

**THE TOWN AND COUNTRY PLANNING ACT  
1990 (AS AMENDED)**

**INQUIRY INTO AN APPEAL IN RESPECT OF APPLICATIONS FOR PLANNING AND LISTED BUILDING CONSENT FOR  
THE PROPOSED REDEVELOPMENT OF NEW CITY COURT, 4-26 ST THOMAS STREET, LONDON SE1 9RS**

**Appeal references:**

APP/A5840/W/22/3290473, APP/A5840/W/22/3290483, APP/A5840/Y/22/3290477 and  
APP/A5840/Y/22/3290490

**STATEMENT OF COMMON GROUND**

**CHARACTER AND APPEARANCE**

**20 July 2022**

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## 1 Introduction

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- 1.1 This statement of common ground ('SOCG') addresses the character and appearance of the Site and its setting.
- 1.2 Section 2 'The site and its setting' provides a history of the development of the area and the key dimensions of the Site
- 1.3 Section 3 'The surrounding area' provides a characterisation of the townscape based on character areas, as well as relevant building heights for both completed buildings and selected relevant consented but not yet constructed buildings in the local area.
- 1.4 Section 4 'The 2018 Scheme' provides a factual description of the key dimensions and features of the proposed buildings and areas of the 2018 Scheme.
- 1.5 Section 5 'The 2021 Scheme' provides a factual description of the key dimensions and features of the proposed buildings and areas of the 2021 Scheme.
- 1.6 This SOCG has been agreed between the Appellant and the London Borough of Southwark

## 2 The Site and its Setting

### Location

- 2.1 The Site lies in the London Borough of Southwark, close to London Bridge Station and The Shard. The Site is bounded by St Thomas Street to the north; King's Head Yard to the south; Guy's Hospital to the east; and properties fronting Borough High Street to the west. The Site lies in the Borough High Street Conservation Area ('BHSCA').

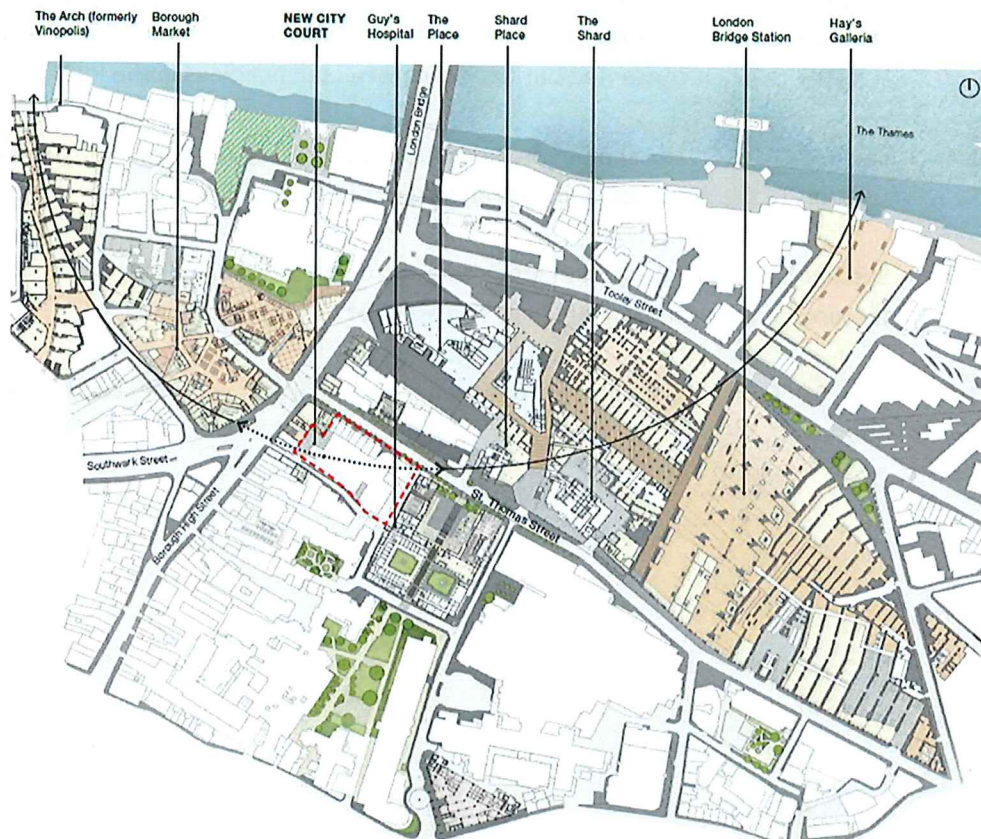


Figure 1: The Site and its setting (Site boundary identified by the dashed red line)

Source: AHMM

### The Site and its immediate context

- 2.2 The Site is broadly rectangular in plan. It is currently occupied by a reconstructed mid-late 19th century 4 storey property at nos.24-26 St Thomas Street (Keats House); a part 2, 4, and 5 storey late 20th century office building at no. 20 St Thomas Street (New City Court) that incorporates an altered late 19th century frontage to King's Head Yard; and a 4 storey grade II listed Georgian terrace of early 19th century houses at nos. 4-8 and 12-16 St Thomas Street. The Site incorporates a private central courtyard to the rear of the listed St Thomas Street terrace. A non-public pedestrian route runs through the Site from St Thomas Street to King's Head Yard. A service yard to no.20 is located at the north-west end, accessed from King's Head Yard.



