

Welcome to Southwark Planning Committee B Majors Applications

16 April 2024

MAIN ITEMS OF BUSINESS

Item 6.1 - **23/AP/3068**

4-5 Paris Garden and 18-19 Hatfields (including part 6 Paris Garden, flank wall of 17 Hatfields and undercroft servicing route) London, SE1 8ND

23/AP/3069 – listed building consent application for:

Structural and remedial works, and cosmetic repairs to the flank wall of 17 Hatfields.



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Emily Tester



Councillor Ellie Cumbo



Councillor Sam Foster



Councillor Jon Hartley



Councillor Portia Mwangangye

The **PLANNING**
AWARDS 2019
Celebrating excellence in planning and placemaking

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Item 6.1

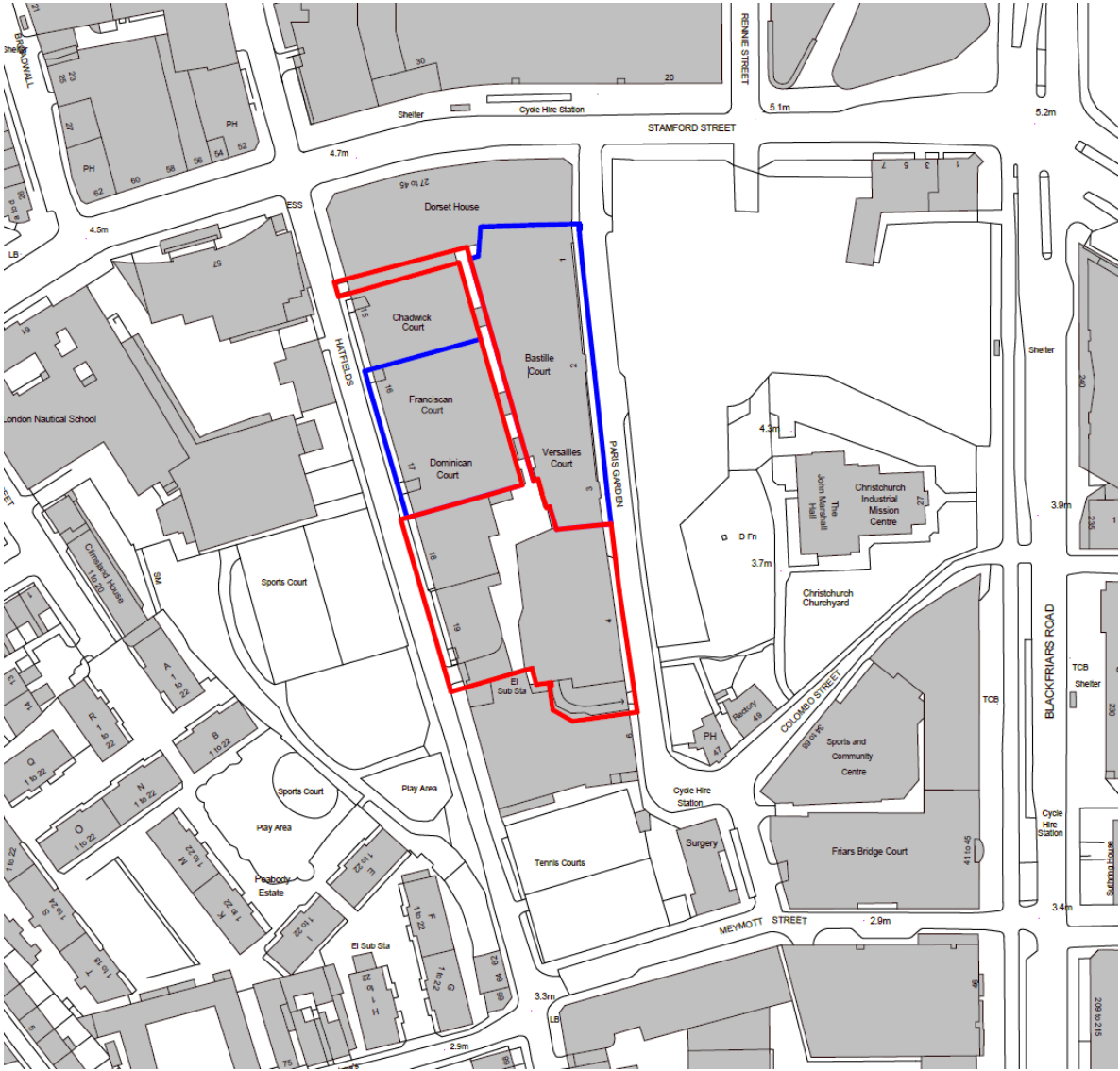
23/AP/3068 – planning permission application for:

