

NEW CITY COURT

Statement of Community Involvement

KANDA

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1.

Executive Summary

1 • Executive Summary

- 1.1** In January 2021, GPE (St Thomas Street) Limited ('the Applicant') appointed Kanda Consulting, a specialist public consultation company, to undertake a pre-application community consultation for an application for the redevelopment of New City Court, 4-26 St Thomas Street, London, SE1 9RS ('the Site').
- 1.2** This Statement of Community Involvement provides a record of the pre-application engagement carried out on proposals for: *Redevelopment to include demolition of the 1980s office buildings and erection of a 26-storey building (plus mezzanine and two basement levels), restoration and refurbishment of the listed terrace (nos. 4-16 St Thomas Street), and redevelopment of Keats House (nos. 24-26 St Thomas Street) with removal, relocation and reinstatement of the historic façade on a proposed building, to provide office floorspace, flexible office/retail floorspace, restaurant/café floorspace and a public rooftop garden, associated public realm and highways improvements, provision for a new access to the Borough High Street entrance to the Underground Station, cycling parking, car parking, service, refuse and plant areas, and all ancillary or associated works.*
- 1.3** The consultation process was carried out in conjunction with meetings with the London Borough of Southwark's planning and design officers, details of which are included within the Planning Statement and Design and Access Statement that accompanies this submission.
- 1.4** The brief was to develop and implement an engagement strategy with statutory and non-statutory community and political stakeholders in the London Borough of Southwark.
- 1.5** In accordance with the March 2020 Coronavirus Act and advice published by the Ministry of Housing, Communities and Local Government, the Applicant sought to move the consultation to 'at a distance' engagement via postal and online interactivity, avoiding face-to-face contact.
- 1.6** A series of targeted public engagement activities have taken place to present the proposed scheme to local residents and stakeholders, including a virtual consultation hosted on a dedicated project website, alongside a series of meetings with key stakeholders to discuss the proposals.
- 1.7** To tackle the consultation deficit for those that are unable to access the internet, the Applicant has provided a phonenumber and postal address for residents to utilise. All the Applicant's postal communication to local residents has been undertaken through Royal Mail, with each providing a freepost return envelope for recipients to use. Upon request, a call back from the project team can be requested by local residents.
- 1.8** All the Applicant's consultation materials look to comply with the latest Accessibility Regulations for Public Sector Bodies. Meaning that users who struggle with learning, sight, or language, can fully participate.

1.9 Activities undertaken as part of the consultation process since January 2021 include:

- A dedicated consultation website <https://www.newcitycourt.com/> was launched on 18th March 2021 in order for residents to learn more about the proposals, leave feedback, and contact the project team.
- A newsletter advertising the website, proposals, and contact details of the project team was distributed to 1,729 local addresses on 24th March 2021.
- A Virtual Exhibition of the proposals is hosted on the dedicated project website via PDF download and embedded feedback form for residents to interact. This has been available since 18th March 2021 with residents prompted to return their feedback by 7th April.
- For those unable to access the internet, each newsletter includes a freepost form to request physical copies of the Virtual Exhibition materials, and project team telephone number, with arrangements made for recipients to participate in the consultation by their preferred means.
- As of 13th April 2021, 185 users had visited the website over 217 sessions since its launch on March 18th.
- To date, 7 feedback forms have been returned online by the local community
- A letter was sent to 16 local political and community stakeholders in February 2021, introducing the scheme and offering recipients a video conference meeting with the project team.
- Subsequent videoconference meetings were held with:
 - Cllr William Hougbo, London Bridge & West Bermondsey Ward Councillor
 - Better Bankside BID
 - Team London Bridge
 - Living Bankside
 - Guy's and St Thomas' NHS Foundation Trust
 - Guy's & St Thomas' Foundation
 - King's College London
 - Cathedrals Fabric Commission for England (Southwark Cathedral)
 - Bankside Open Spaces Trust
 - Old King's Head Pub
- Letters were also sent to local political and community stakeholders:
 - Cllrs Humaira Ali and Damian O'Brien, London Bridge & West Bermondsey Ward
 - Trustees of Borough Market
 - The Bunch of Grapes public house
 - Conservation Areas Advisory Group for Southwark
 - Current occupiers of 4 – 26 St Thomas Street

1.10 The responses to the consultation suggest that there is good support for the Applicant's proposals. In particular, stakeholders have expressed support for the public roof garden, affordable workspace, and servicing strategy.

1.11 Throughout the consultation process, a telephone number and e-mail address were supplied and managed by Kanda, providing further information to residents, businesses, and stakeholders on request.

1.12 In accordance with the March 2020 Coronavirus Act, a freepost envelope and address were provided for local residents to contact the project team.

1.13 This report has been informed by Central Government Guidance within the Revised National Planning Policy Framework (NPPF) 2019 on community involvement in planning. It forms part of the supporting documentation informing the planning application.

1.14 The Applicant remains committed to engaging with the local community and stakeholders throughout the application process and thereafter, subject to planning permission.

2.

Consultation Process

2. Consultation Process

2.1 Consultation Process

- 2.1.1 In accordance with the March 2020 Coronavirus Act and advice published by the Ministry of Housing, Communities and Local Government, the Applicant sought to move the consultation to 'at a distance' engagement via postal and online interactivity.
- 2.1.2 The objectives of the consultation process were to approach key local stakeholders who may have an interest in the site and raise awareness amongst local residents and businesses of the proposed development prior to a planning application being submitted.
- 2.1.3 Working with and on behalf of the Applicant, Kanda Consulting approached local residents in conjunction with the formal pre-application process with the London Borough of Southwark. A programme of consultation with the wider community began in February 2021.
- 2.1.4 Engagement with local residents and the wider community has comprised a series of meetings, targeted mailouts, and a virtual consultation as outlined in the table below.

Date	Organisation
19 th February 2021	<p>A letter, attached via email, introduced the scheme, and offered a virtual meeting to:</p> <ul style="list-style-type: none"> London Bridge & West Bermondsey Ward Councillors (Cllr William Houngho, Cllr Damian O'Brien and Cllr Humaira Ali) Conservation Areas Advisory Group for Southwark Guy's and St Thomas' NHS Foundation Trust Team London Bridge The Bunch of Grapes public house The Old King's Head public house Trustees of Borough Market <p>Subsequent communications offering a virtual conference meeting and updating recipients of the new scheme were also sent to:</p> <ul style="list-style-type: none"> Bankside Open Spaces Trust Cathedrals Fabric Commission for England (Southwark Cathedral) Current occupiers of 4 – 26 St Thomas Street

- Guy's and St Thomas Foundation
- King's College London
- Living Bankside

5th March

The Applicant held a phone call with the owner of The Old King's Head public house. The key points discussed include:

- Trade during construction
- Covid-19 impact on trading

15th March 2021

The project team met with representatives of Living Bankside to present and discuss the new proposals for the site. The key points discussed include:

- Cycle parking provision
- Affordable workspace
- Community investment
- Consultation
- Heritage
- Employment

16th March 2021

The project team met with representatives of Team London Bridge to present and discuss the new proposals for the site. The key points discussed include:

- Servicing and operations
- Affordable workspace
- Heritage
- Accessibility and permeability
- Public garden
- Cycle parking provision
- Sustainability and environment

16th March 2021

The project team met with Cllr Houngho, London Bridge & West Bermondsey Ward Councillor, to present and discuss the new proposals for the site. The key points discussed include:

- Consultation
- Affordable workspace
- Heritage
- Garden provision & access
- Height

17 th March 2021	A follow up letter was posted to the Bunch of Grapes public house, outlining the new proposals, and offering a briefing.
18 th March 2021	<p>The project team met with representatives of the King's College London to present and discuss the new proposals for the site. The key points discussed include:</p> <ul style="list-style-type: none"> • Height • Consultation • Affordable Workspace • Flexible floorspace • Commercial offer
18 th March – 7 th April	<p>A public consultation was held on the project website, newcityourt.co.uk. To date, there have been 12 feedback forms returned online.</p>
23 rd March 2021	<p>The project team met with representatives of the Southwark Cathedral FAC Meeting to present and discuss the new proposals for the site. The key points discussed include:</p> <ul style="list-style-type: none"> • Overview of proposals • Impact of Proposed Development on Southwark Cathedral.
24 th March 2021	A consultation flyer, outlining the new proposals and advertising the public consultation, was sent to an agreed distribution area of c.1729 address around the site.
24 th March 2021	<p>The project team met with representatives of the Bankside Open Spaces Trust to present and discuss the new proposals for the site. The key points discussed include:</p> <ul style="list-style-type: none"> • Rooftop garden and planting • Retail offer • Servicing
25 th March 2021	<p>The project team met with representatives of the Guy's and St Thomas Trust Foundation to present and discuss the new proposals for the site. The key points discussed include:</p> <ul style="list-style-type: none"> • Servicing • Rooftop garden • Sustainability • Affordable workspace • Site permeability and London Bridge station improvements • Height

29th March 2021

The project team met with representatives of the Guy's and St Thomas NHS Foundation Trust to present and discuss the new proposals for the site. The key points discussed include:

- Future occupiers
- Flexible workspace
- Affordable workspace
- Servicing
- Environment and sustainability
- New London Underground entrance

7th April 2021

The project team met with representatives of Better Bankside to present and discuss the new proposals for the site. The key points discussed include:

- Servicing & transport
- Accessibility
- Energy and sustainability
- Affordable workspace
- Heritage
- Cycle access
- Frontages

2.2 Postal consultation and consultation area

- 2.2.1 A consultation flyer was posted to c.1729 addresses surrounding the site on 24th March 2021. A copy of the introduction flyer can be seen in Appendix 1. A copy of the distribution area can be seen in Appendix 2.
- 2.2.2 The A5 size Consultation Newsletter included an outline of the scheme, contact details of the project team, details of the virtual consultation and imagery of the proposed redevelopment.
- 2.2.3 All the Applicant's postal communication to local residents has been undertaken through Royal Mail, with each providing a freepost return for recipients to use. Upon request, a project team call back option is offered in the postal communication.
- 2.2.4 The consultation sought to comply with the latest Accessibility Regulations for Public Sector Bodies, meaning that – for example - users who struggle with learning, sight, or language, can fully participate. Contact details were signposted throughout.
- 2.2.5 Several explanations and disclaimers were signposted regarding user's data protection and privacy rights throughout the website under The General Data Protection Regulation 2016/679.

2.3 Project Contact Methods

- 2.3.1 Throughout the process, a telephone number and e-mail address, newcitycourt@kandaconsulting.co.uk, were supplied and managed by Kanda Consulting, providing further information to residents, businesses, and stakeholders on request.
- 2.3.2 The telephone number and email address continue to be managed by Kanda Consulting and residents, businesses, and stakeholders will continue to have the opportunity to ask questions following submission.
- 2.3.3 In order to ensure that the consultation process was digitally inclusive, the newsletter sent to local residents featured Freepost details, giving residents the option to request physical copies of the virtual exhibition boards and feedback form.
- 2.3.4 To date, **2 residents** have contacted the project team to request physical copies of the virtual exhibition boards and feedback form, which the team was happy to provide.

3.

Feedback on the Proposals

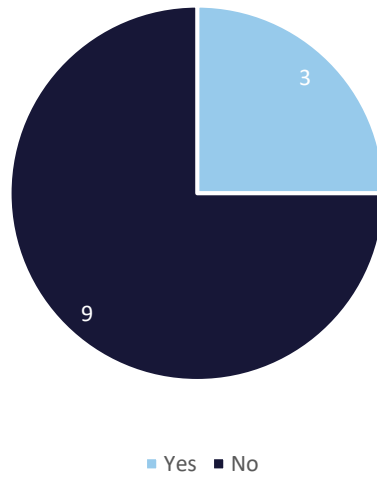
3. Feedback on the Proposals

- 3.1** In accordance with the March 2020 Coronavirus Act and advice published by the Ministry of Housing, Communities and Local Government, the Applicant sought to move the consultation to ‘at a distance’ engagement via postal and website interactivity.
- 3.2** The objectives of the consultation process were to approach key local stakeholders who may have an interest in the site and raise awareness amongst local residents and businesses of the proposed development prior to a planning application being submitted.
- 3.3** The consultation website went live on 18th March 2021. The website has received 220 page **views** from 187 **different users**, between going live and the time of submission.
- 3.4** In addition to information about the project team, the history of the site, and contact details, the website also featured virtual exhibition boards which provide further detail on the proposals, including:
- Welcome and site context
 - Consultation to date
 - An outline of the proposals
 - Rooftop garden and social value
 - Design and approach to historic buildings
 - Affordable workspace
 - Site permeability and improved London Bridge station entrance
 - Servicing and sustainability
 - Public benefits
 - Next steps

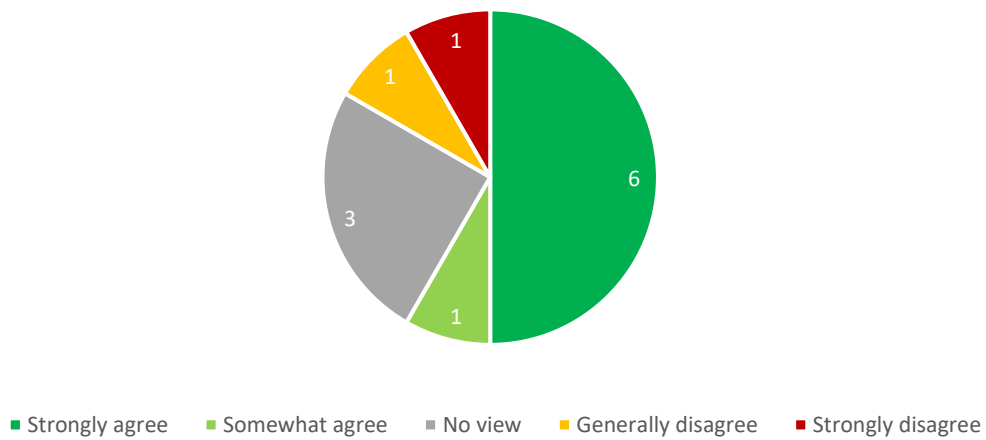
3.5 Quantitative Feedback on the Proposals

- 3.5.1** Members of the public who visited the website were invited to leave their feedback once they had taken the opportunity to view the proposals. A copy of the feedback form can be viewed in Appendix 5. The forms also allowed space for more detailed comments and feedback.
- 3.5.2** Over the course of the virtual exhibition, **12 feedback forms** were returned online:

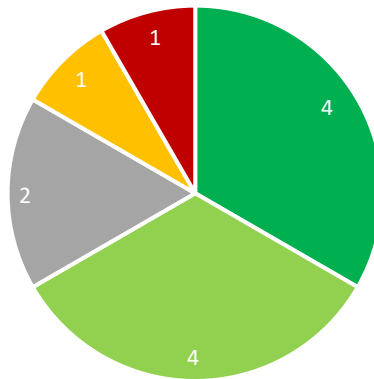
Have you previously been involved with consultation on the proposals for New City Court?



