

23rd July 2021

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Dear Victoria

NEW CITY COURT, 4-26 ST THOMAS STREET, LONDON, SE1 9RS
SUBMISSION OF REVISIONS TO PLANNING APPLICATIONS 21/AP/1361 & 21/AP/1364

On behalf of our client, GPE (St Thomas Street) Limited ('the Applicant'), please find enclosed revised submission documents relating to planning application and listed building consent references 21/AP/1361 & 21/AP/1364 (the 'Application') for the redevelopment of New City Court, 4-26 St Thomas Street, London, SE1 9RS ('the Site' or 'the Proposed Development').

It is proposed to amend the Proposed Development to incorporate a series of improvements to the detailed design and energy strategy ('the Proposed Amendments'). In addition to the Proposed Amendments, information is also submitted in response to the consultation comments received from the GLA, LUC and Bankside Open Spaces Trust (BOST).

Proposed Amendments

In summary, the Proposed Amendments to the Proposed Development include the following:

- Improvements to the detailed design of the southern elevation, including provision of integrated photovoltaic panels and balconies, enhancing the operational energy strategy and urban greening factor;
- Reconfiguration of basement levels to facilitate the relocation of the Keats House façade, improve building management facilities and respond to UKPN comments;
- Improvements to Building Management facilities to enhance access and security measures;
- Development of façade to allow for safety egress from the BMU and overall maintenance of the building envelope;
- Introduction of additional security measures, including bollards, along the base of the building at St Thomas Street and King's Head Yard.

The Proposed Amendments seek to improve and refine the current proposals through a series of minor alterations. The external alterations will enhance the appearance of the south elevation in both short- and long-range views, whilst further improving the proposed energy and sustainability strategy through the innovative use of photovoltaic panels and inset balconies providing amenity for future occupants and further opportunity for vertical greening. The proposed alterations at roof level, ground floor and basement level will also facilitate improvements to the overall maintenance and security of the Proposed Development. A robust assessment of the Proposed Amendments is provided in the supporting revised reports and addenda.

Proposed Area Comparison

The Proposed Amendments will result in minor changes to the proposed areas, mainly occurring at basement level. A comparison area schedule has been set out below.

Use	Use Class	Proposed (GIA sqm)	Comparison (GIA sqm)	Proposed (GEA sqm)	Comparison (GEA sqm)
Office	Class E	44,141	-171	46,422	-429
Affordable Workspace	Class E	4,908	-109	5,449	259
Flexible Office / Retail	Class E	328	-12	358	-2
Food and Drink	Class E	421	0	450	-142
Rooftop Garden Access	Class E	183	-25	194	-26
Shared Facilities and Plant	Class E	5,480	+237	5,897	-158
Total	-	55,461	-80	58,770	-498

The original assessments submitted in support of the Application have been reviewed to consider any changes or re-analysis required as a result of the Proposed Amendments. Where required, the reports have been revised and/or additional information provided. The conclusions of the original assessments remain unchanged, but further detail is provided in the supporting revised reports and addenda, which includes an EIA Statement of Conformity.

Revised Submission Documents

In addition to this covering letter, we enclose the following documents in support of the application which have been prepared either as addenda documents to supplement the original submission, or as updated reports to supersede the original submission documents:

- Design and Access Statement Addendum, prepared by AHMM;
- Landscape Strategy Addendum, prepared by MRG Studio;
- Transport Assessment Addendum, prepared by TPP;
- Delivery Servicing and Waste Management Plan Addendum, prepared TPP;
- Interim Travel Plan Addendum, prepared by TPP;
- EIA Statement of Conformity, prepared by Waterman;
- TVIBHA Addendum (ES Part 3), prepared by PSC & Miller Hare;
- Air Quality Neutral Assessment Update (ES Appendix 9.3), prepared by Waterman;
- Updated Flood Risk Assessment (ES Appendix 11.1), prepared by AKT II;
- Updated Drainage Strategy Report (ES Appendix 11.2), prepared by AKT II;
- Updated Basement Impact Assessment, prepared AKT II;
- Updated Structural Statement, prepared AKT II;
- Updated Biodiversity Net Gain Report, prepared by Waterman;
- Updated Energy Statement, prepared by Chapman BDSP;
- Updated Sustainability Statement, prepared by Chapman BDSP;
- Updated Circular Economy and Whole Life Carbon Statement, prepared by Chapman BDSP;
- Completed GLA WLC Assessment Template, prepared by Chapman BDSP;
- Completed GLA Carbon Emission Reporting Spreadsheet, prepared by Chapman BDSP;
- GLA Stage 1 Energy Response Schedule, prepared by Chapman BDSP;
- Chapel of Guy's Hospital Heritage Report, prepared by KMHeritage.

A schedule of the previously submitted drawings that are now superseded as a result of the Proposed Amendments is provided at within the Design and Access Statement Addendum.

We trust the amended information hereby submitted can be validated and registered to form part of the Application. Should you wish to discuss any aspect of the submission then please do not hesitate to contact David Shiels or Hugh Morgan of this office.

Yours sincerely

A handwritten signature in black ink, appearing to be 'DP', followed by a horizontal line.

DP9 Ltd.

Encs.