- 2.3 The offices at no. 20 St Thomas Street, which occupy the majority of the Site, were designed c.1980 by The Halpern Partnership and constructed c.1982-1984. The building is in three parts: a small street frontage building located on St Thomas Street, linked to a larger block behind which is set behind a lower frontage to King's Head Yard. The St Thomas Street building, which serves as the main entrance, is a 4 storey yellow brick-clad building with a colonnaded ground floor and a band of smoked glass windows that follow a curved corner. Dormer windows are located on the attic storey. The main building rises to 5 storeys (plus plant). Its façades employ bands of white cladding panels and smoked glass. Dormer windows are located on the courtyard elevations. While largely concealed from view from St Thomas Street, its upper levels are seen from King's Head Yard, set behind the lower frontage to the yard. This comprises a 2 storey brick and stucco pedimented frontage, together with a plain 4 storey 1980s brick elevation at the east end of the yard frontage.
- 2.4 To the north of the Site, the north side of St Thomas Street is formal in character, containing some high quality Georgian and Regency houses as well as the former St Thomas' Church.
- 2.5 To the east of the Site, one finds the early Georgian buildings of Guy's Hospital. Those buildings are overlooked by both Guy's Hospital tower and The Shard, which lie on the south and north side of St Thomas Street respectively.
- 2.6 Borough High Street, a busy commercial thoroughfare, and Borough Market, lie to the west/north-west of the Site. The railway bridge into London Bridge Station cuts across the north end of the street and over the market. Southwark Cathedral (grade I) lies just beyond the railway viaduct, to the west of Borough High Street.
- 2.7 To the south of the Site, King's Head Yard, White Hart Yard, George Inn Yard, Queen's Head Yard all lie to the east of Borough High Street and are a distinctive aspect of this part of the conservation area. Most are now through routes defined by 19th and 20th century buildings.

#### **Historical development of the area**

- 2.8 The historical development of the area has informed its townscape to date. Maps, both current and historic, of the Site and the area around it can be found in the DAS for the 2018 Scheme at CDA.06
- 2.9 The development of this part of London came about not long after the Roman invasion of 43 A.D. and the founding of Londinium where the City of London stands today. The construction of the first permanent bridge across the Thames, a short distance from the modern London Bridge, led to the convergence of the two main southern Roman roads – Watling Street and Stane Street – close to where St. George the Martyr's Church on

Borough High Street stands today. A settlement on the southern bridgehead soon followed.

- 2.10 Borough – or ‘Burgh’ as the area was identified in 910 – has hosted both a market and hospital in the vicinity of the Site since the Middle Ages. The Domesday Book records St Thomas’ Hospital, which was founded by the Priory of St. Mary Overie – modern Southwark Cathedral – where London Bridge Station stands today. The cathedral itself dates from 12<sup>th</sup> century. The origins of Borough Market can be traced back to the 1200s when a market was located on the Old London Bridge, later moving to Borough High Street. The latter also accommodated inns during this time.
- 2.11 By the mid-1500s Southwark’s role in supporting the continuing development of the City of London was well established. Trading in commodities such as hops and leather, and small scale manufacturing like glass-making took hold. It also became the City’s playground, with bear and bull-baiting later followed by theatrical performances in riverside theatres, such as the Globe.
- 2.12 The 1700s saw the rapid expansion of coach travel with Borough serving as base for coaches travelling south from London. This prompted the substantial growth in the number of coaching inns along Borough High Street. These typically included long yards that were accessed through carriage arches from the street. They include King’s Head Yard, which has changed alignment over the centuries. Much of the Site was occupied by a brewery, its building line on St Thomas Street set further forward than the current line. Two alleys ran from this street into the Site, one towards the brewery, the other located to its east providing access to a church and small burial ground in the south-east corner of the Site. The C18 maps below show another development of significance local to the Site – Guy’s Hospital, founded in 1725. The quads of St Thomas’ Hospital are seen on the north side of St Thomas Street.
- 2.13 The Horwood map shows much of the Site to be clear of development, although the churchyard/burial ground remain and buildings continue to define King’s Head Yard (see chapter 2 of the 2018 Scheme DAS (CDA.06)). The Site backs onto a shop terrace on Borough High Street and terraces of St Thomas Street. The latter did not survive the road widening that took place in the 19th century, shown to have commenced in a map of 1819 where the cleared interior of the Site is partially exposed to the street.