To what extent do you agree/disagree with our proposal to deliver a significant amount of new affordable workspace at New City Court?

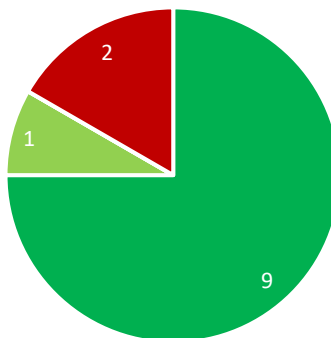


To what extent do you agree/disagree with our proposal to deliver new commercial office space at New City Court?



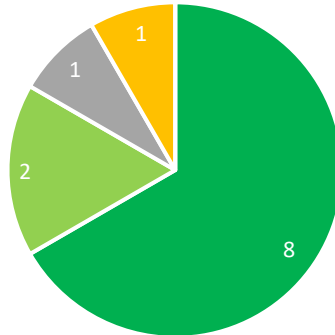
■ Strongly agree ■ Somewhat agree ■ No view ■ Generally disagree ■ Strongly disagree

To what extent do you agree/disagree with our proposal to deliver a new, publicly accessible 'rooftop garden at New City Court?



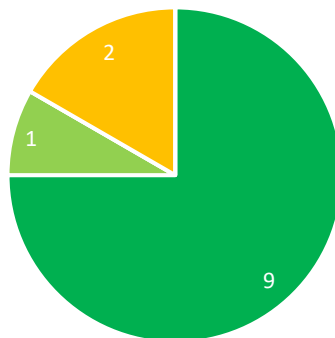
■ Strongly agree ■ Somewhat agree ■ No view ■ Generally disagree ■ Strongly disagree

To what extent do you agree/disagree with our proposal to deliver a new, publicly accessible 'rooftop garden at New City Court?



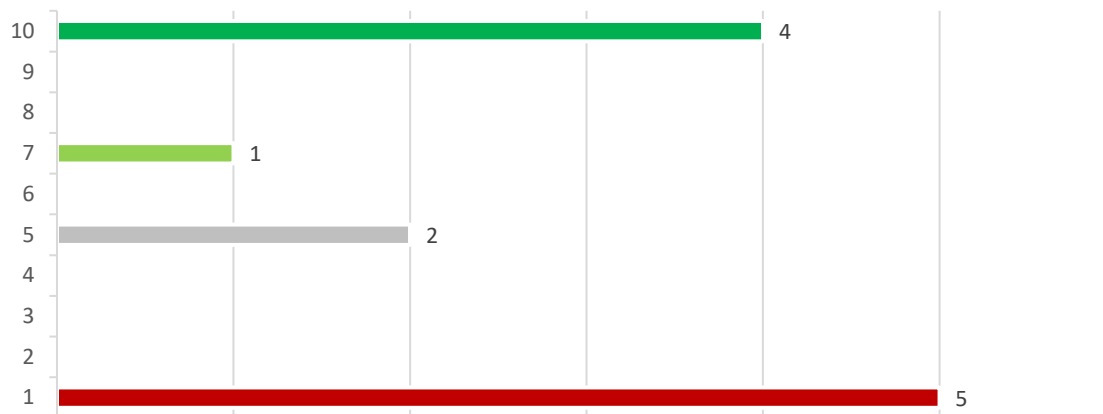
■ Strongly agree ■ Somewhat agree ■ No view ■ Generally disagree ■ Strongly disagree

To what extent do you agree/disagree with our proposals to sensitively refurbish the historic buildings on site (Georgian Terrace/Keats House)



■ Strongly agree ■ Somewhat agree ■ No view ■ Generally disagree ■ Strongly disagree

To what extent do you welcome the proposed reduction in height? On a scale of 1 – 10 with 1 being I do not welcome this, 10 being I fully welcome this, and 5 being neutral/no view.



Additional Comments:

- It should be taller to make use of density around transport hubs. Go back to more of the original design though don't stop you improving the look even further for instance from KCL science gallery. Ground floor was also better and fitted more the streetscape in original version. Make it more interesting / refined and give it some sore and it'll work well with the surrounding historic areas. For instance the George fbook photo is of it and the shard, it's all about the architectural quality.
- I thought the original proposal was far superior and extremely fitting for the area. The new amended proposal feels very sixties failure planning and its too Short, generic and lacks visual attractiveness. It would be a shame to go ahead with the new proposal.
- I'm not particularly bothered about height, after all it adds drama and the area is already overrun by tall buildings, though the view from the KCL's courtyard / science gallery is hard to get right (it's possible with a good architect though). However the architecture in the previous version was having said this way better and more interesting than this current load of dross and well worth it being taller. I can see this being demolished in 30 years to build something taller (you know once people have got used to this being a tall area) rather than getting it right first time, why does London keep making these mistakes (and destroying the climate for temporary nonsense). The proposal to redevelop is worthwhile, we need density around transport hubs, it's going to loom, so why not do it right and get the architecture right?
- The building should be taller as maximising workspace near transport hubs is the best way to combat climate change. It is a step backwards compared to the original version and to older buildings such as the Shard
- The previous square option in the earlier consultation was sooooo much more charming, a bit larger, with more shops and just generally a huge improvement to the current iteration. It'll actually be a destination, this is a really disappointing iteration
- Still far too tall. The workspace would be less than affordable, and likely be left empty for years
- Love the way you have opened up the site at street level. It will make a significant difference to the amenity of the area. Welcome. The proposal. It is imaginative and intelligent
- This is another over-scaled, greedy and completely inappropriate addition to Southwark High Street. It's not sensitive at all and utterly compromises the character of the medieval streetscape
- Is office space as necessary in post-covid London?
- The building should have architectural beauty and be unique, i.e. not another square block.

4.

Conclusion

4. Conclusion

- 4.1** This Statement of Community Involvement has been prepared by Kanda Consulting on behalf of Great Portland Estates in support of the proposed redevelopment of New City Court.
- 4.2** In accordance with the March 2020 Coronavirus Act and advice published by the Ministry of Housing, Communities and Local Government, the Applicant sought to move the consultation to ‘at a distance’ engagement via postal and online interactivity, avoiding face-to-face contact.
- 4.3** To tackle the consultation deficit for those that are unable to access the internet, the Applicant has provided a phonenumber and postal address for residents to utilise. All the Applicant’s postal communication to local residents look to comply with the latest Accessibility Regulations for Public Sector Bodies and has been undertaken through Royal Mail, with each providing a freepost return envelope for recipients to use. Upon request, a call back from the project team can be requested by local residents. Meaning that users who struggle with learning, sight, or language, can fully participate.
- 4.4** Activities undertaken as part of the consultation process since January 2021 include:
- A dedicated consultation website <https://www.newcitycourt.com/> was launched on 18th March 2021 in order for residents to learn more about the proposals, leave feedback, and contact the project team.
 - A newsletter advertising the website, proposals, and contact details of the project team was distributed to 1,729 local addresses on 24th March 2021.
 - A Virtual Exhibition of the proposals is hosted on the dedicated project website via PDF download and embedded feedback form for residents to interact. This has been available since 18th March 2021 with residents prompted to return their feedback by 7th April.
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 - Subsequent videoconference meetings were held with:
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- Guy's & St Thomas' Foundation
- King's College London
- Cathedrals Fabric Commission for England (Southwark Cathedral)
- Bankside Open Spaces Trust
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- Letters were also sent to local political and community stakeholders:
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 - Trustees of Borough Market
 - The Bunch of Grapes public house
 - Conservation Areas Advisory Group for Southwark
 - Current occupiers of 4 – 26 St Thomas Street


4.5 The consultation process has provided neighbours and local representatives with opportunities to share their thoughts about the new proposals for the redevelopment of New City Court.

4.6 The responses to the consultation suggest that there is good support for the Applicant's proposals. In particular, stakeholders have expressed support for the public roof garden, affordable workspace, and servicing strategy.

4.7 Conversations with neighbours and stakeholders have been productive and will continue to inform the Applicant's approach to the proposals.

Appendices


Appendix I Flyer



NEW CITY COURT

HAVE YOUR SAY ON THE PROPOSED REDEVELOPMENT OF NEW CITY COURT.

To view the virtual exhibition please visit:

 SCAN THIS QR CODE

OR GET IN CONTACT VIA:

☎ 0203 900 3676

✉ newcitycourt@kandaconsulting.co.uk

🖱 newcitycourt.com

📍 FAO KAN0004, 44 – 48 Paul Street, London, EC2A 4LB



Great Portland Estates plc (GPE) are seeking to submit a new planning application for 4-26 St Thomas Street, known as New City Court.

As you may be aware, we have previously consulted on another application for the site (Ref: 18/AP/4039), which has yet to be determined by Southwark Council.

We still believe in the merits of the existing application as there are significant benefits for the local area that have been supported throughout its extensive consultation.

Now, we would be delighted to hear your thoughts on a new planning application, which still commits to local benefits in an office-led mixed-use development including a new entrance to London Bridge Underground Station, new public realm and walkways, a public rooftop garden, restaurants, café and retail opportunities.

In particular, we would appreciate your feedback before the end of **March 2021**.

Due to Government advice regarding COVID-19, we will be hosting an online public exhibition of our plans at the website: www.newcitycourt.com We are very keen for local residents to have their say on the plans before we submit a planning application to the London Borough of Southwark.

Accessibility to information at this time is vitally important. Should you require support or wish to have physical copies of the exhibition information then please don't hesitate to get in touch with us. You can leave feedback and request hard copies using the freepost form provided:



YOU CAN LEAVE FEEDBACK AND REQUEST HARD COPIES USING THE FREEPOST FORM PROVIDED:



NAME:

EMAIL:

ADDRESS:

POSTCODE:

ANY COMMENTS:

REQUEST FOR PRINTED CONSULTATION MATERIALS ☐

OPT IN: All information you give us will be treated confidentially and only used in connection with the project. We may use the information you provide to keep you up to date with the project. If you would like us to keep you updated, please tick this box ☐

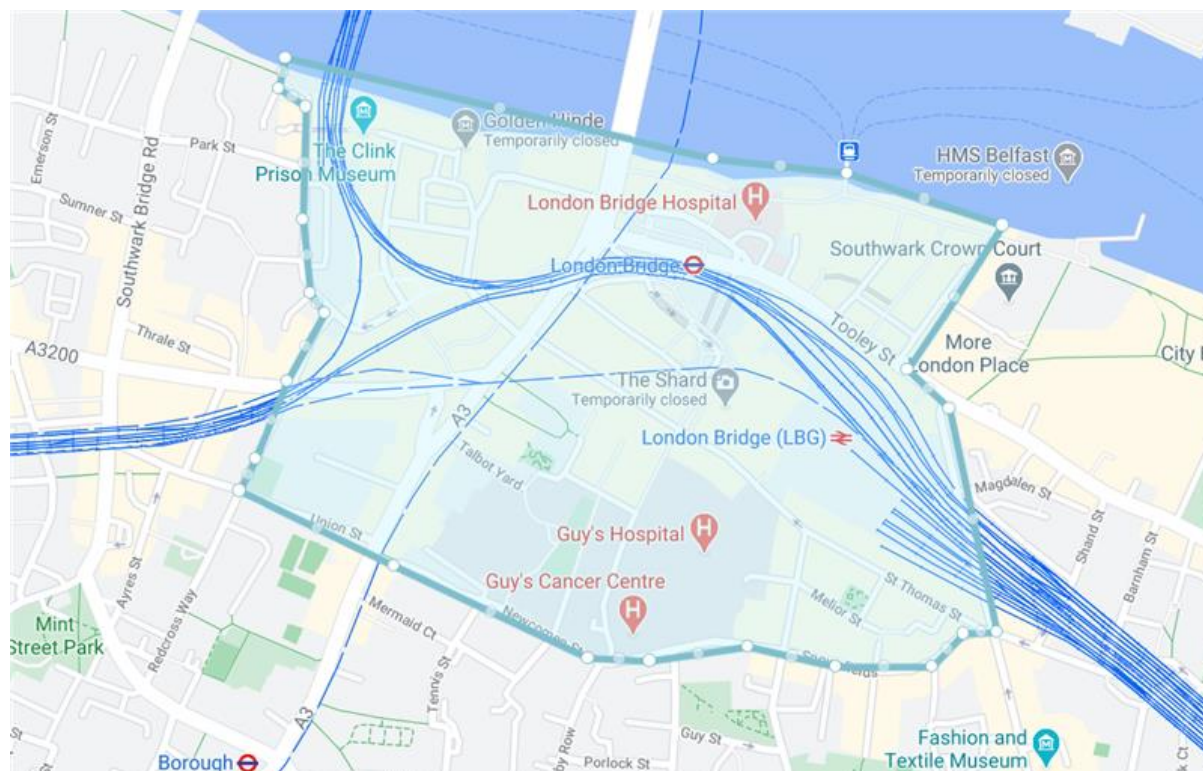
Once we have received this information, we will send out a pack to the address above. Due to the current restrictions, this may take a week to process.