Part demolition and part retention, refurbishment, and extension of 4-5 Paris Garden, together with demolition and redevelopment of 18-19 Hatfields, to provide Use Class E(g)(i) floorspace in a single five to eleven storey building with a single basement; including basement car and cycle parking and servicing area, external landscaped courtyard linking Paris Garden and Hatfields, landscaped terraces, rooftop plant equipment and enclosures, and other associated works.

23/AP/3069 – listed building consent application for:

Structural and remedial works, and cosmetic repairs to the flank wall of 17 Hatfields.

Site Location



Existing Site

SITE AREA

0.23 hectares

BOUNDED BY

N: 1-3 Paris Garden and
15-17 Hatfields

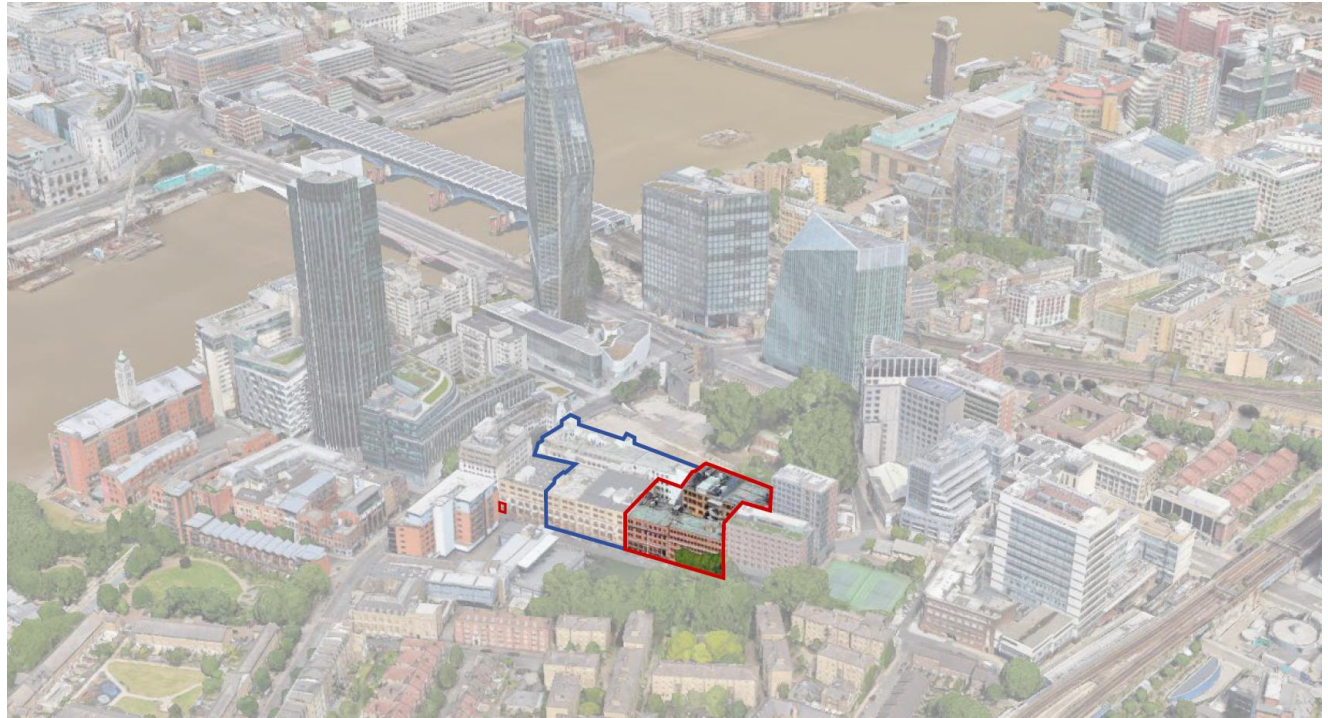
E: Paris Garden

S: 6 Paris Garden and
20-21 Hatfields

W: Hatfields

EXISTING LAWFUL USE

Office (Use Class E(g)(i))	9,442 sqm GIA
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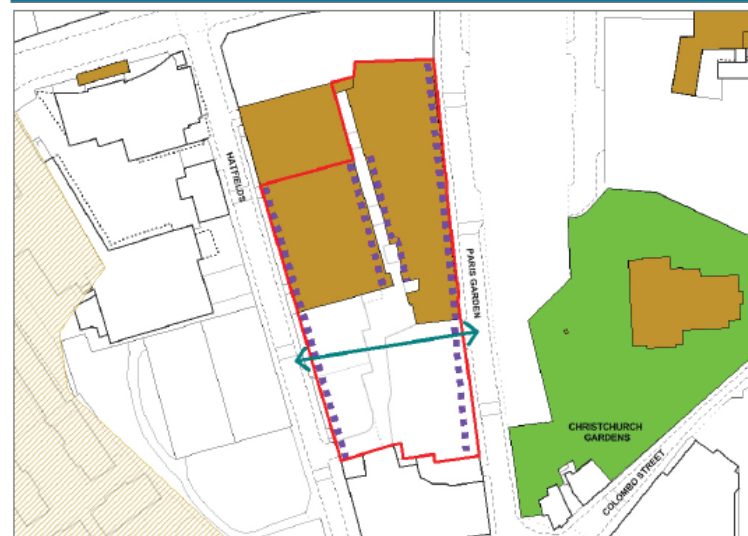


