

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 Hounbo, 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)	<ul style="list-style-type: none"> • Height • Consultation • Affordable Workspace

		DP9 (Planning Consultant) Kanda (Consultation)	<ul style="list-style-type: none"> • 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 Stakeholders notified 18 th , flyers landed 24 th March	Over this period the website received 217 page views from 185 different users	7 completed online feedback forms 2 physical copy materials sent via post

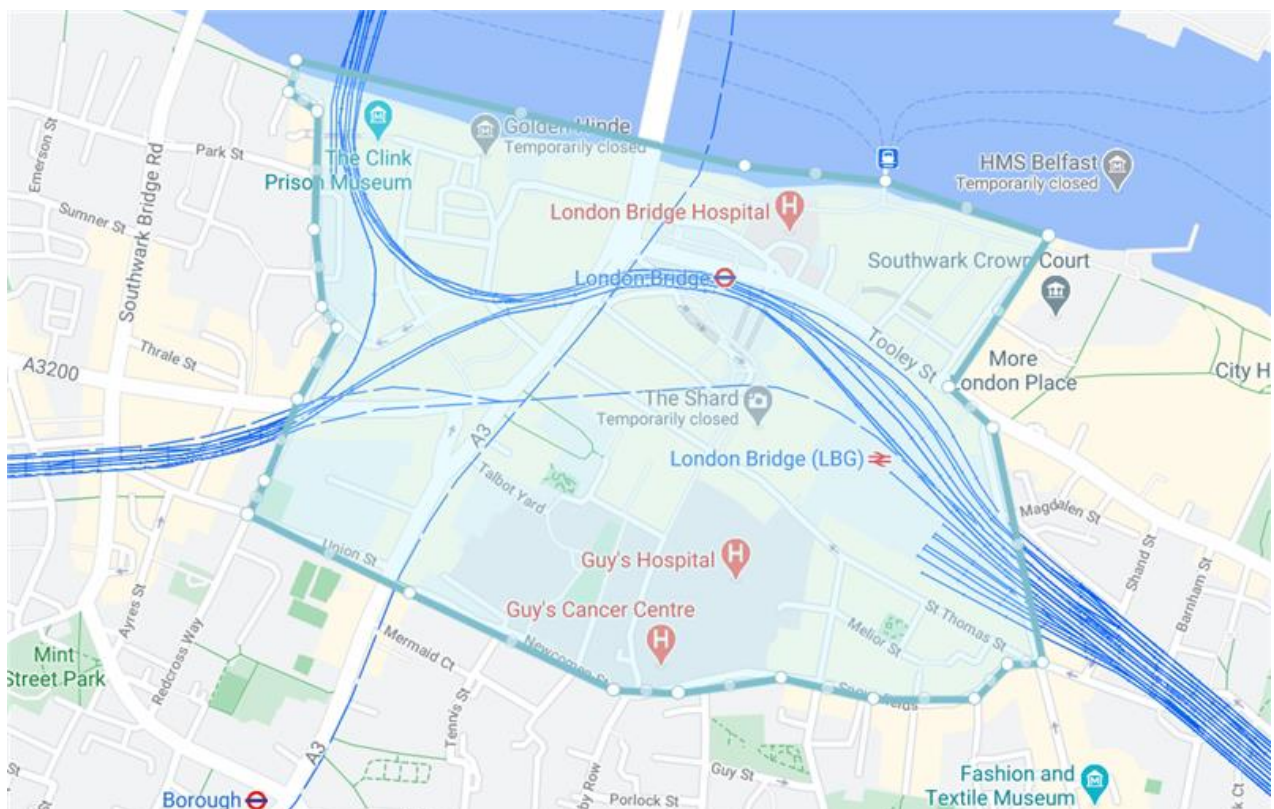
			4 inquiries lodged through online form
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Refer to checklist in the development consultation charter for pre-application consultation requirements dependent on the scale of the proposed development.

