

Paul Robinson

From: Pre-applications
Sent: 24 November 2017 16:44
To: [REDACTED]
Subject: Officers Allocated

Dear Colleague

You have been allocated a role for a Pre-planning Application case. Details of the case are:

Link [Link To Case](#)

D&P reference number 4483

Site Name Capital House

Site Address 40-46 Weston Street London SE1 3QD

LB Southwark

Proposal Description Demolition of Capital House and erection of a building comprising c.1000 student accommodation units (sui generis), a museum (Class D1), Public Realm improvements and other associated works.

The officers allocated to the case are:

Design Officer
Case Officer
Principal Officer
Agent



Regards

[REDACTED]
Planning

The GLA Planning Team

Paul Robinson

From: [REDACTED]
Sent: 05 December 2017 14:36
To: [REDACTED] dp9.co.uk
Cc: [REDACTED] dp9.co.uk
Subject: 4483 Capital House - Confirmation of pre-planning application meeting

Dear Tom,

Site: Capital House, 40-46 Weston Street, London, SE1 3QD

LB: Southwark

Our reference: D&P/4483

Your request for a pre-planning application advice meeting has been confirmed for **Wednesday 20 December at 10am** at City Hall.

Please could you let us know who will be attending and whether you want a laptop and projector for the meeting?

PLEASE NOTE

Due to security arrangements, you must inform the Pre-app Admin Team (email: Pre-applications@london.gov.uk) of **ALL** attendees. Anyone who is not listed as attending may be refused entry to City Hall.

Likewise, if you want to have a model delivered to the City Hall Loading Bay, we must be informed in advance. If we have not been made aware that a model is being delivered to the Loading Bay, it will not be allowed to be brought into the building.

Meeting arrangements

When you arrive at City Hall for the meeting, please ask at reception for [REDACTED] [REDACTED]. You should allow time to clear security. It would be appreciated if you could arrive together to ensure the meeting starts on time.

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice letter will only address issues that you have sent documentation on. The case officer will carry out a site visit and assess the documentation prior to the meeting. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed. Detailed officer level comments will be issued by letter no more than ten working days after the meeting, unless otherwise agreed with the applicant.

The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

Freedom of Information

Since January 2005 the Freedom of Information Act 2000 has allowed the public to request information from public authorities including the Greater London Authority. The public will have a right to request information which includes pre planning application advice and documents associated. Each case will be taken on its individual merits. If you have any concerns or wish to discuss this matter please contact [REDACTED] [REDACTED] on [REDACTED] london.gov.uk.

Cancellation

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior. The fee is non-refundable on cancellation.

Comments and complaints

If you are not happy with the service you have received and wish to complain or make a comment please contact [REDACTED] on [REDACTED] london.gov.uk.

Further queries regarding the process can be sent to [REDACTED] london.gov.uk quoting the D&P reference number, whilst queries regarding policy and the content of the meeting should be sent to the case officer [REDACTED] email: [REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk).

Yours sincerely

[REDACTED] [REDACTED]

Pre-planning Applications Administration Team

Pre-applications@london.gov.uk

Paul Robinson

From: [REDACTED]
Sent: 13 December 2017 09:29
To: [REDACTED]
Subject: RE: 4483 Capital House - Pre-planning application meeting

Hi

[REDACTED] mentioned this one to me as she has had some chats with Greystar – can we make sure we programme in some time before the meeting next week to catch up with her.

Thanks

[REDACTED]

[REDACTED]
Development & Projects
Tel: 020 7983 4266

-----Original Appointment-----

From: Pre-applications
Sent: 27 November 2017 14:06
To: Pre-applications; 'boroughplanning@tfl.gov.uk'; [REDACTED]
[REDACTED] tfl.gov.uk; [REDACTED]
[REDACTED] Lucy Owen; Heather Juman; [REDACTED] southwark.gov.uk'
Subject: 4483 Capital House - Pre-planning application meeting
When: 20 December 2017 10:00-12:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: 4.7W

Dear all,

This date has been confirmed by the agent. Please hold in your diary if you wish to attend.

Our D&P reference number: 4483

Site Name: Capital House

Site Address: 40-46 Weston Street London SE1 3QD

LB: Southwark

Proposal Description: Demolition of Capital House and erection of a building comprising c.1000 student accommodation units (sui generis), a museum (Class D1), Public Realm improvements and other associated works.

Case Officer: [REDACTED]

Regards

[REDACTED]

Paul Robinson

From: Tom Horne <[REDACTED]@dp9.co.uk>
Sent: 19 December 2017 14:54
To: [REDACTED]
Subject: RE: Capital House - GLA pre-app

Importance: High

Hi [REDACTED]

Trust you are well.

Attendees from our side will be:

[REDACTED] - Greystar
John Bushell - KPF
Chris Harvey - KPF
Louise Newman - Tavernors
Oliver Sheppard – DP9
Tom Horne – DP9

Will there be a projector in the room we can use?

Regards,

Tom

Tom Horne
Director

direct: 020 7004 [REDACTED]
mobile: 07872 [REDACTED]

e-mail: [REDACTED]@dp9.co.uk

dp9 Ltd
100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

This e-mail and any attachments hereto are strictly confidential and intended solely for the addressee. It may contain information which is privileged. If you are not the intended addressee, you must not disclose, forward, copy or take any action in relation to this e-mail or attachments. If you have received this e-mail in error, please delete it and notify postmaster@dp9.co.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 19 December 2017 10:42
To: Tom Horne <[REDACTED]@dp9.co.uk>
Subject: Capital House - GLA pre-app

Good morning Tom,

I am pulling together a brief agenda for tomorrow's pre-application meeting. Can you please send me a list of attendees from the applicant team.

Many thanks

Paul Robinson

From: [REDACTED]
Sent: 20 December 2017 09:42
To: [REDACTED]
Cc: [REDACTED] Shonagh Manson; Head of Culture
Subject: RE: 4483 Capital House - Notification of pre-planning application meeting

Indeed!

I have met with Migration Museum as well – they do great work not just on the story of how migration has shaped Britain today but also current issues around refugees and asylum seekers etc.
A permanent space would be ideal for them.

Thanks, [REDACTED]

From: [REDACTED]
Sent: 19 December 2017 20:13
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; Shonagh Manson <[REDACTED]@london.gov.uk>; Head of Culture <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: 4483 Capital House - Notification of pre-planning application meeting

Ditto!

Sent from my BlackBerry 10 smartphone on the O2 network.

From: [REDACTED]
Sent: Tuesday, 19 December 2017 20:10
To: [REDACTED]
Cc: [REDACTED] Shonagh Manson; Head of Culture; [REDACTED]
Subject: Re: 4483 Capital House - Notification of pre-planning application meeting

Sounds good to me.

I

Sent from my iPhone

On 19 Dec 2017, at 19:07, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

Yes, I've met with the Migration Museum. They don't have a permanent collection but have been looking for a home for a while now. Their purpose is to increase understanding of how migration has helped shape Britain throughout history – so fits with a number of mayoral priorities particularly around social integration, cultural infrastructure, attracting international talent and #londonisopen.

I believe they were also talking to Events Team last year about doing a "100 Images of Migration" exhibition at City Hall. Perhaps also check with [REDACTED] separately.

Does this pre-app include provision for a permanent museum or a temporary space for them? (Sorry – haven't had time to review documents). The Migration Museum are currently housed behind London Fire Brigade Headquarters as part of a meanwhile use (a partnership with U&I who are

leading on a major development there, which you're probably aware of). It would be great if this development offered them a permanent site.

Unless other colleagues copied in have any objections, I would advise that we support the inclusion of a permanent home for the Migration Museum in this planning application.

██████████

From: ██████████
Sent: 19 December 2017 09:21
To: ██████████ <██████████@london.gov.uk>; ██████████
<██████████@london.gov.uk>
Subject: Re: 4483 Capital House - Notification of pre-planning application meeting

Thanks ██████████

I'm not but copying ██████████ who may be across it.

Thanks, ██████████

From: "██████████" <██████████@london.gov.uk>
Date: Tuesday, 19 December 2017 at 08:41:27
To: "██████████" <██████████@london.gov.uk>
Subject: RE: 4483 Capital House - Notification of pre-planning application meeting

Hi ██████████

Just looking at this now we have some docs. Please see attached.
The museum proposal is for the Migration Museum Project. Are you aware of this?

Thanks

██████████

██████████ BSc (hons) MSc
Senior Strategic Planner – Development & Projects

GREATERLONDONAUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA
T: 020 7983 ██████████ | ██████████@london.gov.uk | www.london.gov.uk

From: ██████████
Sent: 27 November 2017 14:41
To: ██████████ <██████████@london.gov.uk>
Cc: ██████████ <██████████@london.gov.uk>
Subject: RE: 4483 Capital House - Notification of pre-planning application meeting

Hi ██████████

Just come across the below pre-app near City Hall that includes plans for a museum. Do you know what is being planned?

Thanks, [REDACTED]

From [REDACTED]@london.gov.uk [mailto:[REDACTED]@london.gov.uk]
Sent: 27 November 2017 14:13
To: [REDACTED]@dp9.co.uk; [REDACTED]@southwark.gov.uk; landuseplanning@tfl.gov.uk;
[REDACTED]@tfl.gov.uk; [REDACTED]@TfL.gov.uk; [REDACTED]@tfl.gov.uk; [REDACTED]
[REDACTED]@london.gov.uk>; [REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>; [REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>; Lucy Owen [REDACTED]@london.gov.uk>; Heather Juman
[REDACTED]@london.gov.uk>
Cc: Planning <Planning@london.gov.uk>; [REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>; [REDACTED]@london.gov.uk>; [REDACTED]
[REDACTED]@london.gov.uk>
Subject: 4483 Capital House - Notification of pre-planning application meeting

Dear [REDACTED]

Our D&P reference number: 4483

Site Name: Capital House

Site Address: 40-46 Weston Street, London, SE1 3QD

LB: Southwark

Proposal Description: Demolition of Capital House and erection of a building comprising c.1000 student accommodation units (sui generis), a museum (Class D1), Public Realm improvements and other associated works.

On 23 November 2017 the Development & Projects Unit received and validated your request for an initial meeting for the above pre-planning application proposal. The case officer assigned to this case is [REDACTED]. We have carried out initial checks on the documentation submitted and confirm we have received the following documents which will be assessed prior to the meeting and will inform our advice that we send.

Red Line site boundary

Outline of proposed development

Outline of key planning issues

Indicative drawings and elevation

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

The advice letter will only address issues that you have sent documentation on. The case officer will carry out a site visit and assess the documentation prior to the meeting. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed.

Finance

As per GLA Financial Regulations we can only confirm the meeting date upon receiving a correct application form.

The form you have sent to us is correct and we can confirm the meeting date upon your acceptance of the proposed meeting date and time at the bottom of this email.

Online Pre-Planning Application Service

You can now request a pre-app meeting online via our system, PAWS (planning application workflow system).

You will need to register to be able to submit your request. You can do this by completing the form on the following link: [Register as a new user on PAWS](#). Our team will then email you with your login details.

If you have not already done so, it is recommended that you register as a new user as soon as possible, so we can process all the requests in good time. From the **2 December 2017**, you will only be able to submit a pre-app request through the online service.

More information on this can be found on our website: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service>.

Cancellation

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior. The fee is non-refundable on cancellation.

I can offer a tentative date and time of **Tuesday 19 December at 10am**. Please let me know if this is acceptable and who will be attending.

Regards



Development & Projects
Greater London Authority

Capital House, London Bridge

meeting date: 20 December 2017

meeting time: 10:00

location: City Hall, First Floor, Meeting Room 4.7w

The proposal

Demolition of Capital House and erection of a building comprising c.1000 student accommodation units (sui generis), a museum (Class D1), Public Realm improvements and other associated works.

The applicant

The applicant is **Greystar**, and the architect is **KPF**.

Background

On 16 November 2017 the GLA received a request for a pre-application meeting to discuss the above proposal for the development of the above site within the London Borough of Southwark. Based on the material provided in advance of the meeting, the following strategic issues have been identified for discussion:

1. Presentation of the scheme by the applicant

2. Principle of development

- Relevant planning history, emerging development context and the principle of student housing-led, mixed-use redevelopment of this site.
- Museum use.

3. Housing

- Student accommodation and associated institutions.
- Affordable accommodation and viability.

4. Urban design

- Massing, scale and response to local townscape context.
- Layout, ground floor interaction, and public realm.
- Quality of accommodation.
- Materials and building appearance, sustainability through design, and internal quality.
- Inclusive design principles, including wheelchair accessible housing, internal access and circulation, and provision of blue badge holder parking.

5. Transport

- *General approach to car and cycle parking and access, bus standing and drivers facilities, and approach to Transport Assessment.*

6. Timetable, programming and scope of application, and next steps

Attending

GLA group

- [REDACTED] [REDACTED] – Senior Strategic Planner (case officer), GLA
- [REDACTED] [REDACTED] Principal Strategic Planner, GLA
- [REDACTED] [REDACTED] – Senior Strategic Planner/Urban Design, GLA
- [REDACTED] [REDACTED] [REDACTED] TfL

Applicant

- [REDACTED] - Greystar
- John Bushell - KPF
- Chris Harvey - KPF
- Louise Newman - Tavernors
- Oliver Sheppard – DP9
- Tom Horne – DP9

for further information, contact Planning Unit (Development & Projects):

[REDACTED] [REDACTED] **Senior Strategic Planner (case officer)**
020 7983 [REDACTED] [REDACTED] london.gov.uk

Chapter Living London Bridge

GLA Presentation





¹ Since 1993. Past performance is not indicative of future results. All returns are project-level gross returns weighted by invested equity. Actual returns will be reduced by asset management fees and carried interest. Unrealized returns are based on hold-to-maturity estimates as of 2016.

Greystar Europe

Global Business Overview

OUR OPERATING PLATFORM UNDERPINS ALL RENTAL HOUSING, REGARDLESS OF DEMOGRAPHIC

STUDENT HOUSING

MULTIFAMILY

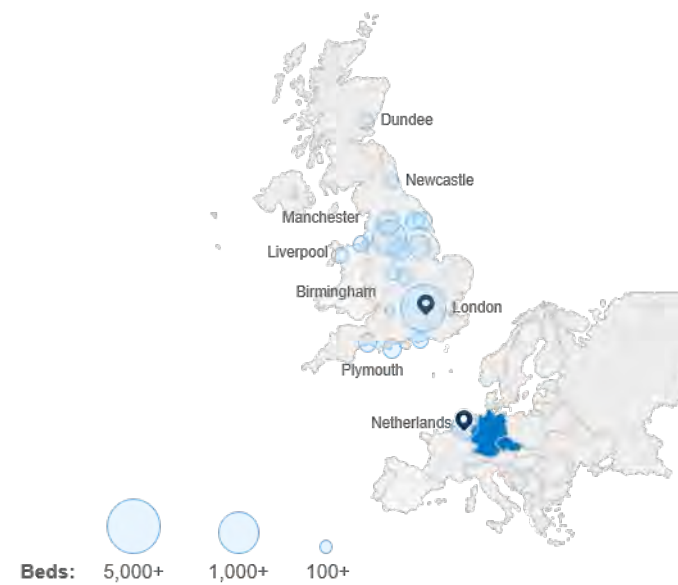
CORPORATE HOUSING

ACTIVE ADULT

OPERATING PLATFORM

A VERTICALLY INTEGRATED, GLOBAL PLATFORM

\$16BN IN AUM



Note: Chilean operations not in above graphic. As of December 31, 2016.

WWW.GREYSTAR.COM



NINE ELMS PARKSIDE

Mixed use residential, retail and leisure

Location	Nine Elms
Total Units	892
Total Retail/Leisure	43,000sqft
Planning submission	Sept 2017
Construction start	Q1 2018



GSK GREENFORD

Mixed use residential, retail, commercial, health and education

Location	Greenford
Total Units	1,965
Total Retail	120,000sqft
Total Commercial	60,000sqft
Total Health	20,000sqft
Total Education	20,000sqft
Demolition commences	Q3 2017
Construction commences	Q1 2018



MILLHARBOUR 2

Mixed use residential and retail development

Location	Canary Wharf
Total Units	355
Total Retail	5,600sqft
Construction completion	Sep 18 – April 19

WWW.GREYSTAR.COM



CHAPTER

LONDON

STUDENT LIVING IN THE BEST LONDON LOCATIONS

WHAT MAKES US DIFFERENT?

Chapter provides a totally unique living experience for students from across the globe. With its exclusive membership system, students who live with us have access to all amenities and events across our residences, enabling them to build a city-wide community of friends whilst enjoying some of the most extraordinary living spaces in the London student market.





32ND FLOOR BAR
Chapter Spitalfields

THE CHAPTER EXPERIENCE

We understand that students want to have the time of their life whilst studying and we do everything we can to make sure that this happens.

With some of the best and most distinctive spaces in London, we hold exclusive events for Chapter residents and guests, from educational speakers to student fashion shows and social events.



CHAPTER IS HOME TO

6,000
residents on full term and semester stays

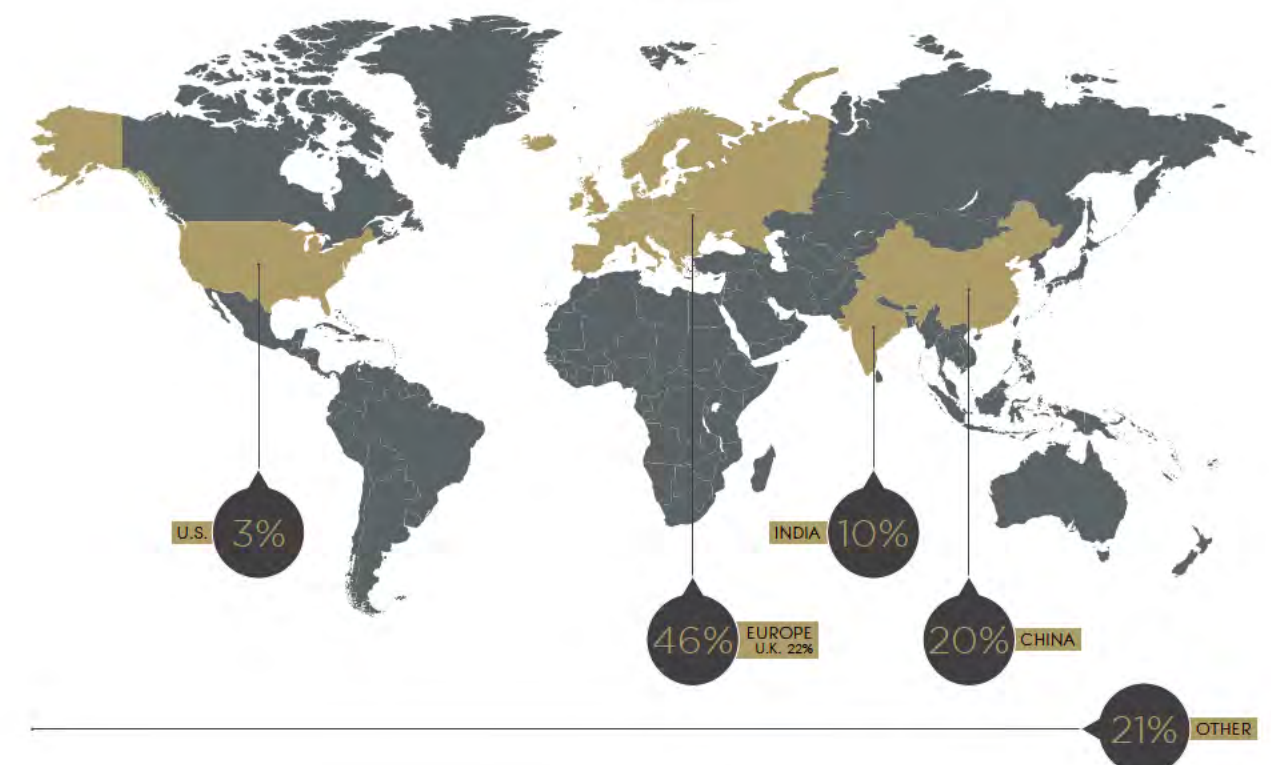
1,000+
interns during the summer

We also attract

27,000+
unique guests annually

1million+
audience via our website

WHO COME FROM



AND STUDY AT



WHY CHAPTER?

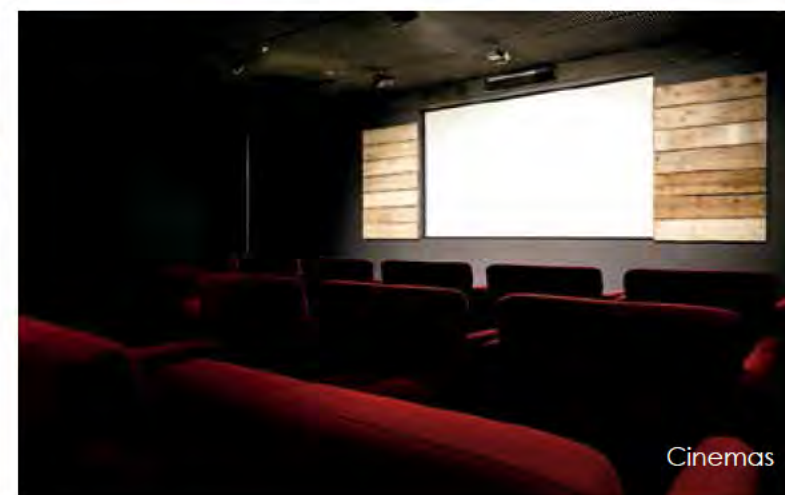
We work with universities, language schools and top graduate companies to provide accommodation for students studying for a full academic year, short courses or those who are taking part in summer schools or internships in London.



Fitness Studios



Outside spaces



Cinemas

Our partner institutions trust us to provide a great service on their behalf, including:

- Professional service team
- Onsite security
- 24/7 maintenance response service
- Unlimited broadband
- Zone 1 & 2 locations
- All-inclusive utility bills and contents insurance
- No UK guarantor required for overseas students
- Post room service
- Onsite laundry facilities
- Chapter membership
- Access to incredible social spaces
- Regular events

ADDITIONAL SERVICES AVAILABLE

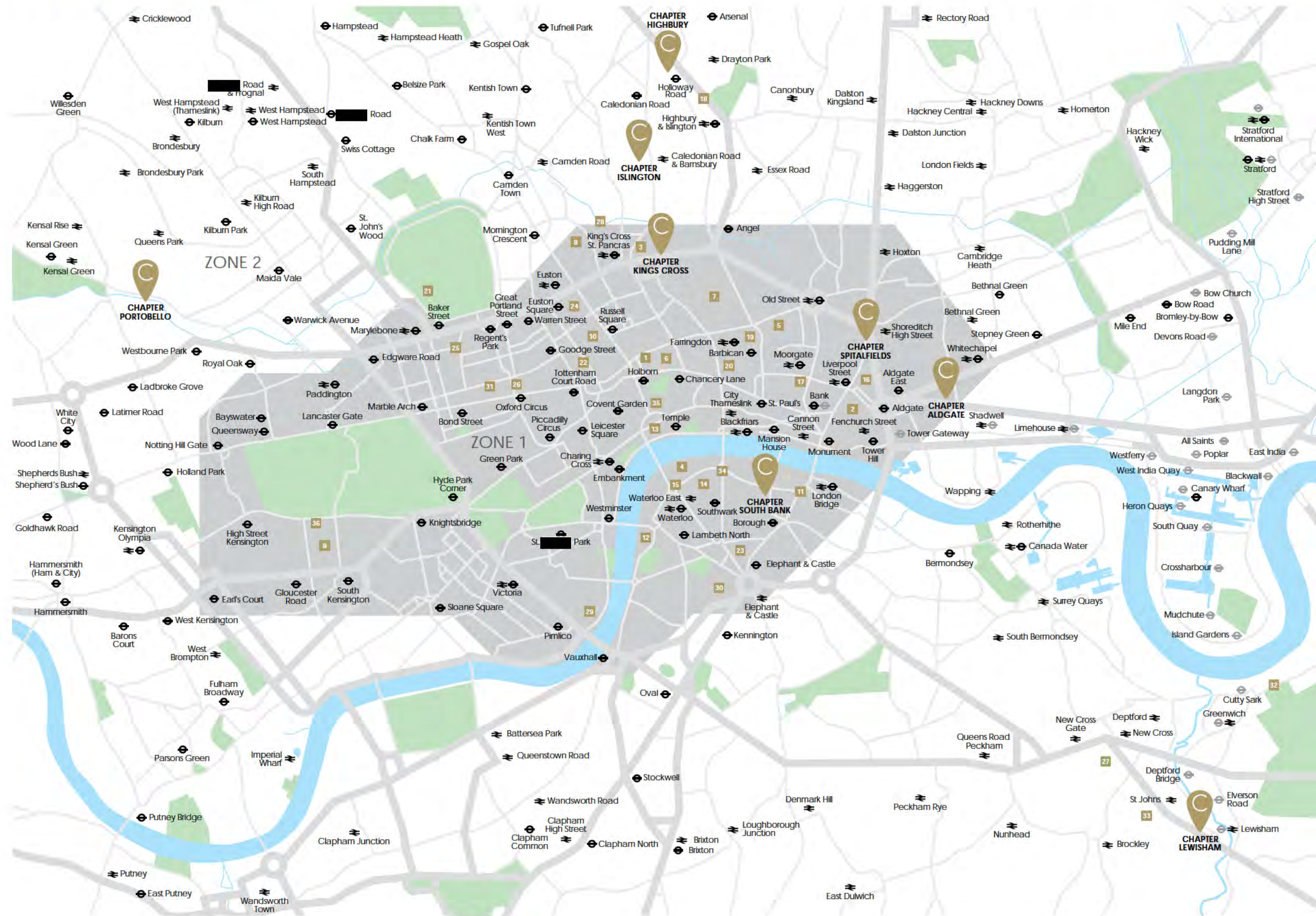
We know that sometimes it's difficult to arrange all the essentials before arrival.

The below extras can help provide a seamless and hassle free stay and are available on request at an extra cost. Just speak to one of our team to find out more.

- Bedding packs
- Kitchen packs
- Weekly room cleaning
- Dry cleaning service

ZONE 1 AND 2 LOCATIONS

For a complete map of London featuring all our locations and the universities near-by please see our website: www.chapter-london.com



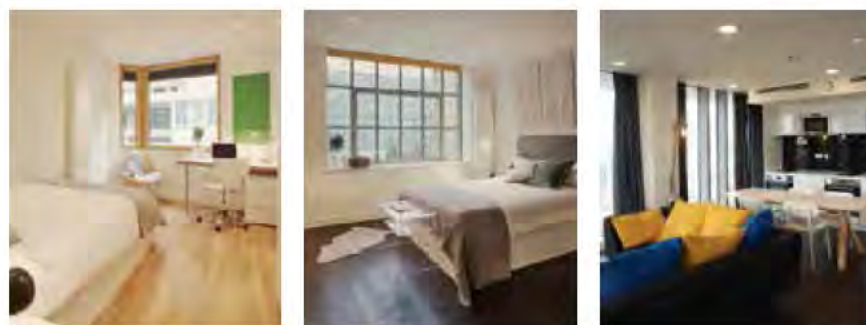
- BPP UNIVERSITY
BUSINESS SCHOOL
- 1 Holborn Campus
- 2 London City Campus
- 3 King's Cross Campus
- 4 Waterloo Campus
- CITY UNIVERSITY LONDON
- 5 Cass Business School
- 6 City School
- 7 Main Campus
- 8 THE FRANCIS CRICK
INSTITUTE
- 9 IMPERIAL COLLEGE
LONDON
- 10 BIRKBECK
- KING'S COLLEGE
LONDON
- 11 Guy's Hospital
- 12 St Thomas' Hospital
- 13 Strand Campus
- 14 Waterloo Campus
- 15 Clerk Maxwell
- LONDON METROPOLITAN
UNIVERSITY
- 16 Aldgate Campus
- 17 Moorgate Campus
- 18 Holloway Campus
- QUEEN MARY UNIVERSITY
OF LONDON
- 19 Charterhouse Square
Campus
- 20 West Smithfield Campus
- 21 REGENT'S UNIVERSITY
LONDON
- 22 SOAS UNIVERSITY OF
LONDON
- 23 LONDON SOUTH BANK
UNIVERSITY
- 24 UNIVERSITY COLLEGE
LONDON
- UNIVERSITY OF
WESTMINSTER
- 25 Marylebone Campus
- 26 Regent Campus
- 27 GOLDSMITHS
- UNIVERSITY OF THE
ARTS LONDON
- 28 Central Saint Martins
- 29 Chelsea College of Arts
- 30 London College
of Communication
- 31 London College
of Fashion
- UNIVERSITY OF
GREENWICH
- 32 LEWISHAM SOUTHWARK
COLLEGE (LESOCO)
- 33 LeSoCo Lewisham
- 34 LeSoCo Waterloo
- 35 THE LONDON SCHOOL
OF ECONOMICS AND
POLITICAL SCIENCE
- 36 ROYAL COLLEGE OF ART



NEW FOR 2017/18:
ALDGATE

Chapter Aldgate is conveniently situated for Hult International Business School, just a short stroll from the city and it's great transport links.

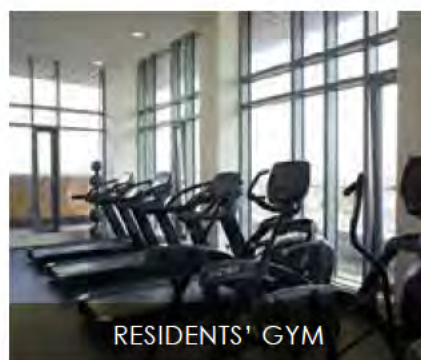
This residence is located in an area steeped in history, from The Tower of London to St Katharine Docks, moments from the River Thames where you can visit HMS Belfast and the World famous Tower Bridge.



CHAPTER ALDGATE HIGHLIGHTS:
17TH FLOOR STUDY SPACE | PRIVATE GYM | GAMES AREA
LOUNGE AREA | SCREENING ROOM



COUTYARD



RESIDENTS' GYM



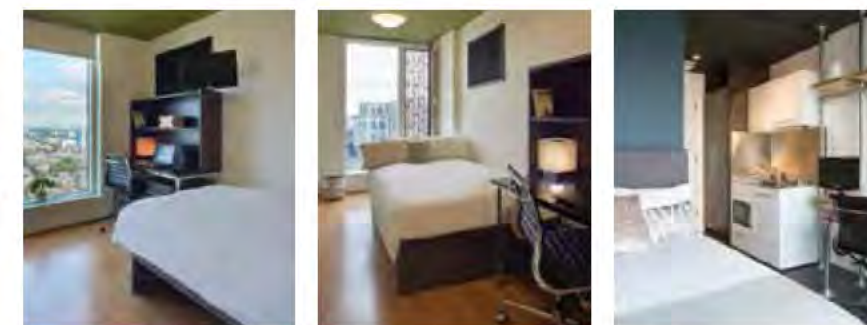
SOCIAL SPACE



SPITALFIELDS

Chapter Spitalfields is 33 floors high and offers modern living with breath-taking views of the city's incredible skyline. Situated just minutes from Liverpool Street station, residents have easy access to all central London universities.