Policy designations

The site is within:

- NSP23 (1-5 Paris Garden and 16-19 Hatfields)
- Air Quality Management Area
- Bankside and Borough District Town Centre
- Bankside, Borough and London Bridge Opportunity Area
- Better Bankside Business Improvement District
- Blackfriars Road Area Vision
- Central Activities Zone
- Flood Zone 3a
- North Southwark and Roman Roads Archaeological Priority Area
- South Bank Cultural Quarter

NSP23: 1-5 Paris Garden and 16-19 Hatfields



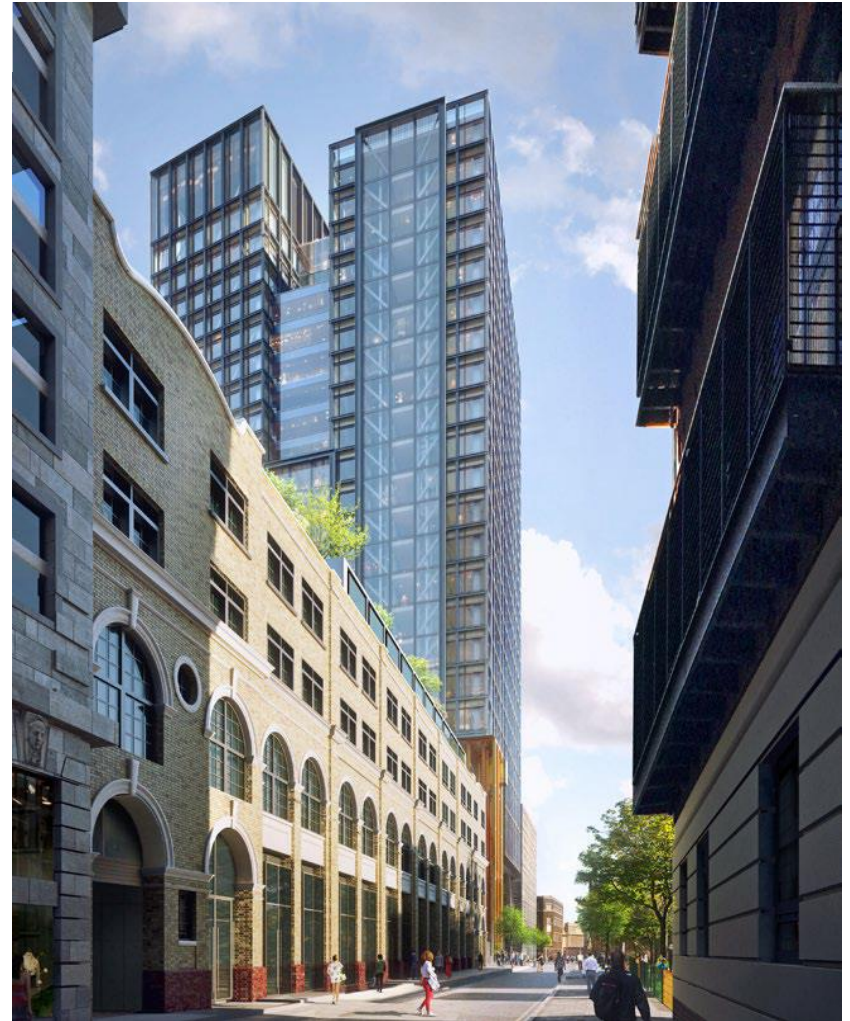
- Site Boundary
- Conservation Area
- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Opportunity for Active Frontages
- Cycleways
- Improved connectivity for pedestrians and cyclists
- Open Spaces
- Buildings of architectural and historic merit
- Buildings of townscape merit
- Locally Significant Industrial Sites
- Strategic Protected Industrial Land
- New Public Open Space

