

**Appendix 6: Application information document by the applicant (August 2023)**

The attached document was written by the applicant in August 2023 when the application was submitted as a summary of the amendments proposed in the s73 application ref. 23/AP/2124.

Since August 2023, amendments have been made to the application however, so some of the detail within the document has been superseded, for example the addition of balconies to the railway elevation of block DE.

# THE BERMONDSEY PROJECT

BY GREYSTAR

Planning Application Information Document

August 2023 // Rev. -

# The Bermondsey Project

## About

### Document Control

<b>Client</b>	Fizzy Bermondsey Holding Trustee Limited as Trustee of the Fizzy Holding Unit Trust ("Greystar")
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**This document is the Planning Application Information Document for The Bermondsey Project, formerly known as 'The Biscuit Factory'.**

**The Planning Application Information Document has been prepared by HTA Design on behalf of Fizzy Bermondsey Holding Trustee Limited as Trustee of the Fizzy Holding Unit Trust ("Greystar") with input from Hawkins/Brown Architects and Arney Fender Katsalidis.**

**The application falls with the London Borough of Southwark, who are the Local Planning Authority ('LPA') that will determine future applications and amendments within the scheme.**

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# 1.0 Introduction



## Summary

This information document has been produced at the request of the Council to provide a summary of the proposed development and highlights the changes to the approved scheme. Please refer to the Design and Access Statement, Planning Statement and the wider set of documents for full details.

Greystar purchased the site in 2022 with the benefit of the current planning permission (Ref: 17/AP/4088). The purpose of this application is to seek changes to the approved scheme.

The design amendments will enhance the benefits of the scheme and ensure that the development continues to meet the needs of current and future Bermondsey residents, with the increased public realm and active ground floor providing spaces for the Bermondsey community to enjoy.

The current site has been partially cleared, with initial site remediation works concluded in 2021. The new school comprising Phase 1a of the Approved Scheme is currently under construction at the north of the site, and is due to be completed in Q3 2023.

The key changes sought as part of this application are as follows:

- An increase in Public Realm provision.
- Removal of Building BF-R to increase the amount of open space and create a central space at the heart of the development.
- An increase from 1,536 homes (approved scheme) to 1,624 homes (proposed scheme).
- An increase in social-rent homes, from 10% to 25%.
- An increase of 350 affordable habitable rooms.
- An increase in family-sized homes, with 35 additional homes, representing 40% of habitable rooms.
- An enhanced fire strategy, with an additional means of escape added to all residential blocks in the proposed scheme in accordance with the latest London Plan policy requirements.
- An increase in the play provision.
- Removal of the basement under Building BF-RST to improve buildability and removal of the associated basement ramp to provide more public realm.
- Additional tree planting and an increase in urban greening factor to 0.4.

# 2.0 Sitewide Changes Overview

## 2.1 Approved Scheme

This section explains the key qualities and opportunities for improvement of the approved masterplan.

### Key Qualities

- 1 Strong connectivity to the existing open space to the east on Drummond Road, Connections to Southwark Park
- 2 Strong arrival experience and permeability to the surrounding area including connection to Bermondsey Tube Station.
- 3 High quality of public realm.
- 4 Celebrating the heritage and character of the retained buildings.
- 5 Continuation of Shard Walk.

### Improvement Opportunities

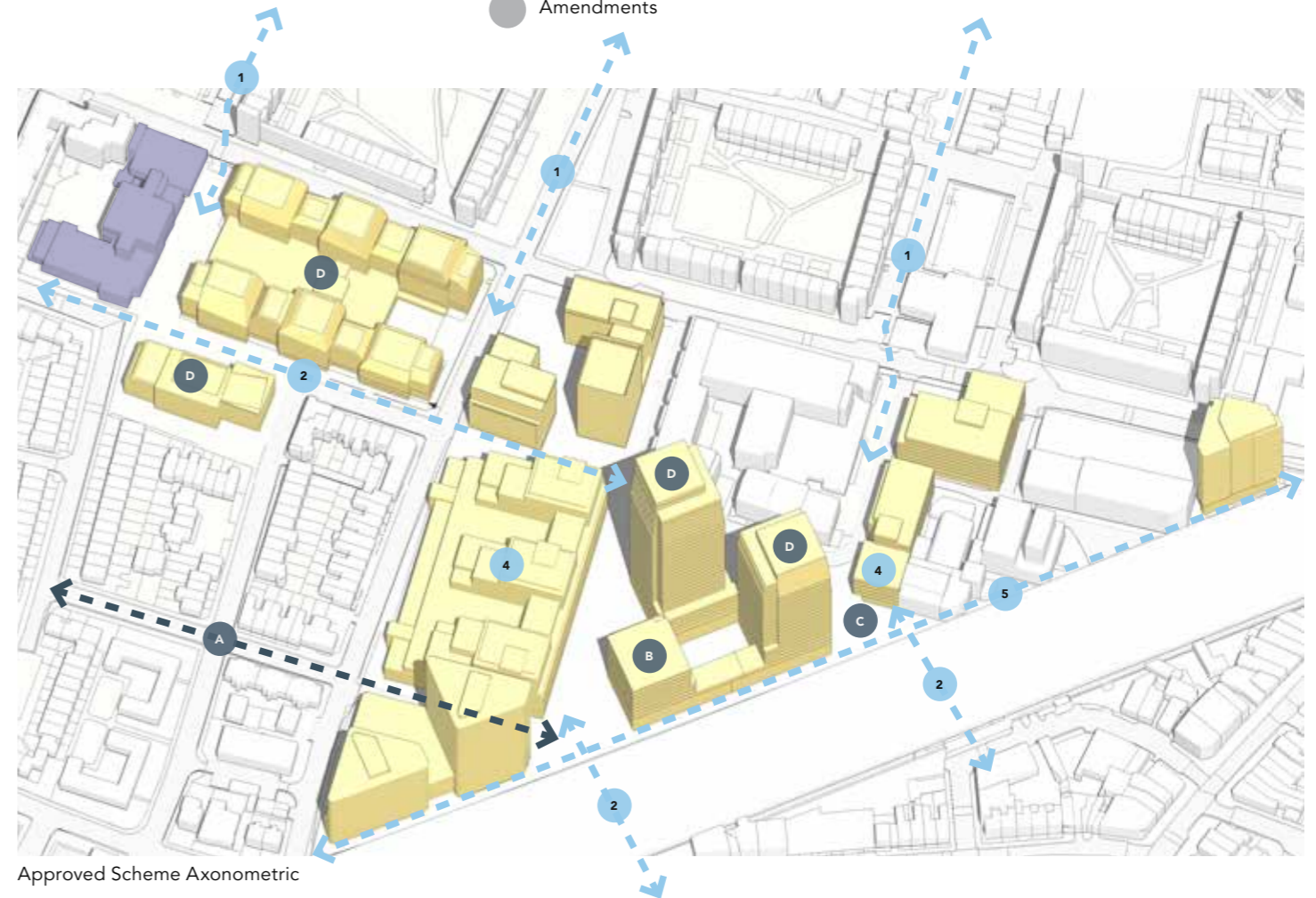
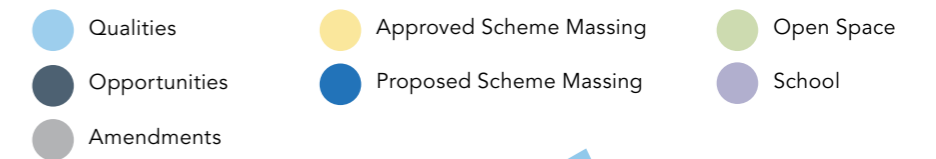
- A Approved car park ramp compromises the public realm between Salter Gardens and Clemments' Road.
- B Block R impacts on the amount and quality of the public realm as well as on the arrival experience from the viaduct to the west.
- C Micro-climate conditions not adequately addressed as well as low UGF performance.
- D Buildability and delivery of the proposal compromised through complex roof profiles.

## 2.2 Proposed Scheme

This section explains the key minor amendments made to the masterplan.

### Key Amendments

- A Changes to the internal configuration of the buildings BC-1234, BC-5, BF-F, BF-DE and BF-RST to improve the BTR offer and the overall quality of the scheme.
- B Increased massing to building BF-V to provide more affordable homes.
- C Buildings BF-OPQ reinstated to the approved massing, creating a link to the larger open space to the southwest.
- D Removal of southern link to buildings BC-1234 to increase natural light between the buildings and introduction of a set back the northern link block from the new school, with more variation in the facade design.



Approved Scheme Axonometric



Proposed Scheme Axonometric

# 3.0 Sitewide Landscape Improvements

## 3.1 Urban Greening

The Urban Greening Factor for the Approved Scheme was calculated at 0.3. The S73 proposal increases the site's verdancy, improving the urban greening factor and contributing to a nature recovery neighbourhood. This will enhance biodiversity, help reduce the heat island effect and provide a resilient landscape that can adapt to the effects of climate change.

## 3.2 Trees on site

A total of 141 new trees were proposed in the Approved Scheme. In line with our vision, we have increased this number to 216. Species selection draws inspiration from Ada Salter's Vision and Southwark's draft Climate and Environment species palette.