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:

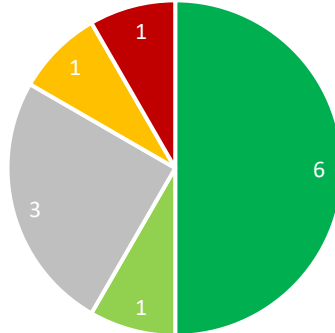
- Leaflet drop... **March 24th, 2021 to 1,729 addresses**
- Website <https://www.newcitycourt.com/> **live from March 18th, 2021 hosting virtual exhibition, scheme details, embedded feedback form, and project team contact details**

Ways to feedback responses were:

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

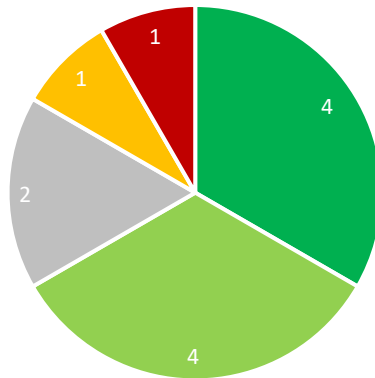
Support - public consultation summary (provide statistics)

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



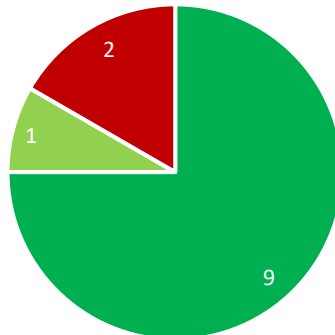
■ Strongly agree ■ Somewhat agree ■ No view ■ Generally disagree ■ Strongly disagree

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



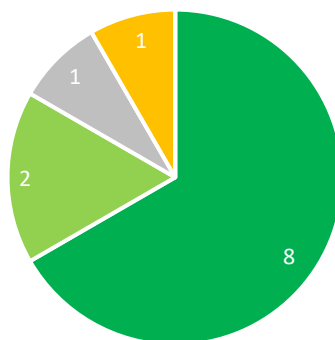
■ Strongly agree ■ Somewhat agree ■ No view ■ Generally disagree ■ Strongly disagree

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



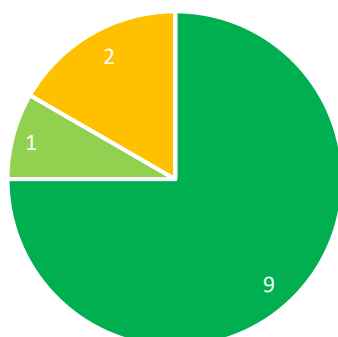
■ Strongly agree ■ Somewhat agree ■ No view ■ Generally disagree ■ Strongly disagree

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



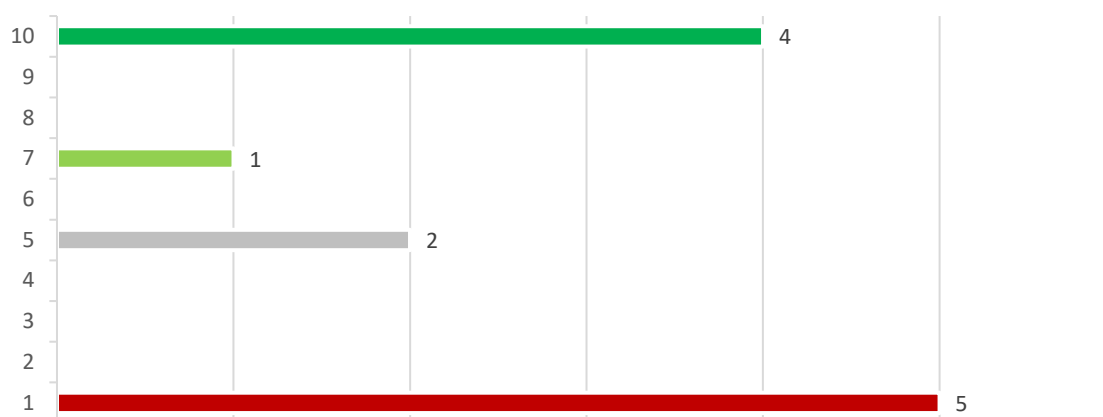
■ Strongly agree ■ Somewhat agree ■ No view ■ Generally disagree ■ Strongly disagree

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.