Site requirements	Redevelopment of the site must:
	<ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (E(g), B class) currently on the site with provision for ground floor retail space; and • Provide active frontages with ground floor retail, community or leisure uses (as defined in the glossary) on Hatfields and Paris Garden; and • Provide a new east-west link.
	Redevelopment of the site should:
	<ul style="list-style-type: none"> • Provide new homes (C3).

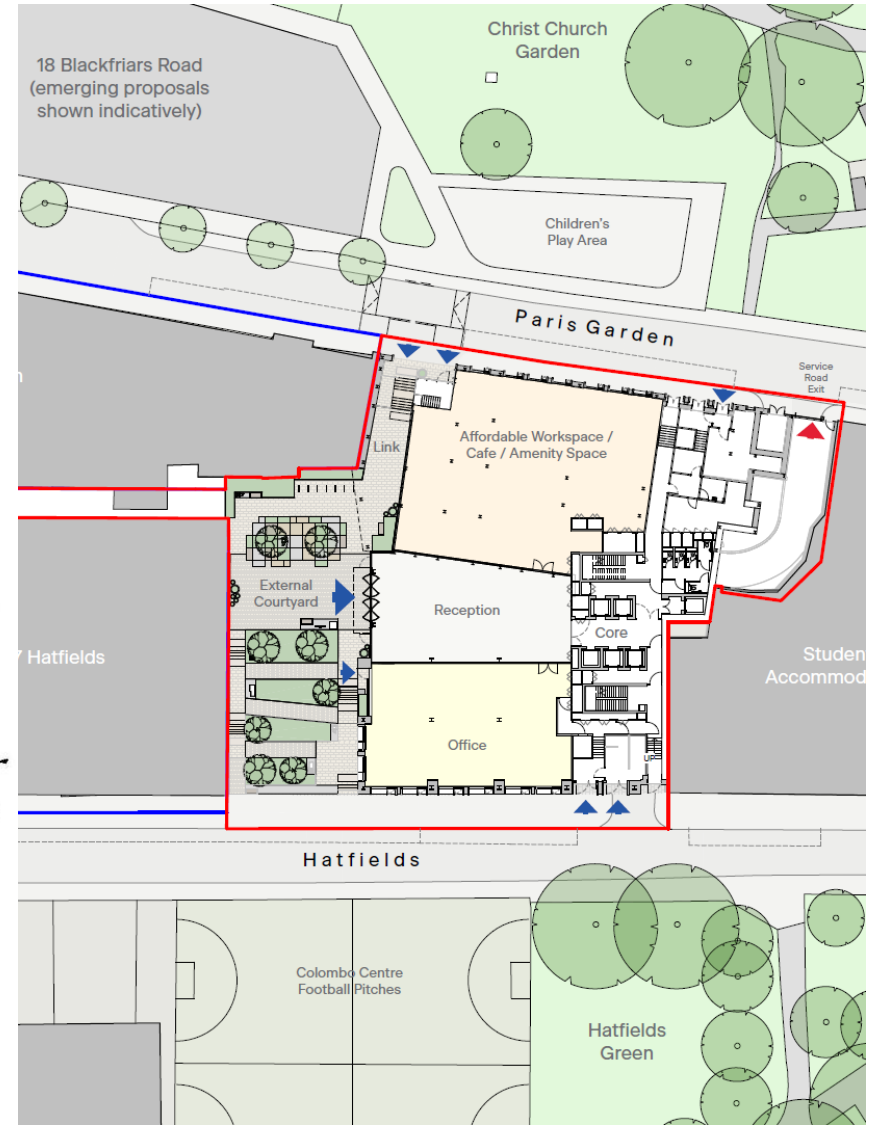
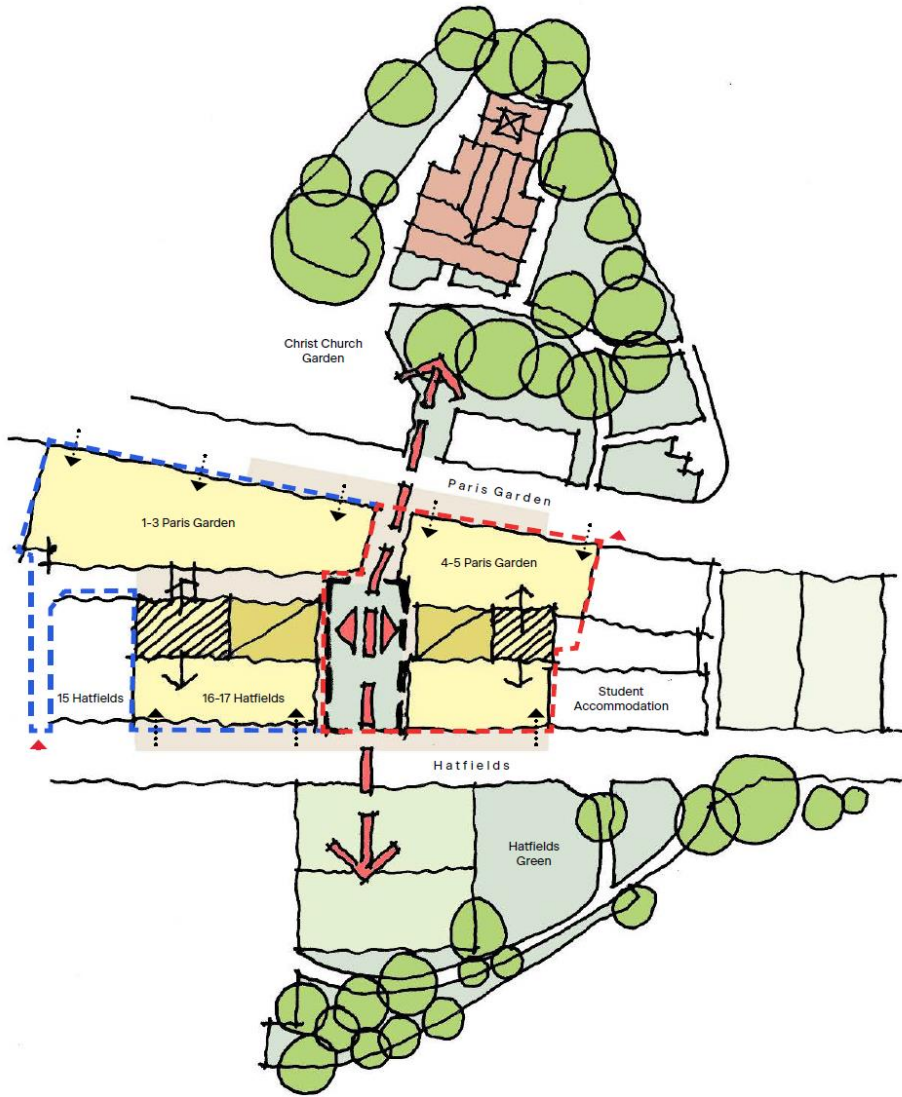
Extant planning permission

The site benefits from an extant planning permission (ref. 17/AP/4230) for:

- Demolition of 4-5 Paris Garden and 18- 19 Hatfields to create a part 23 and part 26 storey office tower, above a new public space, with flexible commercial uses at ground and third floor levels.
- Partial demolition, refurbishment, and extension of 16-17 Hatfields and 1-3 Paris Garden for continued use as offices, with flexible commercial uses, and creation of a new publicly accessible roof terrace.