## 3.3 Rain Gardens

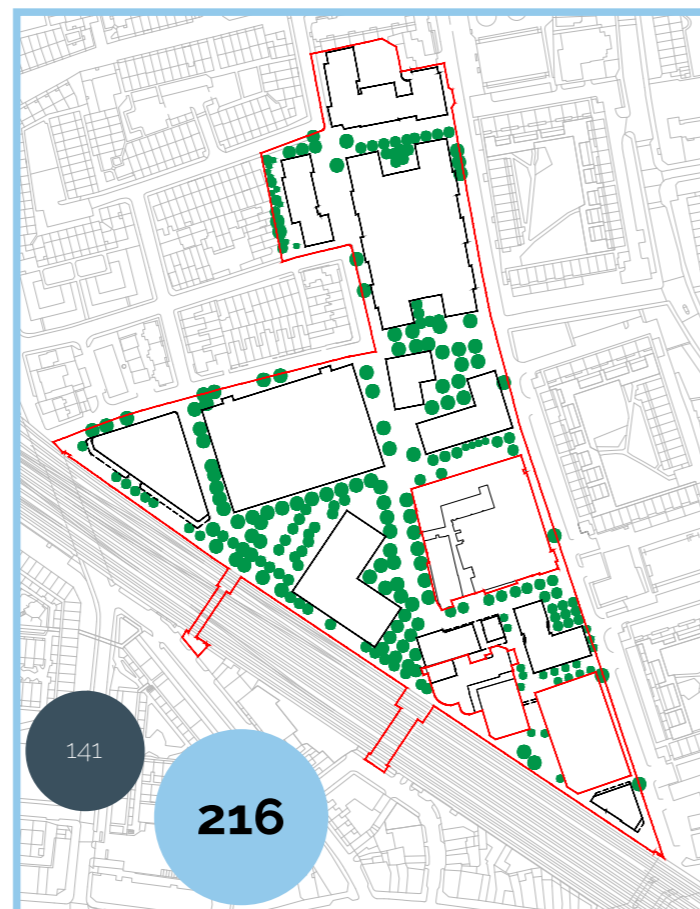
Blue roofs will be provided where attenuation can not be facilitated within the plot at grade, however this will be determined in the next design stage. Rain gardens will be utilised even on the clay soil, increasing the rain gardens from 561m<sup>2</sup> to circa 5,000m<sup>2</sup>.

## 3.4 Play Provision

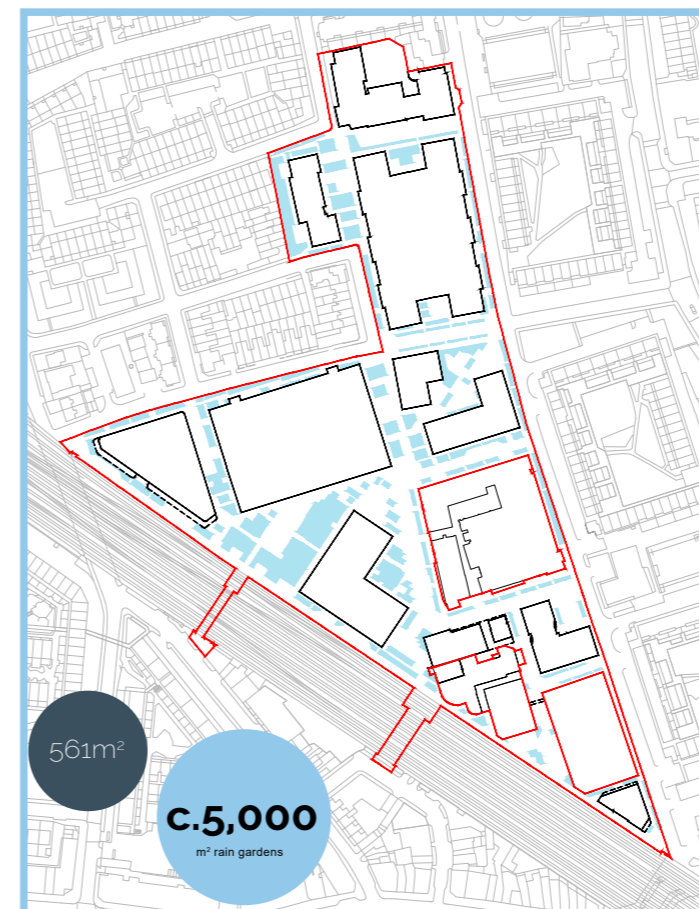
Doorstep Playable Space provision has generally been matched or increased on podium where feasible. Additional doorstep play has been provided within the public realm and a small on site provision has been provided for 12+ year olds. Both the Local and Neighbourhood Play spaces have increased, doubling the overall play provision provided.



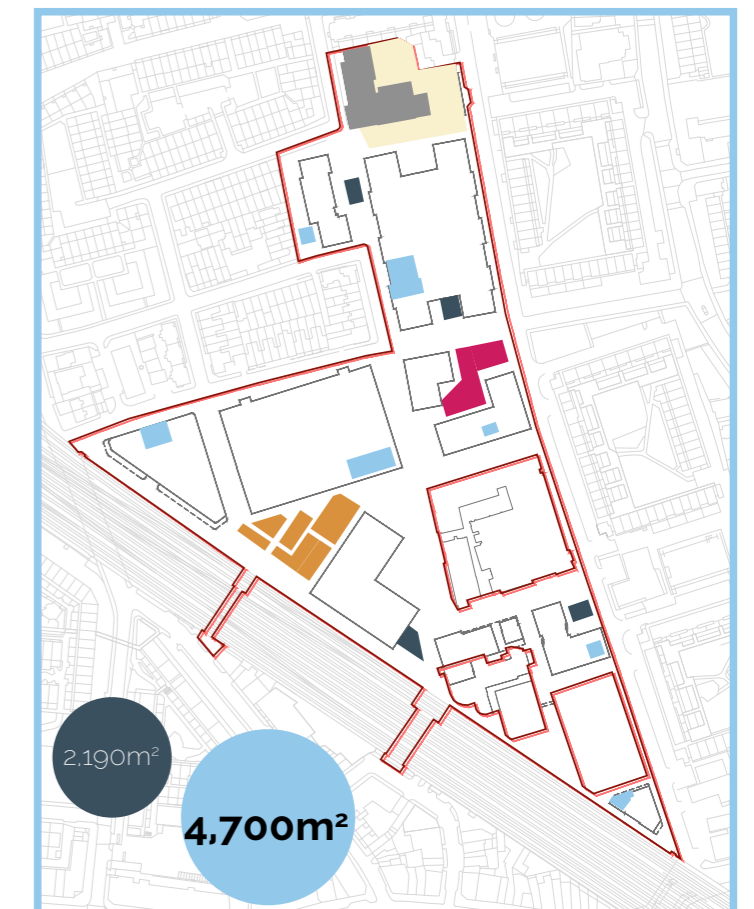
Proposed Scheme UGF Diagram



Proposed Scheme Trees Diagram



Proposed Scheme Rain Gardens Diagram



Proposed Scheme Play Provision Diagram

- Approved Scheme
- Proposed Scheme

# 4.0 Sitewide Comparison

## 4.1 Ground Floor Uses

The proposed ground floor follows the key principles of the approved scheme while maximizing active frontages by optimizing servicing and back-of-house layouts. This improves the animation of the street scene, tying in with landscape strategies to better connect to the existing and create vibrant open spaces.

**BC-5** increased its active frontages with the relocation of the electrical substation and BoH.

**BC-1234** internalized BoH, freeing up the facade for retail, community, and workspace uses.

**BF-F** replaced homes from the north with office and commercial uses. The reconfiguration of the ground floor celebrated the heritage of the retained building.