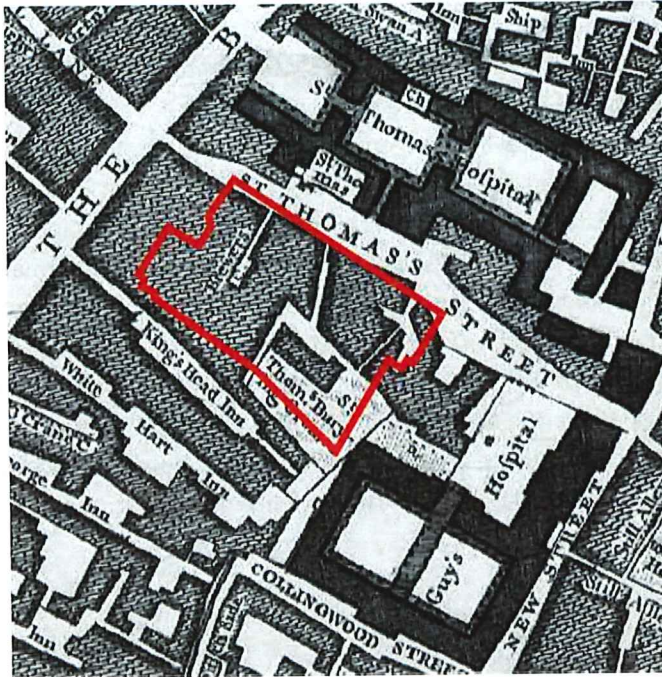


Figure 2: Rocque map of 1746 with approximate Site outline in red

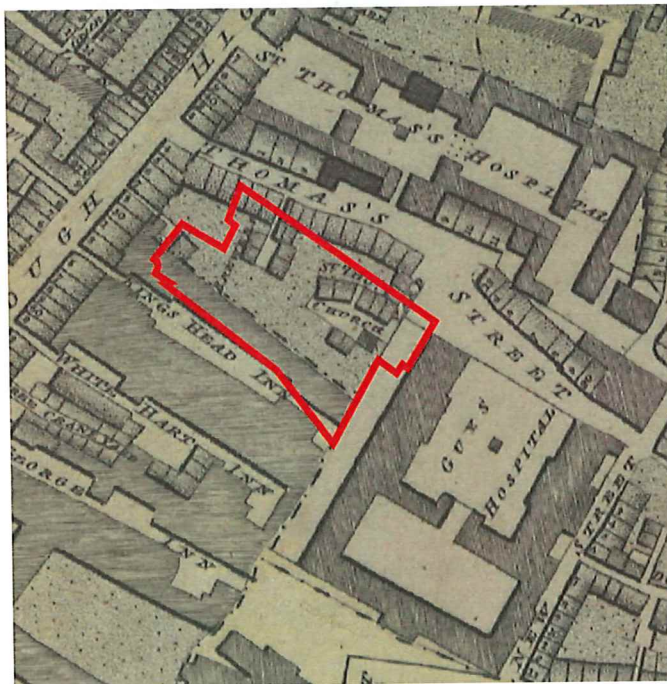


Figure 3: Horwood map of 1799 with approximate Site outline in red

- 2.14 The opening of central London's first railway terminus at London Bridge in 1836 on part of the site of St Thomas' Hospital immediately to the north of the Site had wider reaching consequences. This signalled the end of the coaching era, and the closure of many of the inns along Borough High Street soon followed. Railway viaducts cut across the High Street and Southwark Street, permanently changing the local townscape.

- 2.15 The OS map from 1880 (Figure 4) shows the Site's new frontage to St Thomas Street in place with the widening of St Thomas Street complete. Infill development is shown to the rear of this. The map also reveals the erosion of the Site's frontage to King's Head Yard, with a break introduced beside the churchyard. The remainder of the original frontage was replaced at the end of the 19th century by commercial buildings. Elements of the south elevation of these buildings, on the north side of the yard, remain today, in a modified form. The OS map of 1916 (Figure 5) shows their new alignment and the widening of the yard at the expense of the buildings to the south. Those buildings, which are shown in a photograph of 1881 use the typical balustraded gallery model for coaching inns, were cleared and a new connection made to White Hart Yard to the south. The Old King's Head public house that stands today was built in 1885 and can be identified on this map, as can the Site's burial site that functioned as a garden at the time.

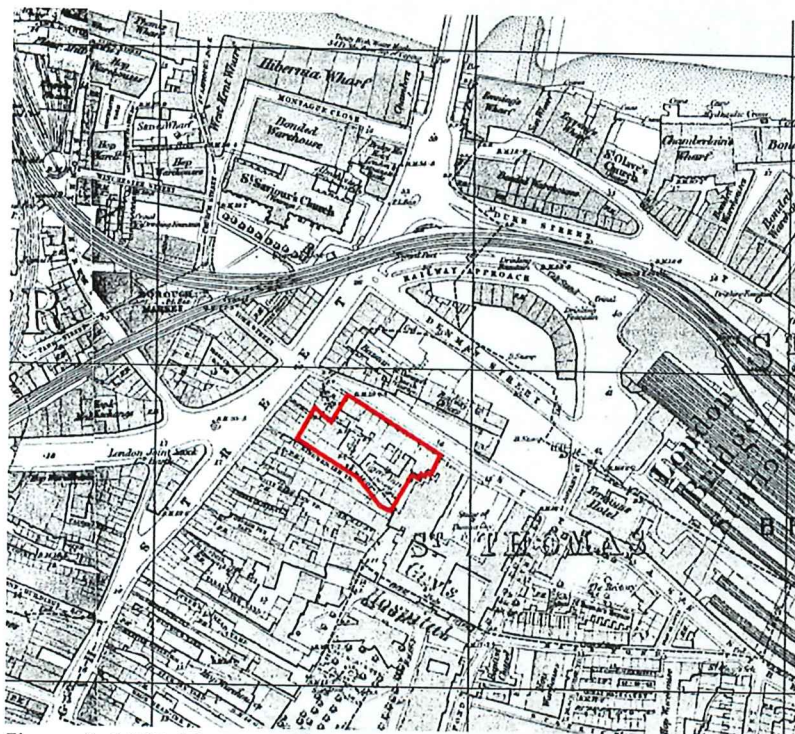


Figure 4: 1880 OS map with approximate Site outline in red  
(©Crown Copyright and Landmark Information Group Limited 2018)