Masterplan



Overview of the proposal

USES

Office (Use Class E(g)(i))	14,799 sqm GIA (+5,357 sqm GIA)
Inc. affordable workspace	571 sqm GIA on site plus payment in lieu for 242.7 sqm GIA off site (£TBC)
Inc. potential ancillary café space	TBC

BUILDING DESIGN

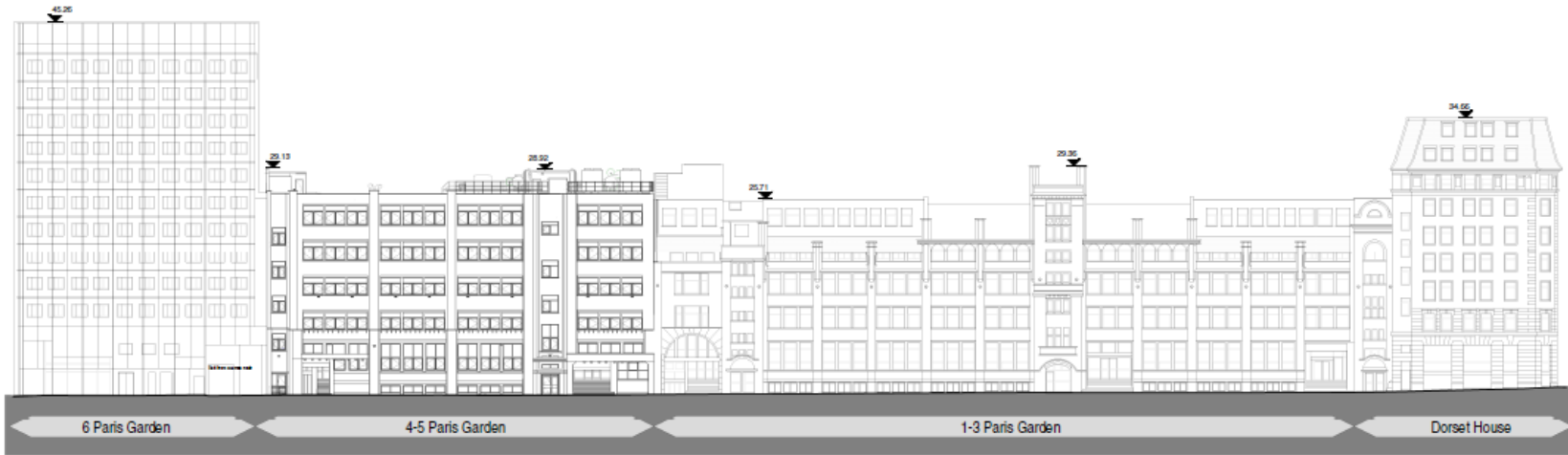
Retention	4-5 Paris Garden's structural frame and 72% of its floorspace
Height	5 to 11 storeys
External amenity	5 th , 8 th , and 9 th floor landscaped terraces
Servicing	In basement and from ground floor
Car parking	1 disabled persons space
Cycle parking	329 long-stay spaces and 14 short stay spaces (plus £8,140 payment in lieu for 45 off-site short-stay spaces)



PUBLIC REALM

External courtyard	Providing a generous, landscaped east-west link between Paris Garden and Hatfields
Public highway improvements	S278 agreement and/or payment towards Paris Garden highways improvements and payment of £30,000 to fund the reconstruction of the existing raised table on Hatfields