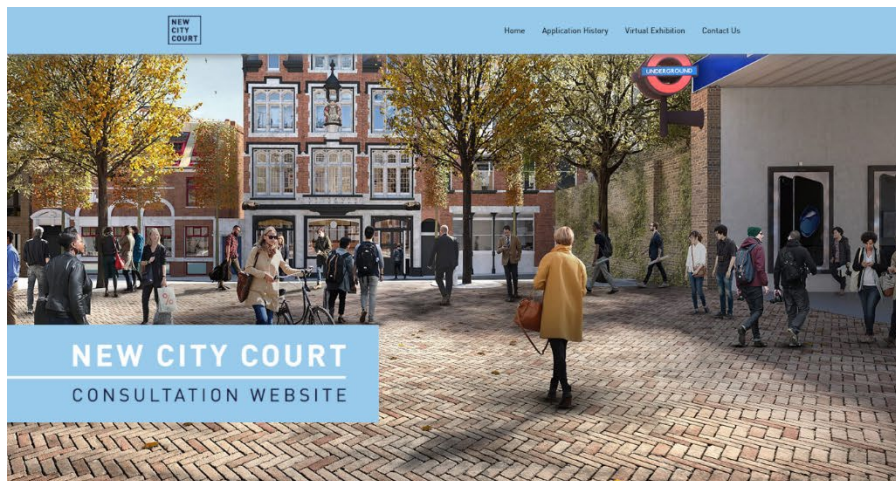
Freepost Plus RUAE-BZXR-EELX
KAN0004 NCC
1st Floor
44-48 Paul Street London
EC2A 4LB

Appendix II Flyer Distribution Area

1,729 Addresses



Appendix III Website



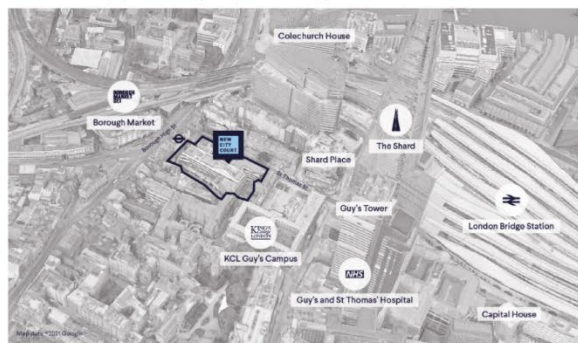
WELCOME

Welcome to Great Portland Estates PLC's dedicated consultation website on the proposed redevelopment of 4 – 26 St Thomas Street, known as New City Court.

Here you can learn more about the proposals, background to the scheme, and get in contact with the project team.

We are looking to provide an office-led mixed-use development including a new entrance to London Bridge Underground Station, new public realm and walkways, a new public rooftop terrace, as well as new restaurants, café, and retail opportunities.

For more details on the proposals and the opportunity to leave feedback, please visit our [Virtual Exhibition](#) tab.



ENGAGEMENT

Due to government advice regarding COVID-19, we will be initially hosting our consultation online, by post, and through video-conference sessions.

We know that not everybody has access to the internet, so all consultation materials will be made available in hard copy for those that would prefer.

If you, or anyone you know, would like support accessing our communications or require translation, then please get in touch via the details in the [Contact Us](#) page, and we would be happy to help.

In February, we distributed a flyer to over 1,700 local addresses advertising the consultation and the ability to request physical copies of the exhibition material.

PROJECT TEAM

Great Portland Estates has a 100% London focused portfolio that includes purpose built new developments, carefully refurbished spaces, and historic buildings for commercial, residential, and retail use.

In order to create space for London to thrive, we have a responsibility to ensure we have a long-lasting positive impact on the communities in which we work. We consider our communities to be London as a whole, the boroughs in which we work and the streets in which our buildings are located. We also aim to create communities within our buildings, developing environments in which the occupiers and users of our buildings want to linger and socialise as well as work.



APPLICATION HISTORY

[Click to find out more](#)

SIGN UP TO OUR MAILING LIST!

Sign up to get up-to-date news about the project.

Email...

[SIGN UP](#)

GET IN TOUCH!

If you have any questions about the project, please get in touch.

[CONTACT US](#)



Dedicated project website for the proposed redevelopment of 4 – 26 St Thomas Street, New City Court, London Borough of Southwark.

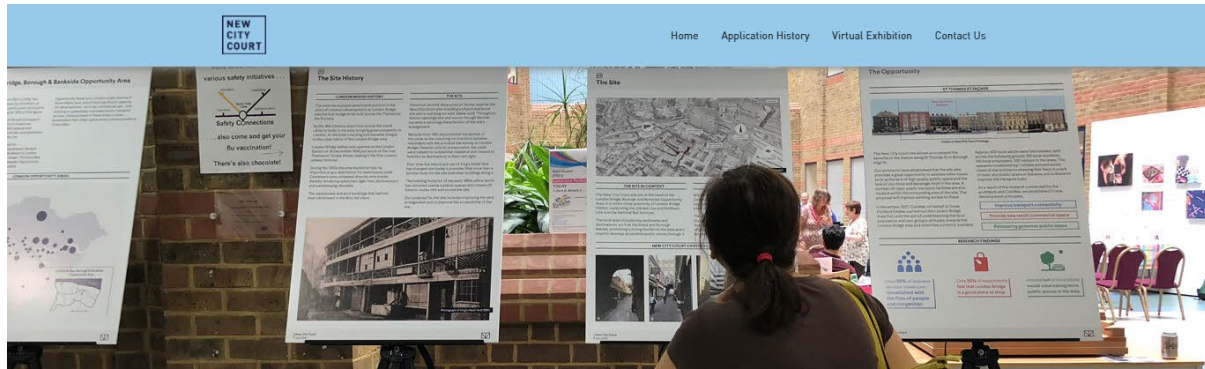
QUICK LINKS

[Home](#)
[Application History](#)
[Virtual Exhibition](#)
[Contact Us](#)

CONTACT DETAILS

Phone:
020 3900 3676
 Email:
newcitycourt@kandaconsulting.co.uk

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APPLICATION HISTORY

We are consulting on a new planning application for New City Court and would like to hear your thoughts.

In 2017, we began consulting on earlier proposals for the redevelopment of New City Court, and submitted a planning application (Ref: 18/AP/4039) to the London Borough of Southwark in December 2018. To date, a decision has not been made on this application.

We still believe in the merits of the existing application, to which there are significant benefits for the local area that were been supported throughout our extensive consultation.

However, to progress development on this site whilst delivering a highly sustainable, well-designed building, we have taken the decision to progress a new application that we aim to submit this Spring (2021).

Our new proposal will still look to provide the key public benefits of the previous scheme, whilst making some alterations:

- Improved sustainability and net zero-carbon credentials
- A significant reduction in height
- Re-designed flexible workspaces with post-pandemic work habits in mind
- A significant increase in affordable workspace
- A vibrant and publicly accessible rooftop garden space
- A revised servicing strategy in line with feedback



BOST Future Gardeners Event at New City Court

Virtual Exhibition

Click to find out more

SIGN UP TO OUR MAILING LIST!

Sign up to get up-to-date news about the project.

SIGN UP

GET IN TOUCH!

If you have any questions about the project, please get in touch

CONTACT US



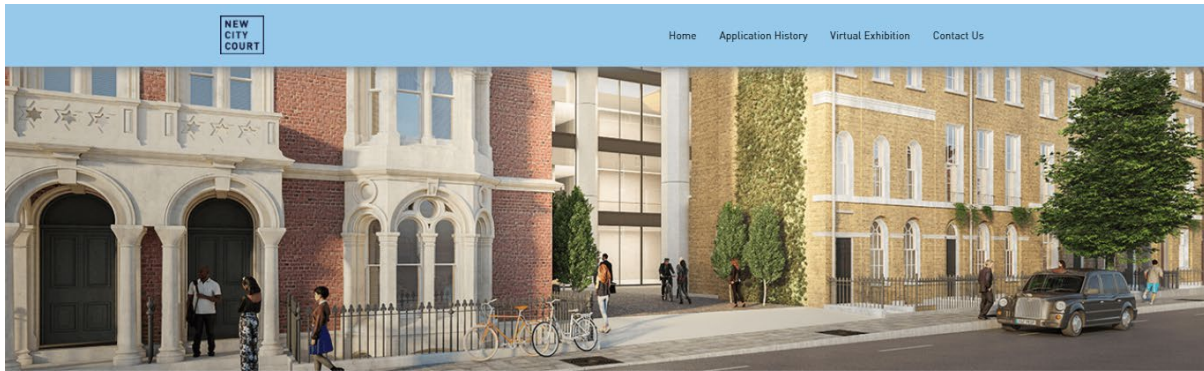
Dedicated project website for the proposed redevelopment of 4 – 26 St Thomas Street, New City Court, London Borough of Southwark.

QUICK LINKS

Home
Application History
Virtual Exhibition
Contact Us

CONTACT DETAILS

Phone:
020 3900 3676
Email:
newcitycourt@kandaconsulting.co.uk



VIRTUAL EXHIBITION

To learn more about the proposals for New City Court, please view our Virtual Exhibition by clicking the link to the PDF below:

[Exhibition Boards](#)

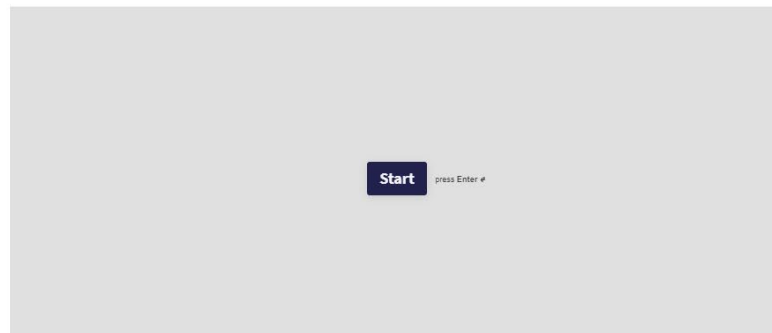
FEEDBACK

Please follow the below link to a brief feedback form.

You have the option to open this as you view the exhibition boards.

We are very keen to hear your thoughts, particularly before the end of March 2021, we hope to submit a planning application to the London Borough of Southwark in the Spring.

You can also email us your feedback at newcitycourt@kandaconsulting.co.uk and feel free to contact us to discuss the plans.



Contact Us

[Click to find out more](#)

SIGN UP TO OUR MAILING LIST!

Sign up to get up-to-date news about the project.

Email...

[SIGN UP](#)

GET IN TOUCH!

If you have any questions about the project, please get in touch.

[CONTACT US](#)



Dedicated project website for the proposed redevelopment of 4 – 26 St Thomas Street, New City Court, London Borough of Southwark.

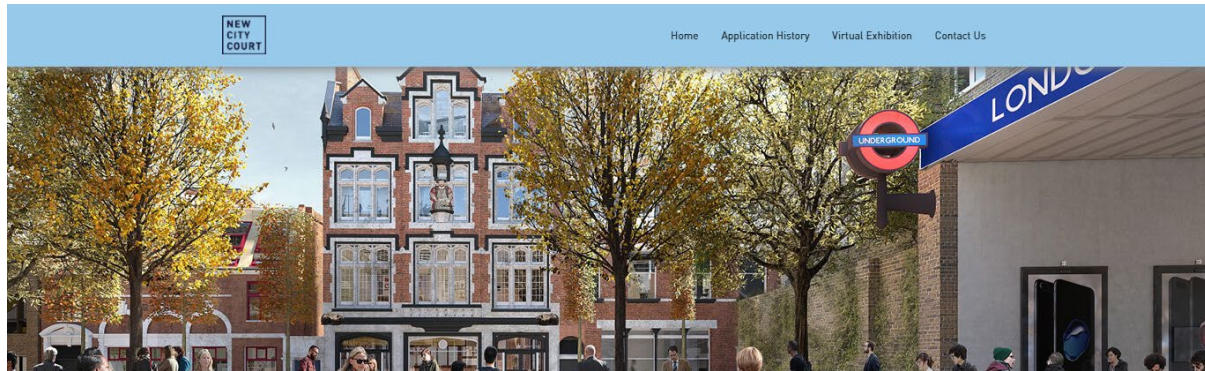
QUICK LINKS

[Home](#)
[Application History](#)
[Virtual Exhibition](#)
[Contact Us](#)

CONTACT DETAILS

Phone:
020 3900 3676
 Email:
newcitycourt@kandaconsulting.co.uk

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CONTACT US

Thank you for taking the time to visit GPE's dedicated consultation website on the proposed redevelopment of 4 – 26 St Thomas Street, known as New City Court.

If you have any questions or know anyone that would like support accessing the consultation, then please don't hesitate to get in contact with the project team using the details below



0203 900 3676



newcitycourt@kandaconsulting.co.uk

GET IN TOUCH

OPT IN: All information you give us will be treated confidentially and only used in connection with the project. We may use the information you provide to keep you up to date with the project.

<input type="text" value="Name..."/>	<input type="text" value="Email..."/>
<input type="text" value="Postcode..."/>	<input type="text" value="Address..."/>
<input type="text" value="Your message..."/>	
SEND MESSAGE	

SIGN UP TO OUR MAILING LIST!

Sign up to get up-to-date news about the project.

[SIGN UP](#)

GET IN TOUCH!

