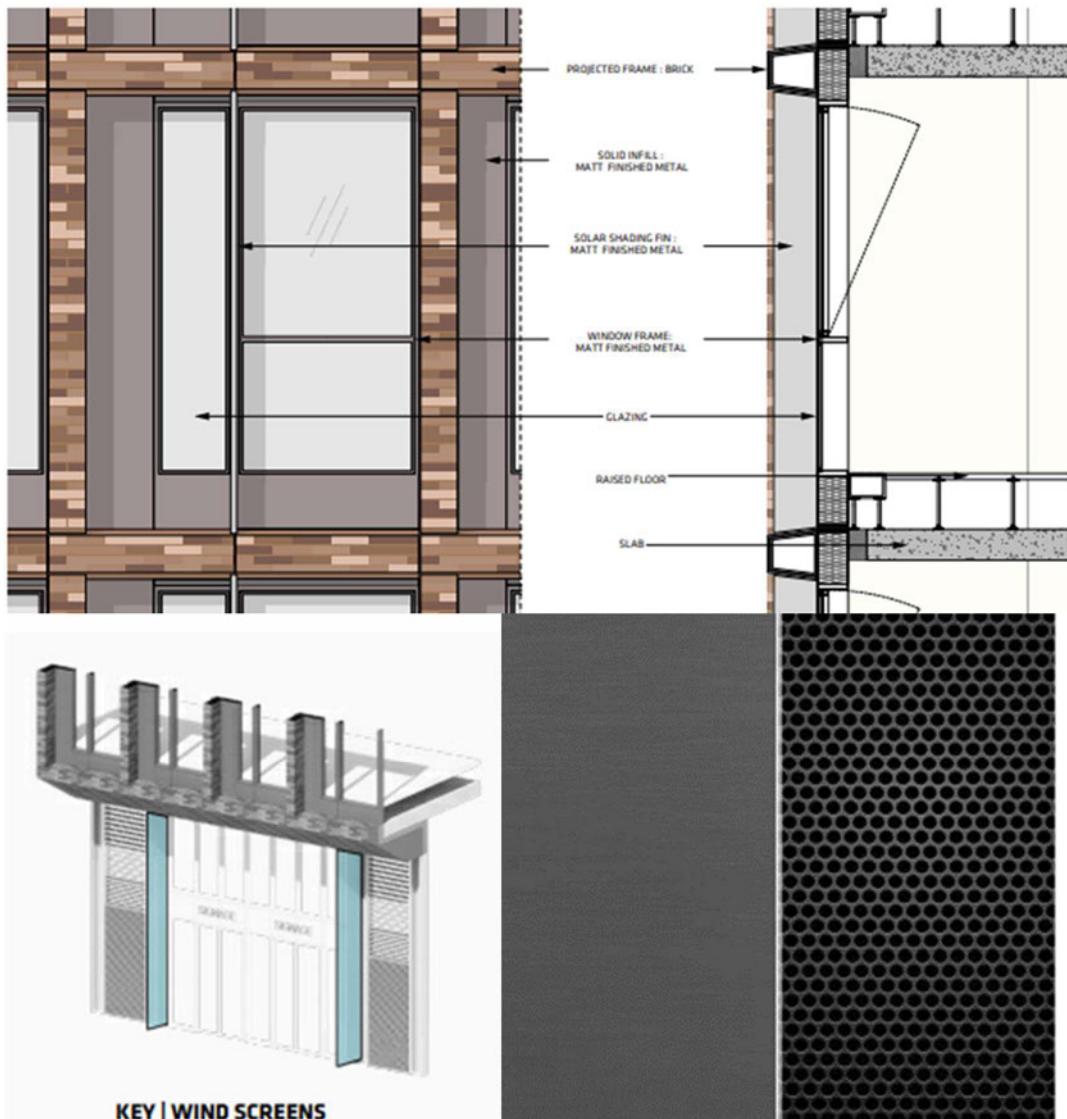
- 228. Building A1 will be viewed as a stack of urban scale blocks. The blocks have been given a domestic scale with the use of a grid facade, breaking the blocks down into small bays. The offsetting of the terrace helps to differentiate each of the stacked blocks and there is a strong angular design to the building. The use of the stacking form will provide visual interest in local views of the building as well as establishing an individual identity when viewed from across London and further distances. The angular form of A1 further contrasts the more slender towers in the Canada Water Masterplan and reinforces the individual architectural character of the building.
- 229. The ground floor of A1 has been designed as double height with large areas of glazing, each vertical block above contains 4 office floors of accommodation. One of the main drivers for the facade design is to reduce the operational energy use through the employment of passive design elements. To articulate the facades, a layered approach has been taken, the outer layers seek to provide interest to the building whilst the inner layers deal with the environmental requirements for light and shading. The outer facade language was developed with a consistently modulated pattern, while the inner layer's solid-to-glazing ratio varies, responding to the solar analysis to reduce energy demand, particularly for cooling.
- 230. While optimising the facade elements to meet the requirements for energy performance, solar shading fins and partially openable windows have been integrated into the facade system. Vertical fins were added to west and east elevations, and horizontal fins were added to south elevations to maximise the shading effect based upon the prevailing angle of the sun in the sky. Solid infill panels are varied throughout the elevations responding to the solar gain analysis.
- 231. The main projecting frame will be constructed of brick which will respond well to the site surroundings and will stand the test of time. Variations between blocks have been achieved with the consistent facade system by varying the material colour and tone of each block. The brick choice will range from a darker brick at the base to anchor the building in its context to a lighter tone brick at the top which will help to reduce its sense of scale in longer views.
- 232. The ground floor facade has been distinguished from the main facade language, being more transparent and open, presenting an open and accessible ground floor. Functional features, such as louvres, signage and wind mitigation have been integrated with the ground floor facade system. Perforated vertical wind panels are proposed across the ground floor facade to mitigate the potential for strong seasonal winds affecting pedestrian comfort in the vicinity of the building (on the south and west elevations only). The vertical fins integrate into the vertical metal recesses that are part of the facade framing around the ground floor.

233. As with any building it is necessary to incorporate 'back of house' functional requirements such as ventilation, plant, emergency exits and service areas. These necessary elements have mostly been located on the southern façade of the building which is appropriate given the need to maximise activation onto the Boulevard, Dock Edge and Surrey Quays Road as the main thoroughfares and areas of public realm. The design of the southern façade successfully accommodates these necessary elements whilst still maximising active frontage with the inclusion of commercial uses on both ends of the façade. The quality of the louvres, glazed and non-glazed elements should be controlled via the recommended conditions in respect of material samples, large scale drawings and mock-ups.
234. It should be noted that the Dock Edge Walk between Building A1 and the adjacent British Land Zone D previously formed part of the red line boundary for this site but the land has recently been transferred to British Land. It is proposed to install the below ground utilities into this area in the near future and then for BL to utilise the area as a temporary access route. In the long term (when Zone D of the Masterplan site comes forward or Building A1 on this site) this area be developed as a landscaped route with planting, trees and the provision of seating locations in which to encourage pedestrian movement along the route. This will ensure the southern elevation is a destination in its own right, rather than a 'back of house' elevation.



Approach to materiality

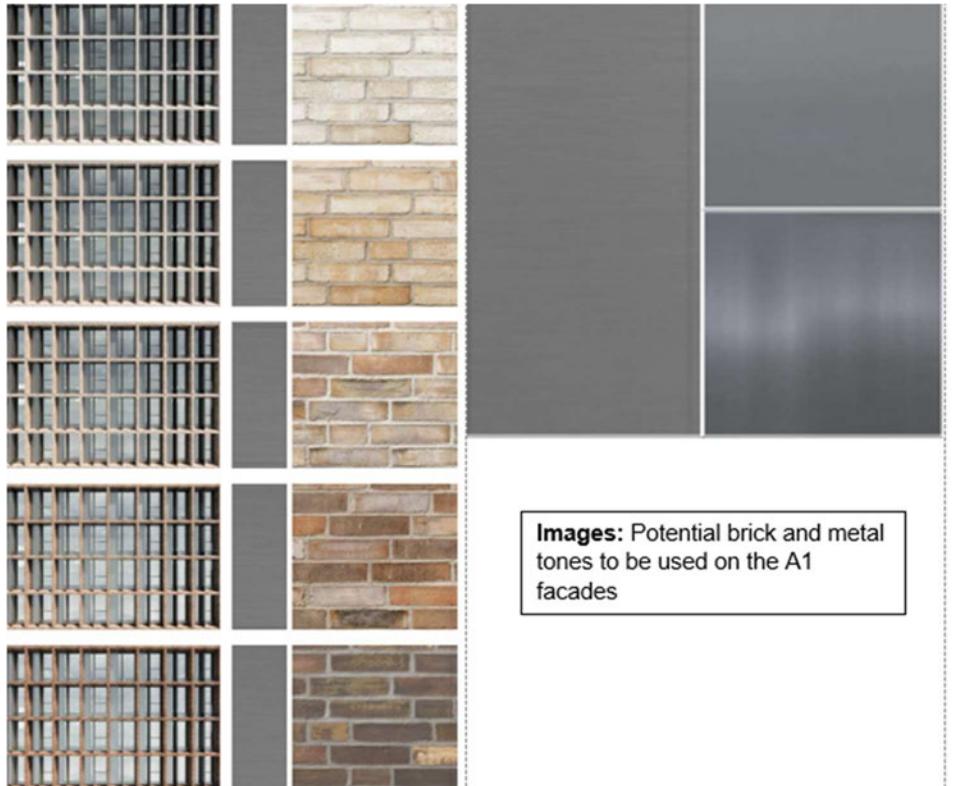
Approach to ground floor facade & elevation



KEY | WIND SCREENS

Images above: A1 façade design

235. The chosen materials palette for Building A1 is warm tone bricks for the frame with metal infill panels, fenestration and solar fins and metal framed glazed balustrades. Soffits are a key design feature on this building and will be particularly prominent in views from Surrey Quays Road where the upper levels cantilever out. The soffits will match the brick material of the block above adding articulation to the facades.



236. The stacked and setback design to the massing has enabled the creation of large outdoor terraces on the western (dock facing) façade and smaller insert terraces on the other facades. The terraces have been designed to accommodate generous planting as well as amenity areas.





AXONOMETRIC | INSET TERRACES

AXONOMETRIC | TERRACES

Image above: Axonometric of larger and smaller terraces

237. Building A2 is envisaged as a medium rise building, providing a transition in scale from Porter's Edge to the taller heights of A1 and Canada Water Masterplan. The building tapers as it rises which provides a visual interest to its form as well as ensuring the transition in heights. Building features such as columns at ground level and use of varying scale terraces bring strong articulation to the elevations which enhance the overall design quality.

238. The building has been clearly designed with 3 horizontal sections: the base which comprises the ground and mezzanine level (inset from the dominant face level above) the dominant face and then the inset terraced upper levels. The architectural treatment for Building A2 has been designed on the basis of a series of urban rooms on the lower levels with verdant terraces on the upper levels. The façade design has been developed following solar gain analysis in order to determine the appropriate ratio of glazing, openable and solid elements. The materials pallet has been chosen to reduce the buildings embodied carbon whilst making a positive contribution design response.

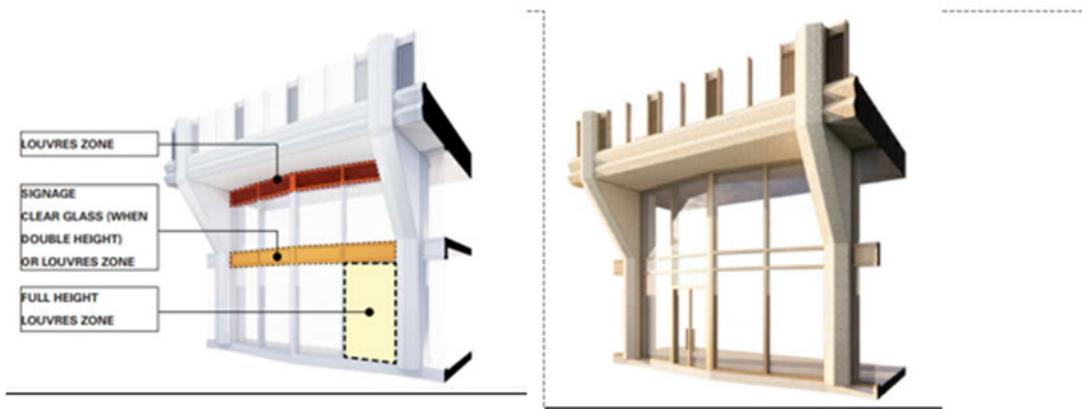


Image above: example ground floor façade design

239. The chosen materials palette comprises polished pre cast concrete in warm cream/gold tones with bronze metal balustrades, fenestration, solid panels elements and detailing. The planted terraces are a fundamental part of the design, making a positive contribution to the building in terms of aesthetics, amenity and environmental sustainability. The terraces are organized into 4 categories. The large inter-connected terraces occur most often on the west and north facades. The depths of the terraces create different opportunities and types of plantings. The largest terraces can accommodate planters with trees and integrated benches. However, even the smallest Juliette style terraces offer future occupiers an opportunity to connect to the outside, offering natural ventilation and views of Canada Water.

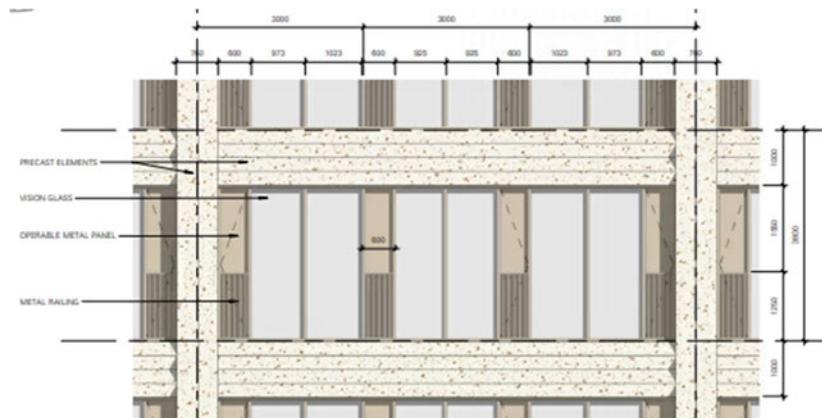
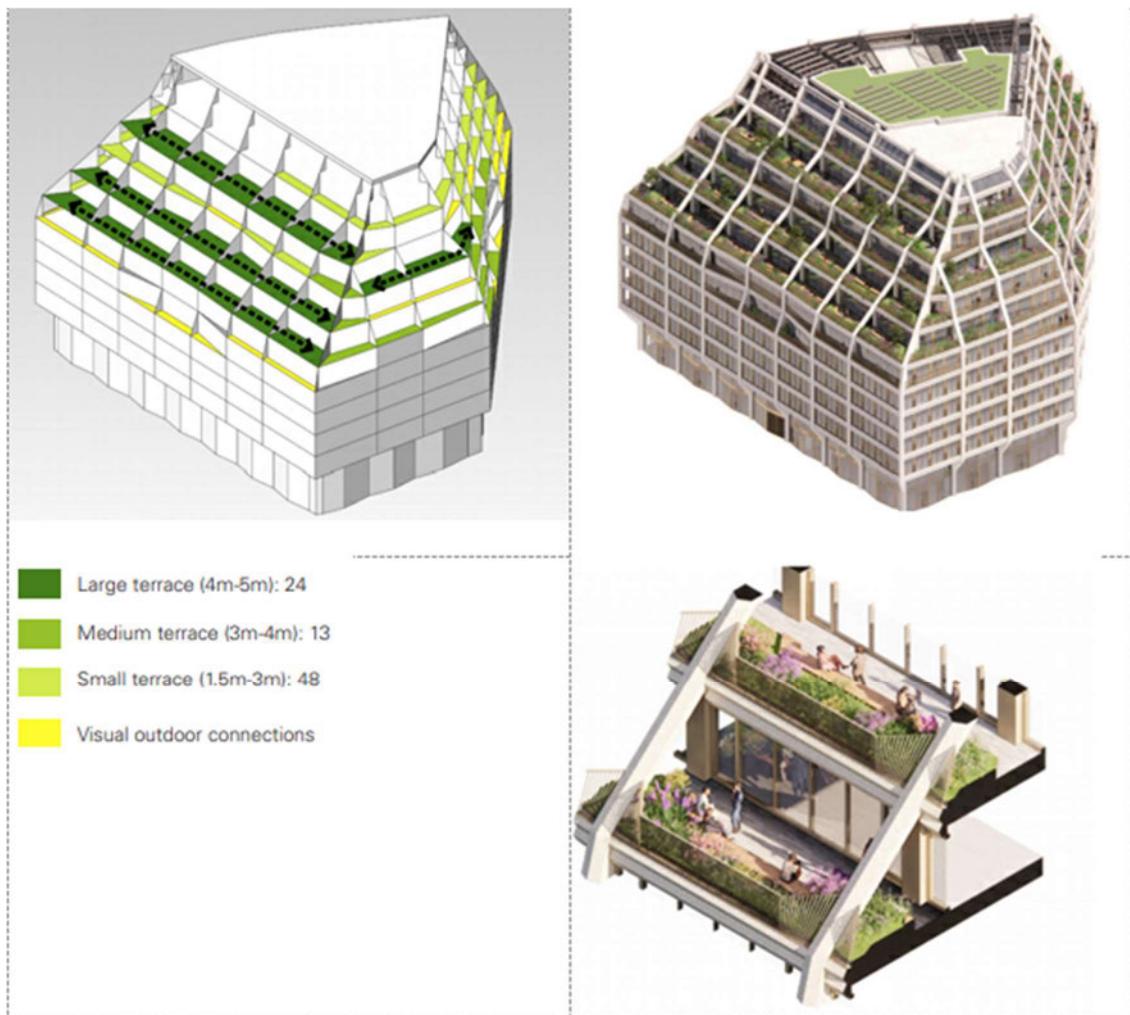


Image above: example façade to show materials selection and façade composition.



Image above: View of A2 from Surrey Quays Road



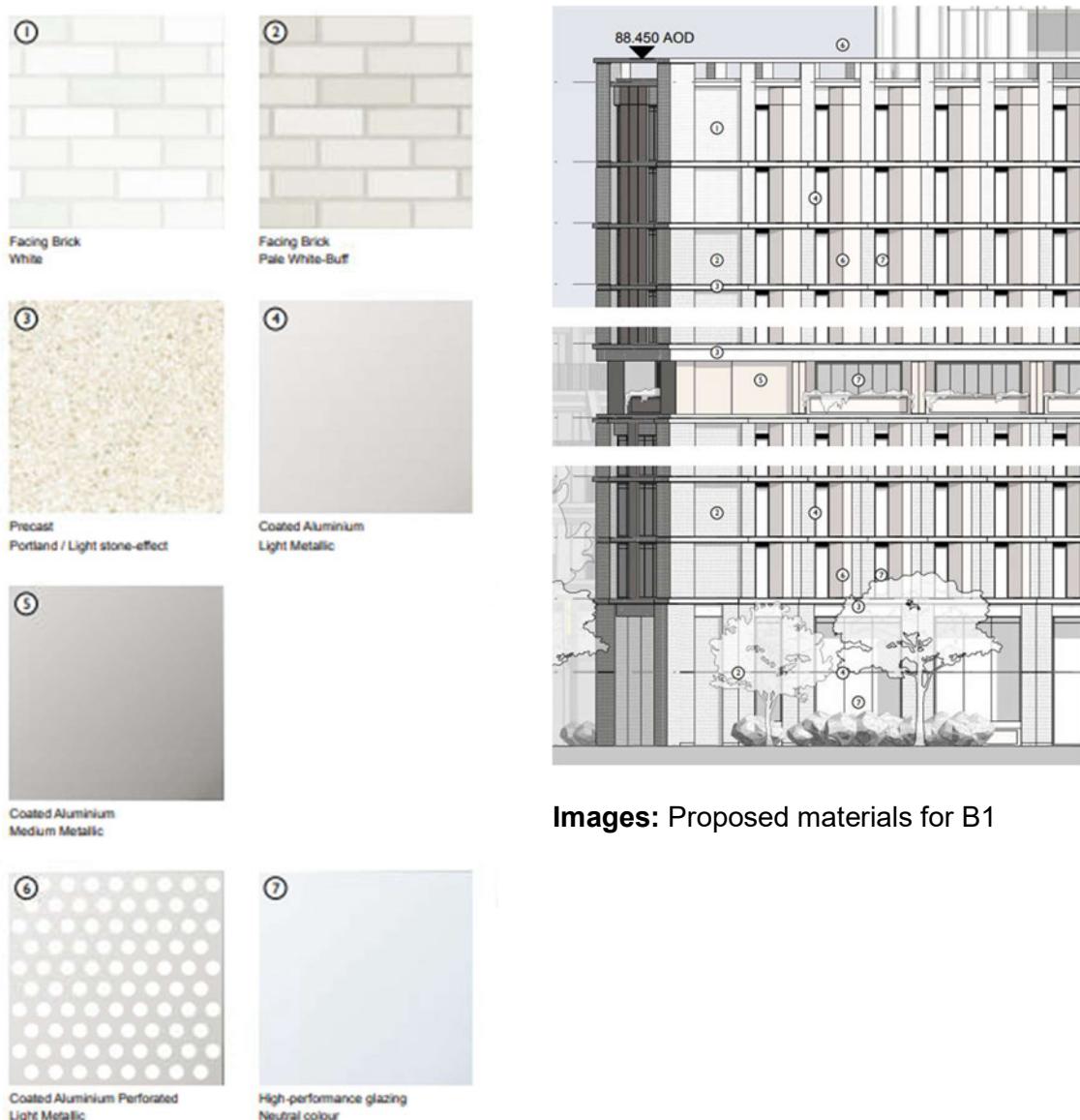
Images above: location and types of terraces which form a fundamental part of the design for Building A2.

240. Details of building maintenance and cleaning strategies have been provided within the submissions to demonstrate that both buildings are robust and will stand the test of time in terms of their high quality design.

Plot B

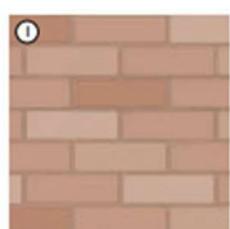
241. The architectural design of the two buildings on Plot B has been developed with a shared language. Whilst the two buildings are very different in character, they are both clad in brick – the student tower in a light brick and the residential block in a red brick cladding. Both have contrasting masonry banding and similar window detailing which ensures that the buildings relate well to each other.

242. The PBSA building is split into discrete elements. The base addressing the street is given a double-storey order, contributing to its civic character and highlighting the break between amenity hub and accommodation levels. The lower accommodation levels are also grouped into double-storey pairs, continuing the proportions whilst maintaining a domestic scale. The shoulder level is expressed as a deep relief from the main building line, helping to clearly delineate this important and unifying masterplan design feature. The upper accommodation levels are grouped into three-storey bands. This has the effect of stretching the building upwards as viewed from street level, as the double-storeys in the foreground and triple-storeys in the background appear similar in perspective scale.
243. The proposed materials palette for both buildings is robust and will ensure longevity to the scheme. Building B1 is expressed in two tones of pale brick: pale white-buff in majority, and white at the very top of the building, responding to materials found on Waterside Gardens as well as Building A1. Heads, sills and details are expressed in portland stone precast or stone-effect material. The design also features coated aluminium in light and medium tones. The lighter shade is used for all windows, curtain walling and other details except for those on the shoulder break, which are expressed in the medium shade. The perforated aluminium screen will be coated to match the lighter of the two tones, and is found on all student bedrooms as well as the plant screen at roof level.



Images: Proposed materials for B1

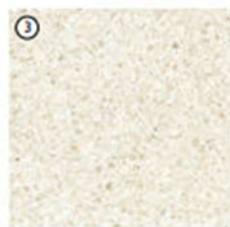
244. Building B2 is also expressed in two tones of facing brick driven by the expression of the overall massing, accommodation type and the building's response to context. The two bookends are clad in red facing brick, referencing the industrial past of Canada Water as well as responding to the Scape development opposite. A pale, white brick is used for the central part of the building, denoting the deck access from the corridor access units, and contributing to increasing light reflection into the green spaces in the courtyard and on Green Street. Heads, sills and details are also expressed in portland stone toned precast or a stone-effect material, helping to tie the languages of the two Plot B buildings and wider CWD masterplan together. The design features several expressions of coated aluminium, for the windows, curtain walling, external doors and balcony balustrades, as well as the duplex "loft" units above shoulder level.



①
Facing Brick
Red



②
Facing Brick
Pale White-Buff



③
Precast
Portland / Light stone-effect



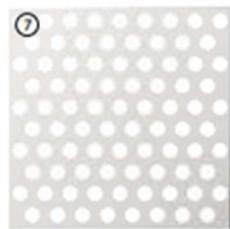
④
Coated Aluminium
Light Metallic



⑤
Coated Aluminium Rainscreen
Light Metallic



⑥
Coated Aluminium Balustrade
Light Metallic



⑦
Coated Aluminium Perforated
Light Metallic



⑧
High-performance glazing
Neutral colour

- 245. The balance of red tone brick with lighter coloured brick on Building B2 creates a good contrast/interplay. The materiality contrast both between the blocks on Plot B and between the proposed blocks on Plot A works well to create an interesting townscape. As with Buildings A1 and A2, design features such as, deep reveals, internal/screened roof top plant, brick detailing, articulated infill panels for the windows and the use of a setback 'special' roof design on the residential block will ensure a high-quality appearance.
- 246. The quality of the accommodation is considered to be exemplary especially in respect of the housing block which includes duplex maisonettes on the ground and first floors, a good mix of homes and high quality flats. The inclusion of a generous garden space at the centre of the site coupled with a private roof garden ensures that residents will enjoy compliant play space and open space and communal facilities.
- 247. To ensure high quality detailed design and conditions are recommended requiring sample panels and material samples to be submitted.

Design Review Panel

- 248. The proposals for Plot A were considered by the DRP as part of the previous RMAs (in October 2022). The recent pre application process for Plot B included a DRP review.

Plot A Design Review Panel Summary

- 249. Building A1: The Panel felt the design of this building was well advanced and promising. The challenges of proposing a substantial building in such a prominent location were acknowledged, including that this design would need to fully confront its environmental impact, both in construction and in its whole-life operation. The panel welcomed the use of tactile and enduring materials such as the brick and terracotta but encouraged a greater consideration of the level of variations between the five main 'layers'.
- 250. Building A2: The Panel welcomed the exciting design for this building and considered many of its original ideas refreshing and interesting. The panel however felt that the proposal risked trying to incorporate too many complex ideas into one building and that the original design ideas had been diluted. The panel felt the concept of the 'island' was strong with a clearly defined 'shoulder', and that the stepped terraces arranged on the upper floors held some promise. However, a focus on construction, future maintenance and standardisation was encouraged.
- 251. In conclusion, the Panel welcomed the ambitious and high quality design approach taken with this development and supported the focus on sustainability and active travel. The panel generally supported the direction of travel in the design and welcomed the collaboration of multiple designers, encouraging closer coordination between the landscape and the building/s as well as between the buildings themselves.

252. For Plot B, the Panel generally endorsed the design. They supported the arrangement, hierarchy and massing of the two blocks on the site and they encouraged further refinement of the design. They challenged the designers to review the permeability and public nature of the courtyard garden, encouraged further development of the architecture of the student block, and suggested refinements to the affordable housing that could be incorporated in advance of a Planning Application. Since the review the design was updated and amended. Principally, the materiality was reviewed and brick cladding was proposed for both blocks and the detailing of both blocks updated and improved. The result is a more compact and elegant student tower with a striking profile and offering high quality student accommodation. With the podium, the 'shoulder' and the higher upper-most floor, the tower has a well-defined base, middle and top. The chamfered corners soften the tower visually and give it a strong vertical emphasis.

Design summary

253. In conclusion, the proposal is exemplary by design and appropriate in context and therefore complies with the council's adopted design and urban design policies.

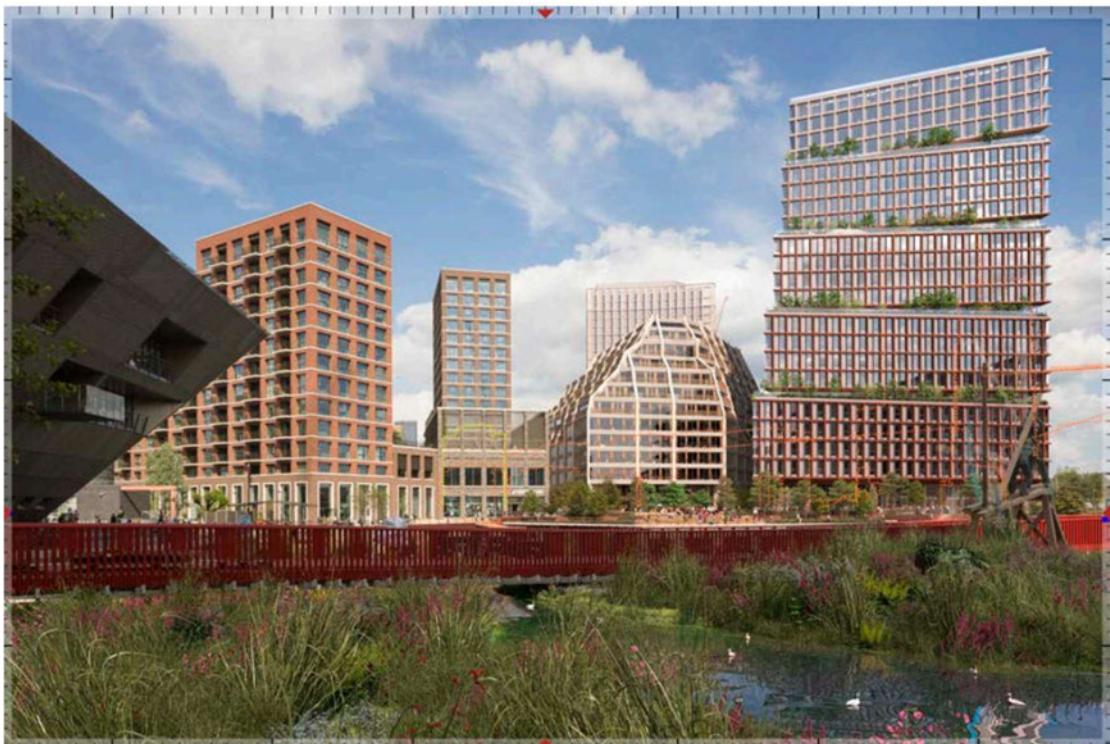


Image: Cumulative View from The Dock



Image: View from Surrey Quays Road (adjacent to Decathlon)

Inclusive Access

254. Policy D5 of the London Plan expects development proposals to achieve the highest standards of accessible and inclusive design, requiring applications to be supported by an inclusive design statement within the Design and Access Statement.
255. The site is highly accessible on public transport, and by bicycle and on foot. The site has a PTAL of 6A, which represents a 'very good' level of accessibility to public transport. A range of public transport options is available to access the site, including multiple bus routes serving the immediately adjacent streets, and Underground services from the nearby Canada Water station.
256. It is proposed that 5% of PBSA studios and 10% of the C3 dwellings will be secured as wheelchair accessible in full accordance with Policy P8 of the Southwark Plan. Large scale plans have been submitted to demonstrate compliance with necessary standards in this regard. The provision will be secured in the s106 agreement.
257. The submitted Design and Access Statement comprises a section on building access provisions and states the following measures to ensure equal access for all users:
 - Level access will prioritise ramps with appropriate gradients

- Accessible routes to all pedestrian route connections (prioritising ramps over steps);
- Walking and cycling routes that are connected, direct, permeable and safe;
- Student accommodation and residential amenity space and facilities that are comfortable and accessible for independent use by residents;
- A second lift being available for use by residents of wheelchair accessible homes living at upper levels;
- Wheelchair accessible student rooms and residential layouts with increased circulation space compared to the minimum required by the London Plan.
- Where practicable slopes are being employed instead of steps.
- Surface Materials - The proposals have been designed to promote an accessible and good quality surface. Where there are contrasts in materials, or tactile surfaces are required, they will be carefully specified for ease of identification.
- Lighting - Consistent and appropriate lighting for public realm spaces, as well as good visual contrast, will increase sense of security and well-being particularly for visually impaired people
- Street Furniture - Street furniture can contribute greatly to the character of a place, and it is proposed that a simple, consistent range of benches, bollards, cycle racks and litter bins will be selected.
- Benches will be simple, durable, and robust but also comfortable, and located at distances of no more than 50 metres apart.
- Roof Amenity Space - The Building B2 residential amenity roof on level 7 and Building B1 student amenity terrace on level 8 are designed as accessible, step free areas where the door access, layouts, furniture and any other unique provisions will be developed during detailed design to meet all relevant accessibility and inclusive design requirements.
- Cycle parking includes a requirement for 5% single height Sheffield Stands with greater space around them for ambulant disabled people using different types of adapted / larger bikes
- The proposed fire strategy addresses safe evacuation for all users

Designing out crime

258. Policy D3 of the London Plan 2021 states that measures to design out crime should be integral to development proposals and be considered early in the design process. Developments should ensure good natural surveillance, clear sight lines, appropriate lighting, logical and well-used routes and a lack of potential hiding places. Policy P16 of the Southwark Plan 2022 reinforces this and states that development must provide clear and uniform signage that helps people move around and effective street lighting to illuminate the public realm.
259. These principles have been incorporated into the design of this buildings. The applicant team has been in discussion with the Met Police Secure by Design Team. The development will be required to achieve SBD accreditation and this should be secured by Condition.

Fire safety

- 260. Policy D12 (A) of the London Plan (2021) requires that all development must submit a planning fire safety strategy. The fire safety strategy should address criteria outlined in Policy D12 (A).
- 261. Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is “third-party independent and suitably-qualified”. The council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.
- 262. A Fire Statement has been submitted for Buildings A1, A2, B1 and B2 including the combined basement with a separate statement for Buildings B1 and B2. The statements demonstrate compliance with the requirements of London Plan Policies D5 and D12 and have been prepared by a suitably qualified expert.
- 263. The Building A1 fire strategy has been developed to operate (from a fire strategy perspective) independently of Building A2 and makes no reliance on the fire safety provisions in Building A2. The only exception to this is that it is proposed for the two buildings to share sprinkler tanks and pumps.
- 264. For Buildings A1 access for fire fighting facilities would be provided from Surrey Quays Road via the Boulevard and southern edge of the building. The building will have three full fire-fighting shafts, each will comprise, a fire-fighting stair having a clear width of 1300 mm, a fire-fighting lift, a mechanically ventilated fire-fighting lobby on all levels, an automatic opening vent at the head of the stair and wet fire mains having outlets on all levels and located within the fire-fighting lobbies. The building will be provided with a fire control centre (FCC) located at the ground level and accessed directly off the firefighter access route for Fire-fighting Shaft 2, to allow the fire-fighters to coordinate their operations.
- 265. The statement for Building A1 reviews the building construction and materials and sets out principles to be applied in respect of means of escape, provisions to stop the spread of fire within the buildings and externally, passive and active safety provisions, ventilation, maintenance and access for emergency vehicles. The building will be designed to operate a phased evacuation strategy throughout. The basement and mezzanine levels will be served by three fire-fighting stairs, the office levels 1 to 4 will be served by the three fire-fighting stairs for escape; Levels 5 to 23 will be served by two fire-fighting stairs. As two goods lifts will serve every level of the building (noting that this is not the case for the passenger lifts), the goods lifts will be designed as evacuation lifts to support MIP evacuation. These lifts will not double up as firefighting lifts. Further, there will also be a fire-fighting lift within each of the three firefighting shafts.
- 266. For Building A2 vehicle access to the site is via Surrey Quays Road to the east

of the building. An access route will be available along the south side of Building A2 between it and Building A1 and another route along Maritime Street. This provides sufficient perimeter access to the building. The building will have two full fire-fighting shafts, which each will comprise, a fire-fighting stair having a clear width of 1150 mm, a fire-fighting lift, a mechanically ventilated fire-fighting lobby on all levels, an AOV at the head of the stair and dry fire mains having outlets on all levels and located within the fire-fighting lobbies. The building will be provided with a fire control centre (FCC) located at the ground level and accessed directly off the firefighter access route for northern fire fighting lift, to allow the fire-fighters to coordinate their operations.

267. The statement for Building A2 reviews the building construction and materials and sets out principles to be applied in respect of means of escape, provisions to stop the spread of fire within the buildings and externally, passive and active safety provisions, ventilation, maintenance and access for emergency vehicles. The building will be designed to operate a phased evacuation strategy throughout (2 floors at a time). The building has been designed with 3 stairs, two firefighting and 1 protected. The protected stair serves ground floor to level 6. The two firefighting stairs serve all above ground floors (inclusive). The basement is served by two stairs which should be at least 1200mm wide and are accessed from within the firefighting stair, separated within the staircase at ground floor level by fire-resisting construction including an FD 30S self-closing door. The building is provided with two firefighting lifts, one in each of the two firefighting shafts. The main central lift bank has five passenger lifts and two passenger/evacuation lifts. As such, the number of evacuation lifts / evacuation provisions is considered appropriate from a life safety perspective, in providing means for management to assist in the evacuation of disabled users from the building. It is, therefore, considered that a reasonable provision has been provided.

268. In addition to the Fire Strategy, a Planning Gateway One Fire Statement has been submitted for Plot B as both B1 and B2 trigger the height requirements for a HSE review. The statement confirms:

- Provision for evacuation by disabled occupants have been made.
- Evacuation lifts are to be provided in each lift core providing safe and dignified emergency evacuation for all building users.
- The PBSA has been designed for stay put evacuation but will allow for simultaneous evacuation to be initiated from the fire control centre or the evacuation alert system if necessary.
- Therefore, consideration has been made to appropriately size escape routes to support simultaneous evacuation.
- The external wall systems of the buildings in Plot B will be made of non-combustible materials
- In Building B1 the primary façade material will be hand laid brick cladding.
- The façade of Building B2 is to be a self-supporting single leaf brick cladding retained to a light steel wall framing system.
- Building B1 and B2 will be provided with a Category 4 sprinkler system, per building
- The Plot B site is surrounded by public roads on three sides therefore Plot B site can therefore be approached by fire vehicles on all sides.

- The primary access route into the firefighting shafts in Building B1 are from Printworks Street. There is sufficient width for a pumping appliance along this existing route, to within 18m of the wet riser inlet location for Building B1.
- The primary route for fire service access into the firefighting shafts in Building B2 will be the proposed Green Street which will connect Canada Street and Printworks Street.
- Fire vehicle parking positions will be provided within 18 m of the entrances to the buildings and within 18 m of the wet and dry fire main inlet points.
- Both buildings on Plot B are over 18 m in height to the topmost occupied storey and will therefore be provided with two fire-fighting shafts per building.
- The fire appliance will be able to park directly in front of the entrance points to each shaft. These shafts will be enclosed in 120 minutes fire resisting construction and be provided with:
 - A fire-fighting stair with a minimum clear width of 1100 mm (currently allowing 1200mm) and provided with an AOV with a minimum free area of 1.0 m² at the head of the stair.
 - A fire-fighting lift in accordance with the guidance within BS EN 81-72:2020.
 - A protected lift lobby with smoke ventilation.
 - A rising fire main (to be designed and installed in accordance with BS 9990:2015) with landing valves at each level and located within the enclosure of the fire-fighting stair.
- Every part of every storey shall be within the 60 m from the fire main outlet
- The basements of each building will be served by two basement stairs
- A Fire Control Centre (FCC) will be provided within the Building B1, at ground floor level
- Existing fire hydrants are located within 90 m of the rising main inlets of both Buildings B1 and B2. The water main supplying these will provide pressure and flow in accordance with BS 9990:2015, which are the responsibility of the fire service and utility provider to maintain.

269. The Gateway One Statement has been reviewed by the HSE and confirmed to be acceptable.

Heritage considerations

270. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of a development on a listed building or its setting and to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Chapter 16 of the NPPF contains national policy on the conservation of the historic environment. London Plan Policy HC1 and Southwark Plan Policies P19, P20 and P21 echo the requirements of the NPPF in respect of heritage assets.

271. The site does not include any listed buildings and is not in a conservation area. The nearest Listed buildings include the Grade II Listed Former Dock

Manager's Office and the London hydraulic power company former pumping Station. Both of these heritage assets are over 350m away and have larger tall buildings between them and the application site. Accordingly it is considered that the proposal is not likely to affect these listed buildings nor their settings.

272. The more distant heritage assets that are likely to be affected include the setting of the St Mary's Rotherhithe Conservation Area and the setting of the Grade I Listed Tower Bridge when viewed from London Bridge. The impact of the proposal on the settings of these heritage assets was tested in detail through a Visual Impact Assessment including views of St Marys Rotherhithe Conservation Area from Wapping Pier and the views of Tower Bridge from London Bridge.
273. Due to the scale and massing, Buildings A1, A2 and B1 will be visible from various viewpoints within the area, as well as in longer views.



Image above: Existing View 1 from London Bridge



Image above: Proposed Cumulative View 1 from London Bridge (BL consented scheme shown in wireline orange)

- 274. This view from London Bridge was tested dynamically starting at the furthest north bridgehead and testing at 3 intervals to the centre of the bridge (LVMF Viewpoint 11B.1) and beyond. In these views the information submitted with the application demonstrates that the proposed development will introduce a new tower on Plot B, framed within Tower Bridge, and stepping down to the left of the existing Ontario tower. Together with the earlier consented Plot A1 tower the proposal consolidates the cluster and introduces a low level of cumulative harm to the setting of the Listed Tower Bridge. By remaining below the level of the 'Tower Bridge Gallery' the proposal does not disturb the framed composition of the Bridge.
- 275. The dynamic views 2 and 3 demonstrate that the proposed development slides across the southern bascule of the Bridge as the viewer progresses southwards. This interaction with the southern bascule is similar to that Ontario tower albeit in a more consolidated scale. The views demonstrate that by view 4 (LVMF View 11B.1) the proposal is set away and to the right of Tower Bridge where any harm is substantially diminished.
- 276. LVMF View 11B.1 is designated principally because it is a good view of the Tower of London World Heritage Site and a good composition of the historic fortress of the Tower of London in its river setting combination with Tower Bridge. The proposal, by being clear and to the right of Tower Bridge in this designated viewpoint, does not interrupt the viewer's appreciation of the Tower of London World Heritage Site and does not detract from this designated view.



Image: Existing View 4 LVMF 11.B.1 London Bridge downstream – at the centre of the bridge



Image: Cumulative View 4 LVMF 11.B.1 London Bridge downstream – at the centre of the bridge. Proposed buildings shown wireline blue, purple and pink. BL consented buildings shown in orange

277. The NPPF requires decision-makers (in para 212) to consider the significance of the heritage asset and the degree of harm. Great weight should be given to the asset's conservation (including its setting) and to determine whether the potential harm is Substantial, total loss, or Less than Substantial. In this case, given the substantial distance between the viewer and the proposal and the

viewing point (over 4.5km), coupled with the transient nature of the harm (limited to a short section of London Bridge and completely diminished by the LVMF Viewpoint), and the fact that the proposal does not interrupt the viewer's appreciation of the 'frame' of Tower Bridge and stays consistently well below the 'Gallery', it is considered that the harm is of a low order of Less than Substantial.

278. In these cases the NPPF (in para 215) requires decision makers to consider the level of harm identified and the significance of the heritage asset in the balance against the public benefits arising from the development. In this case the enormous public benefits of the comprehensive development of these two sites, including the affordable housing and affordable workspace, and the new public realm – including the new routes, the landscaping and the improvements to the Canada Water Dock, can be considered to convincingly justify the limited level of Less than Substantial Harm.

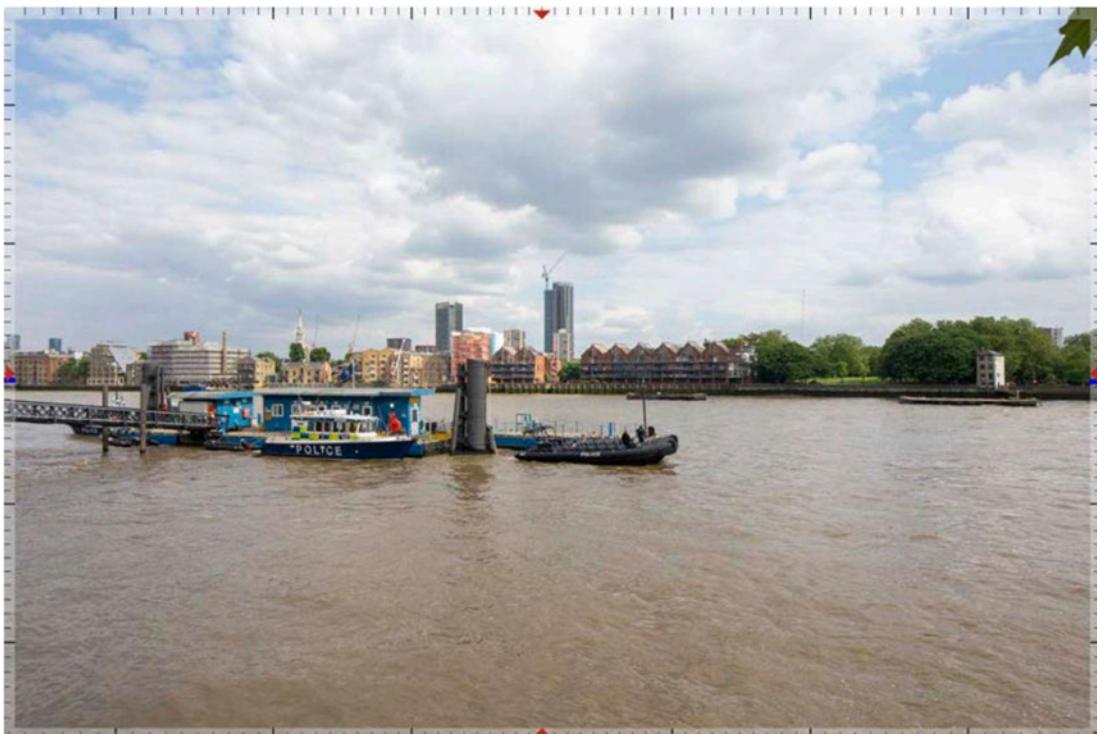


Image: Existing View 7 from Waterside Gardens, Wapping



Image: Cumulative View 7 from Waterside Gardens, Wapping. BL consented buildings shown in orange

279. View 7 from Waterside Gardens, Wapping of the St Marys Rotherhithe Conservation Area - The St Mary's Rotherhithe Conservation Area is one of the most significant historic areas of Southwark. It includes many listed buildings and includes some of the borough's most significant listed buildings and centred on the Grade II* Listed St Mary's Church. As River-fronting Conservation Area its significance is not only in its relationship to the industrial heritage of the borough but also in its relationship to the River. In this respect the view from Waterside Gardens, Wapping contributes to that significance. Whilst this is a view from an adjacent borough, we have taken care to consider the impact of every development in Canada Water from this location, recognising the significance of this relationship between the River and the conservation area.

280. In this view the Plot A and Plot B towers appear clearly separated and stepping down from the existing Ontario tower on the right down to the left where the Plot B tower (with its light masonry colouration) appears behind the listed warehouses at the river edge. The view demonstrates that the most significant feature of the conservation area – the Grade II* Listed St Mary's Church is unaffected. Indeed, the deliberate stepped arrangement, with the Plot B tower being set well away from the church and lower overall than the church spire ensures that the tower appears subservient to the church. In addition, the chamfered profile of the Plot B tower gives the design a degree of elegance and quality when viewed from this location.

281. Notwithstanding this, by appearing over the listed warehouses in the conservation area in this view the proposal does introduce some harm to the setting of the conservation area. In doing so it is introducing a modern feature into this historic Riverscape. When we take into account the distance of the development from the viewer (plot B is over 1km where the CA is just over

300m from the viewer), the quality of the design, and the subservient nature of the Plot B tower mass, the level of harm to the setting of the conservation area is considered to be of the lowest order of Less than Substantial harm.

282. In these cases the NPPF (in para 215) requires decision makers to consider the level of harm identified and the significance of the heritage asset in the balance against the public benefits arising from the development. In this case the enormous public benefits of the comprehensive development of these two sites, including the affordable housing and affordable workspace, and the new public realm – including the new routes, the landscaping and the improvements to the Canada Water Basin, can be considered to convincingly justify the substantially low order of Less than Substantial harm.
283. Finally, the proposal was also considered in established local views especially the view from Stave Hill.