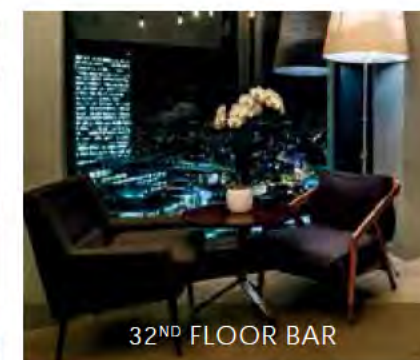
A wide variety of rooms are available from 2 and 4 bedroom apartments with shared facilities, to en suite rooms within 4/5 & 6 bedroom apartments with shared kitchen and living spaces, to private studios which go up to 45 sq m.



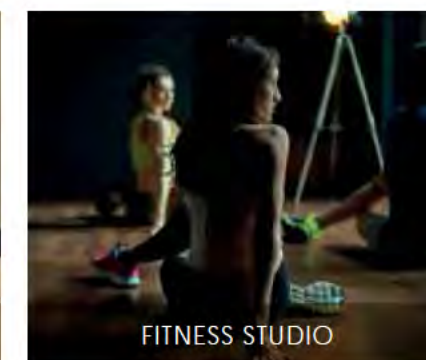
CHAPTER SPITALFIELDS HIGHLIGHTS:
32ND FLOOR BAR | 33RD FLOOR LIBRARY | GYM & FITNESS STUDIO
AUDITORIUM | KARAOKE ROOMS | GAMES ROOM



STUDY SPACE



32ND FLOOR BAR



FITNESS STUDIO



CHAPTER KINGS CROSS
 "I made loads of friends
 who live here, the location
 is great and the staff are
 great too."
Franciscan from Spain
Kings College London



CHAPTER Highbury
 "It's really good to have
 a gym and cinema in
 my building."
Kaivel from China
UCL



CHAPTER Highbury
 "Really good gym in the
 building and I am just
 10 minutes from my uni."
Pachita from India
University of the Arts

WHAT
 DO OUR
 RESIDENTS
 THINK?



CHAPTER SPITALFIELDS
 "It's close to my university,
 and the tube station.
 Everybody is very friendly
 and the events are a
 great way to interact with
 everyone."
Victoria from France
Istituto Marangoni



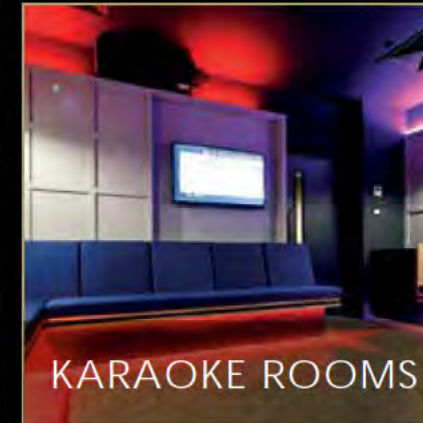
CHAPTER SOUTH BANK
 "I have really enjoyed my
 time at Chapter. The staff are
 warm, friendly and helpful.
 If I ever find myself studying
 in London again it will be my
 first port of call."
Carolina from Chile
Kings College London

MEMBER BENEFITS

Residents of Chapter enjoy exclusive access to all of
 our Chapter locations across London:



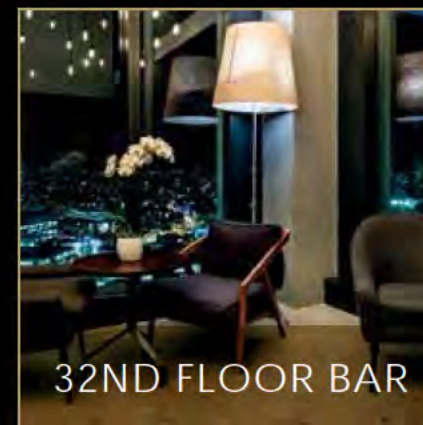
AUDITORIUM



KARAOKE ROOMS



CINEMAS



32ND FLOOR BAR



THE COURTYARD



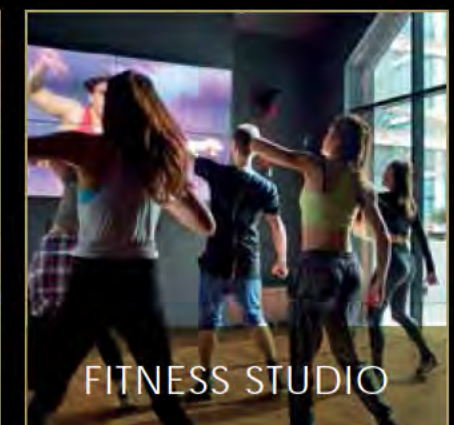
OUTDOOR TERRACE



ART STUDIO



GAMES AREAS



FITNESS STUDIO

ALDGATE | Highbury | ISLINGTON | KINGS CROSS
 LEWISHAM | PORTOBELLO | SOUTH BANK | SPITALFIELDS

ALDGATE

HIGHBURY

ISLINGTON

KINGS CROSS

LEWISHAM

PORTOBELLO

SOUTH BANK

SPITALFIELDS

The Migration Museum: Capital House in Southwark



Migration Museum

The Right Fit for Southwark



Capital House with images from skin tone project *Humanae* by Angélica Dass / Southwark Fair, William Hogarth 1733

Capital House is an ideal location, set within the richly historic, diverse and culturally dynamic borough of Southwark, and **a stone's throw from the River Thames, symbolic artery of the long story of the movement of people** to and from Britain's shores over centuries.

Southwark is 'a centre of creative excellence with a vast cultural footprint that sets it on the international stage'. We can help deliver Southwark's new Cultural Strategy 2017 by:

- **Enriching Southwark's cultural offer**, attracting visitors from across London, the UK and the world
- **Driving the creative economy, involving local residents** in the cultural sector through training and volunteering at the Museum
- Driving creative growth, **delivering genuinely participatory programming that engages the existing and new communities** of Southwark's highly diverse population
- Nurturing creative people and **overcoming educational and socioeconomic barriers to participation in cultural activity by creating a museum of All Our Stories** that focuses on a shared history of migrations, on what human beings have in common rather than what divides them

Symbolically, **the museum will honour the rich heritage of Southwark**, which has been a place of settlement, business and trade for more than 2000 years. Today, **Southwark is one of the most ethnically diverse boroughs in Britain** with 37% born abroad.

Moreover, the proximity of the site to some of the most popular cultural destinations in the UK makes a vibrant new Migration Museum a viable and exciting proposition.

Migration Museum

The Spaces

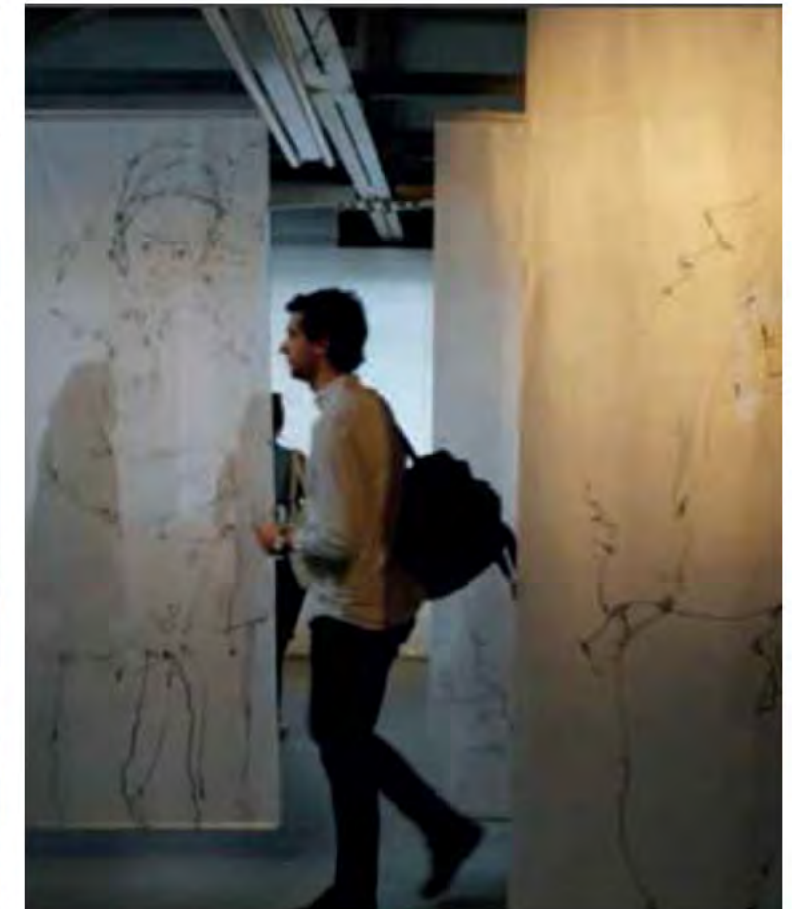


Migration Museum

The Spaces



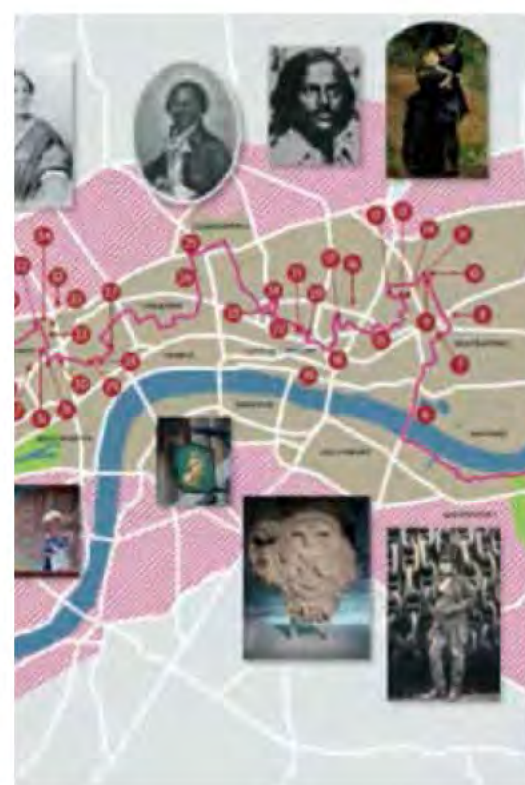
TEMPORARY EXHIBITIONS



EVENTS & CAFE

Migration Museum

Summary



The **public appetite for a conversation about migration is unprecedented** and provides the strongest possible rationale for a cultural institution that will be the authoritative backdrop to fierce debate about this fascinating and ever-relevant topic.

This, combined with a perennial fascination with identity and family history, will contribute to high demand for a visitor attraction focusing on migration.

"I am a Dane, Swede, or Frenchman at different times; or rather fancy myself like the old philosopher, who upon being asked what countryman he was, replied, that he was **a citizen of the world.**"

Joseph Addison, *The Spectator*, 1711



Site and Connections

Proximity of the River and Local Public Spaces



- RIVERSIDE PROMENADE
- SOUTHWARK CATHEDRAL
- MORE LONDON
- POTTERS FIELD
- BOROUGH MARKET
- THE SHARD
- LONDON BRIDGE STATION RETAIL
- CITY HALL
- HAY'S GALLERIA
- OUR SITE
- FUTURE MASTER PLAN
- ➔ N-S CONNECTION THROUGH LONDON BRIDGE STATION
- ➔ CURRENT PEDESTRIAN ROUTE
- ➔ PROPOSED ROUTE

Character of Southwark

Site Located at Crossroads and
within New Public Precinct

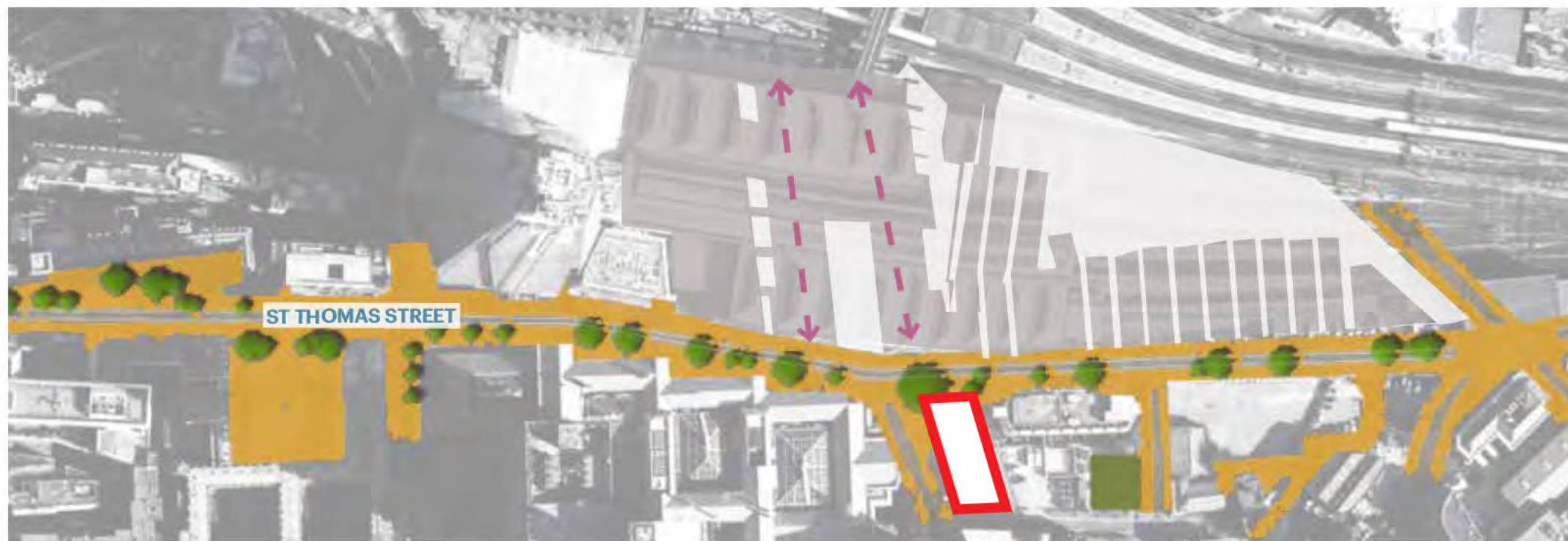


Character of Southwark

Proposed Low Line East:
Area of Emerging Creative Businesses



Anticipated Distribution of Activity along Railway Line towards East



Masterplan for proposed London Bridge 'Low Line' - St Thomas Street (Team London Bridge)



Planned Future Area of Emerging Creative Businesses





Proposed Vision for St Thomas Street - Looking west towards the Shard

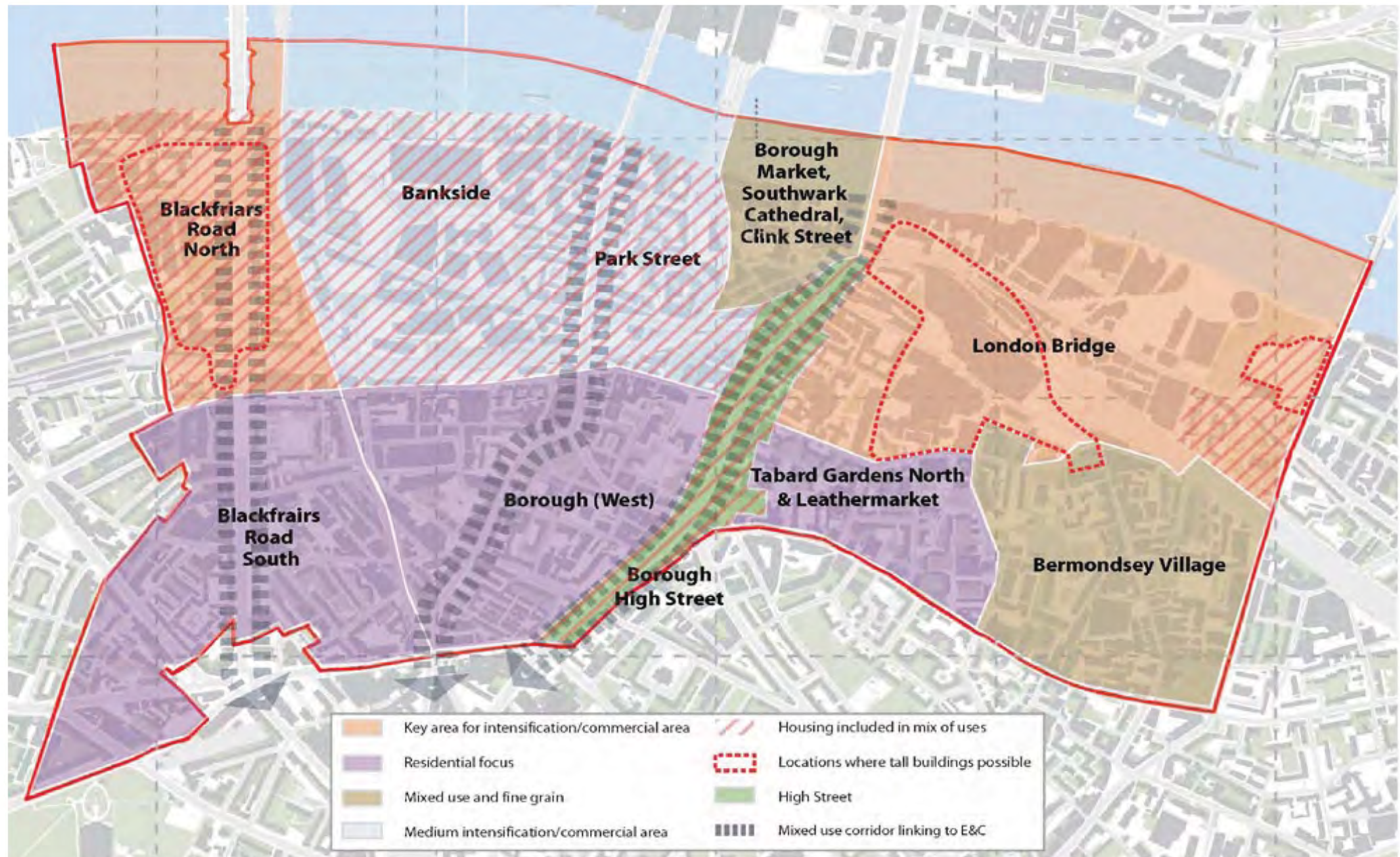
Public Realm

View of Potential St Thomas Street Masterplan



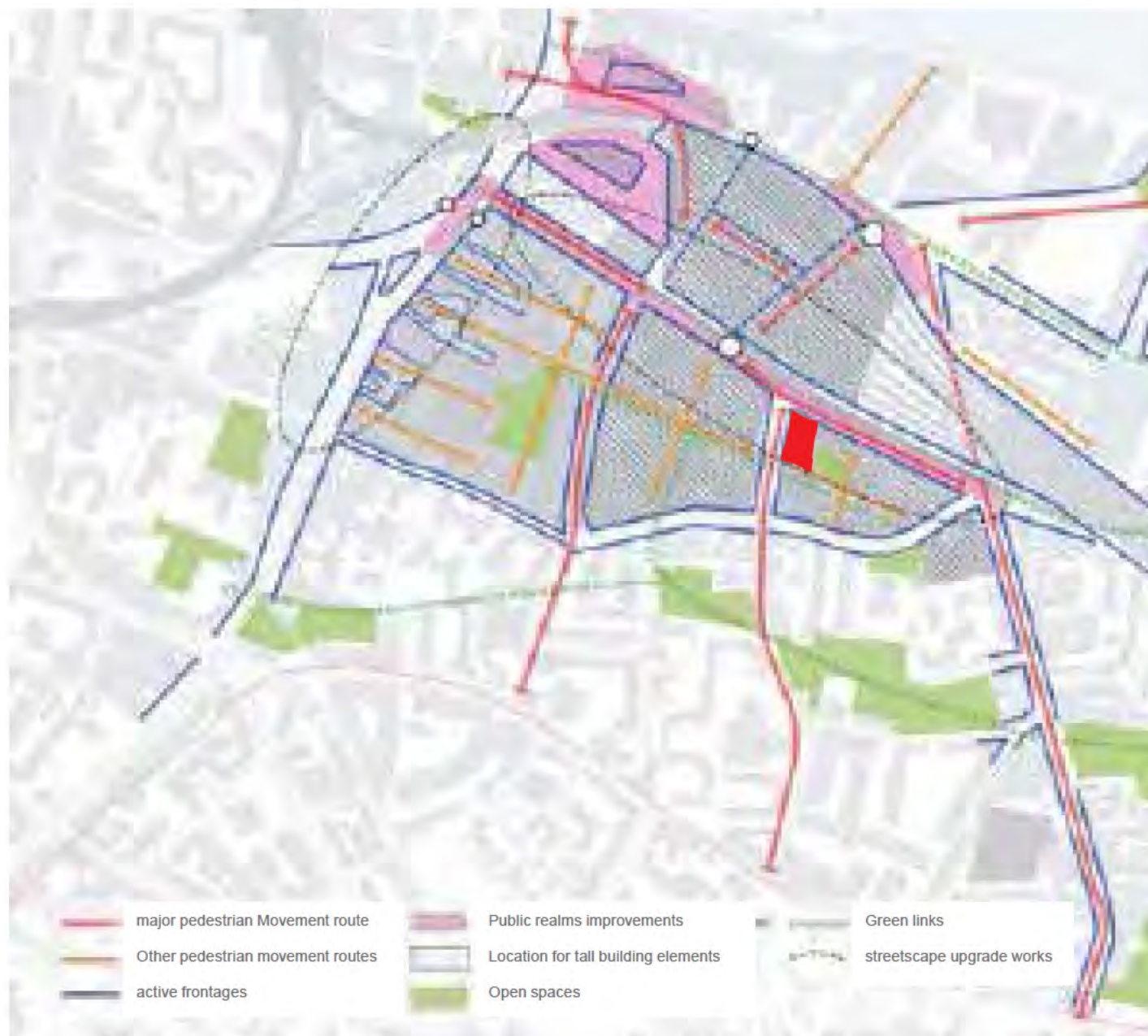
Planning for Tall Buildings

Opportunity for Density



Planning for Tall Buildings

London Bridge Opportunity Area



DEVELOPMENT GUIDELINES



Chapter London Bridge Diagram

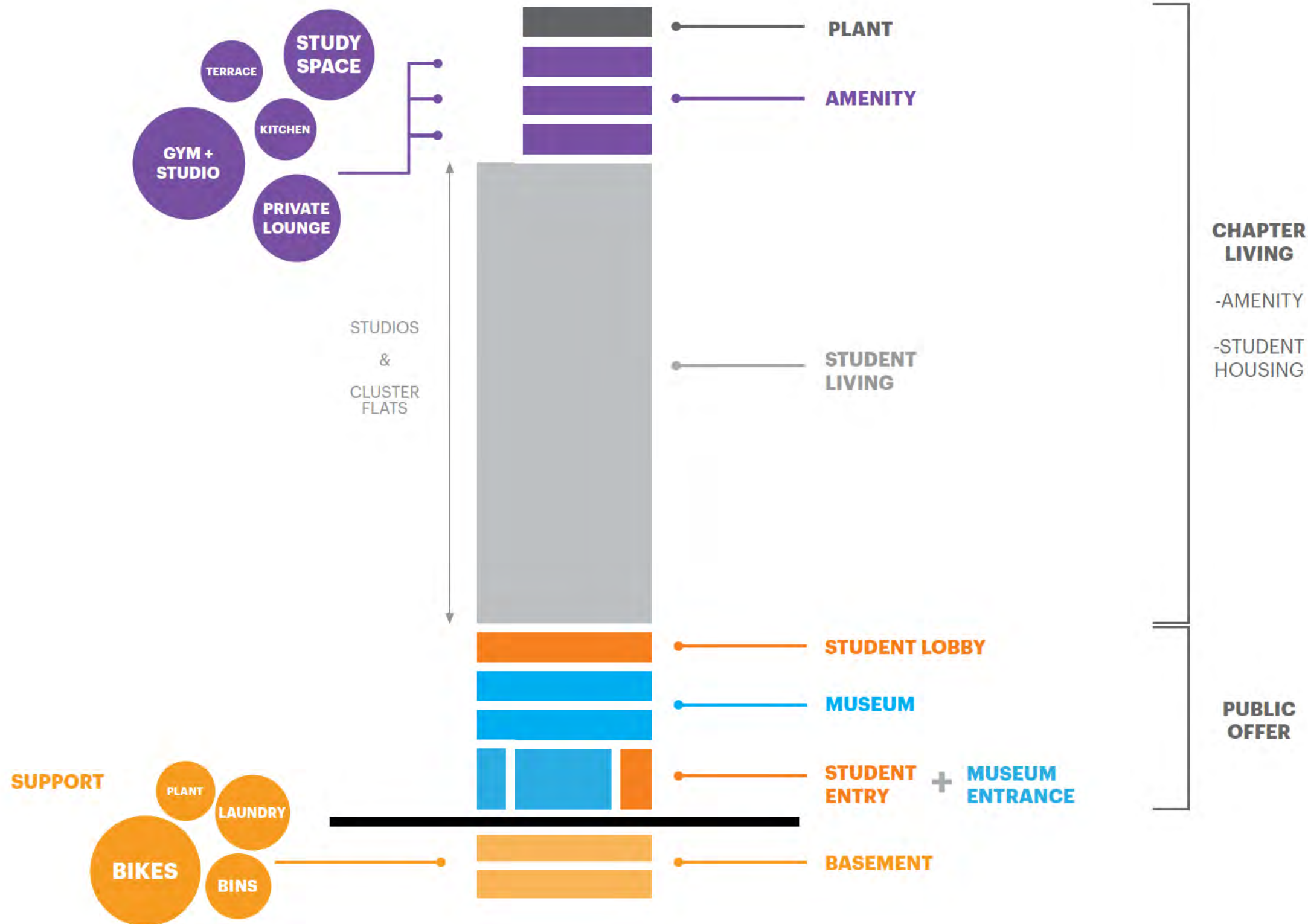
The Consented Building

'The Quill' -118.7 AOD- 2011



Proposed Uses

Vertical Arrangement





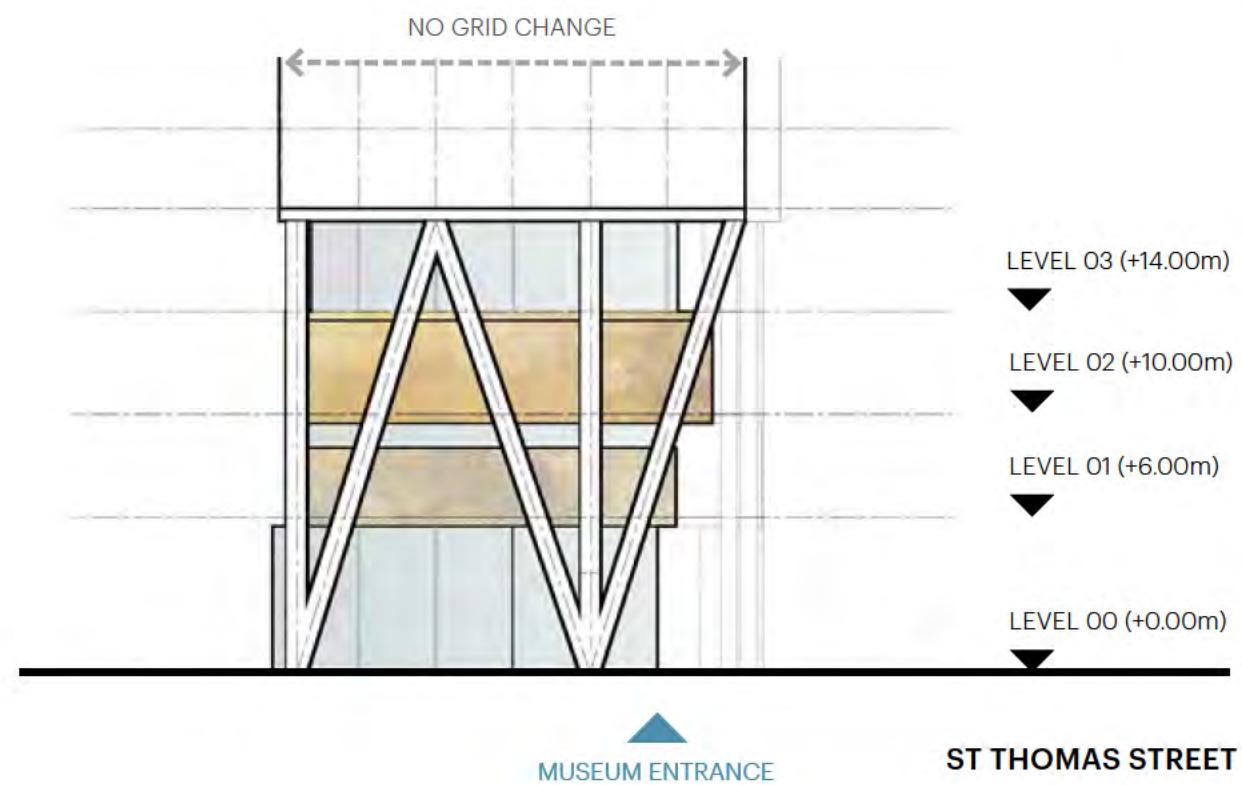
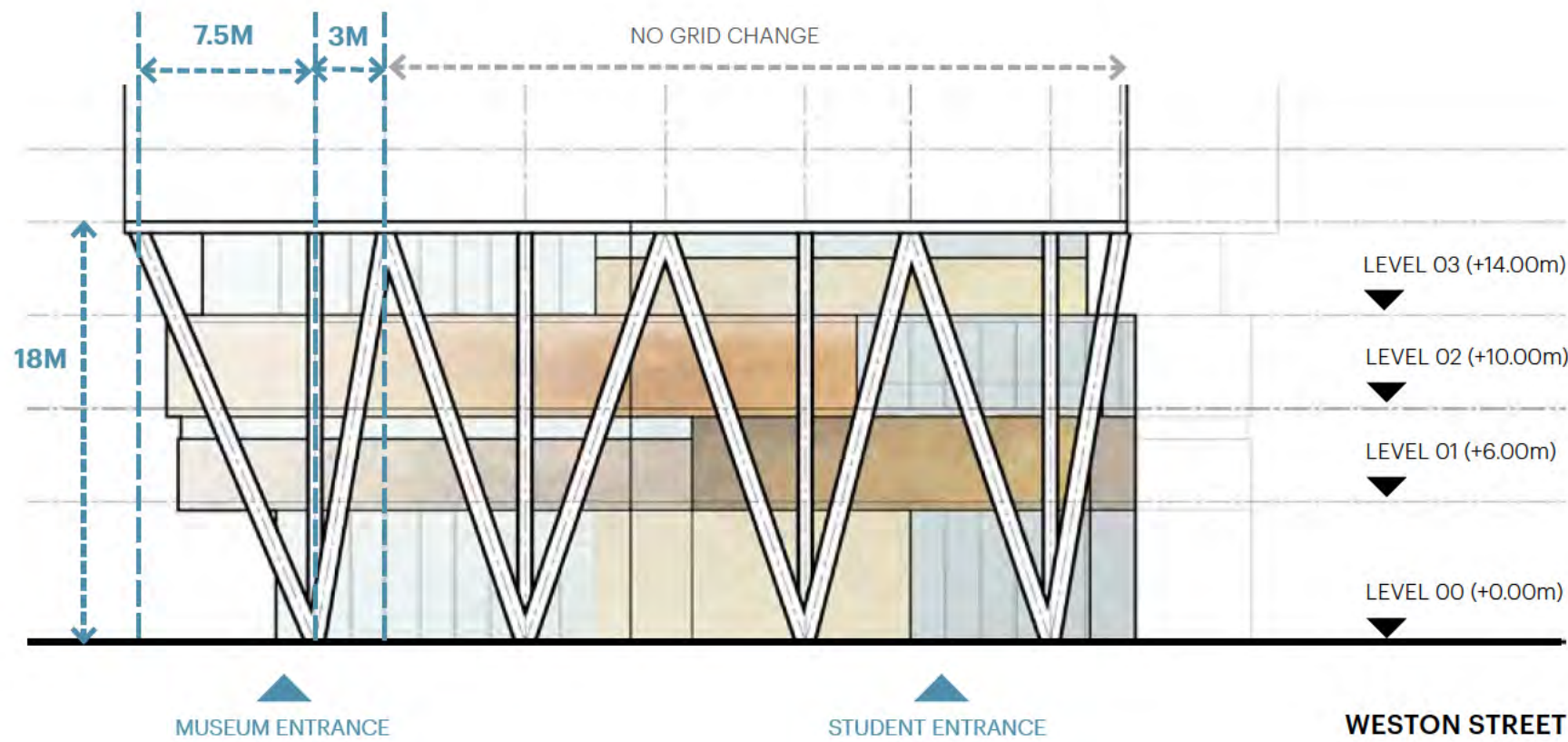
Base of the Building