If you have any questions about the project, please get in touch

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Dedicated project website for the proposed redevelopment of 4 – 26 St Thomas Street, New City Court, London Borough of Southwark.

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Appendix IV Virtual & Printed Exhibition Boards

NEW CITY COURT

WELCOME

Welcome to this Virtual Exhibition showcasing Great Portland Estates plc (GPE)'s plans for 4 - 26 St Thomas Street, known as New City Court.

Due to government advice regarding COVID-19, we will be initially hosting our consultation 'at-a-distance' via online tools, by post, and through video-conference sessions.

This 'Virtual Exhibition' provides all of the information that is typically conveyed at a face-to-face meeting. A feedback form on these plans is also available at www.newcitycourt.com which we would encourage all participants to complete.

If you would like to have or share a physical copy of this information, then please do get in contact with the team on NewCityCourt@KandaConsulting.co.uk who will be happy to help.

GREAT PORTLAND ESTATES



View of our proposals for New City Court from the London Bridge Underground station (2021 design)

NEW CITY COURT TODAY

NEW CITY COURT

Site history

This area of Southwark has long enjoyed a prominent position in the story of London's development: London Bridge was the first crossing point built across the Thames by the Romans around AD 50.

Historical records show that the New City Court site held a variety of uses including a church, burial site, and coaching inn with stable-yard. Throughout history, openings and routes through the site have been a recurring characteristic of its layout.

The current site is composed of ten separate buildings that were linked together in a 1980s redevelopment of the site.

The original façade of the unlisted Keats House remains, originally constructed in the 1800s as a Victorian Villa. However, the rear of the building was removed in the 1980s in conjunction with the redevelopment of the site.

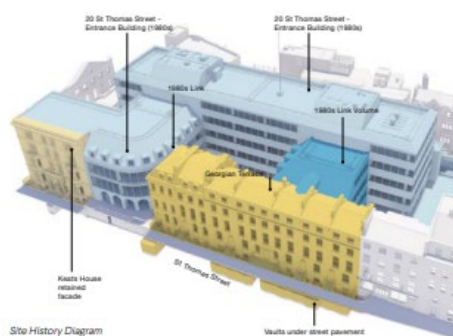
The Grade II Listed Georgian Terrace was originally built by Guy's and St Thomas's Hospital to house doctors. The internal layout and some exterior features were heavily altered and re-arranged in the 1980s.

The majority of the site is taken up by this 1980s office block which sharply contrasts with the site's historical assets and removed outdoor spaces and closed off historic routes into and across the site.

Opportunity Area

New City Court sits within the London Bridge, Borough & Bankside Opportunity Area and the Central Activities Zone (CAZ).

Opportunity Areas are identified as having significant capacity for development. The Area has an indicative capacity for a minimum of additional 5,500 new jobs that will significantly contribute to both Southwark's and London's post-pandemic recovery. In addition, London's CAZ is the primary location for commercial activity in the capital.



Site History Diagram

Conservation Area

The site is also within the Borough High Street Conservation Area. A Conservation Area is "of special architectural or historic interest", and in this area local buildings were mostly built in the 18th, 19th, and early 20th century "designed on Classical principles". This means we will need to consider the building's design, its relationship with the conservation area, as well as undergo extra layers of planning scrutiny with specialist officers.



King's Head Yard, South side - 1881, Henry Dixon

2 out of 10

CONSULTATION TO DATE

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We have previously consulted on an alternative proposal for New City Court since 2017 that you may be aware of. A planning application was submitted to the London Borough of Southwark in December 2018. To date, a decision has not been made on the application.

We still believe in the merits of the scheme, which could deliver significant benefits to the local area that were supported throughout our extensive consultation.

However, in order to explore alternative solutions for how the site could be redeveloped we have taken the decision to progress a new application and we aim to submit this in Spring (2021).

We would welcome your feedback on this new scheme.

Our new proposal will still look to provide the key public benefits of the 2018 scheme, whilst making some alterations:

- Improved sustainability and **net zero-carbon credentials**
- A significant **reduction in height**
- **Re-designed flexible workspaces** with post-pandemic work habits in mind
- A significant **increase in affordable workspace**
- A **vibrant and publicly accessible rooftop garden**
- A **revised servicing strategy** in line with feedback



2018 Scheme from London Bridge



2018 Scheme Aerial Night-time Shot

3 out of 18



A NEW CITY COURT

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We want to provide a high-quality, office-led mixed-use development:



Over 55,000 sqm of high-quality office floorspace, equating to c. 9% of Southwark's projected office floorspace target to 2041.



c. 5,528 sqm of flexible affordable workspace, designed to meet the needs of a range of small Southwark businesses and start-ups.



Advancing the future Med Tech Hub of start-ups and SMEs co-located in close proximity to Guy's and St. Thomas' Hospital. Designed **for specialist working environments with sustainability and marketability built-in.**



800 sqm of retail/food and drink floorspace, adding to London Bridge's retail offer, activating the public realm, and creating new local amenity.



A new London Bridge Station tube entrance, opening onto a new square to help alleviate congestion at peak times



New public routes, providing efficient and historical footfall to ease overcrowded pavements



Recreating the site's historical courtyard and open feel, safely accessible to the public 24/7



Heritage celebrated, by **restoring the Georgian terrace** and retaining Keats House



New publicly accessible rooftop terrace and woodland garden with world class planting, stunning views, and commercial activity

4 out of 18



NEW ROOFTOP GARDEN

We are proposing an entirely new public terrace at the level 24, providing inspiring 360° rooftop views of Borough and beyond.

Covid-19 has highlighted the importance of access to high-quality outdoor space and nature, particularly in this area of central London, which will be free and publicly accessible by dedicated lift from the ground floor.

Landscaping

Our 'Woodland in The Sky' is an immersive experience with glades opening out to viewing perches. The woodland will comprise a mix of evergreen and deciduous planting to ensure there is always a robust green presence, even during the winter months.

A pavilion (the 'Jar') with accessible paths and inclusive seating areas for children and adults will broaden visitors' experiences of woodlands. Members of the local community and school groups will be able to use it in all seasons to explore natural habitats, biodiversity, and ecological resilience to climate change.

A reserve 'ribbon' around the edge of the terrace will be as a refuge for local wildlife and medicinal plants integral to the history of John Keats and Guys Hospital. Ribbon visitors will be allowed at intervals in order to encourage wildlife and regeneration.

These habitats will connect with planting on balconies, lower terraces, and the ground to create new resources for local wildlife from the street to roof.

A new restaurant and cafe will provide refreshments and a venue for events and gatherings in this richly planted woodland environment.



Proposed Roof Gardens - View Southeast



BOST Future Gardeners Event



The public roof gardens

Social value

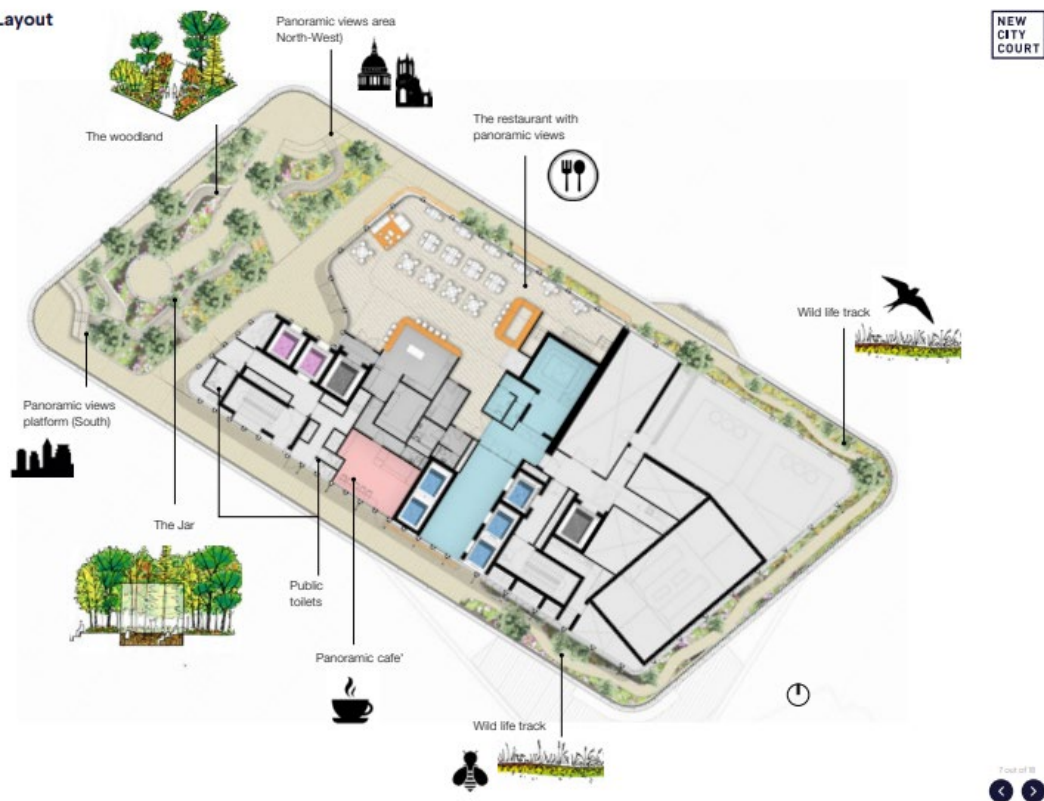
GPE are committed to continuing their support and collaboration with Bankside Open Spaces Trust's Future Gardeners programme. In February 2020, the next class of ten Gardeners braced the cold atop of 20 St Thomas Street, to gain vital training and core skills in the horticulture industry.

One Future Gardener said: "My knowledge has increased, feeling more confident to move onto the next stage in my life". To learn more about BOST's Future Gardeners Programme click [here](#).



Proposed Roof Gardens - View North

Roof Level Layout



REVISED ARCHITECTURE

The provision of a 'tall' building is established through the Opportunity Area, position within the CAZ, as well as several existing and emerging schemes in a cluster along St Thomas Street such as Guy's Tower, Capital House, Shard Place, The News Building, Vinegar Yard, and The Shard.

We have carefully considered the conservation area, protected views of St Paul's, and key local views from landmarks and roads, to architecturally complement a unique street that boasts both listed Georgian terraces and The Shard.

Following feedback from stakeholders, we have incorporated a reduction in height of 40m in comparison to the scheme submitted in 2018.

This reduction amounts to 11 storeys in total and will mean the proposals will stand at circa 100m tall, or 26 storeys (plus mezzanine and two basement levels).

In addition, we have taken an alternative approach to the façade through the use of lighter materials and by softening the building's corners, meaning that the visual impact of the building is reduced.



NEW RESTORATION OF OLD BUILDINGS

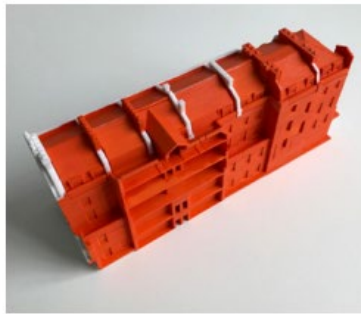
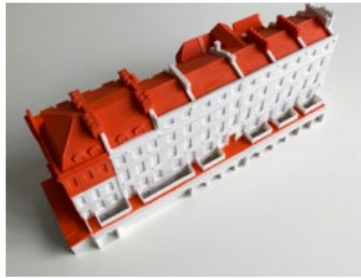
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During the site's redevelopment in the 1980s, the fabric of the historic buildings was significantly altered to its detriment. Our proposed high-quality architecture is sensitively designed to respect local heritage.

- Sympathetic restoration of the Georgian terrace, improving the setting along St Thomas Street and to the rear in the new public realm as well as reinstating a more authentic layout of the spaces.
- Reconstruction and improvement of Keats House, enhancing the character and appearance of the listed buildings.
- Improving the view of neighbouring listed buildings, such as The Old King's Head pub, through new vantage points within the proposed public realm.
- Following feedback from stakeholders and Historic England, we have removed the originally proposed retail in the historical buildings and replaced it with affordable workspace.

Key:

- **White** = original Georgian Terrace elements to be retained
- **Red** = fabric that was added or adversely altered in the 1980s redevelopment



Proposed Rear View of Georgian Terrace



Proposed view looking west on St Thomas Street

3 out of 18
◀ ▶

NEW AFFORDABLE WORKSPACE

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We have quadrupled the amount of affordable workspace in New City Court from the 2018 proposals, now totalling 10% of all office space in the development.

5,528 sqm is included in total. The affordable workspace will be located within the refurbished Georgian terraces, Keats House, and in the main building.

These high-quality office spaces will be flexible, sustainably designed and expertly managed, to meet the needs of small-medium sized Southwark businesses and start-ups.

Our diverse mix of workspaces will benefit from all that New City Court has to offer including excellent transport links, new retail, and new public space in the heart of the London Bridge area.

Post-Covid, we are acutely mindful of the changes to work habits and relationship between workers, employers, and the environment. Flexibility is built in to support wellbeing and environmental sustainability.

The building can evolve over time and allows us to respond efficiently to potential future uses and market trends, as well as operator and local community needs. By offering this flexibility there may be opportunities for our business occupiers to scale-up or down within New City Court.



Affordable Workspace Precedent



Proposed Affordable Workspace in Georgian Terraces



10 out of 18
◀ ▶

Affordable Workspace Location: Level 2 Example

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A NEW SENSE OF ARRIVAL

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A major benefit of the proposals will be the significant improvements to the public space in the immediate area.

Stakeholder feedback has highlighted the need to create 'a new sense of arrival' for people in the Borough & London Bridge area which is currently overcrowded. Footpaths are congested and at full capacity, which is compounded at peak times, with an increased risk of pedestrian spill-over into the road.

Permeability through the site will be created via three new entrances from St Thomas Street connecting to King's Head Yard, Borough High Street, and the London Underground entrance, boosting visibility of the Old King's Head pub.