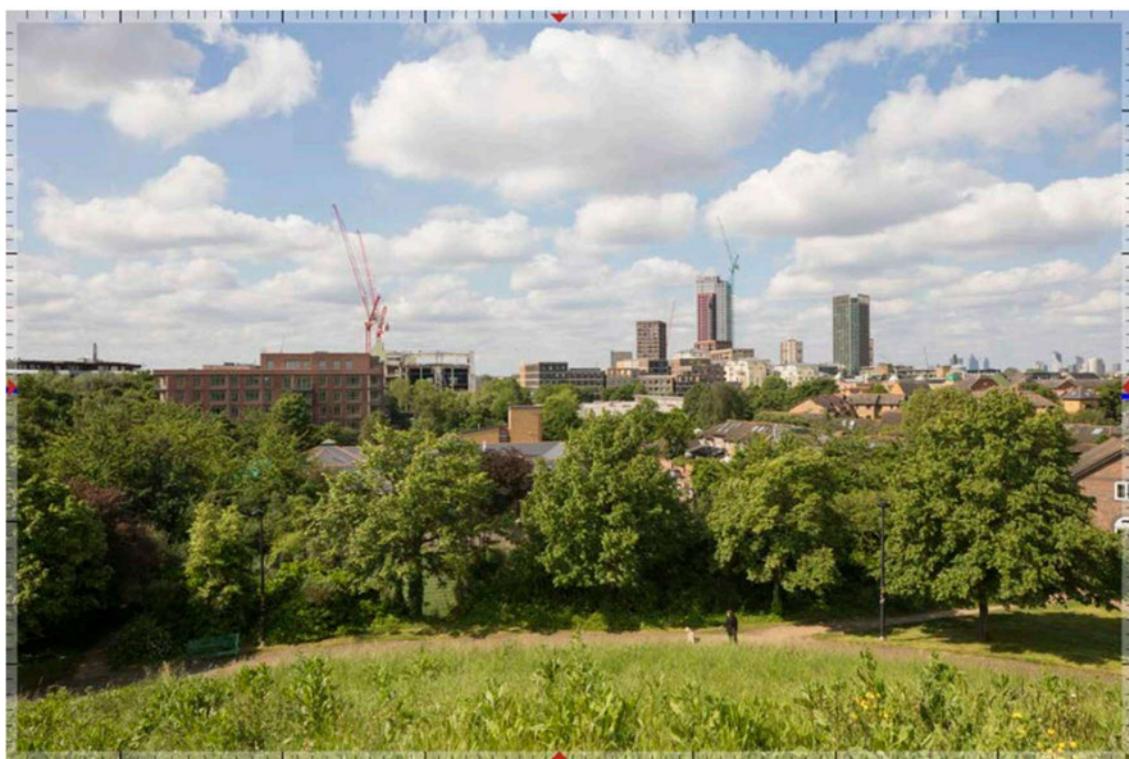


Image: Existing View 14 from Stave Hill

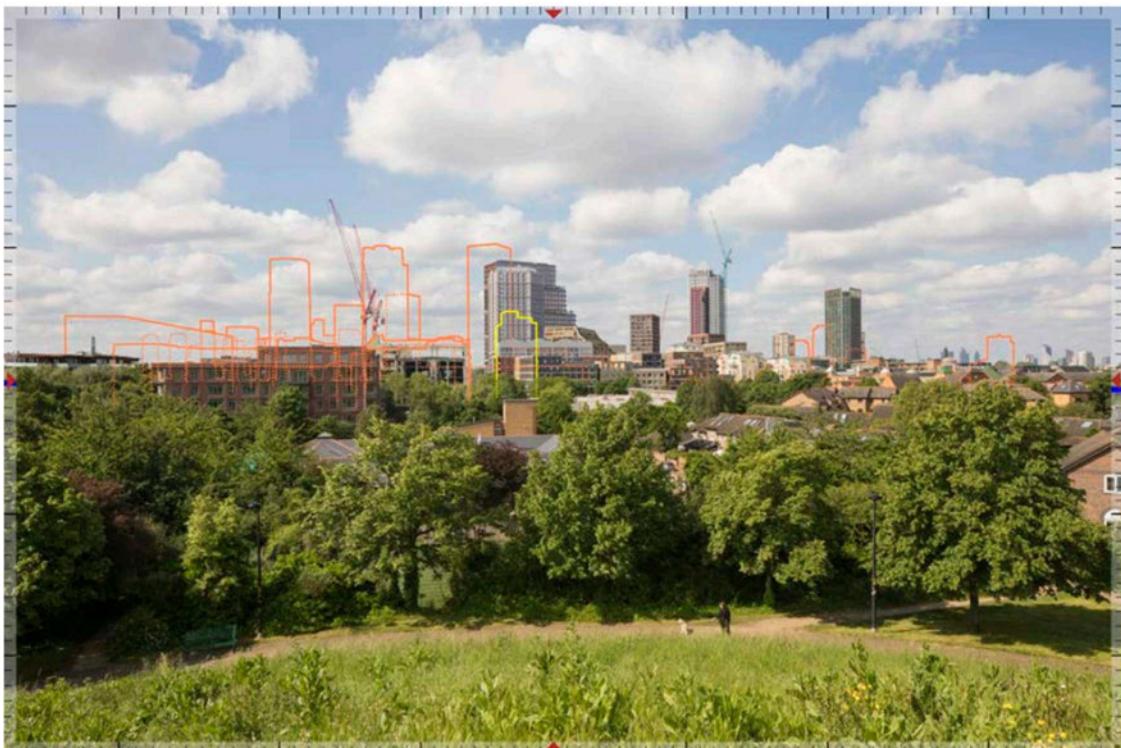


Image: Cumulative View 14 from Stave Hill. BL consented buildings shown in orange. Scape shown in yellow.

- 284. In view 14 from Stave Hill the Canada Water Dockside development will be visible. This is a characterful and layered view of the area. This is not a protected view or an important view of heritage assets. It is a 360 degree view taking in the Rotherhithe area and the Russia Dock Woods. This view in the direction of the Dock has emerged as a useful way to assess the composition of the emerging town-centre.
- 285. From this location the viewer is able to take in views from the mature landscape in the foreground, across the rooftops of low-level homes and then beyond to the recent residential blocks and the larger development around the Dock. The cluster of taller buildings around the Dock offers a degree of urban legibility signalling the concentration of activity around the town-centre and the main transport hub.
- 286. The view demonstrates that, from this location the viewer will see the narrow eastern face of the student tower first and then beyond stepping up to the Plot A tower beyond. This reflects the urban legibility and a sense of the rising trajectory of development in the approach to and around the Basin itself. It is considered that the development sits naturally in this view and the massing is appropriately composed when viewed from this location.

Landscaping and trees

- 287. London Plan Policy G7 and Southwark Plan Policy P61 recognise the importance of retaining and planting new trees wherever possible within new developments. London Plan Policy G5 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating

measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

288. At the present time the site comprises mainly buildings and hard landscaping consistent with a commercial site although there are a number of trees within the car park. Therefore the opportunity exists for significant improvements to be made in terms of soft landscaping proposals and contribution towards urban greening.

Public realm

289. This application proposes a network of streets and spaces across the masterplan site with areas identified for seating, informal play, significant areas of planting and SUDs features. The redevelopment of this site would make a valuable contribution to the public realm offer in this location. The public realm provision has been discussed in detail in the design section of this report. The proposed spaces would maximise soft landscape opportunities within the site and would integrate well with the existing and planned future network of streets and spaces coming forward in the redevelopment of adjacent sites.

Landscaping and trees

290. The Landscaping strategy for Plot A relates specifically to the Waterfront Square, the Boulevard, Maritime Street, Surrey Quays Road, Printworks Place and the Dock Edge Walk and for Plot B a communal internal courtyard garden and street planting on Surrey Quays Road, Canada Street and Printworks Street. The landscaping strategy has been designed to provide year-round visual interest and reflect seasonality as well as responding to climatic conditions to ensure an attractive setting for people. The following principles have been established: -

- Select planting to reinforce and aid connections and integration with local green spaces.
- Select species with high value to wildlife, especially insects.
- Specify a variety of species to increase biodiversity in relationship to the site's condition today.
- Include edible planting (such as blackberries) to reinforce the connection and opportunities for engagement with the landscape.
- Ensure the planting does not detract from a safe environment.
- Selecting a varied species palette that will create a layering of vegetation and spatial forms.
- Planting native species and non-native species of value to wildlife, including planting for pollinators
- High quality surfacing materials are specified across the site. The Masterplan has been divided into a series of material palettes that respond to each appropriate character area and use, and also to tie in with the materials palette used within the London Borough of Southwark Streetscape Design Manual and the materials being used as part of neighbouring developments.

291. The overall strategy is supported. Detailed landscaping proposals including

provision of all soft and hard landscaping, boundary treatments, seating, play equipment and lighting should be secured by condition.

292. The detailed designs for Buildings A1 and A2 show that facades and terraces will accommodate a significant amount of planting which will both soften the appearance of the buildings and make a very valuable contribution towards Urban Greening. All building within Plot A and B will also include elements of green roof. Appropriate sections drawings have been provided to demonstrate that the structure of the buildings can accommodate the soil volumes and irrigation for the planting proposed. Planting species have been selected taking account of the site conditions in terms of climate, shade and habitat creation.

293. An Arboriculture Assessment was submitted with the application. The assessment confirms the following in respect of trees to be lost, trees to be retained and new trees to be planted (see table below). It is important to note that the implementation of a two-way Printworks Street would result in a reduction in soft landscaping and additional tree removals (6 additional removals). Whilst this is extremely regrettable the delivery of a two way street is a strong aspiration of the Council and TfL as this will enable more effective bus travel through the masterplan site whilst also ensuring that servicing impacts on Quebec Way can be reduced which will improve the quality of life and air pollution for residents living on the eastern edge of the town centre.

| CWD – New masterplan application | | | |
|---|--------|------------------|-----------|
| | Plot A | Plot B | Site wide |
| Total existing trees | 34 | 41 | 75 |
| Total trees to be removed – one way PWS | 28 | 19 (9 for 1wps) | 47 |
| Total trees to be removed – two way PWS | 28 | 25 (15 for 2wps) | 53 |
| Total trees to be pruned | 6 | 9 | 15 |
| New trees to be planted | 47 | 46 | 93 |

294. The s106 should include an obligation for retention of 28 trees, planting of 93 new trees and as a financial sum to be paid to the council for off-site planting should any of the existing trees to be retained subsequently need to be felled as result of the development.

295. The Arboriculture Method Statement (AMS) has been reviewed by the Councils Urban Forrester and deemed to be acceptable.

Urban greening

296. Policy G5 of the London Plan requires major developments that are predominantly residential to achieve an Urban Greening Factor (UGF) score of 0.4 and those that are predominantly commercial to achieve a score of 0.3. mixed use sites which are predominantly commercial should achieve a combined score of 0.35.

297. A comprehensive approach to greening has been taken at multiple levels, be that at public realm on street and within the new buildings themselves through landscaped terraces and green roofs. This introduction of new green spaces together with the retention of existing mature tree cover looks to significantly

enhance the Urban Greening Factor of the existing CWDM site. The details submitted indicate that the development will achieve the following UGF scores through a combination of existing trees, new tree planting, ground floor and terrace planting as well as green roofs.

- Plot A a UGF score of 0.38 will be achieved
- Plot B a UGF score of 0.40 will be achieved
- Site wide a UGF score of 0.39 will be achieved.

298. Compliance with UGF targets should be secured by condition.

Ecology and Biodiversity

Ecology

299. The protection and enhancement of opportunities for biodiversity is a material planning consideration. London Plan Policy G6 requires development proposals to manage impacts on biodiversity and secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. Southwark Plan Policy P60 seeks to enhance populations of protected species and increase biodiversity net gains by requiring developments to include features such as green and brown roofs, green walls, soft landscaping and nest boxes, habitat restoration and expansion, improved green links and buffering of existing habitats.

300. The impact of the development upon ecology including the impact upon the Dock which is a protected SINC was robustly considered as part of the OPP (within the Environmental Statement) when the principle of the development was established. Appropriate ecological surveys and overshadowing assessments were submitted. At that time it was acknowledged that additional overshadowing of the Dock would occur during the morning. The impact upon ecology was deemed to be acceptable at that time. As such, the principle of the development in this regard has already been deemed to be acceptable.

301. An updated Preliminary Ecological Appraisal has been submitted. The assessment concludes that most habitats on-site have low ecological value, the Proposed Development provides opportunities for biodiversity compensation for the loss of some habitats and for ecological enhancements to be incorporated into the design.

302. Ecological enhancements incorporated into the design include biodiverse roofs, extensive planting on the terraces as well as extensive soft planting in the landscape. The development will incorporate bird and bat boxes and this should be controlled by condition.

Biodiversity Net Gain

303. Biodiversity Net Gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity

net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains. The National requirement is for all developments (unless exempt) to achieve a 10% uplift in biodiversity which must be demonstrated using a statutory metric tool. The 10% net gain is reflected in Southwark Plan Policies. The legislation sets out 3 ways in which the net gain can be achieved. Specifically; (and in order of priority/preference) the developer should achieve 10% onsite, if this is not possible then offsite credits can be secured and as a final resort statutory credits can be purchased. It is a validation requirement for all applications (unless exempt) to submit the statutory metric and in all scenarios a Biodiversity Gain Plan must be submitted prior to commencement of development (secured by way of a national pre commencement condition). Compliance with onsite provision, offsite provision or statutory credits should be secured in a s106 agreement.

304. In order to satisfy the BNG requirement for this phased development and to take account of the options for the design of Printworks Street statutory metrics have been submitted for the following scenarios:
 - Plot A
 - Plot B – one way Printworks Street
 - Plot B – two way Printworks street
 - Plot A and B – one way Printworks Street
 - Plot A and B – two way Printworks Street (The two-way street requires the removal of six more trees than the one-way street which will affect BNG)
305. The metrics are accompanied by a BNG report prepared by an Ecologist. The value of the pre-development Site has been established based on the findings of the baseline habitat survey undertaken on the 25th of June 2024, whilst the post-development habitats have been identified based on the proposed landscape drawings.
306. The submission shows that in all scenarios the site can achieve an uplift in excess of the 10% requirement (across the whole site there would be a net gain of 25% with the one way Printworks street option and a gain of 18% with a two way Printworks Street option). However, due to trading rules regarding the impact of the loss of existing urban trees on Plot A, only Plot B (with a one way Printworks Street design) can achieve full compliance with BNG requirements. Therefore, the masterplan redevelopment as a whole will need to incorporate offsite BNG habitat creation and/or offsite credits to fully meet national requirements in any scenario. The pre commencement Deemed Condition is a national requirement on all relevant applications, this condition will require a Habitat Gain Plan to be submitted. This plan will confirm the method for purchasing offsite credits. The onsite habitat creation is deemed to be 'significant' and therefore onsite implementation together with a 30 year maintenance and monitoring plan must be secured as part of the s106 agreement.

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

307. The importance of protecting neighbouring amenity is set out in Southwark Plan

Policy P56 which states “development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users”. The 2015 Technical Update to the Residential Design Standards SPD 2011 expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

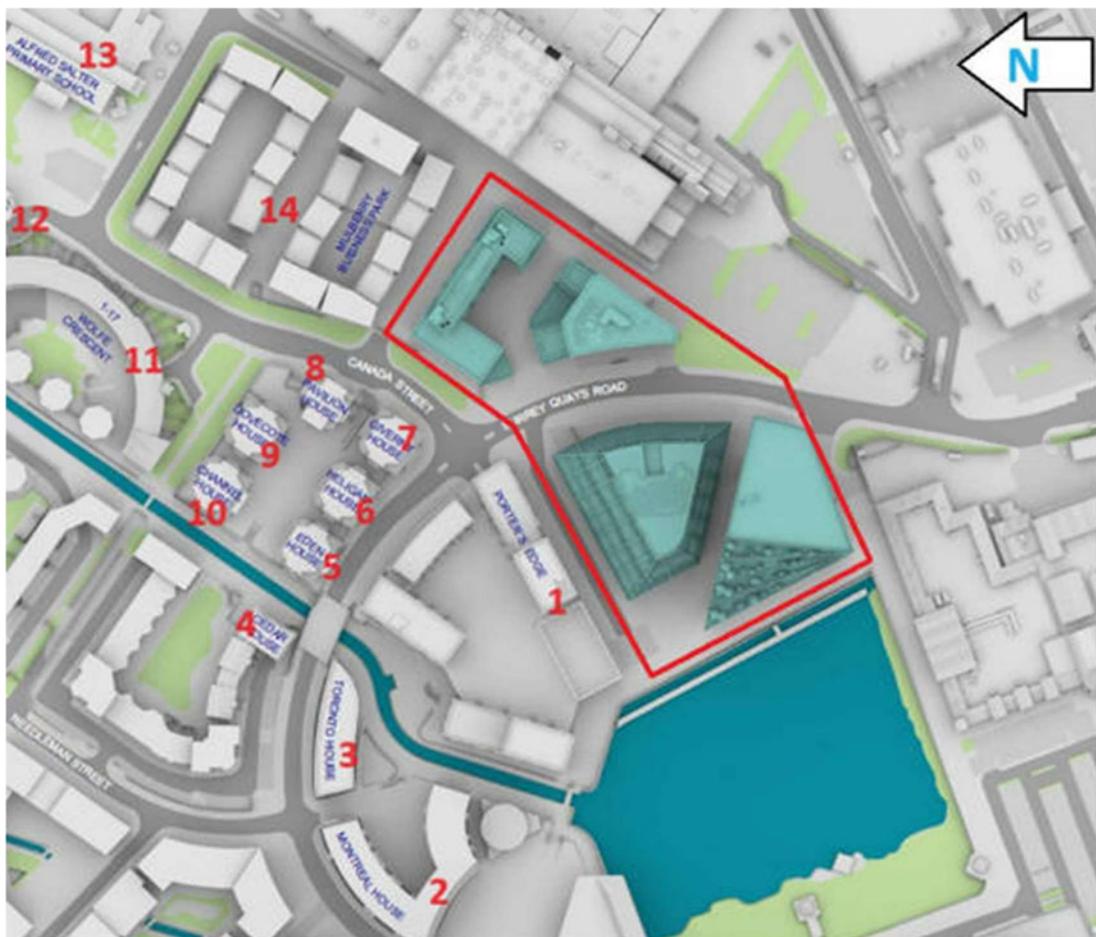
- 308. In terms of impact on adjacent residential occupiers, the closest existing residents to Plot A are those in Porters Edge (separated by Maritime Street) and for Plot B, the occupiers of Giverny and Pavilion House on the opposite side of Canada Street. Immediately to the east of Block B lies the partially constructed 8 storey Scape student housing block and a planned co-living block.
- 309. When assessing potential impact on the amenity of student housing it is generally accepted that student accommodation is less sensitive to issues of overlooking and daylight and sunlight change than conventional full time residential use. This is mainly due to its transient use, usually for no more than a year, and because it is less often used during daylight hours while students are out at lectures or elsewhere at the university. Co-living is also a transient housing model where lower levels of daylight than those expected in conventional housing may be acceptable.
- 310. It should be noted that outline permission for the British Land Masterplan allows for residential or commercial use in Zones D, F and H which could be affected by the development. There is an approved mixed use RMA for Plot F and two commercial RMAs for Plot H (one office scheme and one office and cultural use) but none of these RMAs have been implemented to date. As such any impact must consider the possibility of residential uses in these Zones.

Daylight

- 311. The NPPF sets out guidance with regards to daylight/sunlight impact and states *“when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site”*. The intention of this guidance is to ensure that a proportionate approach is taken to applying the BRE guidance in urban areas. London Plan Policy D6 sets out the policy position regarding this matter and states *“the design of development should provide sufficient daylight and sunlight to new and surrounding houses that is appropriate for its context”*. Policy D9 states that daylight and sunlight conditions around tall building(s) and the neighbourhood must be carefully considered. Southwark Plan policies identify the need to properly consider the impact of daylight/sunlight without being prescriptive about standards.
- 312. The BRE Guidance sets out the rationale for testing the daylight impacts of new development through various tests. The first and most readily adopted test prescribed by the BRE Guidelines is the Vertical Sky Component assessment (VSC). This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27%, which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations.

The BRE have determined that the daylight can be reduced by approximately 20% of the original value before the loss is noticeable.

313. The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method, which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the area of sky visibility, daylight may be affected.
314. This application was accompanied by a full Daylight and Sunlight Assessment undertaken as part of the ES. The daylight analysis looked at all residential dwellings within a radius of 3 times the tallest height within the scheme and also included the Scape Student Housing and Alfred Salter Primary School. For overshadowing all amenity spaces within 150m of the proposed development were considered. This radius means that the results encompass a wider range of properties that won't be affected by the proposal to a great extent. As such the overall conclusions in numerical terms should be treated with caution with more focus given to the impacts on the closest properties most affected by the proposal. The assessment used VCS and DD tests as appropriate for assessing impact on existing residential properties.
315. Analysis has been undertaken following the methodology in the BRE Guidelines to allow comparison between the daylight, sunlight and overshadowing effects arising from the Consented Scheme (RMAs) on Plot A and the Consented Scheme (Maximum Parameters) on Plot B versus The Proposed Development. The daylight analysis covers the following scenarios:
 - Current existing position on-site;
 - The Consented Scheme (Maximum Parameters) position on-site;
 - The Proposed Development position on-site.
 - The Cumulative Developments position on-site and in the surrounding context (consented schemes on Zones F, H and L of the Canada Water Masterplan and Block C of the Scape Canada Water Development)
316. The Additional Information submitted considers the potential, impact of the recently submitted s23 for the BL Masterplan.
317. The existing neighbours tested for daylight impact are identified in the image below



| Property | Reference in Fig 9.3 | Land Use | Sensitivity | Window Map ref. (Annex 9) |
|------------------------------|----------------------|-------------|-------------|---------------------------|
| Porters Edge | 1 | Residential | High | P3634/WM/01-03 |
| Montreal House | 2 | Residential | High | P3634/WM/04 |
| Toronto House | 3 | Residential | High | P3634/WM/05 |
| Cedar House | 4 | Residential | High | P3634/WM/06 |
| Eden House | 5 | Residential | High | P3634/WM/22 |
| Heligan House | 6 | Residential | High | P3634/WM/19 |
| Giverny House | 7 | Residential | High | P3634/WM/18 |
| Pavilion House | 8 | Residential | High | P3634/WM/17 |
| Dovecote House | 9 | Residential | High | P3634/WM/20 |
| Channel House | 10 | Residential | High | P3634/WM/21 |
| Property | Reference in Fig 9.3 | Land Use | Sensitivity | Window Map ref. (Annex 9) |
| 1-17 Wolfe Crescent | 11 | Residential | High | P3634/WM/11-13 |
| Saunders House | 12 | Residential | High | P3634/WM/14 |
| Alfred Salter Primary School | 13 | School | High | P3634/WM/15 |
| Scape Development | 14 | PBSA | High | P3634/WM/16 |

318. For the purposes of this report the analysis presented will show

- The existing baseline position
- The Proposed Development and
- The likely worst-case scenario (Cumulative Assessment Scenario comprising Proposed Development + Canada Water Masterplan and Scape completed and operational).

This is considered reasonable and appropriate taking account of the fact that development has commenced on the BL Masterplan permission, and it is therefore likely to be fully built out.

- 319. In reaching a conclusion on the acceptability of the proposal officers have given significant weight to the comparison between the worst case scenario as currently proposed and the fallback position of the consented scheme being fully implemented. This is appropriate in accordance with BRE guidelines. As discussed in the EIA section of this report, the BRE Guidelines do not specify a target for assessing impact between Consented and Proposed schemes. This is a matter of judgement and will vary depending upon the site context.
- 320. As the site is currently occupied by low level buildings and hardstanding's/car parking, it is inevitable that surrounding properties will experience a material change in daylight and sunlight if there is to be an appropriate development of the land in this town centre location. When determining acceptability, it is therefore not only the change from existing, but also whether the retained daylight and sunlight levels are appropriate for the urban town centre location of Canada Water.
- 321. The impact on neighbours from the Plot A proposals was fully assessed and deemed to be acceptable at the time of granting the OPP. This included an assessment of the impact upon the adjacent Decathlon site which contains residential dwellings (Porters Edge) and the planned development on the British Land Masterplan Plots. Given the assessment undertaken at outline stage and the fact that there has been no significant change in baseline conditions it would not be reasonable to come to a different conclusion on the acceptability of such impacts as part of this current application. What remains to be assessed is the impact of the amendments to Plot B.

Baseline/Existing condition

- 322. The table below identifies each of the properties that were surveyed and sets out the current baseline daylight and sunlight results for each building.

| Property | Total windows that meet VSC criteria (>27%) | | Total rooms that enjoy daylight distribution to at least 80% of room area | | Total south-facing windows that meet APSH criteria | |
|------------------------------|---|--------------|---|--------------|--|--------------|
| | Meet | Total | Meet | Total | Meet | Total |
| Porters Edge | 255 | 511 | 247 | 253 | 241 | 494 |
| Montreal House | 41 | 175 | 70 | 141 | 96 | 131 |
| Toronto House | 28 | 144 | 81 | 84 | 80 | 144 |
| Cedar House | 3 | 24 | 14 | 20 | 18 | 24 |
| Eden House | 7 | 53 | 19 | 38 | 41 | 53 |
| Heligan House | 8 | 57 | 17 | 43 | 38 | 57 |
| Giverny House | 36 | 105 | 72 | 82 | 61 | 83 |
| Pavilion House | 45 | 65 | 38 | 45 | 64 | 65 |
| Dovecote House | 41 | 93 | 52 | 74 | 55 | 71 |
| Channel House | 21 | 54 | 26 | 39 | 47 | 54 |
| 1-17 Wolfe Crescent | 46 | 117 | 57 | 78 | 117 | 117 |
| Saunders House | 23 | 23 | 13 | 13 | 23 | 23 |
| Alfred Salter Primary School | 4 | 12 | 7 | 7 | 12 | 12 |
| Scape Development | 143 | 230 | 145 | 181 | 196 | 204 |
| Total | 701 | 1,663 | 858 | 1,098 | 1,089 | 1,532 |

323. The above table shows that 42.2% (701 out of 1,663) windows currently meet BRE guidelines for VSC. In terms of no sky line, 78.1% (858 out of 1,098 rooms) meet the BRE Guideline criteria where room layouts are known in the baseline position.

324. The above analysis shows that there are a number of windows in the closest properties that already do not meet VSC guidelines even with the low rise existing buildings currently on the site. The detailed results presented in the ES show that there are a number of windows within the surrounding developments that currently experience less <5% VSC. This is not unusual for flatted developments in midrise blocks with balconies, in an urban environment. However, high density environments are necessary to meet housing demand in London and the benefits of providing balconies as private amenity space are often considered to outweigh their adverse impact in terms of daylight/sunlight. Furthermore, it is inevitable that high density, redevelopment of the site as appropriate for this town centre location, will have an impact on daylight for neighbouring windows. However, in real terms many existing neighbours already experience compromised daylight as a result of their own design (relationship to neighbouring blocks on the same development site, projecting balconies etc..)

Baseline vs Cumulative (Proposed + BL + Scape Block C)

325. The image below sets out the results of the baseline vs cumulative development on VSC levels.

| Property | Total No. of windows that retain at least 80% of their baseline VSC | | Number of windows below BRE Guidelines | | | |
|----------------|---|-------|--|--------------------|----------------|-------|
| | Meet | Total | 20-29.9% reduction | 30-39.9% reduction | >40% reduction | Total |
| Porters Edge | 323 | 511 | 17 | 24 | 147 | 188 |
| Montreal House | 175 | 175 | - | - | 0 | - |
| Toronto House | 139 | 144 | 4 | 1 | 0 | 5 |

| Property | Total No. of windows that retain at least 80% of their baseline VSC | | Number of windows below BRE Guidelines | | | |
|---------------------------------|---|--------------|--|--------------------|----------------|------------|
| | Meet | Total | 20-29.9% reduction | 30-39.9% reduction | >40% reduction | Total |
| Cedar House | 23 | 24 | 1 | 0 | 0 | 1 |
| Eden House | 47 | 53 | 5 | 1 | 0 | 6 |
| Heligan House | 43 | 57 | 10 | 3 | 1 | 14 |
| Giverny House | 67 | 105 | 14 | 8 | 16 | 38 |
| Pavilion House | 35 | 65 | 18 | 9 | 3 | 31 |
| Dovecote House | 93 | 93 | - | - | - | - |
| Channel House | 54 | 54 | - | - | - | - |
| 1-17 Wolfe Crescent | 117 | 117 | - | - | - | - |
| Saunders House | 23 | 23 | - | - | - | - |
| Alfred Salter Primary School | 12 | 12 | - | - | - | - |
| Scape Development | 125 | 230 | 2 | 13 | 90 | 104 |
| Zone F, Canada Water Masterplan | 1,255 | 1,601 | 94 | 105 | 147 | 346 |
| Zone H, Canada Water Masterplan | 7 | 81 | 4 | 11 | 59 | 74 |
| Total | 2,538 | 3,345 | 169 | 175 | 463 | 807 |

326. The above analysis shows that 75.9% (2,538 out of 3,345) of the windows in the surrounding properties would meet the BRE Guidelines' target value in relation to VSC with the Cumulative Developments in place. This means although there would be a reduction in daylight to those properties, the reductions would be less than 20% on their current baseline condition (noting that the baseline condition is already lower than BRE recommended VSC levels in some cases). There will be 807 windows that experience a reduction of more than 20% which will be noticeable with 463 windows experiencing a reduction of more than 40%. The existing properties most affected would be Porters Edge and Scape and the consented dwellings in Zone F would also be affected.

327. No sky-line (DD) analysis was also presented. Using this method 88.6% (1,464 out of 1,653 windows) either meet the BRE Guideline criteria for no-sky line where room layouts are known with the Proposed Development in place or experience reductions in no-sky line of less than 20% on the basis of their reasonably assumed layouts. This would mean 189 windows would experience a noticeable change with 113 windows experiencing a reduction of more than 40%.

328. Whilst it must be acknowledged that the proposed scheme will have a noticeable (and potentially significant) daylight impact on Porters Edge and

Scape as well as the proposed dwellings in Zone F of the BL Masterplan site, it is important to consider the fallback position of the OPP.

Consented Scheme Comparison to Cumulative Development

329. As discussed above, the Consented Scheme represents an alternative baseline against which it is also appropriate to compare the impacts of the Proposed Development, as per the BRE Guidelines' recommendations. A slightly modified set of criteria for determining the magnitude of VSC, NSL and APSH impacts has been applied for the comparison of the Consented Scheme to the Proposed Development. This follows the guidance in the BRE Guidelines:

“...since the permitted scheme only exists on paper, it would be inappropriate for it to be treated in the same way as an existing building, and for the developer to set 0.80 times the value of the permitted scheme as benchmarks.”

330. As such, where windows or rooms experience between 0-10% reduction in VSC, NSL or APSH from the Consented Scheme position, the impact is considered negligible. Where the reduction is between 10-20%, the impact is considered small. Where the reduction is between 20-30%, the impact is considered medium and where the reduction is above 30%, the impact is considered large. This methodology of identifying harm is considered to be reasonable in this urban location.

331. The image below shows a summary of the reductions from this alternative baseline position because of the Proposed Development.

| Property | Windows that experience gains in VSC compared to consented position | No. of windows that retain at least 90% of consented VSC | Total | Number of windows experiencing larger reductions | | | |
|---------------------------------|---|--|--------------|--|--------------------|----------------|------------|
| | Meet | | | 10.1-20% reduction | 20.1-30% reduction | >30% reduction | Total |
| Porters Edge | 131 | 323 | 511 | 26 | 5 | 26 | 57 |
| Montreal House | 10 | 165 | 175 | - | - | - | - |
| Toronto House | 8 | 136 | 144 | - | - | - | - |
| Cedar House | - | 24 | 24 | - | - | - | - |
| Eden House | - | 45 | 53 | 8 | - | - | 8 |
| Heligan House | - | 44 | 57 | 11 | 1 | 1 | 13 |
| Giverny House | 52 | 49 | 105 | 2 | 2 | - | 4 |
| Pavilion House | 63 | 2 | 65 | - | - | - | - |
| Dovecote House | 23 | 70 | 93 | - | - | - | - |
| Channel House | 1 | 53 | 54 | - | - | - | - |
| 1-17 Wolfe Crescent | 80 | 37 | 117 | - | - | - | - |
| Saunders House | - | 23 | 23 | - | - | - | - |
| Alfred Salter Primary School | - | 11 | 12 | 1 | - | - | 1 |
| Scape Development | 174 | 56 | 230 | - | - | - | - |
| Zone F, Canada Water Masterplan | 99 | 1,386 | 1,601 | 116 | - | - | 116 |
| Zone H, Canada Water Masterplan | 37 | 23 | 81 | 5 | 6 | 10 | 21 |
| Total | 678 | 2,447 | 3,345 | 169 | 14 | 37 | 220 |

332. The comparison between the Consented Scheme and the Proposed Development showed that 93.4% (3,125 out of 3,345) of the windows in the surrounding properties experience reductions from the Consented VSC position of less than 10% with the Proposed Development in place or retain in excess of 27% VSC with the Proposed Development in place. It should be noted that there will be properties that experience 0-10% reduction on top of the reductions created by the OPP scheme and therefore their overall reductions in daylight from the baseline position will exceed 10%. However, officers consider the 10% to be a reasonable target for identifying 'additional impact' (the level of harm above and beyond what was previously deemed to be acceptable when the OPP was granted).

333. The ES analysis shows that there are 220 windows that will experience a reduction in daylight greater than 10% as a result of the proposed amendments to Plot B and 51 of those windows will experience changes greater than 20% which will be noticeable. However, the majority of cases (31 windows) where a greater reduction has been identified, the window is positioned behind a balcony and therefore it is design of the dwellings itself that has the greatest effect on daylight.

334. The submitted no-sky line (DD) results show that 97.4% (1,610 out of 1,653 rooms) of the windows in the surrounding properties experience reductions from the Consented no-sky line position of less than 10% with the Proposed

Development in place. Of the 43 windows that will experience a reduction greater than 10% only 12 windows will experience a reduction of more than 20% and the analysis shows that 14 of these rooms are positioned behind a balcony. 38 rooms experience gains in NSL when compared to the Consented Position.

- 335. The analysis shows that the most affected neighbouring scheme to Plot B (Scape) would experience gains daylight from the amended Plot B proposals. 177 out of 230 windows experience gains in VSC and 153 out of 181 rooms experience improvements in NSL which is a welcome improvement on the OPP.
- 336. The impact of redeveloping this site for high density commercial development with 3 substantial buildings was established by the OPP. The daylight impact on existing neighbours was fully considered and deemed to be acceptable at that time. The current proposal would have some additional impact in this regard. However, the analysis shows that overall 36% of existing windows would see an improvement in daylight level from the previous OPP scheme and the large majority of windows would not experience a significant impact when compared to the OPP. The proposed amendments to Plot B would provide the borough with much needed housing including affordable housing and the PBSA block would meet a demand for student accommodation whilst also potentially releasing currently occupied private housing back on the market. This has been given significant weight and is considered to be a public benefit of the scheme. The benefits of the development are considered to outweigh the additional harm that arises in some cases with regards to daylight impacts.

Sunlight

- 337. For existing buildings with windows serving residential rooms, the BRE Guidelines advise:

“all main living rooms of dwellings... should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun”; and

“If the main living room to a dwelling has a main window facing within 90° of due north, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked”.
- 338. In relation to sunlight, the BRE guidelines recommend that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter. Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).
- 339. The table below identifies each of the properties that were surveyed and sets out the current baseline daylight and sunlight results for each building.

| Property | Total windows that meet VSC criteria (>27%) | | Total rooms that enjoy daylight distribution to at least 80% of room area | | Total south-facing windows that meet APSH criteria | |
|------------------------------|---|--------------|---|--------------|--|--------------|
| | Meet | Total | Meet | Total | Meet | Total |
| Porters Edge | 255 | 511 | 247 | 253 | 241 | 494 |
| Montreal House | 41 | 175 | 70 | 141 | 96 | 131 |
| Toronto House | 28 | 144 | 81 | 84 | 80 | 144 |
| Cedar House | 3 | 24 | 14 | 20 | 18 | 24 |
| Eden House | 7 | 53 | 19 | 38 | 41 | 53 |
| Heligan House | 8 | 57 | 17 | 43 | 38 | 57 |
| Giverny House | 36 | 105 | 72 | 82 | 61 | 83 |
| Pavilion House | 45 | 65 | 38 | 45 | 64 | 65 |
| Dovecote House | 41 | 93 | 52 | 74 | 55 | 71 |
| Channel House | 21 | 54 | 26 | 39 | 47 | 54 |
| 1-17 Wolfe Crescent | 46 | 117 | 57 | 78 | 117 | 117 |
| Saunders House | 23 | 23 | 13 | 13 | 23 | 23 |
| Alfred Salter Primary School | 4 | 12 | 7 | 7 | 12 | 12 |
| Scape Development | 143 | 230 | 145 | 181 | 196 | 204 |
| Total | 701 | 1,663 | 858 | 1,098 | 1,089 | 1,532 |

340. In sunlight terms, 1,089 out 1,532 (71.1%) of south-facing windows meet the BRE Guidelines for annual APSH in the baseline position.

341. Baseline Vs Proposed

| Property | Total windows that either retain 25% APSH or retain at least 0.8 times their existing APSH with proposal in place | |
|------------------------------|---|--------------|
| | Meet | Total |
| Porters Edge | 373 | 494 |
| Montreal House | 131 | 131 |
| Toronto House | 144 | 144 |
| Cedar House | 24 | 24 |
| Eden House | 53 | 53 |
| Heligan House | 57 | 57 |
| Giverny House | 79 | 83 |
| Pavilion House | 52 | 65 |
| Dovecote House | 71 | 71 |
| Channel House | 54 | 54 |
| 1-17 Wolfe Crescent | 117 | 117 |
| Saunders House | 23 | 23 |
| Alfred Salter Primary School | 12 | 12 |
| Scape Development | 172 | 204 |
| Total | 1,362 | 1,532 |

342. With the proposed development in place 88.9% (1,362 out of 1,532) of the windows would meet the sunlight criteria (either by retaining 25% APSH or at least 0.8 times their existing APSH). This means there are 170 windows that will see a noticeable difference in sunlight levels.

Baseline vs Cumulative Development (Proposed + Scape Block C + BL)

343. The image below shows the result of the APSH analysis.

| Property | Total windows that meet BRE Guidelines for APSH with proposal in place | |
|---------------------------------|--|--------------|
| | Meet | Total |
| Porters Edge | 372 | 494 |
| Montreal House | 131 | 131 |
| Toronto House | 144 | 144 |
| Cedar House | 24 | 24 |
| Eden House | 53 | 53 |
| Heligan House | 54 | 57 |
| Giverny House | 71 | 83 |
| Pavilion House | 51 | 65 |
| Dovecote House | 71 | 71 |
| Channel House | 54 | 54 |
| 1-17 Wolfe Crescent | 117 | 117 |
| Saunders House | 23 | 23 |
| Alfred Salter Primary School | 12 | 12 |
| Scape Development | 142 | 204 |
| Zone F, Canada Water Masterplan | 751 | 929 |
| Zone H, Canada Water Masterplan | 5 | 44 |
| Total | 2,074 | 2,505 |

344. The analysis shows that 88.8% (2,074 out of 2,505) of the windows would meet the sunlight criteria with the Proposed Development in place when compared with the existing baseline. This means that 431 windows would notice a change to sunlight levels. It should be noted that of the 431 windows only 43 of these are existing windows, the remainder relate to approved developments which have not yet been constructed and might not therefore be built out (British Land RMAs).

Consented Scheme vs Cumulative Development

345. As with daylight (discussed above) it is appropriate to consider the comparison between the current proposal and the consented OPP. The table below presents the results of this analysis for existing windows.

| Property | Total windows that retained at least 90% consented APSH or 25%+ APSH | |
|------------------------------|--|--------------|
| | Meet | Total |
| Porters Edge | 485 | 494 |
| Montreal House | 131 | 131 |
| Toronto House | 144 | 144 |
| Cedar House | 24 | 24 |
| Eden House | 53 | 53 |
| Heligan House | 57 | 57 |
| Giverny House | 83 | 83 |
| Pavilion House | 65 | 65 |
| Dovecote House | 71 | 71 |
| Channel House | 54 | 54 |
| 1-17 Wolfe Crescent | 117 | 117 |
| Saunders House | 23 | 23 |
| Alfred Salter Primary School | 12 | 12 |
| Scape Development | 204 | 204 |
| Total | 1,523 | 1,532 |

346. 99.4% (1,523 out of 1,532) of the windows facing within 90° of due south in the surrounding properties experience APSH reductions from their Consented Position of less than 10% with the Proposed Development in place.

Impact on consented British Land masterplan

347. It is necessary to consider the impact of the development on the extant OPP for the British Land site (18/AP/1604) in order for the Council to be satisfied that approval of this application would not fetter the ability of British land to implement their extant permission. The Zones most likely to be affected by this development would be Zones D, F and H. At the present time RMAs have been secured for residential development in Zone F and commercial development in Zone H. However, the approved RMAs for Zones F and H have not yet been implemented and the OPP allows for residential development in all of those Zones. Consequently, the Council must be satisfied that residential development could come forward in Zones D, F and H as approved under 18/AP/1604. This application also has regard to the recently submitted (but not yet determined s73 which seeks to amend 18/AP/1604).

348. The OPP for this site (21/AP/2655) and subsequent RMAs were approved and deemed to be acceptable in terms of impact upon the adjacent British Land development. What remains to be considered now is the impact of the amended proposals for Plot B. In terms of the daylight analysis, the results show the following impact from the proposed amendments to Plot B:

Zone F

- 99 windows experience gains in VSC with the Proposed Development in place albeit a negligible increase of less than 1%.
- 1,386 of the remaining windows either experience no change in VSC or up to a 10% reduction from the Consented Position (noting that the overall reduction in VSC from the baseline position could exceed 10%).
- 116 windows experience a reduction of between 10% and 20% from the

- Consented Position with the Proposed Development in place.
- 9 rooms experience gains in NSL when compared to the Consented Position albeit with a less than 1% increase
- The remaining rooms either experience no change in NSL or up to a 10% reduction from the Consented Position.

Zone H

- The assessment undertaken shows that 7 out of 81 (8.6%) windows assessed would retain at least 27% VSC or at least 80% of their Baseline Value with the Cumulative Developments in place.
- 4 windows experience small impacts of between 20% and 30% from the baseline position. 11 windows experience medium impacts of between 30% and 40% from the baseline position. 59 windows experience large impacts greater than 40% from the baseline position (Major Adverse).
- 13 out of 23 (56.5%) rooms assessed would retain at least 80% of their Baseline no-sky line value with the Cumulative Developments in place.
- 2 rooms experience a small impact of 20-30% from the baseline position. 8 rooms experience large impacts greater than 40% from the baseline.

349. The consented RMA is for a commercial use in Zone H. The Council generally accept lower levels of internal daylight amenity for commercial uses. Consequently, the above impacts would be acceptable in that context.

350. When assessing the impact of the OPP (21/AP/2655) upon the ability of BL to build out to their approved maximum permeameters and range of land uses under 18/AP/164 officers sought to rely on VSC façade analysis as there were no confirmed layouts/uses at that time. The VSC analysis showed that there would be a reduction to daylight levels on the facades of Zones D, F and H. The VSC levels that could be achieved were below the BRE recommended guidelines but were reflective of the high density urban context. The levels were comparable to VSC levels accepted in other existing and planned residential buildings in the locality. It was determined that the levels that could be achieved were acceptable and would not fetter the ability for BL to build out to the maximum parameters of their OPP (including for residential development).

351. Updated VSC analysis for the BL maximum parameters has not been submitted with this application. Instead, because Zones F and H have the benefit of Reserved Matters Approval the daylight impact has been assessed using the approved detailed layouts. As discussed above there will be an additional daylight impact on the adjacent BL Zones as a result of the proposed buildings on Plot B. The additional impact is considered to be acceptable in this high density, urban context.

352. It is important to note that no RMAs have been implemented on Zones F and H and therefore it remains a possibility for BL to seek consent for an alternative RMA on each Zone which could include new proposals for residential units. Given the additional impact identified on the approved RMAs for Zone F and H (discussed above) there will be the potential for a greater impact across the maximum parameter facades, with the lower elements of the facades falling below BRE guidelines. However, daylight levels to be achieved would be

comparable to existing and planned residential blocks in the vicinity (for example some properties within Heligan, Eden and Toronto House and Porters Edge). In a high density town centre location it is not unusual for residential properties to achieve VSC levels significantly below BRE targets (as discussed in the preceding paragraphs of this report).

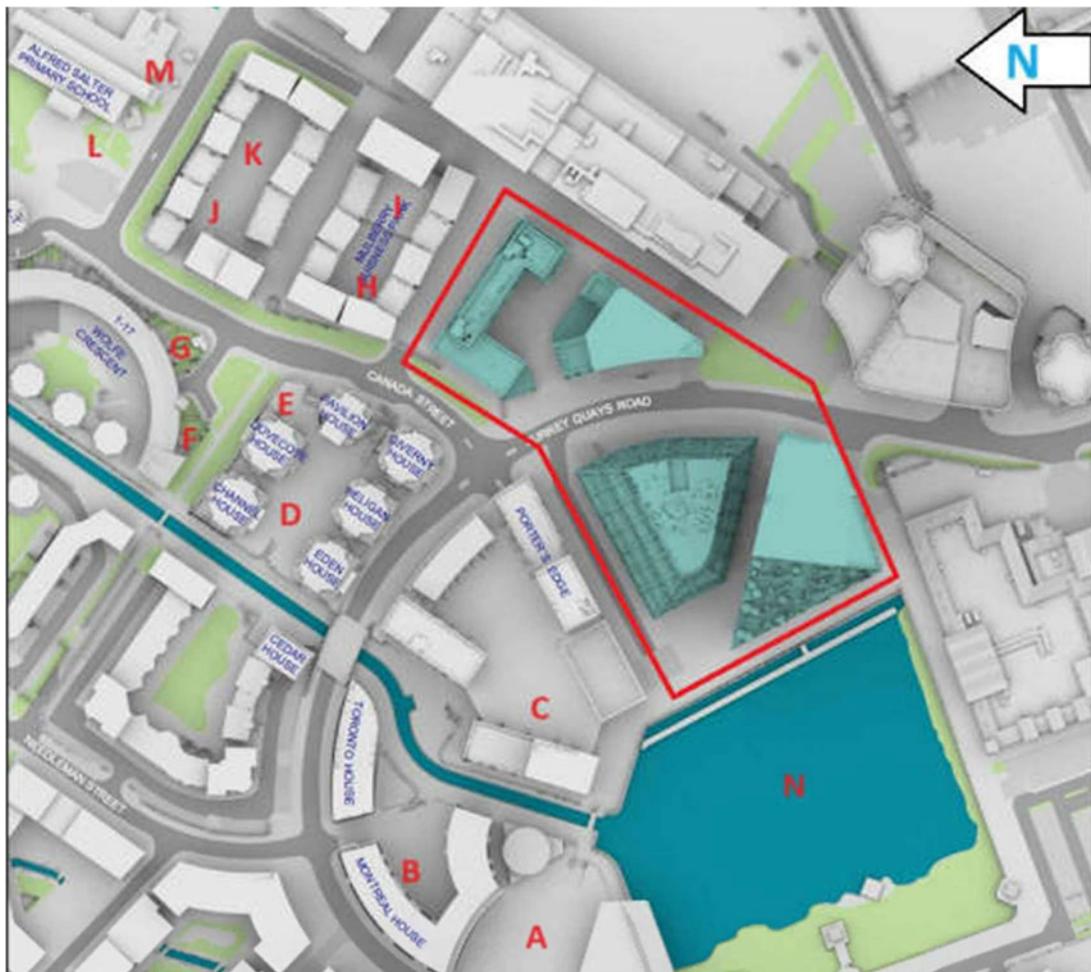
353. Notwithstanding any additional impact arising from the current proposal, in the eventuality of new RMAS coming forward for Zones F and H, it would be necessary and appropriate for the design to respond to the context at that particular time. It is entirely reasonable given the passage of time between the Outline permission being granted and future RMAs being submitted that a change in baseline conditions may have occurred particularly given the Councils aspirations and development plan policy requirements for regeneration and growth in this area. To this end, working within the approved parameters of the outline permission all opportunities should be taken to maximise daylight and sunlight for future occupiers through the careful design of internal layouts and positions of windows. It would also be appropriate to undertake a full daylight/sunlight analysis at the point at which detailed layouts are being prepared to robustly demonstrate that levels of amenity have been maximised within the approved parameters of the outline application and responding to the existing and emerging context which may have evolved over time.
354. In terms of the sunlight analysis, the results show compared to the consented scheme (21/AP/2655) the following:
 - Zone F - When compared to the consented position, all windows either experience no more than a 10% reduction in APSH from the consented position or retain at least 25% APSH
355. The potential for additional impact by way of reduced daylight and sunlight to the buildings that may come forward in the British Land Masterplan is acknowledged. However, the potential additional impacts identified are considered to be acceptable in this particular location, where there is an expectation that all sites coming forward for redevelopment will optimise development opportunities. The transformation of Canada Water Town centre and the ability for an identified Opportunity Area to deliver the quantum of development required to serve the needs of the Borough is predicated on the delivery of high-density development with taller buildings. On this basis, a more flexible approach to applying BRE guidance on daylight and sunlight is appropriate provided it has been demonstrated that all opportunities to maximise the quality of accommodation have been taken in response to the site constraints and detailed design options. Consequently it is not considered that approval of this application would fetter the ability for British Land to implement their approved Planning Permission (18/AP/1604). Nor would it affect the outcome of the recently submitted s73 application which will be assessed and determined on its own merits.

Overshadowing

356. The test promoted by the BRE for assessing overshadowing impacts on external amenity space is the 'Sun on Ground' assessment. This models the

proportion of an outdoor amenity space where the sun would reach the ground on 21 March each year. On that date, the BRE advises that at least 50% of the area tested should receive a minimum of two hours of sunlight.

357. The existing amenity spaces within the vicinity of the site test for overshadowing impacts are identified in the image below:



| Amenity space | Reference in Figure 9.5 |
|---|-------------------------|
| Amenity space between library and Montreal House | A |
| Amenity space associated with Montreal and Toronto Houses | B |
| Amenity space associated with Porter's Edge | C |
| Central amenity space at Water Gardens | D |
| Secondary amenity space at Water Gardens | E |
| Rear gardens at 1-4 Wolfe Crescent | F |
| Rear gardens at 6-10 Wolfe Crescent | G |
| Scape Student Housing amenity space 1 | H |
| Scape Student Housing amenity space 2 | I |
| Scape Student Housing amenity space 3 | J |
| Scape Student Housing amenity space 4 | K |
| Alfred Salter Primary School amenity space 1 | L |
| Alfred Salter Primary School amenity space 2 | M |
| Canada Water Dock | N |

* There is no rear garden at No.5 Wolfe Crescent and as such this property has not been considered for sunlight amenity.