Horizontal Scheme



Base of the Building

Horizontal Scheme



Base of the Building
Materiality

SOUTHWARK MATERIALITY



VERTICALITY



HORIZONTALITY



GEOMETRIC PATTERN



Base of the Building
Materiality



SAMPLE 1



SAMPLE 2



SAMPLE 3



SAMPLE 4



Base of the Building

Horizontal Scheme



Facade Design

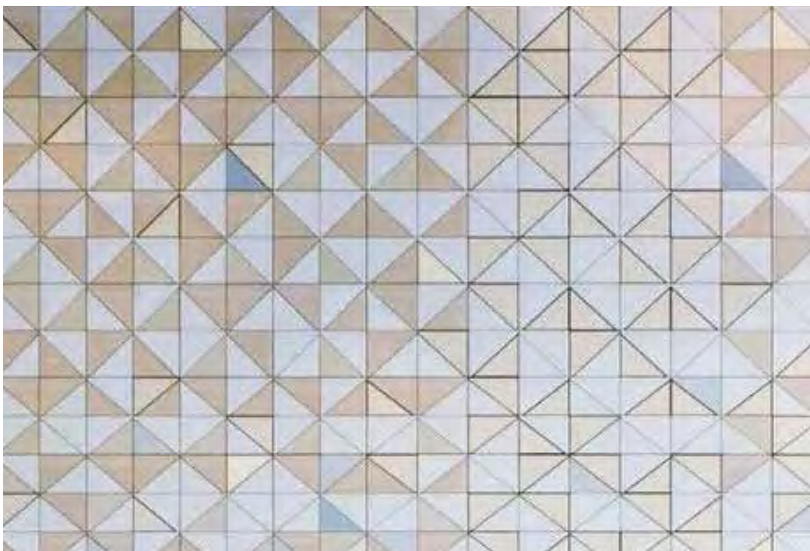
Facade
Concept: Play of Light



PLAY OF LIGHT



SHIMMER



REFLECTION



ORIGAMI FRACTAL



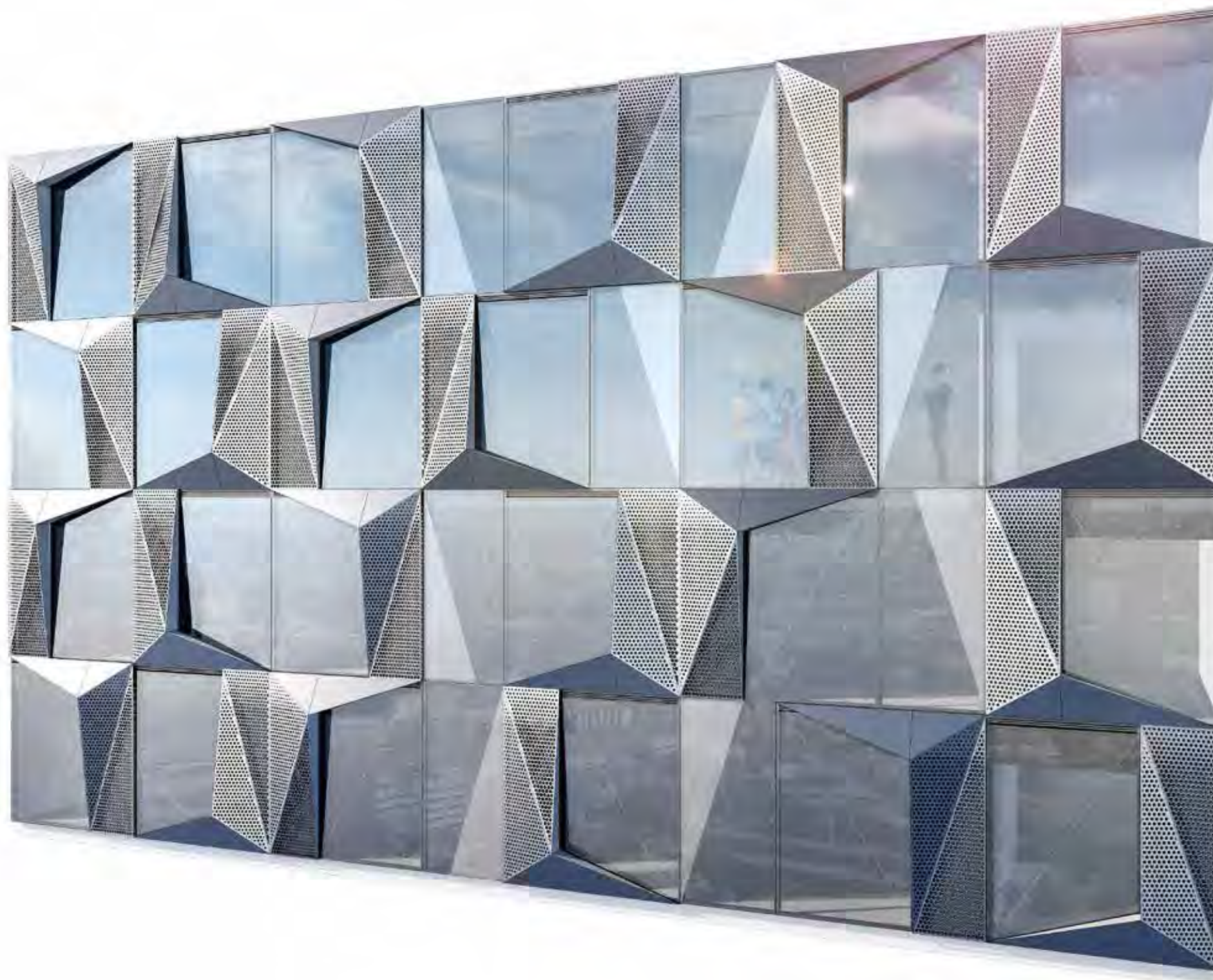
FACADE MODULE



FACADE UNITS

Origami Facade

System Module



Origami Facade



View from West St Thomas Street



View from East

St Thomas Street



View Comparisons

LVMF 2A.1: Parliament Hill

Existing



View Comparisons

LVMF 2A.1: Parliament Hill

Existing



View Comparisons

LVMF 2A.1: Parliament Hill

Proposed



View Comparisons

LVMF 3A.1: Kenwood House

Existing



View Comparisons

LVMF 3A.1: Kenwood House

Existing



View Comparisons

LVMF 3A.1: Kenwood House

Proposed



View Comparisons

LVMF 10A.1: Tower Bridge - north bastion

Existing



View Comparisons

LVMF 10A.1: Tower Bridge - north bastion

Proposed



View Comparisons

LVMF 12B.1: Southwark Bridge

Existing



View Comparisons

LVMF 12B.1: Southwark Bridge

Existing



View Comparisons

LVMF 12B.1: Southwark Bridge

Proposed



Townscape Views

Tower of London: Inner Ward, Scaffold Site

Existing



Townscape Views

Tower of London: Inner Ward, Scaffold Site

Proposed



Townscape Views

Tower of London: Inner Ward, Scaffold Site

Panorama

Existing



Townscape Views

Tower of London: Inner Ward, Scaffold Site

Panorama

Proposed



Townscape Views

Tower of London: Inner Ward,
outside Hospital Block

Existing



Townscape Views

Tower of London: Inner Ward,
outside Hospital Block

Proposed



Townscape Views

Parliament Square: Supreme Court at Little Sanctuary
(Westminster Metropolitan View 37)

Existing



Townscape Views

Parliament Square: Supreme Court at Little Sanctuary
(Westminster Metropolitan View 37)

Proposed



Townscape Views

Monument

Existing



Townscape Views

Monument

Proposed



Townscape Views

St Paul's Cathedral: Golden Gallery

Existing



Townscape Views

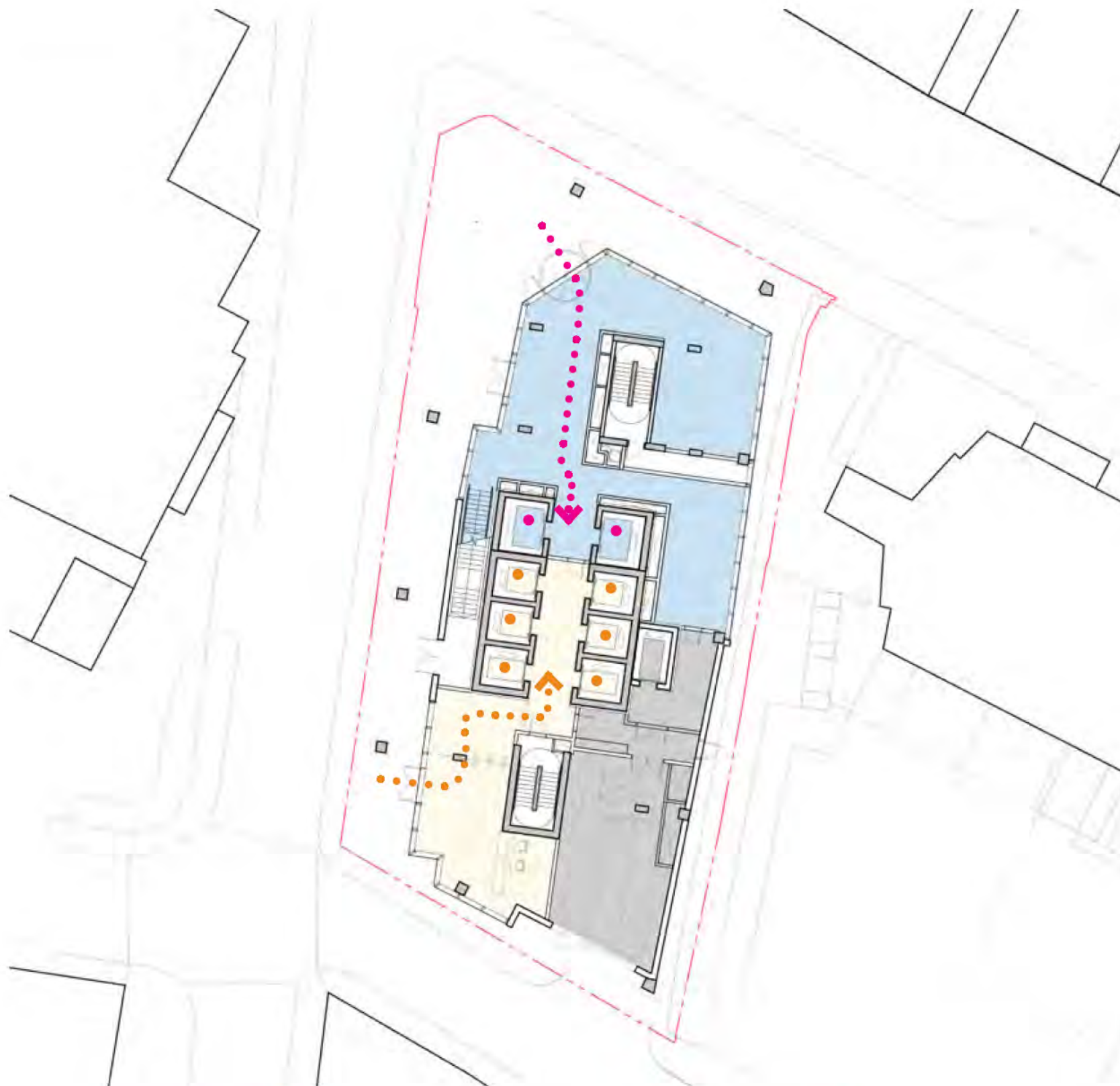
St Paul's Cathedral: Golden Gallery

Proposed



Accessibility Strategy

Level Access Thresholds



- All uses have level access at entrance doors/thresholds to accessible lifts that serve the entire building.
- Museum Lift Car Size: 2.35 x 2.6 x 2.3m high
- Student Lift Car Size: 1.5 x 1.5 x 2.3m high
- Public Areas and Communal areas within the development meet the recommendations of BS 8300 and Approved Document Part M Vol2.
- The detailed proposals are being developed in conjunction with specialist advice

.....➤ STUDENT ACCESS

.....➤ MUSEUM ACCESS

WCH Accessible Student Rooms

Available Locations for

WCH Units



Accessible WCH
Group Living



Accessible WCH
Studio Living



Adaptable WCH Group
Living



Adaptable WCH Studio
Living



FLOOR TYPE 1
LEVEL 04-12 (9 FLOORS)

9 Group Living WCH Accessible
Units



FLOOR TYPE 2
LEVEL 13-19 (7 FLOORS)

7 Group Living WCH Adaptable
Units
7 Studio Living WCH Adaptable
Units



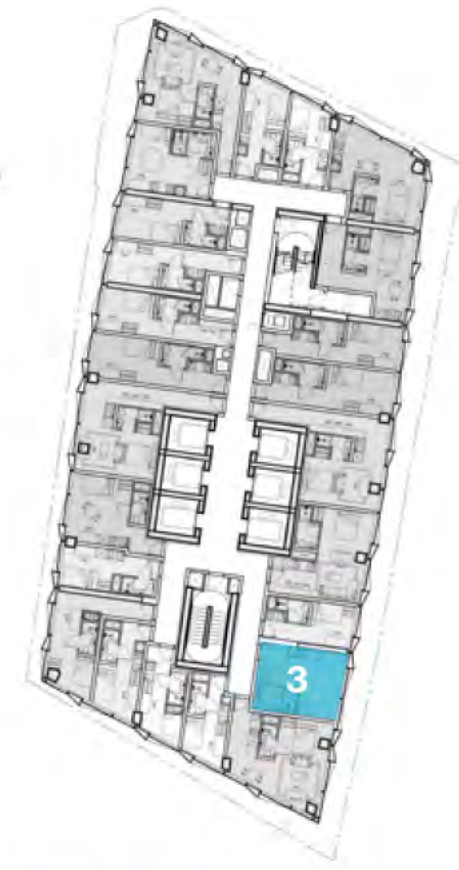
FLOOR TYPE 3
LEVEL 20-38 (19 FLOORS)

19 Studio Living WCH Accessible
Units
19 Studio Living WCH Adaptable
Units



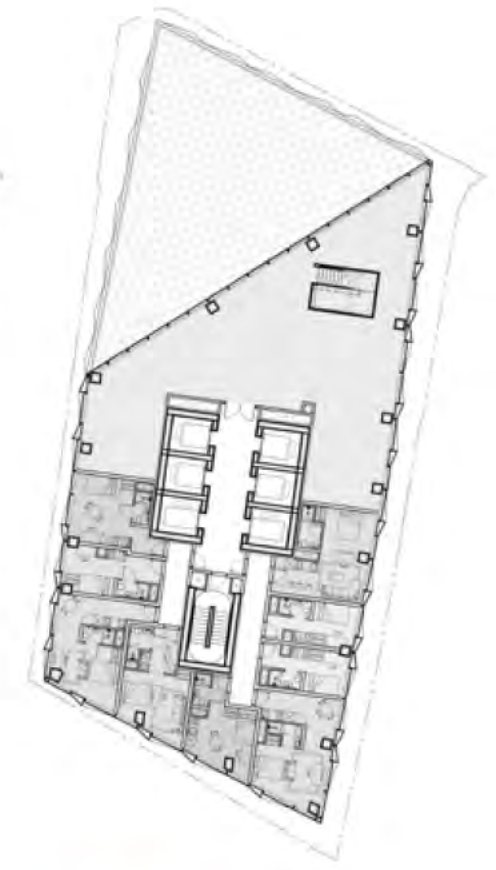
FLOOR TYPE 4
LEVEL 39-40 (2 FLOORS)

2 Studio Living WCH Accessible
Units
2 Studio Living WCH Adaptable
Units



FLOOR TYPE 5
LEVEL 41 (1 FLOOR)

1 Studio Living WCH Adaptable
Units



FLOOR TYPE 6
LEVEL 42 (1 FLOOR)

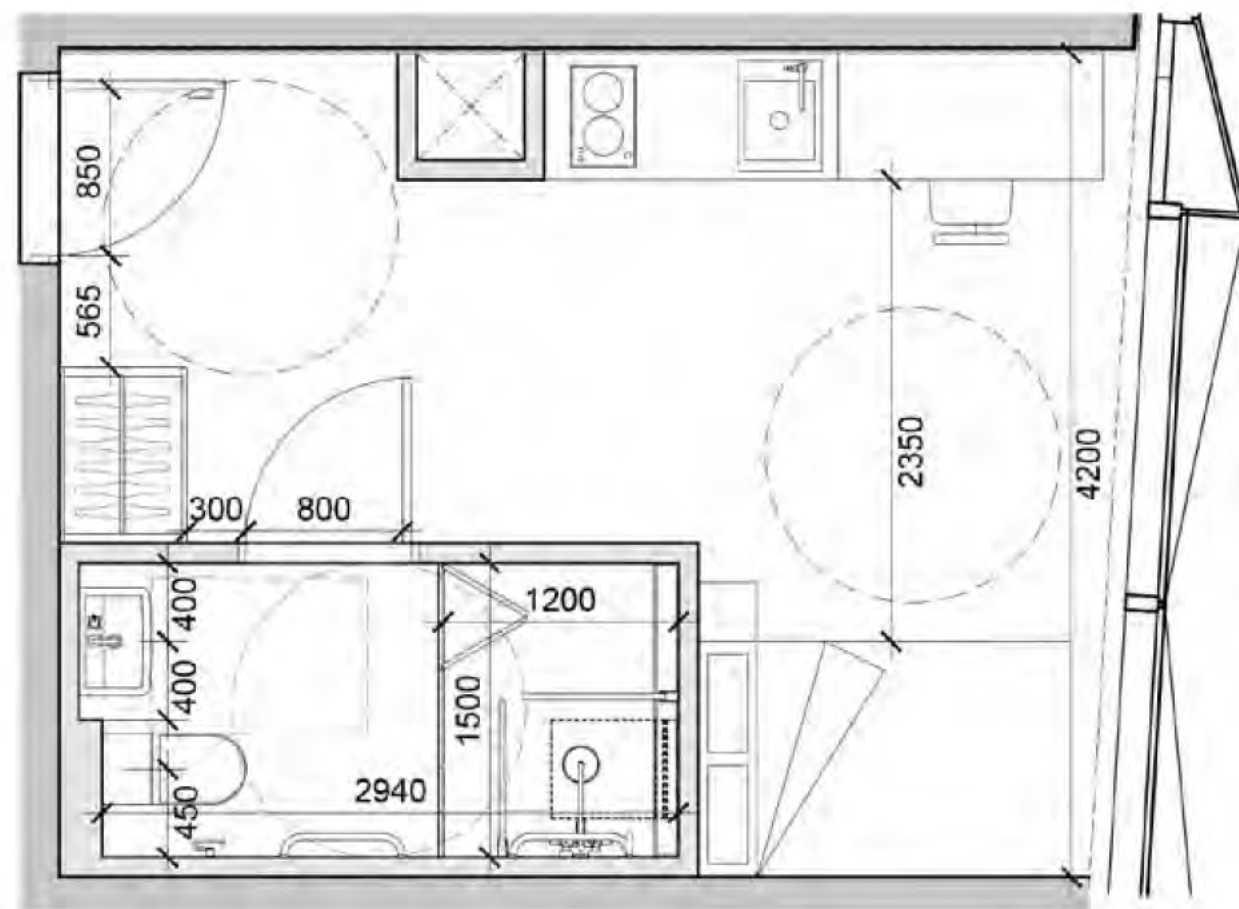
SUMMARY

TOTAL UNITS:	1013	100%
TOTAL WCH UNITS:	51	5%
-ACCESSIBLE:	30	3%
-ADAPTABLE:	21	2%

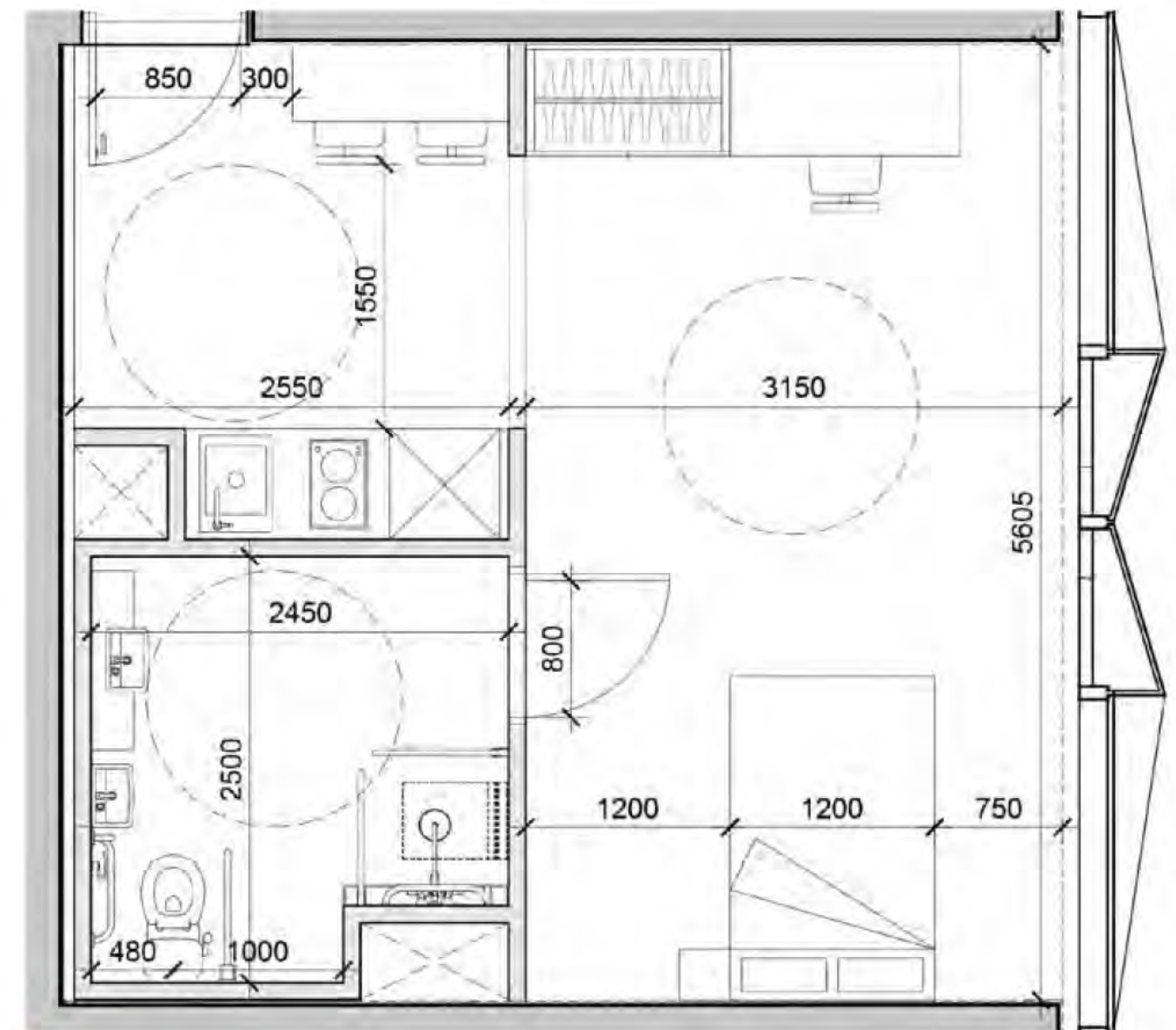
WCH Approach

Adaptable / Accessible

Studio Living Unit Comparison



■ ADAPTABLE UNIT



■ ACCESSIBLE UNIT

Paul Robinson

From: Tom Horne <[REDACTED]@dp9.co.uk>
Sent: 20 December 2017 10:40
To: [REDACTED]
Subject: RE: D&P/4483- Capital House, London Bridge- GLA pre-app agenda

Thanks [REDACTED] Obviously the sooner the better as we are targeting a submission early in the new year.

Tom

Tom Horne
Director

direct: 020 7004 [REDACTED]
mobile: 07872 [REDACTED]

e-mail: [REDACTED]@dp9.co.uk

dp9 Ltd
100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 20 December 2017 08:47
To: Tom Horne <[REDACTED]@dp9.co.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: D&P/4483- Capital House, London Bridge- GLA pre-app agenda

I'll liaise with my admin colleagues when they are in to coordinate a new date.

Kind regards

[REDACTED]

[REDACTED] BSc (hons) MSc
Senior Strategic Planner – Development & Projects

GREATER LONDON AUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA
T: 020 7983 [REDACTED] | [REDACTED]@london.gov.uk | www.london.gov.uk

From: Tom Horne [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: 20 December 2017 08:42
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: D&P/4483- Capital House, London Bridge- GLA pre-app agenda

Thanks [REDACTED] Let's aim to get a new date in the diary today if possible?

Tom

Tom Horne
Director

direct: [020 7004 \[REDACTED\]](tel:0207004[REDACTED])
mobile: [07872 \[REDACTED\]](tel:07872[REDACTED])

e-mail: [\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)

dp9 Ltd
[100 Pall Mall](#)
[London](#)
[SW1Y 5NQ](#)

telephone: [020 7004 1700](tel:02070041700) facsimile: [020 7004 1790](tel:02070041790) website: www.dp9.co.uk

On 20 Dec 2017, at 08:15, [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)> wrote:

Good morning Tom,

With regret, due to officer sickness we need to cancel this morning's pre-application meeting. We will seek to rearrange this meeting at the earliest opportunity.

Apologies for any inconvenience caused.

Kind regards

[REDACTED]

[REDACTED] BSc (hons) MSc
Senior Strategic Planner – Development & Projects

[GREATERLONDONAUTHORITY](#), City Hall, The Queen's Walk, London, SE1 2AA
T: 020 7983 [REDACTED] | [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk) | www.london.gov.uk

From: Tom Horne [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: 19 December 2017 16:17
To: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Subject: RE: D&P/4483- Capital House, London Bridge- GLA pre-app agenda

[REDACTED] – Russell Vaughan is also joining us from TTP to talk transport. Apologies, this was missed off the list.

T

Tom Horne
Director

direct: 020 7004 [REDACTED]
mobile: 07872 [REDACTED]

e-mail: [\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)

dp9 Ltd
100 Pall Mall
London

SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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From: [REDACTED] [mailto:[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 19 December 2017 15:59
To: Tom Horne <[REDACTED][dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>
Cc: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[REDACTED][tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)>
Subject: D&P/4483- Capital House, London Bridge- GLA pre-app agenda

Dear Tom,

Please find agenda attached for tomorrow's pre-application meeting regarding the above site.

I propose that we start with a presentation from/on behalf of the applicant before leading into discussion on the points identified. A lap top and projector will be provided.

Please make yourself known to reception on arrival at City Hall and a colleague will come and collect you.

I look forward to our meeting.

Kind regards

[REDACTED]

[REDACTED] BSc (hons) MSc
Senior Strategic Planner – Development & Projects

GREATER LONDON AUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA
T: 020 7983 [REDACTED] I [REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk) | www.london.gov.uk

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Paul Robinson

From: Tom Horne <[REDACTED]@dp9.co.uk>
Sent: 20 December 2017 16:02
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: D&P/4483- Capital House, London Bridge- GLA pre-app agenda

[REDACTED] – could we do anything week beginning 8th Jan?

Tom

Tom Horne
Director

direct: 020 7004 [REDACTED]
mobile: 07872 [REDACTED]

e-mail: [REDACTED]@dp9.co.uk

dp9 Ltd
100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 20 December 2017 15:53
To: Tom Horne <[REDACTED]@dp9.co.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: D&P/4483- Capital House, London Bridge- GLA pre-app agenda

Hi Tom,

Would the 18th January at 10.30am be acceptable?

Kind Regards,
[REDACTED]

From: [REDACTED]
Sent: 20 December 2017 15:28
To: 'Tom Horne' <[REDACTED]@dp9.co.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: D&P/4483- Capital House, London Bridge- GLA pre-app agenda

Hi Tom,

I talked with [REDACTED] earlier today. She will be in contact to coordinate a new date shortly although this will now be in the new year.

Kind regards

[REDACTED]

[REDACTED] BSc (hons) MSc
Senior Strategic Planner – Development & Projects

GREATERLONDONAUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA
T: 020 7983 [REDACTED] | [REDACTED] london.gov.uk | www.london.gov.uk

From: Tom Horne [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: 20 December 2017 15:26
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: D&P/4483- Capital House, London Bridge- GLA pre-app agenda

[REDACTED] – any word from your admin team? Understandably my client is keen to get something fixed in ASAP.