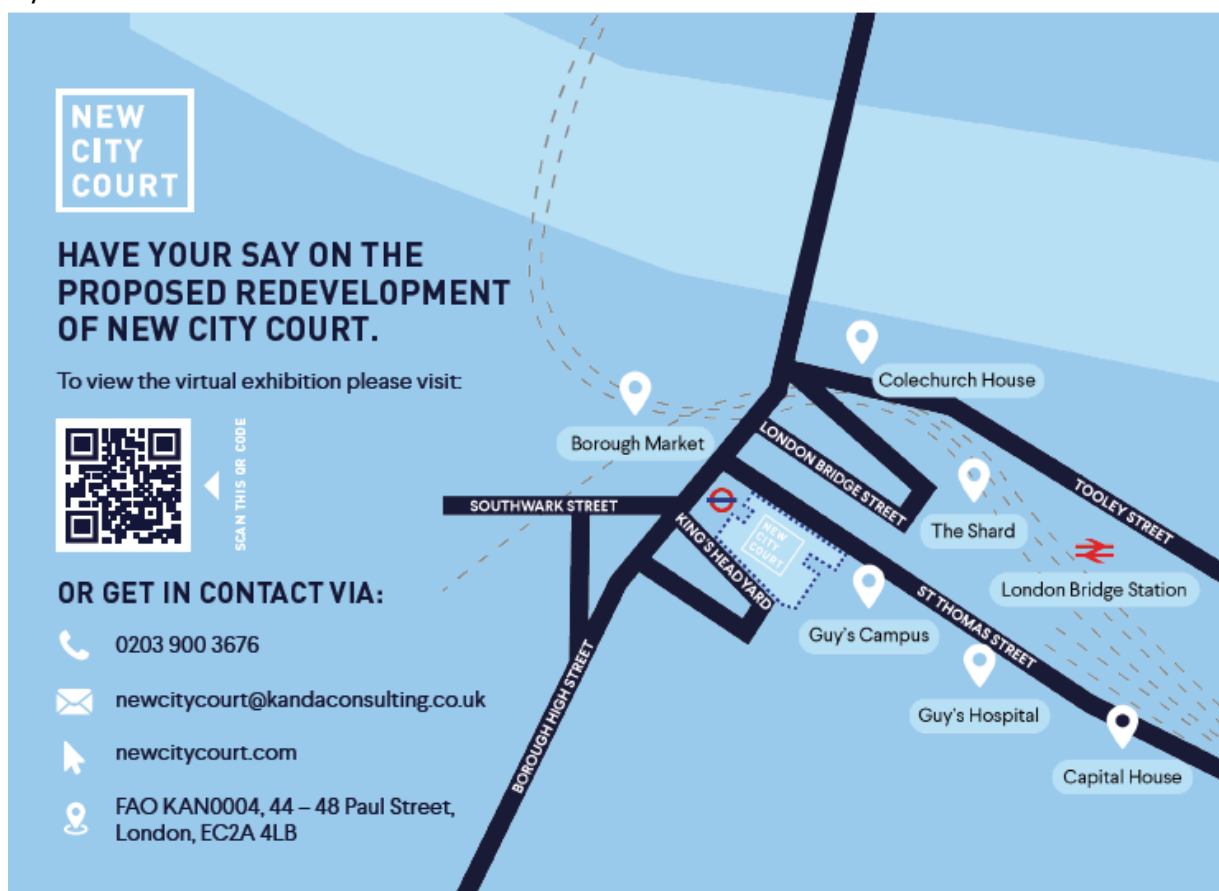
Affordable Workspace

- 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:

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ADDRESS:

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POSTCODE:

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ANY COMMENTS:

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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.

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

Virtual & Printed Exhibition Boards

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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.





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

NEW CITY COURT TODAY

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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.

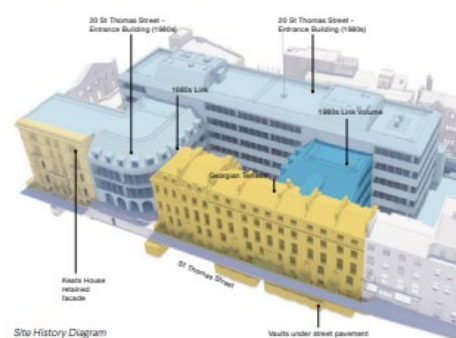
Opportunity Area

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.



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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

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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

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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.

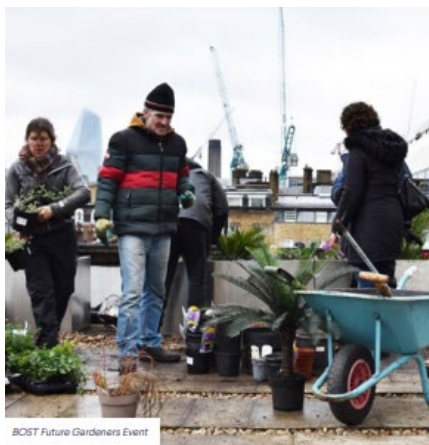
A reserve 'ribbon' around the edge of the terrace will be as a refuge for local wildlife and medicinal plants integral to the history of John Keats and Guys Hospital. Ribbon visitors will be allowed at intervals in order to encourage wildlife and regeneration.

