

10th December 2018

FAO Victoria Crosby
Regeneration & Neighbourhoods
Southwark Council
PO Box 64529
London
SE1P 5LX

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear Victoria

**NEW CITY COURT, 4-26 ST THOMAS STREET, LONDON, SE1 9RS
APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT**

On behalf of our client, GPE (St Thomas Street) Limited, please find enclosed an application for full planning permission and listed building consent for the redevelopment of New City Court, 4-26 St Thomas Street, London, SE1 9RS ('the Site'). Planning permission and listed building consent is sought for the following development:

'Comprehensive redevelopment of the site to include demolition of existing 1980s office buildings and erection of a 37-storey building (including ground and mezzanine) of a maximum height of 144m (AOD), restoration and refurbishment of existing listed terrace, and redevelopment of Keats House with retention of existing façade to provide a total of 46,374 sqm of Class B1 office floorspace, 765 sqm of Class A1 retail floorspace, 1,139 sqm of Class A3 retail floorspace, 615 sqm of leisure floorspace (Class D2), 719 sqm hub space (Class B1/D2) and a 825 sqm elevated public garden, associated public realm and highways improvements, new station entrance, cycling parking, car parking, servicing, refuse and plant areas, and all ancillary or associated works.'

Summary of Proposed Development

As detailed above, the proposed scheme will play an important role at both strategic and local level. The development of the Site will deliver a substantial quantum of office, retail and leisure floorspace alongside significant public realm improvements in a high-quality development that will regenerate the Site, contribute invaluable towards the local employment offer, and deliver on the Council's vision for the area. In particular, it will deliver the following policy objectives and public benefits:

- Replacement of dated 1980s office building of little architectural merit with a new office building providing 46,374 sqm of high-quality Class B1 office floorspace, resulting in an uplift of 33,611 sqm of office floorspace across the Site.
- Delivery of approximately 3,000 permanent jobs across the Site.
- Creation of a substantial quantum of high quality and fully accessible public realm, providing enhanced connectivity through new public routes and a new public square.
- Provision of a publicly-accessible, double height elevated garden at fifth and sixth floor level, maintained by the building owner, activated by high-quality and varied exotic botanical planting and complemented by a café/restaurant offer to provide amenity for visitors.

- New access to the London Bridge Underground Station, linked directly into the new public realm, providing a significantly enhanced point of arrival and departure for users of the network alongside a new permeable route to the station for pedestrians using the yards or St Thomas Street.
- Sympathetic restoration and improvement of the Grade II-listed Georgian terrace buildings along St Thomas Street, enhancing the character and appearance of the listed buildings.
- Reconstruction and improvement of unlisted Keats House as a standalone building and retention of the original façade, enhancing the character and appearance of an undesignated heritage asset.
- Creation of double fronted retail units at ground floor of the Georgian terrace to provide active retail frontages along St Thomas Street and the proposed public square, reactivating this section of St Thomas Street.
- Improvement of the setting of adjacent listed buildings, including The Old King's Head, creating greater public appreciation of this listed building in views from newly created vantage points within the proposed public realm.
- Provision of 181 sqm of the retail offer as flexible, affordable retail floorspace serving a range of small, independent retailers.
- Use of the upper floors of the Georgian terrace (1,067 sqm) as flexible, affordable office space to accommodate new start-up businesses.
- Provision of a dedicated hub space provided on levels 22 and 23 of the tower, comprising a 250-fixed seat auditorium with associated facilities and external terraces, for both office users and as an event space for the wider community.
- Indirect positive benefits, including increased local spend of users and occupiers of the site, and enhanced vibrancy for the local area.
- Significant Mayoral and Southwark Community Infrastructure Levy contributions and appropriate Section 106 contributions, providing considerable economic benefits which would assist in the provision of infrastructure and further improvement of the local area.

Submission Documents

We enclose three USB copies and one paper copy the following documents in support of the application:

- Full Planning Permission and Listed Building Consent Application Forms and Ownership Certificates, prepared by DP9;
- CIL Additional Information Form, prepared by DP9;
- Existing and Proposed Drawings (please see enclosed Drawing Schedule), prepared by AHMM;
- Planning Statement (including draft s106 Heads of Terms), prepared by DP9;
- Design and Access Statement, prepared by AHMM;
- Landscape Strategy, prepared by MRG Studio;
- Listed Building Consent Detailed Study, prepared by AHMM;
- Heritage Statement, prepared by Peter Stewart Consultancy;
- Listed Building Heritage Statement, prepared by KMHeritage;
- Keats House Façade Survey and Reconstruction Methodology, prepared by PAYE;
- Transport Assessment (including Travel Plan), prepared by TPP;
- Delivery, Servicing and Waste Management Plan, prepared by TPP;
- Energy Statement, prepared by Chapman BDSP;
- Sustainability Strategy (including BREEAM Pre-Assessment), prepared by Chapman BDSP;
- Ventilation & Extraction Statement, prepared by Chapman BDSP;
- Structural Statement, prepared by AKT II;
- Drainage Strategy, prepared by AKT II;
- Basement Impact Assessment, prepared by AKT II;
- Flood Risk Assessment, prepared by AKT II;
- Economic & Health Report, prepared by Volterra Partners;

- Pedestrian Forecast and Landscape Assessment, prepared by Space Syntax;
- Television and Radio Reception Impact Assessment, prepared by G Tech;
- Telecommunication Network Impact Assessment, prepared by G Tech;
- Social Value Strategy, prepared by Greengage;
- Preliminary Ecological Appraisal, prepared by Waterman;
- Construction Management Plan, prepared by Gardiner & Theobald; and
- Statement of Community Involvement, prepared by Kanda.

The Planning Application is accompanied by an Environmental Assessment ('ES'). This document has been produced by Waterman and includes the following:

- Part 1: Main Text, comprising:
 - Chapter 1: Introduction;
 - Chapter 2: EIA Methodology;
 - Chapter 3: Existing Land Uses and Activities;
 - Chapter 4: Alternatives and Design Evolution;
 - Chapter 5: The Proposed Development;
 - Chapter 6: Development Programme, Demolition and Construction;
 - Chapter 7: Transport;
 - Chapter 8: Noise and Vibration;
 - Chapter 9: Air Quality;
 - Chapter 10: Archaeology;
 - Chapter 11: Water Resources and Flood Risk;
 - Chapter 12: Wind Microclimate;
 - Chapter 13: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare;
 - Chapter 14: Cumulative Effects; and
 - Chapter 15: Summary of Residual Effects & Monitoring.
- Part 2: Figures, prepared by Waterman Infrastructure & Environment;
- Part 3: Townscape, Visual Impact and Built Heritage Assessment, prepared by Peter Stewart Consultancy + Millerhare;
- Part 4: Appendices, prepared by Waterman Infrastructure & Environment; and
- Part 5: Non-Technical Summary, prepared by Waterman Infrastructure & Environment.

Please note that a payment of £113,249 to cover the application fee has been made online.

We trust that you have all the necessary information to validate and duly determine the planning application. Should you wish to discuss any aspect of the submission then please do not hesitate to contact Sarah Considine or David Shiels of this office.

Yours sincerely



DP9 Ltd.