The interconnectivity of the site will be enhanced through a covered public colonnade that runs from St Thomas Street to the newly created tube station entrance new retail, office reception, and dedicated lift to public garden.

This public space will be open 24/7 and maintained by GPE to ensure the area is vibrant and safe.



13 out of 18

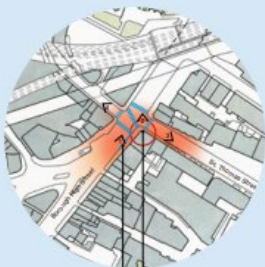
London Bridge Station Entrance

The existing London Bridge Underground entrance on Borough High Street suffers from severe overcrowding, poor pedestrian safety, and does not support an efficient flow of pedestrian traffic.

We have worked with TfL and stakeholders to create a brand-new entrance to the tube station that will greatly enhance capacity and provide new routes to relieve the strain on current pavements to St Thomas Street and Borough High Street.

We will provide a new exit directly onto the New City Court public square. Meaning that users can now emerge and immediately continue their journeys east or south/east through the historic yards and relieve pressure on Borough High Street.

This new entrance will link the high street and courtyard plus improve the visibility of new and existing shops.



Overcrowded pinch-point



View from King's Head Yard

NEW CITY COURT

13 out of 18
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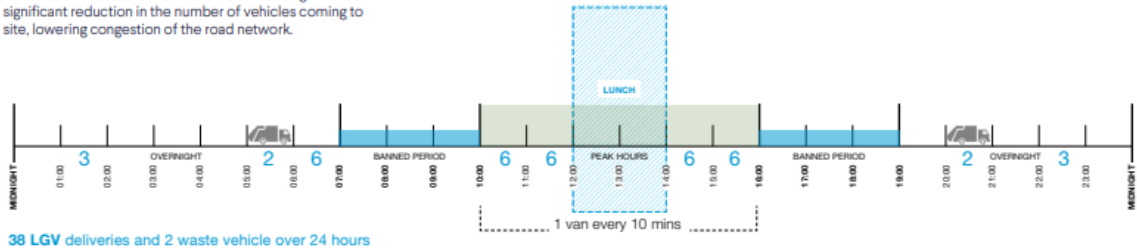
A NEW SERVICING ARRANGEMENT

Following stakeholder feedback, we have moved the proposed servicing to be completely on-site, with access now provided from St Thomas Street instead of King's Head Yard.

At ground floor in the eastern portion of the site, two disabled spaces and two LGV spaces will be included in the loading bay. No heavy goods vehicles are granted access, and we have reduced the number of vehicular trips compared to our original scheme by roughly 75%.

We have ensured that servicing and delivery trips are not generated during those busiest times for residents and workers with no servicing and delivery trips taking place between 7-10am, 12-2pm, and 4-7pm.

Deliveries will be consolidated off-site resulting in a significant reduction in the number of vehicles coming to site, lowering congestion of the road network.



Servicing Timeline

NEW CITY COURT

14 out of 18
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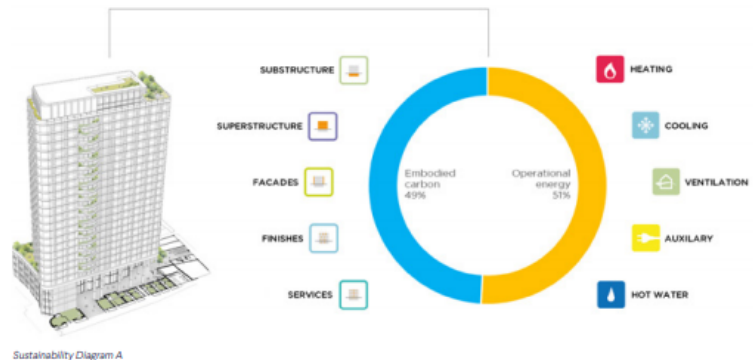
A NEW APPROACH TO SUSTAINABILITY

NEW
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COURT

GPE is committed to integrating sustainability throughout the design, construction, and operation of our properties to meet the requirements of our occupiers, enhance local communities, and minimise their environmental footprint.

We have pledged to:

- Decarbonise our business to become **net zero by 2030 (20 years ahead of UK target);**
- Design **climate change resilient** and adaptable spaces;
- Create **a lasting positive social impact** in our communities; and
- Put **health and wellbeing** front and centre.



We believe our new scheme has improved social and environmental credentials. We have taken the approach to build-in sustainability first through design, rather than apply it to the building later.

The previous scheme is three years old and technology as well as targets move on. We have committed New City Court to net zero carbon in response to Southwark Council's declaration of a Climate Emergency with a long-term aspiration to be fossil-fuel free.

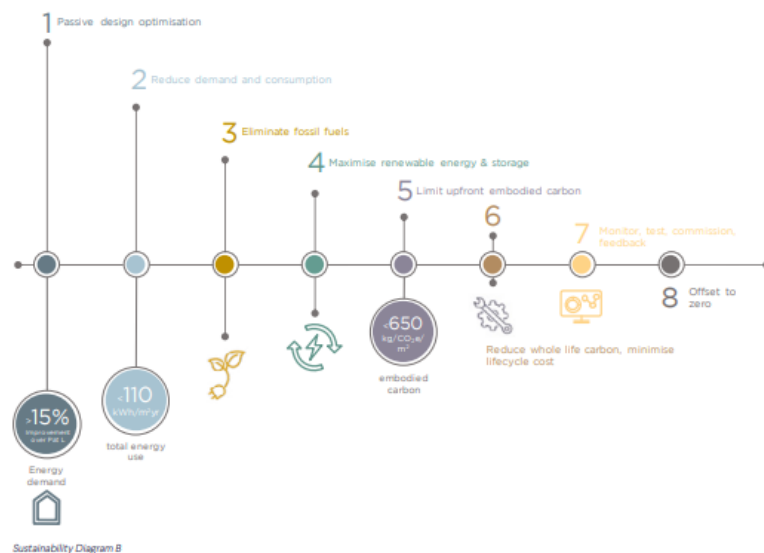
15 out of 18
◀ ▶NEW
CITY
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We have carried out extensive research in order to find ways of reducing carbon and operational energy through construction, design, and once built:

- Focusing on the structure of the building, replacing cement, and introducing 'CEM Free' concrete.
- Providing efficient materials making them do two or three jobs such as embedding cooling solutions within the concrete itself.
- Utilising all electric solutions for heating through use of air-source heat pumps and potential link up to district energy networks
- Improving ventilation throughout the year to reduce the reliance on machinery
- Simplifying construction by introducing prefabricated elements and sustainable procurement in selecting low carbon products.

We will achieve industry-recognised scores of:

- Surpassing RIBA's 2025 Climate Change targets
- BREEAM Excellent with an aspiration for Outstanding
- Well Gold with an aspiration for Platinum
- NABERS 4.5 stars with an aspiration for 5 stars

16 out of 18
◀ ▶

MORE BENEFITS

NEW
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Our proposals for New City Court will have added economic and employment benefits including:



Significant Mayoral and Southwark Community Infrastructure Levy **contributions, totalling c. £11.5m**, to assist in the provision of infrastructure improvements for the borough and wider London.



Section 106 contributions, including **an estimated £2m in financial contributions** and a series of in-kind contributions including significant improvements to the surrounding public realm and St Thomas Street.



Generating **c. £11m per annum in business rates contributions**, which will be retained in full by Southwark.



£870,000 in local expenditure each year during the construction phase



c. 2,300 total net additional jobs across the Site during operation, which is expected to support over £5m in additional local expenditure each year.



c. 575 construction jobs on site throughout the demolition and construction period, which is expected to result in £870,000 in local expenditure each year during this period.

17 out of 18
◀ ▶

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NEXT STEPS

Thank you for taking the time to look through our proposals for New City Court. We hope you found this Virtual Exhibition informative and useful.

We would be delighted if you could leave your thoughts in the interactive feedback form located on newcitycourt.com/virtualexhibition. We plan to submit our new planning application to Southwark Council soon.

In the meantime, if you have any questions, or know someone who requires support accessing this information and may require physical copies, please do get in touch with the project team on the details below:



newcitycourt.com



NewCityCourt@KandaConsulting.co.uk



0203 900 3676



View of our proposals for New City Court from the London Bridge Underground station (2021 design)

18 out of 18
◀ ▶

Appendix V Embedded Feedback Form

1→ Have you previously been involved with consultation on the proposals for New City Court?

☐ A Yes

☐ B No

☐ C I'm not sure

2→ To what extent do you agree/disagree with our proposal to deliver a significant amount of new affordable workspace at New City Court?

☐ A Strongly agree

☐ B Somewhat agree

☐ C No view

☐ D Generally disagree

☐ E Strongly disagree

3→ To what extent do you agree/disagree with our proposal to deliver new commercial office space at New City Court?

☐ A Strongly agree

☐ B Somewhat agree

☐ C No view

☐ D Generally disagree

☐ E Strongly disagree

4→ To what extent do you agree/disagree with our proposal to deliver a new, publicly accessible 'rooftop garden at New City Court?

☐ A Strongly agree

☐ B Somewhat agree

☐ C No view

☐ D Generally disagree

☐ E Strongly disagree

5 → To what extent do you agree/disagree with our proposals to provide new and improved access to the London Bridge underground station?

☐ A Strongly agree

☐ B Somewhat agree

☐ C No view

☐ D Generally disagree

☐ E Strongly disagree

6 → To what extent do you agree/disagree with our proposals to sensitively refurbish the historic buildings on site (Georgian Terrace/Keats House)

☐ A Strongly agree

☐ B Somewhat agree

☐ C No view

☐ D Generally disagree

☐ E Strongly disagree

7 → To what extent do you welcome the proposed reduction in height? On a scale of 1 – 10 with 1 being I do not welcome this, 10 being I fully welcome this, and 5 being neutral/no view. (scale question response)

1

2

3

4

5

6

7

8

9

10

8 → Do you have any additional comments or thoughts?


Type your answer here...

Shift ⌘ + Enter to make a line break

OK ✓

press Enter

Appendix VI Postal Feedback Form



Have Your Say!

Please fill in the feedback form below and return to us as soon as you can. You can post this back to us free of charge or email us at newcitycourt@kandaconsulting.co.uk

Name:

Email:

Postcode:

Have you previously been involved with consultation on the proposals for New City Court?

1 Strongly disagree 2 Disagree 3 Neutral 4 Agree 5 Strongly agree

To what extent do you agree/disagree with our proposals to provide new and improved access to the London Bridge underground station?

1 Strongly disagree 2 Disagree 3 Neutral 4 Agree 5 Strongly agree

To what extent do you agree/disagree with our proposal to deliver a significant amount of new affordable workspace at New City Court?

1 Strongly disagree 2 Generally Disagree 3 Neutral 4 Agree 5 Strongly agree

To what extent do you agree/disagree with our proposals to sensitively refurbish the historic buildings on site (Georgian Terrace/Keats House)?

1 Strongly disagree 2 Disagree 3 Neutral 4 Agree 5 Strongly agree

To what extent do you agree/disagree with our proposal to deliver a significant amount of new affordable workspace at New City Court?

1 Strongly disagree 2 Disagree 3 Neutral 4 Agree 5 Strongly agree

To what extent do you welcome the proposed reduction in height?

1 Unwelcome 2 3 4 5 6 7 8 9 10 Welcome

Any other comments:

To what extent do you agree/disagree with our proposal to deliver new commercial office space at New City Court?

1 Strongly disagree 2 Disagree 3 Neutral 4 Agree 5 Strongly agree

To what extent do you agree/disagree with our proposal to deliver a new, publicly accessible rooftop garden at New City Court?

1 Strongly disagree 2 Disagree 3 Neutral 4 Agree 5 Strongly agree

OPT-IN: All information you give us will be treated confidentially and only used in connection with the project. We may use the information you provide to keep you up to date with the project. If you would like us to keep you updated, please tick this box ☐



1



Freepost Plus RUAE-BZXR-EELX
KAN0004
1st Floor
44-48 Paul Street
London
EC2A 4LB

Appendix VII Development Consultation Charter

Engagement Summary Template for the Development Consultation Charter (validation requirement)

Before your application goes live and is validated the template needs to be completed and submitted.

Site: New City Court

Address: 4-26 St Thomas Street, London, SE1 9RS

Application reference:

List of meetings:

Meetings	Date	Attendees	Summary of discussions
LBS Pre-Application Meeting	15/10/2020	(LBS officers, GPE, AHMM and DP9)	Introduction to Proposed Development, key design and massing principles.
LBS Design Workshop	16/11/2020	LBS design officer, AHMM	Informal workshop with LBS design officer to discuss design development
LBS Pre-Application Meeting,	02/12/2020	LBS officers, GPE, AHMM, TPP, DP9	LBS pre-application meeting to discuss design updates (public roof terrace, massing), townscape views and transport (servicing strategy, access and cycle parking
LBS Pre-Application Meeting	16/12/2020	LBS officers, GPE, AHMM and DP9	LBS pre-application meeting to discuss design updates (ground floor layout, public roof terrace, façade development
GLA / TfL Pre-Application Meeting	09/02/2021	GLA officers, TfL officers, GPE, AHMM, DP9, TPP, Chapman BDSP	Overview of the Proposed Development, design approach, land uses, servicing strategy, sustainability measures
Historic England Pre-Application Meeting	18/03/2021	HE officer, GPE, PSC, KMHeritage, AHMM, DP9	Overview of proposals and discussion regarding the impact of Proposed Development on heritage assets.