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

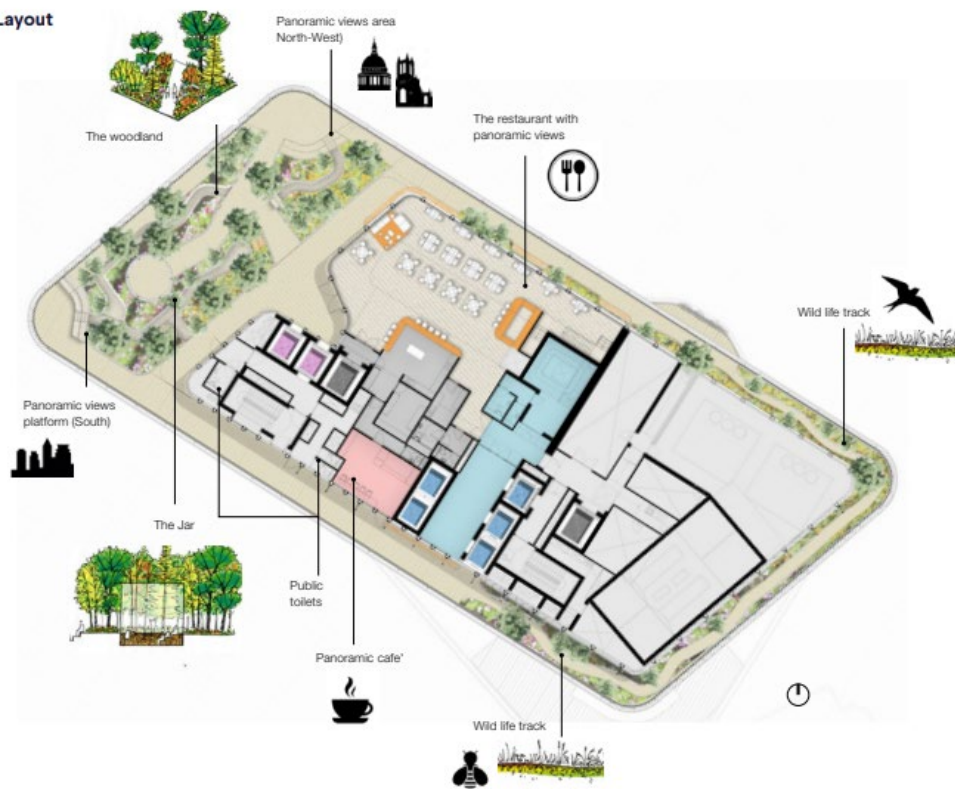
GPE are committed to continuing their support and collaboration with Bankside Open Spaces Trust's Future Gardeners programme. In February 2020, the next class of ten Gardeners braced the cold atop of 20 St Thomas Street, to gain vital training and core skills in the horticulture industry.

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



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REVISED ARCHITECTURE

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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.



London Aerial Cluster



2021 Scheme from London Bridge

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NEW RESTORATION OF OLD BUILDINGS

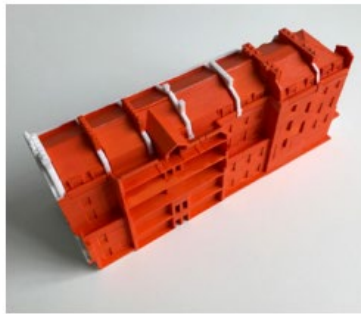
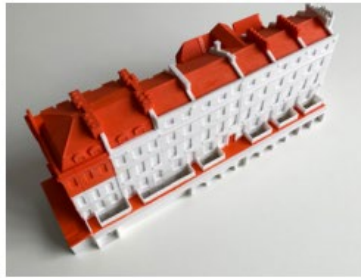
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During the site's redevelopment in the 1980s, the fabric of the historic buildings was significantly altered to its detriment. Our proposed high-quality architecture is sensitively designed to respect local heritage.