358. The table below identifies the level of sunlight achieved for existing amenity

spaces in the current position.

| Amenity Space address | Total Area (m ²) | Area (m ²) receiving 2+ hours sunlight on March 21st | Percentage of area receiving 2+ hours sunlight on March 21st |
|---|------------------------------|--|--|
| Amenity space between library and Montreal House | 2736.8 | 2624.8 | 95.9% |
| Amenity space associated with Montreal and Toronto Houses | 1595.6 | 335.6 | 21.0% |
| Amenity space associated with Porter's Edge | 3482.5 | 2551.4 | 73.3% |
| Amenity Space address | Total Area (m ²) | Area (m ²) receiving 2+ hours sunlight on March 21st | Percentage of area receiving 2+ hours sunlight on March 21st |
| Central amenity space at Water Gardens | 1074.6 | 332.7 | 31.0% |
| Secondary amenity space at Water Gardens | 177.5 | 111.3 | 62.7% |
| Rear garden at 1 Wolfe Crescent | 32.3 | 10.7 | 33.1% |
| Rear garden at 2 Wolfe Crescent | 50.1 | 23.1 | 46.2% |
| Rear garden at 3 Wolfe Crescent | 59.0 | 31.9 | 54.1% |
| Rear garden at 4 Wolfe Crescent | 48.1 | 22.5 | 46.9% |
| Rear garden at 6 Wolfe Crescent | 51.1 | 34.1 | 66.7% |
| Rear garden at 7 Wolfe Crescent | 83.4 | 62.6 | 75.0% |
| Rear garden at 8 Wolfe Crescent | 78.6 | 53.1 | 67.5% |
| Rear garden at 9 Wolfe Crescent | 51.8 | 30.5 | 58.9% |
| Rear gardens at 10 Wolfe Crescent | 35.2 | 17.4 | 49.5% |
| Scape Student Housing amenity space 1 | 671.1 | 72.4 | 10.8% |
| Scape Student Housing amenity space 2 | 519.6 | 109.7 | 21.1% |
| Scape Student Housing amenity space 3 | 614.0 | 389.3 | 63.4% |
| Scape Student Housing amenity space 4 | 717.8 | 21.0 | 2.9% |
| Alfred Salter Primary School amenity space 1 | 463.1 | 421.1 | 90.9% |
| Alfred Salter Primary School amenity space 2 | 311.2 | 271.1 | 87.1% |

359. The results show that the following spaces meet the BRE Guidelines' criteria for sunlight to an amenity space in the baseline position:

- Amenity space between library and Montreal House
- Amenity space associated with Porters' Edge
- Secondary amenity space at Water Gardens
- Rear gardens at 3, 6, 7, 8 and 9 Wolfe Crescent
- Scape Student Housing amenity space 3
- Alfred Salter Primary School amenity spaces 1 and 2

360. The results show that the following spaces do not meet the BRE Guidelines' criteria for sunlight to an amenity space in the baseline position:

- Amenity space associated with Montreal and Toronto House
- Central amenity space at Water Gardens
- Rear gardens at 1, 2, 4 and 10 Wolfe Crescent
- Scape Student Housing amenity spaces 1, 2 and 4

Impact of Baseline in Comparison to Cumulative Development

361. The table below shows the impact of the cumulative proposals.

| Amenity Space address | Total Area (m ²) | Area (m ²) receiving 2+ hours sunlight on March 21 st with Cumulative Developments in place | Percentage of area receiving 2+ hours sunlight on March 21 st with Cumulative Developments in place | Ratio between baseline and Cumulative Development positions |
|---|------------------------------|--|--|---|
| Amenity space between library and Montreal House | 2736.8 | 2295.5 | 83.9% | 0.87 |
| Amenity space associated with Montreal &andToronto Houses | 1595.6 | 335.6 | 21.0% | 1.00 |
| Amenity space associated with Porter's Edge | 3482.5 | 2517.0 | 72.3% | 0.99 |
| Central amenity space at Water Gardens | 1074.6 | 332.1 | 30.9% | 1.00 |
| Secondary amenity space at Water Gardens | 177.5 | 111.3 | 62.7% | 1.00 |
| Rear garden at 1 Wolfe Crescent | 32.3 | 10.7 | 33.1% | 1.00 |
| Rear garden at 2 Wolfe Crescent | 50.1 | 23.1 | 46.2% | 1.00 |
| Rear garden at 3 Wolfe Crescent | 59.0 | 31.9 | 54.1% | 1.00 |
| Rear garden at 4 Wolfe Crescent | 48.1 | 22.5 | 46.8% | 1.00 |
| Rear garden at 6 Wolfe Crescent | 51.1 | 34.1 | 66.7% | 1.00 |
| Rear garden at 7 Wolfe Crescent | 83.4 | 62.6 | 75.0% | 1.00 |
| Rear garden at 8 Wolfe Crescent | 78.6 | 53.1 | 67.5% | 1.00 |
| Rear garden at 9 Wolfe Crescent | 51.8 | 30.5 | 58.9% | 1.00 |
| Rear gardens at 10 Wolfe Crescent | 35.2 | 17.4 | 49.5% | 1.00 |
| Scape Student Housing amenity space 1 | 671.1 | 71.8 | 10.7% | 0.99 |
| Scape Student Housing amenity space 2 | 519.6 | 80.3 | 15.5% | 0.73 |
| Scape Student Housing amenity space 3 | 614.0 | 389.3 | 63.4% | 1.00 |
| Scape Student Housing amenity space 4 | 717.8 | 21.0 | 2.9% | 1.00 |
| Alfred Salter Primary School space 1 | 463.1 | 421.0 | 90.9% | 1.00 |
| Alfred Salter Primary School space 2 | 311.2 | 271.1 | 87.1% | 1.00 |

362. The results demonstrate that all but one of the surrounding amenity spaces (Scape Canada Water) experience negligible impacts compared to the baseline position i.e. they either retain at least two hours of sunlight to 50% of their area on March 21st or they experience no greater than a 20% reduction in the area that receives two hours of sunlight on March 21st with the Cumulative Development in place. Scape Canada Water Student Housing amenity space 2, experiences a 27% reduction in its well sunlit area with the Proposed Development in place. This would be significant. As with daylight and sunlight it is therefore important to consider the comparison of the fallback OPP.

363. The image below shows the overshadowing impacts of the proposed scheme compared to the consented scheme.

| Amenity Space address | Total Area (m ²) | Area (m ²) receiving 2+ hours sunlight on March 21 st with Consented Development in place | Percentage of area receiving 2+ hours sunlight on March 21 st with Consented Development in place | Ratio between consented and Proposed Development positions |
|---|------------------------------|--|--|--|
| Amenity space between library and Montreal House | 2736.8 | 2309.2 | 84.4% | 1.00 |
| Amenity space associated with Montreal and Toronto Houses | 1595.6 | 335.6 | 21.0% | 1.00 |
| Amenity space associated with Porter's Edge | 3482.5 | 2517.0 | 72.5% | 1.00 |
| Central amenity space at Water Gardens | 1074.6 | 314.3 | 29.2% | 1.06 |
| Secondary amenity space at Water Gardens | 177.5 | 111.3 | 62.7% | 1.00 |
| Rear garden at 1 Wolfe Crescent | 32.3 | 10.7 | 33.1% | 1.00 |
| Rear garden at 2 Wolfe Crescent | 50.1 | 23.1 | 46.2% | 1.00 |
| Rear garden at 3 Wolfe Crescent | 59.0 | 31.9 | 54.1% | 1.00 |
| Rear garden at 4 Wolfe Crescent | 48.1 | 22.5 | 46.8% | 1.00 |
| Rear garden at 6 Wolfe Crescent | 51.1 | 34.1 | 66.7% | 1.00 |
| Rear garden at 7 Wolfe Crescent | 83.4 | 62.6 | 75.0% | 1.00 |
| Rear garden at 8 Wolfe Crescent | 78.6 | 53.1 | 67.5% | 1.00 |
| Rear garden at 9 Wolfe Crescent | 51.8 | 30.5 | 58.9% | 1.00 |
| Rear gardens at 10 Wolfe Crescent | 35.2 | 17.4 | 49.5% | 1.00 |
| Scape Student Housing amenity space 1 | 671.1 | 68.1 | 10.2% | 1.05 |
| Scape Student Housing amenity space 2 | 519.6 | 50.9 | 9.8% | 1.88 |
| Scape Student Housing amenity space 3 | 614.0 | 389.3 | 63.4% | 1.00 |
| Scape Student Housing amenity space 4 | 717.8 | 21.0 | 2.9% | 1.00 |
| Alfred Salter Primary School amenity space 1 | 463.1 | 421.1 | 90.9% | 1.00 |
| Alfred Salter Primary School amenity space 2 | 311.2 | 2309.2 | 87.1% | 1.00 |

364. In terms of overshadowing (sunlight amenity), the analysis above shows that three of the amenity spaces analysed in the local vicinity experience material improvements in the well sunlit area on March 21st compared to the OPP and Plot A RMAs. Scape Canada Water Student Housing amenity space 2 experiences an 88% increase in its well sunlit space from the Consented Position with the Proposed Development in place. However, it is the wider developments approved in the vicinity that will overshadow the Scape amenity spaces.

Impact on the Dock

365. Analysis has been undertaken to understand the shadow arising from the Proposed Development on an hourly basis on March 21st and June 21st. The BRE Guidelines make clear in paragraph 3.3.15 that it is commonplace for large areas of the ground to be in shadow in December and so analysis for December 21st has not been undertaken. Analysis for the shadow positions on 21st September would generate the same results as those for 21st March.

366. The results show some additional shadow passing across Canada Water Dock from the Proposed Development between 7am and 9am on March 21st, and by 10am the additional shadow has all but passed. The greatest additional shadow from the Proposed Development occurs at 7am. On June 21st, there is material additional shadow from the Proposed Development over Canada

Water Dock from 5am to 9am; by 11am, the additional shadow from the Proposed Development has all but passed. The greatest additional shadow from the proposal on this date occurs at 5am. The impact of this shadow on ecology of the dock is discussed in the ecology section of this report below. From an amenity perspective given the time of day that the additional shadows will occur (when people are more likely to be moving across and around the dock rather than sitting for extended periods of time) the impact is considered to be acceptable.

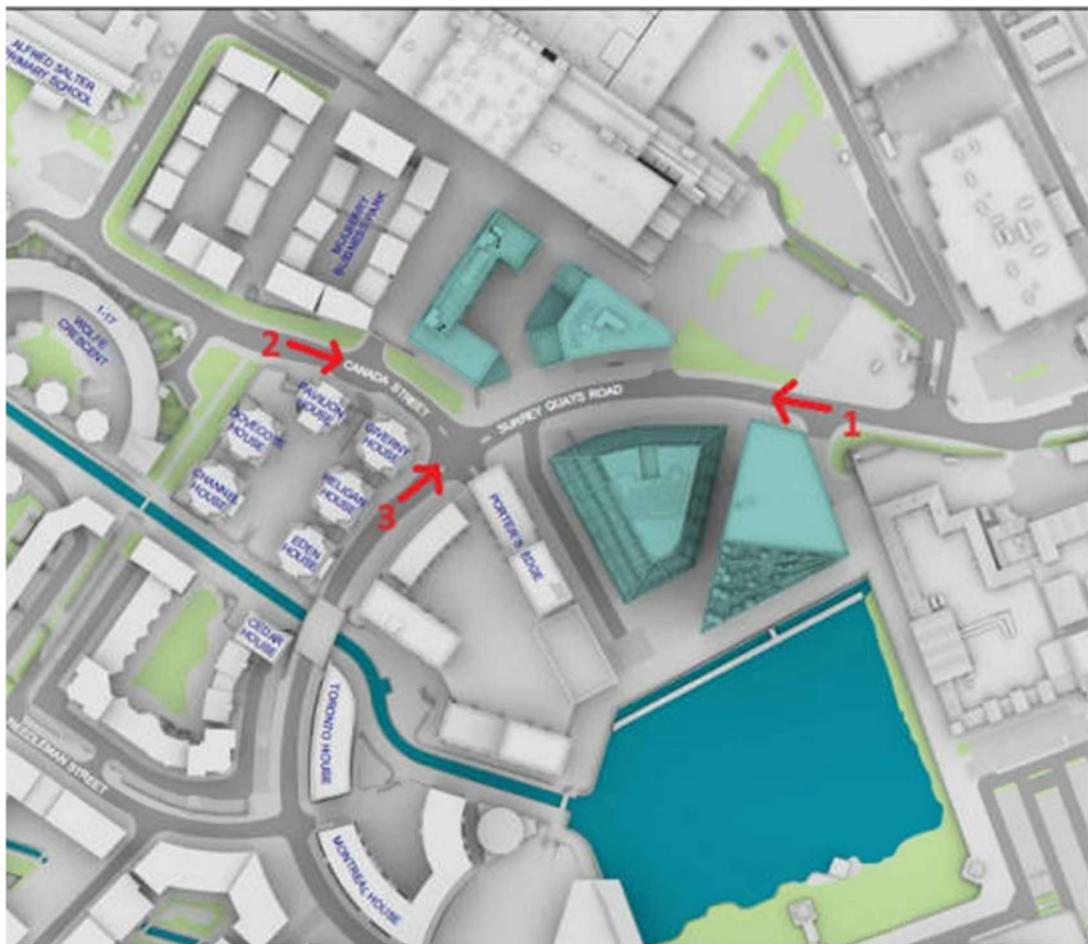
Solar Glare

367. The BRE outline a brief methodology for evaluation of the scale of a solar glare issue:

"If it is likely that a building may cause solar dazzle, the exact scale of the problem should be evaluated... by identifying key locations such as road junctions and windows of nearby buildings and working out the number of hours of the year that sunlight can be reflected to these points."

368. Solar glare was assessed as part of the ES. The assessment considered the potential for solar glare on all days as there is no certainty as to when there will or will not be a cloudless sky. This is to ensure that any potentially adverse instance of solar glare is identified and assessed. It should be noted, however, that for many days throughout the year there will be cloud cover which will prevent or reduce some of the identified instances of solar glare. The assessment is therefore a worst-case scenario for solar glare.

369. The image below identifies the locations tested for solar glare.



370. The solar glare impacts from Plot A were deemed to be acceptable at the time of granting the OPP and subsequent RMAs. For clarity the following impacts were identified:

- Viewpoint 1: shows that there is no solar glare arising from the Buildings A1 and A2 and so the potential for additional solar glare at this location is Negligible and not significant.
- Viewpoint 2: shows that there is the potential for some minor solar glare to occur between April and June. However, this is at the edge of the 30° circle and so not likely to cause any significant disabling glare. Additionally, this is a narrow façade, with rhythmic breaks in the glaze and so any potential solar glare will likely be fleeting and not sustained. Any additional glare arising from Buildings A1 and A2 at this viewpoint is likely to be Minor Adverse and Not Significant.
- Viewpoint 3: shows that there is no solar glare arising from Buildings A1 and A2 and so the potential for solar glare at this location is Negligible and not significant.

371. For Plot B the following solar glare impacts have been identified:

- Viewpoint 1: There is the potential for limited solar glare to occur on the Surrey Quays Road façade of the residential block within the Proposed Development between the hours of 10am and 11am (11am and 12pm if

in British Summer Time) throughout January to April and from August to December (with minimal amounts at 4pm to 4.30pm in February and October). The limited solar reflections are visible between 10° and 30° from the viewer's line of sight (e.g. near periphery) and therefore the impact is deemed to be 'Small'.

- Viewpoint 2: There is the potential for limited solar glare to occur on the Canada Street façade of the residential block within the Proposed Development between the hours of 6am and 7am (7am and 8pm if in British Summer Time) from mid-April to the end of August (with minimal amounts at 4pm February, March, September, October and November). The limited solar reflections are visible between 10° and 30° from the viewer's line of sight (e.g. near periphery) and therefore the impact is deemed to be 'Small'.
- Viewpoint 3: The results show that no glare occurs at this location as a result of the Proposed Development.

Overlooking and privacy

372. With regard specifically to preventing harmful overlooking of dwellings, the 2015 Technical Update to the Residential Design Standards SPD 2011 requires developments to achieve:

- a distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings; and
- a distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.

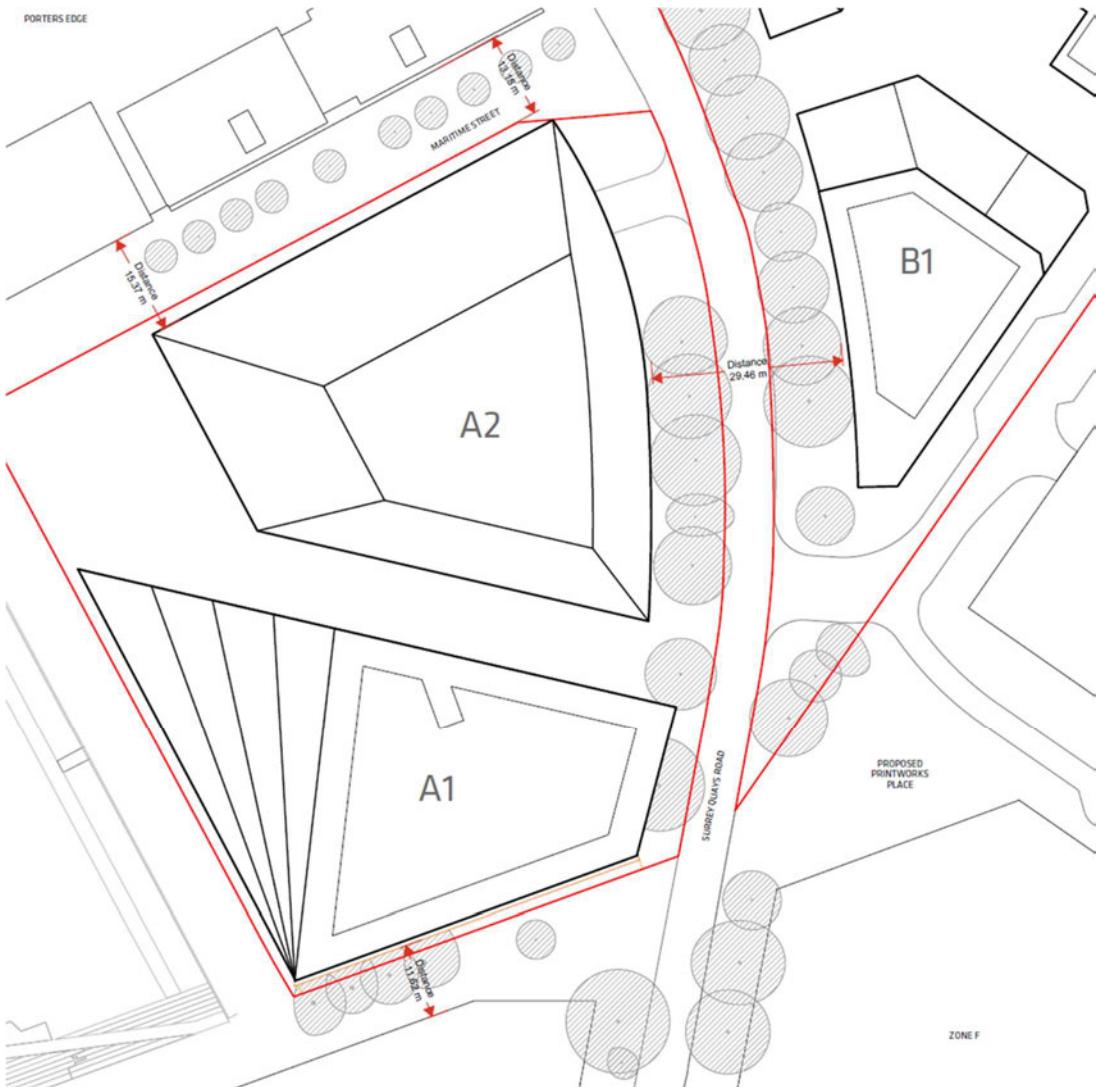


Image above: Plan annotated to show distances between proposed Plot A Buildings and neighbours

373. The relationship between the proposed commercial blocks on Plot A and existing/future neighbours was fully assessed and deemed to be acceptable under the assessment of the OPP 21/AP/2655 and the subsequent RMAs. As the current proposal reflects the approved RMA design for Buildings A1 and A2, and there has been no change to the surrounding context, the impacts will be the same as those recently deemed to be acceptable. Consequently, it would not therefore be reasonable reach a different conclusion in this regard, at this time. in any event, the distances between the commercial blocks and the neighbours at Porters Edge and the future Zone D would exceed the 12m minimum guidance appropriate for building separated by pedestrian thoroughfares

374. For Plot B the new proposal responds well to the existing and emerging context through the positioning of new buildings within the site. Each building will be set in from the site boundaries with landscaped public realm on all sides together with the separation created by existing streets. This relationship will mean that neighbours would still retain an acceptable standard of amenity comparable to the relationships established by the existing built form in this area. As shown in the image below the distance between the proposed blocks and the nearest neighbours would range from 17m – 29m, which is significantly in excess of the

minimum 12m guidance for properties separated by a highway.



Image above: Plan annotated to show distances between proposed Plot A Buildings and neighbours.

Outlook and sense of enclosure

- 375. Both Plots A and B in the current state comprise low level industrial style buildings and hardstanding for car parking and therefore any new, more intensive development of the site would change views of the site and outlook from nearby residential dwellings. However, the site is located within a Major Town Centre, which is characterised by a dense urban grain including a number of existing midrise buildings as well as a number of consented tall buildings (including the 3 buildings granted on Plots A and B as part of the OPP).
- 376. The development would introduce taller, more substantial buildings than those currently onsite and the proposed PBSA block would exceed the height of the OPP proposal for Plot B. Nevertheless, the new buildings would be a high-quality design and would reflect the emerging character of the town centre. As such, it is not considered that any of the surrounding dwellings that look towards the site would experience a harmfully diminished quality of outlook. Given the distance that will be retained between the new buildings and adjacent dwellings the development would not be overbearing or create an

unacceptable sense of enclosure.

Management and maintenance of pbsa

377. The Council's 2015 Technical Update to the Residential Design Standards requires student housing proposal to be accompanied by details of the long-term management and maintenance arrangements of the student accommodation, including details of security. This is in the interests of ensuring that, once operational, the development:

- does not generate adverse neighbour amenity or local environmental impacts;
- is managed and maintained to ensure the continued quality of the accommodation, communal facilities and services; and
- will positively integrate into the surrounding communities

378. An Operator has been identified (VITA) and a draft Management Plan submitted.

The plan was discussed in detail in the earlier section of this report. It covers:

- Staffing:
- Noise and anti-social behaviour:
- Community liaison:
- Security
- Tenancies

379. The draft plan demonstrates that all reasonable steps will be taken to ensure that the PBSA block can operate without causing harm to the amenity for existing residents in the area. A finalised version of the Student Management Plan will be secured as a planning obligation.

Noise and vibration

380. Policy D14 of the London Plan 2021 and Policy P66 of the Southwark Plan 2022 focus on reducing noise pollution. Policy P66 states that development must avoid significant adverse impacts on health and quality of life and mitigate any adverse impacts caused by noise on health and quality of life.

381. The Noise Policy Statement for England paragraph 2.23 and 2.24 has two aims, namely, to avoid significant adverse impacts and to mitigate and minimise adverse impacts.

382. Noise implications for the proposed development are considered from 3 principle considerations: plant, operational noise resulting from the scheme and transport.

Plant noise

383. Subject to the recommended conditions to control plant noise levels no significant harm would arise in this regard.

Operational noise

384. The proposed mix of uses is appropriate for this mixed use, urban location. The buildings have been designed with appropriate acoustic facades and fenestration to assist with soundproofing. Mechanical ventilation is proposed to ensure that windows can remain shut at night if required. Subject to conditions to control the hours of operation for the commercial units, the community centre and use of the terraces together with appropriate soundproofing measures for the different elements of the buildings it is not considered that the proposals would give rise to a level of noise and disturbance that would harm residential amenity.

Transport related noise

385. The proposed buildings have been designed to respond to their location adjacent to main roads and the jubilee underground line. The development has been designed to take account of road noise and vibration impacts from the London Underground line. Appropriate materials have been chosen for the building fabric together with necessary glazing and mechanical ventilation to ensure that a good standard of amenity for future occupiers can be achieved and that the EPT recommended conditions can be met.

Odour

386. Conditions should be attached requiring the submission of extraction and ventilation details for any restaurant uses within the development or any other users where hot food preparation is to take place.

Public noise nuisance

387. As discussed in the earlier section of this report a Student Management Plan has been submitted setting out how the management company, would operate the accommodation so as to limit sources of human noise disturbance to neighbours. The outdoor amenity spaces have the greatest potential to cause disturbance to surrounding residents, and as such these will be limited to the following hours of opening:

- 08:00-22:00 all days of the week, including Bank Holidays (this reflects the hours approved on other external terraces proposed in adjacent schemes).

The other potential source of public noise nuisance would be the proposed commercial units on Plot B. For example, a café/restaurant function, and any entertainment or music taking place incidental to this function could harm the amenity for occupiers of the proposed dwellings. In order to limit any risk of public noise nuisance, the following opening hours limitations should be imposed on the planning permission.

- 07:00-23:00 Mondays to Saturdays; and
- 07:00-22:00 Sundays and Bank Holidays.

388. The Councils Environmental Protection Team have been consulted and have confirmed no objection subject to the recommended conditions.

Agent of change

389. Policy D13 of the London Plan 2021, the Agent of Change, states that new noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.

390. The site is located within a Town Centre where it is anticipated that a variety of commercial and residential uses will co-exist. Residents living in a town centre location with the benefits that it brings in terms of excellent transport links and access to facilities will also experience a different living environment to residents living in a more suburban location. Nevertheless, all reasonable steps should be taken to ensure that mixed use locations can operate successfully.

391. The proposed buildings have been designed to respond to their location in an area which comprises a mix of residential and commercial uses including road noise and vibration impacts from the London Underground line. The residential buildings on Plot B have been designed in the knowledge of a potential large format cultural venue operating from the former Printworks Building and with the knowledge of potential pollution from Printworks and Surrey Quays Road which will both be busy roads with bus routes and servicing vehicles. Appropriate materials have been chosen for the building fabric together with necessary glazing and mechanical ventilation to ensure that a good standard of amenity for future occupiers can be achieved and that the EPT recommended conditions can be met.

392. For the reasons set out above and in other relevant sections of this report, it is considered that the proposal has been designed to ensure that the technical considerations such as adequate servicing, ventilation, mitigation of noise and vibration have been robustly considered. Subject to the relevant conditions, the development will provide a mix of residential and commercial accommodation in a town centre location in accordance with Policy D13 and there would be no substantial conflict between the proposal and existing and future land uses in the immediate vicinity.

Transport and highways

393. Chapter 9 of the NPPF seeks to ensure that transport issues are properly addressed as part of development proposals. Proposals must assess the impact upon existing transport networks, promote and maximise opportunities for sustainable transport modes whilst mitigating any adverse transport related environmental effects and must make a significant contribution to improving accessible movement and permeability as a key priority for place making. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. This approach is reflected in Chapter 10 of the London Plan and Southwark Plan Policies P49 – P55, which

require development proposals to maximise sustainable modes of transport by minimising car journeys, to deliver enhanced walking and cycling opportunities and safe, accessible routes to public transport. Developments should be car free save for disabled parking provision and mitigation will be secured where necessary to address impacts upon the road and public transport networks to serve new developments.

394. This application was accompanied by a Transport Statement, Travel Plan and a Service and Delivery Plan specific to the proposed uses each building. The documents have been reviewed by the Council's Transport Policy and Highways Teams and TfL.

Site layout

395. The development provides the opportunity to greatly improve the pedestrian and cycling environment, moving away from the current car-based and car parking dominated layout of the retail stores. In particular, the improved Maritime Street and 'Boulevard' would overcome the severance of the current layout, providing key pedestrian routes between the Canada Water Station and central quarter of the Canada Water Masterplan, and the existing and emerging residential developments. The proposed quiet street in Plot B (Green Street) would provide a safe and pedestrian friendly environment that will accommodate the servicing requirements for the residential units whilst reducing impact on the surrounding street network.
396. The proposal has been designed to accommodate vehicle movements associated with servicing and deliveries, car parking for mobility impaired motorists, and access for emergency vehicles. Vehicular access to Buildings A1 and A2 is proposed in one location only. Specifically, into the ground floor of Building A2 from Surrey Quays Road close to the junction with Maritime Street. The existing vehicle access points on Surrey Quays Road would be removed as these would no longer be required and would therefore be reinstated with footways to provide enhanced public realm.
397. Servicing for the PBSA use and commercial units in Plot B would take place from loading bays on Printworks Street and as discussed above the new dwellings would be serviced from their own internal road. The surrounding streets would be landscaped to improve the public realm in this part of the site.
398. In order to improve permeability through the masterplan site, a public cycle and pedestrian only route is proposed between the Buildings A1 and A2 (The boulevard) as well as enhanced pedestrian and cycle routes along Maritime Street and the Dock Edge. Plot B would also facilitate a quiet residential route from Printworks Street to Surrey Quays Road via the internal courtyard.

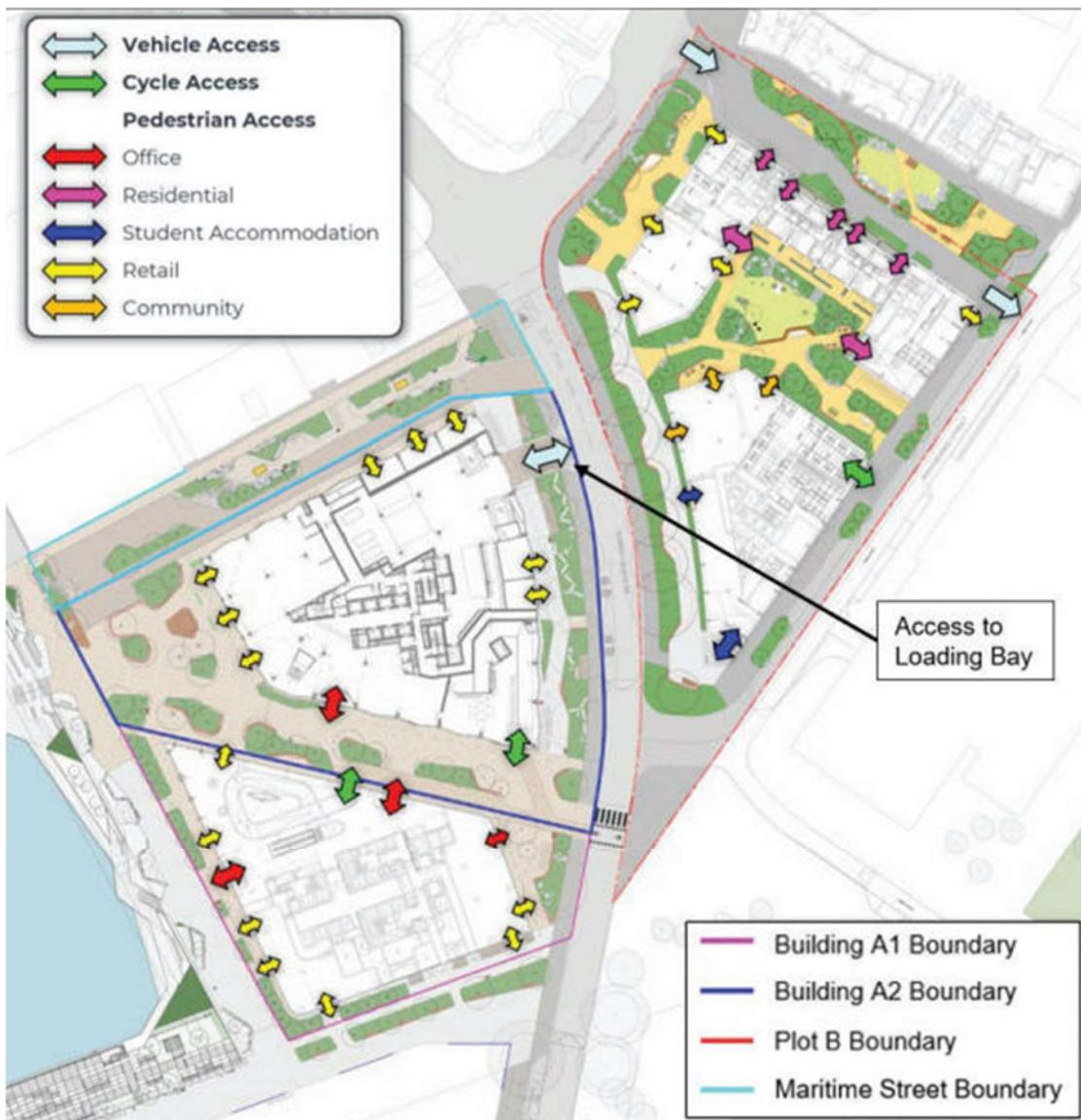


Image above: Proposed access arrangements

Trip generation

399. Policy T4 of the London Plan requires development proposals to ensure the impacts on the capacity of the transport network are fully assessed and that any adverse impacts are mitigated. Policies P45, P49 and P50 of the Southwark Plan require developments to minimise the demand for private car journeys and demonstrate the public transport network has sufficient capacity to support any increase in the number of journeys by the users of the development.
400. Given the car-free nature of the proposals (apart from two Blue Badge parking spaces for the Plot A and 3 Blude Badge spaces for the residential uses in Plot B), the trips associated with the various uses will predominately be by sustainable travel modes including on public transport, by bicycle and on foot.
401. A multi-modal trip generation assessment has been undertaken by the applicant. The table below sets out the proposed total person trips by mode.

| Mode | AM (0800-0900) | | | PM (1700-1800) | | | Daily | | |
|------------------------|----------------|------------|--------------|----------------|--------------|--------------|---------------|---------------|---------------|
| | In | Out | Total | In | Out | Total | In | Out | Total |
| Underground | 974 | 149 | 1,123 | 114 | 917 | 1,030 | 4,148 | 4,113 | 8,261 |
| Overground / Rail | 616 | 64 | 681 | 49 | 571 | 621 | 2,444 | 2,389 | 4,833 |
| Bus | 530 | 67 | 596 | 51 | 494 | 545 | 2,171 | 2,137 | 4,307 |
| Taxi | 8 | 1 | 9 | 1 | 7 | 8 | 33 | 33 | 66 |
| Motorcycle | 13 | 2 | 15 | 1 | 13 | 14 | 55 | 54 | 109 |
| Car Driver & Passenger | 2 | 1 | 3 | 1 | 2 | 3 | 12 | 13 | 25 |
| Bicycle | 279 | 34 | 313 | 26 | 261 | 286 | 1,138 | 1,119 | 2,257 |
| On foot | 363 | 41 | 403 | 31 | 337 | 368 | 1,456 | 1,427 | 2,882 |
| Other | 10 | 1 | 11 | 1 | 10 | 10 | 40 | 39 | 79 |
| Total | 2,794 | 360 | 3,154 | 276 | 2,610 | 2,886 | 11,496 | 11,323 | 22,819 |

402. It is forecast that the development will generate a total of 22,819 daily trips, of which 3,154 and 2,886 will be undertaken during the AM and PM peaks respectively. The majority of trips would be undertaken using public transport (underground, overground and bus), with the remainder being undertaken by walking and cycling and a very small number of vehicle trips. The trip generation of the current proposals for Plot B will result in a significant decrease in peak hour and daily trips in comparison with the consented OPP, and in particular trips made by public transport. In total, the current proposals are forecast to result in a net change of 10,058 less daily two-way trips by all modes, in comparison with the OPP.

403. The impact of the development on public transport and the road network can be accommodated subject to the necessary s106 obligations to be secured towards strategic and borough highways and transport improvements as well as contributions towards cycle hire options and the delivery of onsite public realm enhancements as set out in the full in the relevant section of this report.

404. The submission included a Travel Plan setting out how the operator will promote sustainable transport modes.

Pedestrian comfort

405. This Outline application included an assessment of Pedestrian Comfort Levels (PCL) in accordance with TfL Guidance. The assessment demonstrated that it is necessary to widen the existing Albion footbridge to provide comfort levels in line with TfL recommended PCL guidance in order to accommodate the additional capacity which will be generated by the proposal. These improvements were secured in the s106 agreement attached to 21/AP/2655 and it is appropriate to secure the same provision for this new proposal given the proposed commercial uses in Plot A.

Pedestrian and cycle access

406. This proposal will significantly enhance the quality of pedestrian and cycle

routes within the vicinity of the site. At the present time the site is dominated by hard standing, routes are restricted to the perimeter of buildings on the existing street network with no permeability through the site and limited opportunities for soft landscaping or seating. Pedestrian and cycle routes are shared but with limited intentional design features to manage this relationship. The Plot A design includes pedestrian routes on all sides of the buildings and between buildings A1 and A2 (the boulevard). The proposed enhancements to Maritime Street, the Albion Bridge and Dock Edge will offer more attractive and safe pedestrian/cycle routes that connect to the wider area. There are no designated cycle routes but the shared space will be appropriately managed through the detailed design and location of landscape features which will naturally slow down cyclists. Significant landscaping is proposed which will make the routes attractive to pedestrians whilst making the site more permeable. Enhanced lighting and natural surveillance will enhance the safety and security for users.

407. The proposed entrances to the Building A1 and A2 for visitors and cyclists are well planned, logical and high quality.
408. For Plot B, pedestrian access would be provided in various locations from Printworks Street, Surrey Quays Road and Canada Street, as well as the internal courtyards. Access to the student cycle store is proposed from Printworks Street, and residential cycle stores from internal courtyards, in turn accessed from Printworks Street and Canada Street. The enhancements to the existing street network as well as introducing a new 'quieter route' through the courtyard will enhance permeability for pedestrians.

Delivery and servicing

409. London Plan Policy T7 deals with servicing and delivery arrangements during construction and end use. With respect to end use, the policy requires provision of adequate space for servicing, storage and deliveries to be made off-street, with on-street loading bays only used where this is not possible.

Plot A

410. Both Building A1 and A2 will have separate off-street servicing areas for delivery and servicing activity within the combined loading bay in the basement of Building A2. To minimise and manage the number of vehicle movements and control the vehicle size and type arriving at the site, the use of off-site consolidation of deliveries is proposed.
411. The servicing area provides a total of:
 - 4no. vehicle servicing bays, comprising:
 - 3no. 8m vehicle bays (shared with portable waste compactors)
 - 1no. 10m vehicle bays
 - 2no. accessible Blue Badge parking bays
412. All of the parking and servicing bays will be fully equipped with electric vehicle charging facilities. It is noted that the service bays shared with the waste compactors would accommodate up to 8m vehicles for general servicing

activity. The vehicle servicing area has been designed to allow all vehicles to enter and exit the site in a forward gear. Goods to Building A1 will be transferred via a basement corridor, with goods lifts provided in each building to allow the movement of goods between different levels.

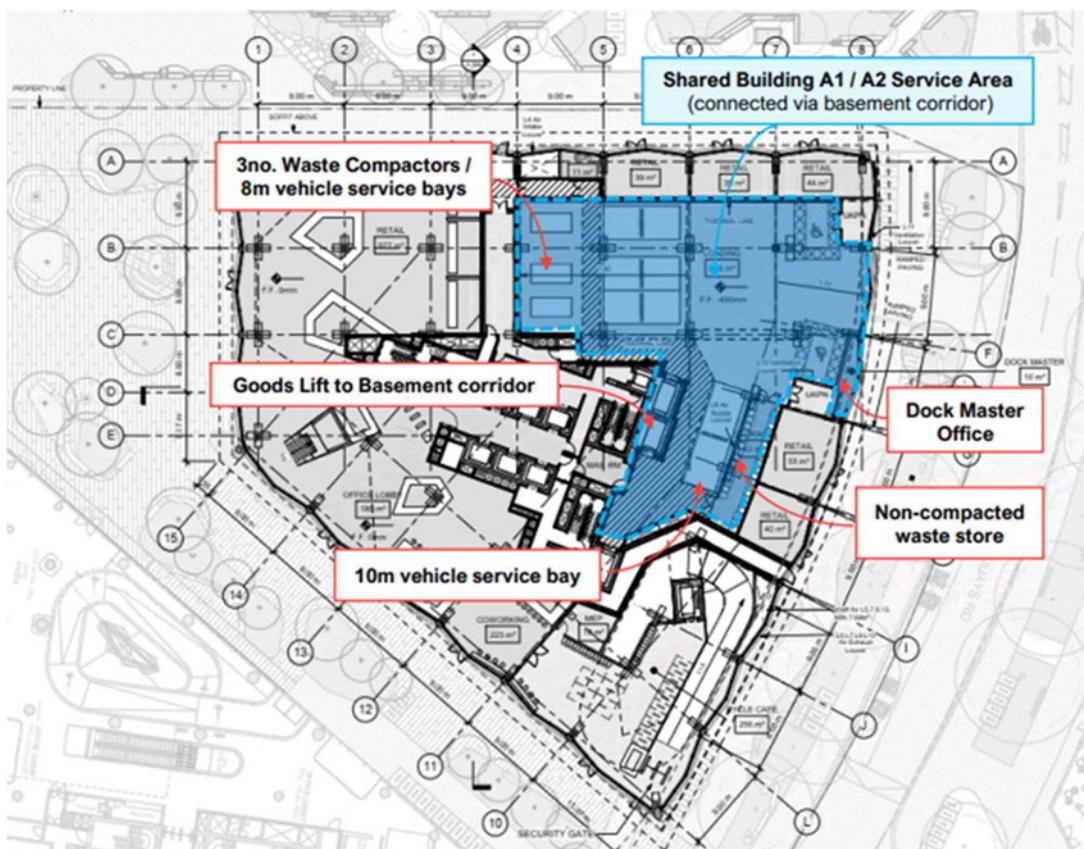


Image above: Vehicle servicing area and layout for A1 and A2

413. With a consolidation strategy in place, maximum daily deliveries are estimated at 111 vehicles per day (a management strategy will ensure that deliveries are avoided during the peak hour). A 12 hour delivery and servicing window is proposed working on 0700-2100hrs (excluding the typical morning and evening peak hour). This would mean an average of 9 vehicles per hour. The assumption is that delivery and servicing vehicles are only at the site for 15mins, which would mean capacity for 16 vehicles per hour. The applicant's analysis suggests a peak of 14 vehicles in an hour. Personal deliveries at work will be restricted through tenancy agreements. Servicing is restricted to 07:00 to 21:00 on Mondays to Saturdays and 09:00 to 18:00hrs on Sundays & Bank Holidays (with an additional exclusion of 08:00 – 09:00 and 17:00 – 18:00 to minimise peak hour traffic). These restrictions should be controlled via condition.
414. Deliveries by bicycle will be encouraged and made direct to the site. Any servicing timing restrictions do not apply to cargo bike deliveries. Cargo bikes will make use of the on-site post room located in the ground floor of Building A1 or the dedicated servicing area in Building A2, that offer facilities to enable for the safe and efficient use of cargo bikes within the site. Whilst the majority of vehicular servicing deliveries will be consolidated, a proportion will be 'direct to site' including local suppliers that are closer to the site than the off-site consolidation centre; and specific retail supplies where the double-handling of

goods may not be acceptable, for instance fresh and perishable goods. These deliveries will be pre-booked within the delivery booking system accordingly.

Plot B

415. For Plot B the assessment indicates that 117 daily servicing trips will be generated, although of these trips the majority would be undertaken by cycle/motorcycle with the remaining 30 daily servicing trips being undertaken by car, LGV or HGV. Deliveries and servicing for Plot B is currently proposed to take place primarily from Printworks Street, in the form of two inset loading bays. Limited servicing is also proposed to take place from Green Street. There are no formal/delineated loading bays on Green Street, and it is understood that servicing along this extent will be limited to waste collection only. This is acceptable, but should be reinforced with appropriate access controls to prevent inappropriate use taking place (bollards have been identified on the submitted plans). The principles of the proposed delivery and servicing arrangements are broadly acceptable, subject to Printworks Street being designed to an adoptable standard (this will be an adopted street as secured in the s106 agreement).



416. A detailed DSMP to be submitted prior to occupation of the development should be secured in the S106 agreement.

Cycle parking and cycle hire options

- 417. London Plan Policy T5 sets minimum cycle parking standards for different uses. Southwark Plan Policy P53 sets out a higher requirement than the London Plan standards.
- 418. For Building A1 a total of 1,210 long stay and 236 short stay spaces will be provided, of which 34 spaces will be sized for accessible/non-standard spaces. The cycle facilities will include secure storage, 948 lockers and 101 showers. The facilities are located within the 3 lower floors of the building. The provision is high quality and gives appropriate emphasis to cycling as a means of travel to work.
- 419. For Building A2 a total of 672 long stay and 56 short stay spaces will be provided, of which 48 spaces will be sized for accessible/non-standard spaces. The cycle facilities will include secure storage, 530 lockers and 60 showers. The provision is high quality and gives appropriate emphasis to cycling as a means of travel to work.
- 420. On Plot B cycle parking would be provided in accordance with London Plan standards. The 557 long-stay spaces for the PBSA units are proposed at basement, ground and first floor level of building B1. Access to the stores is proposed via a single lift and stairs with a wheel channel. In addition to the standard long-stay provision, a further 8-12 shared pool bikes are also proposed to be provided, which is welcomed. The shared pool bikes must be maintained in perpetuity, and full details of the shared pool bike provision should be secured by condition.
- 421. A total of 140 long-stay cycle parking spaces are proposed to serve the residential units. These are to be located on the ground and first floors of B2, and served by a single lift alongside stairs with a wheel channel. The residential long-stay cycle parking provision is proposed in the form of 5% accessible/larger sheffield stands, 15% sheffield stands, and 80% two-tier racks. The split of stand types is acceptable in principle.
- 422. The long-stay cycle parking for the retail and community uses on Plot B will be provided within the curtilage of each unit during the fit-out stage. This is acceptable in principle, given the relatively low requirements for these units. A total of 49 short stay spaces for Plot B will be provided in the public realm, provision should be secured by the recommended condition.
- 423. It is proposed to provide a cycle hire docking station within Plot B as well as funding for a TfL docking station. This should be secured in the s106 agreement.
- 424. Legible London signage should also be secured in the s106 agreement.

Car parking

- 425. Policy T6 “Car Parking” of the London Plan requires developments in locations with existing and future high public transport accessibility to be car-free, save

for adequate parking for disabled people. Specific requirements for different uses are set out in Policy T6.1 through to Policy T6.4, while Policy T6.5 deals with non-residential disabled persons parking. Southwark Plan Policy P54 "Car Parking" echoes the London Plan, promoting car-free development in zones with good public transport accessibility. It requires car-free non-residential proposals in CAZ locations, and for any disabled parking to be provided on-site and supported by EVCPs.

- 426. The development on Plot A is proposed to be 'car free' with the exception of 2 accessible car parking spaces to be provided within the ground floor loading bay/service yard in Building A2. The servicing area will be highly managed through the use of a vehicle booking system and a loading Dock Manager will be present at all times to manage/direct vehicles upon arrival. The Blue Badge parking bays will also be managed as part of this, with servicing vehicles movements held by the Dock Manager until the service area is cleared by the driver of the vehicle to prevent vehicle-pedestrian conflicts. The service area will also provide demarcated pedestrian routes using surface hatching to maximise safe movements. In terms of routing from the A2 parking area to Building A1, a route via the A2 lobby has been identified as part of the design coordination process to minimise travel distance for users. The appropriate access clearance will be controlled as part of the Building Management strategy accordingly. An alternative route is also provided via the public realm, should users prefer.
- 427. For Plot B The proposed development is car-free (with the exception of blue badge parking), which is supported in principle given the excellent accessibility of the site. 3 blue badge bays are proposed within the site, accessed via the Green Street. 2 of these bays are proposed to serve the 75 residential units, which equates to approximately 3% of units as required from the outset by the London Plan. The remaining blue badge space is proposed to serve the PBSA units. There are no specific standards for blue badge parking for PBSA, but given the accessibility of the site and opportunities for non-car based and step free travel, this provision is acceptable. All spaces should be fitted with EVCP and should be secured by the recommended condition.

Printworks Street

- 428. When the transformation of Canada Town Centre is realised Printworks Street would be one of the principle vehicular routes in the Town Centre, linking Quebec Way to Surrey Quays Road, providing a key bus route and in the future, bus stand facilities within the developed Printworks building. Printworks Street has been approved as part of the British Land Masterplan as a one-way street because it was the only deliverable option within the constraints of the BL application site boundary. However, it was always an aspiration of the Council and TfL that the street would be a two way street if possible to aid movement through the town centre and reduce delivery and servicing traffic on Quebec Way if servicing could take place via Surrey Quays Road.
- 429. Delivery of a two way street would require a joint approach and land to be made available from all adjacent landowners (currently this would be British Land, AIRE and Scape). The s106 agreement that forms part of the OPP (21/AP/2655) for this site and the s106 agreement linked to the Scape Co-

Living Scheme 23/AP/0543 secures the necessary land required from AIRE and Scape to deliver a two way street as well as proportionate sums towards the cost of delivery. The s106 agreement for the British Land scheme obligates the Developer to work with adjacent landowners to deliver a two-way street if possible.

430. AIRE has been engaging with adjoining landowners to design a coordinated two-way street but at this stage it is not possible to confirm that a two-way street can be delivered within an agreed timeframe. As such, it is necessary to ensure that the proposals for Plot B can be delivered and operated successfully with a one-way street option without prejudicing the potential for future conversion to a two way street.
431. The detailed proposals for Plot B include a detailed design for a one-way carriageway along Printworks Street to serve the development. The design has taken account of levels and drainage constraints imposed by adjacent developments. The proposal has been scrutinised by Highways and Transport Policy officers and deemed to be acceptable. The one-way design will link into the existing Scape development and would not prejudice the delivery of the approved British Land proposals for Printworks Street.
432. In order to demonstrate that it is possible for Printworks Street to be constructed as a two way street (implementation to be undertaken by Southwark Highway Authority at the point of securing the required land from AIRE and Scape, at a time when implementation can be coordinated with British Land) a number of plans were submitted to demonstrate how a two way street could be designed. The information submitted demonstrates that appropriate levels and drainage could be achieved, how a temporary arrangement could work if a one-way street were to be implemented adjacent to Plot B whilst British Land are still constructing the adjacent Zone H and then design options for the final solution of a two way carriageway. The plans have been scrutinised by Highways and Transport Policy officers and deemed to be sufficient for this stage of the process.
433. The s106 agreement should secure the following:
 - Adoption of the one-way carriageway
 - Land to be made available for the Highways Authority to deliver a two-way carriageway when notice is served on the Owner
 - A proportionate sum towards detailed design fees (noting that £40,000 towards design fees has already been paid as part of the OPP 21/AP/2655)
 - A proportionate sum towards the construction costs associated with the delivery of the two-way carriageway.

Healthy Streets

434. London Plan Policy T2 requires development proposals to demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance. The development provides the opportunity to greatly improve the pedestrian and cycling environment, moving away from the current car-based and car parking dominated layout of the town

centre.

- 435. Active travel assessment shave been submitted to identify existing pedestrian and cycle routes in the vicinity and any improvements required.
- 436. This application is car free save for 2 disabled spaces for the commercial buildings and 3 for the residential uses thus promoting walking, cycling and use of public transport. Contributions will be secured for sustainable transport modes to accommodate the demand created by future occupiers of the site. The scheme has been designed to enhance public realm around the site. The scheme has been designed to minimise air and noise pollution as much as possible.
- 437. Travel plans have submitted. The plans set out the measures that will be taken to maximum sustainable modes of transport for staff and visitors.

Transport summary

- 438. Overall the transport and traffic related implications have been fully considered. The Council's Highways and Transport Teams are satisfied with the proposal. The scheme minimises vehicle movements by prioritising use of public transport, walking and cycling, and by encouraging consolidation of deliveries. As such it conforms with the policies promoting sustainable travel. A range of improvements to public transport infrastructure, and to local streets, are important and necessary to mitigate the impacts of this large scale development. The necessary mitigation should be secured in the s106 agreement.

Refuse storage arrangements

- 439. The application was accompanied by a Waste Management Strategy for Plot A1, A2 and B. The strategy identifies likely volumes of waste that will be generated and required storage capacity. It is proposed that the commercial tenants, will as part of their fit-out provide suitably sized interim waste storage areas within their tenanted premises for the temporary storage of waste, mixed recyclables, glass and food waste (where relevant). On a regular basis, facilities management staff will transport waste from both A1 and A2 offices into the basement. The main waste storage areas will be provided with three 10.7m³ portable compactors for the storage of refuse and recycling, 360 litre wheeled bins for glass wastes and 240 litre wheeled bins for food waste. Refuse storage and collection will be managed within the basement and taken to a collection point in the loading bay within Building A2. The smaller retail units in A1 and A2 will also benefit from private waste collection.
- 440. For Plot B estimated household waste capacity has been designed into the scheme based on the GLAs latest waste metrics (35% refuse, 55% recycling and 10% food waste). As part of their move in packs, each resident will be provided with details relating to the waste management facilities provided for them to dispose of their wastes, how the waste facilities should be used, and how the wastes should be transported to the main waste storage area.

