

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

4th November 2021

BY EMAIL

Dear Victoria,

Response to RPS letter of objection to the redevelopment of New City Court, 4-26 St Thomas Street, London SE1 9RS

The Townscape Consultancy (formerly Peter Stewart Consultancy) has reviewed the RPS objection letter of 20 September 2021, submitted on behalf of Teighmore Limited, LBQ Six Limited, The Place London Bridge Limited, and LBQ Fielden Limited. Our response to those points in the letter that relate to townscape, visual impact and built heritage is set out below.

Built Heritage

Pages 4-5 of the RPS letter discuss effects on heritage. We stand by our assessment of effects on heritage, which can be found in ES Part 3, Section 2: Built Heritage Assessment (BHA).

Townscape and Visual Impact

Pages 5-11 of the RPS letter discuss effects on the following views set out in the table below. We stand by our assessment of effects on these views contained in ES Part 3, Section 1: Townscape and Visual Impact Assessment (TVIA).

View identified by RPS	PSC TVIA reference
Strategic View from Kenwood to St Paul's Cathedral (Assessment Point 3A.1)	See TVIA views 5 and 5.1 (pages 70 and 74)
World Heritage Site View from the Inner Ward of the Tower of London	See TVIA view 21 (page 146)
River Prospect from Southwark Bridge (Assessment Point 12B.1)	See TVIA view 12 (page 110)
Local View from London Bridge towards Southwark	See TVIA view 18 (page 134)

Local View from Red Cross Garden	See TVIA view 30 (page 182)
Local View from Southwark Street / Southwark Bridge Road	See TVIA view 34 (page 198)
Local View from Southwark Street – east of railway bridge	See TVIA view 33 (page 194)
Local View from Borough High Street – St. Saviour's Southwark War Memorial	See TVIA view 35 (page 202)
Local View from Southwark Street / Stoney Street	See TVIA view 36 (page 206)
Local View from George Inn Yard	See TVIA view 38 (page 214)
Local View from Guys Courtyard	See TVIA view 40 (page 222)
Local View from Guys Hospital North Quad	See TVIA view 41 (page 226)
Local View from St. Thomas Street / London Bridge Street	See TVIA view 42 (page 230)
Local View from Borough High Street / Bedale Street	See TVIA view 46 (page 246)
Local Views over Southwark Cathedral	See TVIA views 48 - 53 (pages 254 - 277)

Regards,



Jonathan Freeman
Associate

cc. Peter Stewart, Board Director – The Townscape Consultancy

For and on behalf of The Townscape Consultancy Ltd.