Tom

Tom Horne
Director

direct: 020 7004 [REDACTED]
mobile: 07872 [REDACTED]

e-mail: [REDACTED]@dp9.co.uk

dp9 Ltd
100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: D&P/4483- Capital House, London Bridge- GLA pre-app agenda

Thanks [REDACTED] Let's aim to get a new date in the diary today if possible?

Tom

Tom Horne
Director

direct: [020 7004 \[REDACTED\]](tel:0207004[REDACTED])
mobile: [07872 \[REDACTED\]](tel:07872[REDACTED])

e-mail: [REDACTED]@dp9.co.uk

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[100 Pall Mall](http://100PallMall.com)

[London](#)
[SW1Y 5NQ](#)

telephone: [020 7004 1700](tel:020 7004 1700) facsimile: [020 7004 1790](tel:020 7004 1790) website: www.dp9.co.uk

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[REDACTED]

[REDACTED] BSc (hons) MSc
Senior Strategic Planner – Development & Projects

[GREATERLONDONAUTHORITY](#), City Hall, The Queen's Walk, London, SE1 2AA
T: 020 7983 [REDACTED] | [REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk) | www.london.gov.uk

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Sent: 19 December 2017 16:17
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Subject: RE: D&P/4483- Capital House, London Bridge- GLA pre-app agenda

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T

Tom Horne
Director

direct: 020 7004 [REDACTED]
mobile: 07872 [REDACTED]

e-mail: [REDACTED][dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)

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telephone: 020 7004 1700 **facsimile:** 020 7004 1790 **website:** www.dp9.co.uk

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Cc: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED]

<[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] [REDACTED] <[REDACTED]@tfl.gov.uk>
Subject: D&P/4483- Capital House, London Bridge- GLA pre-app agenda

Dear Tom,

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I look forward to our meeting.

Kind regards

[REDACTED]

[REDACTED] [REDACTED] BSc (hons) MSc
Senior Strategic Planner – Development & Projects

GREATER LONDON AUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA
T: 020 7983 [REDACTED] | [REDACTED]@london.gov.uk | www.london.gov.uk

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This email has been scanned by the Symantec Email Security.cloud service.

Paul Robinson

From: [REDACTED]
Sent: 20 December 2017 16:53
To: [REDACTED] dp9.co.uk
Cc: [REDACTED]
Subject: 4483 Capital House - Confirmation of pre-planning application meeting

Dear Tom,

Site: Capital House, 40-46 Weston Street, London, SE1 3QD

LB: Southwark

Our reference: D&P/4483

Your request for a pre-planning application advice meeting has been confirmed for **Thursday 18 January at 10.30am** at City Hall.

PLEASE NOTE

Due to security arrangements, you must inform the Pre-app Admin Team (email: Pre-applications@london.gov.uk) of **ALL attendees**. Anyone who is not listed as attending may be refused entry to City Hall.

Likewise, if you want to have a model delivered to the City Hall Loading Bay, we must be informed in advance. If we have not been made aware that a model is being delivered to the Loading Bay, it will not be allowed to be brought into the building.

Meeting arrangements

When you arrive at City Hall for the meeting, please ask at reception for [REDACTED] [REDACTED]. You should allow time to clear security. It would be appreciated if you could arrive together to ensure the meeting starts on time.

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice letter will only address issues that you have sent documentation on. The case officer will carry out a site visit and assess the documentation prior to the meeting. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed. Detailed officer level comments will be issued by letter no more than ten working days after the meeting, unless otherwise agreed with the applicant.

The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

Freedom of Information

Since January 2005 the Freedom of Information Act 2000 has allowed the public to request information from public authorities including the Greater London Authority. The public will have a right to request information which includes pre planning application advice and documents associated. Each case will be taken on its individual merits. If you have any concerns or wish to discuss this matter please contact [REDACTED] [REDACTED] on [REDACTED] london.gov.uk.

Cancellation

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior. The fee is non-refundable on cancellation.

Comments and complaints

If you are not happy with the service you have received and wish to complain or make a comment please contact [REDACTED] on [REDACTED] london.gov.uk.

Further queries regarding the process can be sent to [REDACTED] london.gov.uk quoting the D&P reference number, whilst queries regarding policy and the content of the meeting should be sent to the case officer [REDACTED] email: [REDACTED] london.gov.uk.

Yours sincerely

[REDACTED]

Pre-planning Applications Administration Team

Pre-applications@london.gov.uk

Paul Robinson

From: Tom Horne <[REDACTED]@dp9.co.uk>
Sent: 12 January 2018 12:52
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: D&P/4483- Capital House, London Bridge- GLA pre-app agenda

[REDACTED] – just to say [REDACTED] from TTP (transport) will also be attending our meeting next week.

T

Tom Horne
Director

direct: 020 7004 [REDACTED]
mobile: 07872 [REDACTED]

e-mail: [REDACTED]@dp9.co.uk

dp9 Ltd
100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 19 December 2017 15:59
To: Tom Horne <[REDACTED]@dp9.co.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tfl.gov.uk>
Subject: D&P/4483- Capital House, London Bridge- GLA pre-app agenda

Dear Tom,

Please find agenda attached for tomorrow's pre-application meeting regarding the above site.

I propose that we start with a presentation from/on behalf of the applicant before leading into discussion on the points identified. A lap top and projector will be provided.

Please make yourself known to reception on arrival at City Hall and a colleague will come and collect you.

I look forward to our meeting.

Kind regards

[REDACTED]

[REDACTED] BSc (hons) MSc
Senior Strategic Planner – Development & Projects

GREATER LONDON AUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA
T: 020 7983 [REDACTED] | [REDACTED]@london.gov.uk | www.london.gov.uk

Paul Robinson

From: [REDACTED] <[REDACTED]@tfl.gov.uk>
Sent: 25 January 2018 16:51
To: [REDACTED]
Subject: Capital House - TfL pre-application meeting notes
Attachments: Capital House GLA pre-application meeting notes.pdf

Hello [REDACTED]

Please find attached TfL's transport comments on the Capital House pre-application meeting.

Kind regards,

[REDACTED]
Assistant Planner, Spatial Planning (North), City Planning | Transport for London
9B5 | 5 Endeavour Square | Westfield Avenue | London E20 1JN

☎ External: +44 (0)20 3054 [REDACTED] | ☎ Auto: [REDACTED] | e-mail: [REDACTED]@tfl.gov.uk

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<http://www.tfl.gov.uk/corporate/about-tfl/>

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To: [REDACTED]
From: [REDACTED]
Our Ref: 17/5696
Your Ref 4483
Phone: 020 3054 [REDACTED]
Date: 25/01/2018

Capital House – GLA pre-application TfL comments

The subject of the pre-application meeting held on 18 January 2018 was the proposed scheme involving the demolition of Capital House and erection of a building comprising c.1000 student accommodation units (sui generis), a museum (Class D1), Public Realm improvements and other associated works.

Location & Context

The site is bound by St Thomas Street to the north, Weston Street to the west, Melior Street to the south and Becket House to the east. St Thomas Street is part of the Transport for London Road Network (TLRN); hence TfL is the highway authority and is therefore concerned about any proposal which may affect the performance and/or safety of the TLRN.

London Bridge station is directly opposite the site for London Underground (LU) Jubilee and Northern Line services as well as National Rail services. The closest Cycle Hire station is on Snowfields, approximately 200m south-east of the site. The closest bus stop is London Bridge stop (c.300m), which serves 6 high frequency routes.

The site has a Public Transport Accessibility Level (PTAL) of 6b, on a scale of 1 (poor) to 6 (excellent); therefore having the best public transport accessibility possible.

The closest part of the Central London Grid is East-West Cycle Superhighway (CS3), Barking to Tower Gateway, via London Bridge and Lower Thames Street. Quietway 14's extended route is proposed to run via Snowfields.

Parking

Car:

The existing building has car parking which is to be removed as the development is proposed to be car-free which is welcomed. However, details on Blue Badge parking provision and/or accessibility and drop-off/pick-up locations must be provided.

Cycle:

Long-stay cycle parking storage is proposed at the basement level of the building, accessed via lifts. There will be spaces provided for the museum staff, with access to lockers and showers, and spaces for students, with bicycles provided too, as a free service to those residents of the student accommodation complex. Although it was discussed that in most instances it would be a member of staff to access the storage and provide the bicycle at ground level for the students through a booking system, the spaces should still be accessible and follow the London Cycling Design Standards (LCDS); see: <http://content.tfl.gov.uk/lcds-chapter8-cycleparking.pdf>. Additionally, all the provided cycle parking should comply with the minimum standards in the new draft London Plan (Policy T5 & Table 10.2). The applicant suggested at the meeting that this may not be the case for this development due to the nature of the bicycle “rental” system the accommodation will have in place and due to the low demand other similar student accommodation complexes around London experience. Data to back-up this argument should be provided with the application in order for TfL to assess this. Furthermore, if any other related services, like a Cycle Hire scheme for residents, are to be provided it should be included in the submitted documents too so that TfL can see how far these proposals encourage higher cycling mode share (TA and TP).

Short-stay cycle parking spaces should also be provided accordingly for both proposed uses within the development. These should also follow the LCDS. Short-stay cycle parking for visitors to the museum and student accommodation should have step-free access and be located as close as possible to the relevant entrances. TfL understands the possible limitations of the site and footway due to the high footfall around the area, so other options are welcomed to be explored to meet the required short-stay parking provision.

The applicant should undertake a Cycling Levels of Service (CLOs) assessment (see <http://content.tfl.gov.uk/lcds-chapter2-toolsandtechniques.pdf>) to establish whether improvements are required to connect the site with these routes. Therefore journeys by bike to all current and forthcoming Cycle Superhighways and Quietways within a 2km radius (a 10 minute cycle at 12km per hour) and routes to key students hubs (university campus, student unions, colleges etc.) and other key destinations should be included in the CLOs.

Servicing, Delivering & Construction

TfL welcomes the Servicing and Delivery strategy being proposed to take place from the service yard at the rear of the building, decreasing the impact of the development on the TLRN. However, it was established at the meeting that the largest vehicle that could comfortably access the service yard would be a large LGV, therefore other options are being researched as to be able to accommodate a larger LGV/HGV vehicle if it was to turn up to the site. This option should ensure the traffic on Melior Street isn't interrupted; therefore, options like an incept loading bay, or simply consolidation and management of deliveries and servicing to ensure such large vehicles will not turn up at the site should be considered. Additionally, details on how the servicing yard will be managed (booking

system, delivery timings, micro-consolidation) should be included in the Delivery and Servicing Plan which is requested to be submitted with the application.

The construction strategy was not discussed at the meeting, however due to its' location TfL requests the submission of a Construction Logistics Plan with the application as specified below.

Supporting Material

TfL would expect a Transport Assessment (TA) to provide the estimated mode share, trip generation for the development with journeys split by direction of origin/destination rather than assigned to specific public transport services. The TA should include a Travel Plan with modal shift targets to increase sustainable and active travel. The TA should be undertaken in accordance with TfL guidance available from the following webpage: <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guidance>. The TA should consider the impact of the development on all modes of transport during both occupation and construction.

TfL would also expect a Delivery and Servicing Plan (DSP) and a Construction Logistics Plan (CLP) to be provided with the application.

The CLP should follow new TfL best practice guidance also available from <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/guidance-by-transport-type/freight>. Data must be supplied on land use, floorspace and construction programme to help TfL assess the impact of construction vehicles on the strategic transport network. The new guidance also contains measures which can be used to reduce the negative impact of construction on London and Londoners.

The DSP should identify efficiency and sustainability measures to be undertaken once the development is operational. It should be submitted to and approved by Southwark Council. DSPs consist of a range of tools, actions and interventions aimed at reducing and re-timing deliveries, redefining building operations and ensuring procurement activities account for vehicle movement and emissions. It should be produced in accordance with TfL best practice guidance available from <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/guidance-by-transport-type/freight>

The submitted DSP should also clarify the deliveries and servicing requirements (frequency, vehicle type etc.) for both uses (museum and student accommodation) as these could vary if the museum hosts a static exhibition or if it needs to bring in exhibitions regularly of various types and sizes, as well as the requirements for the student accommodation as this activity will be higher depending on if it will be self-catered or if it will have a canteen or other services.

Additionally, TfL may be interested in updating the Legible London signs around the site to show the new museum and improve the wayfinding around the site.

Mayoral Community Infrastructure Levy (MCIL)

In accordance with London Plan Policy 8.3, the Mayoral Community Infrastructure Levy (MCIL) came into effect on 1st April 2012. All new developments that create 100 m² or more of additional floor space are liable to pay the Mayoral CIL. The levy is charged at £35 per square metre of additional floor space in Southwark.

The site is also in the area where section 106 contributions for Crossrail will be sought in accordance with London Plan Policy 6.5 and the associated Supplementary Planning Guidance (SPG) 'Use of planning obligations in the funding of Crossrail' (April 2013).

In these situations, the Mayoral CIL will be treated as a credit towards the section 106 Crossrail liability and this should be reflected in the wording of the section 106 agreement.

Paul Robinson

From: Oliver Sheppard <[REDACTED]@dp9.co.uk>
Sent: 06 February 2018 12:38
To: [REDACTED]
Cc: [REDACTED] Tom Horne
Subject: RE: Capital House, Weston Street, London Bridge

[REDACTED]

Understood. We do need to find a date next week and ask you and LBS to suggest more times next week.

Best,

Oliver

Oliver Sheppard
Director

direct: 020 7004 [REDACTED]
mobile: 07809 [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 06 February 2018 09:11
To: [REDACTED] <[REDACTED]@southwark.gov.uk>; Oliver Sheppard <[REDACTED]@dp9.co.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@dp9.co.uk>; Tom Horne <[REDACTED]@dp9.co.uk>
Subject: RE: Capital House, Weston Street, London Bridge

Hi,

I've just been pulled on to an urgent task that needs completing by midday today, so we will need to reschedule this another time. This will enable us to also find a time that [REDACTED] can attend too.

Kind regards

[REDACTED]

[REDACTED] BSc (hons) MSc
Senior Strategic Planner – Development & Projects

GREATER LONDON AUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA
T: 020 7983 [REDACTED] | [REDACTED]@london.gov.uk | www.london.gov.uk

From: [REDACTED]
Sent: 06 February 2018 08:55
To: [REDACTED] <[REDACTED]@southwark.gov.uk>; 'Oliver Sheppard' <[REDACTED]@dp9.co.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@dp9.co.uk>; Tom Horne <[REDACTED]@dp9.co.uk>
Subject: RE: Capital House, Weston Street, London Bridge

Morning all,

I am not entirely clear whether we are on for this morning or not? As previously mentioned we don't have any rooms available at City Hall, so the meeting would either need to be hosted by Southwark or take place in the City Hall café.

If this morning isn't feasible, then I can try and find some alternative dates/times next week.

Kind regards

[REDACTED]

[REDACTED] BSc (hons) MSc
Senior Strategic Planner – Development & Projects

GREATERLONDONAUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA
T: 020 7983 [REDACTED] | [REDACTED]@london.gov.uk | www.london.gov.uk

From: [REDACTED] [mailto:[REDACTED]@southwark.gov.uk]
Sent: 05 February 2018 12:03
To: [REDACTED] <[REDACTED]@london.gov.uk>; 'Oliver Sheppard' <[REDACTED]@dp9.co.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@dp9.co.uk>; Tom Horne <[REDACTED]@dp9.co.uk>
Subject: RE: Capital House, Weston Street, London Bridge

I can do 11:30-12:30 tomorrow.

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Monday, February 05, 2018 11:41 AM
To: 'Oliver Sheppard'; [REDACTED]
Cc: [REDACTED] Tom Horne
Subject: RE: Capital House, Weston Street, London Bridge

Morning all,

Unfortunately we can't do the revised time on Wednesday.

We could do tomorrow, however, can [REDACTED] make that time?

Happy to look for an alternative in our diaries for next week if necessary.

Kind regards

██████████
██████████ BSc (hons) MSc
Senior Strategic Planner – Development & Projects

GREATERLONDONAUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA
T: 020 7983 ██████████ I ██████████ london.gov.uk | www.london.gov.uk

From: Oliver Sheppard [<mailto:██████████@dp9.co.uk>]
Sent: 05 February 2018 11:22
To: ██████████ <██████████@southwark.gov.uk>; ██████████ <██████████@southwark.gov.uk>; ██████████ <██████████@london.gov.uk>
Cc: ██████████ <██████████@london.gov.uk>; ██████████ <██████████@dp9.co.uk>; Tom Horne <██████████@dp9.co.uk>
Subject: RE: Capital House, Weston Street, London Bridge

Appreciate that and the early suggested dates. These were the GLA times. Do they by copy have any flex on those times? We cannot currently do either time slot but can do Tuesday 6th from 11.30-1 and from 3pm or Wed 7th from 1130.

Oliver Sheppard
Director

direct: 020 7004 ██████████
mobile: 07809 ██████████
e-mail: ██████████ [dp9.co.uk](mailto:██████████@dp9.co.uk)

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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From: ██████████ [mailto:██████████@southwark.gov.uk]
Sent: 05 February 2018 10:57
To: Oliver Sheppard <██████████@dp9.co.uk>; ██████████ <██████████@southwark.gov.uk>; ██████████ <██████████@london.gov.uk>
Cc: ██████████ <██████████@london.gov.uk>; ██████████ <██████████@dp9.co.uk>; Tom Horne <██████████@dp9.co.uk>
Subject: RE: Capital House, Weston Street, London Bridge

Oliver – I can't do 11.30. The time suggested was 10 -11 on the Weds. At short notice it is very difficult. I'm happy for the meeting to proceed without me on the Tuesday is necessary.

From: Oliver Sheppard [<mailto:██████████@dp9.co.uk>]
Sent: Monday, February 05, 2018 10:53 AM
To: ██████████ ██████████ ██████████ ██████████ ██████████
Cc: ██████████ ██████████ ██████████ Tom Horne
Subject: RE: Capital House, Weston Street, London Bridge

If Wednesday we will need to do it later, say 1130 start. Does that work for everyone?

Oliver Sheppard
Director

direct: 020 7004 [REDACTED]
mobile: 07809 [REDACTED]
e-mail: [REDACTED] [dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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From: [REDACTED] [mailto:[REDACTED]@southwark.gov.uk]
Sent: 05 February 2018 10:33
To: [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: Oliver Sheppard <[REDACTED]@dp9.co.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@dp9.co.uk>; Tom Horne <[REDACTED]@dp9.co.uk>
Subject: RE: Capital House, Weston Street, London Bridge

Could we do Wednesday please – I'm not available for the suggested time on Tuesday.

From: [REDACTED]
Sent: Friday, February 02, 2018 12:50 PM
To: [REDACTED]
Cc: Oliver Sheppard; [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] Tom Horne
Subject: Re: Capital House, Weston Street, London Bridge

I can manage both of these times.

On 2 Feb 2018, at 11:05 am, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Morning Oliver,

[REDACTED] and I could potentially do an hour next Tuesday 6 Feb between 1 and 3pm, or Wednesday 7 Feb 10-11am.

No rooms available at City Hall, so happy to head over to Southwark offices.

Kind regards

[REDACTED]

[REDACTED] BSc (hons) MSc
Senior Strategic Planner – Development & Projects

GREATERLONDONAUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA
T: 020 7983 [REDACTED] I [REDACTED] london.gov.uk | www.london.gov.uk

From: Oliver Sheppard [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: 31 January 2018 14:32
To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@dp9.co.uk>; Tom Horne <[REDACTED]@dp9.co.uk>
Subject: Capital House, Weston Street, London Bridge

[REDACTED]

I refer to our recent pre-app and my conversation with [REDACTED] [REDACTED] yesterday about the approach to affordable housing on this project. As you know, the new proposals are for a student housing led scheme to be developed and run by Greystar under the Chapter brand as their flagship London base. At present, the scheme contains about 1,025 rooms equating to about 1,065 habitable rooms.

The adopted and emerging policy position gives rise to a debate and for this reason I would like to arrange a three-way meeting with you and Southwark officer team to try and agree a common way forward. As ever, time is of some essence here as we are due to submit this application end February 2018 and want to reach a way forward before your Stage 1 reporting gets going.

To summarise the current policy position: -

Southwark adopted policy seeks 35% affordable to be provided as traditional affordable housing product

New Southwark Plan draft seeks 35% as above plus up to 27% student affordable housing

Draft London Plan 2017 seeks 35% affordable student housing and no traditional affordable housing

I won't get into the debate of preferences, policy weight and material considerations here but we clearly need to meet to discuss. I am not aware that this particular topic has been encountered in Southwark owing to the progression of the NSP and fresh publication of the London Plan.

Could you therefore please get back to me with some suggested times over the next couple of weeks? I seem to recall that Tuesday/Wednesday works best for [REDACTED] and [REDACTED] but they will comment as copied in here.

Best,

Oliver

Oliver Sheppard
Director

direct: 020 7004 [REDACTED]
mobile: 07809 [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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Paul Robinson

From: [REDACTED]
Sent: 06 February 2018 12:28
To: [REDACTED]
Subject: RE: D&P/4483 - Capital House, London Bridge

Hi [REDACTED] – some brief obs below for this one... haven't gone into any detail for the LVMFs, doesn't look like there should be any major issues though.

Layout –

The layout approach is supported subject to ensuring and demonstrating how the scheme will respond positively to neighbouring sites and the wider spatial masterplan aspirations along St Thomas Street.

Both museum and student housing entrance areas are designed to be welcoming and fully legible from the street, which is welcomed.

The applicant should work to reduce the extent of loading bay frontage onto the neighbouring green space as far as possible, while enabling direct access and building frontage onto this space from the museum.

The student housing layouts at upper levels are generally supported in terms of providing predominantly east/west aspects, views across London and naturally ventilated cores. As discussed, some units appear to have deep-set and narrow threshold spaces and there may be scope to improve on this by creating more generous width to communal corridors to allow the full extent of all student accommodation floor space to be optimised.

Height/massing –

The simple building form is supported and improves on the composition of the extant scheme and the additional height over that of the extant scheme creates an elegantly proportioned tower. The broadest frontage (approx. 40metres) will appear dominant in more local/streetscape views but the intricate detailing of the facades creates visual interest and helps to avoid a monolithic appearance. The stepped profile at the northern corner of the tower creates a more distinctive building form on the approach from London Bridge Station and in some of the longer range views, which is welcomed. The proposed height is supported subject to further townscape views testing (both existing and cumulative) in terms of how it will contribute to the form of a future cluster around the Shard.

As presented at the meeting, the top portion of the building will appear in some views from within the ToL, however it will be visible in the context of the Shard and part of the Eastern Cluster. While the proposal's contribution to these views will alter the perception of the setting of the World Heritage Site to some degree, it will remain as a recessive background element and would not cause significant harm.

Architecture –

The innovative façade system including full height windows to student housing units and faceted/reflective appearance is strongly supported. Particular attention should be given to how the tower meets the ground, both in terms of high quality detailing to the columns and ensuring sufficient space is secured around them to accommodate pedestrian flow. The varying forms and facing materials to the frontage of the museum element should be carefully considered, ensuring they are fully integrated into the base of the tower.

From: [REDACTED]
Sent: 02 February 2018 09:52
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: D&P/4483 - Capital House, London Bridge

Morning,

Just a reminder for your design obs on this one (student/museum scheme) when you can. Trying to get it issued next week.

Key issues here were – increase in height (extant permission is 108.8m AOD) , impact on strategic views and Tower of London WHS, quality of student accommodation and wider masterplanning with adjacent sites.

Ta

[REDACTED]

[REDACTED] BSc (hons) MSc

Senior Strategic Planner – Development & Projects

GREATERLONDONAUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA

T: 020 7983 [REDACTED] | [REDACTED] [london.gov.uk](https://www.london.gov.uk) | www.london.gov.uk

Paul Robinson

From: Tom Horne <[REDACTED]@dp9.co.uk>
Sent: 20 February 2018 10:17
To: Oliver Sheppard; [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] David Rothwell
Cc: [REDACTED] [REDACTED] [REDACTED]
Subject: RE: Capital House, London Bridge - Affordable Housing - LBS/GLA
Attachments: London Plan Page 108-114.pdf; Draft London Plan Pages 193-196.pdf; Southwark Core Strategy Pages 90-91.pdf; New Southwark Plan 52-53.pdf
Importance: High

All,

Ahead of our meeting this morning I thought it would be helpful to set out the adopted and emerging policies in relation to student accommodation. Please find attached:

1. London Plan extract;
2. Draft London Plan extract;
3. Southwark Core Strategy extract; and
4. New Southwark Plan extract.

The aim of this morning's discussion is to find a middle ground between these competing adopted and emerging policies such that the scheme can move forwards.

Regards,

Tom

Tom Horne
Director

direct: 020 7004 [REDACTED]
mobile: 07872 [REDACTED]

e-mail: [REDACTED]@dp9.co.uk

dp9 Ltd
100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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-----Original Appointment-----

From: Oliver Sheppard
Sent: 13 February 2018 16:31
To: Oliver Sheppard; [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
([REDACTED]@london.gov.uk); [REDACTED] [REDACTED] [REDACTED] Tom Horne
Cc: [REDACTED]
Subject: Capital House, London Bridge - Affordable Housing - LBS/GLA
When: 20 February 2018 11:00-12:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: LBS, 160 Tooley St

- 4.16.10 Where **new pitches** are proposed, the pitch and site layouts and the design of service blocks should be accessible and adaptable to ensure they are suitable for a range of users including disabled and older people, and families with young children.

Policy H17 Purpose-built student accommodation

- A Boroughs should seek to ensure that local and strategic need for purpose-built student accommodation is addressed, provided that:
- 1) at the neighbourhood level, the development contributes to a mixed and inclusive neighbourhood
 - 2) the use of the accommodation is secured for students
 - 3) the accommodation is secured for occupation by members of one or more specified higher education institutions
 - 4) at least 35 per cent of the accommodation is secured as affordable student accommodation as defined through the London Plan and associated guidance
 - 5) the accommodation provides adequate functional living space and layout.
- B Boroughs, student accommodation providers and higher education institutions are encouraged to develop student accommodation in locations well-connected to local services by walking, cycling and public transport, but away from existing concentrations in central London as part of mixed-use regeneration and redevelopment schemes.

- 4.17.1 London's higher education institutions make a significant contribution to its economy and labour market. It is important that their attractiveness and potential growth are not compromised by inadequate provision for new student accommodation. The housing need of students in London, whether in **Purpose-Built Student Accommodation** (PBSA) or shared conventional housing, is an element of the overall housing need for London determined in the 2017 London SHMA. London's overall housing need in the SHMA is expressed in terms of the number of conventional self-contained housing units. However, new flats, houses or bedrooms in PBSA all contribute to meeting London's housing need. The completion of new PBSA therefore contributes to meeting London's overall housing need and

is not in addition to this need. Every three student bedrooms in PBSA that are completed equate to meeting the same need that one conventional housing unit meets, and contribute to meeting a borough's housing target (set out in Table 4.1) at the same ratio of three bedrooms being counted as a single home.

- 4.17.2 The **overall strategic requirement for PBSA** in London has been established through the work of the Mayor's Academic Forum, and a requirement for 3,500 PBSA bed spaces to be provided annually over the Plan period has been identified. Meeting the requirement for PBSA should not undermine policy to secure mixed and inclusive neighbourhoods.
- 4.17.3 The strategic need for PBSA is not broken down into borough-level targets as the location of this need will vary over the Plan period with changes in higher education institutions' estate and expansion plans, availability of appropriate sites, and changes in Government policy that affect their growth and funding. To demonstrate there is a local need for a new PBSA development and ensure the accommodation will be supporting London's higher education institutions, the student accommodation must either be operated directly by a higher education institution or the development must have an undertaking in place from initial occupation, to provide housing for students at one or more specified higher education institutions, for as long as the development is used for student accommodation. A majority of the bedrooms in the development must be covered by such an undertaking. Therefore, the borough should ensure, through condition or legal agreement, that the development will continue to maintain a **nominations agreement** or enter new nomination agreements with one or more specified education institution(s) for a majority of the bedrooms in the development, for as long as it is used as student accommodation or such time period as the borough considers is appropriate. There is no requirement for the higher education institution linked by the agreement to the PBSA to be located within the borough where the development is proposed.
- 4.17.4 If the accommodation is not secured for use by students and for occupation by members of one or more specified higher educational institutions as set out in paragraph Policy H18 Large-scale purpose-built shared living, it will not be considered as purpose-built student accommodation or meeting a need for purpose-built student accommodation; and the development proposal will be considered **large-scale purpose-built shared living** and be assessed by the requirements of Policy H18 Large-scale purpose-built shared living.
-

- 4.17.5 PBSA should provide adequate functional living space and layout for the occupants. The **design** of the development must be high quality and in accordance with the requirements of Policy D1 London's form and characteristics.
- 4.17.6 To ensure students with an income equivalent to that provided to full-time UK students by state-funded sources of financial support for living costs can afford to stay in PBSA, a proportion (35 per cent) of bedrooms in PBSA are required to be affordable at this income level. The rental cost for this **affordable student accommodation** has been defined through the work of the Mayor's Academic Forum⁶⁰. In addition, the Mayor seeks the development of student accommodation which is affordable for the student body as a whole. Providers of PBSA are encouraged to develop models for delivery of PBSA in London which **minimise rental costs** for the majority of the bedrooms in the development and bring these rates nearer to the rate of affordable student accommodation.
- 4.17.7 The definition of affordable student accommodation is a PBSA bedroom that is provided at a rental cost for the academic year equal to or below 55 per cent of the maximum income that a new full-time student studying in London and living away from home could receive from the Government's maintenance loan for living costs for that academic year. The actual amount the Mayor defines as affordable student accommodation for the coming academic year is published in the Mayor's Annual Monitoring Report. Should the Government make significant changes to the operation of the maintenance loan for living costs as the main source of income available from the Government for higher education students, the Mayor will review the definition of affordable student accommodation and may provide updated guidance.
- 4.17.8 **The amount of affordable student accommodation** provided in a development should be 35 per cent of student bedrooms in the development. If 35 per cent affordable student accommodation is not met, a scheme will be considered under the **Viability Tested Route** in line with part E of Policy H6 Threshold approach to applications and the Mayor's Affordable Housing and Viability SPG. The amount of affordable student accommodation provided in a development and its rental costs should be secured and managed through a legal agreement for as long as the development is used for student accommodation.

⁶⁰

The Mayor's Academic Forum is composed of representatives from the boroughs, universities, private and voluntary sector accommodation providers and students, and is chaired and serviced by the GLA.