- 441. For the residential Block B2 each dwelling will be provided with segregated waste bins. The ventilated bin stores in each core can accommodate 3 x 1,100 litre Eurobins for refuse and 5 for recycling, and 4 x 240 litre wheeled bins for food wastes. The stores can accommodate bulky items. Facilities Management will manage the communal bins stores. On collection day waste will be collected directly from the stores. Vehicles are able to park immediately adjacent to both stores. Tracking details have been provided.
- 442. For the PBSA block, the building operator will be responsible for the collection and removal of waste from the communal areas (i.e kitchens, lounges etc.) to the communal bin stores. Students will be responsible for the removal of all waste from their bedrooms/private areas to the communal bin stores. The scheme has opted to utilise 1,100 litre Eurobins to store the refuse and recycling, and 240 litre wheeled bins for food waste generated by the PSBA development. All waste is to be collected via a licensed private contractor which will enable greater control over the frequency of collections and collection times.
- 443. The loading bay on Printworks Street will be used for all refuse collections. The private collection refuse vehicle will have sufficient room to enter and leave in forward gear, using the loading bay as part of the collection process. The waste contractor will collect all refuse bins from the designated bin store.
- 444. For the commercial and community use within Plot B, it is proposed that the tenants in each unit will each as part of their fit-out provide a suitably sized waste storage area within their tenanted premises for the storage of waste and recyclable materials. The individual tenants will appoint a suitably licensed waste management contractor to collect their wastes.
- 445. The refuse arrangements should be secured by condition.

Environmental matters

Construction impacts

- 446. Construction of the Proposed Development is anticipated to be undertaken over an estimated 5-year period, with demolition on Plot B commencing in Quarter (Q) 4 of 2026. Construction will commence on Building B1 in Q1 2027 and the completion of the Proposed Development is expected by the end of Q2 2032 with the completion of Building A1. It should be noted that the occupation of the buildings will likely be phased, therefore the earliest occupation of the Proposed Development is Q4 2029 (Building B1).
- 447. The ES considers the impact during construction in respect of daylight, sunlight, overshadowing, light spill, and solar glare. It is considered that the potential impacts would vary throughout the demolition and construction phases and gradually increase to the potential effects identified for the Completed Development. During the construction works, a number of tall cranes are likely to be present on-site. It is considered highly unlikely that any impact in relation to daylight, sunlight, overshadowing, light spill or solar glare will be caused to neighbouring properties as a result of these cranes and

construction related activities. Any effects would be temporary, and most likely negligible in significance. Effects are likely to steadily increase as the superstructure is built and then clad. Those effects that are perceptible, as the superstructure and cladding progress, will be similar to those during the completion and occupation of the Proposed Development. Subject to the submission of a detailed CEMP which will set out controlled construction hours it is not considered that an unacceptable level of harm will arise.

448. The submitted Transport Assessment includes analysis of the potential impacts of construction traffic as well as an outline strategy to reduce and manage harmful effects. An outline CEMP has been submitted; the document covers the key elements that the Council would expect to be set out in a detailed strategy to ensure that any harmful impacts arising from construction can be minimised. Detailed CEMPs will be secured as part of the s106 agreement to ensure that construction impacts are controlled, minimised and mitigated.

Land contamination

449. A desk top ground investigation assessment report for each plot has been submitted and appropriate conditions requiring further intrusive surveys, remediation and verification are recommended.

Energy and sustainability

450. Chapter 9 of the London Plan deals with all aspects of sustainable infrastructure and identifies the reduction of carbon emissions as a key priority. Policy SI2 requires all developments to be net zero carbon with a minimum onsite reduction of 35% for both commercial and residential. Non-residential development should achieve 15 per cent reduction through energy efficiency measures.
451. Southwark Plan Policies P69 and P70 reflect the approach of the London Plan by seeking to ensure that all developments are net zero carbon with a 100% on-site reduction against the Part L 2013 baseline (now updated to 2021 baseline). Non-residential developments must achieve a minimum 40% onsite reduction, achieve a BREEAM rating of 'Excellent' and include measures to reduce the effects of overheating using the cooling hierarchy. Where a development cannot reduce its operational carbon emissions to zero, any residual carbon emissions must be offset to meet the net zero target. Offsetting is achieved by way of a financial contribution towards the 'Green Buildings Fund', Southwark's Carbon Offset Fund, for the total residual emissions of the development.

Energy - carbon reduction

452. The energy strategy for new developments must follow the London Plan Hierarchy (be lean/ be clean/ be green/be seen) and this must be demonstrated through the submission of an Energy Strategy with applications and post construction monitoring for a period of 5 years
453. Separate energy strategies and GLA carbon emissions spreadsheets have

been submitted for Buildings A1, A2, B1 and B2.

454. Each building will achieve the following carbon emission reductions over 2021 Part L of the Building Regulations.

- A1 will achieve 13% (the RMA for A1 assessed against the 2013 Regulations would have achieved 52%)
- A2 will achieve 17% (the RMA for A2 assessed against the 2013 Regulations would have achieved 52%)
- B1 will achieve 12%
- B2 will achieve 71%

455. The onsite carbon reductions for the non-residential buildings A1, A2 and B1 would not meet the policy requirement of minimum 40% onsite reduction. However, this is due to the change in baseline requirements under the 2021 Regulations which affects how onsite savings can be calculated.

456. The energy strategies have been scrutinised by sustainability officers in the Policy Team and it has been confirmed that all opportunities to reduce carbon emissions have been exploited taking into the account the proposed land uses and site constraints and the maximum onsite reductions have been achieved. The shortfall for 100% zero carbon will be met by way of a carbon offset payment which would accord with current adopted policies. To this end the following payments would be payable using the 2021 Part L baseline

- Building A1 £564,490 (5,942 tonnes x £95)
- Building A2 £248,805 (2,619 tonnes x 30 x £95)
- Building B1 £217,360 (2,288 x £95)
- Building B2 £25,175 (265 x £95)

Be Lean (use less energy)

457. The proposed development for Building A1 will incorporate the following passive design features:

- A window G-value of 0.28 in the office areas to reduce overheating risk and reliance on mechanical cooling
- The use of exposed concrete slabs internally provides high thermal mass to moderate the cooling loads particularly with the potential for night cooling offered by openings in the facade
- Low air permeability reduces leakage through the façade
- High levels of envelope insulation to reduce energy demand
- Provision of the potential for natural ventilation through the year
- Optimised glazing ratio to reduce solar gains whilst ensuring access to daylight.
- Energy efficient lighting and lifts

458. The proposed development for Building A2 will incorporate the following passive design features:

- A window G-value of less than 0.3 in the office areas to reduce overheating risk and reliance on mechanical cooling

- Optimising the solid-glazing ratio to both reduce excessive solar gains and the need for cooling and encourage the benefits of daylighting.
- High performance opaque envelope elements.
- Efficient double-glazed windows.
- Improving airtightness.
- Optimising thermal insulation for opaque elements, minimising heat loss.
- Mitigating thermal bridging by detailing wherever possible to limit heat loss at initial stage.
- Including openable windows to enable effective mixed-mode natural ventilation and passive cooling.
- Low Emissivity coated glass and low G value to reduce unwanted solar gains.

459. Façade design can have a large impact on whole building energy consumption by controlling the flows of energy in and out of the building. For both Buildings A1 and A2 solar analysis was conducted to understand the Proposed Development's solar exposure. This was then used to determine the glazing ratios and shading requirements across and up the buildings, and on each facade face. For both Buildings A1 and A2 this enabled the facade treatment to be more glazed on the North façades to maximise daylight availability. On the South, West and East façades the articulation of the solid facade areas, rivel depths and shading fins reflect the need to limit solar gain in some areas more than others. This initial solar analysis and facade articulation was then used to develop the energy model to understand the energy performance. Alongside this solar study daylight analysis was also undertaken to understand the balance between limiting solar gain and maximising daylight.

460. For B1 and B2 the buildings have been designed with enhanced thermal performance reducing space heating demand in winter. Balanced ventilation via MVHR removes need for trickle vents, reducing the infiltration rate, improving air tightness and allowing heat recovery. A high standard of envelope air tightness is proposed. Enhanced glazing performance minimises risk of summertime overheating for the development. The glazed elements incorporate passive external shading and low g-value glazing to ensure an energy efficient balance between daylight levels and solar gain throughout the year. External window shades, recesses and overhangs are integrated into overheating analysis to limit excessive passive solar gains in summer while meeting the requirements of daylight studies.

461. Glazing areas and locations have been optimised to maximise natural daylight penetration whilst minimising overheating and acoustic studies have informed the feasibility of natural ventilation via window openings on each façade and informed the HVAC design of the site.

462. For the BBSA Block (B1), acoustic assessment combined with TM59 modelling confirms that summer cooling via mechanical systems is not required to pass Part O, apart from background ventilation systems. Acoustic vents will be implemented where required to ensure appropriate indoor noise levels as well as allowing natural ventilation to mitigate overheating.

Be Clean (supply energy efficiently)

463. Both buildings propose an all electric heating and cooling strategy. The possibility of employing a decentralised energy network has been investigated. Currently there is no district heating network available. However, a plan is under development and a new network might become available in the coming years. The development has been designed to allow future connection to a district heating network should one become available. Ongoing review of the possibility to connect should be secured in the s106 agreement.

Be Green (Use low or carbon zero energy)

464. For building A1 an all electric energy system is proposed comprising installation of PV panels and ASHP for heating and cooling.

465. An all-electric building with roof mounted PVs and heating and cooling systems serviced by hybrid air source heat pumps and water cooled chillers with high seasonal efficiencies have been proposed for Building A2. Two ASHPs will be provided on the roof level plant area with all associated equipment in the basement plant area. Further to this, cooling towers will provide hydraulic free cooling capabilities. To deliver fresh air, demand control ventilation systems with low SFPs and heat recovery will be used.

466. For the PBSA block (B1), the building's high annual demand for domestic hot water would be met via a high efficiency air source heat pump and water source heat pump system.

467. For the residential block (B2), heating will be provided to the development by central heating plant consisting of air source heat pumps. Each apartment unit contains a heat interface unit, a highly insulated unit comprising of plate heat exchangers to hydraulically separate the space heating and domestic hot water circuits within the apartments.

468. All viable unused and unshaded roof space has been dedicated to on-site energy generation, significantly contributing to the reduction of on-site carbon emissions:
 – 108 m² of PV solar panels are proposed for the roof of building B1.

Be Seen (Monitor and review)

469. The London Plan asks developers to monitor energy use during the occupation and to incorporate monitoring equipment to enable occupants to monitor and reduce their energy use. 5 years post completion monitoring should be secured in the s106 agreement.

Summary

470. The proposed buildings have been designed in accordance with the Mayors Energy Hierarchy. The submitted strategies demonstrate that each building has maximised the opportunities to reduce operational carbon emissions.

471. It is appropriate for the s106 to secure the following:

- Each building would need to achieve the minimum onsite carbon savings set out above.
- Necessary carbon offset contributions for each buildings as set out above
- Necessary carbon contributions to be paid prior to Implementation of any Building
- 5 year monitoring reports to be submitted post construction
- Future proofed connection to a District Heat Network

Whole Life Cycle and Carbon Capture

472. Whole Life Carbon (WLC) Assessments and GLA Reporting Spreadsheets were submitted for each building. The assessments analyse both the embodied carbon of materials and the operational carbon due to the energy and water use. The assessments identify options for reducing embodied carbon, identifying targets to be met at practical completion and life cycle stage. The assessments have been scrutinised by officers in the planning policy team.

473. A post construction assessment for WLC should be secured by condition.

Circular Economy

474. A Circular Economy is defined as one where materials are retained in use at their highest value for as long as possible and are then reused or recycled, leaving a minimum of residual waste. London Plan Policy SI7 seeks to promote resource conservation, waste reduction, increases in material re-use and recycling, and reductions in waste going for disposal through the requirement of new development to submit a circular economy statement. Such statements must demonstrate how all materials arising from demolition and remediation works will be re-used and/or recycled; how the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life; opportunities for managing as much waste as possible on site; adequate and easily accessible storage space and collection systems to support recycling and re-use; specify how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy. The statement must also identify how performance will be monitored and reported.

475. A site wide pre-demolition audit has been undertaken. Deconstruction of the existing buildings will be carefully carried out, and any elements or materials that are deemed not feasible to be reused in the new development will be appropriately recycled or re-used off-site where possible.

476. Circular Economy Statements (and GLA reporting spreadsheets) for all buildings have been submitted in line with the GLA's requirements. The statements propose the following measures:-

- At least 95% of recyclable construction, demolition and excavation waste

is targeted to be reused or recycled.

- There will be an exploration of material reuse between the wider British Land masterplan and the proposed masterplan.
- During construction, phased areas of site will be used to store materials for reuse
- A project-specific material life cycle carbon analysis has been carried out to inform the design and specifications.
- Reuse, recycling and choice of materials with low embodied carbon will be prioritised.
- All timber and timber products will be sourced from suppliers accredited under Forest Stewardship Council (FSC) or Programme for the Endorsement of Forestry Certification (PEFC).
- Steel with at least 20% recycled content is to be procured, with an ambition for maximising recycled content in steel pending market availability and feasibility.
- Recycled and local materials with third party verified sound environmental credentials and environmental product declarations will be prioritised.
- Pre-fabricated products with standard dimensions will be prioritised to avoid manufacturing and construction waste, while also improving maintenance and reuse.
- Robust design principles will be adopted where damage risk is greater due to high usage.
- Material efficiency measures will continue to be monitored at each design stage through collaborative workshops attended by all stakeholders.
- Non-hazardous construction waste will be reduced to achieve at least 1 credit under BREEAM Wst01 by diverting unavoidable demolition and construction waste to reuse and recycling.
- Construction energy and water use will be monitored.
- Installation of speculative interior finishes, particularly ceilings, will be avoided where practicable.
- Adequate dedicated storage space for recyclable waste will be provided.
- Operational energy and water use will be monitored through extensive sub-metering to encourage economy in use and enable corrective action.
- Stamping of grade and size of steel members will be considered to facilitate their future reuse.
- Bolted structural connections that enable disassembly will be prioritised over welded connections where this is structurally and technically feasible without incurring material inefficiency.

477. The proposed commitments to minimise the quantities of materials and other resources (energy, land, water) used, and measures for sourcing materials responsibly and sustainably are considered to be acceptable in principle. Compliance with the CES should be secured by Condition.

Cooling and Overheating

478. London Plan SI4 requires major development proposals to demonstrate through an energy strategy how they will reduce the potential for internal

overheating and reliance on air conditioning systems in accordance with the London Plan cooling hierarchy. The Energy Strategies submitted demonstrate that through passive design measures (energy efficient lighting and appliances, hot water supplied by ASHP, using façade treatment to balance solar gains, providing high ceilings and well ventilated spaces, underfloor air supply and openable windows) it will be possible to minimise the need for cooling. Additional mechanical ventilation will be used to reduce cooling demand and when required during peak periods comfort cooling will be provided via ASHP and after-cooled chillers.

BREEAM

479. Southwark Plan Policies P69 requires the development to achieve BREEAM 'excellent'. BREEAM Pre-assessment reports have been undertaken for both Buildings A1 and A2 which confirms that the development is on target to achieve a BREEAM Outstanding rating for the office spaces and a BREEAM Excellent rating for the retail spaces. A condition should be attached to secure compliance with BREEAM standards.

Water resources, flood risk and SuDS

480. Policy SI 12 of the London Plan 2021 states that development proposals should ensure that flood risk is minimised and mitigated and natural flood management methods should be employed in development proposals due to their multiple benefits including flood storage and creating recreational areas and habitat. Policy SI 13, Sustainable drainage reinforces this and states that development proposals should ensure that surface water run-off is managed as close to its source as possible. Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality and enhanced biodiversity, urban greening, amenity and recreation. This approach is also reflected in Southwark Plan policies.

481. The application site is located within Flood Zones 1 and 2 benefitting from the Thames Tidal defences. Approximately 85% of Plot A and 90% of Plot B is shown to have at a Very Low chance of surface water flooding.

482. All three plots would have single storey basements. The basement areas are to be occupied by non-residential uses such as cycle storage or plant equipment with no habitable space proposed. Internal access from the basement to ground floor is provided within the proposed design. The basement entrances are also outside of the potential flood extent during a breach event as modelled by the EA. Therefore, no further mitigation against tidal or fluvial flood water ingress to the basement areas is required.

483. A Flood Risk Assessment has been submitted, the assessment concludes that flood risk from all sources can be appropriately managed over the lifetime of the development, taking climate change into account. The FRA has been reviewed by the Councils Drainage Team and the Environment Agency. No objection is raised subject to recommended conditions.

484. A drainage strategy was submitted for both Plots. The landscape proposals include SuDS features such as bio-retention rain gardens and tree pit storage

systems. Both buildings A1 and A2 will have a greywater harvesting tank and infrastructure, sized to achieve significant on-site water reuse. This will be used for toilet flushing and irrigation. Low flow fixtures and flow rates in line with BREEAM requirements are also proposed.

485. Two drainage options have been proposed for Plot A. The preference is to discharge via gravity, unrestricted into the dock utilising an outfall through the Dock Edge wall. A further option to restrict the amount of water into the Dock by providing a below ground attenuation tank has been proposed. In both options the principles of the proposed surface water strategy as follows:

- Surface water run-off from each building roof and open terraces will be attenuated at roof level by blue roofs (a roof system specifically designed to store water), through the incorporation of geo-cellular crates or similar landscaping build-up. These systems will be inclusive of a flow control device on the outlets from the roof. The building roof systems will be conveyed via new surface water pipes under gravity into the respective drainage systems.
- The surface water runoff from the hardstanding and adjacent soft landscape areas will be incorporated for treatment and source control via tree pits. An overflow gully will be incorporated within the soft landscaping to prevent water ponding and flooding adjacent areas.
- Flow controls will be installed into the proposed manholes upstream of the discharge outfalls to limit the surface water discharge rates where required.
- The attenuation tank is not the preferred option from the applicant due to the carbon emissions associated with the construction of the tank.

486. Maritime Street, located along the northern boundary of A1 and A2, is integral to the wider SuDS features proposed for the site. Rain gardens and tree pits are proposed along the length of Maritime Street as means of surface water source control and improving bioretention. Furthermore, permeable paving is proposed in sections along Maritime Street aiding surface water entering the below ground drainage network.

487. The strategy to discharge into the Dock formed part of the Outline strategy (21/AP/2655) and was considered by Drainage and Ecology Officers and confirmed to be acceptable in principle at that time, subject to the applicant demonstrating that they have maximised onsite SUDs and cleaned any water that will eventually discharge into the Dock. However, in order to discharge into the Dock, permission will be required from British Land as they are responsible for managing the Dock. Should such consent not be granted by BL then the applicant will be required to connect to the sewer. Thames Water have confirmed that there is sufficient capacity in the existing surface water sewers to accommodate the drainage requirements for Plot A.

488. A detailed drainage condition should be attached to this permission, as part of this condition the applicant will be required to demonstrate that any water proposed to be discharged into the Dock meets CIRIA Suds standards or in the event that discharge to the sewer is required the strategy to be submitted will need to fully demonstrate compliance with maximising SUDs onsite and meeting policy restricted runoff rates.

- 489. It is important to note that Plots A1 and A2 shall be fully segregated and autonomous from the proposed Plot B systems and drainage requirements. No reliance between the adjacent plots is required or proposed.
- 490. For Plot B it is proposed to connect to existing Thames Water Sewers. For Building B2, a blue roof system will be utilised to store and release water in line with SUDS best practice as well as SUDs features in the landscape. Rainwater harvesting was not included in Plot B because of maintenance concerns due to the amount of siltation and filtering of sediments that would build up inside the rainwater harvesting tank due to the upstream blue/green roof systems. The runoff from the residential building and adjacent paving and hard landscaping will be conveyed to attenuation tanks, to the northeast and northwest of the building. The proposed residential building and its associated hard landscaped areas will collect and convey surface water independently of the PBSA plot and shall discharge at 50% of site allowable flows and will be restricted to 5.4 l/s.
- 491. The surface water runoff from the PBSA building and the adjacent paving and hard landscaping will be conveyed into the attenuation tank located within the central courtyard. The PBSA building and its associated hard landscaped areas will collect and convey surface water independently of the residential building plot and shall discharge at 50% of site allowable flows and will be restricted to 5.4 l/s.
- 492. The s106 agreement should secure a maximum Greenfield Run-off rate of no more than 2.2 litres per second (taking into account 40% climate change allowance). If the Developer cannot meet this then a financial contribution will be required to mitigate the impact.

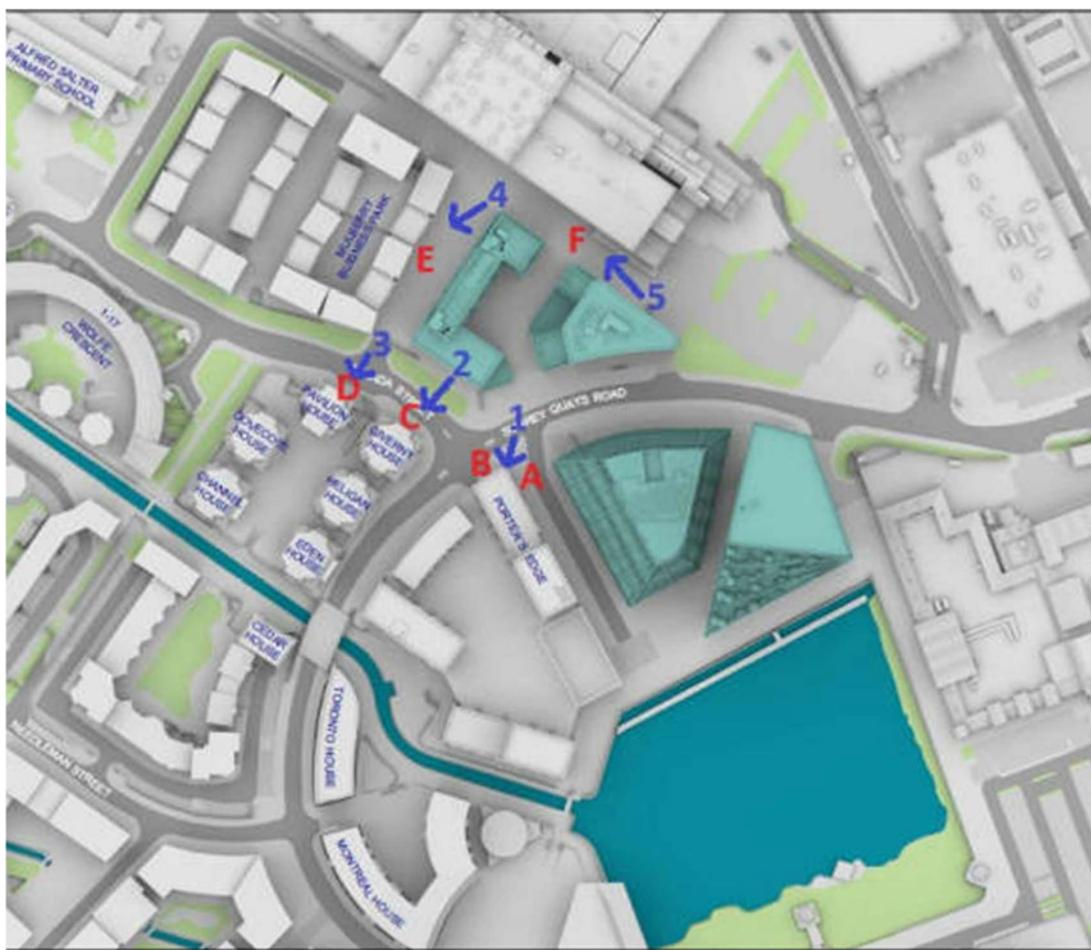
Air quality

- 493. A key priority for the London Plan is to tackle poor air quality (Policy GG3 and SI 1). This is reinforced in Southwark Plan Policy P65 which seeks to ensure that developments achieve or exceed air quality neutral standards; and address the impacts of poor air quality on building occupiers and public realm users by reducing exposure to and mitigating the effects of poor air quality.
- 494. The Air Quality chapter of the Environmental Statement undertakes an assessment of the Proposed Development which concludes that neither Plot A, Plot B nor the Proposed Development as a whole would result in significant effects on air quality. Both Plot A and Plot B when assessed as separate Plots and when considered as part of the Proposed Development as a whole are found to be air quality neutral in terms of their building and transport emissions.
- 495. It is appropriate to secure a CEMP to address temporary construction impacts. The operation of the proposed development is not predicted to result in any significant effects on air quality and the air quality for future users of the development would also be acceptable. The council's environmental protection team has reviewed the submission and advised that there is no objection to the proposal.

Light spill

496. The site has been defined as being in an E4 Environmental Zone, which is defined as having 'high district brightness and typical for a town / city centre with high levels of night-time activity'. This recommends a maximum pre-curfew (pre-11pm) light intrusion level of 25 lux and a maximum post-curfew (post-11pm) light intrusion level of 5 lux.

497. Light spill was assessed as part of the ES. All residential receptors adjacent to and opposite the site are considered (as shown in the image below). It is important to note that light spill analysis and solar glare analysis is not a comparative assessment, i.e. the occurrence of light spill in the baseline condition would not justify the occurrence of light spill from the Proposed Development. The current baseline is, therefore, not relevant with respect to the light spill and solar glare analysis.



498. The table below shows the existing light spill experienced (post curfew)

| Location of baseline reading | Figure 9.4 reference | Lux | Land Use |
|------------------------------|----------------------|-----|-------------|
| Porters Edge | A | 4 | Residential |
| Porters Edge | B | 8 | Residential |

| | | | |
|-----------------------|---|---|-------------|
| Giverny House | C | 2 | Residential |
| Pavilion House | D | 6 | Residential |
| Scape Student Housing | E | 2 | Residential |
| Printworks | F | 0 | Residential |

499. These results demonstrate that Pavilion House and Porters Edge currently experience levels of light spill above the 5 lux post-curfew recommended by the ILP for this Environmental Zone to at least part of their façade.

500. The impact of the development on Plot A in terms of light spill was fully considered and deemed to be acceptable when the OPP and subsequent RMAs were approved. It would not be reasonable to reach a different conclusion as part of this application given the detailed proposals for Plot A have not changed and there have been no significant changes in the baseline conditions.

501. For clarity the following impacts were deemed to be acceptable

- Additional light onto the eastern Dock Edge. However, this area is part of the thoroughfares around the Proposed Development and so is expected to be well lit after dark given the expected levels of footfall.
- Porters Edge: additional light spill of approximately 40 lux reaches the lower floors of Porters Edge. However, the results show that this arises from the exterior lighting and not the office space and so this level potential spill is limited to the lowest, non-residential floors.
- Water Gardens: no additional light spill reaches the lowest parts of the facades of the Water Gardens.
- British Land Canada Water Masterplan: additional light spill of approximately 3 lux reaches the lower floors of Zone D.

502. The impact on light spill from Plot B would be as follows:

- Less than 1 additional LUX spill to Porters Edge, Giverny and Pavilion House
- Scape: Additional light spill of up to approximately 6 lux as a result of the Proposed Development occurring on the second to fifth floors of the central block immediately adjacent the site and of approximately 5 lux on the ground floor of the northernmost block immediately adjacent the site.

503. It should be noted that the significant majority of habitable rooms within the Scape blocks facing the site are bedrooms and, as such, will be fitted with appropriate blinds/curtains to be utilised at night to ensure an adequate sleeping environment. Furthermore the resultant LUX levels are comparable with the existing LUX levels to other residential blocks in this area (as shown in the table above).

504. Subject to the conditions recommended by EPT in respect of lighting it is not considered that unacceptable light pollution will occur.

Health impact assessment

505. This application is accompanied by a Health Impact Assessment (sitting outside of the Socio-economic chapter of the ES). The assessment estimates the Proposed Development is expected to accommodate approximately 954 residents. This includes 212 residents across the scheme's affordable residential homes and 742 in the PBSA units.

506. The report uses the HUDU guidance to identify potential impacts on health. The report states that there are:

- 5 GP surgeries within 1.6km walking distance of the site, all of which are accepting new patients (although all exceeding NHS recommended patient ratios).
- There are eight community or voluntary aided primary schools within a 1.6km walking distance of the site, which have an overall surplus capacity of 115 places, or 4.1% of overall capacity
- There are eight secondary schools within a 3.2km walking distance of the site, which have an overall surplus capacity of 263 places, or 3.2% of overall capacity
- There are six open and play spaces within an 800m walking distance of the site
- There is a total of six secular community facilities available within an 800m walking distance of the site

507. The assessment sets out a range of features to be included in the development which aim to promote health and wellbeing for future users. The design of the commercial buildings (A1 and A2) has also been assessed in the context of the WELL Community Standard. This standard focuses on ten concepts to support the development of health-focused, integrated and supported communities. The scheme is targeting a Gold Standard. On Plot B, high quality affordable housing will be delivered. Throughout the masterplan site, a range of high quality public spaces and improved streets will be delivered. The proposals will incorporate a range of measures to promote active travel whilst limiting the opportunity for car journeys.

508. This assessment has identified a potential negative effect on local primary healthcare services, which could be offset through S106 agreements or via CIL (it should be noted that the development will be subject to Mayoral and Southwark CIL and there is a commitment for additional health facilities to be delivered in the wider Canada Water Town Centre). Overall, the Proposed Development is expected to have a positive effect on health for people on-site and in the surrounding area.

Digital connectivity

509. London Plan Policy SI6 introduces the need for new developments to address London's requirements for enhanced digital connectivity. The policy requires development proposals to ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users, to meet expected demand for mobile connectivity generated by the development, to take appropriate measures to avoid reducing mobile connectivity in surrounding areas; and to support the effective use of rooftops and the public realm (such as street furniture and bins) to accommodate well-designed and suitably located mobile digital infrastructure.

510. To address this policy requirement a condition is recommended to secure full fibre connection to the site.

511. In terms of impact on existing infrastructure in the area, A baseline (pre-construction) signal survey and reception impact assessment has been undertaken to determine the potential effects on the local reception and operation of mobile phone networks, broadcast television, broadcast radio and fixed microwave / radio links that might arise from the proposal. The report suggests that the Proposed Development may cause interference to DTT and digital satellite television reception in localised areas around the Site, predominantly to the north and northwest. Mitigation solutions exist that would restore the reception of affected television services for any affected receptor.

512. It is appropriate to secure s106 obligations for the following:

- a baseline survey to establish the standard of terrestrial, satellite and radio reception or existing local residents and then any necessary mitigation measures to address the impact upon infrastructure as a result of the development
- mitigation to address the impact of the new tall buildings upon the Councils CCTV network

Planning obligations (S.106 agreement)

513. London and Southwark Plan Policies advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. These policies are reinforced by the Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations.

The NPPF echoes the Community Infrastructure Levy Regulation 122 which requires obligations to be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

514. The following obligations are required to make the development acceptable and to mitigate the impacts of the proposal. The applicant has agreed to all of these obligations:

Highways and Transport

- Controlled Blue badge parking
- £1.6m (BCSI index linked) required towards the permanent Lower Road two way working scheme, Peckham to Rotherhithe cycleway and other local active travel improvements – this is the total sum to be split across the 3 buildings
- To use all reasonable endeavours to produce designs, consult, procure and deliver improvements to the Albion Footbridge in order to accommodate the additional capacity that will be generated from the development. Completion prior to 75% occupation of Plot A.
- Delivery and Service monitoring plan fee £2790.00 for each building so total payment of £8370.00
- Travel Plan monitoring fee £2790.00 for each building so total payment of £8370.00
- Printworks Street – Delivery of the approved one way design for Printworks Street if Plot B is implemented before Southwark Highways Authority has served notice for the ‘Printworks Land’ (one way will be adopted). To make the ‘Printworks Land’ available for construction of two way street if the Council serve notice. To pay the proportionate costs of implementing a two-way design for Printworks Street (the total cost of which shall cover any fees associated with design and feasibility work as well as full construction costs to deliver the street in its entirety including any junction alterations to Surrey Quays Road).
- Removal of rights for future occupiers to obtain parking permits.
- S278 works to Printworks Street/Surrey Quays Road/Canada street

TfL requested obligations

- Strategic Transport contribution of £6.296,000 (BCIS index linked). To be split into 3 payments connected to A1/A2 and Plot B to be used for East London line signalling/Staff to manage step back at Clapham Junction /Surrey Quays Station Contribution/Bus service contribution/Canada water Station Improvements)
- Two cycle hire docking stations (one onsite and one offsite) - £440,000
- The on site CHDS must be a serviced site and TfL would require all necessary property and access rights to be granted to them
- Legible London Signage £36,000 split across Plot A and B
- Bus infrastructure (new shelters/accessible bus stops) on Surrey Quays Road £107,000 - split across Plot A and B and payable ‘6 months prior to first occupation’ (to allow delivery prior to first occupation) of whichever plot came first.

Cleaner, Greener, Safer

- Carbon Offset Payment
 - Building A1 £564,490 (5,942 tonnes x £95)
 - Building A2 £248,805 (2,619 tonnes x 30 x £95)
 - Building B1 £217,360 (2,288 x £95)
 - Building B2 £25,175 (265 x £95)
- District Heat Network – future proofed connection

- Controlled greenfield run-off rates or offset payment

Public Realm, Terraces and Trees

- Overall quantum of public realm to be secured
- Maritime Street improvements to be delivered prior to Occupation of Building B2 (with fallback PiL if necessary consents cannot be obtained)
- Dock Edge Works connected to delivery of Plot A (with fallback PiL if necessary consents cannot be obtained)
- Toilet and water fountains to be secured in the public realm
- Secure delivery of UGF
- Tree retention and planting secured with CAVAT payment for any unforeseen losses

BNG Requirements

- Secure implementation of the significant onsite BNG prior to first occupation of the development and then submission of a management and monitoring plan on Years 1,3,5,10,15,20,25 and 30.

Employment and training

- 286 sustained jobs to unemployed Southwark residents,
- 286 short courses
- 70 construction industry apprentices during the construction phase or meet the Employment and Training Contribution (£972,400).
- The maximum Employment and Training Contribution is £583,450 (£520,300 against sustained jobs, £18,150 against short courses, and £45,000 against construction industry apprenticeships).
- 592 sustained jobs for unemployed Southwark Residents at the end phase, or meet any shortfall through the Employment in the End Use Shortfall Contribution.
- An employment, skills and business support plan should be included in the S106 obligations.
- As there will be 1,000sqm or more of gross new floorspace, the applicant should allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction.
- Affordable workspace – applicable to A1 and A2 (10% to be affordable, 25% discount on rent values, service charge capped at £4.50 per sqm, fit out specified and 6 months rent free)

CCTV Obligations

- Chargeable survey to establish alternative viable options, taking into considerations other new builds in the area and changes to planned phases (£500 consultant fee for the survey).
- The requirement to have agreement for a point of presence on roof space on the development for CCTV radio transmission requires;
 - o Approximately 2 sqm space on a secure, flat, and accessible roof space for the provision of radio head equipment,

- o Allowance made for a secure riser cupboard or electrical intake on the roof area to allow the installation of a small (600mm sq max) equipment rack.
- o Alternative solution can also be explored by mounting of antenna/bracket on tank/plant room walls.
- o This will be provided to, and managed by, the Council with access allowed every six months for preventative maintenance or in exceptional circumstances to allow repair.
- Additional CCTV camera - Budget cost per camera on new pole including UMS, Switch and wireless link. - £17,300.00. Recording per camera -£650 per camera.
- Relocation of a camera in Russia Dock Woodland
 - o Budget cost per camera on new pole including UMS, Switch and wireless link civil works/ducting £25,000.
 - o TfL Load testing charges £2,500 per lighting column (if Install is required on a TfL lighting column)
- There will be requirement to be informed of power outages in the direct vicinity that will affect the power supply to cameras and lighting columns. Notice of termination of power either temporarily or permanently needs to be provided to the CCTV team.
- There will be a 7% consultant fee added for the of all works carried out.

Affordable Conventional Housing

- Secure onsite affordable – standard AH controls and monitoring requirements
- 75 dwellings - 51 social rent and 24 intermediate
- Early viability review
- Use of GLA Mortgagee in Possession (MiP) Clause
- Secure 10% Wheelchair units
- AH to be delivered prior to first occupation of PBSA

PBSA Obligations

- Secured 5% wheelchair studios for the PBSA
- The PBSA premises must be managed by a single PBSA Operator
- The occupiers of the PBSA units shall enjoy all standard/essential services and facilities connected to the PBSA premises as part of their rent
- Prior to occupation of the PBSA a Final Operational Management Plan shall be submitted to and approved by the LPA. It shall be based on the principles established by the application-stage Operational Management Plan, but with appropriate updates, and shall include (but not be limited to) the following details:
 - o security and fire safety procedures;
 - o move in and move out arrangements;
 - o how all internal and external areas of the development will be maintained;
 - o how communal spaces and private units will be cleaned;
 - o how deliveries for servicing the development and residents' deliveries will be managed.

- The approved Final Operational Management Plan (as amended from time to time) shall be complied with throughout the lifetime of the development.
- The PBSA premises (the studios and all shared and ancillary facilities), shall be retained as a PBSA product which cannot be sold off as individual units, nor at any time be used as self-contained accommodation (hotel, apartment, hostel or similar). Confirm the *sui generis* use and prevent any future change of use to self-contained accommodation
- All communal amenity facilities (internal and external) within the PBSA as approved shall be retained for the lifetime of the development, and shall not be used for any purpose other than free-to-access communal amenity space for all PBSA residents.
- Stipulate single room occupancy only

Other financial contributions

- £150,000 towards environmental protection monitoring during construction
- £11,171 archaeology contribution
- £25,000 towards ecology improvements and monitoring
- £8,000 or CAVAT Value for any trees removed as a result of the proposal (applies to trees shown as being retained).

In kind obligations

- Estate Management
- CEMP to include measures to manage surface water runoff during construction in addition to the standard traffic and environmental considerations
- Travel Plan
- Community space to be provided in Plot B – secure minimum quantum of space, fit out and management plan
- Digital – requirements for surveys on existing properties, mitigation and broadband technology to be carried over.

515. In the event that the s106 agreement is not completed by 31 December 2025, the committee is asked to authorise the director of planning and growth to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to mitigate against the adverse impacts of the development through contributions and it would therefore be contrary to IP Policy 3 Community infrastructure levy (CIL) and Section 106 planning obligations of the Southwark Plan 2022; and Policy DF1 Delivery of the Plan and Planning Obligations of the London Plan 2021; and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

Mayoral and borough community infrastructure levy (CIL)

516. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the

Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark.

517. The site is located within Southwark CIL Zone 2, and MCIL2 Band 2 Zone. Based on information from CIL Form 1 dated 11-Dec-24 and Area Schedules submitted in Dec-24, the estimated amount of CIL is approximately £12,653,763 (net of £3.48 million of social housing relief). This net CIL estimate consists £8.5m of Mayoral CIL and £4.1m Borough CIL. It should be noted that this is an estimate, and floor areas will be checked and the "in-use building" criteria will be further investigated, after planning approval has been secured.

Community involvement and engagement

Applicants engagement

518. The application was accompanied by Statements of Community Involvement setting out the engagement undertaken for Plot A1, Plot A2 and then Plot B.

519. The engagement and consultation for Plot A1 and A2 was undertaken at the time of submitting the RMAs. As the proposals have not changed this is appropriate.

520. The documents confirm that pre application engagement was undertaken as a combined exercise for:

- The A1 and A2 buildings (including basements)
- Maritime Street and
- The separate full planning application for the Dock Edge Scheme.

521. The following engagement was undertaken:

- 10 x Key Stakeholders contacted at every stage of consultation (Ward Cllrs, Cabinet Members, Rotherhithe Area Housing Forum, Canada Water Consultative Forum, Green Connections 106, Surrey Docks Angling Club and Our Rotherhithe)
- 7 x Key Stakeholder Meetings held
- 10 x Public Exhibition Sessions at the permanent exhibition space inside Decathlon Surrey Quays
- 1 x Public Forum
- 1,897 x Website Users – www.canadawaterdockside.co.uk
- 385 x Email Subscribers
- 25 local resident responses (online and postal)
- 39,000 x Newsletters distributed in the local area
- 7 x E-Newsletters issued to subscribers
- 3,853 x impressions recorded across Social Media Advertisement on Twitter
- To tackle the consultation deficit for those that are unable to access the internet, the applicant provided a phone line and postal address for residents to utilise.

522. The Statement of Community Involvement for A1 and A2 includes details of the public forum questions that arose, questions used on the feedback forms and copies of the newsletters issued as well as a summary of feedback from the received from each stage of the consultation.

523. Development Consultation Charters have been submitted for A1, A2 and Plot B. the documents confirm that the site was acquired by the applicant in 2020 when it consisted of underutilised car parking and warehouse buildings. As meanwhile uses the following occupiers have been on site since 2020.

- Construction Skills Centre at the former-Hawker House site – Plot B
- Bow Arts Trust – Plot B
- Fully immersive open world adventure, Phantom Peak – Plot B
- Dock X – Plot A

524. The document sets out details of the demographics of the area as well as any site constraints. Alfred Salter Primary School is the closest school to the site, located at the corner of Quebec Way and Canada Street. The applicant confirmed that they consulted Alfred Salter School throughout the pre application stages of the Outline Planning Application, updates were provided during the consultation on the Reserved Matters Applications and Dock Edge scheme. Further engagement took place as part of the Plot B pre application process.

525. Neighbouring business and meanwhile operators of the site have been consulted.

526. The documents further summarise the approach to tackling climate change as part of the detailed proposals.

527. The documents include 'you said – we did' summary's.

528. For Plot B consultation was undertaken by the Applicant in 2024. Activities undertaken as part of the consultation for Plot B included:

- A dedicated community page on the existing Dockside Canada Water Masterplan website
- 3 newsletters were sent during each phase of engagement to c. 4,849 addresses in the surrounding area in June, September, and November 2024, providing an overview of the early vision for Plot B, advertising consultation events and sharing a link to the community page of the website
- 3 adverts were placed in local media outlet Southwark News, sharing information on the proposals and inviting consultees to the community page of the website and events.
- 6 E-newsletter updates were sent to residents and stakeholders who had signed up to the project mailing list throughout the consultation process, providing updates on new content on the community page of the website and upcoming consultation events.
- 3 pop-ups were held in the local area to advertise the drop-in events to

local residents and encourage further feedback on the proposals from local people.

- 11 meetings were held with local political and community stakeholders over the course of the pre-submission consultation.
- 6 in-person exhibition events were held across the pre-submission engagement period, presenting the emerging, developing, and developed proposals. The events were hosted at the Dockside Project Hub on Maritime Street.
- 3 social media campaigns promoting the exhibition events receiving over 384,837 impressions, the total number of times the ads were seen.
- There was a stall at the Rotherhithe Festival on Saturday 3rd August 2024, presenting key aspects of the proposals.

529. The Statement of Community Involvement for Plot B includes details of the public forum questions that arose, questions used on the feedback forms and copies of the newsletters issued as well as a summary of feedback from the received from each stage of the consultation.

530. It is considered that the applicant has sought to actively engage with the local community throughout the process so far and they have stated a commitment to continue engagement beyond the planning stage.

Statutory consultation with residents

531. The Council, as part of its statutory requirements, sent letters to surrounding residents, advertised the application in the press and displayed notices in the vicinity of the site in January 2025. A further round of consultation was undertaken in March 2025 following submission of revised and additional material.

532. Details of the consultation undertaken by the Council are set out in the appendices.

533. The responses received are summarised below:

A total of 2 objections received raising the following concerns:

Close to adjoining properties

Conflict with local plan

Development too high

General dislike of proposal

Loss of light

Over development

The buildings are far too large. The heights quoted are completely inappropriate for the two sites. Towers of this kind should only be permitted close to the underground station

It was understood during the consultation that the developer objective was to tune the height of the new building taking in consideration the Canada Water Masterplan and the rest of Dockside, and to ensure a reduction of buildings' height as we move towards the periphery of Rotherhithe. I don't think that such a tall building achieves that objective

Officer comments: The objections have been duly considered as part of the assessment and addressed in relevant sections of this report.

In summary, the land uses proposed are in full accordance with the Site Allocation and other development plan policies. The scale and mass of the proposed buildings is appropriate for the emerging transformation of the town centre. For the reasons discussed in detail in the main body of this report the buildings are considered to be of exemplary design and will deliver significant public benefits.

534. A letter of representation was submitted from British Land as the adjacent developer for the CW Masterplan scheme. The following comments were made:

British Land is interested in the AIRE proposals:

- a) to ensure that they make a positive contribution to the new Town Centre to be created by the consented CWM proposals; and
- b) to protect the future CWM development (including the proposed amendments under the Section 73 Application) from being adversely impacted by the AIRE proposals.

The following specific matters should be addressed:

- Design of Printworks Street - The designs for one way PS have been shared and acceptable in principle, subject to detailed design, specifically over site levels and falls. These details should be submitted to the Council before the CWD Application is determined.
- Concern that the southern façade of Building A1 lacks articulation, resulting in this elevation feeling like the “back” of the building and therefore potentially undermining the significance of and its relationship to the CWM and Dock Edge Walk (South).
- The introduction of a cycle crossing leading onto Printworks Place unnecessarily creates the potential for conflict with pedestrians and other users.
- The Application does not include a Construction Management Plan but we anticipate that this would be submitted for approval pursuant to the S106 Agreement. AIRE will need to take into account of all of the submitted and approved CMPs relating to the CWM when preparing any CMPs for the CWD.
- The Dock is to become a focal point of the new Town Centre. As such, we consider a co-ordinated approach to lighting, materials and signage around the Dock is key to reinforcing the unique identity of this part of Canada Water, as well as to protect its enhanced ecological functions.
- The Drainage Strategy which accompanies the CWD Application

presents two options for the discharge of surface water for Plots A1 and A2. Option 1 is to discharge via gravity unrestricted into the Dock utilizing the outfall through the Dock edge wall. Option 2 consists of draining the entire CWD site area via gravity to an attenuation tank located in a landscaped area downstream of the network to restrict flow rate to 50% of existing flow rates from site. It is important for the Council to note that Option 1 would require approval from British Land as landowner of the Dock (via an easement). It should not be assumed that Option 1 is acceptable to British Land. Should the Council be minded to approve the CWD Application with a Drainage Strategy which assumes the development is permitted to drain into the Dock, we request that a condition is added to the permission requiring that where any surface water is discharged to the Dock this must be treated in line with the CIRIA SuDs guidance.

- We note that the CWD Application does not include proposals for the Albion Channel Footbridge. The Albion Channel Footbridge will act as a key route to and from the Town Centre and will carry a significantly increased number of pedestrians. Given the importance of the Albion Channel Footbridge as a pedestrian gateway onto both sites, we are disappointed that details have not been provided as part of the CWD Application (although we note that draft proposals for the Footbridge design were recently consulted upon publicly). we request that the Council re-impose a S106 obligation securing the replacement and expansion of the Albion Channel Footbridge in consultation with adjacent landowners and the local community.

Officer Comment: It should be noted that the BL s73 application has been submitted and is currently being assessed. It is not an approved scheme. Nevertheless, this application has considered any potential impacts created by, or on the s73 proposals including cumulative impacts for the purpose of the submitted ES.

The details submitted for the Printworks Street designs include section plans to show levels and drainage proposals. Those details have been reviewed by the Highways Team and confirmed to be acceptable.

The design of Building A1 has not been amended since the OPP was granted. At that time the articulation of the façade fronting on Dock Edge Walk (south) was deemed to be high quality despite needing to accommodate some necessary back of house elements. This is discussed further in the main body of this report.

A draft CEMP was submitted. A full CEMP will be secured in the s106 agreement. At the time of submission it will be necessary for the plan to coordinate with other developments taking place.

The proposed pedestrian and cycle routes and crossings have been reviewed by the Councils Transport Policy and Highways Teams and are supported in principle subject to the necessary s278 approvals being obtained.

The recommend drainage conditions require any water to be drained into the

dock to be properly treated.

This application does not include enhancements to the dock. A separate planning permission has already been issued for those works as discussed in the main body of this report.

Replacement and expansions of the Albion Footbridge will be required specifically to mitigate the impact of the commercial buildings proposed for Plot A. this will be secured in the s106 agreement with appropriate tiggers for designs to be submitted to and approved by the Council and for the bridge to be constructed prior to occupation of Building A1.

For the reasons set out in the relevant sections of this report, it is considered that the proposal will make a positive contribution to the transformation of Canada Water and will complement the consented BL scheme. Furthermore, officers are comfortable that approval of this application would not fetter the ability for BL to build out their approved planning permission.

535. A total of 4 letters of support received stating the following reasons:

- Adequate distance from other properties
- Appropriate scale, height, massing
- Conforms with planning policy framework
- Contributes positively to surroundings
- Contributes to regeneration
- Creates economic vitality
- Creates inward investment
- General support for the proposals
- High quality design
- Improves surrounding public realm
- Improves the quality of the area
- New skills/employment opportunities
- Promotes safety and security
- Provides cultural leisure facilities
- Provides new homes
- Provides new landscape, planting & trees
- Provision of affordable homes
- Provision of commercial uses
- Building B2 will provide 75 much needed affordable dwellings ranging from 1-bed through to 4-bed of which 68% would be social rent and 32% intermediate tenure.
- There is a terrible housing crisis in Southwark and in London and these homes are very much needed.
- Wheelchair units are welcome
- This development transforms what is left of the Decathlon sheds which is many years overdue and also improves the east side of the dock. The investment will transform the area, providing routes through, and space that will be available to the community to use.
- As we see the transformation of Canada Water, one growing issue is the widening of gaps between the Canada Water Masterplan site and its

surroundings. While we see high quality outcomes within the CWM boundary outside there's the growing failure to maintain the public roads, pavements, parking and invest which is a great shame. Nothing to do with this specific application bar which built it'll only make the gaps worse. The way to close the gaps is to improve the areas in the vicinity of the CWM site too by closely working with residents who live here.

- Building A1 is smaller than the other blocks on the development in Canada Water and will fit in with the surrounding blocks being developed. It's also good to see that this development will also include retail/food and drink outlets
- Building B2 the height of 13 stories of building two will bring in more commercial floor space which is fitting with this development proposal for Surrey Quays
- B2 is well designed with deck access and dual aspect flats
- Building B1 26 storeys will bring in student accommodation will also bring in more footfall for the area which brings in more revenue for the new shops to be built it's good to know that the developer has also included 60 wheelchair accessible student studios as well as community space building
- The landscaping is well thought out
- The lower student block could be taller and windows on the north elevation could be bigger

Officer comment: Noted

Consultation responses

536. **CCTV Team:** The application to build over 6 storeys and up to 26 storey the development will severely impact the Council's owned CCTV radio network. Disruption to the CCTV system will not just be confined to a narrow corridor between transmission nodes, but will also include corridors that contain construction craneage while the development is under construction. Currently the Council has CCTV radio equipment on the council owned housing block Regina Point which provides transmission path for the cameras in Russia Dock Woodland.

The application to build over 6 storeys will not only impact the current Council's owned CCTV radio network however may impact future expansion of the network and the ability to increase CCTV in the area, given the increase of footfall to the area and transport hubs and local amenities additional CCTV will be required. Redesign of the existing radio network will be necessary to alter the existing lines-of-sights on which the current system operates.

Officer comment: In order to mitigate this impact financial obligations to relocate cameras and necessary equipment should be secured in the s106 agreement as well as access to roof space on the proposed buildings. The applicant has agreed to this.

Economy Team: No objection subject to recommended mitigation to be secured in the s106 agreement including; sustained jobs to unemployed Southwark residents, short courses, construction industry apprentices during

the construction phase, or meet the Employment and Training Contribution. Sustained jobs for unemployed Southwark Residents at the end phase, or meet any shortfall through the Employment in the End Use Shortfall Contribution. Submission of an employment, skills and business support plan and the applicant should allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction.