**BF-U** changed from residential to office space to better relate to existing surrounding buildings.

**BF-RST** proposed removing one building to create a spacious open area at the heart of the scheme.

**BF-W** proposed moving its BoH functions to free up southeastern edges for a residential lobby and retail uses.

○ Site boundary

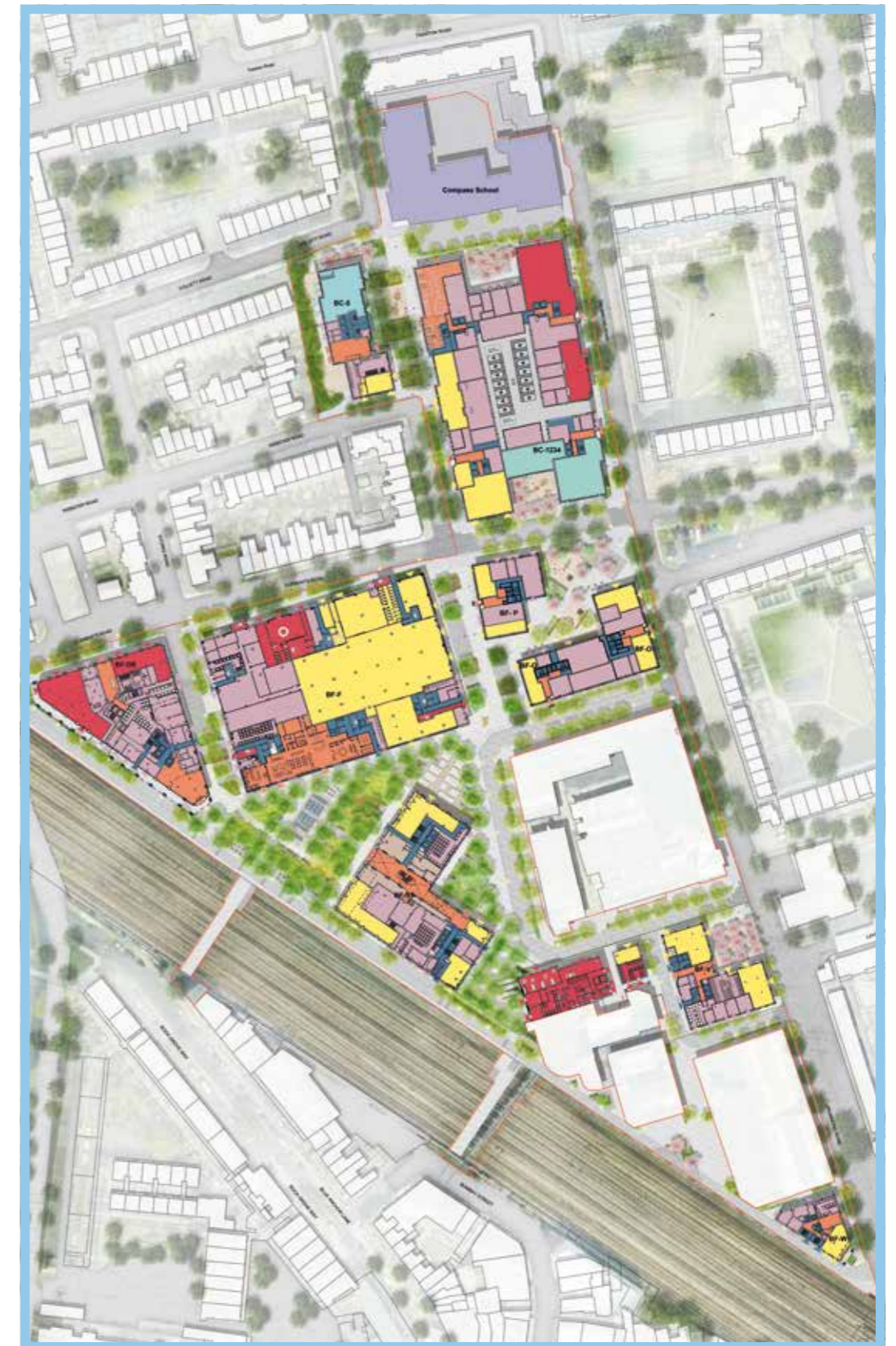
● Residential Cores & Corridors  
● Retail  
● Community

● Office  
● School  
● Amenity

● Lobby  
● BoH / Other  
● Car park



Approved Scheme Ground Floor Plan



Proposed Scheme Ground Floor Plan

# 4.0 Sitewide Comparison

## 4.2. Typical Floor Uses

The proposed upper floors are primarily for residential use, with the exception of Building BF-U, which is re-purposed as an office building due to its proximity to the Workspace Buildings. Building BF-RST is simplified into two volumes, which unlocks further open space at ground level.

### Affordable Housing Design Standards

Buildings BF-OPQ, BF-V and BF-W accommodate the 25% Social Rent homes. All homes are provided with private amenity.

### BTR Requirements & Residents Experience

The private and DMR blocks are designed to optimize the resident experience, with connected circulation and spacious shared amenity spaces.

### Enhanced Fire Strategy

To comply with emerging fire safety regulations, all residential blocks and upper levels are reconfigured to include additional staircases for escape and fire-fighting.

○ Site boundary

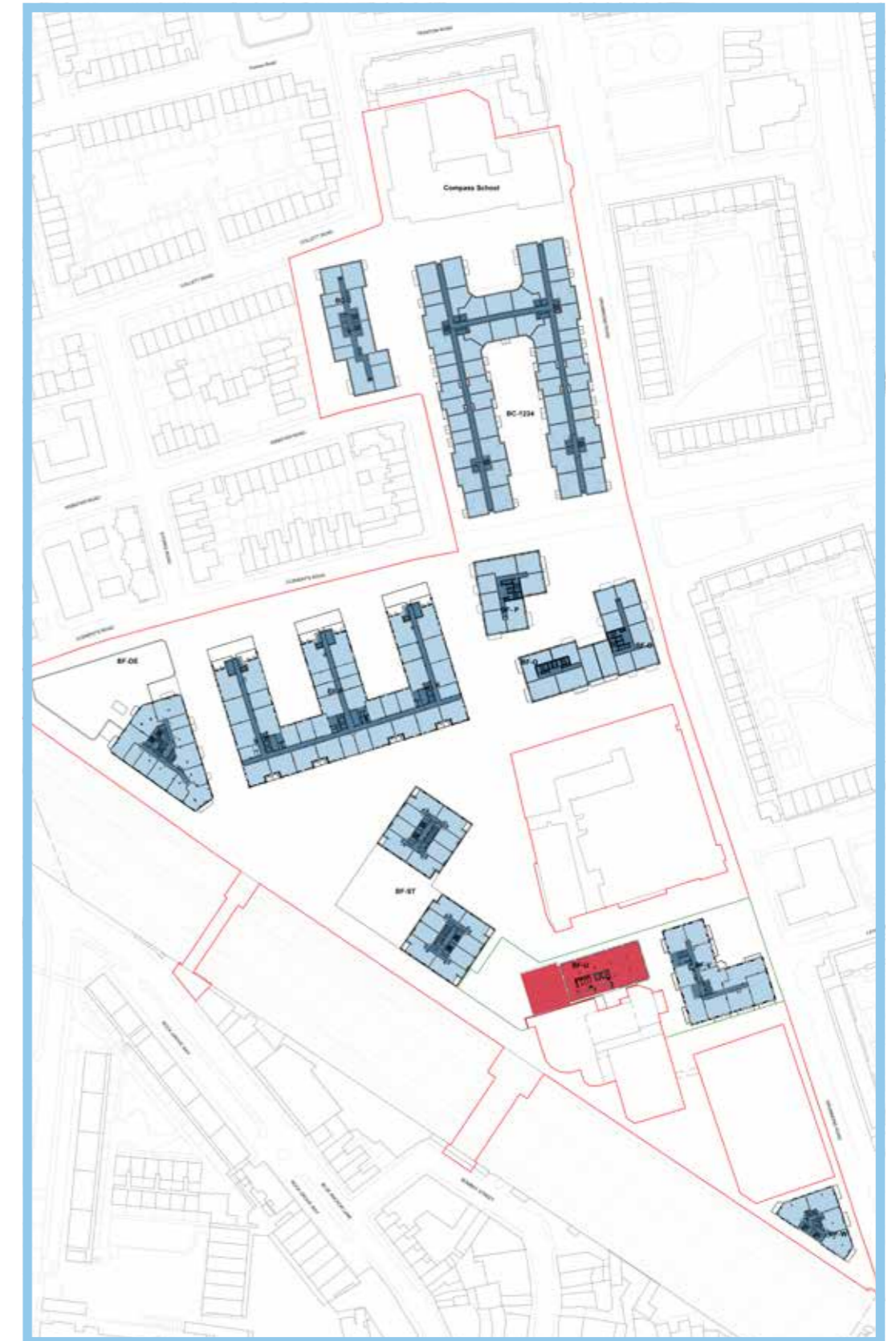
- Residential Cores & Corridors
- Retail
- Community