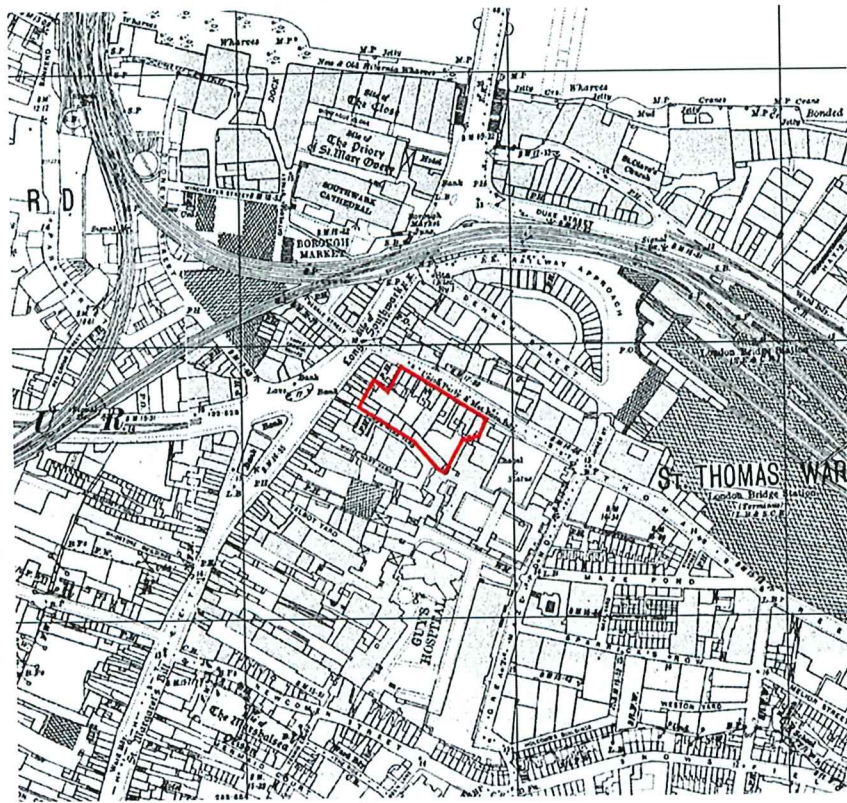


Figure 5: 1916 OS map with approximate Site outline in red  
(©Crown Copyright and Landmark Information Group Limited 2018)

- 2.16 The Survey of London volume for Bankside records that 'Practically the whole of the buildings in King's Head Yard and the houses on either side of it were destroyed by enemy action in 1940'. Rebuilding took place in the mid-20th century and during this period the alley between nos.8 and 10 St Thomas Street, which had provided access to a courtyard to the rear, was closed. By 1973 the Site's infill development had been cleared and nos.18-22 St Thomas Street (which incorporated the other alley) demolished in preparation for the construction of the existing office building on the Site.
- 2.17 The postwar period also saw the development of several tall buildings local to the Site, just outside the conservation area but prominent from points within it. These included New London Bridge House at London Bridge Station (demolished in 2010 and replaced with the building known today as the News Building); Southwark Towers, a 1970s office tower (demolished in 2009 and replaced by The Shard in 2012); and Guy's Hospital tower. The latter is claimed to be the world's tallest hospital building.
- 2.18 Just to the north of this lies Western Europe's tallest building, The Shard, designed by Renzo Piano Building Workshop. Opened in 2013, this mixed-use glass-clad tower stands at just under 310m high, and is widely visible both locally and from many parts of London. Also forming part of the London Bridge Quarter is the News Building, by the same practice as The Shard. It was completed in late 2013. A new 26 storey tower named Shard Place has recently been built on the site formerly occupied by Fielden House, on London



Bridge Street, which lies within the Borough High Street Conservation Area. The effect of these tall buildings on the area is addressed in the evidence.

#### Key dimensions of Site.

- 2.19 **Georgian Terrace:** Formed of 7 original townhouses, substantially reconstructed/alterd in the 1980s, with the properties laterally connected together.

Storeys	No. 4, 6, 8, 12 (no no.10) - of 4 full storeys above ground, and 1 lower ground storey.
	No. 14, 16 - of 3 full storeys + 1no. attic storey above ground and 1no. lower ground storey
Width	c.42.5m in length.
Depth	c.10.6m to the deepest property no.14
Height above ground	roof and chimney heights vary with each property, c. 20.3m AOD to highest chimney (pot) no. 4, and c.19.35m to the highest rood ridge line no. 12
Depth below ground	c.1.35m AOD to underpinned southern elevation adjoining internal private courtyard

- 2.20 **New City Count including Keats House:** Modern 1980's construction set above a site wide basement, inclusive of retained Keats House façade facing St. Thomas Street.