- 4.17.9 The affordable student accommodation should be equivalent to the non-affordable rooms in the development in terms of room sizes and room occupancy level. The **rent** charged must include all services and utilities which are offered as part of the package for an equivalent non-affordable room in the development. There should be no additional charges specific to the affordable accommodation.
- 4.17.10 The **initial annual rental cost** for the element of affordable accommodation should not exceed the level set out in the Mayor's Annual Monitoring Report for the relevant year. For following years, the rental cost for this accommodation can be linked to changes in a nationally-recognised index of inflation such as the Consumer Prices Index or CPIH⁶¹. A review period, such as every three years, could be set by the borough to allow for recalibrating the affordable student accommodation to the level stated as affordable in the Mayor's Annual Monitoring Report.
- 4.17.11 Where the development is not operated directly by a higher education institution the affordable student accommodation bedrooms should be part of the PBSA that is subject to a nominations agreement. **Allocation** of affordable student accommodation should be by the higher education institution(s) which operates it or has the nomination right to it, and the institution(s) should allocate the rooms to students it considers most in need of the accommodation.
- 4.17.12 To enable providers of PBSA to maximise the delivery of affordable student accommodation by increasing the profitability of the development, boroughs should consider allowing the **temporary use of accommodation** during vacation periods for ancillary uses. Examples of such uses, amongst others, include providing accommodation for conference delegates, interns on university placements, and students on short-term education courses at any institution approved in advance by the borough. Conditions and/or legal agreements could be attached to any planning permission to ensure that the ancillary use does not result in a material change of use of the building.
- 4.17.13 Where a PBSA development meets all the requirements of part A of Policy H17 Purpose-built student accommodation boroughs should not require on-site provision of, or a contribution towards, conventional Use Class C3 affordable housing.

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CPIH is a new additional measure of consumer price inflation including a measure of owner occupiers' housing costs, please see this webpage for further information <https://www.ons.gov.uk/economy/inflationandpriceindices/qmis/consumerpriceinflationqmi>.

people choose to live and work. A co-ordinated approach to their development is essential.

3.43 Plans for these areas, which may include strategic framework documents such as SPG, site specific DPD policies and proposals for Borough level SPD as appropriate should take particular account of:

- the relationships between the pattern and scale of development and movement within the site, with adjacent areas, and connections with the wider transport network. The highest development densities and most varied mixes of uses should be located where there is the highest public transport accessibility. Planning from the outset for desire line based permeability for pedestrians and cyclists and minimising car dependence will be particularly important;
- other linkages with neighbouring areas so that the new development is designed to be firmly embedded within the wider community. This will require close coordination with service providers as well as existing community organisations (Policy 7.1);
- social infrastructure provision (see Policies 3.16–3.19) with particular attention being paid to access to health, education and other essential services, appropriately phased and coordinated with provision in neighbouring areas so that the development is attractive from the outset as well as being fully sustainable when completed, and takes account of Lifetime Neighbourhood criteria and inclusive design principles (Policies 7.1 and 7.2); and
- the opportunities large scale development provide for decentralised energy generation and provision, sustainable design and construction and coordinated neighbourhood management, especially in securing and maintaining a high quality public realm, safety measures, planting and open space and play provision.

POLICY 3.8 HOUSING CHOICE

Strategic

- A Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.

LDF preparation and planning decisions

- B To inform local application of Policy 3.3 on housing supply and taking account of housing requirements identified at regional, sub-regional and local levels, boroughs should work with the Mayor and local communities to identify the range of needs likely to arise within their areas and ensure that:
- a new developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different

sectors in meeting these

- a1 the planning system provides positive and practical support to sustain the contribution of the Private Rented Sector (PRS) in addressing housing needs and increasing housing delivery
- b provision of affordable family housing is addressed as a strategic priority in LDF policies
- c ninety percent of new housing¹ meets Building Regulation requirement M4 (2) 'accessible and adaptable dwellings'
- d ten per cent of new housing² meets Building Regulation requirement M4 (3) 'wheelchair user dwellings', i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users
- e account is taken of the changing age structure of London's population and, in particular, the varied needs of older Londoners, including for supported and affordable provision
- f account is taken of the needs of particular communities with large families
- g other supported housing needs are identified authoritatively and co-ordinated action is taken to address them in LDF and other relevant plans and strategies
- h strategic and local requirements for student housing meeting a demonstrable need are addressed by working closely with stakeholders in higher and further education and without compromising capacity for conventional homes.
- i the accommodation requirements of gypsies and travellers (including travelling show people) are identified and addressed, with sites identified in line with national policy, in coordination with neighbouring boroughs and districts as appropriate.
- j appropriate provision is made for the accommodation of service families and custom build, having regard to local need.

¹ Unlike the other standards in this Plan, Part M of the Building Regulations generally does not apply to dwellings resulting from a conversion or a change of use. Additional guidance on the applicable requirements of the Building Regulations (amended 2015) can be found in: Approved Document M Access to and use of buildings Volume 1: Dwellings.

² *ibid*

3.44 Within the broad 20 year requirement for 464,000 (23,200 a year) more market homes and for 512,000 (25,600 a year), additional affordable homes⁶⁵, the Mayor is committed to promoting a real choice of homes for Londoners across the range of tenures to meet their needs at prices they can afford. The SHMA demonstrates the diversity and complexity of London's housing requirements. There is significant need for affordable family homes, and those that meet the requirements of smaller

⁶⁵ Mayor of London. SHMA 2014 op cit

households, as well as more specialist needs such as those of London's growing numbers of older people. Different tenures will have particular roles in meeting these requirements, with renting as well as owner occupation playing an important part in the private sector and, in the affordable sector, a more diverse range of intermediate housing products providing greater flexibility for movement between tenures and the affordable rent product to address the same housing needs as social rented housing⁶⁶. The Mayor's London Housing Strategy provides guidance on the housing management measures and short to medium term investment which will help underpin this.

- 3.45 These requirements across London have little regard to administrative boundaries. It is essential that new provision anticipated in LDFs reflects strategic as well as local needs. This will require close working between the GLA and boroughs to ensure local, sub regional and the London wide SHMAs are co-ordinated and that effective account is taken of sub-regional and strategic needs, especially when setting affordable borough housing targets. To support this process, the Mayor is already engaging with boroughs and sub-regional and local Housing Market Partnerships. He will provide supplementary guidance through his London Housing Strategy and other strategic documents to inform and support co-ordination of their approaches to meeting strategic as well as local needs for different types of housing, and local implementation of the strategic affordable housing target, including the breakdown between social/affordable rented and intermediate housing (Policy 3.11). This will be informed by and co-ordinated with allocation of short to medium term affordable housing investment devolving from the London Housing Strategy.
- 3.47 The London SHMA and other evidence shows that failure to provide enough larger homes has seen the number of overcrowded households in London grow by around 100,000 in the decade to 2011/12. There is a particular need for social/affordable rented family homes. Boroughs' local and sub-regional SHMAs may identify local variations which depart from the broad patterns of need identified in the London wide SHMA to be addressed in LDFs, such as neighbourhoods with communities which have a higher proportion of larger households, taking into account the scope for extending smaller properties currently occupied by these groups.
- 3.48 Many households in London already require accessible or adapted housing in order to lead dignified and independent lives: 28,000 are attempting to move to somewhere more suitable to cope with a disability and more than 267,000 need a home adaption⁶⁷. More Londoners are living longer and more older people are choosing to remain in their own homes rather than go into residential institutions. To address these and future needs, 90 per cent of London's new build housing⁶⁸

66 CLG, HCA. 2011-15 Affordable Homes Programme – Framework. CLG, 2011

67 GLA. Analysis of English Housing Survey 2011/12

68 Unlike the other standards in this Plan, Part M of the Building Regulations generally does not apply to dwellings resulting from a conversion or a change of use

should be built to Building Regulation requirement 'M4 (2): Accessible and adaptable dwellings'⁶⁹ and the remaining 10 per cent of new build housing⁷⁰ should be built to Building Regulation requirement 'M4 (3): Wheelchair user dwellings'⁷¹. LDF policy departures from these requirements must be justified by authoritative evidence from local needs assessments.

- 3.48A As set out in Approved Document M of the Building Regulations - Volume 1: Dwellings, to comply with requirement M4 (2), step free access must be provided. Generally this will require a lift where a dwelling is accessed above or below the entrance storey. The application of requirement M4 (2) has particular implications for blocks of four storeys or less, where historically the London Plan has not required lifts. Boroughs should seek to ensure that dwellings accessed above or below the entrance storey in buildings of four storeys or less have step-free access. However, for these types of buildings this requirement may be subject to development-specific viability assessments and consideration should be given to the implication of ongoing maintenance costs on the affordability of service charges for residents. Where such assessments demonstrate that the inclusion of a lift would make the scheme unviable or mean that service charges are not affordable for intended residents, the units above or below the ground floor that cannot provide step free access would only need to satisfy the requirements of M4(1) of the Building Regulations. All other standards should be applied as set out in this Plan. Further guidance is provided in the Housing SPG.
- 3.49 Boroughs should undertake assessments of the short and longer term supported housing needs of vulnerable and disadvantaged groups, taking account of the wide range of requirements which will arise as London's population ages, the importance of continuity of care, and access to family and friendship networks as well as statutory responsibilities for care.
- 3.49A The requirement for 'wheelchair user dwellings' applies to all tenures. However part M4 (3) of the Building Regulations regarding 'wheelchair user dwellings' distinguishes between 'wheelchair accessible' (a home readily useable by a wheelchair user at the point of completion) and 'wheelchair adaptable' (a home that can be easily adapted to meet the needs of a household including wheelchair users). The Planning Practice Guidance⁷² states that Local Plan policies for wheelchair accessible homes should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. Boroughs should therefore specifically assess the level of need for wheelchair accessible dwellings and identify this in their LDF policies.
- 3.50 The Mayor has identified the growing and changing requirements for housing

69 Requirement M4 (2) Schedule 1 to the Building Regulations 2010. HM Government 2015.

70 Unlike the other standards in this Plan, Part M of the Building Regulations generally does not apply to dwellings resulting from a conversion or a change of use

71 Requirement M4 (3) of Schedule 1 to the Building Regulations 2010. HM Government 2015.

72 The Planning Practice Guidance (Housing- Optional Technical Standards) Paragraph: 009 Reference ID: 56-009-20150327 DCLG Revision date: 27 03 2015

older people in London as one of the most important emerging planning issues for London. It is anticipated that between 2011 and 2036 'over 65s' could increase by 64% and 'over 90s' could grow in number by 89,000.

- 3.50A Most older Londoners are likely to prefer to remain in their own homes, and some will require support to enable them to do so. It is important that new development expands this choice for existing and future generations of older Londoners. Policy 3.5 on housing quality and its associated housing standards⁷³ will play a key role in extending choice by ensuring 90 percent of new dwellings are 'accessible and adaptable dwellings' and ensuring that 10% are wheelchair user dwellings⁷⁴. More generally, London's changing urban environment must respond positively to the needs of an ageing population, including through the principles for inclusive design and those to develop and extend Lifetime Neighbourhoods set out in Policies 7.1 and 7.2.
- 3.50B Research suggests that the choices (see Glossary) open to older Londoners to move into local specialist housing may have been constrained through inadequate supply. Extending these choices through a higher level of specialist provision will in turn free up larger homes for family occupation. Over the period 2015 – 2025 older Londoners may require 3,600 – 4,200 new specialist units per annum. At the mid-point of this range, these might be broken down broadly into 2,600 private units pa, 1,000 in shared ownership and some 300 new affordable units. There may also be a requirement for 400 - 500 new bedspaces pa in care homes⁷⁵. The draft London Housing Strategy⁷⁶ sets out proposals for investment and partnership working to support this provision.
- 3.50C Boroughs should demonstrate in their LDFs and other relevant strategies and plans how they have identified and addressed the local expression of these strategic needs including through targets and performance indicators. These should be informed by the indicative requirement benchmarks set out in Annex A5: Specialist housing for older people. Boroughs should work proactively with providers of specialist accommodation for older people to identify and bring forward appropriate sites, taking particular account of potential capacity anticipated from housing led, high density, mixed use redevelopment of town centres (see Policy 2.15). Both should work with registered providers and other relevant partners to support the provision of additional 'intermediate' models of housing. In order to widen the choice of residential environments for older people, boroughs should also encourage 'mainstream' housing developers to extend their product range to meet specialist needs. More generally, it is important that viability assessments take into account the distinct economics of specialist housing and care home provision.

73 Mayor of London. Housing Supplementary Planning Guidance. GLA, 2016

74 Requirement M4 (3) of Schedule 1 to the Building Regulations 2010. HM Government 2015

75 Cambridge Centre for Housing & Planning Research, Three Dragons, Land Use Consultants. The role of the planning system in delivering housing choice for older Londoners. Report for the GLA, GLA, 2012. Update GLA 2013

76 Mayor of London. Homes for London. The London Housing Strategy. Draft for Consultation. GLA, 2013

- 3.50D Through his role as Chair of the London Health Board the Mayor will promote recognition of the importance of decent housing for older Londoners as a strategic health issue. He will encourage the Health and Wellbeing Boards to address this, especially through coordination of social and other services to enable older people to remain in their homes. He will also encourage the London Health Commission to take it into account when reviewing health and care service resources⁷⁷.
- 3.50E The Housing SPG provides guidance on implementation of this policy to help ensure the highest quality of life for older people. The glossary to this Plan and the SPG provide guidance on the different types of specialist accommodation and the SPG outlines innovative approaches and initiatives to meet need, ranging from supported independent living through the promotion of lifetime neighbourhoods, accommodation with some linked care and services, and more specialist care accommodation.
- 3.51 In view of the scale of the projected growth in London's older population and the housing affordability issues it raises, this Plan supports boroughs in seeking application of the principles of its affordable housing policies (policies 3.10-3.13) to the range of developments – including those falling within Use Class C2 – which cater specifically for older people. These principles include taking account of site circumstances, development viability, needs assessments and availability of development capacity and relevant public subsidy; the need to encourage rather than restrain residential development and to promote mixed and balanced communities and circumstances where 'off-site' contributions, 'contingent obligations' or other phasing measures may be appropriate. The way in which these principles can be applied most effectively will vary with local circumstances and will require close integration between planning and other borough strategies to meet social needs. Such an integrated approach will also be required to address the needs of other groups which may require accommodation-based, supported care services such as hostels, refuges and foyers, as well as housing needs connected with particular types of occupation e.g. health workers, police, hotel staff.
- 3.52 London's universities make a significant contribution to its economy and labour market (Policies 3.18 and 4.10). It is important that their attractiveness and potential growth are not compromised by inadequate provision for new student accommodation. While there is uncertainty over future growth in the London student population and its specialist accommodation needs, including the unmet demand, there could be a requirement for some 20,000 – 31,000 places over the 10 years to 2025⁷⁸. New provision may also tend to reduce pressure on other elements of the housing stock currently occupied by students, especially in the

77 London Assembly. Homes for older Londoners. Building healthy homes for a comfortable and independent retirement. GLA, 2013

78 Mayor's Academic Forum. Strategic planning issues for student housing in London. Recommendations. 2014. GLA

private rented sector. The SHLAA has identified a pipeline of circa 20,000 student bed spaces 2015–2025.

- 3.53 Addressing these demands should not compromise capacity to meet the need for conventional dwellings, especially affordable family homes, or undermine policy to secure mixed and balanced communities. This may raise particular challenges locally, and especially in four central London boroughs⁷⁹ where 57% of provision for new student accommodation has been concentrated⁸⁰.
- 3.53A In addressing the need for specialist student housing, the Mayor will support proactive, partnership working by boroughs, universities, developers and other relevant bodies, including through his Academic Forum, to:
- encourage a more dispersed distribution of future provision taking into account development and regeneration potential in accessible locations away from the areas of greatest concentration in central London, especially that anticipated from housing led, high density, mixed use redevelopment of town centres (see Policy 2.15);
 - secure accommodation which is more affordable for the student body as a whole; and
 - ensure that in identifying and addressing local and strategic needs⁸¹ for student accommodation, boroughs are informed by working with other relevant partners as indicated above.
- 3.53B Student accommodation should be secured as such by planning agreement or condition relating to the use of the land or to its occupation by members of specified educational institutions. Where there is not an undertaking with a specified academic institution(s), providers should, subject to viability, deliver an element of student accommodation that is affordable for students in the context of average student incomes and rents for broadly comparable accommodation provided by London universities. Information on this will be provided through the Mayor's Academic Forum in the London Plan Annual Monitoring Reports. Guidance on how such accommodation should be defined, delivered and retained will be provided in Supplementary Planning Guidance.
- 3.53C If the accommodation is not robustly secured for students, it will normally be subject to the requirements of affordable housing policy (policies 3.10-3.13). While student accommodation is accounted as part of overall housing provision, it should be monitored separately because it meets distinct needs. Because of uncertainty over future demand/supply relationships the monitoring process must have particular regard to these.
- 3.54 Private renting (PRS) is the only housing sector to have shown relative growth

79 Islington, Tower Hamlets, Southwark and Camden

80 Mayor's Academic Forum. 2014. op cit

81 'Strategic needs' means a demonstrable need generated by institutions located beyond the boundaries of boroughs where development is proposed.

Best start in life

P23: Education places

- 1 Development of educational facilities will be permitted where proposals provide pre-school, school, higher and further education places to meet identified needs and where there are sports, arts, leisure, cultural or community facilities that are shared with local residents.
- 2 Development should not lead to the loss of existing educational facilities unless there is re-provision in an area of identified need or they are surplus to requirements as demonstrated by pupil or student projections.
- 3 Where additional school places for new residents are needed, development must provide these by providing new school places.
- 4 Development of school places must provide sufficient floor space for teaching, halls, dining, physical education, staff and administration activities, storage, toilets and personal care, kitchen facilities, circulation, plant and any non-school or support functions such as special needs facilities. Schools must receive adequate daylight and sunlight, provide high quality external areas that avoid sightlines from neighbouring homes, have good internal and external air quality and support safe travel by pupils.

Reasons

We will ensure that each development that takes place in Southwark maximises the potential for education places. It is important that we take the opportunity for education facilities to provide facilities for sports, leisure, culture and for events so that we can maximise opportunities for active, healthy lifestyles.

P24: Student homes

Development of purpose-built student housing must:

- 1 Provide adequately sized bedrooms and functional indoor communal living space commensurate with the intended number of occupiers sharing the communal space; and
- 2 Provide 10% of student rooms as easily adaptable for occupation by wheelchair users; and
- 3 When providing direct lets at market rent, provide 35% of the Gross Internal Area of the floorspace as conventional affordable housing, as per policy P4, as a first priority. In addition to this, 27% of student rooms must be let at a rent that is affordable to students; or
- 4 When providing affordable student rooms for nominated further and higher education institutions, provide as much conventional affordable housing as viable, as per policy P4.

Reasons

There is a need for more student accommodation across the whole of London. However this needs to be balanced with making sure we have enough sites for other types of homes, including affordable and family

homes. Whilst London as a whole has a recognised need for more student bed spaces, we have one of the largest provisions of student homes in London.

Our Strategic Housing Market Assessment highlights an acute need for more family and affordable housing. Allowing too much student accommodation will restrict our ability to deliver more family and affordable housing. By requiring an element of affordable housing or a contribution towards affordable housing from student housing development we can make sure we work towards meeting the strategic need for student accommodation and our local need for affordable homes including affordable family homes.

Development proposals for 'collective living' will be considered in the same way as direct let student accommodation and similarly trigger a requirement for self-contained affordable housing for 35% affordable housing. However, where this requirement can be exceeded additional affordable housing will be conventional affordable housing rather than affordable student rooms.

Strategic Policy 8 – Student homes

How we will achieve our vision to improve our places

SO 1B: Achieve educational potential

SO 2A: Create mixed communities

SO 2C: Provide more and better homes

SO 2D: Create a vibrant economy

Our approach is

Development will meet the needs of universities and colleges for new student housing whilst balancing the building of student homes with other types of housing such as affordable and family housing.

We will do this by

1. Allowing development of student homes within the town centres, and places with good access to public transport services, providing that these do not harm the local character.
2. Requiring 35% of student developments as affordable housing in line with policy 6 and figure 28.

We are doing this because

- 5.69 There is a need for more student accommodation across the whole of London and Southwark. We want to encourage new student homes. However this needs to be balanced with making sure we have enough sites on which to build other types of homes, including affordable and family homes. London Plan Policy 3A.5 Housing choice requires us to identify the range of housing needs in the borough and offer a range of housing choices. Whilst London as a whole has a recognised need for more student bed spaces, our Strategic Housing Market Assessment and Housing Requirements Study also highlight the huge need for more family and affordable housing.
- 5.70 We already have the second largest number of student homes in London. Since 2008 there have been four significant planning permissions for student housing. If these are all built they will provide 1,796 new student bedrooms. Had these been developed for general needs housing, approximately 703 new homes would have been built of which at least 246 would have been affordable homes and at least 45 would have been family homes. Increasingly we are receiving more and more planning applications and pre-application inquiries about new large scale student homes. Allowing too much student accommodation will restrict our ability to deliver more family and affordable housing.
- 5.71 Through our Strategic Housing Land Availability Assessment we have identified sites that need to be developed to make sure we can meet our housing targets. If these sites come forward without affordable housing we would not be able to meet our affordable housing target. Policy 3A.7 Affordable housing targets of the London Plan encourages boroughs to look at

a range of sources of supply of affordable housing including provision for non-self-contained housing (which includes student housing). By requiring an element of affordable housing or a contribution to affordable housing (as conventional affordable housing as defined in the fact box on page 84) from student accommodation schemes we can make sure we work towards meeting the needs for both student accommodation and affordable accommodation. It will also help us to provide more family housing as within the affordable housing there will be an element of family housing.

- 5.72 As with all types of major development, student housing development has an impact on the surrounding area. By requiring a section 106 agreement we can make sure that the environmental, economic, transport, cultural and social impacts of the development are minimised. We will only allow student housing in our town centres and areas with good public transport accessibility as these are the areas which can accommodate growth. We will work with local universities to make sure that student accommodation is focused where there is a need.

Paul Robinson

From: Tom Horne <[REDACTED]@dp9.co.uk>
Sent: 05 March 2018 09:01
To: [REDACTED]
Cc: Oliver Sheppard; [REDACTED]
Subject: PRIVATE AND CONFIDENTIAL: Capital House Off-Site Affordable Housing Note
Attachments: Capital House Affordable Housing Paper vFINAL.pdf; 180302_AffordableHousingStudy_Update.pdf

Importance: High

All,

Please find attached two pieces of additional information in relation to the Capital House proposals. These are:

1. DP9 note on the onsite and offsite affordable housing considerations. This note includes site names for the off-site provision and is highly commercially sensitive. Please do not share this information beyond those on the distribution list. Please also do not refer to any site names in any further correspondence.
2. KPF document with a detailed exploration of affordable provision within the proposed development.

I trust this is helpful to inform any further pre-application advice. Let me know if you need anything further.

Regards,

Tom

Tom Horne
Director

direct: 020 7004 [REDACTED]
mobile: 07872 [REDACTED]

e-mail: [REDACTED]@dp9.co.uk

dp9 Ltd
100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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Chapter Living London Bridge

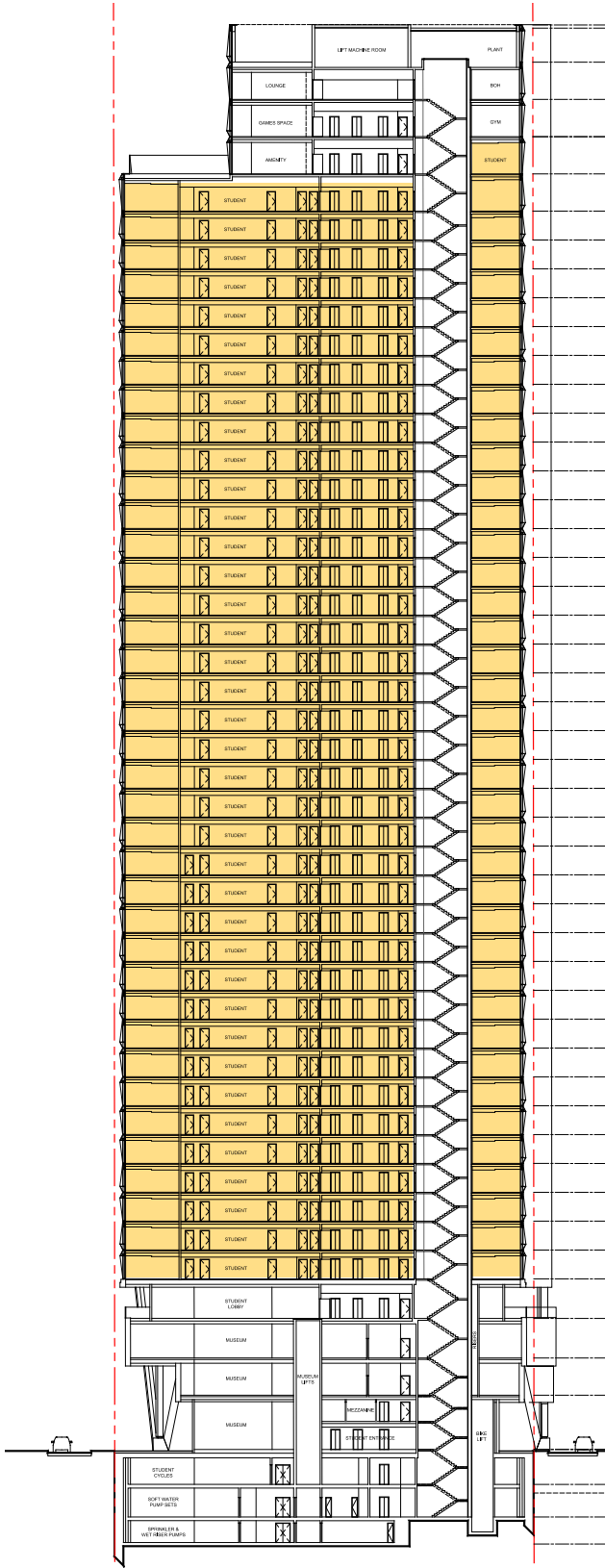
Affordable Housing Study

Onsite Affordable Housing Review

100% Student Accommodation

STUDENT ACCOMMODATION SUMMARY

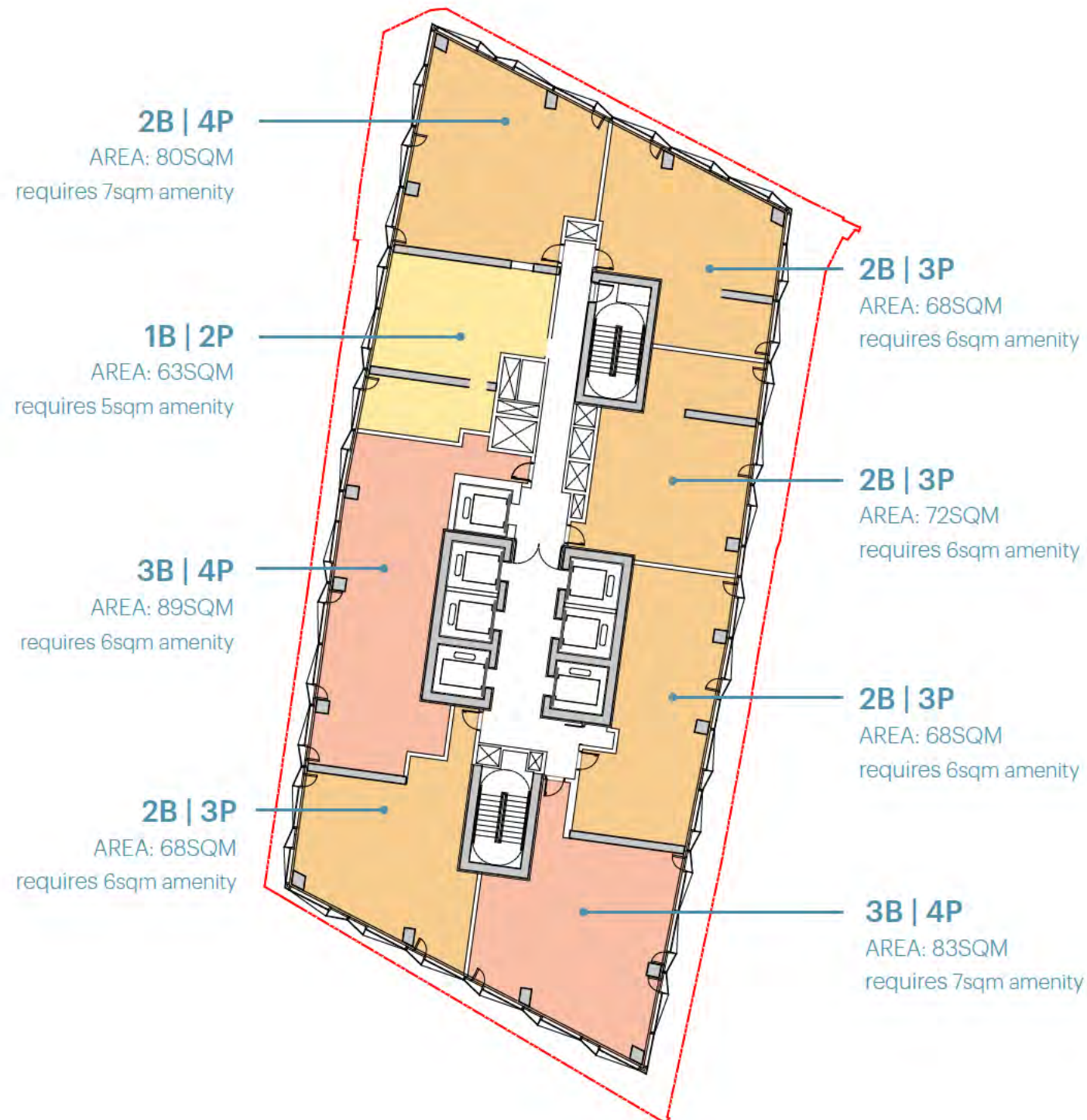
LEVELS	BEDS/FLOOR	HAB ROOMS/ FLOOR	# FLOORS	TOTAL HAB ROOMS
04 - 13	28	29	10	290
14 - 20	28	28	07	196
21 - 40*	26	27	19	513
25	24	24	01	24
41	25	25	01	25
42	09	09	01	09
TOTAL HABITABLE ROOMS:		1057		
35% AFFORDABLE:		370 HABITABLE ROOMS		



STUDENT OFFER
39 FLOORS
1,028 STUDENTS

Onsite Affordable Housing Review

Possible Unit Sizes & Mix



NUMBER OF BEDROOMS (b)	NUMBER OF BED SPACES (PERSONS)	1 STOREY DWELLINGS	2 STOREY DWELLINGS	3 STOREY DWELLINGS	BUILT-IN STORAGE
1b	1p	39 (37*)			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	135	
6b	7p	116	123	129	4.0
	8p	125	132	138	

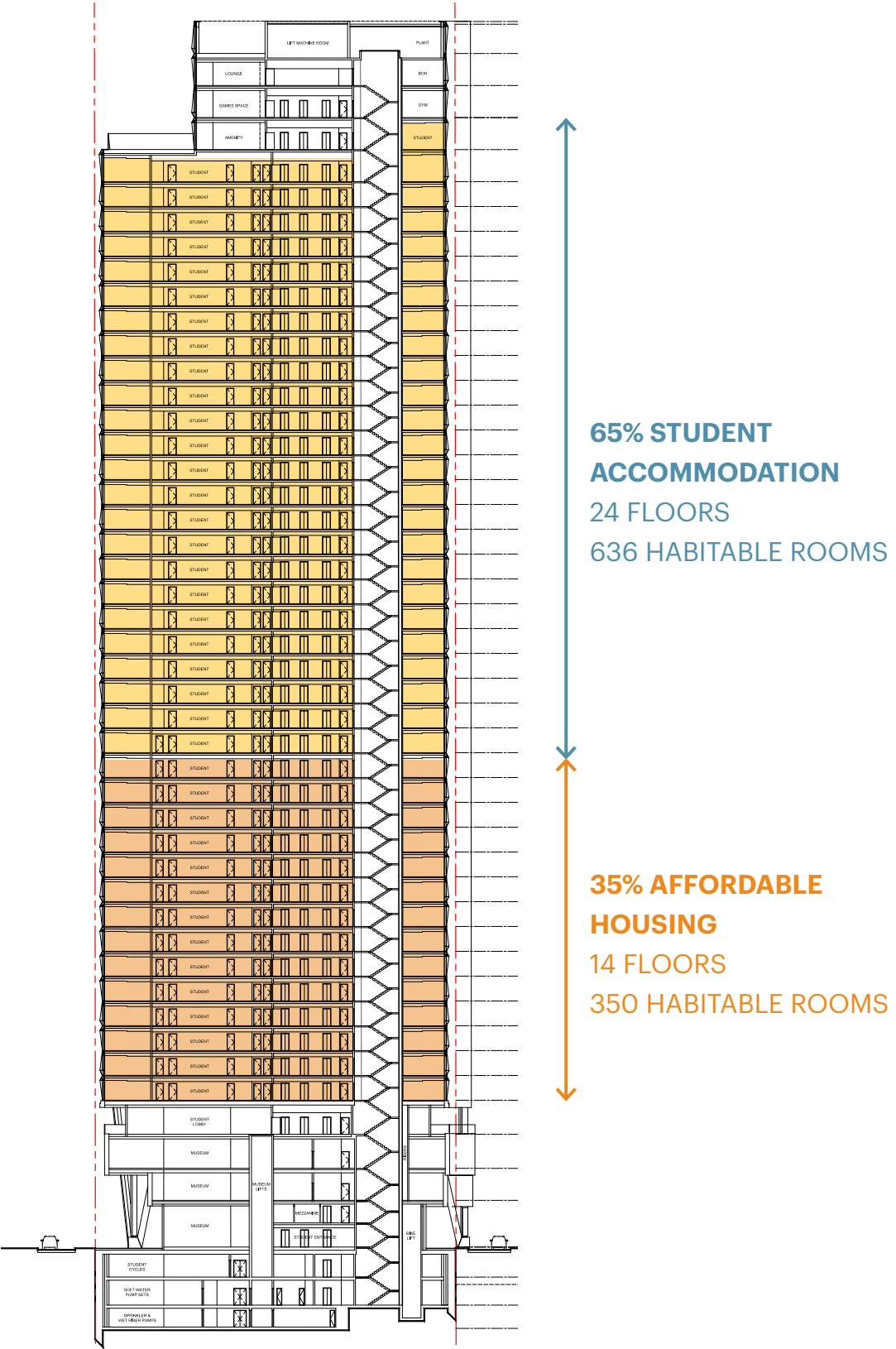
Extract from 'Technical Housing Standard - nationally described space standards' March 2015 Dept for Communities and Local Government.