- Office
- School
- Amenity

- Lobby
- BoH / Other
- Car park




Approved Scheme Typical Floor Plan



Proposed Scheme Typical Floor Plan

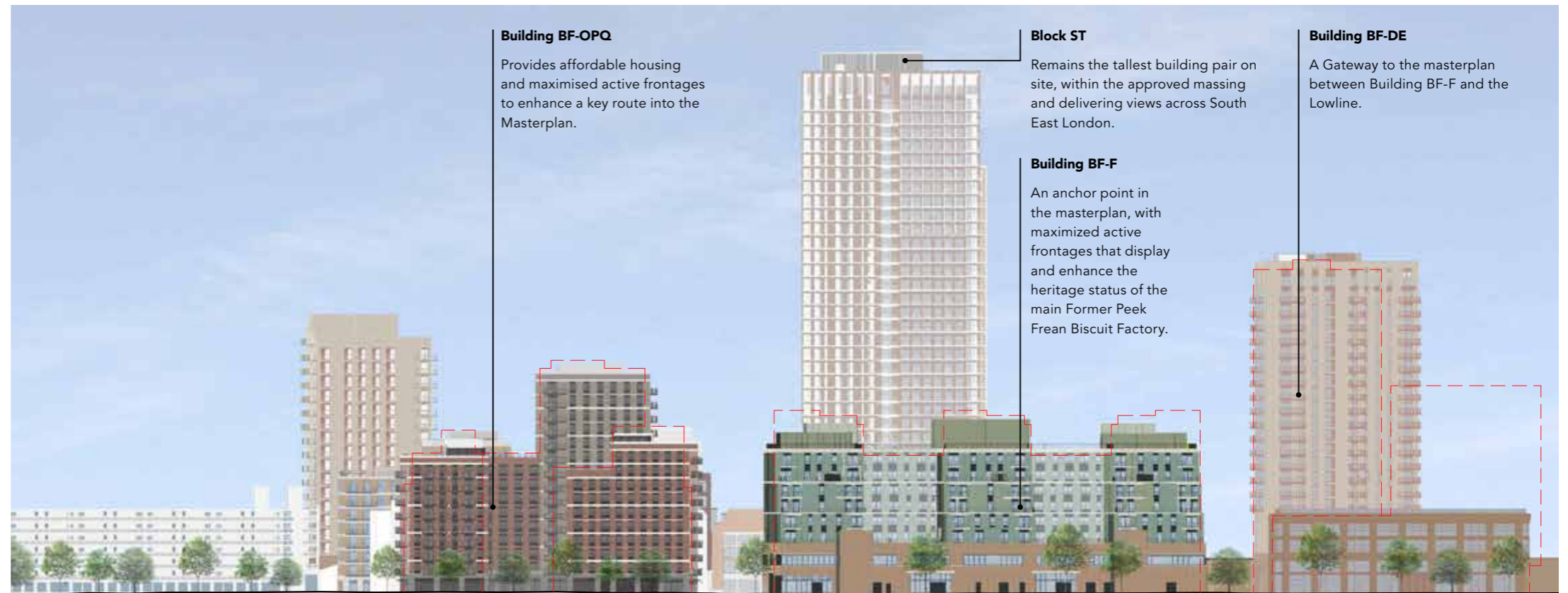


# 4.0 Sitewide Comparison

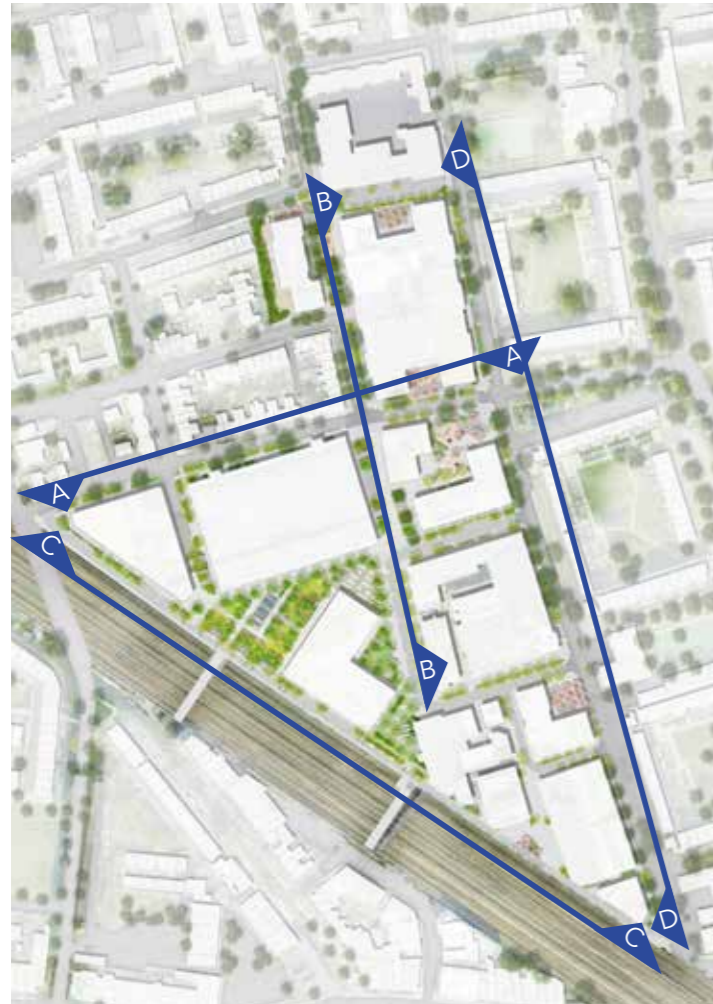
 Indicative approved scheme outline

## 4.3 Elevations

This section explains the key massing changes to the Approved Scheme




Sitewide Elevation AA - Looking South Along Clements Road



Sitewide Elevation BB - Looking East Along Keetons Link

# 4.0 Sitewide Comparison

 Indicative approved scheme outline



Sitewide Elevation CC - Looking from Railway

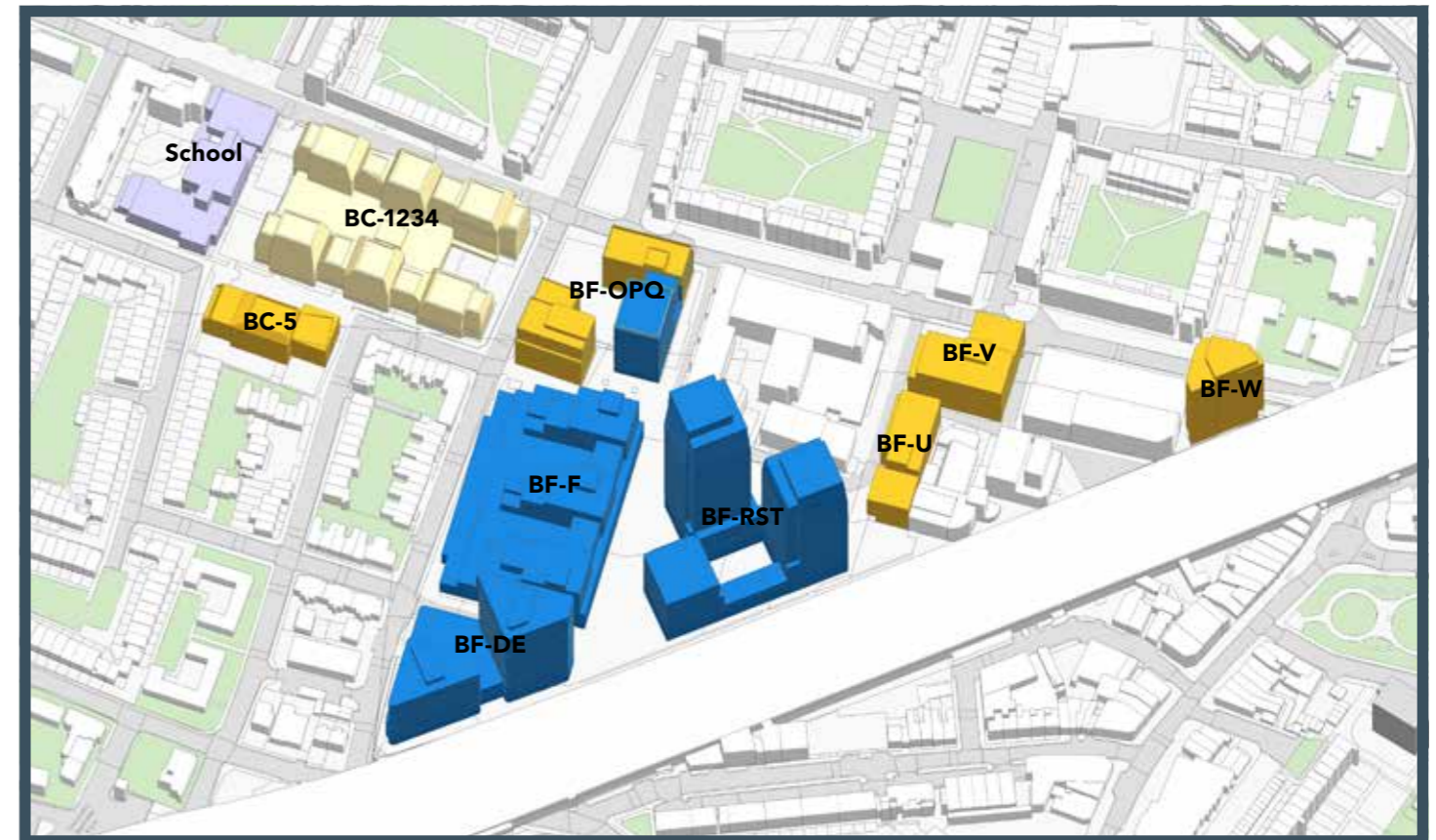
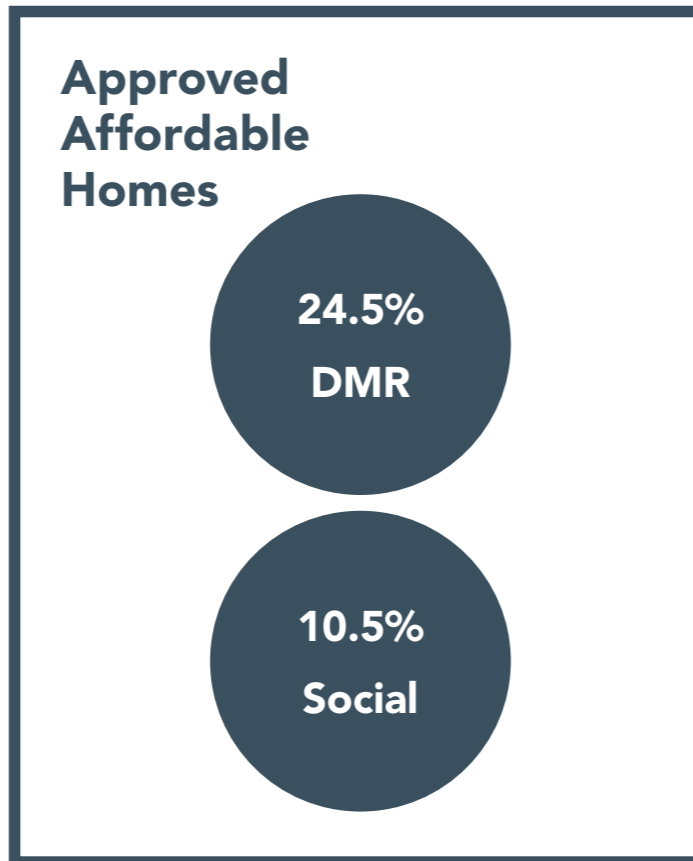