Storeys	Maximum 6no. storeys above ground inclusive of plantrooms to 1980's buildings, 4 no. storeys to Keats House and adjacent No. 20 entrance building
	1no. basement storey below ground level
Length	c.81.35m above ground from western flank, to eastern party wall adjoining Coneybeare House
	c.88.15m below ground from western flank party wall adjoining Borough High Street, to eastern party adjoining Coneybeare House
Depth	c48.75m above ground from party wall adjoining southern party wall, to northern face of Keats House bay windows.
Height above ground	c26.9m AOD to roof top plant rooms, c.27.3 AOD to roof top access equipment and c38.6m to lighting protection mast.
Depth below ground	c.1.35m AOD to elevations adjoining internal private courtyard

- 2.21 **Courtyard:** Central private courtyard, set below grade at a B1 floor level (lower than Georgian Terrace lower ground level), with air intake / exhaust vents.

Width	c.22.45m between the faces of the 1980's NCC
Depth	c.9.35m between NCC and the rear of no. 14 of the Georgian terrace

- 2.22 **Service Yard:** Gate secured, ramped access up from Kings Head Yard, to part open air, part covered service yard / car park & access to vehicle lift

<b>Width</b>	c.4.7m at entrance, increasing to c8.5m generally and c.16.7m under covered area
<b>Depth</b>	c.22.85m maximum (tapering) from security gate to party wall adjoining the Bunch of Grapes PH beer garden.

2.23 **Areas:**

New City Court	9,964m2 GIA (B1)
Keats House	986m2 GIA (B1)
Georgian Terrace	1,813m2 GIA (B1)
Courtyard	c216.7m2 of open air courtyard (including all steps, raised planters, sculpture and air raised intakes/exhausts plenums)
Service yard	c169.4m2 of open air service yard (including raised planter) & c44m of covered service yard

2.24 **Levels:**

St. Thomas Street pavements	inclined from eastern boundary (Keats House) +4.33 AOD to western boundary (No. 4) +5.05m AOD.
Kings Head Yard pavements	inclined from eastern boundary +3.50 AOD to western access into service yard +4.49 AOD.
Private courtyard	generally +1.31m AOD
Service Yard	generally +4.80m AOD

2.25 **Uses:**

New City Court	Exclusively B1 use class & associated ancillary services areas
Keats House	Exclusively B1 use class & associated ancillary services areas
Georgian Terrace	Exclusively B1 use class & associated ancillary services areas

### 3 The surrounding area

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#### Townscape character areas

- 3.1 The characterisation of the townscape character areas ('TCAs') around the Site and including the Site itself is set out in evidence. The Appellant has identified five townscape character areas in the TVIBHA (CDA 12) and in Appendix 1 of the Proof of Evidence of Peter Stewart.
- 3.2 The five townscape character areas identified by the Appellant are:
1. Bankside, Borough, and Potters Fields
  2. Newington
  3. Bermondsey
  4. Tower
  5. North Bank
- 3.3 For the London Borough of Southwark, Elizabeth Adams identifies four character sub areas that surround and include the site itself and these areas are described in section 3 of her Proof of Evidence.
- 3.4 The four townscape character areas identified by the London Borough of Southwark are:
1. London Bridge and the Shard Cluster
  2. Borough Market and Southwark Cathedral
  3. King's College, Guy's London Campus
  4. New City Court and the western end of St Thomas Street

#### Relevant Building Heights

- 3.5 The existing terraces along St Thomas Street generally extend to four storeys, with heights stepping up to five storeys in parts along Borough High Street to the west. The King College campus to the south and to the east generally ranges from four storeys to six storeys in height. The surrounding context also includes existing tall buildings the Shard (312.7m AOD), Guy's Tower (154.2m AOD) and Shard Place (101.5m AOD). A number of tall buildings have been consented further east along St Thomas Street but are not yet constructed, as summarised below.
- Becket House, 60-68 St Thomas Street, London, SE1 3QU (LBS Ref: 20/AP/0944) – planning permission granted 17/11/2021 for '*redevelopment of the site to include demolition of Becket House and the erection of a building (maximum height of **113.06m AOD**) comprising basements, ground floor plus upper storeys in office use (Class B1), with a retail unit (flexible Class A1/A3) at ground floor,*

**Factual description of key dimensions and features of proposed buildings and areas of the 2018 Scheme**

- 4.1 **Georgian Terrace:** 7 no. original townhouses, refurbished and restored, including removal of deleterious materials, with new build retail facades to 'pattern book' design principals, adjoining the New Yard at ground level (only)

Storeys	No. 4, 6, 8, 12 (no no.10) - of 4 full storey above ground, and 1 lower ground.
	No. 14, 16 - of 3 fulls storeys + 1no. attic storey above ground and 1no. lower ground storey
Width	c.42.5m in length.
Depth	c.10.6m to the deepest property no.14
Height above ground	roof and chimney heights vary with each property, c. 20.3m AOD to highest chimney (pot) no. 4, and c.19.35m to the highest rood ridge line no. 12
Depth below ground	c.1.35m AOD to underpinned southern elevation adjoining internal private courtyard

- 4.2 **New City Court:** New build office tower, set above site wide B1 basement and smaller B2 basement under. Building elevations of an aluminium and glass façade design and inclusive of opening vents. Expressed full height braced steel frame, capping east and west elevations. South facing core, includes glazing to view 'inner workings' of the core, including stairs, lift lobbies and lift cars - with legible internal colour scheme.