ROOM MIX

TYPE	PERCENTAGE	SUMMARY
1B	12%	<ul style="list-style-type: none"> 8 UNITS PER FLOOR 25 HABITABLE ROOMS 26 PEOPLE
2B	63%	
3B	25%	

Onsite Affordable Housing Review

35% Affordable Provision



AFFORDABLE MIX

TYPE	GIA AREA (m2)	PERCENTAGE	# PER FLOOR
5 Beds	103-121	12%	00
4 Beds	90-117		00
3 Beds	74-95		02
2 Beds	61-70	63%	05
1 Beds	39-50	25%	01
TOTAL NO. OF UNITS			08
TOTAL NO. OF HABITABLE ROOMS PER FLOOR			25

TYPE	HAB ROOMS/ FLOOR	# OF FLOORS	TOTAL
Level 42	09	01	09
Level 41	26	01	26
Level 25	24	01	24
Level 24-40*	27	16	432
Level 19-23	29	05	145
TOTAL STUDENT FLOORS		24	
Level 04-18	AFFORDABLE	14	
TOTAL NO. OF HABITABLE ROOMS (STUDENTS)			636
35% AFFORDABLE			350
NO. OF FLOORS (AFFORDABLE)			14

TOTAL AFFORDABLE HABITABLE ROOMS:	350
TOTAL AFFORDABLE UNITS:	112

Onsite Affordable Housing Review

Limited Local ChildPlay Space Provision



- OUR SITE
- 6min WALKING RADIUS



NOT ENOUGH
PLAY SPACE AROUND,
WILL NEED TO BE ON SITE

Onsite Affordable Housing Review

35% Affordable Provision Including Child Play Space

CHILD PLAY SPACE REQUIREMENT

TOTAL NO. OF FLATS:	104
TOTAL NO. OF CHILDREN:	126
TOTAL PLAY SPACE AREA REQUIRED:	1260sqm*

*GLA Benchmark Standard - minimum of 10sqm of dedicated play space per child

TYPICAL AFFORDABLE FLOORPLATE:

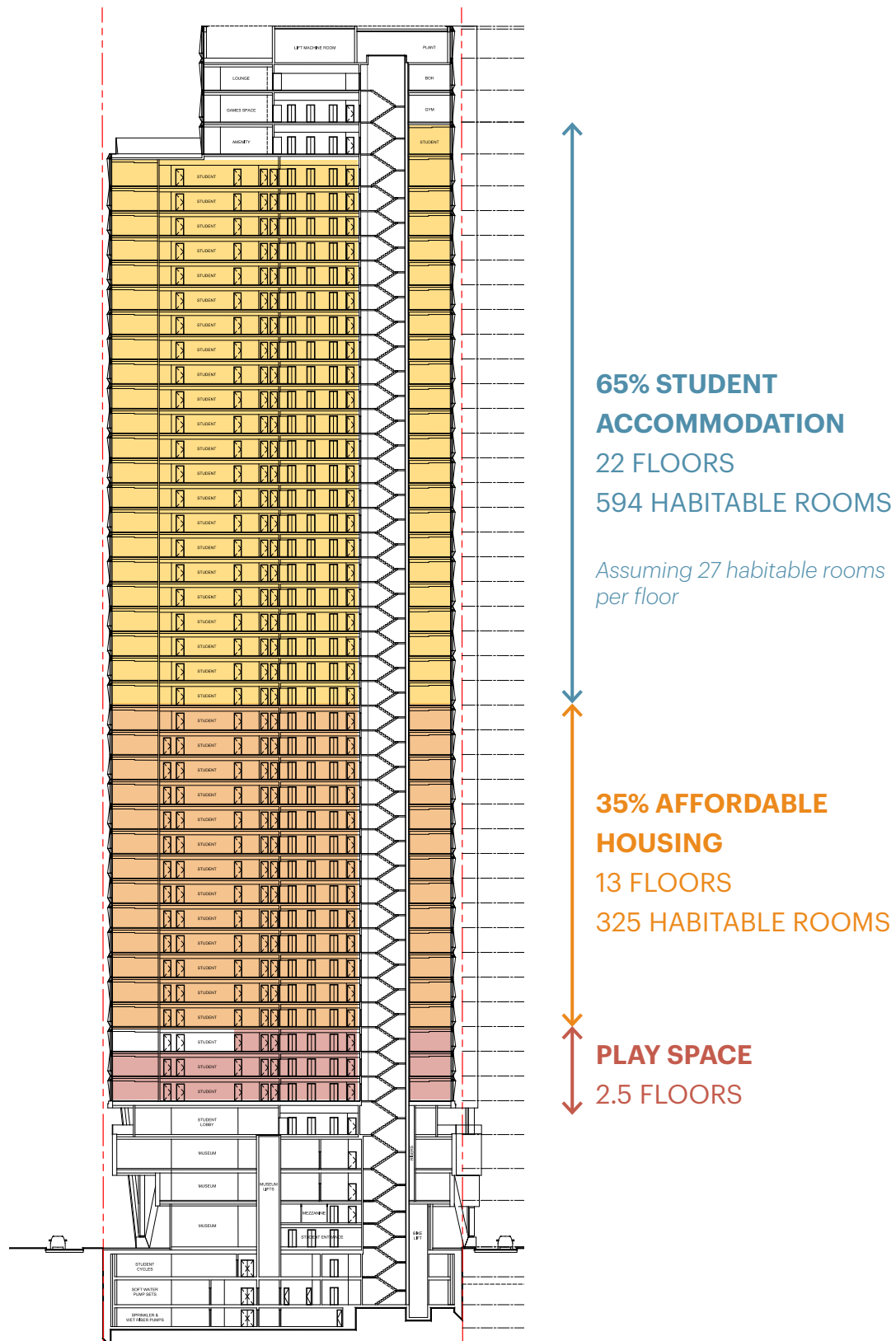
GEA:	842sqm
GIA:	842sqm
NIA:	Approx. 524sqm

MINIMUM 2.5 FLOORS DEDICATED AS CHILD PLAY SPACE

TOTAL AFFORDABLE HABITABLE ROOMS: 325
TOTAL AFFORDABLE UNITS: 104

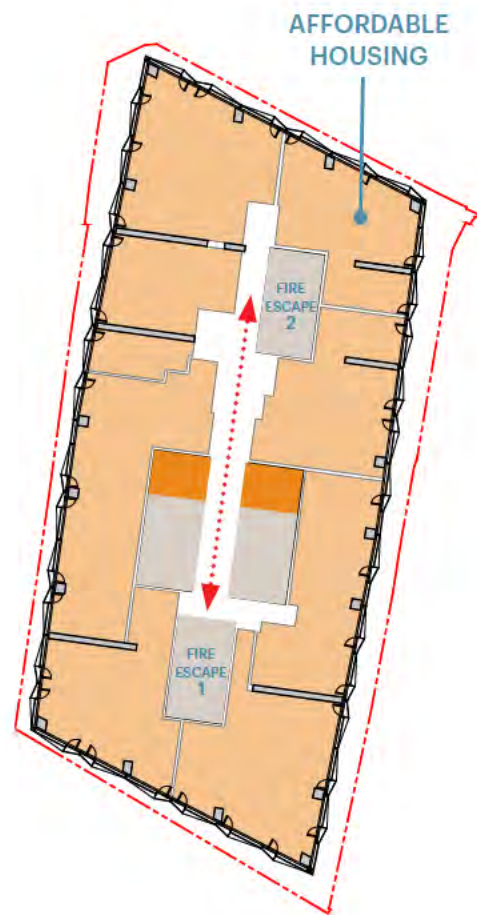


**35% AFFORDABLE WITH ON SITE
PLAY SPACE**



Onsite Affordable Housing Review

Alternate Student/Residential Arrangement: Vertical

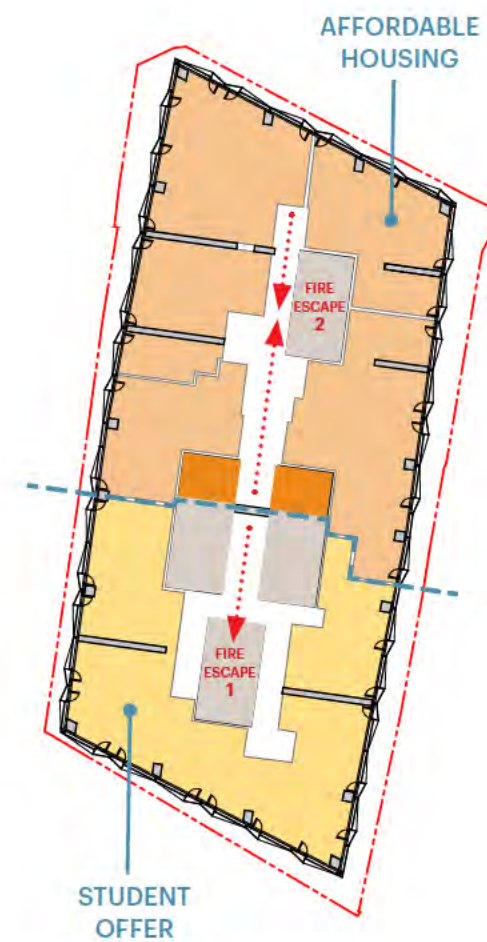


HORIZONTAL PLAN: AFFORDABLE

CONTINUOUS CENTRAL CORRIDOR
ALLOWS FOR TWO FIRE ESCAPE
STAIR STRATEGY



**RECOMMENDED FIRE
ESCAPE STRATEGY
(2 ESCAPE STAIRS)**

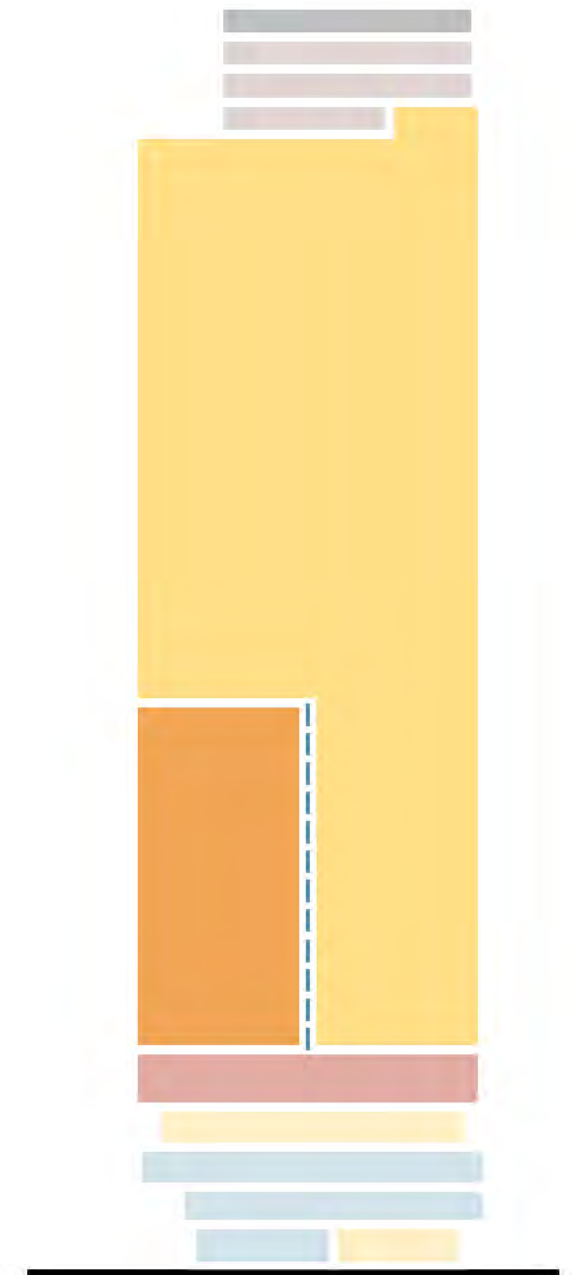


VERTICAL SPLIT PLAN: AFFORDABLE & STUDENTS

SECURITY SPLIT BETWEEN TENURES RESULTS
IN SINGLE STAIR FIRE ESCAPE STRATEGY FOR
STUDENT AND RESIDENTIAL USE



**COMPROMISED FIRE
ESCAPE STRATEGY**



Onsite Affordable Housing Review

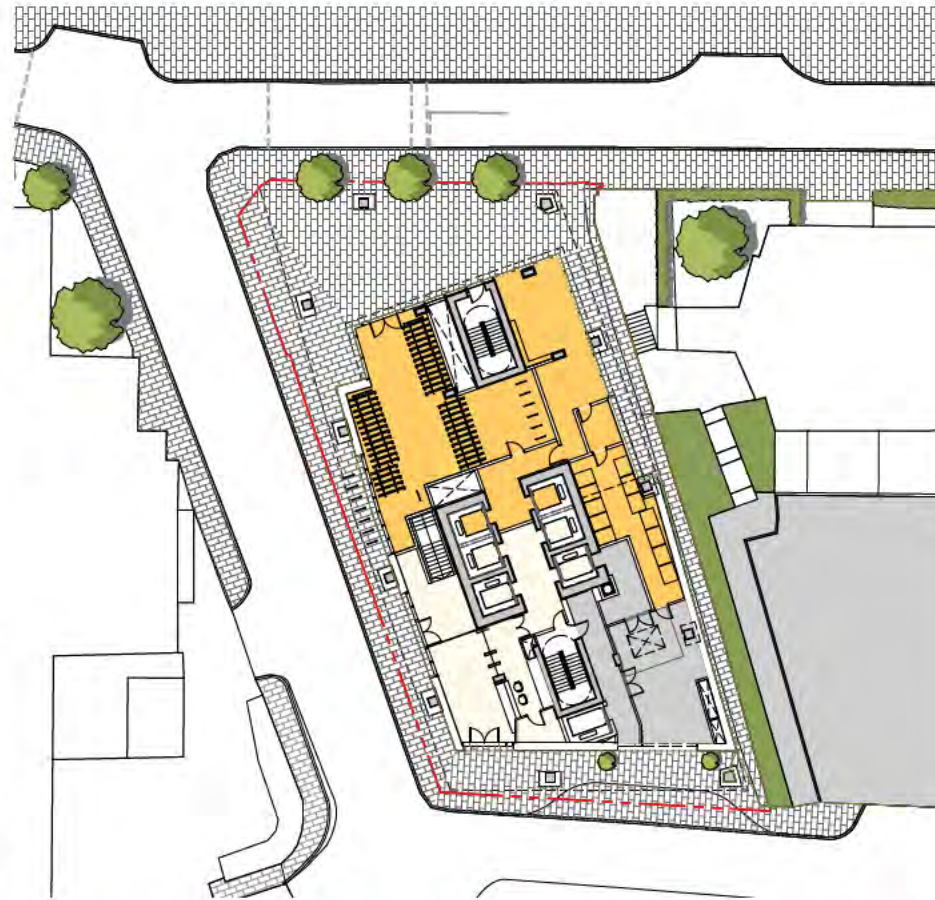
Access: Ground Floor Lobby + Ancillary Uses

CURRENT PLAN - 2 USES



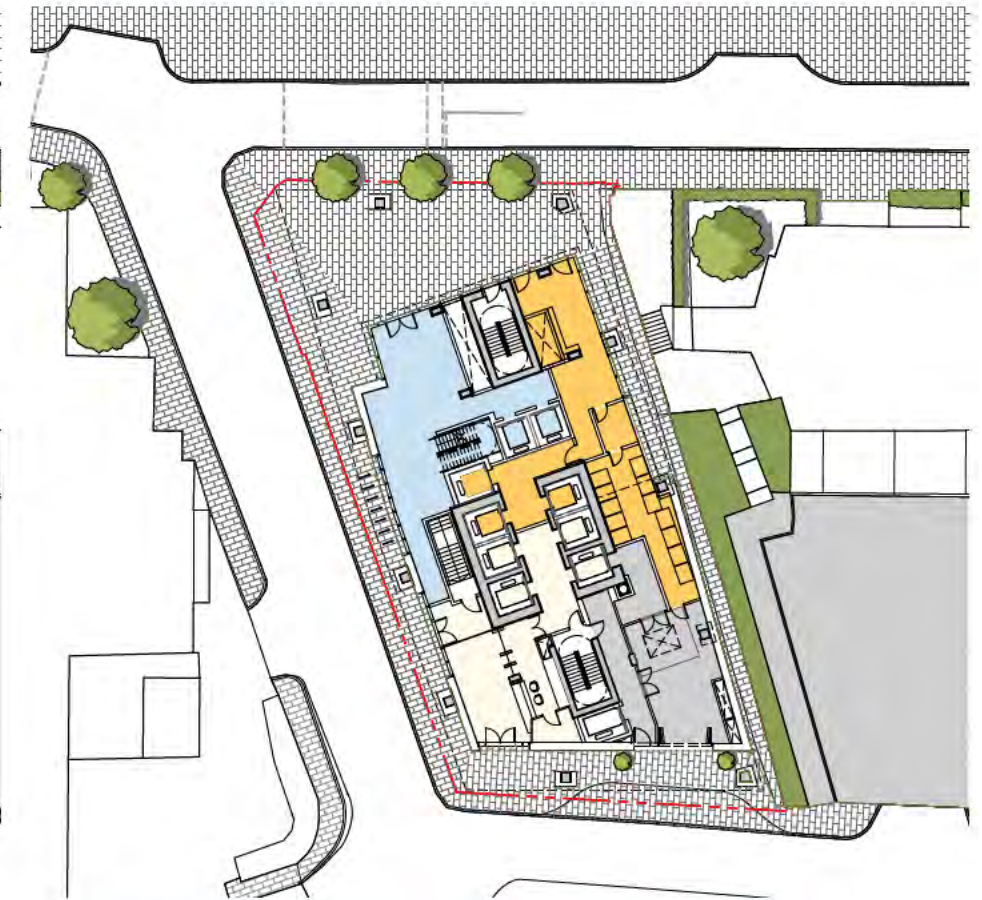
- MUSEUM ACTIVATES PUBLIC REALM ON 3 SIDES
- OPPORTUNITIES FOR MUSEUM TO CURATE PUBLIC OPEN SPACE TO NORTH
- OPPORTUNITIES FOR MUSEUM TO CONNECT AND ACTIVATE POTENTIAL FUTURE GARDEN TO SOUTH EAST
- MUSEUM IS SMALL BUT WORKABLE AT 200SQM
- GROUND FLOOR PLAN SIMPLIFIED TO 2 USES ONLY

AFFORDABLE CYCLE/REFUSE/ ENTRANCE LOBBY AT GROUND - 2 USES



- AFFORDABLE ANCILLARY USES REMOVE ALL ACTIVE FRONTAGE
- INSUFFICIENT CYCLE SPACE BY APPROXIMATELY 38 SPACES
(1 SPACE/1/2 BED, 2 SPACES PER 3+ BED, + 1 SPACE FOR EVERY 40 BED)
- UNABLE TO ACCESS MUSEUM USE

AFFORDABLE CYCLES AND PLAY SPACE TO UPPER FLOORS REQUIRES ADDITIONAL LIFT - 3 USES



- COMPROMISED MUSEUM ENTRANCE LOBBY - 100SQM
(WELL BELOW MUSEUM BRIEF)
- MUSEUM LIFT LOBBY IS TOO SMALL AT 2M IN FRONT OF LIFTS
(2.2M TYPICAL MINIMUM, 3M RECOMMENDED)
- NO OPPORTUNITY FOR MUSEUM CAFE TO ANIMATE EASTERN BOUNDARY
- OPPORTUNITIES FOR MUSEUM TO CONNECT AND ACTIVATE POTENTIAL FUTURE GARDEN TO SOUTH EAST LOST
- ADDITIONAL LIFT REQUIRED TO ACCESS AFFORDABLE BIKES AND AMENITY ABOVE



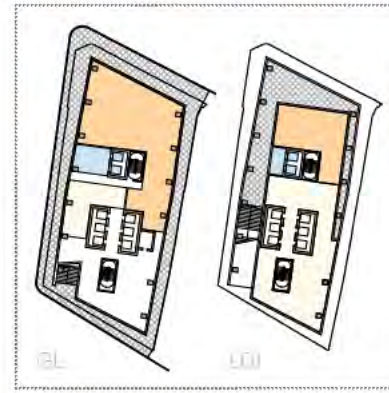
Onsite Affordable Housing Review

Ground Floor Evolution

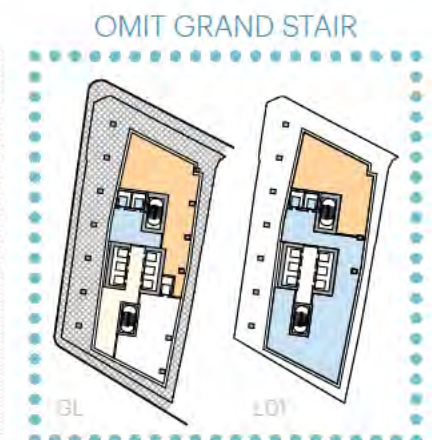
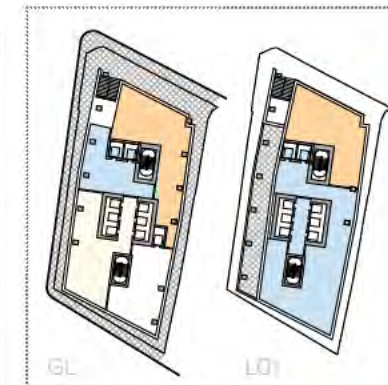
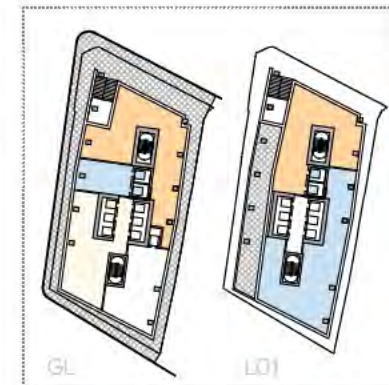
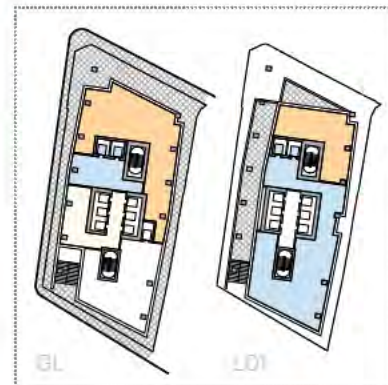
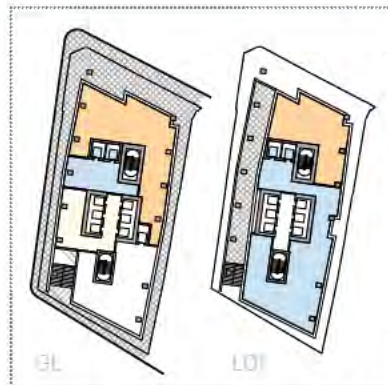
16.06.17 | PUBLIC REALM REQUIRED



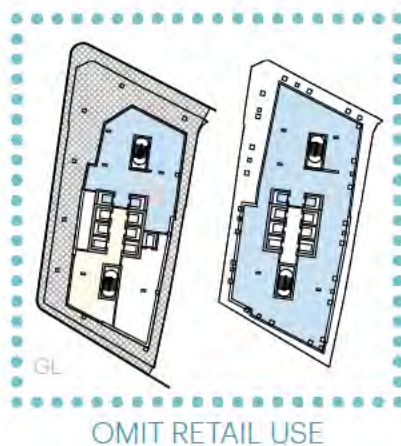
27.09.17 | PUBLIC REALM TERRACE AT GROUND & L01 AROUND A RETAIL UNIT



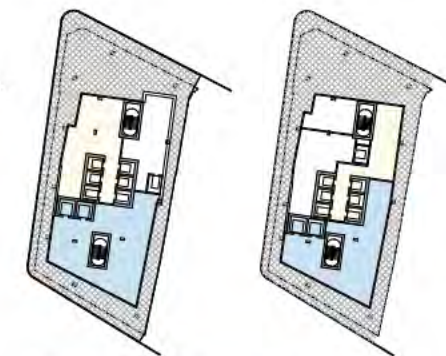
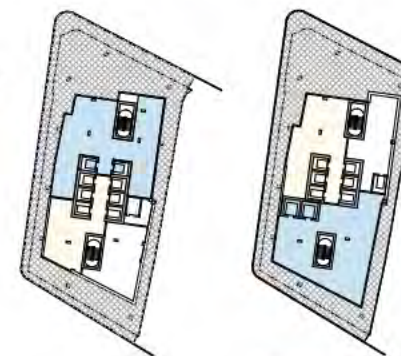
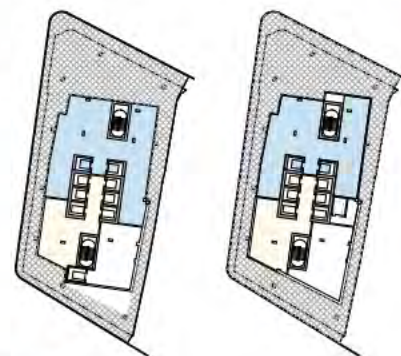
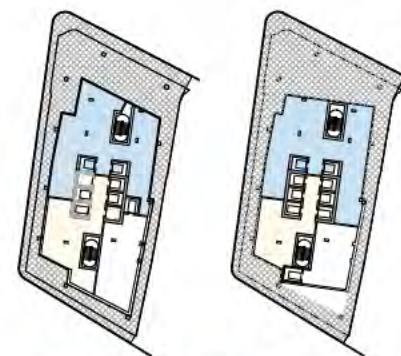
27.09.17 | STUDY 3 USES AT GROUND AND LARGE PUBLIC REALM