Sitewide Elevation DD - Looking West Along Drummond Road

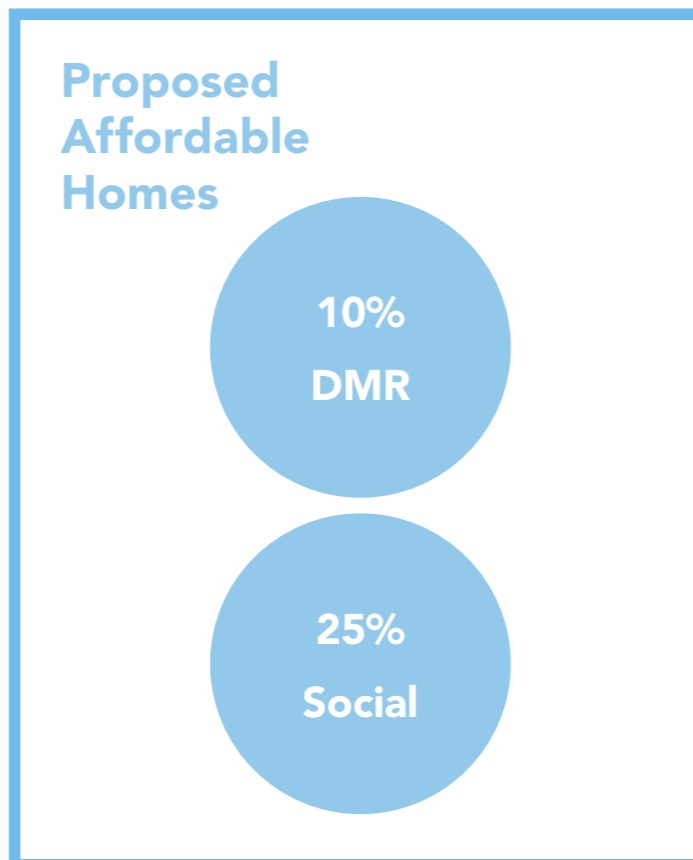
# 4.0 Sitewide Comparison

## 4.4 Social Housing

The approved scheme comprised 35% affordable housing, with 30% of these provided at rents equivalent to social rent levels. The proposed scheme also comprises 35% affordable housing, of which 70% will be Social Rent homes in accordance with LB Southwark's planning policy requirements.



Approved Scheme Tenure Axonometric



Proposed Scheme Tenure Axonometric

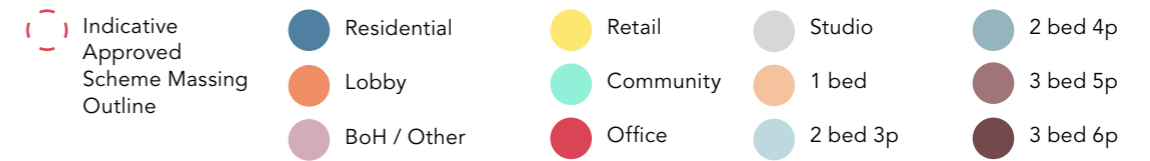
- Private Housing
- Private and DMR Housing
- Private, DMR and Social Rent Housing
- Affordable Housing
- Office / Non Residential
- School

# 4.0 Sitewide Comparison

## 4.5 Metrics

Approved Scheme Summary			Proposed Scheme Summary			Approved Scheme Summary			Proposed Scheme Summary		
<b>1,536 Homes</b>			<b>1,624 Homes</b>								
<b>Tenure (% on HR basis):</b>			<b>Tenure (% on HR basis):</b>			<b>GIA Areas (Detailed) (m2)</b>			<b>GIA Areas (Detailed) (m2)</b>		
<b>65%</b>	<b>24.5%</b>	<b>10.5%</b>	<b>65%</b>	<b>10%</b>	<b>25%</b>	Residential (C3)	141,155	Residential (C3)	153,322		
<b>Private</b>	<b>DMR</b>	<b>Social*</b>	<b>Private</b>	<b>DMR</b>	<b>Social</b>	Retail (A1/A3/A4)	3,112	Retail (A1/A3/A4)	2,039		
*30% of affordable housing was secured as Discounted Market Rent equivalent to social rent levels						Multi Use (A1/A2/A4/D2)	3,008	Multi Use (A1/A2/A4/D2)	3,258		
<b>Unit Mix:</b>			<b>Unit Mix:</b>			Office (B1)	15,574	Office (B1)	10,067		
Studio:	124	8%	Studio:	136	8%	School (D1)	5,250	School (D1)	5,250		
1B:	598	39%	1B:	601	37%	Community and Leisure (D1/D2)	803	Community and Leisure (D1/D2)	987		
2B:	613	40%	2B:	684	42%	<b>SUB TOTAL</b>	<b>168,902</b>	<b>SUB TOTAL</b>	<b>174,924</b>		
3B:	197	13%	3B:	201	12%	<b>GIA Areas (Outline) (m2)</b>			<b>GIA Areas (Outline) (m2)</b>		
4B:	4	0%	4B:	2	0%	Residential (C3)	11,783	Residential (C3)	8,572		
						Retail/Community (A1/A3/A4/D1/SG)	710	Retail/Community (A1/A3/A4/D1/SG)	434		
						Commercial (B1)	0	Commercial (B1)	5,635		
						<b>SUB TOTAL</b>	<b>12,493</b>	<b>SUB TOTAL</b>	<b>14,641</b>		
						<b>TOTAL</b>	<b>181,395</b>	<b>TOTAL</b>	<b>189,564</b>		

# 5.0 Buildings Changes Overview



## 5.1 Building BC-5

- Core layout was revised to provide two means of escape, not only complying but also over-providing against current and upcoming fire regulations.
- Additional provision of 12 homes, totalling 50 homes.
- Change from social to private tenure as part of the site wide tenure provision strategy.
- Footprint and height sit within the envelope of the approved scheme
- All the existing and proposed trees along Keetons link have been retained.



### Approved Scheme

#### Ground Floor

- Main residential lobby and flexible use spaces with direct access from the East.
- Communal amenity and play space located to the West.
- Electrical substation located to the south.

#### Upper Floors

- Single means of escape
- 9 homes per floor
- 6 dual aspect homes per floor



Ground floor plan



Typical floor plan



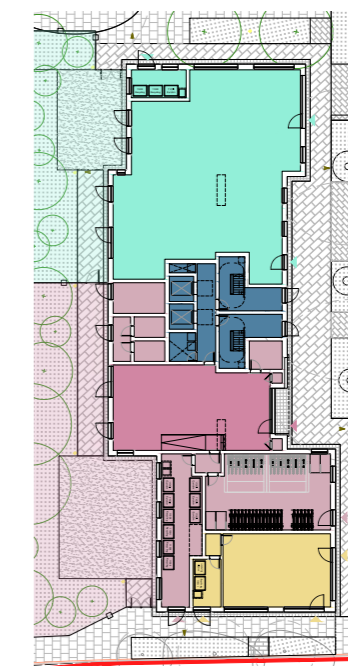
### Proposed Scheme

#### Ground Floor

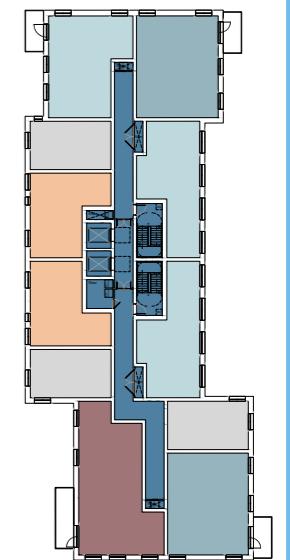
- Generous residential lobby connects to the communal amenity and play space to the West.
- Community use proposed to the North in relation to the New Compass School.
- Substation moved to BC-1234 for increased active south frontage.

#### Upper Floors

- Two means of escape
- 11 units per core with 1.8m wide corridors
- 7 dual-aspect homes per floor



Ground floor plan



Typical floor plan

# 5.0 Buildings Changes Overview

## 5.2 Building BC-1234

- Additional 46 apartments in proposed scheme.
- Change from 6 independent cores to 4 connected cores, ensuring 2 means of escape for apartments.
- General conformity to building height and footprint, but massing developed to simplify sloping roofscape of the extant scheme.
- Max AOD height of proposed scheme lower than the extant scheme.
- Improved ground floor activity in proposed scheme vs consented. Greater area of active frontage and non-residential uses.



Indicative Approved Scheme Massing Outline	Residential	Retail	Studio	2 bed 4p
	Lobby	Community	1 bed	3 bed 5p
	BoH / Other	Office	2 bed 3p	3 bed 6p



### Approved Scheme

#### Ground Floor

- Six Independent cores with direct access from the East and West façades
- Flexible uses (A1/A3/A4, B1/B2, D1/D2) located in proximity with the main roads (activating the North and South frontages)
- Play space provided on Salter Square (South West side)

#### Upper Floors

- Six independent cores with short length access corridors
- 5 to 7 Apartments per core
- Landscaped communal gardens above the podium level



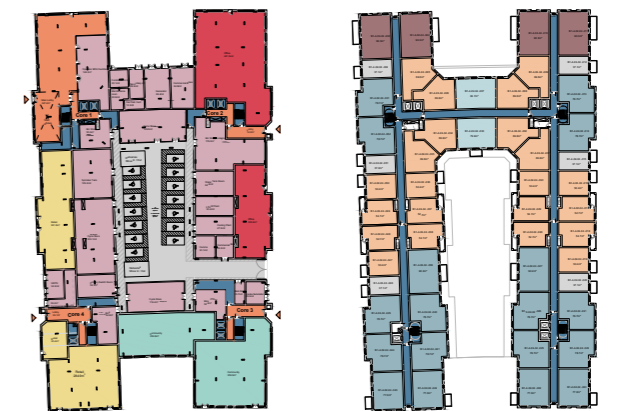
### Proposed Scheme

#### Ground Floor

- Primary lobby has been relocated to North West corner
- Community space now wraps around southern courtyard
- Improved active frontage

#### Upper Floors

- 4 cores connected cores for ease of access
- The Upper Floors are connected via a link building provided at the North end of the Podium Garden.
- 2 Means of escape provided.