Storeys	37no. storeys above ground, inclusive of plantrooms
	2no. basement storeys below ground - conjoined with Keats House
Width	c52.5m width between external east and west faces of the expressed steel bracing
Depth	c.32m in depth on the deepest office floor plate (level 21) to the southern most face of the expressed core.
Height above ground	+144.045m AOD to roof parapet
Depth below ground	-4.650m AOD to B2 level finished floor level

- 4.3 **Keats House:** Retained and relocated Italian Renaissance brick and masonry façade. Replacement side and rear elevations and a new build frame and vertical circulation core, with pitched roof construction. Perforate matching brick infill adjoining Keats House and Coneybeare House.



*cycle parking, servicing, refuse and plant areas, public realm improvements and other associated works incidental to the development.'*

- Land Bounded By St Thomas Street, Fenning Street, Vinegar Yard And Snowfields, Including Nos. 1-7 Fenning Street And No. 9 Fenning Street, London, SE1 3QR (LBS Ref: 18/AP/4171) – planning permission granted 31/05/2022 for 'redevelopment of the site to include the demolition of the existing buildings and the erection of a ground, mezzanine and 18 storey building (with plant at roof) (maximum height of **97.14m AOD**) with 3 basement levels comprising new office space, flexible retail at ground floor and affordable workspace, alongside cycle parking, servicing, refuse and plant areas, soft and hard landscaping, highway improvements and all other associated works.'
- Capital House, 42-46 Weston Street, London, SE1 3QD (LBS Ref: 18/AP/0900) – planning permission granted 17/12/2020 for '*redevelopment of the site to include the demolition of Capital House 42-46 Weston Street SE1 with the erection of a 39-storey building (3 basement levels and ground with mezzanine and 38 storeys) of a maximum height of **137.9m (AOD)** to provide up to 905 student accommodation units (Sui Generis use), flexible retail/café/office floorspace (Class A1/A3/B1), cycle parking, servicing, refuse and plant areas, public realm improvements and other associated works incidental to the development.'*



Storeys	4no. storeys above ground
	1no. Lower ground level and 1no. basement storey below ground - conjoined with New City Court Office
Width	c20.65m at its widest (tapering), from western flank wall adjoining new St. Thomas Street Square - to the western party wall condition adjoining Coneybeare House.
Depth	c10.9m measured from the northern projecting bays, to the new southern brick elevation.
Height above ground	+21.109m AOD to roof ridge
Depth below ground	-4.650m AOD to B2 level finished floor level

- 4.4 **St. Thomas Street Square:** Public entrance square adjoining the southern side of St. Thomas Street. Shallow gradient space, inclusive of herringbone paved hard landscaping, edge steps / seats adjoining flank elevations of adjacent buildings, tree pits to accommodate two lines of trees of different heights / character - inclusive of seasonal variation. Including public lighting.

Width	c.13.4m between the flank walls of the Georgian Terrace no. 16 & new flank wall to relocated Keats House
Depth	c.17.7m from the back of the St. Thomas Street public highway to the face of the main office reception

- 4.5 **Kings Head Square:** Public square adjoining new Tube Station entrance to the west, and the northern side of Kings Head Yard to the south. Inclusive of herringbone paved hard landscaping, tree pits to accommodate pleached trees lining Kings Head Yard, and features trees to assist way finding anchoring the New Yard. Ground level planting and green walls. Including public lighting.

Width	Maximum c25.4m width from the western party wall to the rear of properties on Borough High Street, to the western glazed elevation of the main office building
	Reducing to c13m width on the northern edge, where the Bunch of Grapes PH beer garden is located.
Depth	Minimum c.21.75m between the back of the public highway on Kings Head Yard and the rear of the Bunch of Grapes PH.
	Increasing to c.29.65m where adjoining the rear of the Georgian Terrace new retail unit facades.

- 4.6 **New Yard:** Public space inclusive of herringbone paved hard landscaping, tree pits to accommodate pleached trees lining Kings Head Yard, and features trees to assist way finding anchoring the New Yard. Ground level planting and green walls. Including public lighting.

Width	Minimum c.4.25m width between Georgian Terrace facades and the localised exposed columns supporting the main office building.
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	Minimum c.5.1m width between the Georgian Terrace facades and the glazing of the main office building.
Length	28.65m length between the new Kings Head Square and St. Thomas Street Square.

- 4.7 **East Yard:** Public space inclusive of herringbone paved hard landscaping, tree pits to accommodate features trees to assist way finding anchoring the New Yard. Including public lighting.

Width	Minimum c.4.7m width between the Guy's Chapel and the localised exposed columns supporting the main office building, including land outside the Site.
	Minimum c.4m between the Guy's Chapel and the four storey building in the South-East corner of the Site including land outside the Site.
Length	32.85 m length between the northern end of the Beak Alley arch opening and the northernmost façade of the Tower reception

- 4.8 **Elevated Garden:** Partially conditioned, covered elevated garden, including external public terrace accessed via the 'Mega' Scenic Lift, and adjoining internal retail spaces. Inclusive of glazed louvre facades, insulated soffits and core, paved pathways and integrated raised planters and seating, planting species appropriate to the space and the theme of medicinal botanicals. Space inclusive of public / feature lighting.