11.12.17 | OMIT RETAIL TO MAXIMISE PUBLIC REALM AND MUSEUM



15.01.18 | STUDY MUSEUM AT NORTH AND SOUTH END OF PLAN



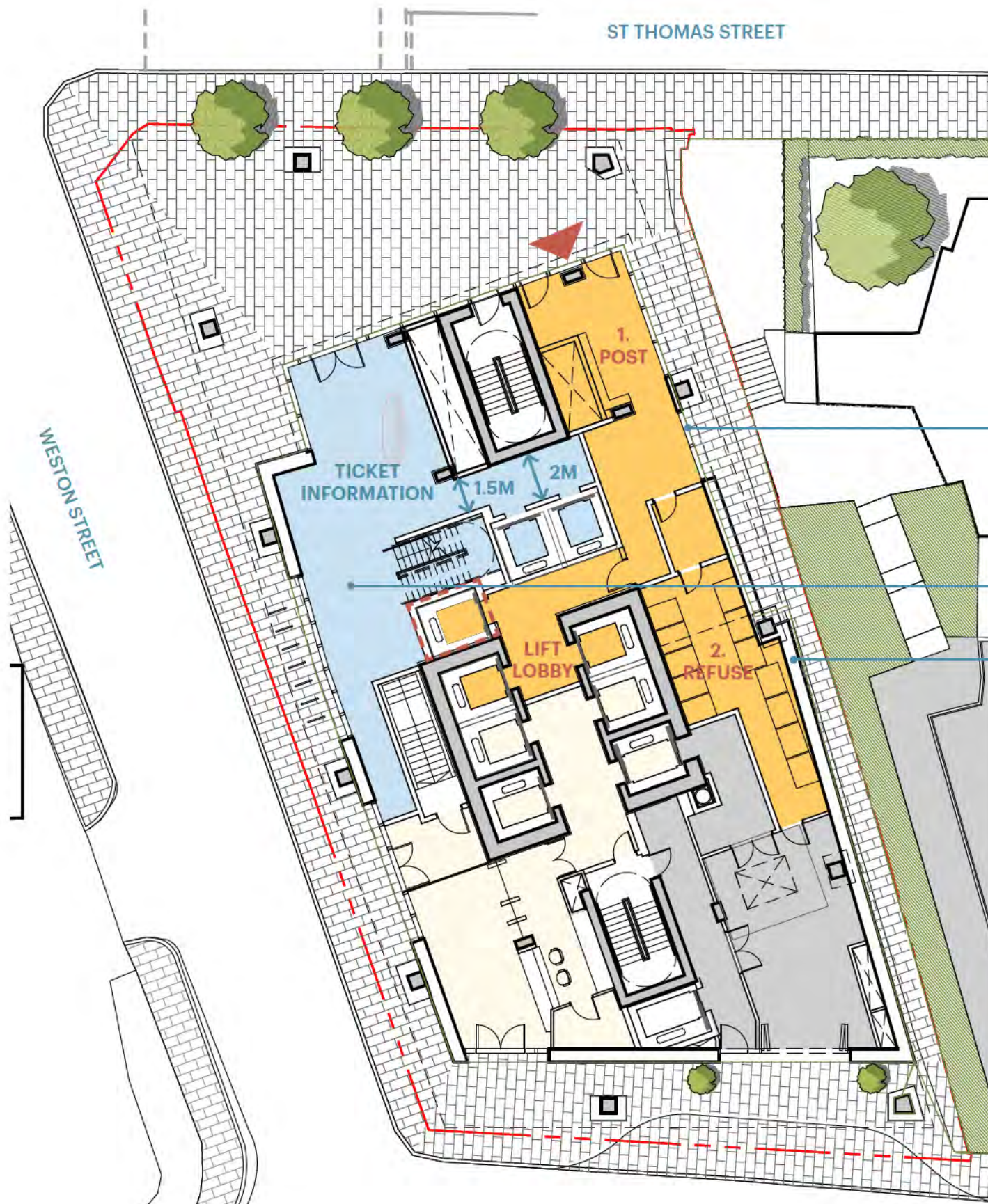
CURRENT PLAN

RESTRICTING TWO USES DE-CLUTTERS PLAN AND PROVIDES LARGER PUBLIC REALM



Onsite Affordable Housing Review

Ground Floor Entrance Lobby - Detail Plan Study



USES

- STUDENT LOBBY
- MUSEUM
- AFFORDABLE
- BOH/LOADING

AFFORDABLE COMPONENT REQUIRED AT GROUND LEVEL

1. ENTRANCE LOBBY WITH AREA FOR MAIL BOXES
 2. REFUSE STORAGE FOR 80 AFFORDABLE UNITS WITH ASSOCIATED LOBBY
- ▶ AFFORDABLE HOUSING ENTRANCE
- ⌘ ADDITIONAL AFFORDABLE LIFT REQUIRED DUE TO CHILD PLAY SPACE/AMENITY AND ACCESS TO CYCLE PARKING LOCATED ON UPPER FLOORS

Loss of Active Frontage

Museum Becomes too Small at Ground - No Space for Cafe

Loss of Internal Connection between Museum & BOH

LIFT WAITING SUMMARY

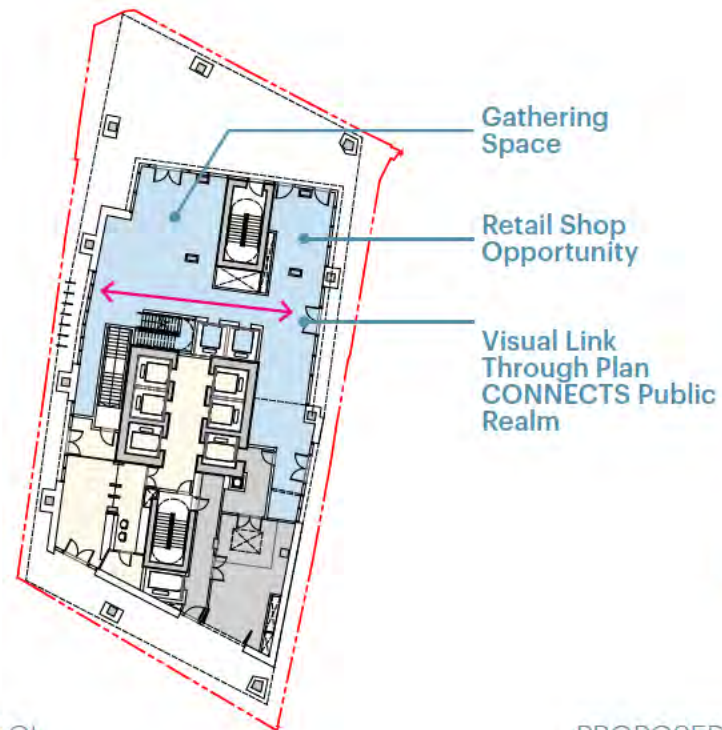
- Recommended lift waiting time for housing in a tower: 30-40 seconds
- Without the impact of bikes or amenity trip generation, the waiting time is already 43 seconds
- 1+ lift required when bike and amenity trips are added to get waiting time within the recommended time range
(SWECO VERTICAL TRANSPORTATION CONSULTANT ADVICE)



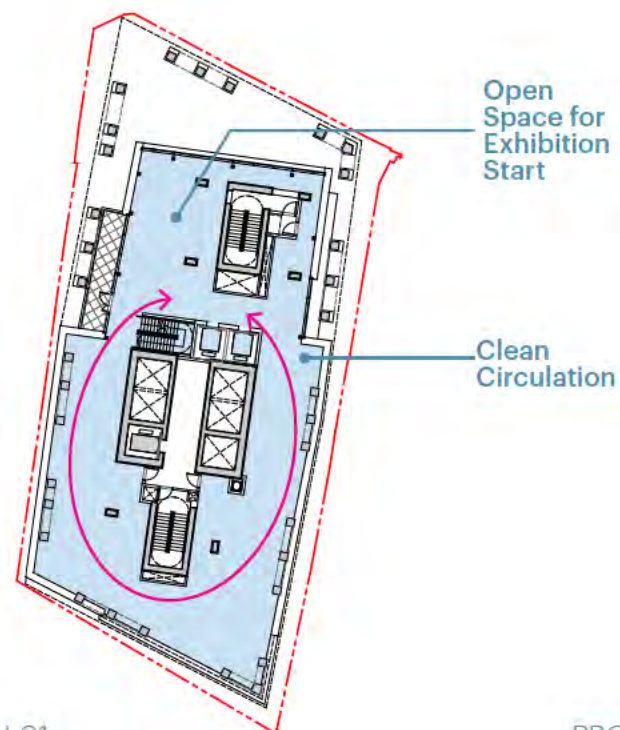
COMPROMISED MUSEUM ENTRANCE+ FUTURE PUBLIC REALM OPPORTUNITIES

Onsite Affordable Housing Review

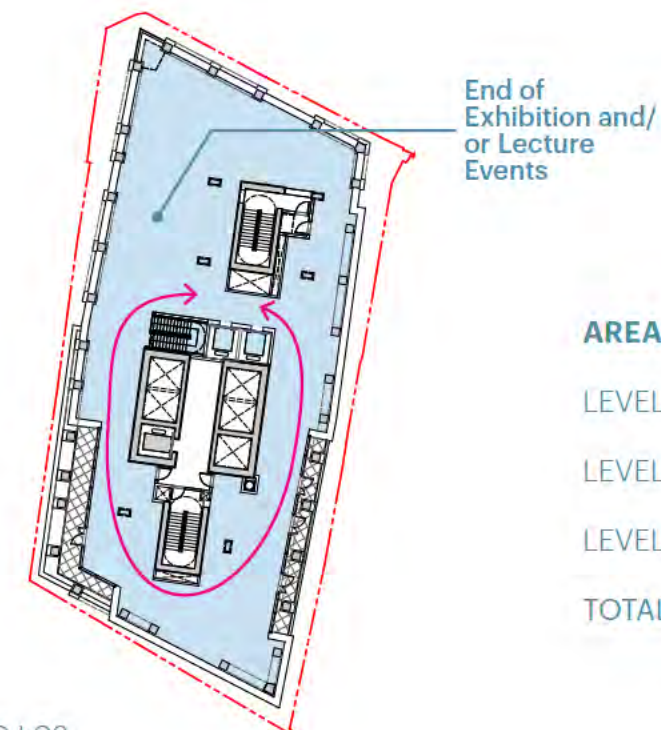
Impact on Museum Area



PROPOSED GL



PROPOSED L01



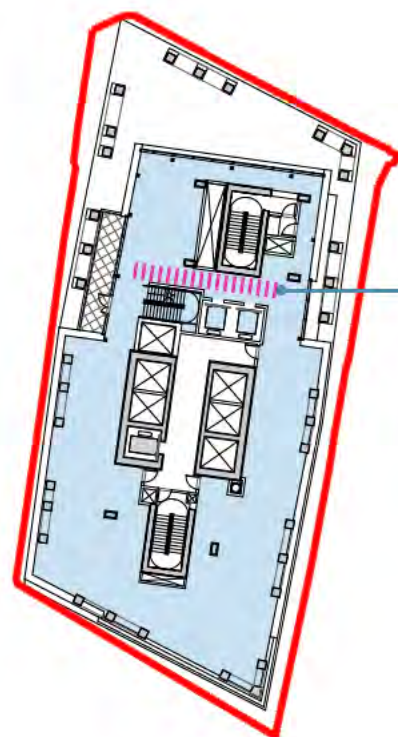
PROPOSED L02

AREA SUMMARY PROPOSED

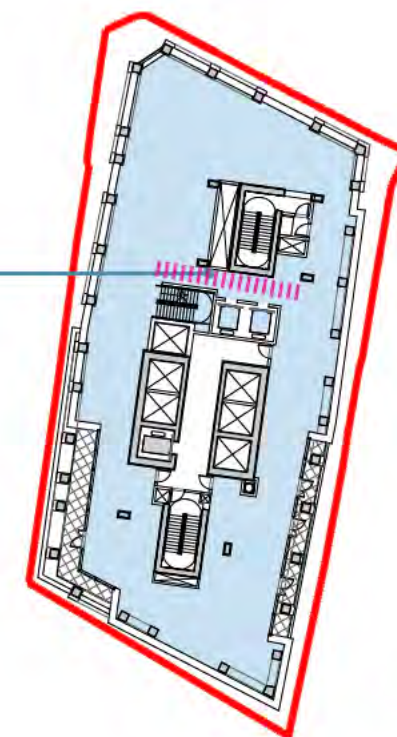
LEVEL 00	209sqm
LEVEL 01	423sqm
LEVEL 02	515sqm
TOTAL AREA:	1,147sqm



GL W/AFFORDABLE TENURE



L01 W/AFFORDABLE TENURE



L02 W/AFFORDABLE TENURE

AREA SUMMARY WITH AFFORDABLE TENURE

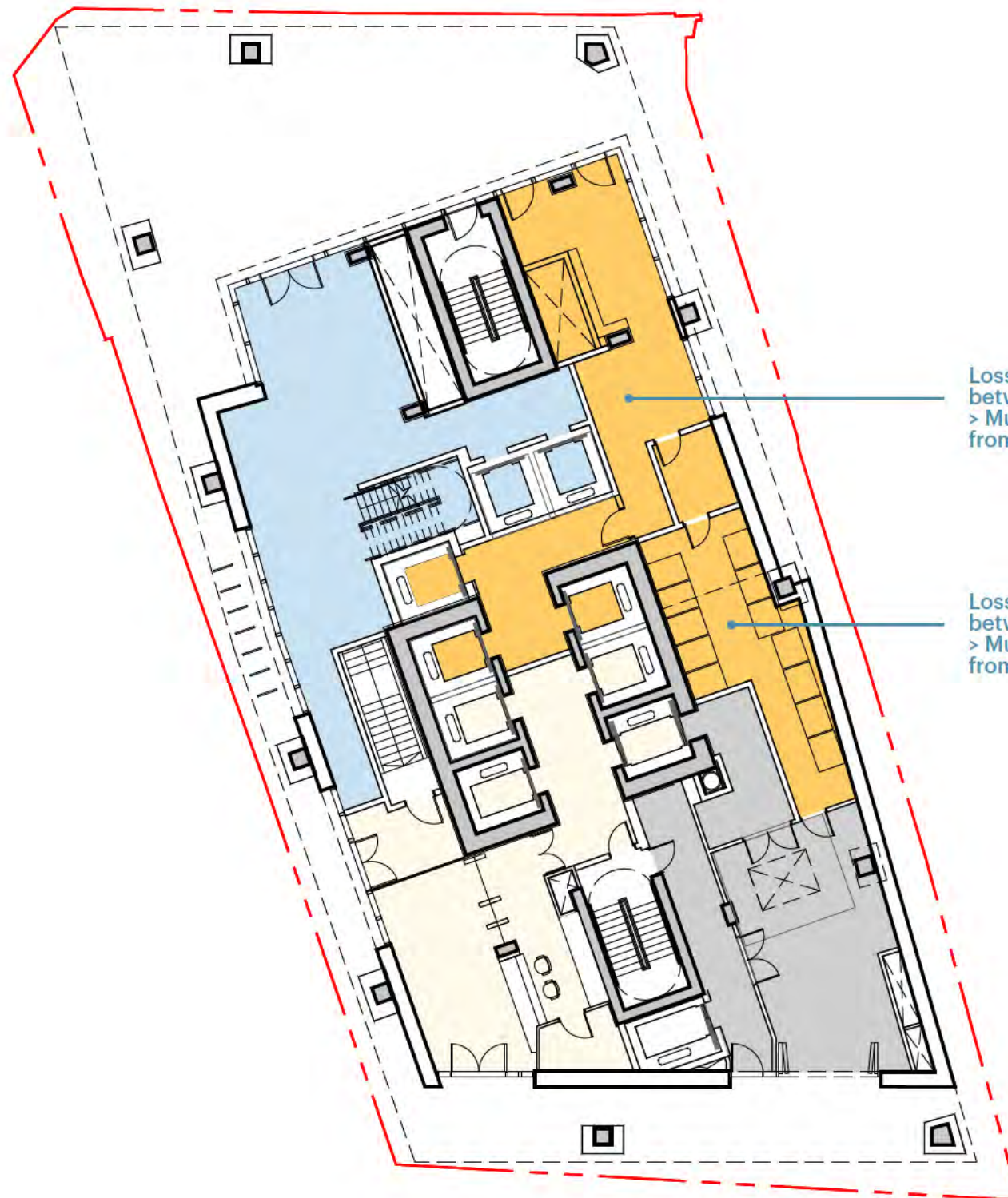
LEVEL 00	100sqm
LEVEL 01	400sqm
LEVEL 02	498sqm
TOTAL AREA:	998sqm



MUSEUM IS TOO SMALL
AND CIRCULATION AROUND
EXHIBITION SPACE IS SEVERELY
COMPROMISED

Onsite Affordable Housing Review

Refuse Strategy - Alternate Studies



GROUND FLOOR

REFUSE REQUIREMENT:

TOTAL NO. OF UNITS:	80
TOTAL WEEKLY REFUSE*:	14,300L
NO. OF BINS:	13

TOTAL WEEKLY REFUSE (L) =
30L PER UNIT + 70L PER BEDROOM

**Southwark waste management guidance*

ALTERNATIVES:

1. SHARE THE REFUSE CHUTE BETWEEN THE STUDENT AND AFFORDABLE USE

> Not recommended because of operational complications

2. PROVIDE A DEDICATED CHUTE AT AFFORDABLE ACCOMMODATION FLOORS LINKED TO A BASEMENT REFUSE ROOM

> Vertical shaft compromises museum access and/or museum space, or UKPN basement space

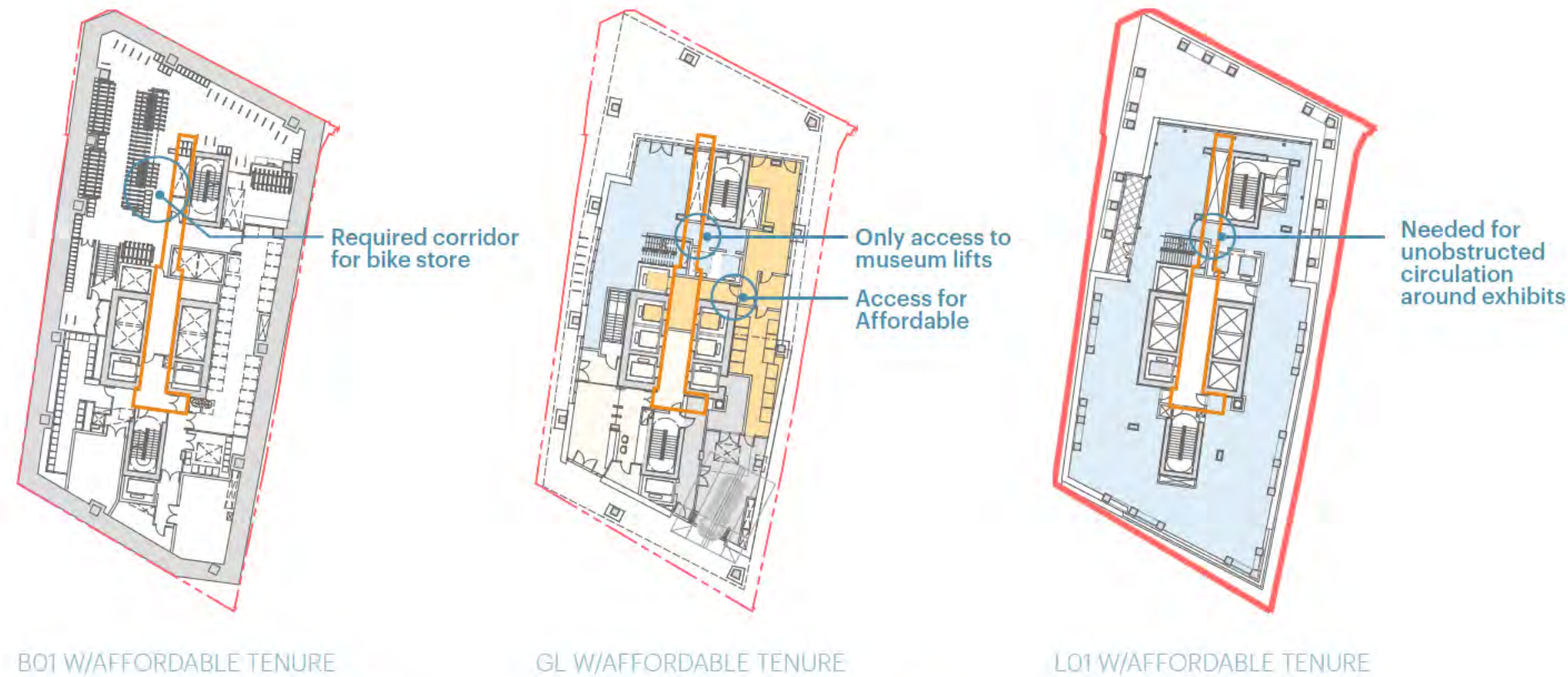


**AFFORDABLE USE GENERATES MORE REFUSE MEANING A SECOND CHUTE WOULD BE REQUIRED.
(INSUFFICIENT CAPACITY)**

SHARED CHUTE BETWEEN STUDENT AND AFF USE UNDESIRABLE FOR HOUSING ASSOCIATIONS.

Onsite Affordable Housing Review

Refuse Strategy - Alternate Studies



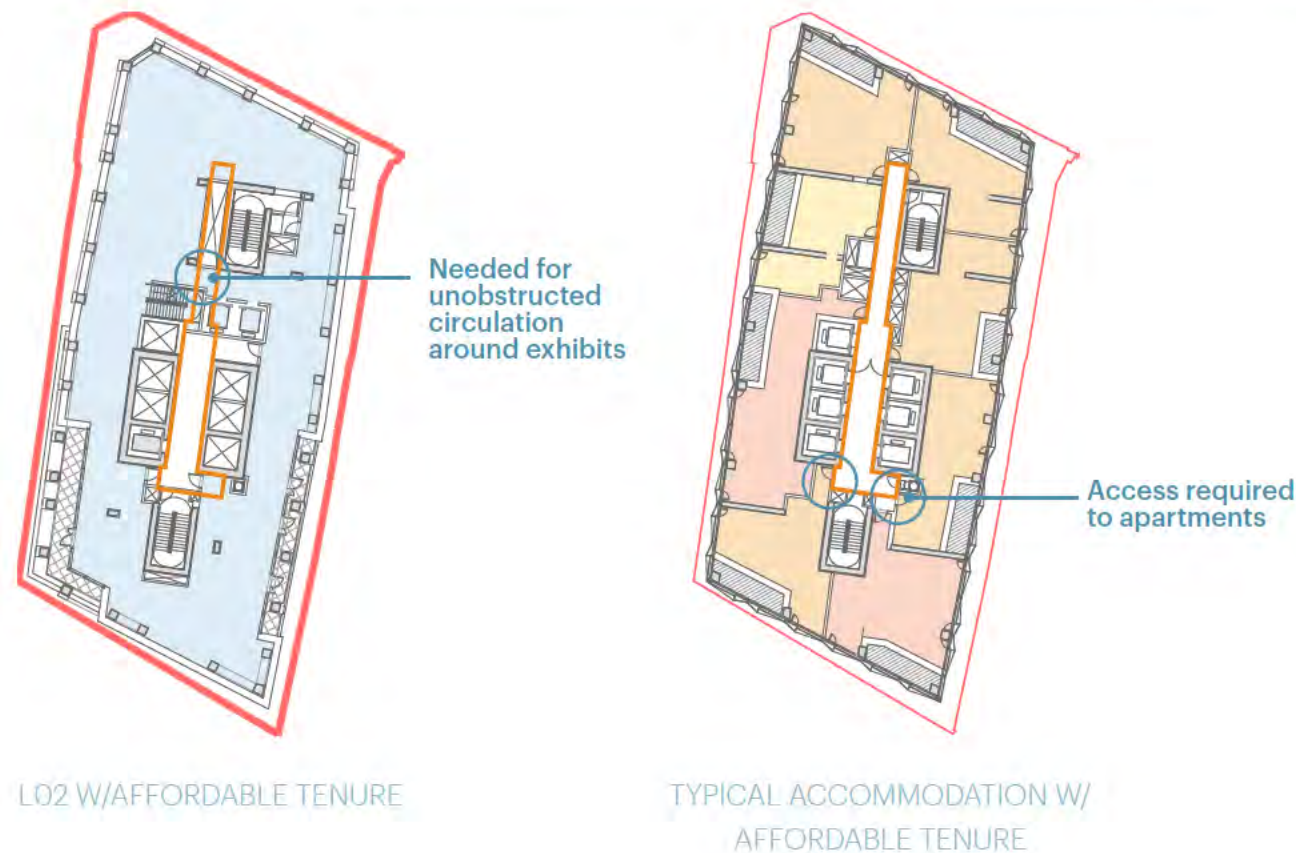
KEY

AFFORDABLE ACCOMMODATION LEVEL
COMMON CORRIDOR

REFUSE STRATEGY - DEDICATED CHUTE

NO OVERLAP BETWEEN AFF ACCOMMODATION COMMON CORRIDOR AND OTHER AVAILABLE LOCATIONS ON MUSEUM, GROUND AND BASEMENT LEVELS

NO PLACE FOR THE CHUTE TO STACK VERTICALLY



ADDITIONAL CHUTE COMPROMISES

- MUSEUM AREA
- MUSEUM ACCESS
- LOADING AREA
- FIRE FIGHTING ACCESS
- BASEMENT UKPN ROOMS

Onsite Affordable Housing Review

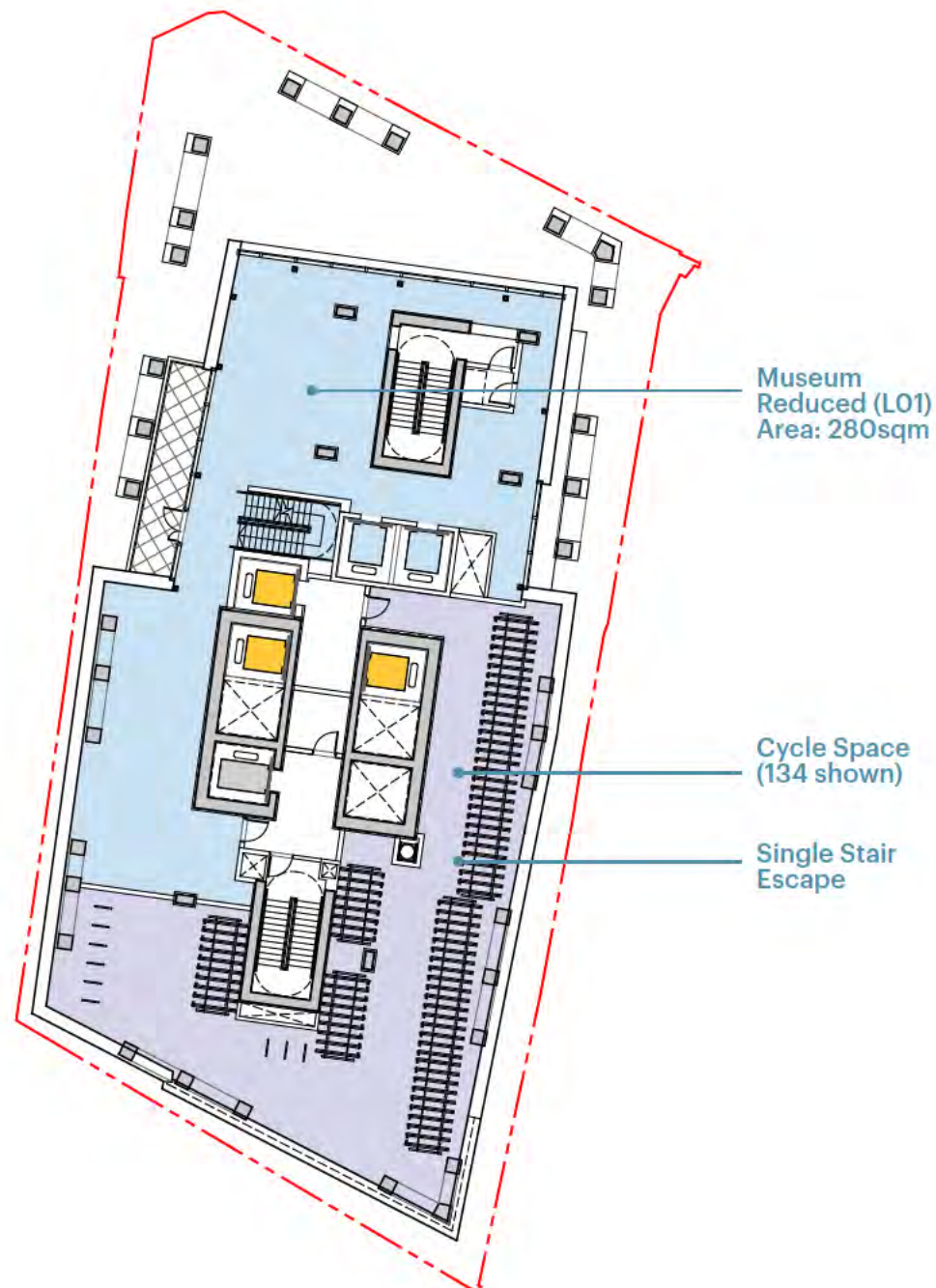
Affordable Cycles Requirement

CYCLE REQUIREMENT:

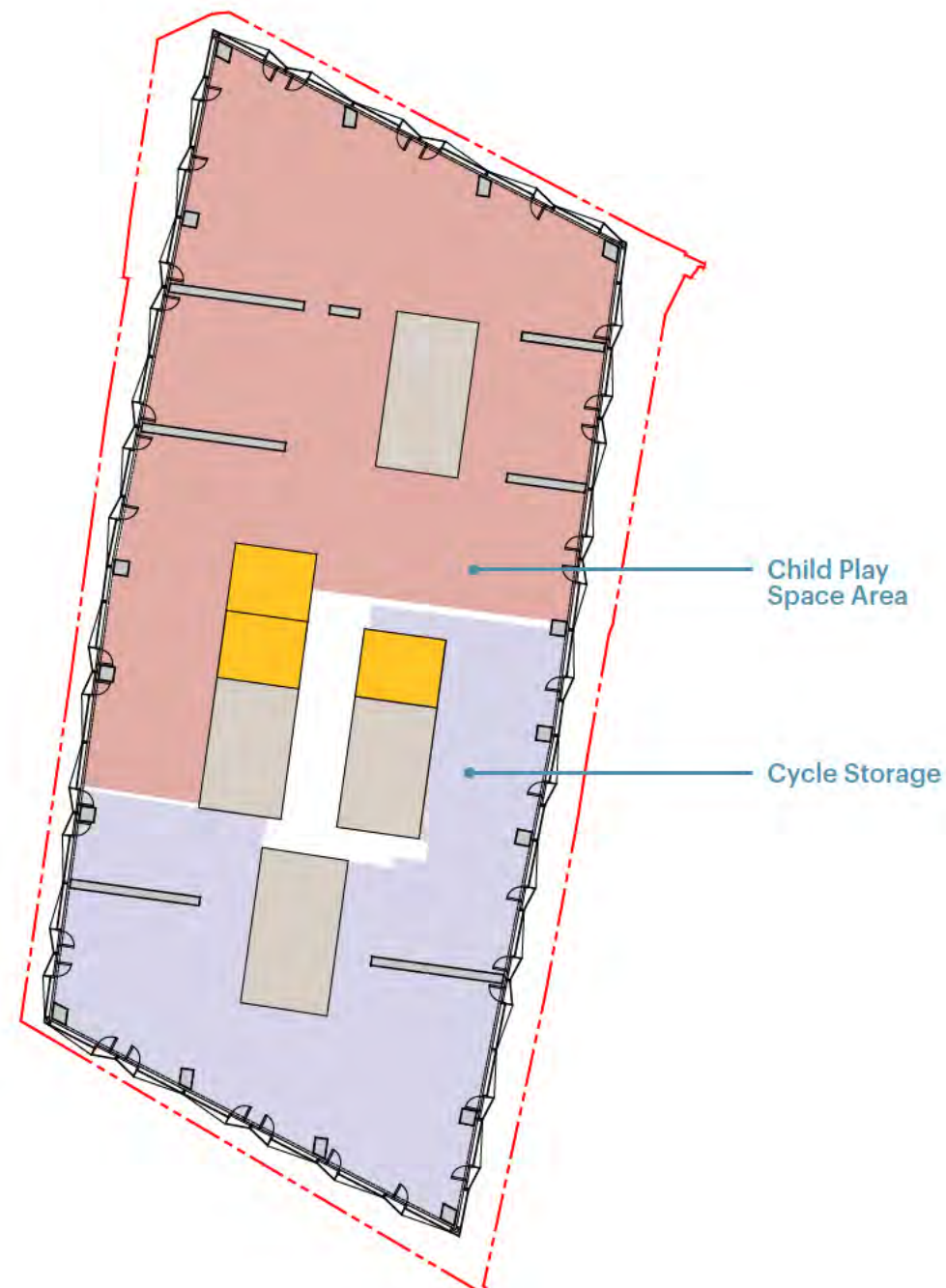
TOTAL NO. OF CYCLES*:	177
10% OF SHEFFIELD STANDS:	18
90% JOSTA DOUBLE STACK:	159