Officer comment: Noted and greed with the applicant team.

Environmental Protection: Development on this scale in this location is highly likely to result in significant impacts, complaints and requirement for environmental input from EPT. It is essential that the applicant pays a suitable S.106 contribution to cover the costs of us managing the issues they will inevitably generate.

Conditions are recommended regarding restrictions to hours of use for the commercial elements, plant noise, contamination, lighting and kitchen extraction as well as noise related conditions for the residential buildings.

Officer comment: noted. Conditions have been agreed with the applicant as well as s 106 payment towards monitoring environmental effects during construction.

GLA Strategic issues summary: Land use principles: The proposed PBSA-led intensification of Plot B as part of the wider mixed. Use masterplan for this Opportunity Area site is supported in land use terms in line with London Plan Policies SD1, SD6, H15, S1, and Good Growth Objective GG2.

Affordable housing: 75 affordable housing units (29% by net internal area habitable floorspace), with a tenure split of 71% social rent / 29% London Shared Ownership is proposed. A viability assessment is being robustly interrogated by GLA officers and appropriate review mechanisms should be secured as necessary.

Urban design and heritage: The principle of tall buildings complies with the locational requirements of Policy D9(B) and is acceptable in strategic planning terms, subject to appropriately addressing impacts. There would be a low to middle level of less than substantial harm caused to heritage assets, which must be outweighed by public benefits.

Transport: Contributions to mitigate issues relating to strategic public transport (£6.3m), bus infrastructure (£107k), off-site Healthy Streets (£1.6m), Legible London (£36k), and Santander Cycles cycle hire (£440k) should be secured, along with local Healthy Streets improvements delivered via a S278 agreement and in-kind. Further information on cycle parking layout is required.

Other issues on the environment and sustainable infrastructure also require resolution prior to the Mayor's decision making stage.

Historic England: HE are principally interested in the impacts of tall building development at Canada Water in views of Tower Bridge from London Bridge, and views of St Paul's from Greenwich Park. Having reviewed the submitted

townscape assessment, we confirm we don't have significant concerns given that the scheme would site below the height of Tower Bridge's upper walkway in all relevant views, and will be seen within the context of other consented development. The proposals would be seen against a wall of development in the protected view from the General Wolfe Statue in Greenwich Park. Consequently LBS Design and Conservation Team should advise on these matters without further HE input.

Natural England: Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Secure by Design: A pre-application meeting has taken place with the Architects whereby security was discussed and agreed upon. Due to the location of the development, and the likely footfall of pedestrian traffic, increased security measures which will be covered by Secured by Design certification will be required. SBD Conditions and Informaitves recommended.

London City Airport: This proposal has been assessed from an aerodrome safeguarding perspective. Accordingly, it was found not to conflict with London City Airport's safeguarding criteria.

TfL London Underground Infrastructure: No objection subject to recommended conditions.

Thames Water: No objection subject to recommended conditions and informatives.

Tower Hamlets: No comment

UKPN (Summary): The proposed development is in close proximity to our substation and have the following observations to make:

If the proposed works are located within 6m of the substation, then they are notifiable under the Party Wall etc. Act 1996. The Applicant should provide details of the proposed works and liaise with the Company to ensure that appropriate protective measures and mitigation solutions are agreed in accordance with the Act. The Applicant would need to be responsible for any costs associated with any appropriate measures required. Any Party Wall Notice should be served on UK Power Networks.

Given the proximity of the development to a substation detailed guidance has been shared with the applicant.

Officer comments: The full comments were shared with the applicant team.

HSE (Gateway One) summary: Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations. However, HSE has identified matters that the applicant should try to address in advance of later regulatory stages.

Officer comment: the full comments were shared with the applicant team.

Community impact and equalities assessment

537. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.

538. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

539. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

540. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

541. An Equalities Impact Assessment was submitted with the application. The report sets out the following:

- Existing uses operating on site
- The surrounding context
- The proposal and key elements that will respond to protected characteristics
- Key stakeholders that have been engaged in the process
- An assessment of likely negative and positive effects based on available baseline data and scheme information.
- An analysis of potential impacts (positive and negative) on each of the

- protected characteristic
- Likely effects that will arise from the proposal (affordable housing/wheelchair dwellings and studios/accessible commercial units/additional public open space and play facilities)
- Accessible design for all buildings and public realm
- Identification of temporary adverse effects during construction (air quality and noise) – to be mitigated via a CEMP

542. The applicants EIA concludes that overall, the Proposed Development is not expected to have any notable differential or disproportionate negative effects on people with protected characteristics. The Proposed Development is expected to have differential positive effects on older (age) and disabled (disability) individuals, due in large part to the inclusion of design features which promote accessibility across the public realm and within the commercial, residential and PBSA buildings. These elements are also likely to have secondary differential positive effects on pregnant people and parents (pregnancy and maternity). The Proposed Development will impact women (sex) through reduced fear of crime from safe and accessible facilities and high-quality public spaces encouraging active public space use. This will have a positive impact on women, who are more likely to experience crime from unsafe facilities

543. The submitted EIA is considered to be robust and fit for purpose. Officers have reviewed the entire application and conclude the following in respect of equalities impacts:

- There are meanwhile uses operating on the site. All existing occupiers are on short term leases and are aware of the redevelopment proposals (Extant and Proposed Planning Applications).
- Plot B currently houses the Southwark Construction Skills Centre, which provides local, construction-based training courses with a focus on creating opportunities for local residents to access the construction employment market (including women, BAME individuals, and those with disabilities). The removal of this centre may therefore have disproportionate negative effects on people with disabilities who use this centre. However, the Southwark Construction Skills Centre only has temporary permission to use the site (ref 21/AP/1034) and it is likely that the Council who fund the Centre, will move to a different location in the borough once this site is no longer available. Indeed, the service relocated here from its previous location in Elephant and Castle.
- Temporary construction effects will be minimised through the submission of a detailed CEMP.
- The proposed retail, community and office facilities will be available for use by all members of the local community including those with a protected characteristic.
- The affordable housing will make a valuable contribution to groups with protected characteristics including future occupiers of the wheelchair

dwellings and accessible PBSA studios.

- Appropriate design measures have been taken to ensure good accessibility into and within each of the buildings as discussed in the design section of this report.

Human rights implications

544. This planning application engages certain human rights under the Human Rights Act 1998 (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.
545. This application has the legitimate aim of seeking planning permission for a range of different land uses and 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.

Positive and proactive statement

546. The council has published its development plan on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
547. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

| | |
|--|-----|
| Was the pre-application service used for this application? | YES |
| If the pre-application service was used for this application, was the advice given followed? | YES |
| Was the application validated promptly? | YES |
| If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval? | YES |
| To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date? | YES |

CONCLUSION

- 548. The application subject to this report relates to redevelopment of site known as Canada Water Dockside (CWD). The site comprises two parcels of land (Plot A and B) separated by Surrey Quays Road. It is proposed to redevelop Plot A with two commercial buildings and Plot B with a PBSA block, a community facility, small retail units and 75 affordable dwellings.
- 549. In land use terms, the development would deliver a substantial quantum of commercial floorspace including affordable workspace, creating the potential for more than 5,000 jobs during the end phase, which would bring significant positive economic benefits to the Borough on Plot A. The proposals for Plot B will deliver high quality PBSA which will complement the existing student accommodation nearby and will make a positive contribution to the emerging transformation of the Canada Water Town Centre.
- 550. The proposed PBSA will help to release private housing back into the market equating to 297 dwellings. The 75 affordable dwellings to be provided in Building B2 will include a high percentage of family sized units. This provision of affordable housing will make a significant positive contribution to the Boroughs housing stock helping to address the most acute housing needs of the Borough. Furthermore, the provision of a community centre will be a positive public benefit. The combined land uses accord with development plan policies including the site allocation.
- 551. This application has followed the Viability Tested Route. The Councils consultant has scrutinised the Financial Viability Assessment and has concluded that onsite provision of 75 affordable dwellings is the maximum viable amount of affordable provision that the scheme can support.
- 552. The design of each building proposed across the masterplan is unique. The buildings on Plot A both have a different contemporary design in terms of mass and architectural approach, offering a modern, flexible and unique office environments intended to become a distinctive employment destination within the town centre. Together, the proposals will deliver two high quality buildings which will make a positive contribution to the townscape.
- 553. The proposed residential block is of exemplary design. The scheme will deliver very high quality accommodation for future residents.
- 554. High quality public realm will be delivered by across the masterplan site (including the proposals for maritime Street and the Dock). Within Plot A the public realm proposals comprise on-site spaces such as The Boulevard, Waterfront Square and Dock Edge Walk. These spaces have been designed to deliver important routes for pedestrians and cyclists as well as high quality landscaped spaces for people to dwell; together with opportunities for spill out for the commercial units. The proposed internal service routs for Plot B together with the communal courtyard garden and enhanced public realm on all street frontages would enhance the quality of this part of Canada Water.
- 555. The development has been designed to minimise and mitigate the potential

impacts on the amenity of existing and planned future residents as much as possible. Nevertheless, for the reasons demonstrated in this report the development will give rise to some adverse effects, specifically with regards to daylight and sunlight when complete; and in the short term construction related impacts. For the reasons set out above and subject to the recommended conditions and s106 obligations, the proposal would not give rise to a level of harm to amenity that would justify refusal of this application.

- 556. Given the location and proximity to good public transport facilities, subject to the necessary s106 mitigation to be secure, there would be no adverse transport impacts. Furthermore, all opportunities to minimise the use of energy, water and waste have been exploited.
- 557. The cumulative impact of the development, together with adjacent committed schemes has been assessed in terms of the environmental impacts, including construction impacts and operational impact in respect of land use, transport, design and amenity. For the reasons demonstrated in this report the cumulative impact is acceptable. Furthermore, the redevelopment of this site would not fetter the ability of the adjacent BL Outline Permission to be built to its maximum parameters and for the range of uses identified within the adjacent blocks.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--|---|---|
| Southwark Local Development Framework and Development Plan Documents | Environmental, Neighbourhoods and Growth 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 0254 Council website: www.southwark.gov.uk |

APPENDICES

| No. | Title |
|------------|---|
| Appendix 1 | Recommendation (draft decision notice) |
| Appendix 2 | EIA Assessment |
| Appendix 3 | Relevant planning policy |
| Appendix 4 | Planning history of the site and nearby sites (electronic only, available at: https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=649&MId=7933) |
| Appendix 5 | Consultation undertaken |
| Appendix 6 | Consultation responses received |

AUDIT TRAIL

| | |
|----------------------|---|
| Lead Officer | Stephen Platts, Director of Planning and Growth |
| Report Author | Gemma Usher, Team Leader |
| Version | Final |
| Dated | 14 April 2025 |
| Key Decision | No |

CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER

| Officer Title | Comments Sought | Comments included |
|---|------------------------|--------------------------|
| Strategic Director, Resources | No | No |
| Strategic Director, Environment, Sustainability and Leisure | No | No |
| Strategic Director, Housing | No | No |
| Date final report sent to Constitutional Team | | 14 April 2025 |

Recommendation**DRAFT****SOUTHWARK COUNCIL**

Town and Country Planning Act 1990 (as amended)

www.southwark.gov.uk

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

RECOMMENDATION**LBS Reg. No.:** 24/AP/3718**Date of Recommendation:** 11/04/2025

Applicant AIRE UK Canada Water GP PropCos Ltd

Grant subject to Legal Agreement & Referral to GLA for the following development:

Full planning permission for the demolition of all buildings and structures and the comprehensive redevelopment of the site to provide the following new development:

On Plot A, two new buildings (A1 and A2) to provide offices (Class E(g)) with retail/food and drink/professional services (E(a/b/c)) with a shared basement, servicing, parking and other ancillary accommodation;

On Plot B, two new buildings to provide; in Building B1, purpose-built student accommodation (sui generis) with community use (F2), in Building B2, residential (C3) with retail/food and drink (E(a/b)); with basements, servicing, parking and other ancillary accommodation;

Works of hard and soft landscaping, replacement of trees and planting of new trees; new vehicular access points from Surrey Quays Road and Canada Street, along with other incidental works.

At: Unit 1 And 4 Canada Water Retail Park Surrey Quays Road London

In accordance with the valid application received on 20 December 2024 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

Conditions

Permission is subject to the following Approved Plans Condition:

The development shall be carried out in accordance with the following approved plans:

| Reference no./Plan or document name/Rev. | Received on: |
|--|--------------|
| CWD-TPB-B2-XX-DR-A-5500-XX-P01 TYPICAL BAY STUDY BUILDING B2 RESI.PD TYPICAL BAY STUDIES - B2 | 18/12/2024 |
| CWD-TPB-B1-XX-DR-A-6002-XX-P01 ROOM TYPES BUILDING B1 PBSA WHEELCHAIR.PDF | 18/12/2024 |
| CWD-TPB-B1-XX-DR-A-6001-XX-P01 ROOM TYPES BUILDING B1 PBSA LARGE.PDF | 18/12/2024 |
| CWD-TPB-B1-XX-DR-A-6000-XX-P01 ROOM TYPES BUILDING B1 PBSA COMPACT AND STANDARD.PDF | 18/12/2024 |
| CWD-TPB-B1-XX-DR-A-5000-XX-P01 TYPICAL BAY STUDY BUILDING B1 PBSA.PDF | 18/12/2024 |
| CWD-TLA-CW-XX-DR-L-5001-XX TREE PLANTING PLAN PLOT A.PDF | 18/12/2024 |
| CWD-TLA-CW-XX-DR-L-3003-XX STREET SURFACE PLAN PLOT A AND MARITIME STREET.PDF | 18/12/2024 |
| CWD-TLA-CW-XX-DR-L-3002-XX LANDSCAPE MASTERPLAN PUBLIC REALM.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-335-XX ENLARGED TERRACE PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-335-XX ENLARGED EXTERIOR WALL WT4&6 PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-331-XX ENLARGED EXTERIOR WALL WT-2&3.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-330-XX ENLARGED EXTERIOR WALL WT-1A&1B.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-323-XX ENLARGED EXTERIOR WALL GF SOUTH PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-322-XX ENLARGED EXTERIOS WALL GF EAST PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-321-XX ENLARGED EXTERIOS WALL GF NORTH PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-320-XX ENLAGRED EXTERIOR | 18/12/2024 |

WALL WEST PLOT A2.PDF

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| CWD-HWK-A2-XX-DR-A-301-XX BUILDING SECTION WEST EAST PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-300-XX PROPOSED SECTION NORTH SOUTH PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-205-XX SOUTH ELEVATION PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-204-XX EAST ELEVATION PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-203-XX NORTH ELEVATION PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-202-XX WEST ELEVATION PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-200B-XX CONTEXT ELEVATIONS PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-200A-XX CONTEXT ELEVATIONS PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-200-XX AXONOMETRIC VIEW PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-117-XX ROOF PLAN PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-116-XX LEVEL 10M FLOOR PLAN PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-115-XX LEVEL 10 PLAN PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-114-XX LEVEL 9 FLOOR PLAN PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-113-XX LEVEL 8 FLOOR PLAN PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-112-XX LEVEL 7 FLOOR PLAN PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-111-XX LEVEL 6 FLOOR PLAN PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-110-XX LEVEL 5 FLOOR PLAN PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-109-XX LEVEL 4 FLOOR PLAN PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-108-XX LEVEL 3 FLOOR PLAN PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-107-XX LEVEL 2 FLOOR PLAN PLOT A2.PDF | 18/12/2024 |

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| CWD-HWK-A2-XX-DR-A-106-XX LEVEL 1 FLOOR PLAN PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-105-XX MEZZANNE FLOOR PLAN PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-104- GROUND FLOOR PLAN PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-XX-DR-A-103-XX BASEMENT FLOOR PLAN PLOT A2.PDF | 18/12/2024 |
| CWD-HWK-A2-DAS-AREA TABLE - A2 A2-DAS-AREA TABLE - A2 | 18/12/2024 |
| CWD-BIG-CW-XX-DR-A-4002-XX-P00 SITEWIDE ELEVATIONS.PDF | 18/12/2024 |
| CWD-BIG-CW-XX-DR-A-4001-XX-P00 SITEWIDE ELEVATIONS.PDF | 18/12/2024 |
| CWD-BIG-CW-XX-DR-A-1001-XX-P00 PROPOSED SITE PLAN WITH LANDSCAPE DETAIL.PDF | 18/12/2024 |
| CWD-BIG-BT-B1-DR-A-3000-XX-P01 BASEMENT GA SECTIONS.PDF | 18/12/2024 |
| CWD-BIG-BT-B1-DR-A-2000-XX-P01 PROPOSED GA BASEMENT.PDF | 18/12/2024 |
| CWD-BIG-BT-B1-DR-A-1000-XX-P01 LOCATION PLAN BASEMENT.PDF | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-5007-XX-P01 PROPOSED TYPICAL RECESSED TERRACE DETAIL PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-5006-XX-P01 PROPOSED TYPICAL MAIN TERRACE DETAIL PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-5005-XX-P01 PROPOSED TYPICAL FACADE DETAIL SOUTH PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-5004-XX-P01 PROPOSED TYPICAL FACADE DETAIL NORTH PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-5003-XX-P01 PROPOSED TYPICAL FACADE DETAIL - EAST PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-5002-XX-P01 PROPOSED TYPICAL FACADE DETAIL WEST PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-5001-XX-P01 PROPOSED GF FACADE DETAIL 2 PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-5000-XX-P01 PROPOSED GF FACADE DETAIL 1 PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-4004-XX-P01 PROPOSED EAST ELEVATION PLOT A1.PDF | 18/12/2024 |

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| CWD-BIG-A1-XX-DR-A-4003-XX-P01 PROPOSED SOUTH ELEVATION PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-4002-XX-P01 PROPOSED NORTH ELEVATION PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-4001-XX-P01 PROPOSED WEST ELEVATION PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-3002-XX-P01 PROPOSED SECTION CC PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-3001-XX PROPOSED SECTION BB PLOT A1 | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-3000-XX-P01 PROPOSED SECTION AA PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-XX-DR-A-1001-XX-P01 SITE PLAN PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-RF-DR-A-2026-XX-P0 PROPOSED GA ROOF PLAN PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-M1-DR-A-2001-XX-P01 PROPOSED GA PLAN MEZZANINE PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-GF-DR-A-2000 -XX-P01 PROPOSED GA GROUND FLOOR PLOT A1.PDF | 18/12/2024 |
| WD-BIG-A1-24-DR-A-2025-XX-P01 PROPOSED GA PLAN LEVEL 24 PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-23-DR-A-2024-XX-P01 PROPOSED GA PLAN LEVEL 23 PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-22-DR-A-2023-XX-P01 PROPOSED GA PLAN LEVEL 22 PLOT A1.PDF | 18/12/2024 |
| CWD-BIG-A1-24-DR-A-2025-XX-P01 PROPOSED GA PLAN LEVEL 24 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-21-DR-A-2022-XX-P01 PROPOSED GA PLAN LEVEL 21 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-20-DR-A-2021-XX-P01 PROPOSED GA PLAN LEVEL 20 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-19-DR-A-2020-XX-P01 PROPOSED GA PLAN LEVEL 19 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-18-DR-A-2019-XX-P01 PROPOSED GA PLAN LEVEL 18 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-17-DR-A-2018-XX-P01 PROPOSED GA PLAN LEVEL 17 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-16-DR-A-2017-XX-P01 PROPOSED GA PLAN LEVEL 16 PLOT A1.PDF | 19/12/2024 |

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| CWD-BIG-A1-15-DR-A-2016-XX-P01 PROPOSED GA PLAN LEVEL 15 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-14-DR-A-2015-XX-P01 PROPOSED GA PLAN LEVEL 14 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-13-DR-A-2014-XX-P01 PROPOSED GA PLAN LEVEL 13 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-12-DR-A-2013-XX-P01 PROPOSED GA PLAN LEVEL 12 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-11-DR-A-2012-XX-P01 PROPOSED GA PLA LEVEL 11 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-10-DR-A-2011-XX-P01 PROPOSED GA PLAN LEVEL 10 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-09-DR-A-2010-XX-P01 PROPOSED GA PLAN LEVEL 9 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-08-DR-A-2009-XX-P01 PROPOSED GA PLAN LEVEL 8 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-07-DR-A-2008-XX-P01 PROPOSED GA PLAN LEVEL 7 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-06-DR-A-2007-XX-P01 PROPOSED GA PLAN LEVEL 6 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-05-DR-A-2006-XX-P01 PROPOSED GA PLAN LEVEL 5 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-04-DR-A-2005-XX-P01 PROPOSED GA PLAN LEVEL 4 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-03-DR-A-2004-XX-P01 PROPOSED GA PLANS LEVEL 3 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-02-DR-A-2003-XX-P01 PROPOSED GA PLAN LEVEL 2 PLOT A1.PDF | 19/12/2024 |
| CWD-BIG-A1-01-DR-A-2002-XX-P01 PROPOSED GA PLAN LEVEL 1 PLOT A1.PDF | 19/12/2024 |
| CWD-TPB-B-XX-DR-A-4003-XX-P01 GENERAL ARRANGEMENT SECTION CC PLOT B.PDF | 19/12/2024 |
| CWD-TPB-B-XX-DR-A-4002-XX-P01 GENERAL ARRANGEMENT SECTION BB PLOT B.PDF | 19/12/2024 |
| CWD-TPB-B-XX-DR-A-4001-XX-P01 GENERAL ARRANGEMENT SECTION AA PLOT B.PDF | 19/12/2024 |
| CWD-TPB-B-XX-DR-A-3006-XX-P01 GENERAL ARRANGEMENT COURTYARD RESI PLOT B.PDF | 19/12/2024 |
| CWD-TPB-B-XX-DR-A-3005-XX-P01 GENERAL ARRANGEMENT COURTYARD PBSA.PDF | 19/12/2024 |

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| CWD-TPB-B-XX-DR-A-3004-XX-P01 GENERAL ARRANGEMENT ELEVATION PRINTWORKS STREET.PDF | 19/12/2024 |
| CWD-TPB-B-XX-DR-A-3003-XX-P01 GENERAL ARRANGEMENT GREEN STREET PLOT B.PDF | 19/12/2024 |
| CWD-TPB-B-XX-DR-A-3002-XX-P01 GENERAL ARRANGEMENT ELEVATION CANADA STREET PLOT B.PDF | 19/12/2024 |
| CWD-TPB-B-XX-DR-A-3001-XX-P01 GENERAL ARRANGEMENT ELEVATION SQR PLOT B.PDF | 19/12/2024 |
| CWD-TPB-B-RF-DR-A-2026-XX-P01 GENERAL ARRANGEMENT ROOF PLAN PLOT B.PDF | 19/12/2024 |
| CWD-TPB-B-B1-DR-A-2099-XX-P01 GENERAL ARRANGEMENT BASEMENT PLOT B.PDF | 19/12/2024 |
| CWD-TPB-B-09-DR-A-2009-XX-P01 GENERAL ARRANGEMENT NINTH TO TWENTY FIFTH FLOOR.PDF | 19/12/2024 |
| CWD-TPB-B-08-DR-A-2008-XX-P01 GENERAL ARRANGEMENT EIGHT FLOOR PLOT B.PDF | 19/12/2024 |
| CWD-TPB-B-07-DR-A-2007-XX-P01 GENERAL ARRANGEMENT SEVENTH FLOOR PLOT B.PDF | 19/12/2024 |
| CWD-TPB-B-05-DR-A-2005-XX-P01 GENERAL ARRANGEMENT FIFTH TO SIXTH FLOOR PLAN.PDF | 19/12/2024 |
| CWD-TPB-B-03-DR-A-2003-XX-P01 GENERAL ARRANGEMENT THIRD - FOURTH FLOOR PLAN.PDF | 19/12/2024 |
| CWD-TPB-B2-XX-SH-A-9002-XX-P02 ACCOMODATION SCHEDULE B2.PDF | 18/02/2025 |
| CWD-TPB-B2-XX-DR-A-6508-XX-P01 APARTMENT TYPES BUILDING B2 3 BED SHEET 4.PDF | 18/02/2025 |
| CWD-TPB-B2-XX-DR-A-6507-XX-P02 APARTMENT TYPES BUILDING B2 4 BED SHEET 2.PDF | 18/02/2025 |
| CWD-TPB-B2-XX-DR-A-6506-XX-P02 APARTMENT TYPE BUILDING B2 4 BED SHEET 1.PDF | 18/02/2025 |
| CWD-TPB-B2-XX-DR-A-6505-XX-P02 APARTMENT TYPE BUILDING B2 4 BED SHEET 1.PDF | 18/02/2025 |
| CWD-TPB-B2-XX-DR-A-6504-XX-P02 APARTMENT TYPES BUILDING B2 3 BED SHEET 2.PDF | 18/02/2025 |
| CWD-TPB-B2-XX-DR-A-6503-XX-P02 - APARTMENT TYPES BUILDING B2 3 BED SHEET 1.PDF | 18/02/2025 |
| CWD-TPB-B2-XX-DR-A-6501-XX-P02 - APARTMENT TYPES BUILDING B2 2 BED SHEET 1.PDF | 18/02/2025 |
| CWD-TPB-B2-XX-DR-A-6500-XX-P02 APARTMENT TYPES BUILDING B2 1BED.PDF | 18/02/2025 |

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| CWD-TPB-B1-XX-SH-A-9001-XX-P02 ACC SCHEDULE B1.PDF | 18/02/2025 |
| CWD-TPB-B-XX-RE-A-9000-XX-P02.PDF Other | 18/02/2025 |
| APARTMENT TYPES B2 2 BED SHEET 2.PDF CWD-TPB-B2-XX-DR-A-6502-XX-P03 | 20/02/2025 |
| CWD-TPB-B2-XX-DR-A-6508-XX-P02 APARTMENT TYPES BUILDING B2 3 BED SHEET 4.PDF | 24/02/2025 |
| CWD-TPB-B-RF-DR-A-2026-XX-P01 GENERAL ARRANGEMENT ROOF PLAN.PDF GENERAL ARRANGEMENT ROOF PLAN.PDF | 24/02/2025 |
| CWD-TPB-B-XX-DR-A-3005-XX-P01 GEBERAL ARRANGEMENT ELEVATION COURTYARD.PDF | 14/03/2025 |
| CWD-TPB-B-XX-DR-A-3004-XX-P01 GENERAL ARRANGEMENT ELEVATION PRINTWORKS STREET.PDF | 14/03/2025 |
| CWD-TPB-B-XX-DR-A-3003-XX-P01 GENERAL ARRANGEMENT ELEVATION.PDF | 14/03/2025 |
| CWD-TPB-B-XX-DR-A-3002-XX-P01 GENERAL ARRANGEMENT ELEVATION CANADA STREET.PDF | 14/03/2025 |
| CWD-TPB-B-RF-DR-A-022026-XX-P02 GENERAL ARRANGEMENT ROOF PLAN.PDF | 11/04/2025 |
| CWD-TPB-B-01-DR-A-022001-XX-P02 GENERAL ARRANGEMENT FIRST FLOOR PLAN | 11/04/2025 |
| CWD-TPB-B-00-DR-A-022000-XX-P02 GENERAL ARRANGEMENT GROUND FLOOR PLAN | 11/04/2025 |
| CWD-TPB-B-00-DR-A-021000-XX-P02 GENERAL ARRANGEMENT SITE PLAN.PDF | 11/04/2025 |
| CWD-TLA-B-XX-DR-L-3002-XX P04 ROOF TERRACES SURFACE FINISHES.PDF | 11/04/2025 |
| CWD-TLA-B-00-DR-L-3011-XX P04 SURFACES FINISHES PLAN ONE WAY PS.PDF | 11/04/2025 |
| CWD-TLA-B-00-DR-L-3003-XX P00 SURFACES FINISHES PLAN.PDF | 11/04/2025 |
| CWD-TLA-B-00-DR-L-3001-XX P05 SURFACES FINISHES PLAN.PDF | 11/04/2025 |
| CWD-BIG-CW-XX-DR-A-1001-XX-P01 PROPOSED SITE PLAN.PDF | 11/04/2025 |
| CWD-BIG-CW-XX-DR-A-0019-XX-P02 PHASING PLAN.PDF | 11/04/2025 |
| CWD-BIG-CW-XX-DR-A-0003-XX-P03 RED LINE PROPOSED SITE PLAN.PDF | 11/04/2025 |

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| 70077886-TP-SK-139-TR2-P03 PS BUS SWEPT PATH.PDF | 11/04/2025 |
| 70077886-TP-SK-139-TR1-P03 PS CROSS SECTIONS.PDF | 11/04/2025 |
| 70077886-TP-SK-139-P03 PS EVOLUTION OF ROAD WITH 2.4M FOOTWAY AND 3.5M CARRIAGEWAY PLOT B KERB LINE RET | 11/04/2025 |
| 70077886-TP-SK-135-P05 PS EVOLUTION OF ROAD WITH 2.4M FOOTWAY AND 3.5M CARRIAGEWAY PLOT B KERB LINE RET | 11/04/2025 |
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| 2 WHOLE LIFE CARBON ASSESSMENT SPREADSHEET.XLSX | 26/03/2025 |
| A1 CIRCULAR ECONOMY STATEMENT_REVISED FOR INFORMATION.PDF | 26/03/2025 |
| 2. CANADA WATER DOCKSIDE_GLA CE MEMO_STAGE 1_BUILDINGS A1, A2, B1, B2.XLSX | 26/03/2025 |
| WB2_GLA CES SPREADSHEET_DETAILED PLANNING MARCH 2025.XLSM | 26/03/2025 |
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Permission is subject to the following Conditions for Plot A and B

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act (1990) as amended.

3. The approved development comprises the erection of buildings ranging from 7 to 25 storeys as shown on the plans hereby approved. The approved development shall comprise:

Building A1 - total height 110m AOD (including roof plant) providing up to 64,533 sqm (GEA) and 61,551 sqm (GIA) of commercial floorspace including basement and roof top plant of which, 777 sqm (GEA) would be for retail/food and beverage (E(a/b)), 59,723 sqm (GEA) workspace (E(g)),

822 sqm (GEA) roof plant and 3,661 sqm (GEA) basement.

Building A2 - 55.4m AOD (including roof plant) providing up to 37,374 sqm (GEA) and 35,196 sqm (GIA) of commercial floorspace including basement and roof top plant of which, 808 sqm (GEA) would be for retail/food and beverage (E(a/b)), 33,853 sqm (GEA) workspace (E(g)), 582 sqm (GEA) roof plant and 2,131 sqm (GEA) basement.

Building B1 - 91.2m AOD (including roof plant) to accommodate 510 generis student accommodation (28,256 sqm GEA), 75 sqm (GEA roof plant), 1,423 sqm (GEA) basement. Building B1 will accommodate 742 student studios of which 60 will be wheelchair accessible studios and 814 sqm of communal amenity space as well as a separate Community Space (F2) of 326 sqm (GIA)

Building B2 - 41.6m AOD (including roof plant) to accommodate 75 x C3 affordable dwellings (10,455 sqm GEA) comprising 21 x 1-bed, 30 x 2-bed, 16 x 3-bed and 8 x 4-bed (including 11 wheelchair accessible dwellings) as well as 60 sqm (GEA roof plant, 1,049 sqm (GEA) basement and 454 sqm (GEA) of flexible space for retail or food and drink uses (Class E (a/b))

Reason: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority including the Environmental Statement.

4.
 - (i) The phasing of the Development shall be carried out in accordance with the Phasing Plan CWD-BIG-CW-XX-DR-A-0019-XX-P02
 - (ii) If an alternative Phasing Plan is submitted for approval pursuant to this condition, it shall be accompanied by information to identify whether it results in any change to the likely significant effects identified in the Environmental Statement (July 2021) and the ES Statement of Conformity (February 2022).
 - (iii) Any change of sequence in CIL phasing must first be approved under s96a prior the commencement of related phases and cannot be retrospective.

Reason: In order to provide a coordinated approach to the delivery of the Development, including the associated infrastructure and the Public Realm and in the interests of proper planning and to ensure this is a planning permission which expressly provides for the development to be carried out in phases for the purposes of the Community Infrastructure Levy Regulations 2010.

Permission is subject to the following Conditions for Plot A

5.
 - a) Prior to the commencement of any development, on Plot A, a phase 1 desktop study of the historic and current uses of Plot A and adjacent premises based on the 'Geo Environmental Study' by Ramboll, December 2024 , ref. CWD-RAM-CW-XX-RP-Y-0004-XX shall be carried out together

with an associated preliminary risk assessment including a Plot A walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required.. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

- b) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive Plot A site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.
- c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.
- d) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.
- e) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d above.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Southwark Plan 2022 Policy P64 (contaminated land and hazardous substances) and the National Planning Policy Framework 2024

6. Prior to works commencing, on Plot A including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on Plot A, including any demolition, changes to ground levels, pruning or tree removal.
- b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- c) Cross sections shall be provided to show surface and other changes to levels, special engineering, foundation or construction details and any proposed activity within root protection areas or the influencing distance (30m) of local trees required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining Plot A which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.

In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard. NHBC 4.2.13 Tables for Foundations Near Trees

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2024; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

7. Before any work hereby authorised begins in relation to Plot A, excluding demolition works to ground slab, the applicant shall secure the

implementation of a programme of archaeological evaluation works, for Plot A including a geoarchaeological evaluation, in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Southwark Plan (2022) Policy P23 Archaeology.

8. Before any work hereby authorised begins in relation to Plot A, excluding demolition works and archaeological evaluation, the applicant shall secure the implementation of a programme of archaeological mitigation works for Plot A in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Southwark Plan (2022) Policy P23 Archaeology

9.

- a) Prior to commencement of the development on Plot A (excluding demolition and site investigation works) hereby permitted, the applicant shall submit to and receive the Local Planning Authority's approval of a Public Engagement Programme for Plot A which shall set out:
 - o How the field work areas will be hoarded to provide opportunities for passers-by to safely view the excavations;
 - o Detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, which will be located on suitably visible public parts of the temporary site hoarding;
 - o Details of at least one event, such as a heritage trail, that will be held during the field work phase (as a minimum this should state the date/time, duration, individuals involved and advance promotional measures for the event, and provide an outline of the content of the event);
- b) Prior to the commencement of the fieldwork phase, the hoarding shall be installed in full accordance with the LPA-approved details referred to in parts a.1 and a.2 of the condition, and the hoarding shall remain as such and in place throughout the fieldwork phase.
- c) During the fieldwork phase, the event (referred to in part a.3) shall be carried out.
- d) Before first occupation of any part of Plot A, detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, in some form of permanent display case or signage to be installed within a publicly-

accessible part of the development hereby approved. The approved display case or signage shall be installed in accordance with the approval and shall not be replaced other than with a display case or signage of similar specification and bearing the same information.

Reason: To promote the unique setting of the application site and provide information on the special archaeological and historical interest of this part of Southwark, in accordance with Southwark Plan (2022) Policy P23 Archaeology

10. (i) Prior to commencement of any works on Buildings A1 or A2 hereby approved (excluding demolition, archaeological works and piling) a detailed scheme of mechanical ventilation for the basement, including plant inlets, filters and outlets shall be submitted to the Local Planning Authority for approval in writing.

(ii) The scheme of ventilation shall be installed prior to the first occupation of Building A1 or A2 and retained and maintained for the duration of the consented use.

Reason: To ensure that basement ventilation systems do not adversely impact the amenity of adjoining uses and/or the quality of the public realm by way of noise and/or odour in accordance with Southwark Plan (2022) Policy P56 Protection of amenity and P66 Reducing noise pollution and enhancing soundscapes

11. Prior to the implementation of any works on Building A1 or A2 hereby approved (excluding demolition and site clearance), details of the proposed piling method and foundation method (foundation works risk assessment report) for that Building shall be submitted to the Local Planning Authority for approval in writing (in consultation with the Environment Agency) to demonstrate that there is no resultant unacceptable risk to groundwater. The relevant Building shall be carried out in accordance with the approved details.

Reason: Piling can create pathways for contaminants and this presents a risk to underlying controlled waters unless appropriate methodologies and mitigation are utilised in accordance with the National Planning Policy Framework (2024) and Southwark Plan (2022) Policy P64 Contaminated land and hazardous substances

12. Prior to the implementation of any works on Building A1 or A2 hereby approved (excluding demolition and site clearance) full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) serving each building shall be submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures.

The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment (report ref: CWD-RAM-CW-XX-RP-Y-0002-XX dated December 2024) and Surface Water Drainage Strategy (report ref: CWD-RAM-CW-XX-RP-Y-0001-XX dated December 2024) prepared by Ramboll. The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

For the avoidance of doubt any water proposed to be discharged into the dock or any other existing waterbody must be treated to ensure no pollution will arise in accordance with CIRIA guidance.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021) and Policy P68 of the Southwark Plan (2022).

- 13. Prior to the implementation of any works on Building A1 or A2 hereby approved (excluding demolition and site clearance) detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure to each building. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with Policy SI6 of the London Plan (2021)
- 14. Prior to the commencement of works Above Grade in relation to Development Plot A1, a scheme of obstruction lighting for Building A1 shall be submitted to the Local Planning Authority for approval in writing (in consultation with London City Airport). The Development shall be carried out in accordance with any approval given and the lighting retained and maintained for the lifetime of the Building A1 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that tall building are appropriately illuminated to aid visibility for aircraft without contributing to glare in accordance with guidance issued by the Civil Aviation Authority and Southwark Plan (2022) Policy P17 Tall Buildings
- 15. Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment

report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Southwark Plan (2022) Policy P23 Archaeology

16. Prior to the commencement of any above grade works on Buildings A1 or A2 hereby approved, the following shall be submitted to the local planning authority for their approval with regard to the relevant building:

- (i) A full-scale representative mock-up of one bay of the building (element to be agreed) and sample panels of all external facing materials, and surface finishes at the ground floor to be used in the carrying out of this permission shall be presented on site and approved by the Local Planning Authority before any above-grade work in connection with this permission is carried out;
- (ii) the development shall not be carried out otherwise than in accordance with any such approval given.
- (iii) These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with Chapter 12 - Achieving well designed places of the NPPF (2024); Policies D4 Delivering good design; and D9 - Tall buildings of the London Plan (2021) and Policies: P13 - Design of places; P14 - Design quality and P17 - Tall buildings of the Southwark Plan (2022).

17. Prior to the commencement of any above grade works on Buildings A1 or A2 hereby approved the following details shall be submitted to the local planning authority for their approval in writing:

For each of the relevant buildings hereby approved 1:5/10 section detail-drawings through:

- a) the facades;
- b) parapets;
- c) roof edges;
- d) junctions with the existing building; and
- e) heads, cills and jambs of all openings,

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any above-grade work in connection with this permission is carried out; the development shall not be

carried out otherwise than in accordance with any such approval given.

Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with Chapter 12 - Achieving well designed places of the NPPF (2024); Policies D4 Delivering good design; and D9 - Tall buildings of the London Plan (2021) and Policies: P13 - Design of places; P14 - Design quality and P17 - Tall buildings of the Southwark Plan (2022).

18. (i) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development, in accordance with the principles and objectives of Secured by Design. Details of these measures for Building A1 and A2 shall be submitted to and approved in writing by the Local Planning Authority in respect of the relevant building prior to commencement of any above ground development and shall be implemented in accordance with the approved details prior to occupation.

(ii) Prior to first occupation of Building A1 and A2 a satisfactory Secured by Design inspection must take place in respect of the relevant building and the resulting Secured by Design certificate submitted to and approved in writing by the Local Planning Authority.

Reason: In pursuance of the Local Planning Authority's duty under Section 17 of the Crime and Disorder Act (1998) to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework (2024); Policy D11 (Safety Security and Resilience to Emergency) of the London Plan (2021); and Policy P16 (Designing out Crime) of the Southwark Plan (2022).

19. (i) Prior to commencement of any above ground works on Building A1 or A2 full details (including 1:50 plans and sections) of all necessary wind mitigation measures as identified in the Environmental Statement hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The wind mitigation measures must appropriately respond to the potential for the effects identified within 'the Environmental Statement.

(ii) The development shall be undertaken in full accordance with the approved details and the wind measures shall be installed prior to first occupation of the relevant building and maintained thereafter in perpetuity.

Reason: To ensure that as part of the detailed design appropriate pedestrian comfort levels can be achieved in accordance with Environmental Statement submitted with this application and to comply with London Plan (2021) Policy D9 Tall buildings and Southwark Plan (2022) Policy P17 Tall buildings

20. (i) Prior to the completion of the structural frame for Building A1 or A2 hereby approved, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the relevant parts of Plot A not covered by buildings (and the roof terraces and raised podium gardens) shall be submitted to and approved in writing by the Local Planning Authority. Plot A shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development. Details shall include:

- o Full details of the proposed tree planting within Plot A, in accordance with the approved Tree Strategy and to include a minimum of 47 new trees. The details shall include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period.
- o All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations
- o A scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants;
- o Proposed parking, access, or pathway layouts, materials and edge details;
- o Location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) sustainable urban drainage integration
 - e) use within tree Root Protection Areas (RPAs);
- o typical cross sections;
- o a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- o specifications for operations associated with plant establishment and maintenance that are compliant with best practise;
- o types and dimensions of all boundary treatments
- o details of all benches and
- o full details of all play equipment

(ii) There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

(iii) The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use of each Building. Any trees, shrubs, grass or other planting that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season.

(iv) A landscape management plan, including long term design objectives to meet BNG requirements, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority.

(v) Details of an irrigation schedule shall be provided for all trees to ensure successful establishment. For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

(vi) Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2024; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

21. (i) Prior to the completion of the structural frame on Building A1 or A2, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority in respect of the relevant building. The biodiversity (green/brown) roof(s) shall be:

* biodiversity based with extensive substrate base (depth 80-150mm);

* laid out in accordance with agreed plans; and
 * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

(ii) The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

(iii) The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

(iv) Full Discharge of this condition will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021 and Policies P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

22.

(i) Prior to the completion of the structural frame on Building A1 or A2, hereby approved (excluding demolition and archaeological works), full details of the location of a minimum 8 bat tubes per building, minimum 12 swift bricks per building and minimum 3 insect towers per building shall be submitted to and approved in writing by the Local Planning Authority.

(ii) The details shall include the exact location, specification and design of the habitats. The boxes / bricks/towers shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

(iii) The nesting boxes / bricks/towers shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

(iv) Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Southwark Plan (2022) Policy P60 Biodiversity

23. (i) Prior to commencement of the installation of any external lighting on Buildings A1 or A2 hereby approved, details of any external lighting to be affixed to any building or installed within its associated public realm (including design, specification, power), shall be submitted to the local planning authority for approval in writing. Submitted details shall include lighting contours to demonstrate lighting intensity levels at any nearby sensitive residential or ecological receptors, having regard to guidance published by the Institute of Lighting Professionals (ILE), where relevant.

(ii) No external lighting shall be installed on Building A1 or A2 other than that approved by this condition.

Reason: To ensure that an appropriate level of lighting is provided in the interests of amenity and safety whilst also protecting residential amenity and limiting ecological impact in accordance with Southwark Plan (2022) Policy G6 Biodiversity and access to nature and P56 Protection of amenity.

24. (i) Prior to commencement of the installation of lighting on Buildings A1 or A2 hereby approved, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- o identify those areas/features that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- o show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

(ii) All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

(iii) Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981), (as amended), and because bats are known to be active in vicinity of the development site.

25. a) Prior to commencement of fit out works within Buildings A1 or A2 hereby

approved, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) in relation to the relevant Building demonstrating that all reasonable steps have been undertaken to achieve a minimum accreditation of BREEAM "Excellent" rating shall be submitted to the Local Planning Authority for approval in writing and the relevant Building shall be fitted out and operated in accordance with the approved details;

b) Within 6 months of first Occupation of the relevant Building, a certified Post Construction Review (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason: To ensure the proposal is completed to the highest possible standards of environmental sustainability in accordance with Southwark Plan Policy P69 Sustainability standards

26. (i) The 2 no. Blue Badge Parking Bays in the service yard for Building A1 and A2 should be made available and retained for the purposes of car parking for the disabled for as long as the development is occupied.

(ii) Before the first occupation of Buildings A1 or A2 hereby approved, details of the installation (including location, type and commissioning certificate) of electric vehicle charger points for the 2 basement parking space(s) shall be submitted to and approved in writing by the Local Planning Authority in respect of the relevant building and the electric vehicle charger points shall be installed prior to occupation of the development and retained in perpetuity.

Reason: To encourage more sustainable travel in accordance with the National Planning Policy Framework (2024); Policy T6 (Car parking) of the London Plan 2021; Policy P53 (Cycling) and Policy P54 (Car Parking) of the Southwark Plan (2022).

27. (i) Before the first occupation Building A1 or A2 hereby approved, the cycle facilities (including cycle storage, showers, changing rooms and lockers where appropriate) as shown on the drawings hereby approved for each respective building shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

(ii) For the avoidance of doubt Building A1 shall provide a minimum of 1,210 long stay and 236 short stay cycle parking spaces and Building A2, a minimum of 672 long stay and 136 short stay cycle parking spaces.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and

to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2024); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

28. Prior to the commencement of any commercial cooking, or the opening of operation of any restaurant within Building A1 or A2 hereby approved, full particulars and details of a scheme for the extraction and ventilation of the commercial kitchen shall be submitted to and approved by the Local Planning Authority. The scheme shall include:

- a) Details of extraction rate and efflux velocity of extracted air
- b) Full details of grease, particle and odour abatement plant
- c) The location and orientation of the extraction ductwork and discharge terminal
- d) A management servicing plan for maintenance of the extraction system

to ensure that fumes and odours from the kitchen do not affect public health or residential amenity. Once approved the scheme shall be implemented in full and permanently maintained thereafter.

Reason In order to ensure that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance to nearby sensitive receptors or at street level and will not detract from the appearance of the building in the interests of amenity in accordance with Southwark Plan (2022) Policy P14 Design or P56 Residential amenity.

29. (i) The development on Plot A shall be undertaken in full accordance with the submitted Circular Economy Statements and Whole Life Carbon Assessments for each building as hereby approved.

(ii) Prior to occupation of Building A1 or A2, a Post Completion Report (for the relevant building) setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building

(iii). Prior to first occupation of Building A1 or A2, the post-construction tab of the GLA's whole life carbon assessment template (for the relevant building) should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures

for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building.

Reason: To ensure that the proposal responds appropriately to climate change policies by reducing carbon emissions and minimising waste streams in accordance with London Plan (2021) Policy SI7 Reducing waste and supporting the circular economy and SI2 Minimising greenhouse gas emissions and Southwark Plan (2022) Policies P69 Sustainability standards and P70 Energy

30 Prior to occupation of Plot A1 or A2, the completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority in respect of the relevant Plot. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained project or pre-appointed tree specialist.

Works shall comply to BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) - Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with the National Planning Policy Framework (2024) Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land), 12 (Achieving well-designed places), Chapter 14 (Meeting the challenge of climate change), and chapters 15 & 16 (Conserving and enhancing the natural and historic environment); Policy G7 (Trees and Woodlands) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

31. (i) Building A1 and A2 hereby approved shall not be occupied until a drainage verification report for the respective Building has been prepared by a suitably qualified engineer and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the details approved as part of any condition on this planning permission and in

accordance with the Flood Risk Assessment (report ref: CWD-RAM-CW-XX-RP-Y-0002-XX dated December 2024) and Surface Water Drainage Strategy (report ref: CWD-RAM-CW-XX-RP-Y-0001-XX dated December 2024) prepared by Ramboll.

(ii) The report shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason: To ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment and Policy SI 13 of the London Plan (2021) and Policy P68 of the Southwark Plan (2022).

32. Building A1 and A2 hereby approved shall not be occupied until confirmation has been provided that either:-

1. All foul water network upgrades required to accommodate the additional flows from the development have been completed; or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning

33. Building A1 and A2 hereby approved shall not be occupied until confirmation has been provided that either:

1. All sewage works upgrades required to accommodate the additional flows from the development have been completed; or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: Sewage Treatment Upgrades are likely to be required to accommodate the proposed development. Any upgrade works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents." The developer can request information to support the discharge of this condition by visiting the Thames Water website at Development Planning Department

34. Building A1 and A2 hereby approved shall not be occupied until confirmation has been provided that either:

1. All water network upgrades required to accommodate the additional demand to serve the development have been completed; or
2. A development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website.

35. The development hereby approved on Plot A shall be carried out in accordance with the recommendations and conclusions contained in the approved Basement Impact Assessment.

Reason: To ensure the basement is designed safely in reference to ground movement, flood risk, sustainable urban drainage and archaeology, in accordance with: the National Planning Policy Framework 2024; Policy D10 (Basement Development) of the London Plan 2021; Policies P14 (Design Quality), P23 (Archaeology) and P68 (Reducing Flood Risk) of the Southwark Plan (2022).

36. Except for the necessary obligations to mitigate impacts on the Southwark Council CCTV network as identified in the s106 agreement that forms part of this planning permission and Notwithstanding the provisions of Schedule 2, Part 16 The Town & Country Planning (General Permitted Development) Order 2015 (as amended or re- enacted) no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason: In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building

and visual amenity of the area is installed on the roof of the building in accordance with the National Planning Policy Framework (2024); Policy P55 (Protection of amenity) and Policy P13 (Design of places) of the Southwark Plan (2022).

37. Notwithstanding the provisions of Schedule 2, Part 16 The Town & Country Planning (General Permitted Development) Order 2015 (as amended or re-enacted) no roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the buildings as shown on elevation drawings.

Reason: In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

38. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (and any statutory instrument revoking, re-enacting or modifying either order), Building A1 and A2 hereby approved shall be occupied for the range of commercial uses set out in Condition 4 of this planning permission and there shall be no permitted change of use to residential without the submission and approval of an application on that behalf.

Reason: To ensure that the Development is carried out in accordance with the Parameter Plans and Development Specification and other submitted details and to ensure that the quantum of floorspace remains within the approved parameters as assessed pursuant to the Environmental Impact Assessment of the Development which did not include the provision of residential accommodation.

39. Notwithstanding the provisions of Schedule 2 Part 7 Class F of the Town and Country Planning (General Permitted Development) Order 2015 (as amended or any re-enactment thereof), no extension nor alteration of an office building shall be carried out pursuant to those provisions.

Reason: To safeguard the character and the amenities of the premises and adjoining properties in accordance with Southwark Plan (2022) Policy P14 Design quality

40. The development hereby approved on Plot A shall be undertaken in full accordance with the approved Fire Strategy (CWD-OFR-CW-XX-RP-Z-0002-XX) as relevant for each building hereby approved.

Reason: To ensure that the development incorporates all necessary measures to prevent the spread of fire as well as providing adequate means of escape for future occupiers and to comply with London Plan (2021) Policy D2 Fire safety.

41. No cranes or scaffolding above 100 m AGL shall be erected on Plot A unless and until construction methodology and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of cranes in connection with the construction of the relevant phase have been submitted to and approved by the Local Planning Authority (in consultation with London City Airport). The development shall be carried out in accordance with the approved details.

Reason: In the interests of aircraft safety

42. Before the first occupation Building A1 or A2 hereby approved, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers.