Width	Garden: maximum c.41.5m between east and west elevations
	East terrace: c.4m wide
	South terrace: c.1.2m wide
Length	Garden: maximum c22.5m length between north and south elevations
	East terrace: c.17.2m length
	South terrace: c.5.8m length
Height	c7.4m clear height from paving to underside of insulated soffit (plus a 0.5m planting zone under).

#### 4.9 Areas:

New City Court	
(B1)	44,906 m2 GIA (including affordable workspace provision)
(A1)	132 m2 GIA
(A3)	931 m2 GIA
(D2)	615 m2 GIA
HUB	719 m2 GIA
Garden	825 m2 GIA
Keats House	
(B1)	401 m2 GIA (exclusively affordable workspace provision)

(A3)	208 m2 GIA
Georgian Terrace	
(B1)	1,067 m2 GIA (exclusively affordable workspace provision)
(A1)	633 m2 GIA (including affordable retail provision)
St Thomas Street Square	c. 240 m2
Kings Head Square	c. 686 m2
New Yard	c. 156 m2
East Yard	c. 219 m2 within ownership boundary
Georgian Terrace passage	c. 18.8 m2
King's Head Yard	c.15m2
Elevated garden	c.643.4m2 (excluding retail / public WCs & upper level balcony)
Elevated public terrace:	c.77.4m2

#### 4.10 Levels

St. Thomas Street pavements	inclined from eastern boundary (Keats House) +4.33 AOD to western boundary (No. 4) +5.05m AOD.
Kings Head Yard pavements	inclined from eastern boundary +3.50 AOD to western access into service yard +4.49 AOD.
King's Head Square	inclined from east +5.0 AOD to west +5.28 AOD
New Yard	generally +5.0m AOD
East Yard	ranging between +5.0 AOD and +4.20 AOD inclined north
Georgian Terrace Passage	inclined from north +4.91 AOD to south +5.10 AOD
Elevated garden / terrace	generally +28.135m AOD

#### 4.11 Uses:

New City Court	B1 / A1 / A3 / D2 (including affordable workspace + HUB & Garden)
Keats House	B1 / A3 (including affordable workspace)
Georgian Terrace	B1 / A1 (including affordable workspace and affordable retail)



### Factual description of key dimensions and features of proposed buildings and areas of the 2021 Scheme

- 5.1 **Georgian Terrace:** 7no. original townhouses, refurbished and restored, including removal of deleterious materials, with reinstated flank and rear masonry walls, adjoining the covered Gallery (with no. 14 partially intersecting with the Gallery space)

Storeys	No. 4, 6, 8, 12 (no no.10) - of 4 full storeys above ground, and 1 lower ground.
	No. 14, 16 - of 3 full storeys + 1no. attic storey above ground and 1no. lower ground storey
Width	c.42.5m in length.
Depth	c.10.6m to the deepest property no.14
Height above ground	roof and chimney heights vary with each property, c. 20.3m AOD to highest chimney (pot) no. 4, and c.19.35m to the highest rood ridge line no. 12
Depth below ground	c.1.35m AOD to underpinned southern elevation adjoining internal private courtyard

- 5.2 **New City Court:** New build office tower, set above site wide B1 basement and smaller B2 basement under. Building elevations of a design combining solid precast GRC elements with an expressed frame window language, inclusive of side opening vents, referencing the local warehouse typologies. Protruding balconies with integrated planters are expressed on the north facade on levels 04-23. Juliet balconies with integrated planters are expressed in two vertical strips on the south elevation. South facing core is located behind areas of GRC panels, containing integrated PV cells.

Storeys:	26no. storeys above ground, inclusive of plantrooms
	2no. basement storeys below ground - conjoined with Keats House
Width:	c.65.5m width between external east and west faces at upper levels. c.71m width at ground level between the south-east façade and the south-west column.
Depth:	c.31.8m in depth between external north and east facades, c. 33.5 m including the north facing balcony
Height above ground	+108m AOD to roof parapet
Depth below ground	-4.650m AOD to B2 level finished floor level

- 5.3 **Keats House:** Retained and relocated Italian Renaissance brick and masonry façade. Replacement east and west side elevations of sympathetic construction and a new build frame, with a new circulation core adjacent the main building, with a new pitched roof construction.

Storeys	4no. storeys above ground
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	1no. Lower ground level and 1no. basement storey below ground - conjoined with New City Court Office
Width	c17.3m at its widest (before curving back), from western flank wall to the eastern flank wall
Depth	c9.7m measured from the northern projecting bays, to the most southern end of the restored western flank wall
Height above ground	+21.109m AOD to roof ridge
Depth below ground	-4.650m AOD to B2 level finished floor level

**5.4 St Thomas Street Entrance:** Public entrance square adjoining the southern side of St. Thomas Street. Shallow gradient space, inclusive of paved hard landscaping, planters with seats adjoining flank elevations of adjacent buildings, with climbing plants assumed greening the walls. Includes public lighting.