# 5.0 Buildings Changes Overview

## 5.3 Building BF-OPQ

- Core layout was revised to provide two means of escape, not only complying but also over-providing against current and upcoming fire regulations.
- Additional provision of 5 homes, totalling 187 homes.
- Increase in 2 and 3-Bed family homes.
- Change from mixed to social tenure as part of the site wide tenure provision strategy.
- The footprint and height work with the envelope of the approved scheme.
- All the existing trees have been retained.



Indicative Approved Scheme Massing Outline	Residential	Retail	Studio	2 bed 4p
	Lobby	Community	1 bed	3 bed 5p
	BoH / Other	Office	2 bed 3p	3 bed 6p

### Approved Scheme

#### Summary

- The Ground floor level is arranged as two distinct buildings, Building BF-P to the North, and Building BF-O & BF-Q to the South East.
- Flexible uses (A1, A3,A4 ) located in the corners of the Buildings and promoting active frontages
- Single means of escape
- Three independent cores
- Building BF-O: 8 units per core
- Building BF-Q: 6 units per core
- Building BF-P: 7 units per core



Ground floor plan - consented scheme



Typical floor plan - consented scheme



### Proposed Scheme

#### Summary

- The Ground floor level is arranged as two distinct buildings, Building BF-P to the North, and Building BF-O & BF-Q to the South East.
- Commercial uses have been located on key corners to activate the ground floor and associated key routes through.
- Two means of escape (Twin escape stairs and lifts are provided to each core)
- Three independent cores
- Building BF-O: 8 units per core
- Building BF-Q: 5 units per core
- Building BF-P: 7 units per core



Ground floor plan - proposed scheme



Typical floor plan - proposed scheme

# 5.0 Buildings Changes Overview

## 5.4 Building BF-F

- Ground and first floor layouts revised to enhance residential arrival sequence and optimise double-height flex space.
- The additional provision of 65 homes, totalling 230 homes.
- Removal of upper floors of existing structure above primary double height column grid to improve residential layouts, structures and service provision.
- Footprint and height comparable to consented scheme.
- Residential amenity space provided to the top floor of the building.



Indicative Approved Scheme Massing Outline	Residential	Retail	Studio	2 bed 4p
	Lobby	Community	1 bed	3 bed 5p
	BoH / Other	Office	2 bed 3p	3 bed 6p

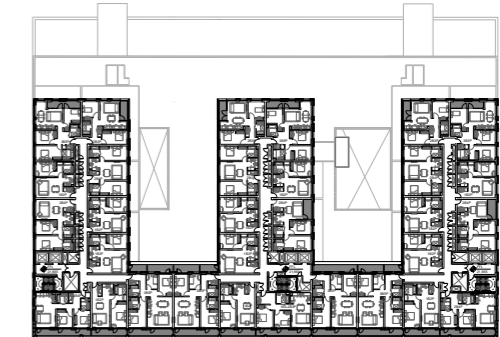
### Approved Scheme

#### Upper Floors

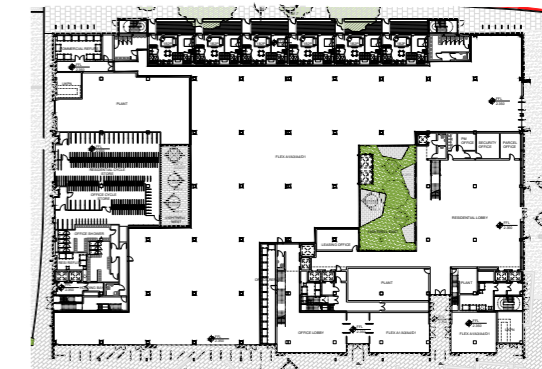
- 3 fire fighting/escape cores.
- 12 dual aspect homes per floor

#### Ground Floor

- Main residential lobby and flexible use spaces with direct access from the East.
- Single floor flexible commercial space.
- Residential duplexes to Clements Road.



Typical floor plan



Ground floor plan

### Proposed Scheme

#### Upper Floors

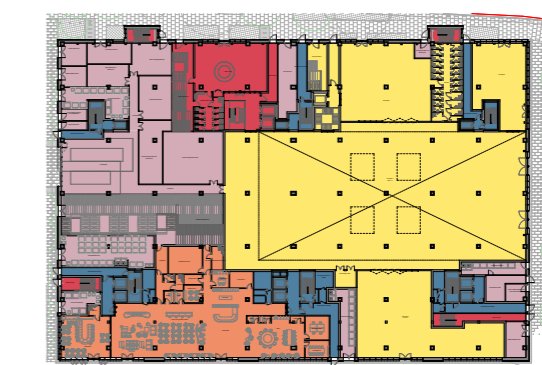
- 6 fire fighting/escape cores.
- 8 dual aspect homes per floor

#### Ground Floor

- Main residential lobby accessed from south
- Flexible use spaces with direct access from the East.
- Double height flexible commercial space to centre and east of plan.
- Office entrance located to Clements Road.



Typical floor plan



Ground floor plan





# 5.0 Buildings Changes Overview

## 5.5 Building BF-U

- Proposed Building BF-U to be primarily office use.
- Existing western block proposed to be retained and renovated without additional floors.
- Additional height proposed to eastern new-build element.
- Arcade removed, with street-frontage reinforced to northern facade.
- Under-crofts retained to allow access to neighbouring Lincoln Studios to south.



- Indicative Approved Scheme Massing Outline
- Residential
- Retail
- Office

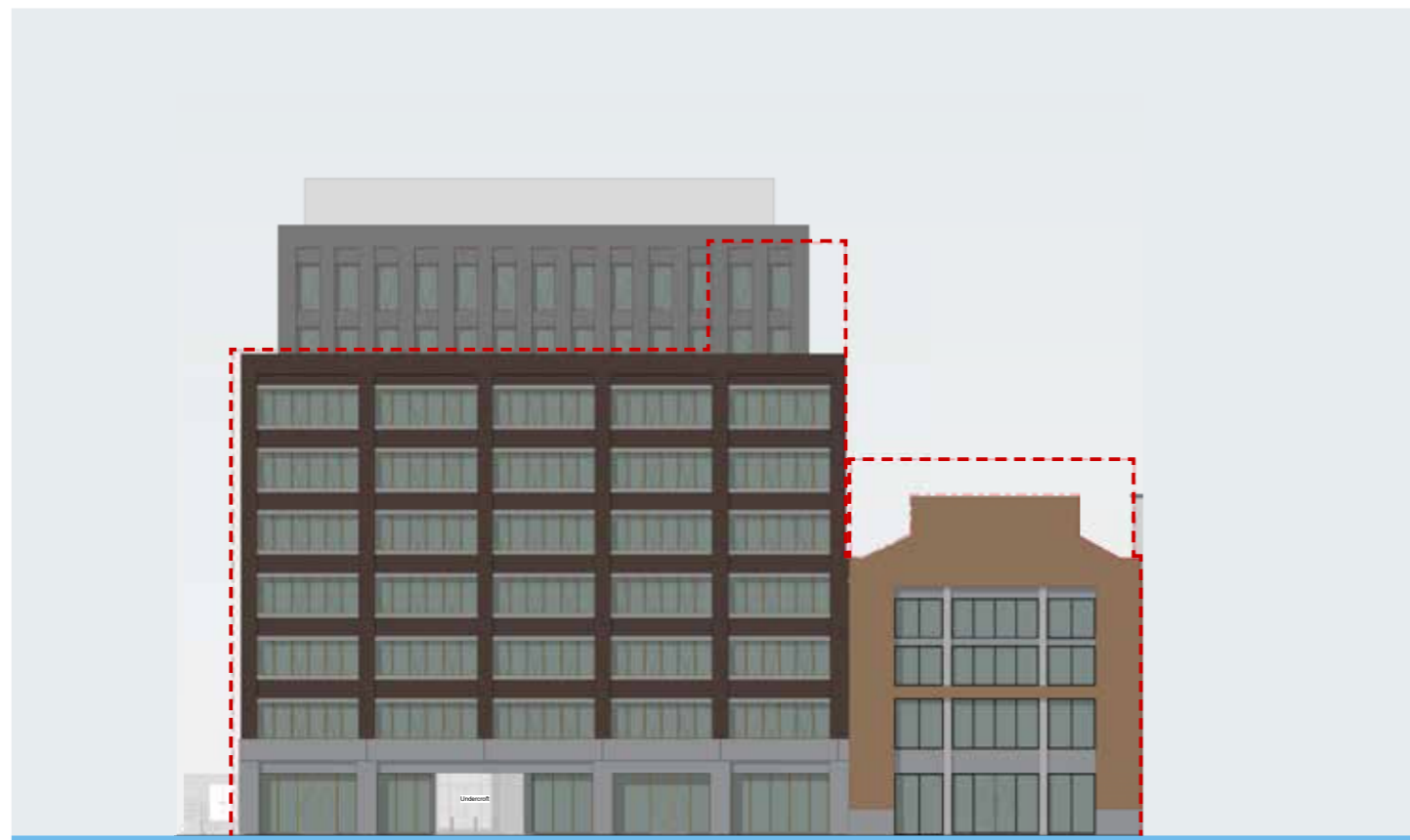
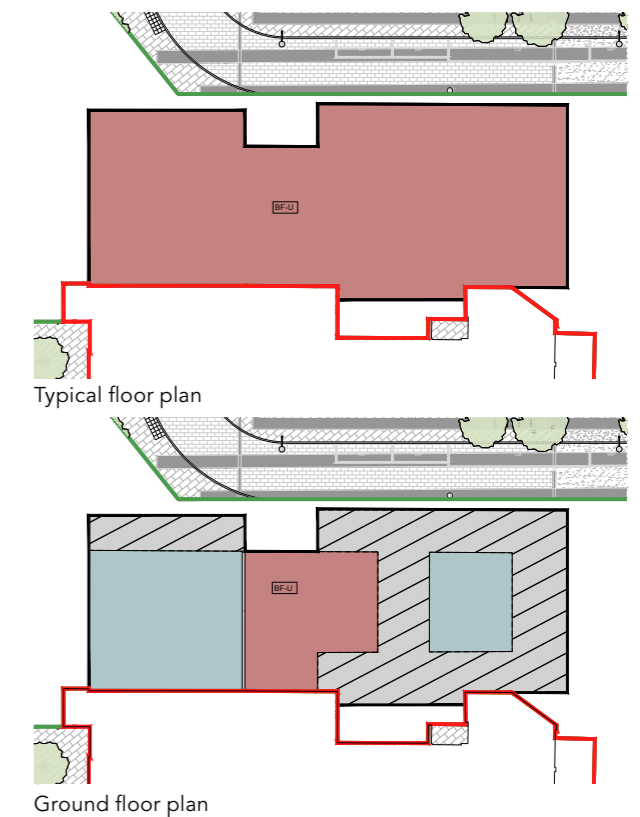
### Approved Scheme