The refuse storage facilities shall thereafter be retained and the space used for no other purpose.

Reason: To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan (2022).

43. For the development approved on Plot A, the combined Rated sound level from all plant (except emergency plant), together with any associated ducting, shall not exceed 40dB (L_{Aeq} 15 minute) (in the period 07:00-23:00) and 30dB (L_{Aeq} 15 minute) (in the period 23:00 - 07:00) at any existing or future noise sensitive premises (as defined in Figure 8.2 of the submitted Environmental Statement). For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019. Suitable acoustic treatments shall be used to ensure compliance with the above standard. A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with Southwark Plan (2022) Policy P56 Protection of amenity and Policy P66 Reducing noise pollution and enhancing soundscapes

44. Routine testing of emergency plant for Buildings A1 and A2 shall only take place during the hours of 09.00 to 17.00 Monday to Friday and not on any public holiday. The combined noise level from emergency plant shall not exceed 60dB(A) at any sensitive facade.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise in accordance with Southwark Plan (2022) Policy P56 Protection of amenity and Policy P66 Reducing noise pollution and enhancing soundscapes.

45. The commercial (non-office) uses in Buildings A1 and A2 hereby permitted shall not be carried on outside of the hours of: 06:00 - 24:00 on Monday to Saturday and; 08:00 - 22:00 on Sundays and Bank Holidays unless agreed in writing by the local planning authority.

The external terraces on any of the buildings hereby approved shall not be used outside of the hours 08:00 - 22:00 on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with Southwark Plan (2022) Policy P56 Protection of amenity

46. Any servicing deliveries or collections to the commercial units shall only be between the following hours:
07:00 to 21:00 on Mondays to Saturdays (with an exclusion between the hours of 08:00 - 09:00 and 17:00 - 18:00 to avoid peak travel periods) and 09:00 to 18:00hrs on Sundays & Bank Holidays

Reason: To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2024 and Southwark Plan Policy P56 Protection of amenity (2022).

Permission is subject to the following Conditions for Plot B

47. (i) Prior to the commencement of any works on Plot B hereby approved a detailed design and method statement (prepared in consultation with London Underground) for Plot B shall be submitted to and approved in writing by the local planning authority which shall:

- o overview of the overall development including both design on temporary and potential long term works;
- o identify and accommodate all existing London Underground structures;
- o site specific Risk Assessments and Method Statements (RAMS) for any activities which TfL may deem to be a risk to London Underground (LU). Individual RAMS should be issued a minimum of 6 weeks prior to the individual activity commencing.
- o provide an assessment of ground movement impact on London Underground structures and tunnels due to temporary and potential long

term changes in loading for the pre-commencement stage. Dependent upon the changes in loading and the works, ground movement impact assessment and asset monitoring may be required.

- o before work commences on site, an assessment of railway noise and vibration shall be carried out and appropriate protective measures shall be taken to protect the users of the property and of other properties potentially affected as a result of the current development against noise and vibration.
- o provide technical specifications related to the proposed plant. Upon review of the technical specifications, an independent EMC impact assessment may be required to be submitted for TfL Engineers' approvals. This is to ensure any EMC issues emanating from the plant or equipment to be used on the site or in the finished structure will not adversely affect London Underground electrical equipment or signalling systems.

(ii) The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in this condition shall be completed, in their entirety, before any part of Building B1 or B2 hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021 Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

48. (i) Prior to the commencement of any demolition works on Plot B hereby approved a detailed method statement (prepared in consultation with London Underground) for Plot B shall be submitted to and approved in writing by the local planning authority which shall:

- o Provide details of demolition including design and Risk Assessment Method Statement (RAMS);
- o Provide details of associated temporary works including design and RAMS;
- o Identify and accommodate existing London Underground structures in the vicinity of the proposed development;
- o Provide details of changes in loading to LU's infrastructure considering sequence of works;
- o Ground Movement Assessment (GMA) will be required together with Cat 3 Check on the GMA - monitoring may be required
- o Before work commences on site, an assessment of railway noise and vibration shall be carried out and appropriate protective measures shall be taken to protect the users of the property and of other properties potentially affected as a result of the current development against noise and vibration.
- o Provide technical specifications related to the proposed plant. Upon review of the technical specifications, an independent EMC impact assessment may be required to be submitted for TfL Engineers' approvals. This is to ensure any EMC issues emanating from the plant or equipment to

be used on the site or in the finished structure will not adversely affect London Underground electrical equipment or signalling systems.

(ii) The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in this condition shall be completed, in their entirety, before any part of Building B1 or B2 hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021 Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

49. a) Prior to the commencement of any development, on Plot B, a phase 1 desktop study of the historic and current uses of the site and adjacent premises based on the 'Geo Environmental Study' by Ramboll, December 2024 , ref. CWD-RAM-CW-XX-RP-Y-0004-XX shall be carried out together with an associated preliminary risk assessment including a Plot B walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required.. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

b) If the phase 1 Plot B site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

d) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

e) In the event that potential contamination is found at any time when

carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d above.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Southwark Plan 2022 Policy P64 (contaminated land and hazardous substances) and the National Planning Policy Framework 2024

50. Prior to works commencing on Plot B, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on Plot B, including any demolition, changes to ground levels, pruning or tree removal.
- b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to Plot B are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- c) Cross sections shall be provided to show surface and other changes to levels, special engineering, foundation or construction details and any proposed activity within root protection areas or the influencing distance (30m) of local trees required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining Plot B which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.

In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard. NHBC 4.2.13 Tables for Foundations Near Trees

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2024; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

51. Before any work hereby authorised begins on Plot B, excluding demolition works to ground slab, the applicant shall secure the implementation of a programme of archaeological evaluation works in respect of Plot B, including a geoarchaeological evaluation, in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Southwark Plan (2022) Policy P23 Archaeology.

52. Before any work hereby authorised begins on Plot B, excluding demolition works and archaeological evaluation, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Southwark Plan (2022) Policy P23 Archaeology.

53. a) Prior to commencement of the development on Plot B (excluding demolition and site investigation works) hereby permitted, the applicant shall submit to and receive the Local Planning Authority's approval of a Public Engagement Programme which shall set out:

- o How the field work areas will be hoarded to provide opportunities for passers-by to safely view the excavations;
- o Detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the

public interpretation and presentation display materials celebrating the historic setting of the site, which will be located on suitably visible public parts of the temporary site hoarding;

- o Details of at least one event, such as a heritage trail, that will be held during the field work phase (as a minimum this should state the date/time, duration, individuals involved and advance promotional measures for the event, and provide an outline of the content of the event);

b) Prior to the commencement of the fieldwork phase in respect of Plot B, the hoarding shall be installed in full accordance with the LPA-approved details referred to in parts a.1 and a.2 of the condition, and the hoarding shall remain as such and in place throughout the fieldwork phase.

c) During the fieldwork phase, the event (referred to in part a.3) shall be carried out.

d) Before first occupation of any part of the development, detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, in some form of permanent display case or signage to be installed within a publicly-accessible part of the development hereby approved. The approved display case or signage shall be installed in accordance with the approval and shall not be replaced other than with a display case or signage of similar specification and bearing the same information.

Reason: To promote the unique setting of the application site and provide information on the special archaeological and historical interest of this part of Southwark, in accordance with Southwark Plan (2022) Policy P23 Archaeology

54. (i) Prior to commencement of any works on Buildings B1 or B2 hereby approved (excluding demolition and archaeological works) a detailed scheme of mechanical ventilation for the basement for each respective building, including plant inlets, filters and outlets shall be submitted to the Local Planning Authority for approval in writing.

(ii) The scheme of ventilation shall be installed prior to the first occupation of Building B1 or B2 as relevant and retained and maintained for the duration of the consented use.

Reason: To ensure that basement ventilation systems do not adversely impact the amenity of adjoining uses and/or the quality of the public realm by way of noise and/or odour in accordance with Southwark Plan (2022) Policy P56 Protection of amenity and P66 Reducing noise pollution and enhancing soundscapes

55. Prior to the implementation of any works on Building B1 or B2 hereby approved (excluding demolition and site clearance), details of the proposed

piling method and foundation design intent for that Building shall be submitted to the Local Planning Authority for approval in writing (in consultation with the Environment Agency) to demonstrate that there is no resultant unacceptable risk to groundwater. The relevant Building shall be carried out in accordance with the approved details.

Reason: Piling can create pathways for contaminants and this presents a risk to underlying controlled waters unless appropriate methodologies and mitigation are utilised in accordance with the National Planning Policy Framework (2024) and Southwark Plan (2022) Policy P64 Contaminated land and hazardous substances

56. Prior to the implementation of any works on Building B1 or B2 hereby approved (excluding demolition and site clearance) full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) serving each building shall be submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures.

The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment (report ref: CWD-RAM-CW-XX-RP-Y-0002-XX dated December 2024) and Surface Water Drainage Strategy (report ref: CWD-RAM-CW-XX-RP-Y-0001-XX dated December 2024) prepared by Ramboll. The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021) and Policy P68 of the Southwark Plan (2022).

57.

- a) Prior to commencement of works at Building B2, further assessment of vibration and re-radiated noise shall be conducted. A report shall be submitted to the Local Planning Authority alongside a detailed scheme of mitigation as necessary to ensure that residential occupants of building B2 shall not be exposed to vibration in excess of 0.13 m/s VDV during the night-time period of 23.00-07.00hrs or reradiated noise in excess of 35dB LASmax. The development shall be carried out in accordance with the approved scheme.
- b) No residential unit in Building B2 shall be occupied until a validation test has been carried out on a representative sample of completed dwellings and the results submitted to the Local Planning Authority and approved in writing, demonstrating the above criteria have been met.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise or vibration in

accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2024.

58. (i) Prior to the commencement of any substructure works on Plot B hereby approved a detailed design and method statement (prepared in consultation with London Underground) for Plot B shall be submitted to and approved in writing by the local planning authority which shall:

- o Provide details of demolition, excavation and associated temporary works including design and RAMS;
- o Provide details of foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent) including design and RAMS;
- o Provide details of changes in loading to LU's infrastructure considering sequence of works;
- o Ground Movement Assessment (GMA) will be required together with Cat 3 Check on the GMA - monitoring may be required;
- o Before work commences on site, an assessment of railway noise and vibration shall be carried out and appropriate protective measures shall be taken to protect the users of the property and of other properties potentially affected as a result of the current development against noise and vibration.
- o Provide technical specifications related to the proposed plant. Upon review of the technical specifications, an independent EMC impact assessment may be required to be submitted for TfL Engineers' approvals. This is to ensure any EMC issues emanating from the plant or equipment to be used on the site or in the finished structure will not adversely affect London Underground electrical equipment or signalling systems.

(ii) The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in this condition shall be completed, in their entirety, before any part of Building B1 or B2 hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021 Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

59. (i) Prior to the commencement of any super structure works on Plot B hereby approved a detailed design and method statement (prepared in consultation with London Underground) for Plot B shall be submitted to and approved in writing by the local planning authority which shall:

- o Provide details of super-structure including design and RAMS;
- o Provide detailed design and RAMS on the use of tall plant,

scaffolding and lifting equipment

- o Provide details of associated temporary works including design and RAMS;
- o Provide details of changes in loading to LU's infrastructure considering sequence of works;
- o Ground Movement Assessment (GMA) will be required together with Cat 3 Check on the GMA - monitoring may be required
- o Provide an assessment of ground movement impact on London Underground structures and tunnels due to temporary and permanent changes in loading for the super-structure construction stage;
- o Before work commences on site, an assessment of railway noise and vibration shall be carried out and appropriate protective measures shall be taken to protect the users of the property and of other properties potentially affected as a result of the current development against noise and vibration.
- o Provide technical specifications related to the proposed plant. Upon review of the technical specifications, an independent EMC impact assessment may be required to be submitted for TfL Engineers' approvals. This is to ensure any EMC issues emanating from the plant or equipment to be used on the site or in the finished structure will not adversely affect London Underground electrical equipment or signalling systems.

(ii) The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in this condition shall be completed, in their entirety, before any part of Building B1 or B2 hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021 Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

60. i) The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T, 30 dB L Aeq T*, 45dB LAFmax T *

Living and Dining rooms- 35dB LAeq T

* - Night-time - 8 hours between 23:00-07:00(LAFmax T not more than 10 times per night)

- Daytime - 16 hours between 07:00-23:00

(ii) Prior to above ground works, a report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standards are met.

(iii) Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing.

(iii) The approved scheme shall be implemented and permanently maintained thereafter.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

61. Within one year of the completion of the archaeological work on Pot B, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Southwark Plan (2022) Policy P23 Archaeology

62. Prior to the commencement of any above grade works on Buildings B1 or B2 hereby approved, the following shall be submitted to the local planning authority for their approval:

- (i) A full-scale representative mock-up of one bay of the relevant building (element to be agreed) and sample panels of all external facing materials, and surface finishes at the ground floor to be used in the carrying out of this permission shall be presented on site and approved by the Local Planning Authority before any above-grade work in connection with this permission is carried out;
- (ii) the development shall not be carried out otherwise than in accordance with any such approval given.
- (iii) These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with Chapter 12 - Achieving well designed places of the NPPF (2024); Policies D4 Delivering good design; and D9 - Tall buildings of the London Plan (2021) and Policies: P13 - Design of places; P14 - Design quality and P17 - Tall buildings of the Southwark Plan (2022).

63. Prior to the commencement of any above grade works on Buildings B1 or B2 hereby approved the following details for each relevant building shall be submitted to the local planning authority for their approval in writing:

For each of the buildings hereby approved 1:5/10 section detail-drawings through:

- a) the facades;
- b) parapets;
- c) roof edges;
- d) junctions with the existing building; and
- e) heads, cills and jambs of all openings,

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any above-grade work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with Chapter 12 - Achieving well designed places of the NPPF (2024); Policies D4 Delivering good design; and D9 - Tall buildings of the London Plan (2021) and Policies: P13 - Design of places; P14 - Design quality and P17 - Tall buildings of the Southwark Plan (2022).

64. (i) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development, in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority for Building B1 and B2 prior to commencement of any above ground development on the relevant building and shall be implemented in accordance with the approved details prior to occupation of the relevant building.

(ii) Prior to first occupation of Building B1 and Building B2 a satisfactory Secured by Design inspection must take place for the relevant building and the resulting Secured by Design certificate shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In pursuance of the Local Planning Authority's duty under Section 17 of the Crime and Disorder Act (1998) to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework (2024); Policy D11 (Safety Security and Resilience to Emergency) of the London Plan (2021); and Policy P16 (Designing out Crime) of the Southwark Plan (2022).

65. (i) Prior to commencement of any above ground works on Building B1 or B2

full details (including 1:50 plans and sections) of all necessary wind mitigation measures as identified in the Environmental Statement in respect of the relevant building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The wind mitigation measures must appropriately respond to the potential for the effects identified within 'the Environmental Statement.

(ii) The development in respect of Building B1 and B2 shall be undertaken in full accordance with the approved details and the wind measures shall be installed prior to first occupation of the relevant building and maintained thereafter in perpetuity.

Reason: To ensure that as part of the detailed design appropriate pedestrian comfort levels can be achieved in accordance with Environmental Statement submitted with this application and to comply with London Plan (2021) Policy D9 Tall buildings and Southwark Plan (2022) Policy P17 Tall buildings

66. (i) Prior to the completion of the superstructure frame for Building B1 or B2 hereby approved, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (and the roof terraces and raised podium gardens) shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development. Details shall include:

- o Full details of the proposed tree planting within Plot B, in accordance with the approved Tree Strategy and to include a minimum of 46 new trees. The details shall include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period.
- o All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations
- o A scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants;
- o Proposed parking, access, or pathway layouts, materials and edge details;
- o Location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) sustainable urban drainage integration

- e) use within tree Root Protection Areas (RPAs);
 - o typical cross sections;
 - o a schedule detailing sizes and numbers/densities of all proposed trees/plants;
 - o specifications for operations associated with plant establishment and maintenance that are compliant with best practise;
 - o types and dimensions of all boundary treatments
 - o details of all benches and
 - o full details of all play equipment
- (ii) There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.
- (iii) The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use of each Building. Any trees, shrubs, grass or other planting that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season.
- (iv) A landscape management plan, including long term design objectives to meet BNG requirements, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority.
- (v) Details of an irrigation schedule shall be provided for all trees to ensure successful establishment. For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.
- (vi) Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard.

Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2024; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

67. (i) Prior to the completion of the superstructure frame for Building A1 or A2, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- * biodiversity based with extensive substrate base (depth 80-150mm);
- * laid out in accordance with agreed plans; and
- * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

(ii) The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

(iii) The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

(iv) Full Discharge of this condition will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021 and Policies P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

68. (i) Prior to the completion of the superstructure frame for Buildings B1 or B2 hereby approved (excluding demolition and archaeological works), full details of the location of a minimum 8 bat tubes per building, minimum 12 swift bricks per building and minimum 3 insect towers per building shall be submitted to and approved in writing by the Local Planning Authority.

(ii) The details shall include the exact location, specification and design of the habitats. The boxes / bricks/towers shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

(iii) The nesting boxes / bricks/towers shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

(iv) Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Southwark Plan (2022) Policy P60 Biodiversity

69. (i) Prior to the installation of any external lighting on Buildings B1 or B2 hereby approved, details of any external lighting to be affixed to any building or installed within its associated public realm (including design, specification, power), shall be submitted to the local planning authority for approval in writing. Submitted details shall include lighting contours to demonstrate lighting intensity levels at any nearby sensitive residential or ecological receptors, having regard to guidance published by the Institute of Lighting Professionals (ILE), where relevant.

(ii) No external lighting shall be installed on Building B1 or B2 other than that approved by this condition.

Reason: To ensure that an appropriate level of lighting is provided in the interests of amenity and safety whilst also protecting residential amenity and limiting ecological impact in accordance with Southwark Plan (2022) Policy G6 Biodiversity and access to nature and P56 Protection of amenity.

70. a) Prior to commencement of fit out works to any commercial units within Buildings B1 or B2 hereby approved, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) in relation to the relevant Building demonstrating that all reasonable steps have been undertaken to achieve a minimum accreditation of BREEAM "Excellent" rating shall be submitted to the Local Planning Authority for approval in writing and the relevant Building shall be fitted out and operated in accordance with the approved details;

b) Within 6 months of first Occupation of the relevant commercial unit a certified Post Construction Review (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason: To ensure the proposal is completed to the highest possible standards of environmental sustainability in accordance with Southwark Plan Policy P69 Sustainability standards

71. (i) Party walls, floors and ceilings between the commercial premises and residential dwellings In Buildings B1/B2 shall be designed to achieve a minimum weighted standardized level difference of 55dB DnTw+Ctr.

(ii) Pre-occupation testing of the separating partition shall be undertaken for airborne sound insulation in accordance with the methodology of ISO 16283-1:2014.

(iii) Details of the specification of the partition together with full results of the sound transmission testing shall be submitted to the Local Planning Authority for written approval prior to the use commencing and once approved the partition shall be permanently maintained thereafter.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

72. (i) Party walls, floors and ceilings between the commercial premises and residential dwellings in Plot B shall be designed to achieve a minimum weighted standardized level difference of 55dB DnTw+Ctr.

(ii) Pre-occupation testing of the separating partition shall be undertaken for airborne sound insulation in accordance with the methodology of ISO 16283-1:2014.

(iii) Details of the specification of the partition together with full results of the sound transmission testing shall be submitted to the Local Planning Authority for written approval prior to the use commencing and once approved the partition shall be permanently maintained thereafter.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

73. (i) A noise management plan (NMP) shall be submitted to and approved by the Local Planning Authority prior to use of the class F2 community space on Plot B commencing.

(ii) The NMP shall detail measures to control and monitor all aspects of noise arising from operation of the space, measures to receive and address complaints, and community liaison.

(iii) The use shall be carried out only in accordance with the approved NMP.

Reason: To ensure that the occupiers and users of the proposed development and of surrounding dwellings do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the community space, in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

74. (i) The 3 no. Blue Badge Parking Bays for Plot B should be made available and retained for the purposes of car parking for the disabled for as long as the development is occupied.

(ii) Before the first occupation of Buildings B1 or B2 hereby approved, details of the installation (including location, type and commissioning certificate) of electric vehicle charger points for the 3 parking space(s) shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and retained in perpetuity.

Reason: To encourage more sustainable travel in accordance with the National Planning Policy Framework (2024); Policy T6 (Car parking) of the London Plan 2021; Policy P53 (Cycling) and Policy P54 (Car Parking) of the Southwark Plan (2022).

75. (i) Before the first occupation Building B1 or B2 hereby approved, the cycle facilities (including cycle storage, showers, changing rooms and lockers where appropriate) as shown on the drawings hereby approved (which shall include lift access and stairs with cycle channels) for each respective building shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

(ii) The PBSA Accommodation within Building B2 must provide 557 long term spaces in addition to the provision for 12 shared pool bikes (free of charge to students). The bikes must be made available prior to first occupation of the Building and maintained in perpetuity.

(iii) Building B2 must provide a minimum of 140 long stay spaces comprising 5% accessible/larger sheffield stands, 15% sheffield stands, and 80% two-tier racks

(iv) A total of 49 short stay spaces for Plot B must be provided in the public realm. Full details to be provided as part of the detailed landscaping condition on this planning permission.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and

to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2024); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

76. Prior to the commencement of any commercial cooking, or the opening of operation of any restaurant within the commercial units in Building B2 hereby approved, full particulars and details of a scheme for the extraction and ventilation of the commercial kitchen shall be submitted to and approved by the Local Planning Authority. The scheme shall include:

- a) Details of extraction rate and efflux velocity of extracted air
- b) Full details of grease, particle and odour abatement plant
- c) The location and orientation of the extraction ductwork and discharge terminal
- d) A management servicing plan for maintenance of the extraction system

to ensure that fumes and odours from the kitchen do not affect public health or residential amenity. Once approved the scheme shall be implemented in full and permanently maintained thereafter.

Reason In order to ensure that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance to nearby sensitive receptors or at street level and will not detract from the appearance of the building in the interests of amenity in accordance with Southwark Plan (2022) Policy P14 Design or P56 Residential amenity.

77.

- (i) The development shall be undertaken in full accordance with the submitted Circular Economy Statements and Whole Life Carbon Assessments for Building B1 and B2 as hereby approved.
- (ii) Prior to occupation of Building B1 or B2 a Post Completion Report (for the relevant building) setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building
- (iii). Prior to first occupation of Building B1 or B2, the post-construction tab of the GLA's whole life carbon assessment template (for the relevant building) should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures

for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building.

Reason: To ensure that the proposal responds appropriately to climate change policies by reducing carbon emissions and minimising waste streams in accordance with London Plan (2021) Policy SI7 Reducing waste and supporting the circular economy and SI2 Minimising greenhouse gas emissions and Southwark Plan (2022) Policies P69 Sustainability standards and P70 Energy

78. Prior to occupation of Plot B, the completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition for Plot B shall be submitted for approval in writing by the Local Planning Authority. This condition may only be fully discharged on completion of the Plot B, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained project or pre-appointed tree specialist.

Works shall comply to BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) - Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with the National Planning Policy Framework (2024) Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land), 12 (Achieving well-designed places), Chapter 14 (Meeting the challenge of climate change), and chapters 15 & 16 (Conserving and enhancing the natural and historic environment); Policy G7 (Trees and Woodlands) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

79. (i) Building B1 and B2 hereby approved shall not be occupied until a drainage verification report for the respective Building has been prepared by a suitably qualified engineer and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the details approved as part of any condition on this planning permission and in

accordance with the Flood Risk Assessment (report ref: CWD-RAM-CW-XX-RP-Y-0002-XX dated December 2024) and Surface Water Drainage Strategy (report ref: CWD-RAM-CW-XX-RP-Y-0001-XX dated December 2024) prepared by Ramboll.

(ii) The report shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason: To ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment and Policy SI 13 of the London Plan (2021) and Policy P68 of the Southwark Plan (2022).

80. Building B1 and B2 hereby approved shall not be occupied until confirmation has been provided that either:-

1. All foul water network upgrades required to accommodate the additional flows from Plot B have been completed; or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning

81. Building B1 and B2 hereby approved shall not be occupied until confirmation has been provided that either:

1. All sewage works upgrades required to accommodate the additional flows from Plot B have been completed; or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: Sewage Treatment Upgrades are likely to be required to accommodate the proposed development. Any upgrade works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents." The developer can request information to support the discharge of this condition by visiting the Thames Water website at Development Planning Department

82. Building B1 and B2 hereby approved shall not be occupied until confirmation has been provided that either:

1. All water network upgrades required to accommodate the additional demand to serve Plot B have been completed; or
2. A development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website.

83. A minimum of 4 dwellings in Building B2 hereby approved shall be delivered as M4(3)(2)(a) 'wheelchair user dwellings' as defined in Approved Document M of the Building Regulations, a minimum of 7 dwellings within the development shall be delivered as M4(3)(2)(b) 'wheelchair accessible user dwellings' in accordance with the schedule below

Insert detailed schedule here

and the remaining 64 dwellings shall all be designed to achieve the M4 (2) 'accessible and adaptable' accessibility standard.

Reason: To ensure the development complies with: the National Planning Policy Framework 2024; Policy D7 (Accessible housing) of the London Plan 2021; and Policy P8 (Wheelchair accessible and adaptable housing) of the Southwark Plan 2022.

84. Except for the necessary obligations to mitigate impacts on the Southwark Council CCTV network as identified in the s106 agreement that forms part of this planning permission and Notwithstanding the provisions of Schedule 2, Part 16 The Town & Country Planning (General Permitted Development) Order 2015 (as amended or re- enacted) no external telecommunications

equipment or structures shall be placed on the roof or any other part of Buildings B1 or B2 hereby permitted.

Reason: In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with the National Planning Policy Framework (2024); Policy P55 (Protection of amenity) and Policy P13 (Design of places) of the Southwark Plan (2022).

85. Notwithstanding the provisions of Schedule 2, Part 16 The Town & Country Planning (General Permitted Development) Order 2015 (as amended or re-enacted) no roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of Building B1 or B2 as shown on elevation drawings.

Reason: In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

86. With the exception of rainwater pipes, no meter boxes, flues, vents or pipes other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this condition, shall be fixed or installed on the elevations of Building B1 and B2, unless otherwise approved by the Local Planning Authority.

Reason: To ensure such works do not detract from the appearance of the building in accordance with: The National Planning Policy Framework 2024, Southwark Plan 2022 policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

87. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (and any statutory instrument revoking, re-enacting or modifying either order), the development shall be occupied for the range of commercial uses set out in Condition 4 and there shall be no permitted change of use to residential without the submission and approval of an application on that behalf.

Reason: To ensure that the Development is carried out in accordance with the Parameter Plans and Development Specification and other submitted details and to ensure that the quantum of floorspace remains within the approved parameters as assessed pursuant to the Environmental Impact

Assessment of the Development which did not include the provision of residential accommodation.

88. Unless and until superseded by a updated Strategy approved by the Health & Safety Executive at Gateway 2 or 3, the development on Plot B shall be undertaken in full accordance with the approved Fire Strategy (CWD-OFR-CW-XX-RP-Z-0002-XX) as relevant for each building hereby approved.

Reason: To ensure that the development incorporates all necessary measures to prevent the spread of fire as well as providing adequate means of escape for future occupiers and to comply with London Plan (2021) Policy D2 Fire safety.

89. No cranes or scaffolding above 100 m AGL shall be erected on Plot B unless and until construction methodology and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of cranes in connection with the construction of the relevant phase have been submitted to and approved by the Local Planning Authority (in consultation with London City Airport). The development shall be carried out in accordance with the approved details.

Reason: In the interests of aircraft safety

90. Before the first occupation Building B1 and B2 hereby approved, the refuse storage and collection arrangements shown on the approved drawings shall be provided and made available for use by the occupiers.

The refuse storage facilities shall thereafter be retained and the space used for no other purpose.

Reason: To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan (2022).

91. The combined Rated sound level from all plant (except emergency plant), together with any associated ducting, shall not exceed 41dB (L_{Aeq} 15 minute) (in the period 07:00-23:00) and 31dB (L_{Aeq} 15 minute) (in the period 23:00 - 07:00) at any existing or future noise sensitive premises (as defined in Figure 8.2 of the submitted Environmental Statement) for Plot B. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019. Suitable acoustic treatments shall be used to ensure compliance with the above standard. A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard.

Once approved the plant and any acoustic treatments shall be permanently maintained thereafter

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with Southwark Plan (2022) Policy P56 Protection of amenity and Policy P66 Reducing noise pollution and enhancing soundscapes

92. Routine testing of emergency plant for Plot B shall only take place during the hours of 09.00 to 17.00 Monday to Friday and not on any public holiday. The combined noise level from emergency plant shall not exceed 60dB(A) at any sensitive $\frac{1}{2}$ ade.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise in accordance with Southwark Plan (2022) Policy P56 Protection of amenity and Policy P66 Reducing noise pollution and enhancing soundscapes.

93. The community facility in Building B1 and the commercial uses in Building B2 hereby permitted shall not be carried on outside of the hours of: 06:00 - 24:00 on Monday to Saturday and; 08:00 - 22:00 on Sundays and Bank Holidays unless agreed in writing by the local planning authority.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with Southwark Plan (2022) Policy P56 Protection of amenity.

94. (i) The proposed communal gardens, terraces and roof top amenity spaces shall be made available for use prior to first occupation of the relevant building on Plot B.

(ii) All residents of the development shall be permitted equal access to the communal courtyard garden and all residents of the individual buildings (B1 and B2) shall be permitted equal access to the podium and roof top gardens of the relevant building in perpetuity.

(iii) The communal courtyard garden and external terraces on Buildings B1 and B2 hereby approved shall not be used other than for the purposes of repair and maintenance or emergency access outside of the hours 08:00 - 22:00 on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with Southwark Plan (2022) Policy P56 Protection of amenity.

95. Any servicing deliveries or collections to the commercial units in Building B2 shall only be between the following hours:

07:00 to 21:00 on Mondays to Saturdays (with an exclusion between the hours of 08:00 - 09:00 and 17:00 - 18:00 to avoid peak travel periods) and 09:00 to 18:00hrs on Sundays & Bank Holidays

Reason: To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2024 and Southwark Plan Policy P56 Protection of amenity (2022).

96. All dwellings shall be designed and constructed to achieve a potable water use target of 105 litres per person per day.

Reason: To comply with London Plan (2021) Policies SI 2 Minimising greenhouse gas emissions) and SI 5 (Water Infrastructure) and Policies P67 (Reducing water use) and P70 (Energy) of the Southwark Plan (2022).

Signed:

Director of Planning and Growth

Informative Notes to Applicant Relating to the Proposed Development

1. This development / application has cycle storage facilities and / or areas that may require the charging and storage of Lithium-ion powered vehicles or devices, within the building or the wider site footprint. The developer or developer's agent must be aware that it is their responsibility to inform the Responsible Person(s), Fire and Rescue Service and Building Control of these storage facilities and areas, to ensure that the necessary fire suppression measures for the charging and storage of lithium-ion products have been considered and specified.

2. The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; construction methods; tall plant; scaffolding; security; boundary treatment and landscaping.

Biodiversity Net Gain Informative

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by [Schedule 7A of the Town and Country Planning Act 1990 \(inserted by the Environment Act 2021\)](#). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to [some exceptions](#), every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the Biodiversity Gain Condition").

This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted to and approved by Southwark Council (the local planning authority) before commencement of the development. There are exemptions, transitional arrangements and requirements relating to irreplaceable habitat which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Important Notes Relating to the Council's Decision

1. Conditions

- If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.
- Further information about how to comply with planning conditions can be found at:

https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12

- Please note that there is a right of appeal against a planning condition. Further information can be found at:
https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

2. Community Infrastructure Levy (CIL) Information

- If your development has been identified as being liable for CIL you need to email [Form 1: CIL Additional Information](#), [Form 2: Assumption of Liability](#) and [Form 6: Commencement Notice](#) to cil.s106@southwark.gov.uk as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.
- **Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.**
- To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance:

<https://www.gov.uk/guidance/community-infrastructure-levy>

- All CIL Forms are available to download from Planning Portal:
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5
- Completed forms and any CIL enquiries should be submitted to cil.s106@southwark.gov.uk

3. National Planning Policy Framework

- In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

4. Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, OR within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

5. Purchase Notice

- If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner

may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990

6. Provisions for the Benefit of the Disabled

- Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
 - i. Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - ii. Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
 - iii. Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.

7. Other Approvals Required Prior to the Implementation of this Permission.

- The granting of approval of a reserved matter or outstanding matter does not relieve developers of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

8. Works Affecting the Public Highway

- You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

9. The Dulwich Estate Scheme of Management

- Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in

the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].

10. Building Regulations.

- You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].

11. The Party Wall Etc. Act 1996.

- You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

12. Important

- This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

APPENDIX 2

EIA Assessment**Environmental Impact Assessment**

1. Environmental Impact Assessment is a process reserved for the types of development that by virtue of their scale or nature have the potential to generate significant environmental effects. The categories of development to which this applies, the size thresholds and selection criteria, are set out in the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2017.
2. As a large scale mixed use scheme comprising more than 1ha of non-residential development, the proposed development exceeds the suggested thresholds for an 'Urban Development Project', as described in Schedule 2 Article 10(b) of the EIA Regulations 2017 (as amended). Accordingly, an Environmental Impact Assessment has been undertaken and the ensuing Environmental Statement (ES) has been submitted to reflect this process. The council, having consulted with internal and external consultees, issued the Scoping Opinion in October 2024.

Methodology

3. The EIA process involves establishing an accurate baseline of the existing environmental conditions in and around a site and modelling how a development might generate a range of environmental impacts that could affect sensitive receptors, whether positively or negatively. Through undertaking the assessment, it should be clear that steps have been taken to reduce any harm and that, where this persists, mitigation measures have been identified that can reduce the significance of these impacts. Sensitive receptors comprise a wide range of individuals and organisations that interact with the site, such as existing businesses on-site and in the local area, residential neighbours, users of local facilities and of the local transport network, as well as open spaces, heritage assets and protected views and local air quality. The ES must assess the likely environmental impacts at each stage of the development programme, and consider impacts arising from the demolition and construction phases as well as the impacts arising from the completed and operational development.
4. As prescribed by the Regulations, the submitted ES includes: a description of the proposal; an outline of the main alternative studies and an indication of the choices made; taking into account the environmental effects; a description of the aspects of the environment likely to be affected (the receptors); a description of the likely significant effects on the environment; and the mitigation measures. A non-technical summary is provided alongside comprehensive technical assessments.
5. To distinguish between the various types of environmental effect, the ES is divided into the following topic areas, which aligns with those agreed with the council through the Scoping process:

- Demolition, Refurbishment and Construction
- Socio-Economics;
- Noise and Vibration
- Air Quality
- Daylight, Sunlight, Overshadowing, Light Spillage and Solar Glare
- Wind Microclimate
- Archaeology
- Townscape, Heritage and Visual impact
- Greenhouse Gases / Climate Change
- Cumulative effects

6. The following topics were either scoped out of the ES or where relevant have been subject to standalone technical assessments:-

- Transport and Accessibility (stand alone assessment submitted)
- Daylight, sunlight and overshadowing internal (standalone technical report submitted)
- Ecology and biodiversity standalone technical report submitted)
- Ground conditions and Ground Water standalone technical report submitted)
- Health (standalone technical report submitted)
- Land-take and Soils
- Materials and Waste standalone technical report submitted)
- TV and Radio Interference (standalone technical report submitted); and
- Water Resources, Drainage and Flood Risk (standalone technical report submitted).

7. It is noted that the terms 'impact' and 'effect' are distinctly different. Having gained an understanding of the likely impact it is then important to know whether the change in environmental or socio-economic conditions results in a significant environmental effect. Terminology to describe the sensitivity of receptors and magnitude of impact or change from the baseline conditions is broadly as follows –

- High;
- Medium;
- Low; or
- Negligible.

Where there is no impact/change, no assessment will be required due to there being no potential for significant effects. Where the development would have an impacts, the scale of effect is defined as Major, Moderate, Minor and Negligible.

8. Within each chapter of the ES, measures to mitigate any adverse impacts are identified. Where mitigation measures cannot fully address an identified impact, a summary of potential positive and negative residual effects remaining after mitigation measures are included in order to assess their significance and acceptability. It is important to note that where environmental impacts are identified it is not necessarily the case that planning permission should be refused. Consideration should be given to the extent to which these effects can be avoided, mitigated or reduced to a level whereby the remaining (residual) impact would not be so significant.

The ES comprises the Environmental Statement dated December 2024 together with the Applicants Response to the queries raised in the initial review undertaken by the Councils expert consultant. In recognition of the specialist issues associated with the ES, the Council instructed external consultants Land Use Consultancy (LUC), in association with a range of technical specialists, to provide a critical review of the ES.

LUC's review has considered the original ES and the additional information that has been submitted in response to queries. LUC's assessment is reflected in the relevant chapters of this officer report and informs the detailed wording of planning conditions and s106 obligations, where appropriate. LUC conclude that the ES meets the relevant legislative requirements, that the nature and magnitude of impacts are clear and that appropriate mitigation measures have been set out.

9. Although the additional Environmental Information submitted did not constitute Regulation 25 information, the content was considered to warrant a re-consultation. Consequently a 30 day re-consultation was undertaken by way of site notices, press notices and letters being sent to residents.

Alternatives

10. The Regulations require that through the ES process, alternatives are explored with a view to reducing the significance of the environmental effects.
11. The Consented Scheme (21/AP/2655) is considered to represent a reasonable alternative for the site in line with the EIA regulations. ES Volume 1, Chapter 3: Alternatives and Design Evolution sets out a summary of the Consented Scheme (with reference to effects identified in the July 2021 ES) and the evolution of the design leading to the current Proposed Development including, where relevant, a comparison and consideration of environmental effects.

It is pertinent to note that consideration of the Consented Scheme as a reasonable alternative relates to Plot B only. This is due to the design of Plot A as part of the Proposed Development being the same as that of the approved detailed schemes for Plots A1 and A2, and their combined basement (as approved under RMA refs. 23/AP/0562, 0564 and 0565).

12 No alternative sites or locations have been considered for the Proposed Development. The Applicants own the site which is allocated in the LBS Local Plan for redevelopment. The site is deemed a suitable location for the redevelopment of a mixed-use scheme. The site is therefore considered to be suitable for the Proposed Development; consideration of alternatives sites has not been considered further.

Cumulative Developments

13 The criteria for the cumulative schemes included within the cumulative effects assessment include the following:

- Development located within a 1km radius from the site that is subject to a planning application (and is either yet to be determined, have planning consent or a resolution to grant) comprising either;
- An uplift of more than 10,000m² (Gross External Area (GEA) of mixed-use floorspace), or over 150 dwellings; or
- Office to residential conversions (granted under the General Permitted Development Order) giving rise to more than 150 dwellings;
Or
- Any development / change of use adjacent to the site.

It is noted that a number of schemes are located just outside of the 1km radius. These schemes have been included for consideration within the EIA cumulative assessments due to the level of regeneration proposed within the area, and to therefore ensure cumulative effects are accurately reported.

14 The following 14 cumulative schemes are considered within the EIA:

- 1) Canada Water Masterplan
- 2) Former Mulberry Business Park Land
- 3) Mansion Wharf House
- 4) Tower Bridge Business Complex
- 5) 252 Jamaica Road London
- 6) Cannon Wharf Business Centre
- 7) Deptford Timber Yard
- 8) Marine Wharf West
- 9) Marine Wharf East
- 10) Rear of Albion Primary School
- 11) Chambers Wharf
- 12) Convoys Wharf
- 13) Rotherhithe Gas Holder Site
- 14) City Business Centre

For the British Land Canada Water Masterplan, the cumulative assessment has included the detailed designs for plots where detailed designs are consented. Where detailed designs for plots are not yet available, the range of uses (applying a worst-case assumption as relevant to the technical assessments) and the maximum parameter envelope for the Canada Water Masterplan as

consented are applied. The Additional Information submitted includes an assessment of any likely impacts arising from the recently submitted s73 application for the BL redevelopment.

Additional Information

15 As noted above, LUC has undertaken a thorough review of the ES on behalf of the council and this has resulted in a range of clarifications and identified areas where there could potentially be requests for further environmental information, however these were all resolved as clarificatory points. Consideration has been given to whether or not the clarifications result in different or new environmental effects. LUC has advised that the matters clarified have not led to changes to the residual likely significant environmental effects and, as such, the conclusions of the original ES remain valid. Additional conditions were recommended as a result of the clarifications.

Demolition and Construction Works

16 The purpose of this chapter, as explained by the Applicant, is to “describe the likely programme of demolition and construction works and the key activities that will be undertaken on-site during the works. This enables the identification and assessment of the significant environmental effects that are likely to arise as a result of the demolition and construction of the Proposed Development. The assessment of demolition and construction related impacts and effects is presented within the individual technical chapters of this ES.” It “does not assess the magnitude of potential impacts, nor the scale or significance of likely effects during demolition and construction works” An assessment of magnitude of impact, sensitivity of receptor and significance of effect is provided within the individual technical chapters.

17 Chapter 5 sets out the predicted programme, provides a high-level description of the works and provides an estimated quantum of materials required and waste to be generated. It then provides a synopsis of the anticipated traffic routing and volume. Committed mitigation measures to control construction phase impacts are then confirmed in Chapter 15.

18 The demolition and construction works are anticipated to take approximately 5 years and 9 months. On the basis of the assumption that planning permission is granted in 2025 the Proposed Development would be completed and fully operational by the end of 2032. The anticipated first year of opening would be 2030 for the purposes of the EIA. This programme is considered to be reasonable.

19 This chapter identifies health and safety risks and likely waste streams that may arise from the implementation of the development and appropriate mitigation. A number of commitments are made in term of submission of further detailed reports (to be controlled by way of conditions and s106 obligations). the additional clarification provided in respect of surface water impacts during construction can be managed via the CEMP. The identified impacts and mitigation are appropriate.

Socio-Economics

20 The chapter considers socio-economic effects of the Proposed Development. The assessment considers effects upon the following:

- Loss of existing uses on-site
- Housing delivery
- Demand for social infrastructure (health/schools/open space/playspace)
- Creation of permanent employment opportunities
- Additional spending associated with the employees and future resident accommodated by the site; and
- Provision of public realm

21 The active businesses operating on the site are there on a temporary basis (i.e. meanwhile uses operating under temporary consents and/or short-term rolling lease arrangements). The number of people employed by the existing uses is not known. Whilst the demolition of the existing buildings on-site would result in the loss of the uses currently on-site, it is not considered that these uses support a significant number of full-time employees due to the nature of the uses. No further consideration of the loss of the existing uses has therefore been undertaken.

22 The assessment considers the effects of the Proposed Development following its completion as well as cumulative effects. In terms of impact upon social infrastructure, local schools have a surplus capacity at the present time. A minor adverse (non-significant) effect has been identified in relation to the demand for primary healthcare. The additional residents occupying this site would require the equivalent of an additional 0.26 GP FTEs. It should be noted that this represents a reasonable worst-case scenario, and some future residents of the Proposed Development may already be registered with a local GP. It is also important to note that impact for demand on health care can be mitigated through s106 and CIL obligations.

23 The Development will have a positive effect on housing delivery and employment opportunities.

24 The Proposed Development will deliver 372 units (including 75 residential units and the equivalent of 297 PBSA units). These 372 units represent 1.6% of the LBS's ten-year housing target (23,550 new homes). Furthermore, it is estimated the affordable residential units in the Proposed Development will generate approximately £1.74 million in annual expenditure (assuming 75 households spend £445 per week in a 52-week year), and PBSA units will generate approximately £5.34 million annually (assuming 742 individuals spend £600 per month in a 12-month year). This totals to £7.08 million in annual local spend.

25 5,555 FTE jobs, the estimated number of jobs supported by the Proposed Development under a worst-case scenario, represents 2.7% of the LBS workforce (204,200 workers). 7,232 FTE jobs, the estimated number of jobs supported by the Proposed Development under a best-case scenario, represents 3.5% of the LBS workforce. Under the worst-case scenario, the net generation of 5,555 FTE jobs by the Proposed Development is expected to have a medium impact on the strength of the local economy in terms of employment (medium sensitivity receptor).

Under a worst-case scenario, assuming 5,555 direct FTE workers operate on-site in the completed Proposed Development, the scheme is expected to generate approximately £12.89 million per year in local revenue (assuming employees spend £10 per day, and work on average 46.4 weeks per year).

A detailed discussion of land use and employment benefits arising from the proposal is set out in the land use paragraphs of this report.

26 Access to good quality public realm benefits people in many ways, not least because it can encourage people to spend time outside, be active, and to make journeys by foot, bicycle and public transport. This is an objective at the heart of the TfL and Mayor of London's Healthy Streets for London initiative. At street level, the 'Healthy Streets Approach' includes ensuring that there is space for dwelling, walking, and cycling, and that streets are enhanced through seating, shade and greenery. It is particularly desirable for public space to be able to support events and activities which entice people out into the open, to socialise and relax. Good quality public realm is that which feels clean, safe, and relaxed, with things to see and do.

27 The Proposed Development includes a number of at grade publicly accessible open spaces, for use by employees and visitors to the site as well as people living and working in the surrounding area. They will also improve legibility and connectivity to, from and through the site. The Proposed Development's provision of 100 sqm of communal amenity space, 800 sqm of play space and 9,400 sqm of public realm is expected to have a medium magnitude of impact on the availability of open space (a low sensitivity receptor) at the site level. This would result in a direct, permanent, Moderate Beneficial (Significant) effect at the site level. A detailed discussion of the proposed public realm is included in the design section of this report below.

Noise and Vibration

28 The assessment includes construction noise and vibration, including construction traffic; operational road traffic; operational mechanical plant; and the suitability of the Site for the most sensitive use proposed. The assessment includes baseline noise monitoring undertaken in March 2021 and July 2024. The locations appear representative of sensitive receptors and are used as the basis for proposing criteria for building services and plant associated with the development.

29 The baseline noise and vibration survey undertaken for the July 2021 ES (planning reference 21/AP/1201) was carried out in March 2021 during Covid-19 restrictions. Supplementary noise measurements have since been undertaken in July 2024, over a week-long period, including a weekend, which is considered sufficient.

30 A mix of unattended long term and attended short term measurement surveys was undertaken, including vibration to quantify ground bourne vibration from the Windrush Overground and Jubilee Underground lines. This approach is considered acceptable.

31 The assessment includes construction noise and vibration, including construction traffic; operational road traffic; operational mechanical plant; and the suitability of the Site for the most sensitive use proposed, including the potential noise impact during overheating conditions in accordance with Building Regulations Approved Document O. An additional assessment of noise from the proposed Printworks building has also been undertaken.

32 The assessment identifies the surrounding sensitive receptors and their respective sensitivity, which are agreed.

33 Detailed construction noise assessment is included to include multiple 'time slices' / phases in the construction programme. The predicted noise levels are based on accepted methodologies and present reasonable assumptions at this stage of the project where a contractor has yet to be appointed. The plant complement and construction traffic volumes appear to present a reasonable worst case. The assessment identifies that temporary Moderate Adverse (significant) effects are likely to occur at Porters Edge (time slices 3, 4, 5 and 6); Canada Existing Blocks (time slices 2, 3 and 4) and Canada Water Masterplan Masterplan Zone D (time slices 5 and 6). Likely effects at all other receptors are considered to be Negligible or Minor Adverse which are classified as not significant.

34 Construction traffic is considered and the assessment shows a less than 1 dB change in noise level which is considered negligible and not significant. This is reasonable

- 35 Construction vibration from piling is reported to result in a moderate adverse impact for receptors within 20m of piling activities. Receptors located at a greater distance of 20m would be negligible to minor. It is noted that the duration of piling depends on the final piling strategy, which is yet to be established.
- 36 The assessment of road traffic noise indicates that potential changes as a result of the Proposed Development would result in increases in noise levels less than 1 dB on all road links, which is reported to present a negligible effect, which is accepted.
- 37 Plant design noise limits have been established based on LBS guidance, to not exceed 10 dB below the measured background sound level. The proposed noise limits appear reasonable in the context of the acoustic environment. It is recommended that the noise emissions from building services plant are controlled by planning condition.
- 38 The suitability of the Site is assessed based on the ambient sound levels in the area and achieving suitable internal sound levels as set out in the standards. Indicative façade mitigation is set out in the assessment to demonstrate it is feasible to achieve suitable internal sound levels. It is recommended that a planning condition is included to ensure suitable internal sound levels are achieved. The planning condition should include external noise and building services noise.
- 39 An assessment of operations of the proposed Printworks Cultural Venue has been undertaken. It is noted that whilst this venue is not currently operational, assessment has been made based on the Noise Impact Assessment submitted to support its planning assessment (Planning Reference: 24/AP/0350).
- 40 It is noted that the original planning assessment for Printworks assumed that music breakout from the use of the Printworks for late night events involving amplified music would result in internal noise levels of 10 dB LAeq,5mins at the Scape Canada Water Site adjacent to Plot B. For this Proposed Development it is necessary for a planning condition to be attached requiring the submission of a scheme of mitigation from music breakout at Printworks.
- 41 In addition to music breakout, assessment was made of the proposed external terraces and dispersal noise. A noise model for the proposed Development has been generated from the operational limits detailed in the Printworks application and the assumption that when the terraces are in use, and at capacity, approximately half of the users are talking simultaneously in raised voice. The results of this model indicate that the daytime use of the terraces will result in a level of 48 dB LAeq,15mins on the worst-affected façade of Building B1 and 57 LAeq,15mins on the façade of Building B2 in the day. At night, use of the terraces will result in a level of 38 dB LAeq,15mins on the worst-affected façade of Building B1 and 47 dB LAeq,15mins on the closest façade of Building B2. This reduction in noise level takes into consideration the restrictions placed on night use of the terrace. Based on the predicted level and the proposed glazing strategy, the mitigation is considered sufficient to control noise from the

use of the terrace at the proposed Printworks building.

- 42 Figure 8.5 included in the ES chapter provides a patron dispersal route for customers leaving the Printworks. Using assumptions included in the original planning noise assessment for the Printworks, assuming 50% of the predicted 2,475 patrons leave in a 15 minute period, a predicted façade noise level of 49 dB LAeq has been calculated on the worst affected façades. Again, based on the proposed glazing and ventilation strategy, the mitigation is considered sufficient to control noise from patrols leaving the Printworks.
- 43 Potential cumulative effects are considered in relation to future traffic growth; however it is reasoned that the anticipated changes are negligible and would not lead to any notable change in noise levels. This is reasonable. The assessment notes that cumulative operational traffic flows are built into the road traffic scenarios.
- 44 The assessment notes that building service plant on this and cumulative schemes will be controlled by the same condition and as a result the cumulative effects are likely to remain Minor Adverse and not significant. This is reasonable in the context of the acoustic environment.
- 45 Subject to submission of a CEMP and the recommend conditions in respect of sound proofing measures any noise and vibration effects would be acceptable.