Historic Royal Palaces Pre-Application Meeting	19/03/2021	HRP, GPE, AHMM, PSC DP9	Discussion regarding the impact of Proposed Development on views from Tower of London
Follow-up GLA Pre-Application Meeting	19/03/2021	GLA officers, AHMM, DP9	Follow-up meeting to discuss evolution of proposed design
Southwark Cathedral FAC Meeting(Fabric Advisory Committee)	23/03/2021	GPE, AHMM, DP9	Overview of proposals and discussion regarding impact of Proposed Development on Southwark Cathedral
LBS Pre-Application Meeting	07/04/2021	LBS officers, GPE, AHMM and DP9	LBS pre-application meeting to discuss affordable workspace provision
Councillor meeting	16.03.21	Cllr William Hougbo, London Bridge & West Bermondsey Ward Councillor GPE (Applicant) AHMM (Architect) DP9 (Planning Consultant) Kanda (Consultation)	<ul style="list-style-type: none"> • Consultation • Affordable workspace • Heritage • Garden provision & access • Height
The Old King's Head public house	05.03.21	Owner GPE (Applicant)	<ul style="list-style-type: none"> • Trade during construction • Covid-19 impact on trading
Living Bankside	15.03.21	Living Bankside GPE (Applicant) AHMM (Architect) DP9 (Planning Consultant) Kanda (Consultation)	<ul style="list-style-type: none"> • Cycle parking provision • Affordable workspace • Community investment • Consultation • Heritage • Employment
Team London Bridge BID	16.03.21	Team London Bridge GPE (Applicant) AHMM (Architect) DP9 (Planning Consultant) Kanda (Consultation)	<ul style="list-style-type: none"> • Servicing and operations • Affordable workspace • Heritage • Accessibility and permeability • Public garden • Cycle parking provision • Sustainability and environment

King's College London	18.03.21	King's College London GPE (Applicant) AHMM (Architect) DP9 (Planning Consultant) Kanda (Consultation)	<ul style="list-style-type: none"> • Height • Consultation • Affordable Workspace • Flexible floorspace • Commercial offer
Bankside Open Spaces Trust	24.03.21	Bankside Open Spaces Trust GPE (Applicant) AHMM (Architect) DP9 (Planning Consultant) Kanda (Consultation)	<ul style="list-style-type: none"> • Rooftop garden and planting • Retail offer • Servicing
Guy's and St Thomas' Foundation	25.03.21	Guy's and St Thomas' Foundation GPE (Applicant) AHMM (Architect) DP9 (Planning Consultant) Kanda (Consultation)	<ul style="list-style-type: none"> • Servicing • Rooftop garden • Sustainability • Affordable workspace • Site permeability and London Bridge station improvements • Height
Guy's and St Thomas NHS Foundation Trust	29.03.21	Guy's and St Thomas NHS Foundation Trust GPE (Applicant) AHMM (Architect) DP9 (Planning Consultant) Kanda (Consultation)	<ul style="list-style-type: none"> • Future occupiers • Flexible workspace • Affordable workspace • Servicing • Environment and sustainability • New London Underground entrance
Better Bankside	07.04.21	Better Bankside	<ul style="list-style-type: none"> • Servicing & transport • Accessibility • Energy and sustainability • Affordable workspace • Heritage • Cycle access • Frontages
Meeting with occupier of the site	11.03.21	Letter Sent by GPE	<ul style="list-style-type: none"> • Consultation • Programme

List of public consultation events carried out to date or planned:

Public consultation events	Date	Attendees	Summary of feedback
Public (virtual) exhibition	18 th March – 7 th April	Over this period the website received 217	7 completed online feedback forms

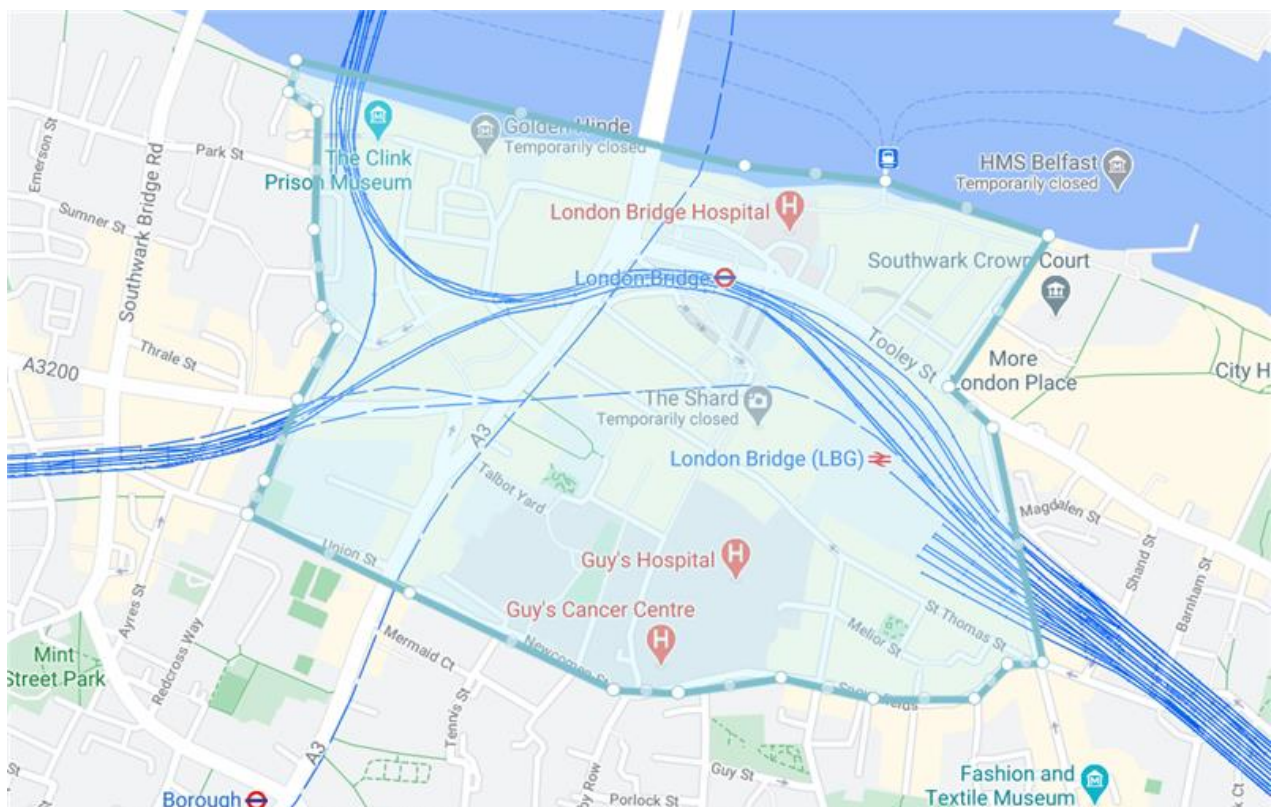
	Stakeholders notified 18 th , flyers landed 24 th March	page views from 185 different users	2 physical copy materials sent via post 4 inquiries lodged through online form
--	---	--	---

Refer to checklist in the development consultation charter for pre-application consultation requirements dependent on the scale of the proposed development.

Evidence of consideration of the following (this list is not exhaustive):

Demographic context:

- Who occupies the site? **Several commercial occupiers with long-term leases expiring.**
- Will they need to be relocated? On what basis? Will they be expected to return? **Businesses will be required to locate and have been kept well informed of their tenancy agreements, programme, and consultation progress.**
- Due regard to how the development might impact people differently depending on their race, age, gender reassignment, disability, sexual orientation, religion or belief, or sex. **Offer of printed materials free of charge for those without access to the internet. Translation services of printed materials are available and full translation of web-based content is accessible. Arranged meetings flexibility and by videoconference to ensure safety during Covid-19 guidance and respond to individual needs.**
- How the development fosters good relations between different groups in the community. **We have contacted and met with near neighbours, businesses, elected representatives, and wider community-based organisations in the Bankside and London Bridge areas.**
- Are there neighbours in close proximity? **There are a handful of residential addresses in close proximity to the site that will have received a consultation flyer in the below distribution area of 1,729 addresses:**



Cultural setting:

- Is the site in conservation area? **Borough High Street Conservation Area**
- Is the building listed? **Nos. 4-8 and 12-16 St Thomas Street (Grade II)**
- Is the site/building a place of community interest? **No.**

Highways:

- How is the site accessed? **Access to the Site will be via a proposed entrance from St Thomas Street, providing access to a dedicated service yard.**
- Will there be an increase in traffic during construction and once the new development is completed? **Construction and demolition works would generate short-term increases in vehicle movements on the highway in the vicinity of the site. It should also be noted that these increases would not be constant throughout the construction period.**

The proposed development will attract additional servicing and taxi trips compared to the existing situation. An impact assessment analysis has been undertaken which shows that these trips would have a negligible impact on the local highway network.

Other engagement:

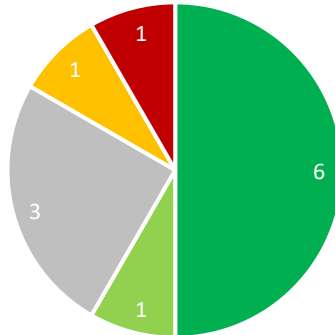
- Leaflet drop... **March 24th, 2021 to 1,729 addresses**
- Website <https://www.newcitycourt.com/> **live from March 18th, 2021 hosting virtual exhibition, scheme details, embedded feedback form, and project team contact details**

Ways to feedback responses were:

- Freepost feedback form
- Website – embedded feedback form
- Online contact form, dedicated telephone number and email address
- Videoconference stakeholder meetings

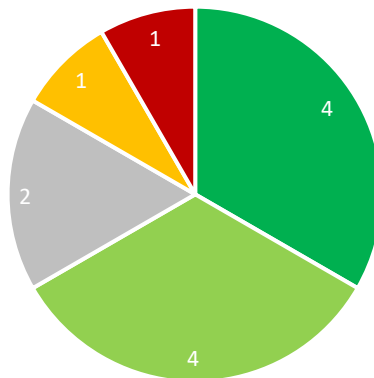
Support - public consultation summary (provide statistics)

To what extent do you agree/disagree with our proposal to deliver a significant amount of new affordable workspace at New City Court?



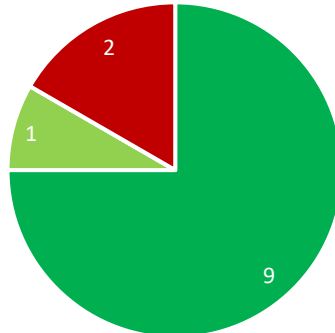
■ Strongly agree ■ Somewhat agree ■ No view ■ Generally disagree ■ Strongly disagree

To what extent do you agree/disagree with our proposal to deliver new commercial office space at New City Court?



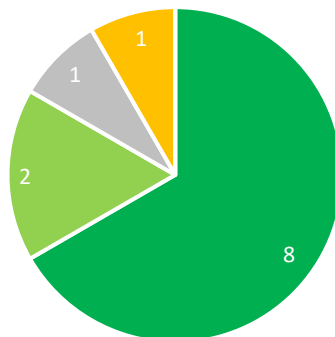
■ Strongly agree ■ Somewhat agree ■ No view ■ Generally disagree ■ Strongly disagree

To what extent do you agree/disagree with our proposal to deliver a new, publicly accessible 'rooftop garden at New City Court?



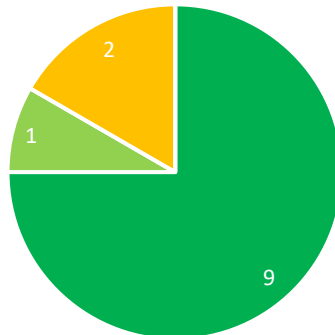
■ Strongly agree ■ Somewhat agree ■ No view ■ Generally disagree ■ Strongly disagree

To what extent do you agree/disagree with our proposal to deliver a new, publicly accessible 'rooftop garden at New City Court?



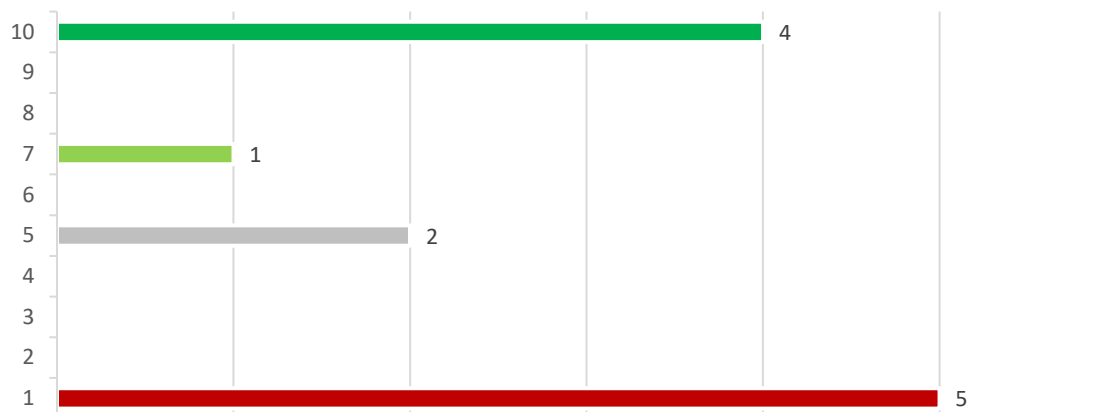
■ Strongly agree ■ Somewhat agree ■ No view ■ Generally disagree ■ Strongly disagree

To what extent do you agree/disagree with our proposals to sensitively refurbish the historic buildings on site (Georgian Terrace/Keats House)



■ Strongly agree ■ Somewhat agree ■ No view ■ Generally disagree ■ Strongly disagree

To what extent do you welcome the proposed reduction in height? On a scale of 1 – 10 with 1 being I do not welcome this, 10 being I fully welcome this, and 5 being neutral/no view.



Objection - public consultation summary (provide statistics)

You said, we did....

How have objections been addressed? (Provide statistics) Where objections have not been addressed, provide justification.