#### Upper Floors

- Residential use proposed for all upper levels.
- Extension proposed to top of existing western block.

#### Ground Floor

- Central residential core proposed, with adjacent BoH spaces and retail provision at ground floor.
- Large setbacks proposed to create under-crofts and arcades around the north and east of building.



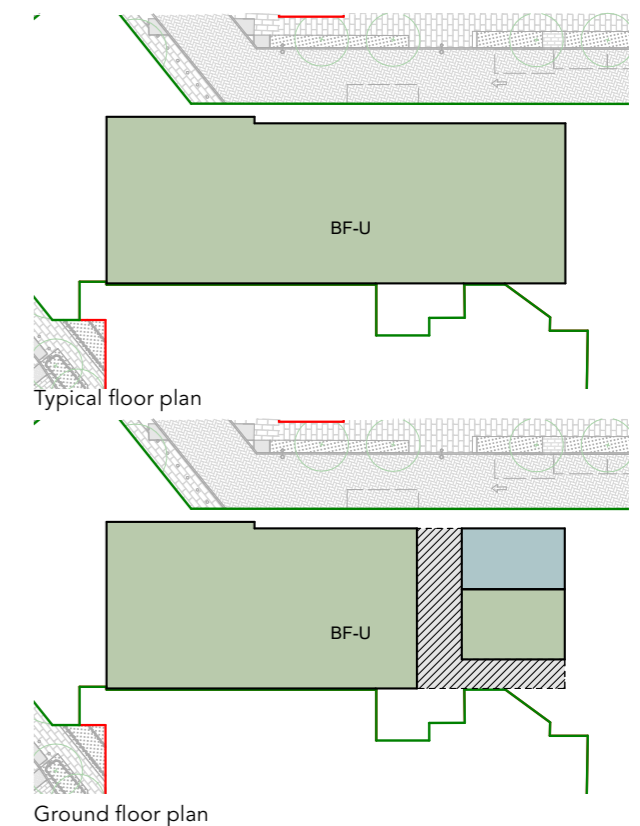
### Proposed Scheme

#### Upper Floors

- Office spaces proposed to all upper levels.
- Form of existing building retained, with additional height incorporated to eastern new-build element.
- Floor to floor heights increased due to change of use from residential to commercial.

#### Ground Floor

- Primary use changed to office provision from residential.
- Small retail space retained.
- under-crofts and arcades removed to north and east.



# 5.0 Buildings Changes Overview

## 5.6 Building BF-V

- Mezzanine level replaced with full-height residential floor.
- The additional provision of 7 homes, totalling 82 homes.
- Additional typical residential floor incorporated.
- Additional stair and associated lifts included to reflect latest fire engineer guidance.
- Ancillary areas at ground and roof developed and incorporated within detailed design.



- Indicative Approved Scheme Massing Outline
- Residential
- Retail
- Office

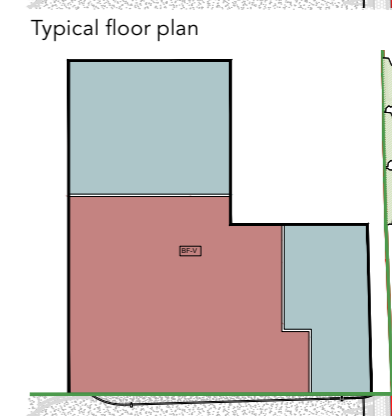
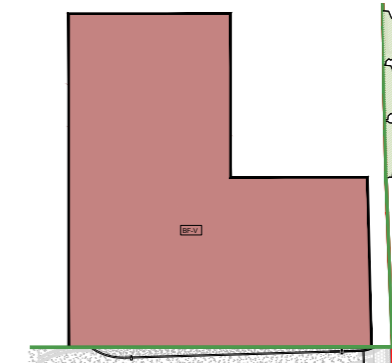
### Approved Scheme

#### Upper Floors

- Residential use proposed for all upper levels.

#### Ground Floor

- Central residential core proposed, with adjacent BoH spaces and retail provision at ground floor.
- Active frontage proposed to northern and eastern frontages.



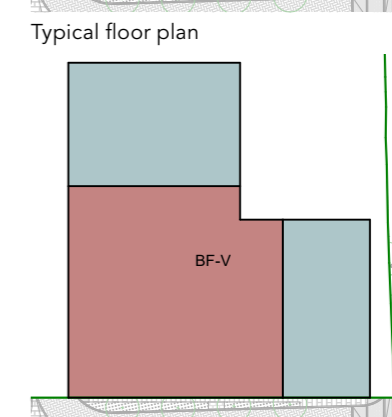
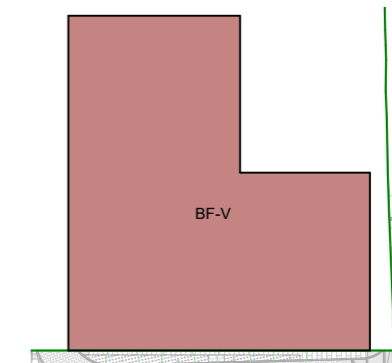
### Proposed Scheme

#### Upper Floors

- Residential use proposed for all upper levels.

#### Ground Floor

- Central residential core proposed, with adjacent BoH spaces and retail provision at ground floor.
- Active frontage proposed to northern and eastern frontages.



# 5.0 Buildings Changes Overview

## 5.7 Building BF-DE

- The proposed scheme consolidates the higher elements to the centre of the site, mediating the scale and improving light penetration to the existing context.
- This consolidated massing allows for expanded rooftop amenity and dual means of fire egress while mitigating the carbon impact of the expanded core.
- Podium is realigned to improve active frontage and to further activate the gateway corners with the main entrance and office functions.



Indicative Approved Scheme Massing Outline	Residential	Retail	Studio	2 bed 4p
	Lobby	Community	1 bed	3 bed 5p
	BoH / Other	Office	2 bed 3p	3 bed 6p

### Approved Scheme

#### Ground Floor

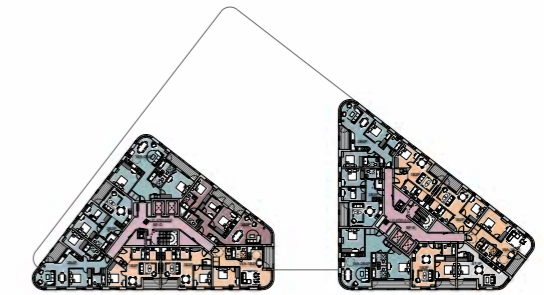
- Main lobby spaces to sides with small retail units to corners
- Three Cores - one for each of the residential towers and one for the offices