Air Quality

- 46 The overall scope of the assessment is comprehensive. The ES identifies all potentially significant sources of emissions and provides detailed discussion on where further assessment is required along with full details on where impacts from a specific source is unlikely to be significant and can therefore be scoped out of the assessment. The methodology employed in undertaking the assessment follows relevant and current air quality guidance and impacts have been assessed against appropriate UK and EU air quality limit values. The assessment has appropriately considered worst-case scenarios and therefore provides a cautious approach to assessing impacts. Appropriate significance criteria have also been used in determining the significance of any effects.
- 47 The assessment has employed detailed modelling to predict the impact of operational traffic on local air quality. The approach employed for the detailed modelling follows appropriate guidance and has used acceptable data inputs.
- 48 The baseline assessment has correctly identified the presence of the Southwark Air Quality Management Area (AQMA) and the nearby Air Quality Focus Area (AQFA). The ES chapter sets out nitrogen dioxide (NO₂) monitoring data from a number of LBS monitoring sites in the vicinity of the application Site.

- 49 A comprehensive assessment of construction impacts has been provided and identified no potential for significant effects (subject to appropriate control of dust). Impacts associated with development traffic and emergency generators were found to be not significant.
- 50 An Air Quality Positive Statement has been produced which sets out how the development will reduce emissions through good design.
- 51 The air quality neutral assessment has been undertaken in accordance with best practice guidance and shows that the Proposed Development meets the relevant building and trip benchmarks and will be air quality neutral.

Daylight, Sunlight, Overshadowing, Light Spillage and Solar Glare

- 52 The EIA assesses the significance of potential effects on daylight and sunlight to surrounding residential and educational buildings, overshadowing to the surrounding area including amenity spaces, light pollution to surrounding residential buildings, and solar glare to car drivers on surrounding highways. Internal daylight, sunlight and overshadowing is scoped out. This is acceptable as it is a design consideration rather than an EIA issue. This is however, discussed in detail in the daylight/sunlight assessment section of this report below.
- 53 The scope of the EIA is considered appropriate, both in terms of the physical extent of the local environment and the environmental topics that have been assessed.
- 54 The following positions have been tested to evaluate the potential daylight, sunlight and overshadowing implications of the proposed scheme:
 - Current existing position
 - The Consented Scheme (Maximum Parameters) position on-site
 - The Proposed Development position on-site
 - The Cumulative Developments position on-site and in the surrounding context
- 55 Sunlight levels to a neighbouring amenity area has been considered.
- 56 Light pollution to neighbouring areas has been considered.
- 57 Solar glare to train drivers and car drivers on surrounding roads has been considered.

58 The ES appropriately describes the baseline condition for the surrounding receptors and their sensitivity and uses BRE assessment methodology to quantify the following baseline condition:

- Daylight (Vertical Sky Component (VSC) and No Sky Line (NSL)) and Sunlight (Annual Probable Sunlight Hours (APSH)) to relevant neighbouring buildings;
- Transient overshadowing to the surrounding areas, i.e. hourly snapshots on 21 March (spring equinox) and 21 June (summer equinox);
- Sunlight (two-hours sun-on-ground contour) to existing amenity spaces.

59 Where room layouts for surrounding properties have been found, these have been adopted within the analysis, otherwise assumed layouts have been utilised. Floor levels have also been assumed where access has not been gained or the relevant information has not been obtained. In the absence of detailed information, the assumptions stated are considered acceptable and in line with industry standards. Solar glare and light pollution have not been assessed in the baseline condition because they are generally not regarded as comparative assessments. The baseline assessment is considered acceptable, and the findings are clearly stated.

60 The methodology used for establishing the magnitudes of impacts on daylight, sunlight and overshadowing to surrounding receptors is appropriate. When comparing the Consented and Proposed scheme impacts on daylight the ES uses 0.9 (10% reduction) target to identify a significant effect. It is noted that LUC when reviewing the ES suggested that a 0.96 (4%) reduction would be more appropriate this is because using a 10% range means that a neighbouring property could already experience a 19% reduction from the Consented so when comparing the Consented and Proposed Scheme this the reduction may be less than 10% but the actual reduction in daylight from the existing baseline position increases to 29%. LUC suggested it would be more appropriate to use 4% as the target for identifying a significant effect.

The BRE Guidelines makes no comment on what an appropriate level of reduction would be, except to say it should not be as high as 10%. It is therefore a matter of judgement and open to interpretation as to what an appropriate target may be for identifying a significant effect. Officers consider that in regeneration areas, it is reasonable to use a greater degree of flexibility when determining the significance criteria. The Consented Scheme could be implemented, and it is therefore a significant material consideration when assessing the impact of the current proposal. It is appropriate to consider the additional impact of the current scheme when coming to a conclusion on the acceptability of the proposal in terms of impact on neighbours. Officers are comfortable that a proper assessment can be made using the stated targets for significance in the ES.

61 The methodology used for assessing light intrusion to nearby residential windows assumes there are no sources of light other than the luminaires inside the Proposed Development, so that only light spilling from the windows of the Proposed Development is calculated. The methodology used for assessing light intrusion to nearby residential windows assume there are no sources of light other than the luminaires inside the Proposed Development, so that only light spilling from the windows of the Proposed Development is calculated. Whilst this methodology is considered appropriate, because it calculates only the effects of the Proposed Development, the lack of any other light sources must be borne in mind when interpreting the results. The ILP Guidance Notes for the Reduction of Obtrusive Light state that the recommended maximum light intrusion into windows in urban areas of 25 lux before 11 pm and 5 lux after 11 pm "are suggested maxima and need to take account of existing light intrusion at the point of measurement". Therefore, where the results show light intrusion levels that are below but close to the ILP recommended maxima, it is possible that the recommendations may not be met once other light sources, such as street lamps or spillage from other buildings, are taken into account.

62 The potential for reflected solar glare to occur in the proposed condition at selected points on the highway has been assessed using an appropriate common practice methodology.

63 The magnitudes of impacts for each topic have been clearly identified in the Technical Appendices and summarised and described in the ES chapter. The method for evaluating effect significance, including the numerical significance criteria used, is clearly described for each environmental topic. The method accords with published guidelines, including Appendix H of the BRE guide, and is considered appropriate.

64 The following schemes have been included in cumulative assessment.

- Zone F, Canada Water Masterplan (23/AP/2296)
- Zone H, Canada Water Masterplan (24/AP/0350)
- Zone L, Canada Water Masterplan (21/AP/3775)
- Scape Canada Water Block C (23/AP/0543)

The cumulative effect of the wider Canada Water Masterplan increases the daylight and sunlight implications to Porters Edge, Heligan House, Giverny House, Pavilion House and the Scape Development.

65 The impacts on daylight, sunlight, overshadowing, light spill and solar glare are discussed in detail in the assessment section of this report below.

Wind Microclimate

66 The Wind Microclimate review section of the ES provides a clear description of the modelling and assessment approach for the Proposed Development. The Proposed Development consists of two plots, Plot A and Plot B. Because of potential differences in completion schedule of the Proposed Development and Cumulative Surrounding Buildings, seven configurations were assessed:

- Configuration 1: Existing Site with Existing Surrounding Buildings;
- Configuration 2: Proposed Development (Plot A, Plot B, Maritime Street & Eastern Dock Edge) with Existing Surrounding Buildings;
- Configuration 3: Proposed Development (Plot A, Plot B, Maritime Street & Eastern Dock Edge) with Existing Surrounding Buildings Including Proposed Landscaping and Wind Mitigation Measures;
- Configuration 4: Proposed Development (Plot B only) with Existing Surrounding Buildings Including Proposed Landscaping and Wind Mitigation Measures;
- Configuration 5: Proposed Development (Plot A, Plot B, Maritime Street & Eastern Dock Edge) with Cumulative Surrounding Buildings;
- Configuration 6: Proposed Development (Plot A, Plot B, Maritime Street & Eastern Dock Edge) with Cumulative Surrounding Buildings Including Proposed Landscaping and Wind Mitigation Measures;
- Configuration 7: Proposed Development (Plot B only) with Cumulative Surrounding Buildings Including Proposed Landscaping and Wind Mitigation Measures.

The use of these scenarios is appropriate and allows for assessment of wind microclimate conditions as the Site transitions from its current state to its final form, while accounting specifically for the separate development of Plots A and B. The incorporation of landscaping and mitigation directly supports the efficacy of these measures.

67 The assessment of cumulative effects includes the British Land proposals and Scape.

68 The Lawson Comfort Criteria were utilised to assess the suitability of wind conditions at sensitive receptors across the site for their intended usage. Specifically, the City of London Lawson Comfort Criteria, developed following the London Docklands Development Corporation (LDDC) criteria were used. This is an appropriate set of assessment criteria for the given Site.

69 Assessments are taken for the windiest season to represent a worst-case scenario. For outdoor amenity spaces, however, suitability for the Summer season is assessed, as this is the season when they would most likely be used. This is appropriate.

70 In the current baseline condition, wind conditions during the windiest as well as summer seasons are suitable for their current intended use. There are no instances of strong winds.

71 During construction, the Applicant assumes that the general public will not have access to the Site during the demolition and construction works, and therefore windier conditions would be tolerable as the area is not for typical pedestrian use. This is an appropriate assumption.

72 The various scenarios tested for the proposed development coming forward demonstrate a need for wind mitigation to ensure that wind conditions are suitable for the intended use with no instances of strong wind exceedances.

73 A number of wind mitigation features have been incorporated into the design of the scheme.

Plot A

- Porous screen at the western corner of Building A2;
- Northern and western sides of spill-out seating west of Building A2 screened by 1.5m high 'hit and miss' wind shelter;
- Four equally spaced porous elements on the southern façade of Building A1;
- Six equally spaced porous elements on the western façade of Building A1;
- Three multi-stem trees to the south of Building A1 (3m tall);
- Planting underneath trees along the site boundary west of the northern corner of Building A1 (1.5m tall); and
- Solid balustrades (1.5m tall) on the terraces of Building A1 and porous seat backs should spill-out space be specified in tenants fit out.

74 In the event Plot B comes forward prior to Plot A, strong winds could pose a safety concern for pedestrians could occur to the northwest corner of Building B. Furthermore, proposed seating provision with the Plot B terrace and the southern entrance to Building B1 would have wind conditions windier than suitable for the intended use. As such, in addition to the landscaping the following wind mitigation measures have been developed for the phased scenario which would be temporary measures in the event that Plot A does not come forward:

- Four 3m high evergreen trees between Building B1 and B2;
- 50% closed porous screen at the southern-most opening in the entrance way to Building B1 (full height and up to half width of the entrance);
- Two 1.5m high, 1m wide, 50% closed porous screens placed on either sides of the southern entrance to Building B1;
- Glazing the infill of the framing structure on Building B1 terrace; and
- Enhancing the terrace landscaping with inclusion of 1.5m high soft landscape screening (shrub planting/trellis structures) behind proposed terrace seating.

75 With the proposed wind mitigation in place the analysis demonstrates that in all tested scenarios appropriate comfort levels can be achieved in the amenity spaces (including raised terraces), in the ground floor public realm, at building entrances and in the surrounding street network including at bus stops.

76 Lawson Comfort diagrams have been submitted to show conditions in summer and winter for each of the configurations assessed. These show that amenity spaces will be suitable for use in the summer and winter and that comfortable conditions can be achieved in the streets surrounding the site.

Archaeology

77 This chapter focuses on the assessment of buried archaeological remains. Baseline data has been collated within a 250m study area, agreed by the Southwark Archaeological Officer. A suitable range of sources are stated to have been consulted. A geoarchaeological deposit model has also been prepared and the findings of a past investigation within the Site considered. The baseline identifies that the Site lies within an area that what is due to be classified as the North Southwark and Roman Roads Tier 1 Archaeological Priority Area with the potential for remains. The baseline (section 5.3 of the DBA) identifies:

- Low to Moderate potential for paleoenvironmental remains.
- Low to moderate potential for prehistoric remains.
- Low potential for Roman, early medieval, medieval and pre-mid-19th century remains.
- Low to High potential for post mid-19th century remains.

Potential effects (pre-mitigation) are described and primarily relate to piling and excavation of the basements across the Site. The effects identified include significant effects to all receptors (e.g. palaeoenvironmental remains, peat deposits, prehistoric remains, mid-19th century dock remains).

78 Cumulative effects are assessed. This assessment identifies a moderate adverse (significant) residual cumulative effect to mid-19th century dock remains and a less than significant (minor adverse) residual effect to palaeoenvironmental and prehistoric remains.

79 It is proposed that a geo-archaeological and archaeological evaluation be undertaken to further investigate and understand the archaeological potential of the Site and its significance to inform an appropriate mitigation strategy. A staged approach such as this is standard practice and is acceptable to the Councils Archaeologist. In addition, a programme of public outreach has been suggested to provide a welcome heritage related public benefit. This in no way mitigates the adverse effects on archaeology but is a public benefit of the scheme that can be taken into consideration in the overall weighing of the planning decision.

80 In addition to the ES a separate Archaeological Desk-Based Assessment Report has been prepared by Museum of London Archaeology (MOLA). This assessment confirms that a geoarchaeological borehole survey has already been undertaken for Plot A. A further geoarchaeological borehole survey on Plot B is proposed. The results would inform a second stage consisting of archaeological evaluation trenches targeted at locations where dock/pond walls are considered likely to survive to confirm their presence, condition, and extent. The results would enable the local planning authority to make an informed decision in respect of an appropriate strategy to further investigate and record the archaeological remains.

81 The Councils Archaeologist has reviewed the submission and is satisfied subject to recommended conditions and s106 obligations.

Townscape, Heritage and Visual

82 The Townscape Heritage Visual Impact Assessment is provided as Volume 2 of the ES. The purpose of the THVIA is to assess the likely significant effects of the Development on the character and quality of the surrounding townscape, distant, mid-distance and local views and on the setting and significance of built heritage assets (both statutory and non-statutory designations) within and close to the Site.

83 The THVIA:

- assesses the impacts of the revised scheme on Plot B (sections 1-10)
- compares the impacts of the existing outline planning permission for plot B with the revised scheme on Plot B (section 11).

The revised scheme on Plot B departs from the consented parameters on account of a change in land use to residential and PBSA which now form two separate buildings on Plot B.

84 The THVIA identifies an appropriate baseline conditions taking account of all relevant designated and non-designated heritage assets. The assessment looks at proposed and cumulative effects from 29 view points (set out in the table below). The range of views was agreed with the Councils Heritage and Urban Design Team.

85 In terms of Built Heritage the ES concludes that there would be no significant adverse effects and therefore no mitigation is required. In terms of Townscape and Visual Mitigation this has been designed into the scheme.

86 A detailed assessment of the proposal in terms of its visual impact and effects on townscape and built heritage has been set out in the design sections of the report below.

Greenhouse Gases / Climate Change

87 Chapter 12 of the ES addresses both climate change resilience and adaptation, and the direct and indirect release of greenhouse gases (GHG), both during the demolition and construction stage, and throughout its operational lifetime. The scope of the Climate Change Resilience and Adaptation assessment is consistent with best practice and guidance and is therefore considered acceptable.

88 The scope of the Greenhouse Gas Emissions assessment is considered to be appropriate.

89 The existing climate conditions are presented at the national scale while the future climate change scenarios are presented at both national and local scales. A high emissions scenario (RCP8.5) for 2080 has been utilised to describe the predicted future climate, which is consistent with guidance.

90 The baseline for the greenhouse gas (GHG) emissions assessment is stated to be zero due to the availability of information. This allows for a conservative assessment and is considered to be appropriate.

91 This chapter sets out adaption and resilience of the Proposed Development to Climate Change. the main climatic factors that have influenced the evolution and design of the Proposed Development are temperature and precipitation. The design team have worked collaboratively to ensure climate change adaptation measures are incorporated into the design as follows:

- In order to reduce overheating risk during periods of increased temperatures, the Energy Strategies for the Proposed Development (covering Building A1, Building A2 and Plot B (comprising Building B1 and B2)) have developed mitigation strategies for managing heating and cooling, increasing the resilience to future climate change.
- An energy efficient approach to the design has been employed in order to minimise internal heat generation.
- Mechanical and passive ventilation measures are also proposed to be implemented in the commercial elements of the Proposed Development (Building A1 and A2).
- The increase in annual and maximum temperatures has the potential to damage soils (through periods of drought/drying out) and reduce the success of the proposed landscaping (and its biodiversity benefits). The landscape strategy has been designed to be resilient to climate change.
- The soft landscaping strategy (which includes green roofs and use of rain gardens as part of the SuDS strategy) will reduce the amount of hardstanding within the Proposed Development.
- Landscape Management Plan and BNG Plans will be submitted.
- An electric-led energy strategy is proposed, with the utilisation of Air Source Heat Pumps (ASHPs) for the provision of space heating, cooling and domestic hot water. In addition, all available roof space of Building A1 Building A2 and Building B1 will incorporate photovoltaic (PV) panels to generate renewable electricity on-site.
- In the event of a climate-related failure of the power system, the Proposed Development has been designed with diesel fuelled

emergency back-up power generators, sufficient to provide emergency life-saving services.

- Within the landscape, the Proposed Development seeks to respond to climate change with maximising areas of soft landscaping (to reduce surface runoff) and incorporating Sustainable Drainage Systems (SuDS) elements.
- The following SuDS measures have been incorporated into the design: green/blue roofs, permeable pavements, underground storage tank and stormwater drainage strategy.
- Site surface water runoff will be limited to the calculated 1 in 100-year greenfield runoff rate of 10.88 litres per second per hectare, which includes an allowance for a 40% increase due to climate change.

92 The Proposed Development will lead to the direct and indirect release of GHGs, during the demolition and construction phase, and throughout the operational lifetime of the completed Proposed Development. The following measures have been taken to reduce GHG:

- Whole Life-Cycle Carbon Assessments (WLCA) have been completed for the Proposed Development; these comprise individual WLCA's for Building A111, Building A212 and Plot B13 (which considers Building B1 and B2 in combination). These assessments will seek to reduce emissions from the manufacturing and transportation of materials and end of life phase.
- Energy strategies have been developed to reduce operational carbon emissions.
- Provision has been made for the infrastructure required for future connection to a district heating network, should one become available.
- Measures have been taken to reduce water use as well as measures to deal with supply and treatment.
- Provision has been made for recycling to reduce waste.
- Sustainable and active travel transport options have been maximised with only Blue Badge Parking provided.

Combined Effects

93 Chapter 13 provides a summary of the likelihood for in-combination effects or effect interactions. There is the potential for a significant adverse effect interaction to occur during demolition and construction (noise/vibration/piling and dust emissions) at the following residential receptors: Porters Edge and the Scape Development and possibly in the future residents of the adjacent BL masterplan site. These effects will range from short to medium term and will be temporary in duration with significant noise effects. Whilst the noise and vibration effects have the potential to interact, the interaction of these effects is not unusual for construction works and would be managed as far as reasonably possible through measures set out within a CMP and other site-specific management plans.

- 94 During the later stages of the construction of the Proposed Development, as it reaches its maximum massing, there is the potential for temporary Significant Adverse effect interactions to occur as a result of noise and dust effects and reduction in daylight amenity.
- 95 The local residential population would likely experience a number of socio-economic effects as a result of the completed and operational Proposed Development. The Proposed Development will increase the availability of housing, accessibility to public amenity space, public realm and play space. However, it will also increase the demand for GP services. As the effects are not significant in isolation, the effect interaction is considered to be Not Significant
- 96 The future residential population on site would experience a number of beneficial socio-economic effects due to the completed and operational Proposed Development. The Proposed Development will introduce 100m² of public amenity space, 9,400m² of public realm, and 800m² of play space. As the effects are significant in isolation, the effect interaction is considered to be beneficial and Significant.
- 97 The existing residents of Porters Edge and Scape would experience adverse daylight and sunlight effects once the Proposed Development is completed and operational. These effects could combine / interact to affect residential amenity. As the change in daylight conditions was assessed as Negligible to Moderate Adverse and Significant in isolation, the in-combination effect between daylight and sunlight is assessed to be Significant.

Significant Effects

98 No significant demolition and construction effects arising as a result of the Proposed Development have been identified in respect of the following environmental topic areas, which have been the subject of this EIA:

- Socio-Economics;
- Air Quality;
- Noise;
- Climate Change and Greenhouse Gases;
- Wind Microclimate; and
- Heritage.

Significant effects have been identified as being likely as a result of the demolition, refurbishment and construction of the Proposed Development in respect of the following topic areas

- Vibration (effects can be reduced through piling method statements and CEMP);
- Archaeology (further investigations will mitigate this);
- Townscape (hoarding around the site will provide some screening of the construction activities from street level. The adverse townscape and visual effects will be temporary in nature lasting only for the time it takes to complete these works on-site); and
- Visual (as above).

It is noted that during demolition and construction, the daylight, sunlight, overshadowing, light spill and solar glare effects would be constantly changing owing to the evolving nature of the demolition and construction activities. Impacts will gradually increase as the massing of the Proposed Development progresses, to ultimately cause the significant effects discussed in the completed and operational section below.

99 No significant effects have been identified as being likely as a result of the complete and operational Proposed Development in respect of the following environmental topic areas, which have been the subject of the ES:

- Air Quality;
- Sunlight, Overshadowing, Light Spill and Solar Glare;
- Archaeology;
- Climate Change and Greenhouse Gasses;
- Wind Microclimate; and
- Heritage;

Significant effects have been identified as being likely as a result of the complete and operational Proposed Development in respect of the following topic areas:

- Socio-Economics;
- Noise and Vibration;
- Daylight;
- Townscape; and
- Visual.

The above effects, any mitigation and reasons why the effects are considered to be acceptable are discussed in detail in the relevant sections of this report.

EIA Summary

100 Officers have taken into account the information in the ES, together with consultation responses received following public consultation on the application along with the review of the ES undertaken by LUC on behalf of the council, with which officers broadly agree. The particular environmental effects are detailed in the relevant chapters of this report, but it is recognised that overall the development would result in positive and adverse environmental effects, including some adverse residual environmental effects after mitigation measures (for example daylight and sunlight effects). However, the adverse impacts must be weighed in the balance with all of the other benefits and dis-benefits arising from the application, and Members are referred to the conclusion to this report which draws these issues together.

APPENDIX 3**Relevant Planning Policy**National Planning Policy Framework

Chapter 2 Achieving sustainable development
 Chapter 5 Delivering a sufficient supply of homes
 Chapter 6 Building a strong, competitive economy
 Chapter 7 Ensuring the vitality of town centres
 Chapter 8 Promoting healthy and safe communities
 Chapter 9 Promoting sustainable transport
 Chapter 11 Making effective use of land
 Chapter 12 Achieving well-designed places
 Chapter 14 Meeting the challenge of climate change, flooding and coastal change
 Chapter 15 Conserving and enhancing the natural environment
 Chapter 16 Conserving and enhancing the historic environment

London Plan 2021 Policies

Chapter 1
 GG1 Building strong and inclusive communities
 GG2 Making the best use of land
 GG3 Creating a healthy city
 GG4 Delivering the homes Londoners need
 GG5 Growing a good economy
 GG6 Increasing efficiency and resilience

Chapter 2
 Policy SD1 Opportunity Areas
 Policy SD6 Town centres and high streets
 Policy SD10 Strategic and local regeneration

Chapter 3
 Policy D1 London's form, character and capacity for growth
 Policy D2 Infrastructure requirements for sustainable densities
 Policy D3 Optimising site capacity through the design-led approach
 Policy D4 Delivering good design
 Policy D5 Inclusive design
 Policy D6 Housing quality and standards
 Policy D7 Accessible housing
 Policy D8 Public realm
 Policy D9 Tall buildings
 Policy D10 Basement development
 Policy D11 Safety, security and resilience to emergency
 Policy D12 Fire safety
 Policy D13 Agent of Change
 Policy D14 Noise

Chapter 4

Policy H1 Increasing housing supply
 Policy H4 Delivering affordable housing
 Policy H5 Threshold approach to applications
 Policy H6 Affordable housing tenure
 Policy H7 Monitoring of affordable housing
 Policy H10 Housing size mix
 Policy H15 Purpose-built student accommodation

Chapter 5

Policy S1 Developing London's social infrastructure
 Policy S4 Play and informal recreation
 Policy S6 Public toilets

Chapter 6

Policy E1 Offices
 Policy E2 Providing suitable business space
 Policy E3 Affordable workspace
 Policy E4 Land for industry, logistics and services to support London's economic
 Policy E11 Skills and opportunities for all

Chapter 7

Policy HC3 Strategic and Local Views
 Policy HC4 London View Management Framework

Chapter 8

Policy G5 Urban greening
 Policy G6 Biodiversity and access to nature
 Policy G7 Trees and woodlands

Chapter 9

Policy SI 1 Improving air quality
 Policy SI 2 Minimising greenhouse gas emissions
 Policy SI 3 Energy infrastructure
 Policy SI 4 Managing heat risk
 Policy SI 5 Water infrastructure
 Policy SI 6 Digital connectivity infrastructure
 Policy SI 7 Reducing waste and supporting the circular economy
 Policy SI 8 Waste capacity and net waste self-sufficiency
 Policy SI 12 Flood risk management
 Policy SI 13 Sustainable drainage

Chapter 10

Policy T1 Strategic approach to transport
 Policy T2 Healthy Streets
 Policy T3 Transport capacity, connectivity and safeguarding
 Policy T4 Assessing and mitigating transport impacts
 Policy T5 Cycling
 Policy T6 Car parking
 Policy T6.1 Residential parking
 Policy T6.2 Office parking
 Policy T6.3 Retail parking
 Policy T6.5 Non-residential disabled persons parking

Policy T7 Deliveries, servicing and construction
 Policy T9 Funding transport infrastructure through planning
 Chapter 11
 Policy DF1 Delivery of the Plan and Planning Obligations

Chapter 12
 Policy M1 Monitoring

Southwark Plan 2022

ST1 Southwark's Development targets
 ST2 Southwark's Places
 SP1 Homes for all
 SP2 Southwark Together
 SP3 Great start in life
 SP4 Green and inclusive economy
 SP5 Thriving neighbourhoods and tackling health equalities
 SP6 Climate Change
 AV.15 Rotherhithe Area Vision
 P1 Social rented and intermediate housing
 P2 New family homes
 P5 Student homes
 P8 Wheelchair accessible and adaptable housing
 P13 Design of places
 P14 Design quality
 P15 Residential design
 P16 Designing out crime
 P17 Tall buildings
 P18 Efficient use of land
 P20 Conservation areas
 P21 Conservation of the historic environment and natural heritage
 P22 Borough views
 P23 Archaeology
 P28 Access to employment and training
 P30 Office and business development
 P31 Affordable workspace
 P35 Town and local centres
 P44 Broadband and digital infrastructure
 P45 Healthy developments
 P47 Community uses
 P49 Public transport
 P50 Highways impacts
 P51 Walking
 P53 Cycling
 P54 Car Parking
 P55 Parking standards for disabled people and the mobility impaired
 P56 Protection of amenity
 P57 Open space
 P59 Green infrastructure
 P60 Biodiversity
 P61 Trees
 P62 Reducing waste

P64 Contaminated land and hazardous substances
 P65 Improving air quality
 P66 Reducing noise pollution and enhancing soundscapes
 P67 Reducing water use
 P68 Reducing flood risk
 P69 Sustainability standards
 P70 Energy
 IP1 Infrastructure
 IP2 Transport infrastructure
 IP3 Community infrastructure levy (CIL) and Section 106 planning obligations
 IP6 Monitoring development
 IP7 Statement of Community Involvement
 NSP40 Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill
 NSP80 Decathlon Site and Mulberry Business Park
 NSP781 Harmsworth Quays, Surrey Quays Leisure Park, Surrey Quays Shopping

Mayors SPD/SPGs

Development viability LPG (draft)
 Affordable Housing LPG (draft)
 Affordable housing and viability SPG
 Sustainable transport, walking and cycling SPG
 Housing SPG
 Housing Design Standards LPG
 Optimizing Site Capacity: A Design-led Approach LPG
 Social Infrastructure SPG
 Accessible London SPG
 The control of dust and emissions in construction SPG
 Air quality positive LPG
 Air quality neutral LPG
 Be seen energy monitoring LPG
 Circular economy statements LPG
 Energy Planning Guidance
 Whole life carbon LPG
 Digital connectivity LGP (draft)
 Urban greening factor LPG
 Play and Informal Recreation SPG
 London View Management Framework SPG
 Planning for Equality and Diversity SPG
 Fire Safety LPG (draft)
 Public London Charter LPG
 Characterization and Growth Strategy LPG
 Student housing LPG

Southwark SPDs/SPGs

Affordable Housing (2008)
 Draft Affordable Housing (2011)
 Design and Access Statements (2007)
 Development Viability (2016)
 Residential Design Standards (2011 with 2015 update)
 S106 and CIL (2015)
 S106 and CIL Addendum (2017)

Heritage

APPENDIX 5**Consultation undertaken****Site notice date:** 17/03/2025**Press notice date:** 20/03/2025**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 14/03/2025**Internal services consulted**

LBS Planning Policy [Formal Consultation] - General

LBS Planning Policy [Formal Consultation] - General

LBS Community Infrastructure Team

LBS Community Infrastructure Team

LBS Design And Conservation Team [Formal Consultation]

LBS Local Economy

LBS Ecology Officer

LBS Environmental Protection Team

LBS Highways Development & Management

LBS Housing Regeneration And Delivery Division

LBS Harbour Master

LBS Planning Policy [Formal Consultation] - General

LBS Public Health

Flood Risk Management & Urban Drainage Team

LBS Transport Policy Team

LBS Urban Forester

LBS Waste Management Team

LBS Archaeologist

LBS Network Developments Construction Management Plans

LBS Ecology Officer

LBS Community Infrastructure Team

LBS Building Control Division

Statutory and non-statutory organisations

Active Travel England

Civil Aviation Authority

City Airport

Dept. For Housing, Communities & Local Government

Environment Agency

Fire And Emergency Department

HE - Heritage

LB Lewisham

London Fire & Emergency Planning Authority
 London Underground
 Planning Casework Unit
 National Grid UK Transmission
 National Planning Casework Unit
 Metropolitan Police Service (Designing Out Crime)
 Surrey Docks Angling Club
 Transport For London
 London Borough Of Tower Hamlets
 Thames Water
 UK Power Networks
 London Borough Of Tower Hamlets
 HSE Fire Risk Assessments
 Natural England - London Region & South East Region

Neighbour and local groups consulted:

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| 5012 Block A 1 Mulberry Walk London | 1038 Block A 1 Mulberry Walk London |
| 4065 Block A 1 Mulberry Walk London | 1035 Block A 1 Mulberry Walk London |
| 4061 Block A 1 Mulberry Walk London | 1027 Block A 1 Mulberry Walk London |
| 4057 Block A 1 Mulberry Walk London | 1026 Block A 1 Mulberry Walk London |
| 4052 Block A 1 Mulberry Walk London | 204 Dovecote House Water Gardens |
| 4047 Block A 1 Mulberry Walk London | Square London |
| 4046 Block A 1 Mulberry Walk London | 100 Channel House Water Gardens |
| 4033 Block A 1 Mulberry Walk London | Square London |
| 4029 Block A 1 Mulberry Walk London | 4 Wolfe Crescent London Southwark |
| 4016 Block A 1 Mulberry Walk London | 325 Eden House Water Gardens Square |
| 3098 Block A 1 Mulberry Walk London | London |
| 3088 Block A 1 Mulberry Walk London | 416 Heligan House Water Gardens |
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| 3059 Block A 1 Mulberry Walk London | 401 Heligan House Water Gardens |
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| 3038 Block A 1 Mulberry Walk London | 222 Dovecote House Water Gardens |
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| 3033 Block A 1 Mulberry Walk London | 554 Giverny House Water Gardens |
| 3023 Block A 1 Mulberry Walk London | Square London |
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| 3017 Block A 1 Mulberry Walk London | Square London |
| 2097 Block A 1 Mulberry Walk London | 522 Giverny House Water Gardens |
| 2092 Block A 1 Mulberry Walk London | Square London |
| 2083 Block A 1 Mulberry Walk London | 451 Heligan House Water Gardens |
| 2067 Block A 1 Mulberry Walk London | Square London |
| 2062 Block A 1 Mulberry Walk London | 402 Heligan House Water Gardens |
| 2052 Block A 1 Mulberry Walk London | Square London |
| 2037 Block A 1 Mulberry Walk London | 316 Eden House Water Gardens Square |
| 2015 Block A 1 Mulberry Walk London | London |
| 2014 Block A 1 Mulberry Walk London | 446 Heligan House Water Gardens |
| 1093 Block A 1 Mulberry Walk London | Square London |
| 1051 Block A 1 Mulberry Walk London | 433 Heligan House Water Gardens |

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| Square London | Flat 30 7 Maritime Street London |
| 411 Heligan House Water Gardens | Flat 26 7 Maritime Street London |
| Square London | Flat 13 7 Maritime Street London |
| 403 Heligan House Water Gardens | Flat 3 7 Maritime Street London |
| Square London | Flat 26 5 Maritime Street London |
| 471 Heligan House Water Gardens | Flat 2 5 Maritime Street London |
| Square London | 31010 Block B 1 Mulberry Walk |
| 241 Dovecote House Water Gardens | 232 Dovecote House Water Gardens |
| Square London | Square London |
| 444 Heligan House Water Gardens | 202 Dovecote House Water Gardens |
| Square London | Square London |
| 362 Eden House Water Gardens Square | 263 Dovecote House Water Gardens |
| London | Square London |
| 361 Eden House Water Gardens Square | 262 Dovecote House Water Gardens |
| London | Square London |
| 246 Dovecote House Water Gardens | 135 Channel House Water Gardens |
| Square London | Square London |
| 132 Channel House Water Gardens | 113 Channel House Water Gardens |
| Square London | Square London |
| 115 Channel House Water Gardens | 111 Channel House Water Gardens |
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| 162 Channel House Water Gardens | 664 Pavillion House Water Gardens |
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| 151 Channel House Water Gardens | 621 Pavillion House Water Gardens |
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| Square London | Flat 55 29 Surrey Quays Road London |
| Flat 66 29 Surrey Quays Road London | Flat 32 29 Surrey Quays Road London |
| Flat 61 29 Surrey Quays Road London | Flat 70 11 Maritime Street London |
| Flat 59 29 Surrey Quays Road London | Flat 69 11 Maritime Street London |
| Flat 39 29 Surrey Quays Road London | Flat 66 11 Maritime Street London |
| Flat 38 29 Surrey Quays Road London | Flat 61 11 Maritime Street London |
| Flat 31 29 Surrey Quays Road London | Flat 52 11 Maritime Street London |
| Flat 29 29 Surrey Quays Road London | Flat 50 11 Maritime Street London |
| Flat 28 29 Surrey Quays Road London | Flat 46 11 Maritime Street London |
| Flat 26 29 Surrey Quays Road London | Flat 45 11 Maritime Street London |
| Flat 23 29 Surrey Quays Road London | Flat 22 11 Maritime Street London |
| Flat 18 29 Surrey Quays Road London | Flat 19 11 Maritime Street London |
| Flat 16 29 Surrey Quays Road London | Flat 10 11 Maritime Street London |
| Flat 9 29 Surrey Quays Road London | Flat 3 11 Maritime Street London |
| 25 Maritime Street London Southwark | Flat 60 7 Maritime Street London |
| Flat 44 11 Maritime Street London | Flat 57 7 Maritime Street London |
| Flat 34 11 Maritime Street London | Flat 55 7 Maritime Street London |
| Flat 31 11 Maritime Street London | Flat 41 7 Maritime Street London |
| Flat 25 11 Maritime Street London | Flat 28 7 Maritime Street London |
| Flat 6 11 Maritime Street London | Flat 27 7 Maritime Street London |
| Flat 4 11 Maritime Street London | Flat 25 7 Maritime Street London |
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| Flat 52 7 Maritime Street London | Flat 16 7 Maritime Street London |
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 566 Giverny House Water Gardens Square London
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 152 Channel House Water Gardens Square London
 East Warehouse Canada Water Retail Park Surrey Quays Road
 413 Heligan House Water Gardens Square London
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 5 Mulberry Walk London Southwark
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 4024 Block B 1 Mulberry Walk London
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 4014 Block B 1 Mulberry Walk London
 4011 Block B 1 Mulberry Walk London
 3105 Block B 1 Mulberry Walk London
 3097 Block B 1 Mulberry Walk London
 3095 Block B 1 Mulberry Walk London
 3077 Block B 1 Mulberry Walk London
 3076 Block B 1 Mulberry Walk London
 3066 Block B 1 Mulberry Walk London
 3062 Block B 1 Mulberry Walk London
 3057 Block B 1 Mulberry Walk London
 3051 Block B 1 Mulberry Walk London
 3046 Block B 1 Mulberry Walk London
 3042 Block B 1 Mulberry Walk London
 3035 Block B 1 Mulberry Walk London
 3032 Block B 1 Mulberry Walk London
 501 Giverny House Water Gardens
 Square London
 441 Heligan House Water Gardens
 Square London
 431 Heligan House Water Gardens
 Square London
 353 Eden House Water Gardens Square London
 243 Dovecote House Water Gardens
 Square London
 235 Dovecote House Water Gardens
 Square London
 225 Dovecote House Water Gardens
 Square London
 216 Dovecote House Water Gardens
 Square London
 215 Dovecote House Water Gardens
 Square London
 123 Channel House Water Gardens
 Square London
 645 Pavillion House Water Gardens
 Square London
 641 Pavillion House Water Gardens
 Square London
 632 Pavillion House Water Gardens
 Square London
 Flat 70 29 Surrey Quays Road London
 Flat 64 29 Surrey Quays Road London
 Flat 44 29 Surrey Quays Road London
 Flat 14 29 Surrey Quays Road London
 Flat 7 29 Surrey Quays Road London
 19 Maritime Street London Southwark
 Flat 64 11 Maritime Street London
 Flat 63 11 Maritime Street London
 Flat 60 11 Maritime Street London
 Flat 58 11 Maritime Street London
 Flat 57 11 Maritime Street London
 Flat 55 11 Maritime Street London
 Flat 47 11 Maritime Street London
 Flat 35 11 Maritime Street London
 Flat 24 11 Maritime Street London
 Flat 7 11 Maritime Street London
 9 Maritime Street London Southwark
 Flat 51 7 Maritime Street London
 Flat 50 7 Maritime Street London
 Flat 37 7 Maritime Street London
 Flat 31 7 Maritime Street London
 Flat 21 7 Maritime Street London
 Flat 11 7 Maritime Street London
 Flat 7 7 Maritime Street London
 Flat 1 7 Maritime Street London
 Flat 22 5 Maritime Street London
 Flat 17 5 Maritime Street London
 Flat 13 5 Maritime Street London
 Flat 10 5 Maritime Street London
 Flat 7 Whaling House Canada Street
 Flat 4 Whaling House Canada Street
 50311 Block B 1 Mulberry Walk
 30111 Block B 1 Mulberry Walk
 11010 Block B 1 Mulberry Walk
 1064A Block B 1 Mulberry Walk
 6016 Block B 1 Mulberry Walk London
 4069 Block B 1 Mulberry Walk London
 4062 Block B 1 Mulberry Walk London
 161 Channel House Water Gardens
 Square London
 426 Heligan House Water Gardens
 Square London
 463 Heligan House Water Gardens
 Square London
 541 Giverny House Water Gardens
 Square London
 424 Heligan House Water Gardens
 Square London
 341 Eden House Water Gardens Square

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| London | London |
| 334 Eden House Water Gardens Square | Flat 33 Toronto House Surrey Quays |
| London | Road |
| 333 Eden House Water Gardens Square | Unit A2 Toronto House Surrey Quays |
| London | Road |
| 352 Eden House Water Gardens Square | Flat 28 Toronto House Surrey Quays |
| London | Road |
| 234 Dovecote House Water Gardens | 33 Montreal House Surrey Quays Road |
| Square London | London |
| 142 Channel House Water Gardens | Canada Water Library 21 Surrey Quays |
| Square London | Road London |
| 631 Pavillion House Water Gardens | Unit B Toronto House Surrey Quays |
| Square London | Road |
| 1 Surrey Quays Road London Southwark | Incredibowl Deal Porter Square London |
| Rear Of Room Quays Unit A2 Toronto | Kako Coffee Ltd Deal Porter Square |
| House Surrey Quays Road | London |
| 142 Montreal House Surrey Quays Road | Canatelz Deal Porter Square London |
| London | Stall 5 Deal Porter Square London |
| 103 Montreal House Surrey Quays Road | 156 Montreal House Surrey Quays Road |
| London | London |
| 38 Montreal House Surrey Quays Road | 61 Montreal House Surrey Quays Road |
| London | London |
| Top Hill Gelato Deal Porter Square | 54 Montreal House Surrey Quays Road |
| London | London |
| Stall 1 Deal Porter Square London | 35 Montreal House Surrey Quays Road |
| 108 Montreal House Surrey Quays Road | London |
| London | 163 Montreal House Surrey Quays Road |
| 68 Montreal House Surrey Quays Road | London |
| London | 121 Montreal House Surrey Quays Road |
| 79 Montreal House Surrey Quays Road | London |
| London | 3072 Block A 1 Mulberry Walk London |
| 89 Montreal House Surrey Quays Road | 3055 Block A 1 Mulberry Walk London |
| London | 3024 Block A 1 Mulberry Walk London |
| Stompin Jago Canada Water Library 21 | 3016 Block B 1 Mulberry Walk London |
| Surrey Quays Road | 2105 Block B 1 Mulberry Walk London |
| Flat 44 Toronto House Surrey Quays | 2103 Block B 1 Mulberry Walk London |
| Road | 2097 Block B 1 Mulberry Walk London |
| Flat 6 Toronto House Surrey Quays | 2072 Block B 1 Mulberry Walk London |
| Road | 2063 Block B 1 Mulberry Walk London |
| Flat 62 Toronto House Surrey Quays | 2054 Block B 1 Mulberry Walk London |
| Road | 2045 Block B 1 Mulberry Walk London |
| 29 Montreal House Surrey Quays Road | 2034 Block B 1 Mulberry Walk London |
| London | 2024 Block B 1 Mulberry Walk London |
| 47 Montreal House Surrey Quays Road | 2023 Block B 1 Mulberry Walk London |
| London | 2021 Block B 1 Mulberry Walk London |
| 12 Montreal House Surrey Quays Road | 2015 Block B 1 Mulberry Walk London |
| London | 2012 Block B 1 Mulberry Walk London |
| 167 Montreal House Surrey Quays Road | 1109 Block B 1 Mulberry Walk London |
| London | 1098 Block B 1 Mulberry Walk London |
| 127 Montreal House Surrey Quays Road | 1096 Block B 1 Mulberry Walk London |
| London | 1086 Block B 1 Mulberry Walk London |
| 146 Montreal House Surrey Quays Road | 1084 Block B 1 Mulberry Walk London |

1081 Block B 1 Mulberry Walk London
 1078 Block B 1 Mulberry Walk London
 1062 Block B 1 Mulberry Walk London
 1053 Block B 1 Mulberry Walk London
 1047 Block B 1 Mulberry Walk London
 1031 Block B 1 Mulberry Walk London
 1019 Block B 1 Mulberry Walk London
 0075 Block B 1 Mulberry Walk
 0101 Block A 1 Mulberry Walk
 0014 Block A 1 Mulberry Walk
 1 Mulberry Walk London Southwark
 20510 Block A 1 Mulberry Walk
 20110 Block A 1 Mulberry Walk
 70110 Block A 1 Mulberry Walk
 30910 Block A 1 Mulberry Walk
 7028 Block A 1 Mulberry Walk London
 7022 Block A 1 Mulberry Walk London
 7019 Block A 1 Mulberry Walk London
 7018 Block A 1 Mulberry Walk London
 7012 Block A 1 Mulberry Walk London
 6015 Block A 1 Mulberry Walk London
 6012 Block A 1 Mulberry Walk London
 5034 Block A 1 Mulberry Walk London
 5026 Block A 1 Mulberry Walk London
 4064 Block A 1 Mulberry Walk London
 4045 Block A 1 Mulberry Walk London
 4037 Block A 1 Mulberry Walk London
 4034 Block A 1 Mulberry Walk London
 4017 Block A 1 Mulberry Walk London
 4014 Block A 1 Mulberry Walk London
 4058 Block B 1 Mulberry Walk London
 4056 Block B 1 Mulberry Walk London
 4048 Block B 1 Mulberry Walk London
 4033 Block B 1 Mulberry Walk London
 4027 Block B 1 Mulberry Walk London
 4017 Block B 1 Mulberry Walk London
 3109 Block B 1 Mulberry Walk London
 3102 Block B 1 Mulberry Walk London
 3101 Block B 1 Mulberry Walk London
 3091 Block B 1 Mulberry Walk London
 3081 Block B 1 Mulberry Walk London
 3063 Block B 1 Mulberry Walk London
 3044 Block B 1 Mulberry Walk London
 3027 Block B 1 Mulberry Walk London
 3024 Block B 1 Mulberry Walk London
 3023 Block B 1 Mulberry Walk London
 3018 Block B 1 Mulberry Walk London
 2109 Block B 1 Mulberry Walk London
 2102 Block B 1 Mulberry Walk London
 2086 Block B 1 Mulberry Walk London
 2083 Block B 1 Mulberry Walk London
 2062 Block B 1 Mulberry Walk London
 2048 Block B 1 Mulberry Walk London
 2033 Block B 1 Mulberry Walk London
 2032 Block B 1 Mulberry Walk London
 2022 Block B 1 Mulberry Walk London
 1104 Block B 1 Mulberry Walk London
 1102 Block B 1 Mulberry Walk London
 1094 Block B 1 Mulberry Walk London
 1085 Block B 1 Mulberry Walk London
 1083 Block B 1 Mulberry Walk London
 1082 Block B 1 Mulberry Walk London
 1077 Block B 1 Mulberry Walk London
 1073 Block B 1 Mulberry Walk London
 1066 Block B 1 Mulberry Walk London
 1061 Block B 1 Mulberry Walk London
 116 Montreal House Surrey Quays Road
 London
 106 Montreal House Surrey Quays Road
 London
 90 Montreal House Surrey Quays Road
 London
 13 Montreal House Surrey Quays Road
 London
 2 Montreal House Surrey Quays Road
 London
 Flat 7 Toronto House Surrey Quays
 Road
 Flat 5 Toronto House Surrey Quays
 Road
 165 Montreal House Surrey Quays Road
 London
 159 Montreal House Surrey Quays Road
 London
 152 Montreal House Surrey Quays Road
 London
 144 Montreal House Surrey Quays Road
 London
 115 Montreal House Surrey Quays Road
 London
 104 Montreal House Surrey Quays Road
 London
 94 Montreal House Surrey Quays Road
 London
 75 Montreal House Surrey Quays Road
 London
 17 Montreal House Surrey Quays Road
 London
 Flat 31 Toronto House Surrey Quays
 Road
 Flat 22 Toronto House Surrey Quays
 Road
 Flat 21 Toronto House Surrey Quays
 Road

| | |
|---|---|
| Flat 19 Toronto House Surrey Quays Road | Square London |
| Flat 9 Toronto House Surrey Quays Road | 304 Eden House Water Gardens Square London |
| 57 Montreal House Surrey Quays Road London | 272 Dovecote House Water Gardens Square London |
| 41 Montreal House Surrey Quays Road London | 143 Channel House Water Gardens Square London |
| 22 Montreal House Surrey Quays Road London | 141 Channel House Water Gardens Square London |
| 150 Montreal House Surrey Quays Road London | 131 Channel House Water Gardens Square London |
| 134 Montreal House Surrey Quays Road London | 536 Giverny House Water Gardens Square London |
| 95 Montreal House Surrey Quays Road London | 212 Dovecote House Water Gardens Square London |
| 92 Montreal House Surrey Quays Road London | 10 Wolfe Crescent London Southwark |
| 60 Montreal House Surrey Quays Road London | 623 Pavillion House Water Gardens Square London |
| Flat 35 Toronto House Surrey Quays Road | 562 Giverny House Water Gardens Square London |
| 162 Montreal House Surrey Quays Road London | 546 Giverny House Water Gardens Square London |
| 154 Montreal House Surrey Quays Road London | 545 Giverny House Water Gardens Square London |
| 132 Montreal House Surrey Quays Road London | 526 Giverny House Water Gardens Square London |
| 130 Montreal House Surrey Quays Road London | 521 Giverny House Water Gardens Square London |
| 125 Montreal House Surrey Quays Road London | 513 Giverny House Water Gardens Square London |
| Flat 4 Toronto House Surrey Quays Road | 442 Heligan House Water Gardens Square London |
| 3016 Block A 1 Mulberry Walk London | 343 Eden House Water Gardens Square London |
| 3012 Block A 1 Mulberry Walk London | 314 Eden House Water Gardens Square London |
| 2088 Block A 1 Mulberry Walk London | 271 Dovecote House Water Gardens Square London |
| 2084 Block A 1 Mulberry Walk London | 104 Channel House Water Gardens Square London |
| 2066 Block A 1 Mulberry Walk London | 121 Channel House Water Gardens Square London |
| 2058 Block A 1 Mulberry Walk London | 671 Pavillion House Water Gardens Square London |
| 2047 Block A 1 Mulberry Walk London | 655 Pavillion House Water Gardens Square London |
| 2038 Block A 1 Mulberry Walk London | 653 Pavillion House Water Gardens Square London |
| 2022 Block A 1 Mulberry Walk London | 634 Pavillion House Water Gardens Square London |
| 2016 Block A 1 Mulberry Walk London | Flat 65 29 Surrey Quays Road London |
| 1094 Block A 1 Mulberry Walk London | Flat 54 29 Surrey Quays Road London |
| 1086 Block A 1 Mulberry Walk London | |
| 1074 Block A 1 Mulberry Walk London | |
| 1071 Block A 1 Mulberry Walk London | |
| 1052 Block A 1 Mulberry Walk London | |
| 1043 Block A 1 Mulberry Walk London | |
| 1036 Block A 1 Mulberry Walk London | |
| 236 Dovecote House Water Gardens | |