Treatment of 2018 Application

- Some residents have praised the 2018 application, preferring its design. The project team has been careful not to dismiss this application and let residents know of its planning status throughout.

Height

- Residents have mixed opinions about the reduction in height. Some believe the scheme should be much smaller and some wished for a taller design, similar to the 2018 submission. The project team has carefully considered the plans and articulated this change in height as a result of stakeholder feedback.

Affordable Workspace

- Some residents raised concerns over the price point of the affordable workspace and its potential to lie empty once built. Others were also concerned regarding the need for office space following the Covid-19 pandemic. We have explained the move to affordable workspace provision in comparison to the 2018 submitted scheme in line with stakeholder feedback and articulated the project team's belief in the need for modern & flexible office space post-pandemic.

Provide examples of all consultation materials

The **engagement summary** will be a validation requirement for any planning application. It should clearly set out how the feedback received has been addressed and how the community has shaped the proposed development. Where comments have not been addressed, this should be detailed and justified. This will be used to inform officer and committee reports.

Flyer





Great Portland Estates plc (GPE) are seeking to submit a new planning application for 4-26 St Thomas Street, known as New City Court.

As you may be aware, we have previously consulted on another application for the site (Ref: 18/AP/4039), which has yet to be determined by Southwark Council.

We still believe in the merits of the existing application as there are significant benefits for the local area that have been supported throughout its extensive consultation.

Now, we would be delighted to hear your thoughts on a new planning application, which still commits to local benefits in an office-led mixed-use development including a new entrance to London Bridge Underground Station, new public realm and walkways, a public rooftop garden, restaurants, café and retail opportunities.

In particular, we would appreciate your feedback before the end of **March 2021**.

Due to Government advice regarding COVID-19, we will be hosting an online public exhibition of our plans at the website: www.newcitycourt.com We are very keen for local residents to have their say on the plans before we submit a planning application to the London Borough of Southwark.

Accessibility to information at this time is vitally important. Should you require support or wish to have physical copies of the exhibition information then please don't hesitate to get in touch with us. You can leave feedback and request hard copies using the freepost form provided:



YOU CAN LEAVE FEEDBACK AND REQUEST HARD COPIES USING THE FREEPOST FORM PROVIDED:



NAME:

.....

EMAIL:

.....

ADDRESS:

.....

POSTCODE:

.....

ANY COMMENTS:

.....

.....

REQUEST FOR PRINTED CONSULTATION MATERIALS ☐

OPT IN: All information you give us will be treated confidentially and only used in connection with the project. We may use the information you provide to keep you up to date with the project. If you would like us to keep you updated, please tick this box ☐

Once we have received this information, we will send out a pack to the address above. Due to the current restrictions, this may take a week to process.



Freepost Plus RUAE–BZXR–EELX
KAN0004 NCC
1st Floor
44-48 Paul Street London
EC2A 4LB

Virtual & Printed Exhibition Boards

NEW CITY COURT

WELCOME

Welcome to this Virtual Exhibition showcasing Great Portland Estates plc (GPE)'s plans for 4 - 26 St Thomas Street, known as New City Court.

Due to government advice regarding COVID-19, we will be initially hosting our consultation 'at-a-distance' via online tools, by post, and through video-conference sessions.

This 'Virtual Exhibition' provides all of the information that is typically conveyed at a face-to-face meeting. A feedback form on these plans is also available at www.newcitycourt.com which we would encourage all participants to complete.

If you would like to have or share a physical copy of this information, then please do get in contact with the team on NewCityCourt@KandaConsulting.co.uk who will be happy to help.

GREAT PORTLAND ESTATES



View of our proposals for New City Court from the London Bridge Underground station (2021 design)

NEW CITY COURT TODAY

NEW CITY COURT

Site history

This area of Southwark has long enjoyed a prominent position in the story of London's development: London Bridge was the first crossing point built across the Thames by the Romans around AD 50.

Historical records show that the New City Court site held a variety of uses including a church, burial site, and coaching inn with stable-yard. Throughout history, openings and routes through the site have been a recurring characteristic of its layout.

The current site is composed of ten separate buildings that were linked together in a 1980s redevelopment of the site.

The original façade of the unlisted Keats House remains, originally constructed in the 1800s as a Victorian Villa. However, the rear of the building was removed in the 1980s in conjunction with the redevelopment of the site.

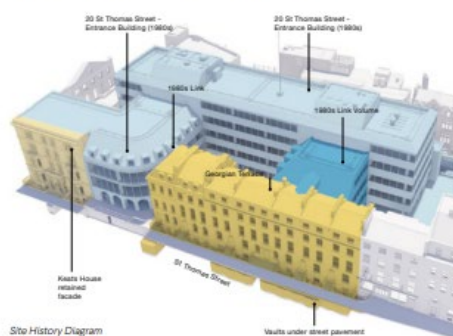
The Grade II Listed Georgian Terrace was originally built by Guy's and St Thomas's Hospital to house doctors. The internal layout and some exterior features were heavily altered and re-arranged in the 1980s.

The majority of the site is taken up by this 1980s office block which sharply contrasts with the site's historical assets and removed outdoor spaces and closed off historic routes into and across the site.

Opportunity Area

New City Court sits within the London Bridge, Borough & Bankside Opportunity Area and the Central Activities Zone (CAZ).

Opportunity Areas are identified as having significant capacity for development. The Area has an indicative capacity for a minimum of additional 5,500 new jobs that will significantly contribute to both Southwark's and London's post-pandemic recovery. In addition, London's CAZ is the primary location for commercial activity in the capital.



Conservation Area

The site is also within the Borough High Street Conservation Area. A Conservation Area is "of special architectural or historic interest", and in this area local buildings were mostly built in the 18th, 19th, and early 20th century "designed on Classical principles". This means we will need to consider the building's design, its relationship with the conservation area, as well as undergo extra layers of planning scrutiny with specialist officers.



2 out of 10

CONSULTATION TO DATE

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We have previously consulted on an alternative proposal for New City Court since 2017 that you may be aware of. A planning application was submitted to the London Borough of Southwark in December 2018. To date, a decision has not been made on the application.

We still believe in the merits of the scheme, which could deliver significant benefits to the local area that were supported throughout our extensive consultation.

However, in order to explore alternative solutions for how the site could be redeveloped we have taken the decision to progress a new application and we aim to submit this in Spring (2021).

We would welcome your feedback on this new scheme.

Our new proposal will still look to provide the key public benefits of the 2018 scheme, whilst making some alterations:

- Improved sustainability and **net zero-carbon credentials**
- A significant **reduction in height**
- **Re-designed flexible workspaces** with post-pandemic work habits in mind
- A significant **increase in affordable workspace**
- A **vibrant and publicly accessible rooftop garden**
- A **revised servicing strategy** in line with feedback



2018 Scheme from London Bridge



2018 Scheme Aerial Night-time Shot

8 out of 18



A NEW CITY COURT

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We want to provide a high-quality, office-led mixed-use development:



Over 55,000 sqm of high-quality office floorspace, equating to c. 9% of Southwark's projected office floorspace target to 2041.



c. 5,528 sqm of flexible affordable workspace, designed to meet the needs of a range of small Southwark businesses and start-ups.



Advancing the future Med Tech Hub of start-ups and SMEs co-located in close proximity to Guy's and St. Thomas' Hospital. Designed **for specialist working environments with sustainability and marketability built-in.**



800 sqm of retail/food and drink floorspace, adding to London Bridge's retail offer, activating the public realm, and creating new local amenity.



A new London Bridge Station tube entrance, opening onto a new square to help alleviate congestion at peak times



New public routes, providing efficient and historical footfall to ease overcrowded pavements



Recreating the site's historical courtyard and open feel, safely accessible to the public 24/7



Heritage celebrated, by **restoring the Georgian terrace** and retaining Keats House



New publicly accessible rooftop terrace and woodland garden with world class planting, stunning views, and commercial activity

8 out of 18



NEW ROOFTOP GARDEN

We are proposing an entirely new public terrace at the level 24, providing inspiring 360° rooftop views of Borough and beyond.

Covid-19 has highlighted the importance of access to high-quality outdoor space and nature, particularly in this area of central London, which will be free and publicly accessible by dedicated lift from the ground floor.

Landscaping

Our 'Woodland in The Sky' is an immersive experience with glades opening out to viewing perches. The woodland will comprise a mix of evergreen and deciduous planting to ensure there is always a robust green presence, even during the winter months.

A pavilion (the 'Jar') with accessible paths and inclusive seating areas for children and adults will broaden visitors' experiences of woodlands. Members of the local community and school groups will be able to use it in all seasons to explore natural habitats, biodiversity, and ecological resilience to climate change.

A reserve 'ribbon' around the edge of the terrace will be as a refuge for local wildlife and medicinal plants integral to the history of John Keats and Guys Hospital. Ribbon visitors will be allowed at intervals in order to encourage wildlife and regeneration.

These habitats will connect with planting on balconies, lower terraces, and the ground to create new resources for local wildlife from the street to roof.

A new restaurant and cafe will provide refreshments and a venue for events and gatherings in this richly planted woodland environment.



Proposed Roof Gardens - View Southeast



BOST Future Gardeners Event



The public roof gardens

Social value

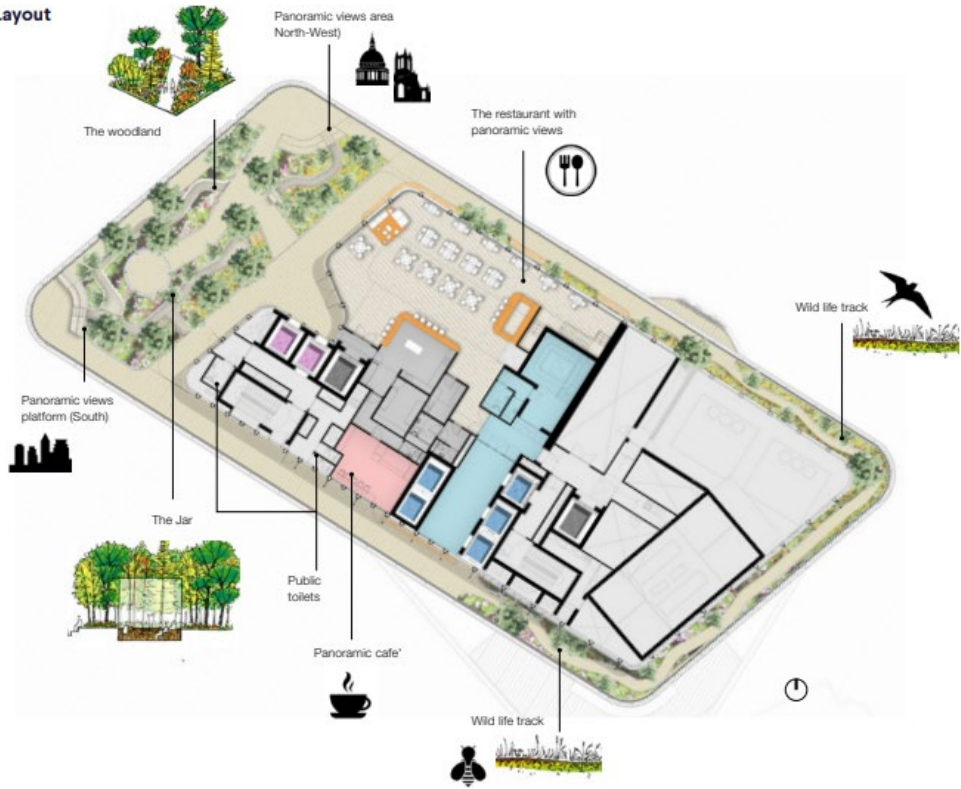
GPE are committed to continuing their support and collaboration with Bankside Open Spaces Trust's Future Gardeners programme. In February 2020, the next class of ten Gardeners braced the cold atop of 20 St Thomas Street, to gain vital training and core skills in the horticulture industry.

One Future Gardener said: "My knowledge has increased, feeling more confident to move onto the next stage in my life". To learn more about BOST's Future Gardeners Programme click [here](#).



Proposed Roof Gardens - View North

Roof Level Layout



REVISED ARCHITECTURE

The provision of a 'tall' building is established through the Opportunity Area, position within the CAZ, as well as several existing and emerging schemes in a cluster along St Thomas Street such as Guy's Tower, Capital House, Shard Place, The News Building, Vinegar Yard, and The Shard.

We have carefully considered the conservation area, protected views of St Paul's, and key local views from landmarks and roads, to architecturally complement a unique street that boasts both listed Georgian terraces and The Shard.

Following feedback from stakeholders, we have incorporated a reduction in height of 40m in comparison to the scheme submitted in 2018.

This reduction amounts to 11 storeys in total and will mean the proposals will stand at circa 100m tall, or 26 storeys (plus mezzanine and two basement levels).

In addition, we have taken an alternative approach to the façade through the use of lighter materials and by softening the building's corners, meaning that the visual impact of the building is reduced.



NEW RESTORATION OF OLD BUILDINGS

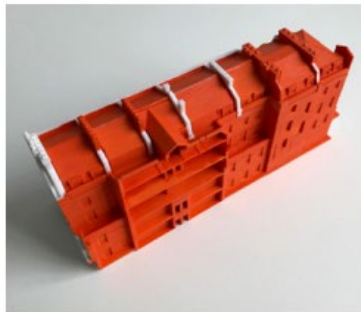
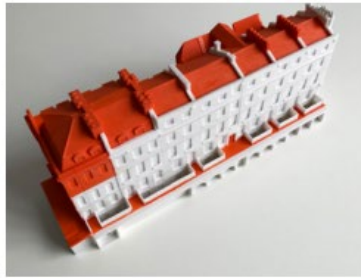
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During the site's redevelopment in the 1980s, the fabric of the historic buildings was significantly altered to its detriment. Our proposed high-quality architecture is sensitively designed to respect local heritage.