Paris Garden elevation



1 Existing East Street Elevation
1 : 250



1 Proposed East Street Elevation.
1 : 250

Hatfields elevation



1 Existing West Street Elevation
1 : 250

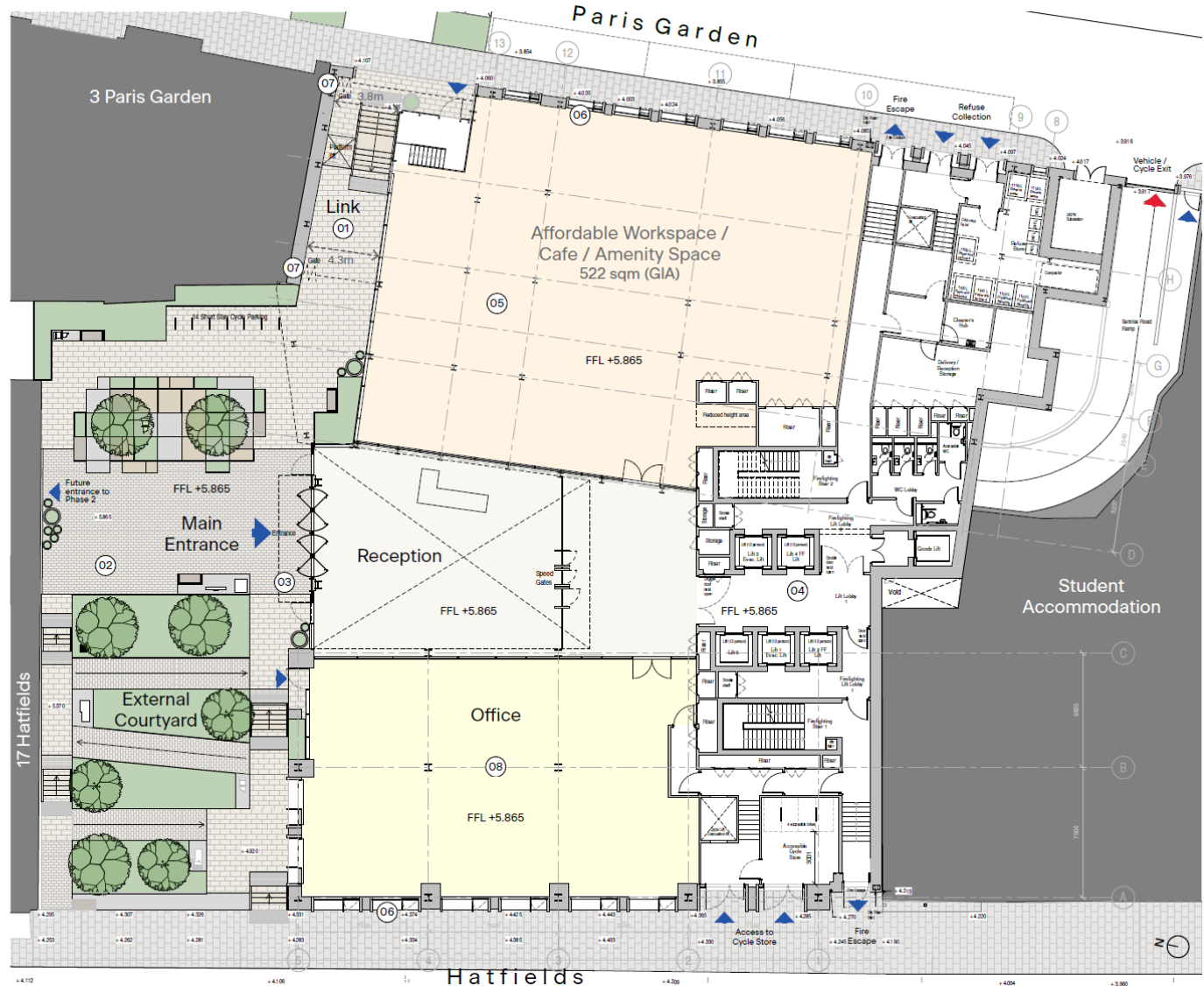


1 Proposed West Street Elevation.
1 : 250

Ground floor

- 01 East-west link offers a greater level of connectivity to neighbouring areas, facilitated by an archway created within No. 4 Paris Garden, ranging from 3.1m - 4.9m in height.
- 02 New publicly accessible landscaped courtyard provides direct level access into the main reception lobby.
- 03 Prominent main entrance door (3.4m high) within the courtyard assists legibility and way-finding.
- 04 Main core located to the south of the site, with dedicated areas for refuse, delivery and cycle access.
- 05 Affordable Workspace - approx. 7% with inclusion of ancillary / basement space, or over 10% based on net uplift.
- 06 Double height glazed arches in the façade promote activity with views into / out of the building.
- 07 New gates to link to improve security.
- 08 New office space.