Flat 51 29 Surrey Quays Road London
 Flat 45 29 Surrey Quays Road London
 Flat 40 29 Surrey Quays Road London
 Flat 30 29 Surrey Quays Road London
 Flat 27 29 Surrey Quays Road London
 1042 Block B 1 Mulberry Walk London
 1041 Block B 1 Mulberry Walk London
 1032 Block B 1 Mulberry Walk London
 1013 Block B 1 Mulberry Walk London
 0104 Block A 1 Mulberry Walk
 0017 Block A 1 Mulberry Walk
 0015 Block A 1 Mulberry Walk
 0013 Block A 1 Mulberry Walk
 0012 Block A 1 Mulberry Walk
 1012 Block A 1 Mulberry Walk London
 A009b 9B Canada Street London
 60210 Block A 1 Mulberry Walk
 20910 Block A 1 Mulberry Walk
 30111 Block A 1 Mulberry Walk
 5048 Block A 1 Mulberry Walk London
 5046 Block A 1 Mulberry Walk London
 5044 Block A 1 Mulberry Walk London
 5036 Block A 1 Mulberry Walk London
 5018 Block A 1 Mulberry Walk London
 4066 Block A 1 Mulberry Walk London
 4022 Block A 1 Mulberry Walk London
 4012 Block A 1 Mulberry Walk London
 4011 Block A 1 Mulberry Walk London
 3096 Block A 1 Mulberry Walk London
 3068 Block A 1 Mulberry Walk London
 3048 Block A 1 Mulberry Walk London
 3046 Block A 1 Mulberry Walk London
 2087 Block A 1 Mulberry Walk London
 2086 Block A 1 Mulberry Walk London
 2077 Block A 1 Mulberry Walk London
 2074 Block A 1 Mulberry Walk London
 2064 Block A 1 Mulberry Walk London
 2056 Block A 1 Mulberry Walk London
 2054 Block A 1 Mulberry Walk London
 2044 Block A 1 Mulberry Walk London
 2043 Block A 1 Mulberry Walk London
 102 Montreal House Surrey Quays Road London
 85 Montreal House Surrey Quays Road London
 70 Montreal House Surrey Quays Road London
 69 Montreal House Surrey Quays Road London
 67 Montreal House Surrey Quays Road London
 53 Montreal House Surrey Quays Road London
 London
 50 Montreal House Surrey Quays Road London
 42 Montreal House Surrey Quays Road London
 40 Montreal House Surrey Quays Road London
 1 Montreal House Surrey Quays Road London
 Flat 29 Toronto House Surrey Quays Road
 Flat 16 Toronto House Surrey Quays Road
 Flat 11 Toronto House Surrey Quays Road
 Flat 8 Toronto House Surrey Quays Road
 Unit 1 Toronto House Surrey Quays Road
 109 Montreal House Surrey Quays Road London
 72 Montreal House Surrey Quays Road London
 46 Montreal House Surrey Quays Road London
 27 Montreal House Surrey Quays Road London
 Unit B Montreal House Surrey Quays Road
 153 Montreal House Surrey Quays Road London
 145 Montreal House Surrey Quays Road London
 137 Montreal House Surrey Quays Road London
 111 Montreal House Surrey Quays Road London
 76 Montreal House Surrey Quays Road London
 65 Montreal House Surrey Quays Road London
 Flat 56 Toronto House Surrey Quays Road
 Flat 53 Toronto House Surrey Quays Road
 Flat 51 Toronto House Surrey Quays Road
 Flat 46 Toronto House Surrey Quays Road
 Flat 15 Toronto House Surrey Quays Road
 Unit C Montreal House Surrey Quays

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| Road | Flat 1 5 Maritime Street London |
| 169 Montreal House Surrey Quays Road | 3 Mulberry Walk London Southwark |
| London | Flat 31 Whaling House Canada Street |
| 160 Montreal House Surrey Quays Road | Flat 24 Whaling House Canada Street |
| London | Flat 23 Whaling House Canada Street |
| 140 Montreal House Surrey Quays Road | Flat 18 Whaling House Canada Street |
| London | 30713 Block B 1 Mulberry Walk |
| 135 Montreal House Surrey Quays Road | 30710 Block B 1 Mulberry Walk |
| London | 60111 Block B 1 Mulberry Walk |
| 118 Montreal House Surrey Quays Road | 21011 Block B 1 Mulberry Walk |
| London | 20712 Block B 1 Mulberry Walk |
| 91 Montreal House Surrey Quays Road | 20110 Block B 1 Mulberry Walk |
| London | 6022 Block B 1 Mulberry Walk London |
| 56 Montreal House Surrey Quays Road | 6014 Block B 1 Mulberry Walk London |
| London | 5032 Block B 1 Mulberry Walk London |
| 37 Montreal House Surrey Quays Road | 5025 Block B 1 Mulberry Walk London |
| London | 5024 Block B 1 Mulberry Walk London |
| 34 Montreal House Surrey Quays Road | 5021 Block B 1 Mulberry Walk London |
| London | 5015 Block B 1 Mulberry Walk London |
| 14 Montreal House Surrey Quays Road | 5014 Block B 1 Mulberry Walk London |
| London | 4064 Block B 1 Mulberry Walk London |
| Flat 54 Toronto House Surrey Quays | 4055 Block B 1 Mulberry Walk London |
| Road | 4035 Block B 1 Mulberry Walk London |
| Flat 49 Toronto House Surrey Quays | 4022 Block B 1 Mulberry Walk London |
| Road | 3108 Block B 1 Mulberry Walk London |
| Flat 32 Toronto House Surrey Quays | 3094 Block B 1 Mulberry Walk London |
| Road | 3084 Block B 1 Mulberry Walk London |
| Flat 36 Toronto House Surrey Quays | 3075 Block B 1 Mulberry Walk London |
| Road | 3074 Block B 1 Mulberry Walk London |
| Flat 14 Toronto House Surrey Quays | 3067 Block B 1 Mulberry Walk London |
| Road | 3061 Block B 1 Mulberry Walk London |
| Flat 25 29 Surrey Quays Road London | 2034 Block A 1 Mulberry Walk London |
| Flat 21 29 Surrey Quays Road London | 2033 Block A 1 Mulberry Walk London |
| Flat 20 29 Surrey Quays Road London | 1097 Block A 1 Mulberry Walk London |
| Flat 19 29 Surrey Quays Road London | 1091 Block A 1 Mulberry Walk London |
| Flat 10 29 Surrey Quays Road London | 1084 Block A 1 Mulberry Walk London |
| Flat 2 29 Surrey Quays Road London | 1066 Block A 1 Mulberry Walk London |
| Flat 68 11 Maritime Street London | 1061 Block A 1 Mulberry Walk London |
| Flat 67 11 Maritime Street London | 1056 Block A 1 Mulberry Walk London |
| Flat 39 11 Maritime Street London | 1055 Block A 1 Mulberry Walk London |
| Flat 21 11 Maritime Street London | 1042 Block A 1 Mulberry Walk London |
| Flat 17 11 Maritime Street London | 1033 Block A 1 Mulberry Walk London |
| Flat 11 11 Maritime Street London | 1025 Block A 1 Mulberry Walk London |
| Flat 58 7 Maritime Street London | 153 Channel House Water Gardens |
| Flat 53 7 Maritime Street London | Square London |
| Flat 42 7 Maritime Street London | 642 Pavillion House Water Gardens |
| Flat 38 7 Maritime Street London | Square London |
| Flat 22 7 Maritime Street London | 528 Giverny House Water Gardens |
| Flat 15 7 Maritime Street London | Square London |
| Flat 8 7 Maritime Street London | 434 Heligan House Water Gardens |
| Flat 15 5 Maritime Street London | Square London |
| Flat 3 5 Maritime Street London | 691 Pavillion House Water Gardens |

Square London
 261 Dovecote House Water Gardens
 Square London
 505 Giverny House Water Gardens
 Square London
 514 Giverny House Water Gardens
 Square London
 105 Channel House Water Gardens
 Square London
 136 Channel House Water Gardens
 Square London
 345 Eden House Water Gardens Square
 London
 547 Giverny House Water Gardens
 Square London
 233 Dovecote House Water Gardens
 Square London
 9 Wolfe Crescent London Southwark
 665 Pavillion House Water Gardens
 Square London
 Phantom Peak Surrey Quays Road
 London
 602 Pavillion House Water Gardens
 Square London
 122 Channel House Water Gardens
 Square London
 673 Pavillion House Water Gardens
 Square London
 103A Channel House Water Gardens
 Square London
 8 Wolfe Crescent London Southwark
 103B Channel House Water Gardens
 Square London
 1 Wolfe Crescent London Southwark
 613 Pavillion House Water Gardens
 Square London
 604 Pavillion House Water Gardens
 Square London
 534 Giverny House Water Gardens
 Square London
 542 Giverny House Water Gardens
 Square London
 537 Giverny House Water Gardens
 Square London
 511 Giverny House Water Gardens
 Square London
 574 Giverny House Water Gardens
 Square London
 Unit 300 Eden House Water Gardens
 Square
 7 Mulberry Walk London Southwark
 Flat 33 Whaling House Canada Street
 Flat 25 Whaling House Canada Street
 Flat 16 Whaling House Canada Street
 Flat 15 Whaling House Canada Street
 Flat 13 Whaling House Canada Street
 Flat 9 Whaling House Canada Street
 101 Montreal House Surrey Quays Road
 London
 81 Montreal House Surrey Quays Road
 London
 30 Montreal House Surrey Quays Road
 London
 158 Montreal House Surrey Quays Road
 London
 139 Montreal House Surrey Quays Road
 London
 119 Montreal House Surrey Quays Road
 London
 15 Montreal House Surrey Quays Road
 London
 Flat 48 Toronto House Surrey Quays
 Road
 Flat 41 Toronto House Surrey Quays
 Road
 164 Montreal House Surrey Quays Road
 London
 114 Montreal House Surrey Quays Road
 London
 112 Montreal House Surrey Quays Road
 London
 93 Montreal House Surrey Quays Road
 London
 78 Montreal House Surrey Quays Road
 London
 77 Montreal House Surrey Quays Road
 London
 66 Montreal House Surrey Quays Road
 London
 51 Montreal House Surrey Quays Road
 London
 45 Montreal House Surrey Quays Road
 London
 24 Montreal House Surrey Quays Road
 London
 23 Montreal House Surrey Quays Road
 London
 9 Montreal House Surrey Quays Road
 London
 Flat 58 Toronto House Surrey Quays
 Road
 Flat 27 Toronto House Surrey Quays
 Road
 Flat 18 Toronto House Surrey Quays

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| Road | 3053 Block B 1 Mulberry Walk London |
| 39 Montreal House Surrey Quays Road | 3037 Block B 1 Mulberry Walk London |
| London | 3025 Block B 1 Mulberry Walk London |
| 49 Montreal House Surrey Quays Road | 3019 Block B 1 Mulberry Walk London |
| London | 3017 Block B 1 Mulberry Walk London |
| 166 Montreal House Surrey Quays Road | 2108 Block B 1 Mulberry Walk London |
| London | 2094 Block B 1 Mulberry Walk London |
| 129 Montreal House Surrey Quays Road | 2085 Block B 1 Mulberry Walk London |
| London | 2071 Block B 1 Mulberry Walk London |
| 5 Montreal House Surrey Quays Road | 2055 Block B 1 Mulberry Walk London |
| London | 2053 Block B 1 Mulberry Walk London |
| 73 Montreal House Surrey Quays Road | 2035 Block B 1 Mulberry Walk London |
| London | 2027 Block B 1 Mulberry Walk London |
| 63 Montreal House Surrey Quays Road | 2026 Block B 1 Mulberry Walk London |
| London | 1106 Block B 1 Mulberry Walk London |
| Flat 61 Toronto House Surrey Quays | 1105 Block B 1 Mulberry Walk London |
| Road | 1063 Block B 1 Mulberry Walk London |
| Flat 17 Toronto House Surrey Quays | 1054 Block B 1 Mulberry Walk London |
| Road | 1052 Block B 1 Mulberry Walk London |
| Flat 12 Toronto House Surrey Quays | 1033 Block B 1 Mulberry Walk London |
| Road | 1028 Block B 1 Mulberry Walk London |
| Unit C Toronto House Surrey Quays | 1018 Block B 1 Mulberry Walk London |
| Road | 1016 Block B 1 Mulberry Walk London |
| 149 Montreal House Surrey Quays Road | 0064 Block B 1 Mulberry Walk |
| London | 0103 Block A 1 Mulberry Walk |
| 141 Montreal House Surrey Quays Road | 0102 Block A 1 Mulberry Walk |
| London | 1019 Block A 1 Mulberry Walk London |
| 86 Montreal House Surrey Quays Road | 1016 Block A 1 Mulberry Walk London |
| London | 1014 Block A 1 Mulberry Walk London |
| 83 Montreal House Surrey Quays Road | 1011 Block A 1 Mulberry Walk London |
| London | A015 15 Canada Street London |
| 80 Montreal House Surrey Quays Road | A009a 9A Canada Street London |
| London | 20411 Block A 1 Mulberry Walk |
| 36 Montreal House Surrey Quays Road | 50210 Block A 1 Mulberry Walk |
| London | 30411 Block A 1 Mulberry Walk |
| 32 Montreal House Surrey Quays Road | 10910 Block A 1 Mulberry Walk |
| London | 10510 Block A 1 Mulberry Walk |
| 21 Montreal House Surrey Quays Road | 6027 Block A 1 Mulberry Walk London |
| London | 6026 Block A 1 Mulberry Walk London |
| 20 Montreal House Surrey Quays Road | 6025 Block A 1 Mulberry Walk London |
| London | 6016 Block A 1 Mulberry Walk London |
| 4 Montreal House Surrey Quays Road | 5032 Block A 1 Mulberry Walk London |
| London | 5021 Block A 1 Mulberry Walk London |
| Flat 47 Toronto House Surrey Quays | 5014 Block A 1 Mulberry Walk London |
| Road | 4067 Block A 1 Mulberry Walk London |
| 138 Montreal House Surrey Quays Road | 4056 Block A 1 Mulberry Walk London |
| London | 4032 Block A 1 Mulberry Walk London |
| 19 Montreal House Surrey Quays Road | 4031 Block A 1 Mulberry Walk London |
| London | 4025 Block A 1 Mulberry Walk London |
| 161 Montreal House Surrey Quays Road | 3099 Block A 1 Mulberry Walk London |
| London | 3083 Block A 1 Mulberry Walk London |
| 3055 Block B 1 Mulberry Walk London | Flat 5 Whaling House Canada Street |

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|--------------------------------------|--------------------------------------|
| Flat 32 Whaling House Canada Street | London |
| Flat 27 Whaling House Canada Street | 11 Montreal House Surrey Quays Road |
| Flat 8 Whaling House Canada Street | London |
| 535 Giverny House Water Gardens | Flat 55 Toronto House Surrey Quays |
| Square London | Road |
| 432 Heligan House Water Gardens | Flat 52 Toronto House Surrey Quays |
| Square London | Road |
| 425 Heligan House Water Gardens | Flat 45 Toronto House Surrey Quays |
| Square London | Road |
| 422 Heligan House Water Gardens | Flat 42 Toronto House Surrey Quays |
| Square London | Road |
| 155 Montreal House Surrey Quays Road | Flat 37 Toronto House Surrey Quays |
| London | Road |
| 126 Montreal House Surrey Quays Road | Flat 34 Toronto House Surrey Quays |
| London | Road |
| 113 Montreal House Surrey Quays Road | Flat 26 Toronto House Surrey Quays |
| London | Road |
| 84 Montreal House Surrey Quays Road | Flat 13 Toronto House Surrey Quays |
| London | Road |
| 7 Montreal House Surrey Quays Road | Flat 3 Toronto House Surrey Quays |
| London | Road |
| 71 Montreal House Surrey Quays Road | 52 Montreal House Surrey Quays Road |
| London | London |
| Flat 43 Toronto House Surrey Quays | 43 Montreal House Surrey Quays Road |
| Road | London |
| Flat 38 Toronto House Surrey Quays | 25 Montreal House Surrey Quays Road |
| Road | London |
| Flat 30 Toronto House Surrey Quays | 131 Montreal House Surrey Quays Road |
| Road | London |
| Flat 10 Toronto House Surrey Quays | 98 Montreal House Surrey Quays Road |
| Road | London |
| Unit A3 Toronto House Surrey Quays | 3066 Block A 1 Mulberry Walk London |
| Road | 3053 Block A 1 Mulberry Walk London |
| Unit A Montreal House Surrey Quays | 3045 Block A 1 Mulberry Walk London |
| Road | 3044 Block A 1 Mulberry Walk London |
| 157 Montreal House Surrey Quays Road | 3037 Block A 1 Mulberry Walk London |
| London | 3032 Block A 1 Mulberry Walk London |
| 120 Montreal House Surrey Quays Road | 3013 Block A 1 Mulberry Walk London |
| London | 2053 Block A 1 Mulberry Walk London |
| 117 Montreal House Surrey Quays Road | 2051 Block A 1 Mulberry Walk London |
| London | 2049 Block A 1 Mulberry Walk London |
| 105 Montreal House Surrey Quays Road | 2048 Block A 1 Mulberry Walk London |
| London | 2046 Block A 1 Mulberry Walk London |
| 97 Montreal House Surrey Quays Road | 2019 Block A 1 Mulberry Walk London |
| London | 2017 Block A 1 Mulberry Walk London |
| 64 Montreal House Surrey Quays Road | 1099 Block A 1 Mulberry Walk London |
| London | 1088 Block A 1 Mulberry Walk London |
| 59 Montreal House Surrey Quays Road | 1085 Block A 1 Mulberry Walk London |
| London | 1077 Block A 1 Mulberry Walk London |
| 55 Montreal House Surrey Quays Road | 1065 Block A 1 Mulberry Walk London |
| London | 1049 Block A 1 Mulberry Walk London |
| 48 Montreal House Surrey Quays Road | 1032 Block A 1 Mulberry Walk London |

558 Giverny House Water Gardens
Square London

654 Pavillion House Water Gardens
Square London

635 Pavillion House Water Gardens
Square London

611 Pavillion House Water Gardens
Square London

335 Eden House Water Gardens Square
London

332 Eden House Water Gardens Square
London

322 Eden House Water Gardens Square
London

221 Dovecote House Water Gardens
Square London

531 Giverny House Water Gardens
Square London

502 Giverny House Water Gardens
Square London

663 Pavillion House Water Gardens
Square London

436 Heligan House Water Gardens
Square London

551 Giverny House Water Gardens
Square London

612 Pavillion House Water Gardens
Square London

692 Pavillion House Water Gardens
Square London

548 Giverny House Water Gardens
Square London

453 Heligan House Water Gardens
Square London

472 Heligan House Water Gardens
Square London

421 Heligan House Water Gardens
Square London

331 Eden House Water Gardens Square
London

324 Eden House Water Gardens Square
London

303 Eden House Water Gardens Square
London

321 Eden House Water Gardens Square
London

253 Dovecote House Water Gardens
Square London

226 Dovecote House Water Gardens
Square London

213 Dovecote House Water Gardens
Square London

203 Dovecote House Water Gardens
Square London

145 Channel House Water Gardens
Square London

144 Channel House Water Gardens
Square London

415 Heligan House Water Gardens
Square London

414 Heligan House Water Gardens
Square London

462 Heligan House Water Gardens
Square London

346 Eden House Water Gardens Square
London

323 Eden House Water Gardens Square
London

305 Eden House Water Gardens Square
London

336 Eden House Water Gardens Square
London

252 Dovecote House Water Gardens
Square London

242 Dovecote House Water Gardens
Square London

211 Dovecote House Water Gardens
Square London

201 Dovecote House Water Gardens
Square London

125 Channel House Water Gardens
Square London

102 Channel House Water Gardens
Square London

154 Channel House Water Gardens
Square London

101 Channel House Water Gardens
Square London

Flat 58 29 Surrey Quays Road London

Flat 50 29 Surrey Quays Road London

Flat 6 29 Surrey Quays Road London

Flat 4 29 Surrey Quays Road London

Flat 1 29 Surrey Quays Road London

Flat 62 11 Maritime Street London

Flat 59 11 Maritime Street London

Flat 49 11 Maritime Street London

Flat 42 11 Maritime Street London

Flat 33 11 Maritime Street London

Flat 14 11 Maritime Street London

Flat 46 7 Maritime Street London

Flat 20 7 Maritime Street London

Flat 19 7 Maritime Street London

Flat 2 7 Maritime Street London

Flat 7 5 Maritime Street London

Flat 6 5 Maritime Street London
 Flat 4 5 Maritime Street London
 31011 Block B 1 Mulberry Walk
 30712 Block B 1 Mulberry Walk
 30110 Block B 1 Mulberry Walk
 11011 Block B 1 Mulberry Walk
 6027 Block B 1 Mulberry Walk London
 5038 Block B 1 Mulberry Walk London
 5034 Block B 1 Mulberry Walk London
 5022 Block B 1 Mulberry Walk London
 5012 Block B 1 Mulberry Walk London
 5011 Block B 1 Mulberry Walk London
 4066 Block B 1 Mulberry Walk London
 4054 Block B 1 Mulberry Walk London
 4044 Block B 1 Mulberry Walk London
 4019 Block B 1 Mulberry Walk London
 3104 Block B 1 Mulberry Walk London
 3065 Block B 1 Mulberry Walk London
 3056 Block B 1 Mulberry Walk London
 3052 Block B 1 Mulberry Walk London
 82 Montreal House Surrey Quays Road
 London
 10 Montreal House Surrey Quays Road
 London
 Flat 25 Toronto House Surrey Quays
 Road
 Flat 23 Toronto House Surrey Quays
 Road
 Unit A1 Toronto House Surrey Quays
 Road
 143 Montreal House Surrey Quays Road
 London
 136 Montreal House Surrey Quays Road
 London
 133 Montreal House Surrey Quays Road
 London
 128 Montreal House Surrey Quays Road
 London
 123 Montreal House Surrey Quays Road
 London
 107 Montreal House Surrey Quays Road
 London
 96 Montreal House Surrey Quays Road
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 74 Montreal House Surrey Quays Road
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 44 Montreal House Surrey Quays Road
 London
 28 Montreal House Surrey Quays Road
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 16 Montreal House Surrey Quays Road
 London

8 Montreal House Surrey Quays Road
 London
 6 Montreal House Surrey Quays Road
 London
 3 Montreal House Surrey Quays Road
 London
 Flat 63 Toronto House Surrey Quays
 Road
 Flat 40 Toronto House Surrey Quays
 Road
 Flat 39 Toronto House Surrey Quays
 Road
 Tinos Mobile Pizza Deal Porter Square
 London
 Flat 2 Toronto House Surrey Quays
 Road
 Flat 57 Toronto House Surrey Quays
 Road
 122 Montreal House Surrey Quays Road
 London
 58 Montreal House Surrey Quays Road
 London
 Flat 24 Toronto House Surrey Quays
 Road
 147 Montreal House Surrey Quays Road
 London
 168 Montreal House Surrey Quays Road
 London
 124 Montreal House Surrey Quays Road
 London
 100 Montreal House Surrey Quays Road
 London
 87 Montreal House Surrey Quays Road
 London
 18 Montreal House Surrey Quays Road
 London
 Flat 59 Toronto House Surrey Quays
 Road
 Flat 20 Toronto House Surrey Quays
 Road
 Cafe Canada Water Library 21 Surrey
 Quays Road
 151 Montreal House Surrey Quays Road
 London
 148 Montreal House Surrey Quays Road
 London
 Flat 1 Toronto House Surrey Quays
 Road
 110 Montreal House Surrey Quays Road
 London
 99 Montreal House Surrey Quays Road
 London

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|---|-------------------------------------|
| 88 Montreal House Surrey Quays Road London | Flat 12 5 Maritime Street London |
| 62 Montreal House Surrey Quays Road London | Flat 9 5 Maritime Street London |
| 31 Montreal House Surrey Quays Road London | Flat 5 5 Maritime Street London |
| 26 Montreal House Surrey Quays Road London | 3 Maritime Street London Southwark |
| Flat 60 Toronto House Surrey Quays Road | 2 Mulberry Walk London Southwark |
| Flat 50 Toronto House Surrey Quays Road | Flat 17 Whaling House Canada Street |
| 126 Channel House Water Gardens Square London | Flat 14 Whaling House Canada Street |
| 112 Channel House Water Gardens Square London | Flat 6 Whaling House Canada Street |
| 652 Pavillion House Water Gardens Square London | Flat 3 Whaling House Canada Street |
| 615 Pavillion House Water Gardens Square London | 50310 Block B 1 Mulberry Walk |
| Flat 71 29 Surrey Quays Road London | 50110 Block B 1 Mulberry Walk |
| Flat 69 29 Surrey Quays Road London | 3064B Block B 1 Mulberry Walk |
| Flat 62 29 Surrey Quays Road London | 10111 Block B 1 Mulberry Walk |
| Flat 60 29 Surrey Quays Road London | 20710 Block B 1 Mulberry Walk |
| Flat 56 29 Surrey Quays Road London | 6025 Block B 1 Mulberry Walk London |
| Flat 49 29 Surrey Quays Road London | 3048 Block B 1 Mulberry Walk London |
| Flat 35 29 Surrey Quays Road London | 3047 Block B 1 Mulberry Walk London |
| Flat 34 29 Surrey Quays Road London | 3045 Block B 1 Mulberry Walk London |
| Flat 22 29 Surrey Quays Road London | 3041 Block B 1 Mulberry Walk London |
| Flat 17 29 Surrey Quays Road London | 3022 Block B 1 Mulberry Walk London |
| Flat 13 29 Surrey Quays Road London | 3021 Block B 1 Mulberry Walk London |
| Flat 11 29 Surrey Quays Road London | 2107 Block B 1 Mulberry Walk London |
| Flat 3 29 Surrey Quays Road London | 2091 Block B 1 Mulberry Walk London |
| 15 Maritime Street London Southwark | 2079 Block B 1 Mulberry Walk London |
| Flat 30 11 Maritime Street London | 2076 Block B 1 Mulberry Walk London |
| Flat 29 11 Maritime Street London | 2067 Block B 1 Mulberry Walk London |
| Flat 28 11 Maritime Street London | 2065 Block B 1 Mulberry Walk London |
| Flat 16 11 Maritime Street London | 2064 Block B 1 Mulberry Walk London |
| Flat 15 11 Maritime Street London | 2052 Block B 1 Mulberry Walk London |
| Flat 12 11 Maritime Street London | 2051 Block B 1 Mulberry Walk London |
| Flat 8 11 Maritime Street London | 2028 Block B 1 Mulberry Walk London |
| Flat 54 7 Maritime Street London | 2025 Block B 1 Mulberry Walk London |
| Flat 47 7 Maritime Street London | 2016 Block B 1 Mulberry Walk London |
| Flat 29 7 Maritime Street London | 2011 Block B 1 Mulberry Walk London |
| Flat 24 7 Maritime Street London | 1107 Block B 1 Mulberry Walk London |
| Flat 17 7 Maritime Street London | 1103 Block B 1 Mulberry Walk London |
| Flat 14 7 Maritime Street London | 1095 Block B 1 Mulberry Walk London |
| Flat 6 7 Maritime Street London | 1043 Block B 1 Mulberry Walk London |
| Flat 5 7 Maritime Street London | 1036 Block B 1 Mulberry Walk London |
| Flat 4 7 Maritime Street London | 1027 Block B 1 Mulberry Walk London |
| Flat 21 5 Maritime Street London | 1026 Block B 1 Mulberry Walk London |
| Flat 14 5 Maritime Street London | 1025 Block B 1 Mulberry Walk London |
| | 1017 Block B 1 Mulberry Walk London |
| | 1015 Block B 1 Mulberry Walk London |
| | 0063 Block B 1 Mulberry Walk |
| | 0062 Block B 1 Mulberry Walk |
| | 0011 Block A 1 Mulberry Walk |
| | 1017 Block A 1 Mulberry Walk London |
| | 1015 Block A 1 Mulberry Walk London |
| | A009 9 Canada Street London |
| | 60111 Block A 1 Mulberry Walk |
| | 40210 Block A 1 Mulberry Walk |

50211 Block A 1 Mulberry Walk
 7027 Block A 1 Mulberry Walk London
 7025 Block A 1 Mulberry Walk London
 7016 Block A 1 Mulberry Walk London
 7013 Block A 1 Mulberry Walk London
 6028 Block A 1 Mulberry Walk London
 6018 Block A 1 Mulberry Walk London
 5043 Block A 1 Mulberry Walk London
 5041 Block A 1 Mulberry Walk London
 5039 Block A 1 Mulberry Walk London
 5038 Block A 1 Mulberry Walk London
 5033 Block A 1 Mulberry Walk London
 5029 Block A 1 Mulberry Walk London
 5025 Block A 1 Mulberry Walk London
 5024 Block A 1 Mulberry Walk London
 B001 1 Quebec Way London
 Flat 7 Durell House Wolfe Crescent
 Flat 8 Durell House Wolfe Crescent
 Flat 3 Durell House Wolfe Crescent
 29 Canada Street London Southwark
 B0092 9 Quebec Way London
 Flat 9 Durell House Wolfe Crescent
 Flat 4 Durell House Wolfe Crescent
 11 Wolfe Crescent London Southwark
 Flat 6 Durell House Wolfe Crescent
 Flat 1 Durell House Wolfe Crescent
 12 Wolfe Crescent London Southwark
 B007 7 Quebec Way London
 Flat 2 Durell House Wolfe Crescent
 B005 5 Quebec Way London
 Flat 5 Durell House Wolfe Crescent
 B0091 9 Quebec Way London
 B003 3 Quebec Way London
 6021 Block B 1 Mulberry Walk London
 5039 Block B 1 Mulberry Walk London
 5031 Block B 1 Mulberry Walk London
 5018 Block B 1 Mulberry Walk London
 5016 Block B 1 Mulberry Walk London
 4065 Block B 1 Mulberry Walk London
 4061 Block B 1 Mulberry Walk London
 4057 Block B 1 Mulberry Walk London
 4047 Block B 1 Mulberry Walk London
 4023 Block B 1 Mulberry Walk London
 4015 Block B 1 Mulberry Walk London
 3106 Block B 1 Mulberry Walk London
 3103 Block B 1 Mulberry Walk London
 3086 Block B 1 Mulberry Walk London
 3085 Block B 1 Mulberry Walk London
 3082 Block B 1 Mulberry Walk London
 3079 Block B 1 Mulberry Walk London
 3073 Block B 1 Mulberry Walk London
 3071 Block B 1 Mulberry Walk London

3026 Block B 1 Mulberry Walk London
 2101 Block B 1 Mulberry Walk London
 2087 Block B 1 Mulberry Walk London
 2074 Block B 1 Mulberry Walk London
 2066 Block B 1 Mulberry Walk London
 2061 Block B 1 Mulberry Walk London
 2047 Block B 1 Mulberry Walk London
 2031 Block B 1 Mulberry Walk London
 2018 Block B 1 Mulberry Walk London
 2017 Block B 1 Mulberry Walk London
 2013 Block B 1 Mulberry Walk London
 1108 Block B 1 Mulberry Walk London
 1067 Block B 1 Mulberry Walk London
 1057 Block B 1 Mulberry Walk London
 1021 Block B 1 Mulberry Walk London
 0071 Block B 1 Mulberry Walk
 0065 Block B 1 Mulberry Walk
 0107 Block A 1 Mulberry Walk
 0105 Block A 1 Mulberry Walk
 0016 Block A 1 Mulberry Walk
 A021 21 Canada Street London
 70210 Block A 1 Mulberry Walk
 50310 Block A 1 Mulberry Walk
 30510 Block A 1 Mulberry Walk
 7023 Block A 1 Mulberry Walk London
 7015 Block A 1 Mulberry Walk London
 7014 Block A 1 Mulberry Walk London
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 6017 Block A 1 Mulberry Walk London
 6011 Block A 1 Mulberry Walk London
 5037 Block A 1 Mulberry Walk London
 5031 Block A 1 Mulberry Walk London
 5028 Block A 1 Mulberry Walk London
 5023 Block A 1 Mulberry Walk London
 5022 Block A 1 Mulberry Walk London
 5013 Block A 1 Mulberry Walk London
 4053 Block A 1 Mulberry Walk London
 4043 Block A 1 Mulberry Walk London
 4038 Block A 1 Mulberry Walk London
 4027 Block A 1 Mulberry Walk London
 4018 Block A 1 Mulberry Walk London
 3094 Block A 1 Mulberry Walk London
 3077 Block A 1 Mulberry Walk London
 3074 Block A 1 Mulberry Walk London
 3071 Block A 1 Mulberry Walk London
 3065 Block A 1 Mulberry Walk London
 3064 Block A 1 Mulberry Walk London
 3063 Block A 1 Mulberry Walk London
 3061 Block A 1 Mulberry Walk London
 3051 Block A 1 Mulberry Walk London
 3042 Block A 1 Mulberry Walk London
 3026 Block A 1 Mulberry Walk London

3011 Block A 1 Mulberry Walk London
 2098 Block A 1 Mulberry Walk London
 2095 Block A 1 Mulberry Walk London
 2081 Block A 1 Mulberry Walk London
 2072 Block A 1 Mulberry Walk London
 2071 Block A 1 Mulberry Walk London
 2057 Block A 1 Mulberry Walk London
 2036 Block A 1 Mulberry Walk London
 2035 Block A 1 Mulberry Walk London
 2027 Block A 1 Mulberry Walk London
 2026 Block A 1 Mulberry Walk London
 2023 Block A 1 Mulberry Walk London
 2018 Block A 1 Mulberry Walk London
 1083 Block A 1 Mulberry Walk London
 1076 Block A 1 Mulberry Walk London
 1075 Block A 1 Mulberry Walk London
 1073 Block A 1 Mulberry Walk London
 1064 Block A 1 Mulberry Walk London
 1063 Block A 1 Mulberry Walk London
 1058 Block A 1 Mulberry Walk London
 1053 Block A 1 Mulberry Walk London
 1037 Block A 1 Mulberry Walk London
 1023 Block A 1 Mulberry Walk London
 1022 Block A 1 Mulberry Walk London
 503 Giverny House Water Gardens
 Square London
 326 Eden House Water Gardens Square
 London
 643 Pavillion House Water Gardens
 Square London
 644 Pavillion House Water Gardens
 Square London
 301 Eden House Water Gardens Square
 London
 146 Channel House Water Gardens
 Square London
 523 Giverny House Water Gardens
 Square London
 116 Channel House Water Gardens
 Square London
 Next 1 Tesco Extra Surrey Quays
 Shopping Centre Redriff Road
 Photo Lab 1 Tesco Extra Surrey Quays
 Shopping Centre Redriff Road
 Tesco Mobile 1 Tesco Extra Surrey
 Quays Shopping Centre Redriff Road
 Tesco Instore Pharmacy 1 Tesco Extra
 Surrey Quays Shopping Centre Redriff
 Road
 1 Surrey Quays Shopping Centre Redriff
 Road London
 Pizza 1889 Surrey Quays Shopping
 Centre Redriff Road
 28 Surrey Quays Shopping Centre
 Redriff Road London
 30 - 34 Surrey Quays Shopping Centre
 Redriff Road London
 16 Surrey Quays Shopping Centre
 Redriff Road London
 15 Surrey Quays Shopping Centre
 Redriff Road London
 24 - 26 Surrey Quays Shopping Centre
 Redriff Road London
 10 - 12 Surrey Quays Shopping Centre
 Redriff Road London
 11 Surrey Quays Shopping Centre
 Redriff Road London
 Strongmans Tipple Surrey Quays
 Shopping Centre Redriff Road
 7 - 9 Surrey Quays Shopping Centre
 Redriff Road London
 14 Surrey Quays Shopping Centre
 Redriff Road London
 35 Surrey Quays Shopping Centre
 Redriff Road London
 5 Surrey Quays Shopping Centre Redriff
 Road London
 37 Surrey Quays Shopping Centre
 Redriff Road London
 19 Surrey Quays Shopping Centre
 Redriff Road London
 2 - 4 Surrey Quays Shopping Centre
 Redriff Road London
 Management Suite Surrey Quays
 Shopping Centre Redriff Road
 3 Surrey Quays Shopping Centre Redriff
 Road London
 First Floor 59 Surrey Quays Shopping
 Centre Redriff Road
 45 Surrey Quays Shopping Centre
 Redriff Road London
 Unit D1 Surrey Quays Shopping Centre
 Redriff Road
 22 Surrey Quays Shopping Centre
 Redriff Road London
 42 Surrey Quays Shopping Centre
 Redriff Road London
 18 Surrey Quays Shopping Centre
 Redriff Road London
 44 Surrey Quays Shopping Centre
 Redriff Road London
 53 - 55 Surrey Quays Shopping Centre
 Redriff Road London
 6 Surrey Quays Shopping Centre Redriff

| | |
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| Road London | Shopping Centre Redriff Road |
| 11 - 13 Surrey Quays Shopping Centre | Outside Red Shipping Container Surrey |
| Redriff Road London | Quays Shopping Centre Redriff Road |
| 20 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| 46 - 50 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| First Floor 63 Surrey Quays Shopping | |
| Centre Redriff Road | |
| 27 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| National Halal Centre Surrey Quays | |
| Shopping Centre Redriff Road | |
| 49 - 51 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| 47 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| 43 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| 39 - 41 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| 33 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| 21 - 23 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| 17 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| 8 Surrey Quays Shopping Centre Redriff | |
| Road London | |
| 45C Surrey Quays Shopping Centre | |
| Redriff Road London | |
| 31 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| 25 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| 29 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| First Floor 61 Surrey Quays Shopping | |
| Centre Redriff Road | |
| First Floor 57 Surrey Quays Shopping | |
| Centre Redriff Road | |
| Outside Surrey Quays Shopping Centre | |
| Redriff Road | |
| 53 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| Sushi Momoda Surrey Quays Shopping | |
| Centre Redriff Road | |
| 36 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| 38 - 40 Surrey Quays Shopping Centre | |
| Redriff Road London | |
| Best Fast Food Ltd Surrey Quays | |

Re-consultation:

APPENDIX 6**Consultation responses received****Internal services**

LBS Planning Policy
LBS Planning Policy
LBS Community Infrastructure Levy Team
LBS Community Infrastructure Levy Team
LBS Design & Conservation Team [Formal]
LBS Local Economy
LBS Ecology
LBS Environmental Protection
LBS Planning Policy
LBS Flood Risk Management & Urban Drain
LBS Transport Policy
LBS Urban Forester
LBS Ecology
LBS Community Infrastructure Levy Team

Statutory and non-statutory organisations

Historic England
Metropolitan Police Service
Transport for London
Thames Water
Natural England - London & South East Re

Neighbour and local groups consulted:

Flat 89 Ontario Point 28 Surrey Quays
Road London

7 Phoenix Close London E8 4DF
7 Pump House Close London SE16 7HS
7 niagara court Canada estate London
FLAT 49, JOHN KENNEDY HOUSE,
ROTHERHITHE OLD ROAD LONDON
London
573 Giverny House Water Gardens
Square London
8 Pine House London se167de

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| Meeting Name: | Planning Committee (Major Applications) A |
| Date: | 29 April 2025 |
| Report title: | <p>Development Management Planning Application: 25/AP/0738 Deed of Variation to a s106 Agreement.</p> <p>Address: Unit 1 And 4 Canada Water Retail Park (formerly known as Canada Water Sites C And E) Surrey Quays Road, London, SE16 2XU</p> <p>Proposal: Deed of Variation to the s106 legal agreement signed as part of application 12/AP/4126 (as amended under applications 17/AP/3694, 16/AP/0200, 15/AP/2821) and a further Deed of Variation dated 18 January 2023 in relation to amending payment triggers for the Additional Affordable Housing Payment.</p> |
| Ward(s) or groups affected: | Rotherhithe and Surrey Docks |
| Classification: | Open |
| Reason for lateness (if applicable): | Not Applicable |
| From | Director of Planning and Growth |
| Application Start Date: 14.03.2025 | Application Expiry Date: 08.05.2025 |
| Earliest Decision Date: | 04.04.2025 |

RECOMMENDATION

1. That the delegated authority to negotiate and complete a Deed of Variation to the legal agreement signed as part of planning consent 12/AP/4126 (as amended by 17/AP/3694, 16/AP/0200, 15/AP/2821 and a further Deed of Variation dated 18 January 2023) be agreed.

BACKGROUND INFORMATION

Site location and description

The site

2. The site formerly known as Canada Water Sites C And E now forms part of the CWD application site which covers 1.92 hectares and comprises two parcels of land separated by Surrey Quays Road:

- Plot A: To the west of Surrey Quays is land currently occupied by Unit 1 of the Canada Water Retail Park, occupied by Dock X on a temporary basis, along with surface level parking and,
- Plot B: To the east of Surrey Quays Road is land currently occupied by Unit 4 of the Canada Water Retail Park (used for a variety of meanwhile uses), temporary buildings comprising Bow Arts Studio and the Construction Skills Centre (located in former construction portacabins) and surface level parking.



Image above: Application site outlined in red (as currently known Plots A and B)



Image above: Historic site outlined in red (as formerly known Sites C and E)

Relevant site history and context

3. In December 2013, the council granted outline (hybrid) planning permission to redevelop sites C and E of the Canada Water Area Action Plan. Planning consent was granted for a four phase/five building development under reference 12/AP/4126 (and amended under applications 17/AP/3694, 16/AP/0200, 15/AP/2821) as set out below.
4. Phase 1 – Building C1 was approved in detail and provided 235 new homes in addition to a new Decathlon store and underground town centre car parking. Buildings range in height from seven to 14 storeys. Phase 1/building C1 has been completed and is now fully occupied (Porters Edge).
5. Phase 2 - Building E1 was approved with Class D1 floorspace, which was intended to form a new health centre, as well as office (Class B1), retail (Class A1-A4), and residential accommodation (Class C3) with capacity for up to 231 new homes. Building E1 was approved in outline only. It was agreed that this building would be used to accommodate all of the affordable housing for the scheme. **This plot is now known as Plot B of the CWD site.**
6. Phase 3 – Buildings C2 and C3 had full details submitted for siting, scale, vehicular access and appearance. Landscaping, layout of the basement car park and the internal layouts of individual buildings were reserved for subsequent applications. Together, buildings C2 and C3 would have capacity for 292 new market homes in buildings of eight and 20 storeys respectively. In addition to residential use, this phase would also provide a small cinema and some retail floorspace. **This plot is now known as Plot A of the CWD site.**
7. Phase 4 - Building C4 had full details submitted for the siting, scale, vehicular access and appearance. Landscaping, layout of the basement car park and the internal layout of the building was reserved for subsequent applications. Building C4 would have capacity for up to 273 new homes and some retail floorspace in a tower of up to 40 storeys in height. **This plot is now known as Plot A of the CWD site.**
8. The planning consent for Site C&E therefore anticipated up to 1030 new homes in addition to new retail space, offices, health centre and a cinema. Overall affordable housing provision was agreed at 22.5% due to viability reasons and the significant costs associated with relocating Decathlon which included buying out the remainder of their lease, relocating them to a temporary store to continue trading during building works and providing a permanent store within the first phase of the development. Given the significant costs associated with the relocation of Decathlon, as verified at the time by the District Valuer Service (DVS) on behalf of the Council, it was agreed that the affordable housing provision was the maximum amount that could be provided without compromising the deliverability of the scheme. The affordable housing was secured to be delivered on site as part of Phase 2 taking into account the significant costs of delivering Phase 1 as a result of the Decathlon relocation set out above.
9. Phase 1 of the planning consent was implemented in 2015 and has since been

fully completed and occupied. The remaining phases have not been implemented.

10. The construction of Phase 1 of the development gave rise to a requirement to deliver affordable housing in Phase 2 of the Development when that was built out. This was secured in the legal agreement however it did not provide for a situation whereby the development is not progressed beyond Phase 1. Unless the Phase 2 scheme was implemented there would be no means to require affordable housing to be delivered on this site under the terms of the s106 agreement.
11. In June 2020 the landowner/developer sold the remainder of the site to AIRE UK Canada Water GP PROPCOS Limited. AIRE confirmed that the remaining phases of the 2013 consent would not be implemented and as such the housing contained within those phases, including the affordable housing, would not be delivered.
12. When purchasing the site AIRE recognised the strategic importance of the delivery of affordable housing and considered it reasonable to make provision for a contribution to Affordable Housing in the event that the remainder of the 2013 consent is not progressed beyond Phase 1 but an alternative development is instead brought forward in its place. As such an application was made to amend the legal agreement to make provision for a financial contribution of £25 million towards the delivery of affordable housing in the event that an alternative development comes forward on the remainder of the site. This sum equated to the provision of 32% affordable housing (250 hab rooms) based on the development delivered on Phase 1 (Porters Edge). This application was considered by Planning Committee on 21st March 2022 and the payment was secured through a Deed of Variation (DoV) to the 2012 permission. The Deed of Variation was signed on 18th January 2023.
13. The Deed of Variation secured:-
 - £25 million payment (index linked) from 1st May 2022.
 - In terms of payment schedule, the following was secured
 - £2.5 million payment made on implementation of the alternative development
 - followed by three additional payments linked to 25% occupation of each phase of the alternative development.
14. In January 2023 AIRE obtained Outline Planning Permission for redevelopment of the site for commercial purposes (21/AP/2655). They subsequently obtained Reserved Matters Approval for the buildings on Plot A. Implementation of the OPP would trigger the 'Alternative Development' obligation in the Deed of Variation to 12/AP/4126 (as amended).
15. AIRE have now submitted a new full planning application for the site comprising commercial development on Plot A and a mixed use student and conventional housing proposal for Plot B (24/AP/3718). The proposal includes a 742 purpose built student block and the provision of 75 onsite affordable dwellings (equating to 302 hab rooms which exceeds 40% of the student beds on a hab room basis).
16. Officers have fully assessed the proposals submitted under 24/AP/3718 and a

report has put forward to the planning committee recommending approval. In the event that this permission is implemented it would trigger the 'Alternative Development' obligation for the Affordable Housing Payment.

Details of proposal

17. In light of the fact that AIRE have now submitted a planning application that would deliver a mix of student, residential and community use on Plot B instead of implementing a fully commercial scheme; and as part of the new proposals for Plot B deliver 40% onsite affordable dwellings, they are seeking a further Deed of Variation to amend the payment triggers for the previously secured Affordable Housing Payment.
18. Specifically, the variation seeks to attach the Affordable Housing Payment to Plot A (known previously as Plots C2, C3 and C4) and remove the payment from Plot B (formerly Plot E1). This is required as AIRE may wish to sell Plot B and in the event that the purchaser is able to implement the 24/AP/3718 proposal they should not be bound by the obligation to make the Affordable Housing Payment.
19. It is not proposed to reduce the payment sum and it would still be index linked from the date secured in the original agreement (1st May 2022).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

20. The main issues to be considered in respect of this application are:
 - a) whether the information and outcomes are sufficient to warrant altering the terms of the legal obligation without undermining the original reason for imposing the obligation; and
 - b) whether the altered terms of the legal agreement would remain compliant with the legal tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (directly related to the new development, fairly and reasonably related in scale and kind to the new development etc.).
21. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

22. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the

desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

23. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

24. The statutory development plans for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework (2024) and emerging policies constitute material considerations but are not part of the statutory development plan.

ASSESSMENT

25. Following recent market changes, AIRE are now seeking to bring forward a revised scheme for the CWD site which replaces commercial use with purpose-built student accommodation (*sui generis*) and traditional affordable housing (Use Class C3) on Plot B, alongside community and town centre uses. With regards to Plot B, the planning application (24/AP/3718) proposes the delivery of 742 student rooms, 75 affordable homes (Use Class C3), 383 sqm of retail floorspace and 326 sqm of community floorspace. AIRE intends to dispose of its interest in Plot B, but wishes to retain responsibility for making the Affordable Housing Payment in full, and consequently proposes to reallocate the proportion of the Payment currently attributable to Plot B to Plot A.
26. The payment will be index linked and as such the overall payment will rise in line with inflation, ensuring that the value of the payment does not diminish even if payments are received some years away (in a scenarios whereby Plot B is delivered first and the commercial development ton Plot A comes later).
27. The Deed of Variation should introduce a revised obligation which would effectively secure the Affordable Housing Payment in 2 scenarios as follows:

Scenario 1

In the event that the Outline Planning Permission (21/AP/2655) is implemented as 'Alternative Development' the £25 million payment (index linked) from 1st May 2022 to be paid:

- £2.5 million payment made on implementation of the alternative development
- followed by three additional payments linked to 25% occupation of each phase of the alternative development.

Consequently, retaining the current position secured in the 2023 Deed of Variation if the OPP is implemented.

Scenario 2

In the event that the full planning permission (24/AP/3714) is implemented as 'Alternative Development' the £25 million payment (index linked) from 1st May

2022 to be paid:

- £2,712,500 payment made on implementation of the alternative development on Plot A
- followed by two additional payments linked to 25% occupation of Building A1 and A2
- The Additional Affordable Housing Contribution is expressed to be payable by the Owner and successors in title to Plots C2-C4 (Plot A) only

This is in order that the obligation remains with AIRE and would not fall to any purchaser of Plot B in the event that the 'Alternative Development' on Plot B will deliver onsite affordable housing as secured in the s106 agreement attached to 24/AP/3718.

28. It is considered appropriate that in the event of the student and residential development being delivered on Plot B instead of a commercial scheme, Plot B be relieved of the obligation to pay a proportion of the Affordable Housing Payment and that proportion be relocated to Plot A (Building A1 and A2). This is appropriate as the original obligation was secured on the basis of no onsite affordable housing being delivered given the intention to develop a fully commercial scheme.
29. Officers are satisfied that variation would be effective in securing the payments, and would not contradict or in any other way undermine the reasons for imposing the various original obligations contained within the original legal agreement (and subsequent Deeds).
30. Officers advise that, in their reasonable opinion, the nature and scope of the Deed of Variation provisions are:
 - necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development;

in accordance with the Community Infrastructure Levy Regulations.

31. The finalised wording for the Deed to secure the amended obligations as set out in this report will be drafted and agreed by the Council's Legal Team.
32. The monies would be used by the council to support the delivery of affordable housing in the borough.

Community impact and equalities assessment

33. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
34. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

35. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

36. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership. The shortage of affordable housing disproportionately impacts people with protected characteristics. Securing this affordable housing contribution would enable the council to address that.

Human rights implications

37. This planning application engages certain human rights under the Human Rights Act 1998 (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 amending a s106 planning obligation. 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.

Positive and proactive statement

39. The council has published its development plan on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance

with the development plan unless material considerations indicate otherwise.

40. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

| | |
|--|-----|
| Was the pre-application service used for this application? | YES |
| If the pre-application service was used for this application, was the advice given followed? | YES |
| Was the application validated promptly? | YES |
| If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval? | N/A |
| To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date? | YES |

CONCLUSION

41. The proposed amendment to the legal agreement would still allow the Council to secure the Affordable Housing Contribution when the commercial development on Plot A is implemented. This is considered to be appropriate given that the development on Plot B will include the provision of onsite affordable housing.

42. There would be no reduction to the originally secured £25m. The financial contribution would still be index linked from the 1st May 2022 which would ensure that the overall payment would rise in line with inflation (from the date it was originally secured), ensuring that the value of the payment does not diminish.

43. It is recommended that officers be authorised to complete a Deed of Variation based on the terms set out in this report.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--|---|--|
| Southwark Local Development Framework and Development Plan Documents | Environmental, Neighbourhoods and Growth 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 0254 Council website: www.southwark.gov.uk |

APPENDICES

| No. | Title |
|------|-------|
| None | |

AUDIT TRAIL

| | |
|---|---|
| Lead Officer | Stephen Platts, Director of Planning and Growth |
| Report Author | Gemma Usher, Team Leader |
| Version | Final |
| Dated | 16 April 2025 |
| Key Decision | No |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | |
| Officer Title | Comments Sought |
| Strategic Director, Resources | No |
| Strategic Director, Environment, Sustainability and Leisure | No |
| Strategic Director, Housing | No |
| Date final report sent to Constitutional Team | |
| 16 April 2025 | |

OPEN
COMMITTEE: **PLANNING COMMITTEE (MAJOR APPLICATIONS) A**
NOTE: Original held in Constitutional Team; all amendments/queries to Gerald Gohler, Constitutional Team, Tel: 020 7525 7420

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