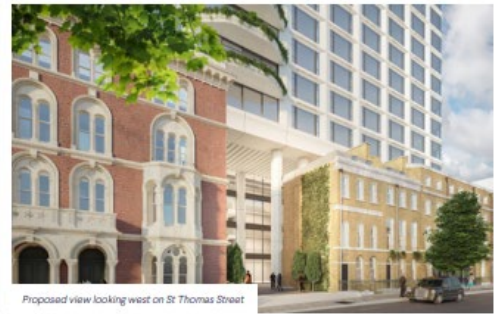
- Sympathetic restoration of the Georgian terrace, improving the setting along St Thomas Street and to the rear in the new public realm as well as reinstating a more authentic layout of the spaces.
- Reconstruction and improvement of Keats House, enhancing the character and appearance of the listed buildings.
- 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

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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



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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 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.



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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

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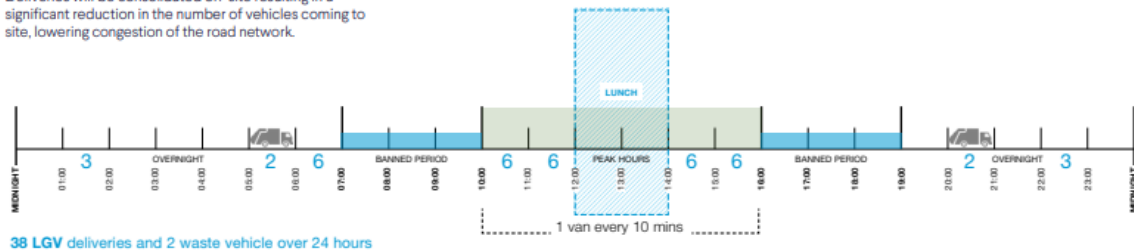
A NEW SERVICING ARRANGEMENT

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

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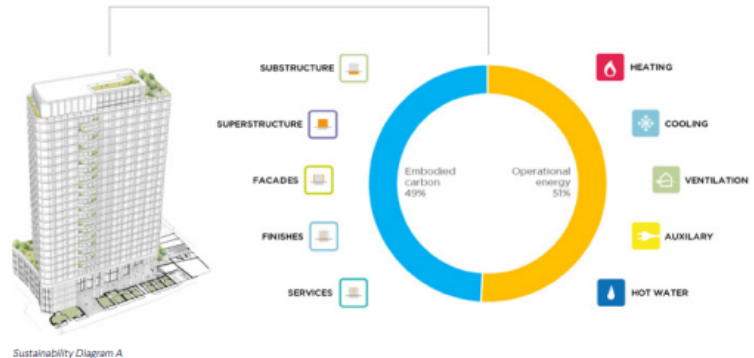


A NEW APPROACH TO SUSTAINABILITY

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.

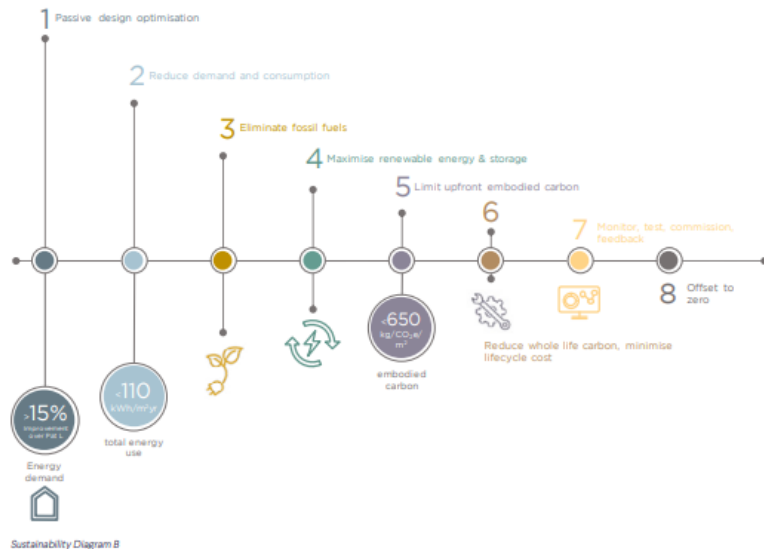
The previous scheme is three years old and technology as well as targets move on. We have committed New City Court to net zero carbon in response to Southwark Council's declaration of a Climate Emergency with a long-term aspiration to be fossil-fuel free.

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



MORE BENEFITS

NEW
CITY
COURT

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
◀ ▶

NEW
CITY
COURT

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!

**NEW
CITY
COURT**

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 ☐



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A3 Site Notice

NEW CITY COURT

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

To view the virtual exhibition please visit:

 [SCAN HERE TO VIEW](https://www.newcitycourt.com)

OR GET IN CONTACT VIA:

0203 900 3676
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newcitycourt.com
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