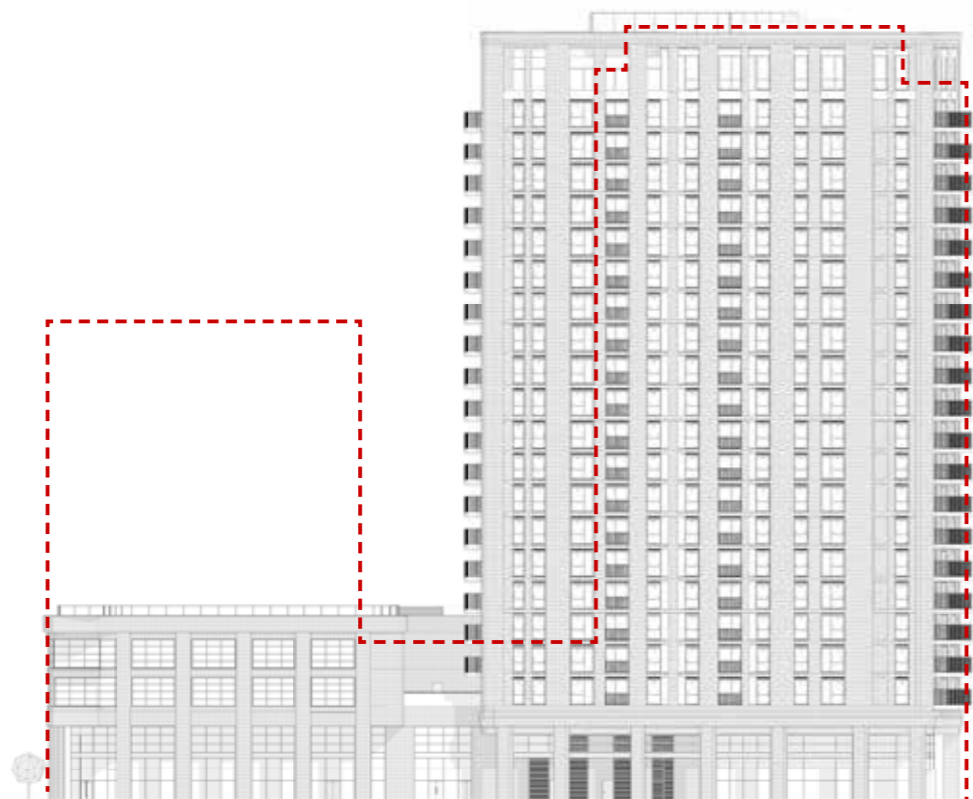
Ground floor plan

#### Upper Floors

- Single means of escape
- Up to 17 homes per floor



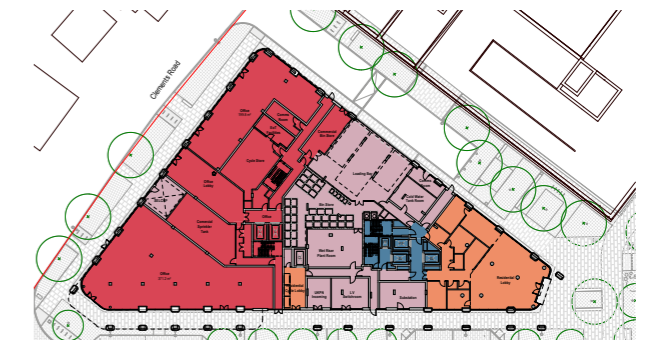
Typical floor plan



### Proposed Scheme

#### Ground Floor

- Entrances addressed to key public spaces
- Two cores - One for residential and one for the office
- Active frontages increased through consolidation of Back of House to centre of Building



Ground floor plan

#### Upper Floors

- Two means of escape
- 9-12 homes per floor



Typical floor plan

# 5.0 Buildings Changes Overview

## 5.8 Building BF-RST

- Building BF-RST is arranged as a podium with a pair of tall elements above. The towers ST are located at the core of the masterplan and frame the key public spaces.
- Omission of Building BF-R to increase the provision of open space.
- Addition of two floors to Building BF-T.
- Setbacks provide resident's communal terraces, furthering the general theme of greening at ground and roof levels across the overall site.



Indicative Approved Scheme Massing Outline	Residential	Retail	Studio	2 bed 4p
	Lobby	Community	1 bed	3 bed 5p
	BoH / Other	Office	2 bed 3p	3 bed 6p

### Approved Scheme

#### Ground Floor

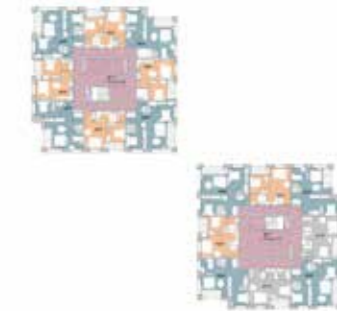
- Lobby to centre of plan with retail to edges.
- Three residential towers with a single core to each.



Ground floor plan

#### Upper Floors

- Single means of escape for each tower
- 6-8 homes per tower floor



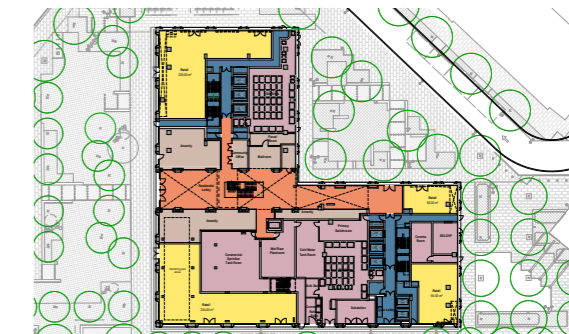
Typical floor plan



### Proposed Scheme

#### Ground Floor

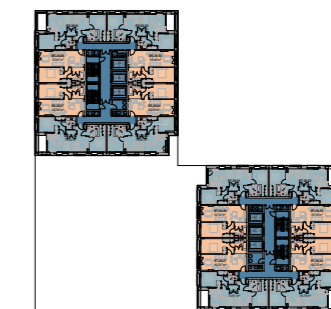
- Lobby addressing key public spaces
- Two cores - one for each residential tower
- Active frontages optimised through consolidation of back of house to centre of building



Ground floor plan

#### Upper Floors

- Two means of escape for each tower
- 8 homes per tower floor



Typical floor plan

# 5.0 Buildings Changes Overview

Indicative Approved Scheme Massing Outline

<span style="color: blue;">●</span> Residential	<span style="color: yellow;">●</span> Retail	<span style="color: grey;">●</span> Studio	<span style="color: teal;">●</span> 2 bed 4p
<span style="color: orange;">●</span> Lobby	<span style="color: cyan;">●</span> Community	<span style="color: lightorange;">●</span> 1 bed	<span style="color: brown;">●</span> 3 bed 5p
<span style="color: purple;">●</span> BoH / Other	<span style="color: red;">●</span> Office	<span style="color: lightblue;">●</span> 2 bed 3p	<span style="color: darkred;">●</span> 3 bed 6p

## 5.9 Building BF-W

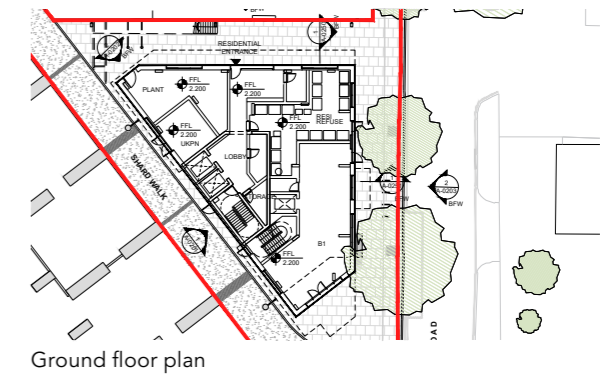
- The approved Building BF-W comprises both DMR and Social units at 17 storeys tall. Massing generally follows the approved scheme
- Layout has been updated to incorporate improved fire safety and egress with a FF core, two means of escape stairs and evacuation lift
- All units provide 10 square metres of private external amenity by way of balconies which exceeds approved scheme.



### Approved Scheme

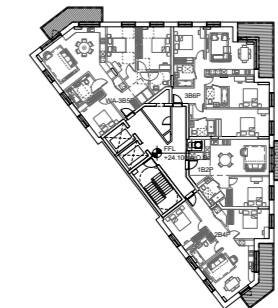
#### Ground Floor

- Main entrance to narrow passage
- B1 unit to corner and mezzanine



#### Upper Floors

- Single means of escape
- 3-4 homes per tower floor



### Proposed Scheme

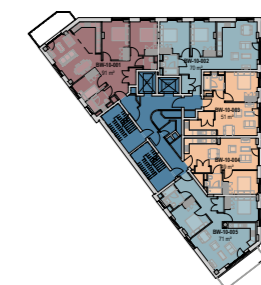
#### Ground Floor

- Lobby addressing main public route
- Introduction of dedicated cycle lift
- Rationalisation of back of house and introduction of corner retail unit to improve street activation



#### Upper Floors

- Two means of escape
- 3-5 homes per floor



## 6.0

# Conclusion

The delivery of the proposed Masterplan will create much needed new homes, jobs and public spaces for the benefit of the whole community, revitalising the local area.

The proposed Masterplan will provide 35% affordable housing in accordance with Southwark's tenure split, complementing the existing historic fabric and character of Bermondsey.

Measures have been incorporated to successfully deliver residential accommodation in close proximity to one of South East London's busiest commuter lines. Sustainable means of transport are encouraged with car share clubs and cycle storage as well as pedestrian-focused public realm. The public realm will be enhanced with play areas and a generous increase in the Urban Greening Factor, incorporating biophilic design principles.

The former Biscuit Factory, building BF-F, will be connected with the landscape proposals and provide a public viewing deck with privileged views of the City of London.

The proposed Masterplan also includes an increase in ground floor activation, enhanced fire strategy with two means of escape throughout all residential buildings, and increased provision and quality of shared spaces for community interaction.

All the above proposals aim to create a healthy neighborhood for everyone who lives and works in the area.





# THE BERMONDSEY PROJECT

BY GREYSTAR