Width	c.9.7m between the flank walls of the Georgain Terrace no. 16 & new flank wall to relocated Keats House
Depth	c.10.6m from the back of the St. Thomas Street public highway to the Gallery entrance

**5.5 Kings Head Courtyard:** New public space adjoining new Tube Station entrance to the west, and the northern side of Kings Head Yard to the south. Designed as transit space connecting Borough High Street and St Thomas Street. Inclusive of paved hard landscaping, raised planters lining the proposed retail unit, western edge / the back of Borough High Street units and the northern edge, where the Bunch of Grapes Public H beer garden is located. Includes public lighting & seating.

Width	Maximum c24m width from the western party wall to the rear of properties on Borough High Street, to the western glazed elevation of the main office building
	Reducing to c12.6m width on the mid-way, between the LUL exit and the curved glass façade of the retail unit
Depth	Minimum c.21.75m between the back of the public highway on Kings Head Yard and the rear of the Bunch of Grapes PH.

**5.6 The Public Gallery:** Four stories in height, un-gated and open to atmosphere. Connecting King's Head Courtyard and St Thomas Street Entrance, lined by the reception, public Garden ground floor lobby and affordable workspace floors to the south, the reinstated masonry rear wall of the Georgian terrace and the Keats House core / loading bay to the east.

Width:	c.6.8m width between Georgian Terrace no.14 and the protruding GF reception bays
	Minimum c.7m width between the freestanding Gallery structural columns
Length:	c. 48.6m length between most western and most eastern Gallery enclosures



- 5.7 **Beak Alley:** A direct N-S connection between the northern end of the existing Beak Alley and St Thomas Street. A new paved alley providing a pedestrianised level-access landscape. Includes a planter / green wall for climbing plants adjacent to the loading bay entrance / Conybeare House fire escape stair.

Width:	Minimum c.3.1m width between the Guy's Chapel and the main office building including land outside the Site.
Length:	c.50 m length between the northern end of the Beak Alley arch opening and the southern edge of St Thomas Street's pavement leading into the loading bay

- 5.8 **Roof Top Garden:** 360 degree roof garden, with free public access and located on level 24. Inclusive of an urban woodland and a wild life track, an educational pavilion ("The Jar"), a restaurant, a café and publicly accessible WCs. Native plants proposed, and include a focus on plants use in medicine. Accessed via a dedicated set of lifts from an independent lobby on the ground floor. Space inclusive of public / feature lighting and extensive seating.

Width	Wood land area: the major space to the western end, minimum c. 14m between the western balustrade and L25 enclosure;
	Wildlife track: the walkway / wild life tracks around the L25 enclosure: ranging between c. 2.9 m to the south, c.2.1m to the east and c2.5m to the north edges.
Length	Woodland area: the major space to the western end, c. 30.8m between the balustrades in the N-S direction.
	Wildlife track: the walkway / wild life tracks around the L25 enclosure: c. 130m, measured from mid-point between grid lines 3a and 4a in the southern end of the terrace, along the balustrade heading east and wrapping around the plant enclosure, to mid-point between grid lines 4 and G2.
Height	Roof top Garden open to the sky (Unconstrained height, except under tree canopies, the 'Jar' sheltered space and a localised 2.4m headroom beneath the L25 canopy)

#### 5.9 Areas:

New City Court	
E(g)(i)	46,442 m2 GEA
E(g)(i) Affordable workspace	5,449 m2 GEA
E(b)	450 m2 GEA
E(g)(i) / E(a)	358 m2 GEA
Shared Facilities and Plant	5897m2 GEA
Rooftop Garden Access	194 m2 GEA
St Thomas Street Entrance:	c. 104 m2
King's Head Courtyard:	c. 322.5 m2
Gallery:	c. 498 m2

Beak Alley:	c. 177 m2 (within the ownership boundary)
Georgian Terrace passage:	c. 18.8 m2
King's Head Yard:	c. 16 m2
Roof Top Garden:	Woodland area: c. 458 sqm (located to the western edge)
	Wild life track: c. 322 sqm (wrapping around the southern, eastern and northern edges)

#### 5.10 Levels:

St. Thomas Street pavements	inclined from eastern boundary (Keats House) +4.33 AOD to western boundary (No. 4) +5.05m AOD.
Kings Head Yard pavements	inclined from eastern boundary +3.50 AOD to western access into service yard +4.49 AOD.
King's Head Courtyard:	inclined from east +5.0 AOD to west +5.28 AOD
Gallery:	generally +5.0m AOD
Beak Alley:	ranging between +4.20OD and +4.70 AOD, with the peak located midway in the north-south direction
Georgian Terrace Passage	inclined from north +4.91 AOD to south +5.0 AOD
Roof Top Garden:	ranging between +100.20m AOD and +100.60m AOD.

#### 5.11 Uses:

New City Court	E(g)(i) / E(g)(i) Affordable Workspace / E(a) / E(b)
Keats House	E(g)(i) Affordable workspace
Georgian Terrace	E(g)(i) Affordable workspace

 PETER STEWART  
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20 July 2022

Signed and dated on behalf of the Appellant

  
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20 July 2022

Signed and dated on behalf of the Council