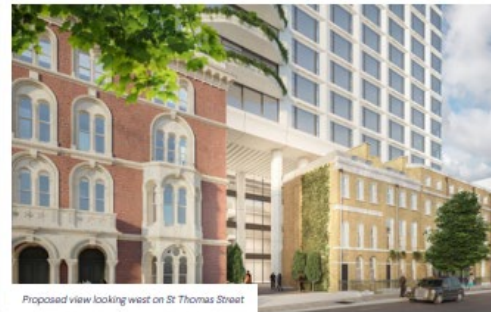
- Sympathetic restoration of the Georgian terrace, improving the setting along St Thomas Street and to the rear in the new public realm as well as reinstating a more authentic layout of the spaces.
- Reconstruction and improvement of Keats House, enhancing the character and appearance of the listed buildings.
- Improving the view of neighbouring listed buildings, such as The Old King's Head pub, through new vantage points within the proposed public realm.
- Following feedback from stakeholders and Historic England, we have removed the originally proposed retail in the historical buildings and replaced it with affordable workspace.

Key:

- **White** = original Georgian Terrace elements to be retained
- **Red** = fabric that was added or adversely altered in the 1980s redevelopment



Proposed Rear View of Georgian Terrace



Proposed view looking west on St Thomas Street

3 out of 18
◀ ▶

NEW AFFORDABLE WORKSPACE

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We have quadrupled the amount of affordable workspace in New City Court from the 2018 proposals, now totalling 10% of all office space in the development.

5,528 sqm is included in total. The affordable workspace will be located within the refurbished Georgian terraces, Keats House, and in the main building.

These high-quality office spaces will be flexible, sustainably designed and expertly managed, to meet the needs of small-medium sized Southwark businesses and start-ups.

Our diverse mix of workspaces will benefit from all that New City Court has to offer including excellent transport links, new retail, and new public space in the heart of the London Bridge area.

Post-Covid, we are acutely mindful of the changes to work habits and relationship between workers, employers, and the environment. Flexibility is built in to support wellbeing and environmental sustainability.

The building can evolve over time and allows us to respond efficiently to potential future uses and market trends, as well as operator and local community needs. By offering this flexibility there may be opportunities for our business occupiers to scale-up or down within New City Court.



Affordable Workspace Precedent



Proposed Affordable Workspace in Georgian Terraces



10 out of 18
◀ ▶

Affordable Workspace Location: Level 2 Example

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A NEW SENSE OF ARRIVAL

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A major benefit of the proposals will be the significant improvements to the public space in the immediate area.

Stakeholder feedback has highlighted the need to create 'a new sense of arrival' for people in the Borough & London Bridge area which is currently overcrowded. Footpaths are congested and at full capacity, which is compounded at peak times, with an increased risk of pedestrian spill-over into the road.

Permeability through the site will be created via three new entrances from St Thomas Street connecting to King's Head Yard, Borough High Street, and the London Underground entrance, boosting visibility of the Old King's Head pub.

The interconnectivity of the site will be enhanced through a covered public colonnade that runs from St Thomas Street to the newly created tube station entrance new retail, office reception, and dedicated lift to public garden.

This public space will be open 24/7 and maintained by GPE to ensure the area is vibrant and safe.



13 out of 18

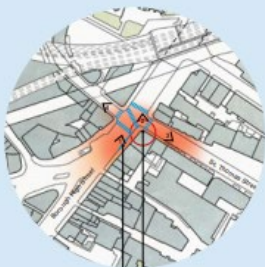
London Bridge Station Entrance

The existing London Bridge Underground entrance on Borough High Street suffers from severe overcrowding, poor pedestrian safety, and does not support an efficient flow of pedestrian traffic.

We have worked with TfL and stakeholders to create a brand-new entrance to the tube station that will greatly enhance capacity and provide new routes to relieve the strain on current pavements to St Thomas Street and Borough High Street.

We will provide a new exit directly onto the New City Court public square. Meaning that users can now emerge and immediately continue their journeys east or south/east through the historic yards and relieve pressure on Borough High Street.

This new entrance will link the high street and courtyard plus improve the visibility of new and existing shops.



Overcrowded pinch-point



View from King's Head Yard

NEW CITY COURT

13 out of 18
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A NEW SERVICING ARRANGEMENT

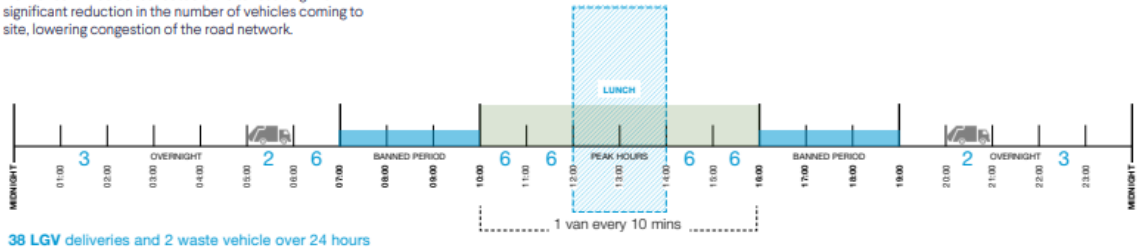
NEW CITY COURT

Following stakeholder feedback, we have moved the proposed servicing to be completely on-site, with access now provided from St Thomas Street instead of King's Head Yard.

At ground floor in the eastern portion of the site, two disabled spaces and two LGV spaces will be included in the loading bay. No heavy goods vehicles are granted access, and we have reduced the number of vehicular trips compared to our original scheme by roughly 75%.

We have ensured that servicing and delivery trips are not generated during those busiest times for residents and workers with no servicing and delivery trips taking place between 7-10am, 12-2pm, and 4-7pm.

Deliveries will be consolidated off-site resulting in a significant reduction in the number of vehicles coming to site, lowering congestion of the road network.



38 LGV deliveries and 2 waste vehicle over 24 hours

Servicing Timeline

14 out of 18
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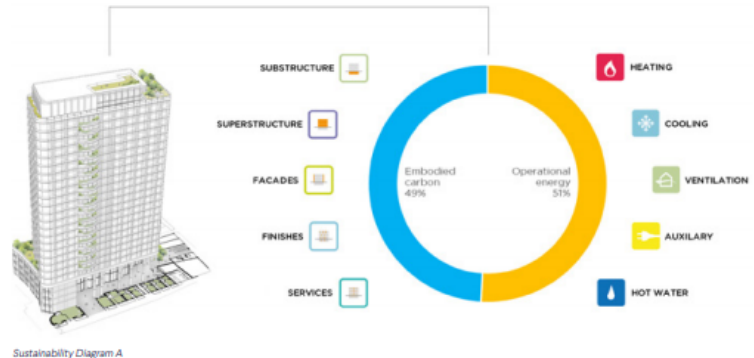
A NEW APPROACH TO SUSTAINABILITY

NEW
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GPE is committed to integrating sustainability throughout the design, construction, and operation of our properties to meet the requirements of our occupiers, enhance local communities, and minimise their environmental footprint.

We have pledged to:

- Decarbonise our business to become **net zero by 2030 (20 years ahead of UK target)**;
- Design **climate change resilient** and adaptable spaces;
- Create **a lasting positive social impact** in our communities; and
- Put **health and wellbeing** front and centre.



We believe our new scheme has improved social and environmental credentials. We have taken the approach to build-in sustainability first through design, rather than apply it to the building later.

The previous scheme is three years old and technology as well as targets move on. We have committed New City Court to net zero carbon in response to Southwark Council's declaration of a Climate Emergency with a long-term aspiration to be fossil-fuel free.

15 out of 18

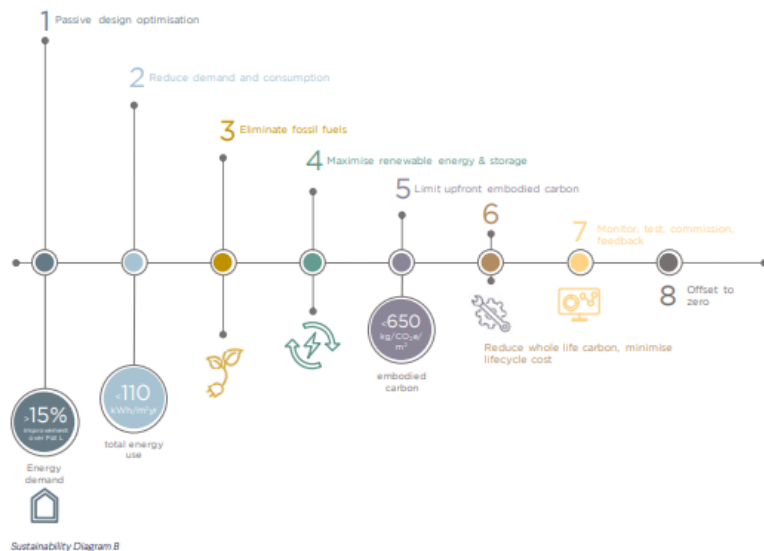
NEW
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We have carried out extensive research in order to find ways of reducing carbon and operational energy through construction, design, and once built:

- Focusing on the structure of the building, replacing cement, and introducing 'CEM Free' concrete.
- Providing efficient materials making them do two or three jobs such as embedding cooling solutions within the concrete itself.
- Utilising all electric solutions for heating through use of air-source heat pumps and potential link up to district energy networks
- Improving ventilation throughout the year to reduce the reliance on machinery
- Simplifying construction by introducing prefabricated elements and sustainable procurement in selecting low carbon products.

We will achieve industry-recognised scores of:

- Surpassing RIBA's 2025 Climate Change targets
- BREEAM Excellent with an aspiration for Outstanding
- Well Gold with an aspiration for Platinum
- NABERS 4.5 stars with an aspiration for 5 stars



16 out of 18

MORE BENEFITS

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Our proposals for New City Court will have added economic and employment benefits including:



Significant Mayoral and Southwark Community Infrastructure Levy **contributions, totalling c. £11.5m**, to assist in the provision of infrastructure improvements for the borough and wider London.



Section 106 contributions, including **an estimated £2m in financial contributions** and a series of in-kind contributions including significant improvements to the surrounding public realm and St Thomas Street.



Generating **c. £11m per annum in business rates contributions**, which will be retained in full by Southwark.



£870,000 in local expenditure each year during the construction phase



c. 2,300 total net additional jobs across the Site during operation, which is expected to support over £5m in additional local expenditure each year.



c. 575 construction jobs on site throughout the demolition and construction period, which is expected to result in £870,000 in local expenditure each year during this period.

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◀ ▶

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NEXT STEPS

Thank you for taking the time to look through our proposals for New City Court. We hope you found this Virtual Exhibition informative and useful.

We would be delighted if you could leave your thoughts in the interactive feedback form located on newcitycourt.com/virtualexhibition. We plan to submit our new planning application to Southwark Council soon.

In the meantime, if you have any questions, or know someone who requires support accessing this information and may require physical copies, please do get in touch with the project team on the details below:



newcitycourt.com



NewCityCourt@KandaConsulting.co.uk



0203 900 3676




View of our proposals for New City Court from the London Bridge Underground station (2021 design)

18 out of 18
◀ ▶

Postal Feedback Form

Have Your Say!



Please fill in the feedback form below and return to us as soon as you can. You can post this back to us free of charge or email us at newcitycourt@kandaconsulting.co.uk

Name:

Email:

Postcode:

Have you previously been involved with consultation on the proposals for New City Court?

1 Strongly disagree
2 Disagree
3 Neutral
4 Agree
5 Strongly agree

To what extent do you agree/disagree with our proposals to provide new and improved access to the London Bridge underground station?

1 Strongly disagree
2 Disagree
3 Neutral
4 Agree
5 Strongly agree

To what extent do you agree/disagree with our proposal to deliver a significant amount of new affordable workspace at New City Court?

1 Strongly disagree
2 Generally Disagree
3 Neutral
4 Agree
5 Strongly agree

To what extent do you agree/disagree with our proposals to sensitively refurbish the historic buildings on site (Georgian Terrace/Keats House)?

1 Strongly disagree
2 Disagree
3 Neutral
4 Agree
5 Strongly agree

To what extent do you agree/disagree with our proposal to deliver a significant amount of new affordable workspace at New City Court?

1 Strongly disagree
2 Disagree
3 Neutral
4 Agree
5 Strongly agree

To what extent do you welcome the proposed reduction in height?

1 Unwelcome
2
3
4
5
6
7
8
9
10 Welcome

To what extent do you agree/disagree with our proposal to deliver new commercial office space at New City Court?

1 Strongly disagree
2 Disagree
3 Neutral
4 Agree
5 Strongly agree

To what extent do you agree/disagree with our proposal to deliver a new, publicly accessible rooftop garden at New City Court?

1 Strongly disagree
2 Disagree
3 Neutral
4 Agree
5 Strongly agree

Any other comments:

OPT-IN: All information you give us will be treated confidentially and only used in connection with the project. We may use the information you provide to keep you up to date with the project. If you would like us to keep you updated, please tick this box ☐



1




Freepost Plus RUAE-BZXR-EELX
KAN0004
1st Floor
44-48 Paul Street
London
EC2A 4LB

A3 Site Notice


NEW CITY COURT


HAVE YOUR SAY ON THE PROPOSED REDEVELOPMENT OF NEW CITY COURT.


To view the virtual exhibition please visit:





OR GET IN CONTACT VIA:


 0203 900 3676

 newcitycourt@kandaconsulting.co.uk


 newcitycourt.com

 FAO KAN0004, 44 - 48 Paul Street, London, EC2A 4LB






Proposed View from King's Head Yard



View of our proposals for New City Court from the London Bridge Underground station (2021 design)



View of proposed rooftop public realm

KANDA

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KANDA