- Office NIA
- Affordable Workspace
- Landscaped courtyard



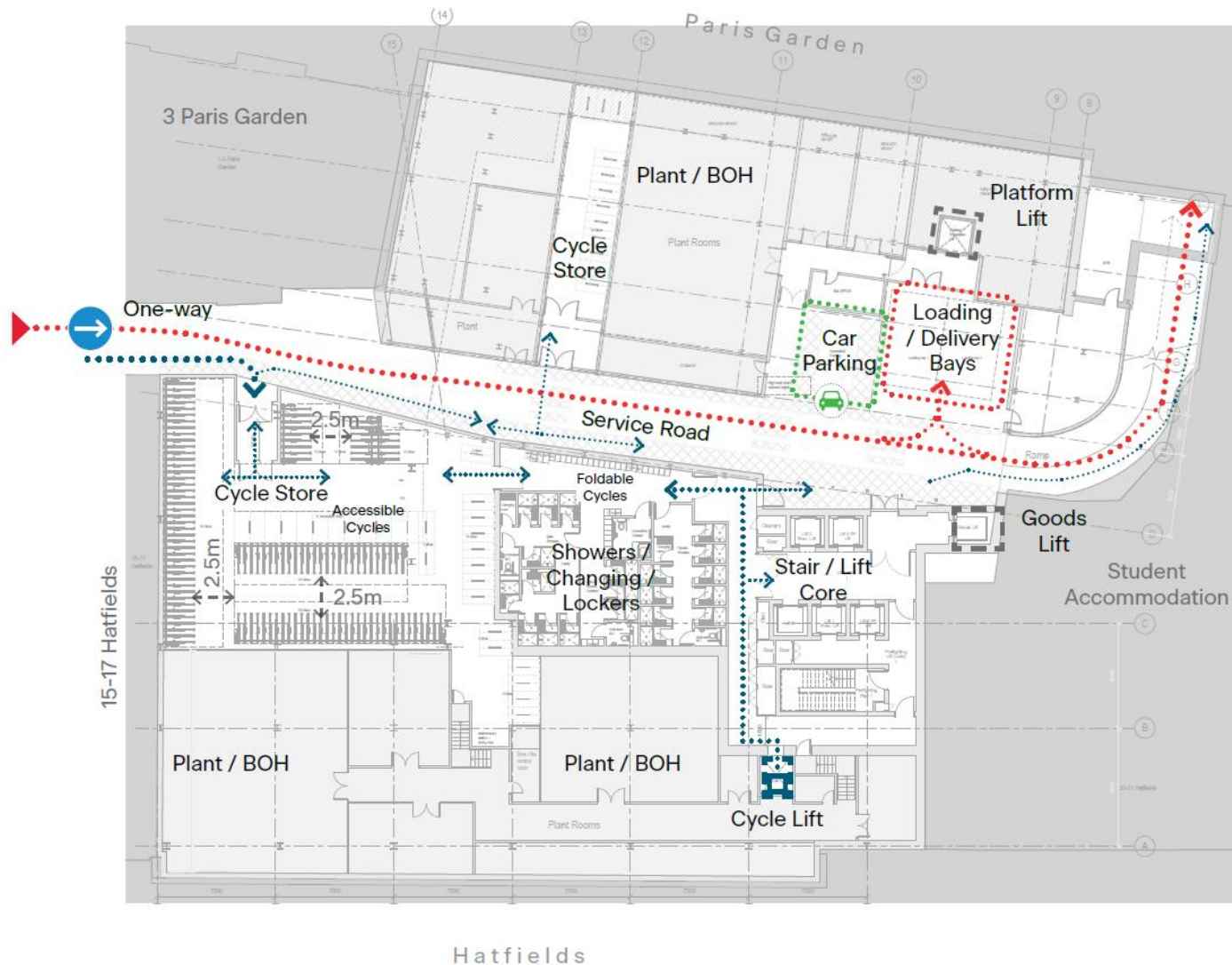
Typical floor

- Flexible floorplates cater for all styles of fit-out, and allow for changes to programmatic needs.
- Central foyer accessed off main Stair / Lift lobby, provides a common on-floor reception area, and direct access to both Paris Garden and Hatfields wings.
- Main lobby provides views southwards between the student blocks, and across the atrium.
- Foyer space could be used as a shared 'hub' space if floor is split-tenanted.
- Flexible break-out / 'town hall' spaces located around central atrium space.
- Front of house meeting rooms located along the Paris Garden elevation to maximise views to the adjacent Christ Church Garden.
- Additional meeting rooms provided in key locations benefiting from extensive external views.
- Support rooms including printing and kitchen facilities located close to main core and WCs.



○ Tenant A

Basement



Landscaping



Landscape metrics	
UGF	0.32
BNG	+100%



Architecture and appearance



Listed building consent