*Assuming:

- 1 Cycle space for every 2B unit
- 2 Cycle spaces for 3B unit
- 1 Visitor cycle space for every 40 persons



ALTERNATIVE: CYCLE STORAGE AT LEVEL 01



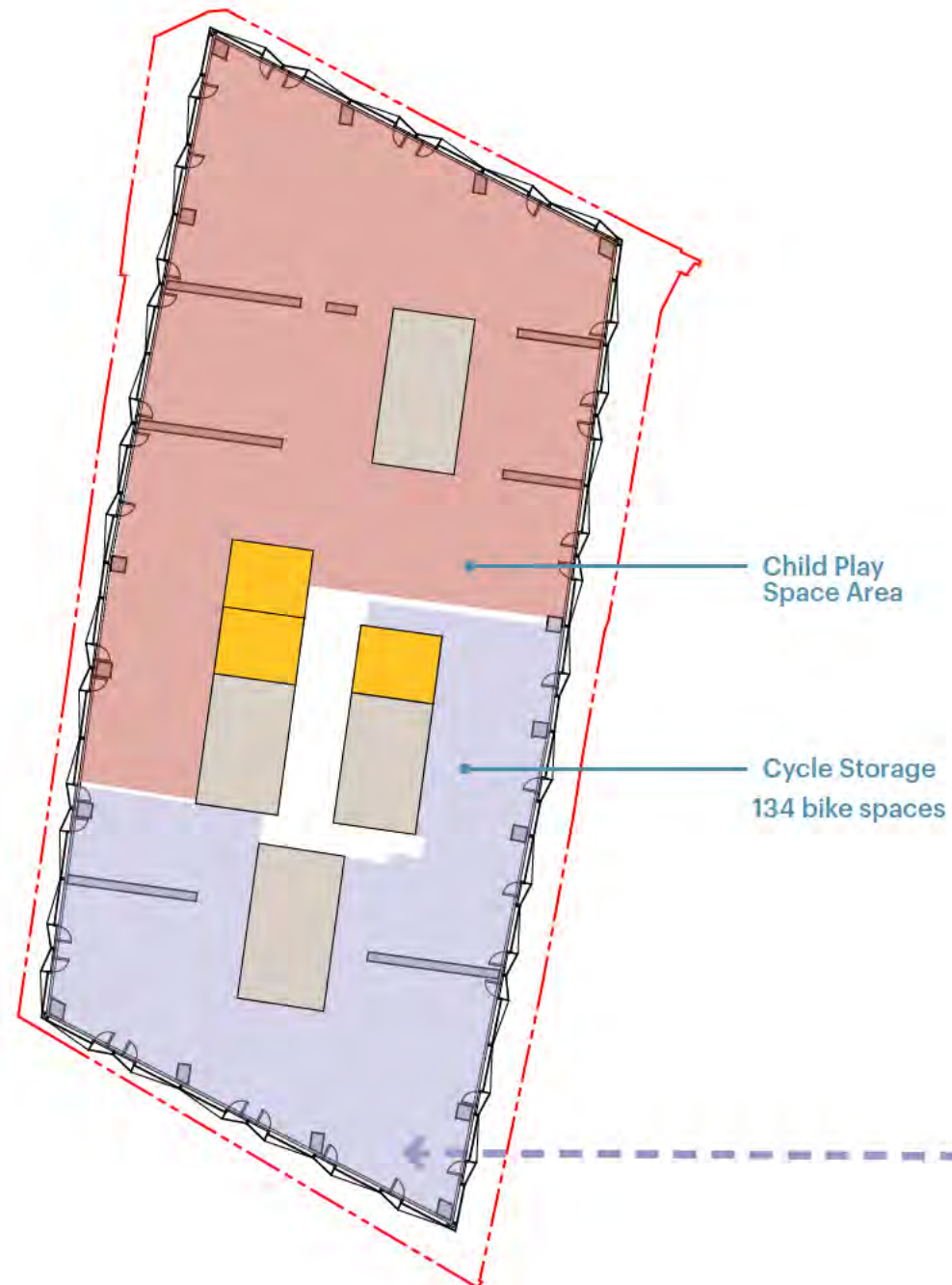
ALTERNATIVE: CYCLE STORAGE AT LEVEL 04



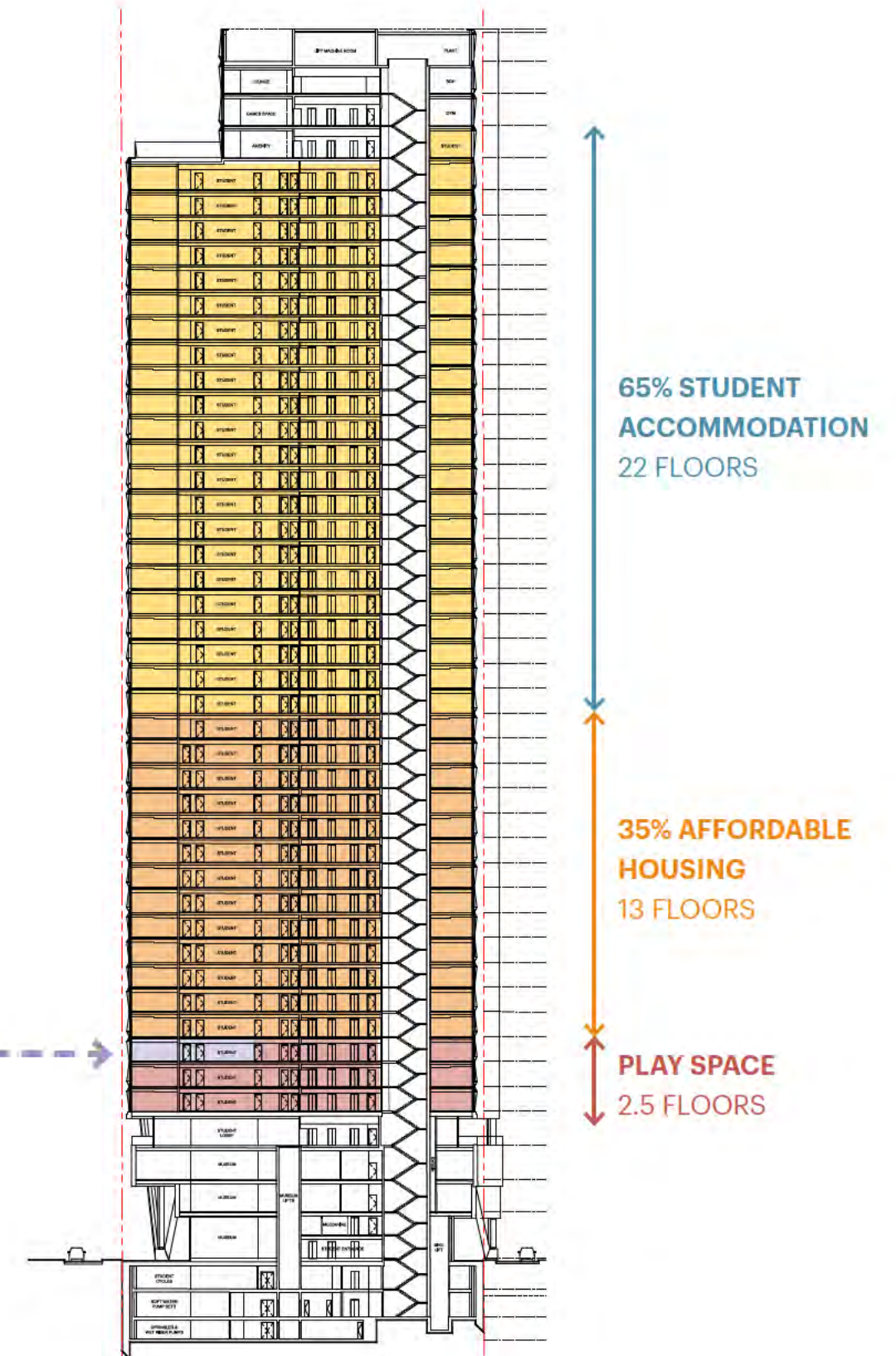
CYCLE STORE TO UPPER FLOOR REQUIRES ADDITIONAL AFFORDABLE LIFT

Onsite Affordable Housing Review

Affordable Cycles Requirements



ALTERNATIVE: CYCLE STORAGE AT LEVEL 04



Onsite Affordable Housing Review

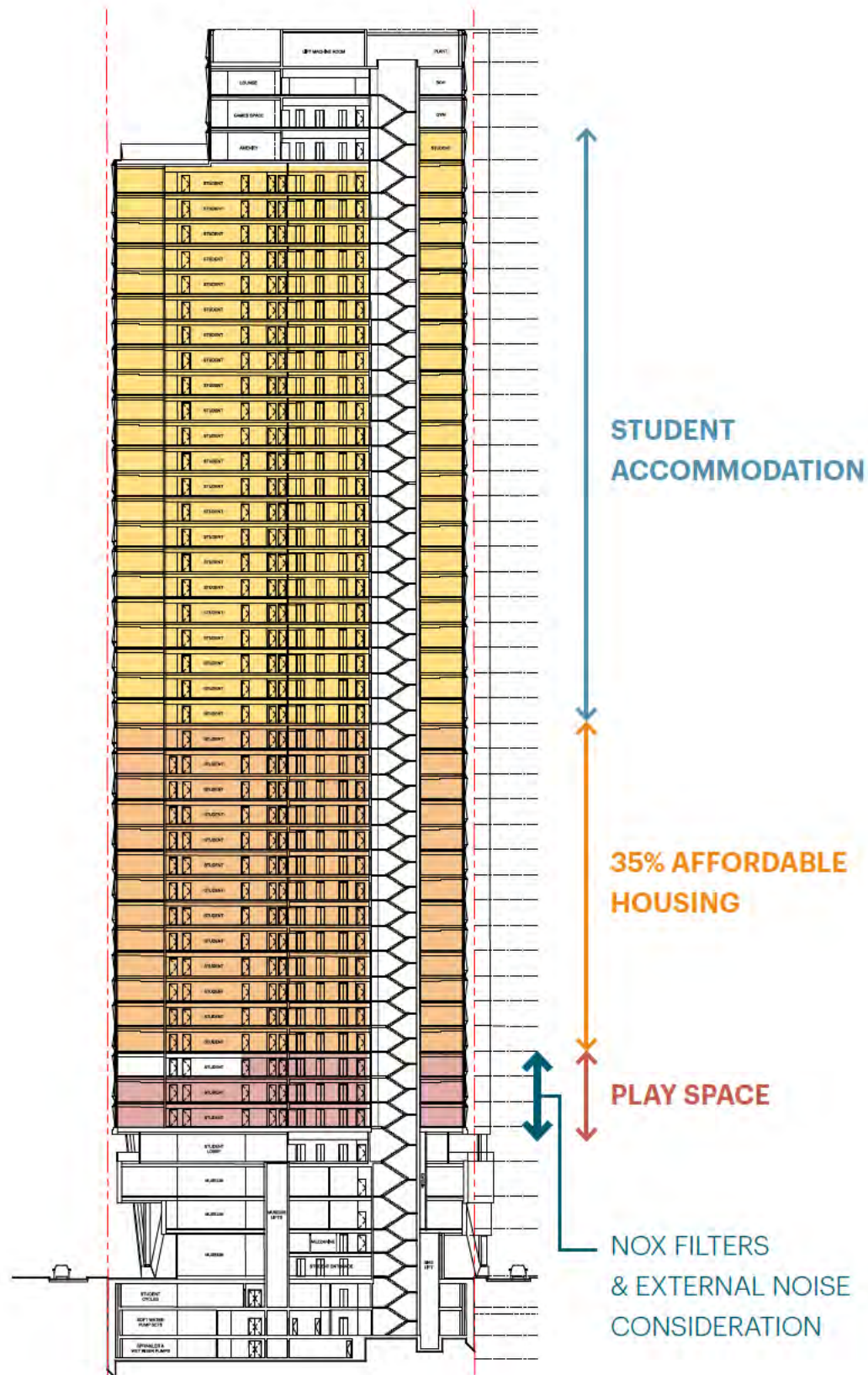
Air Quality and External Noise

VENTILATION:

NATURAL VENTILATION STRATEGY TO INCORPORATE NOX FILTERS AT WINDOWS OR AIR CONDITIONING WITH ADDITIONAL PLANT REQUIREMENTS

LIFTING STRATEGY:

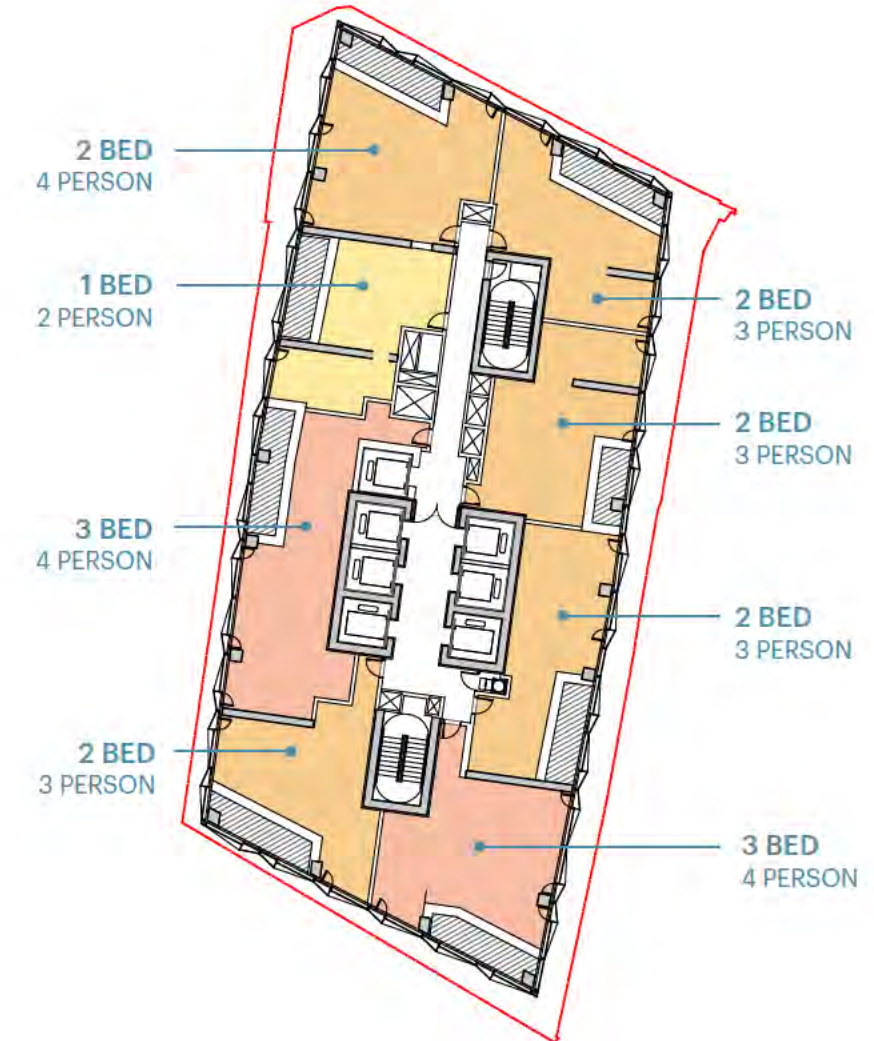
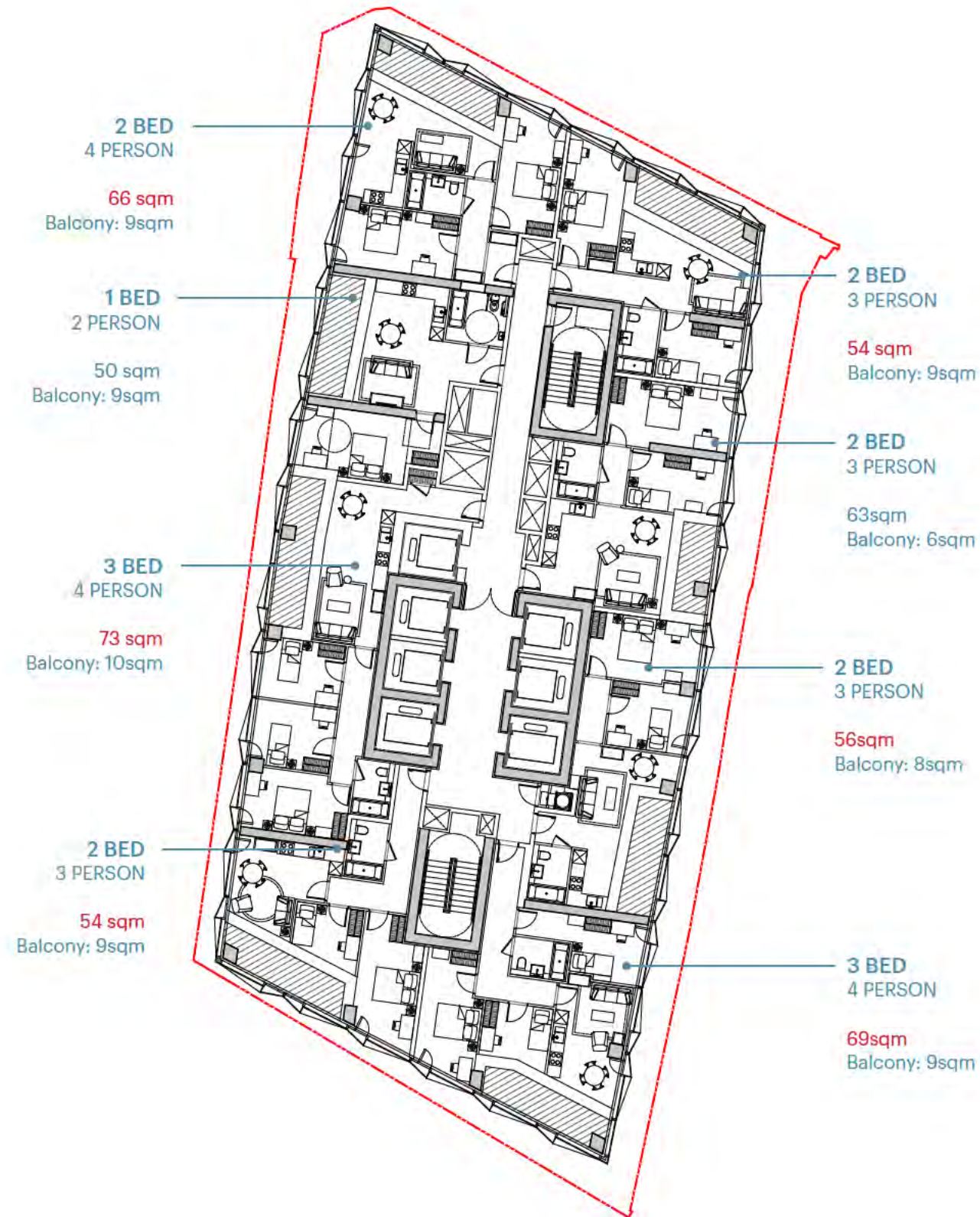
MINIMISE IMPACT ON VERTICAL TRANSPORT BY POSITIONING CHILD PLAY SPACE LOWER IN THE BUILDING



UNDESIRABLE FOR CHILDREN TO LIVE AND/OR PLAY WHERE NOX FILTERS ARE REQUIRED.

Affordable Housing

Typical Floorplate



AFFORDABLE FLOORPLATE: TEST OF INTERIOR LAYOUTS

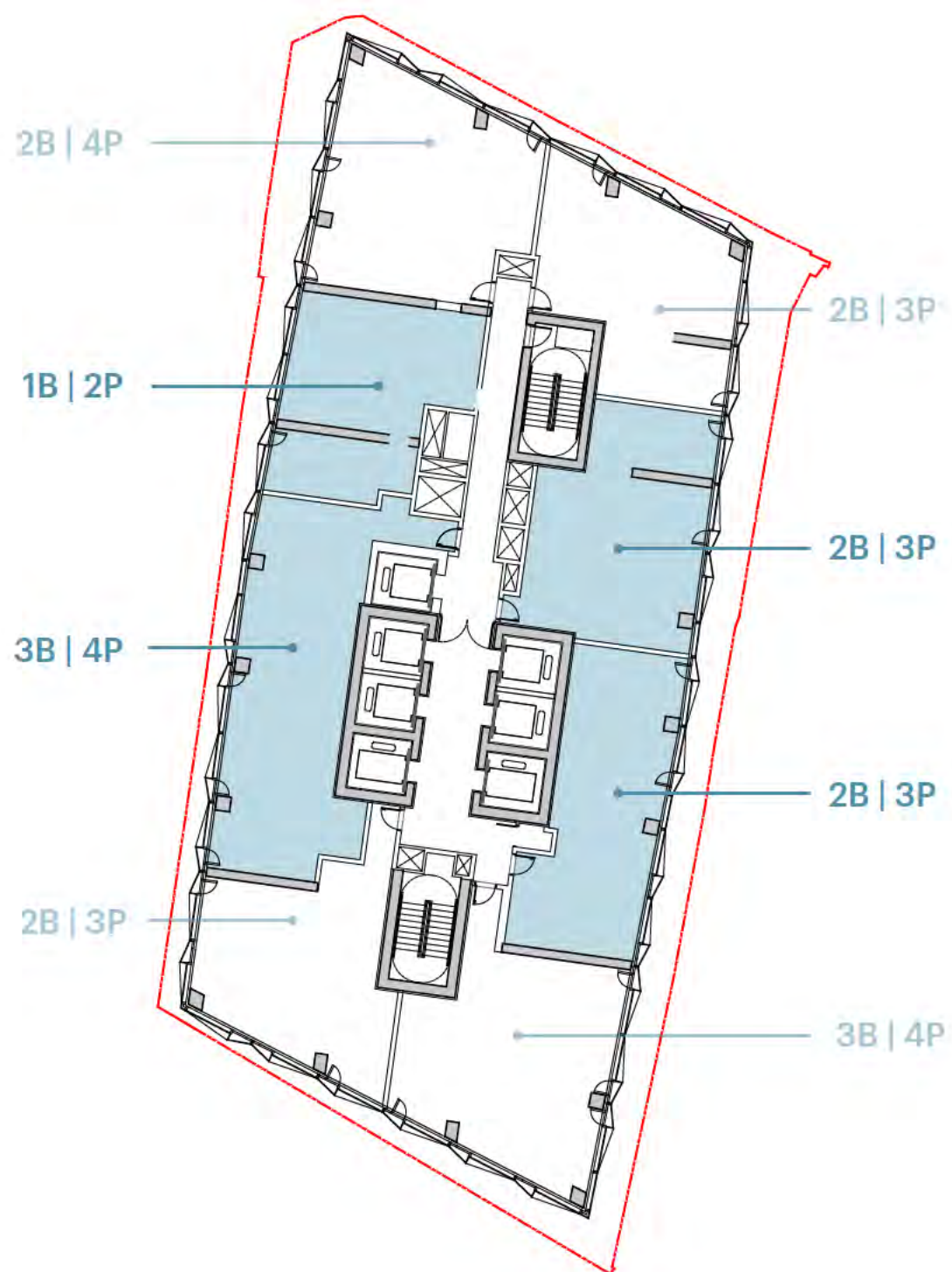
TOTAL: 8 UNITS PER FLOOR



DETAILED ANALYSIS SHOWS
BALCONY LEADS TO UNDERSIZED
APARTMENTS.

Affordable Housing

Internal Planning



50% SINGLE ASPECT UNITS:

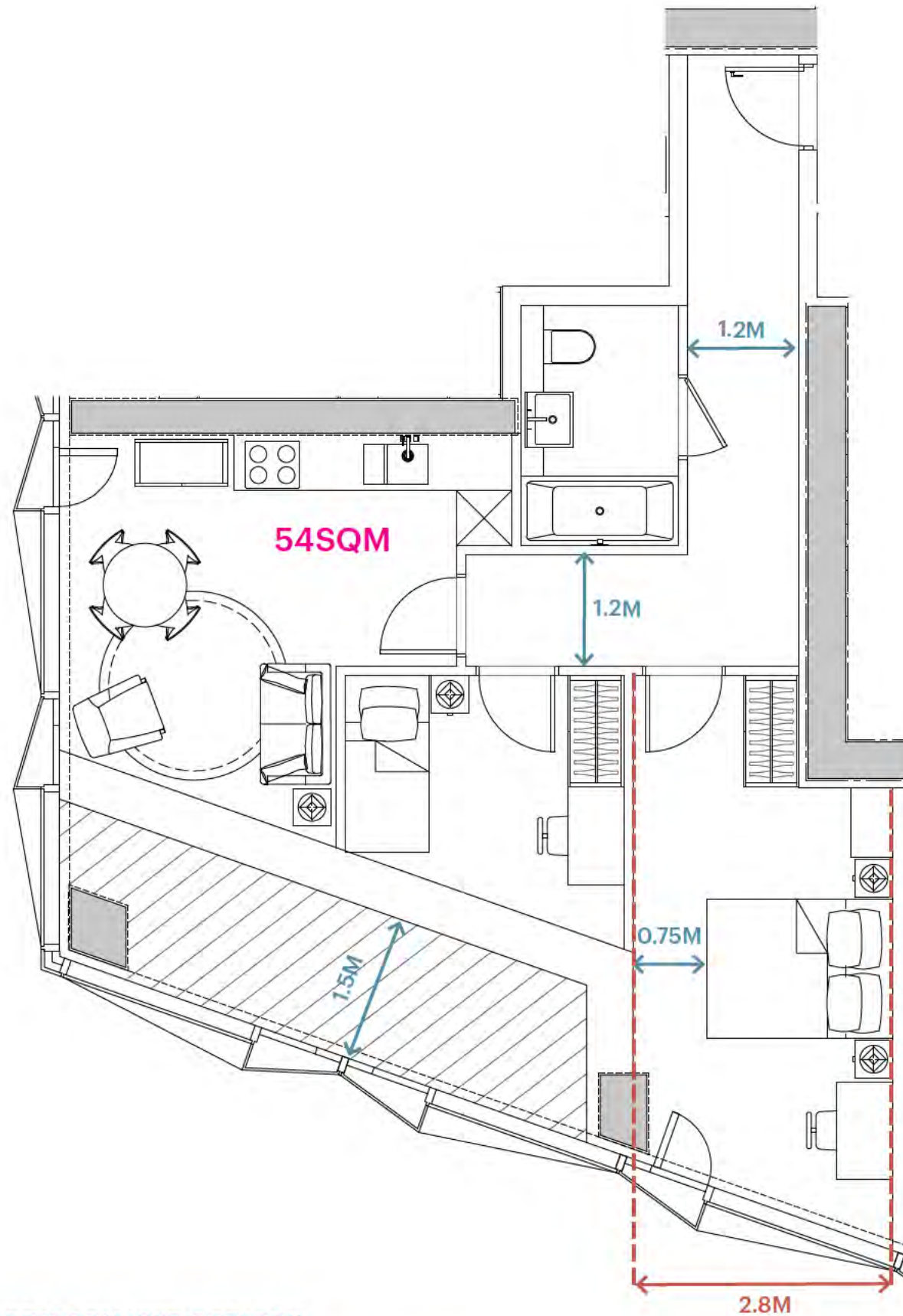
- 1 BEDROOM UNIT (NW)
- 3 BEDROOM UNIT (SW)
- 2 BEDROOM UNIT (NE)
- 2 BEDROOM UNIT (SE)



50% OF THE UNITS ARE SINGLE ASPECT UNITS.

Affordable Housing

Internal Planning

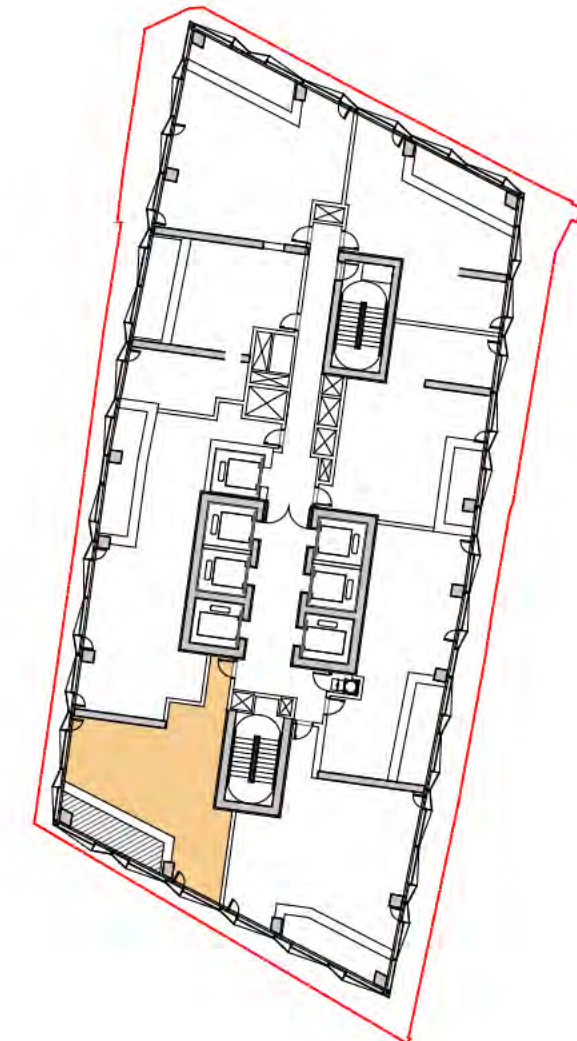


2 BEDROOM UNIT: 3 PERSON

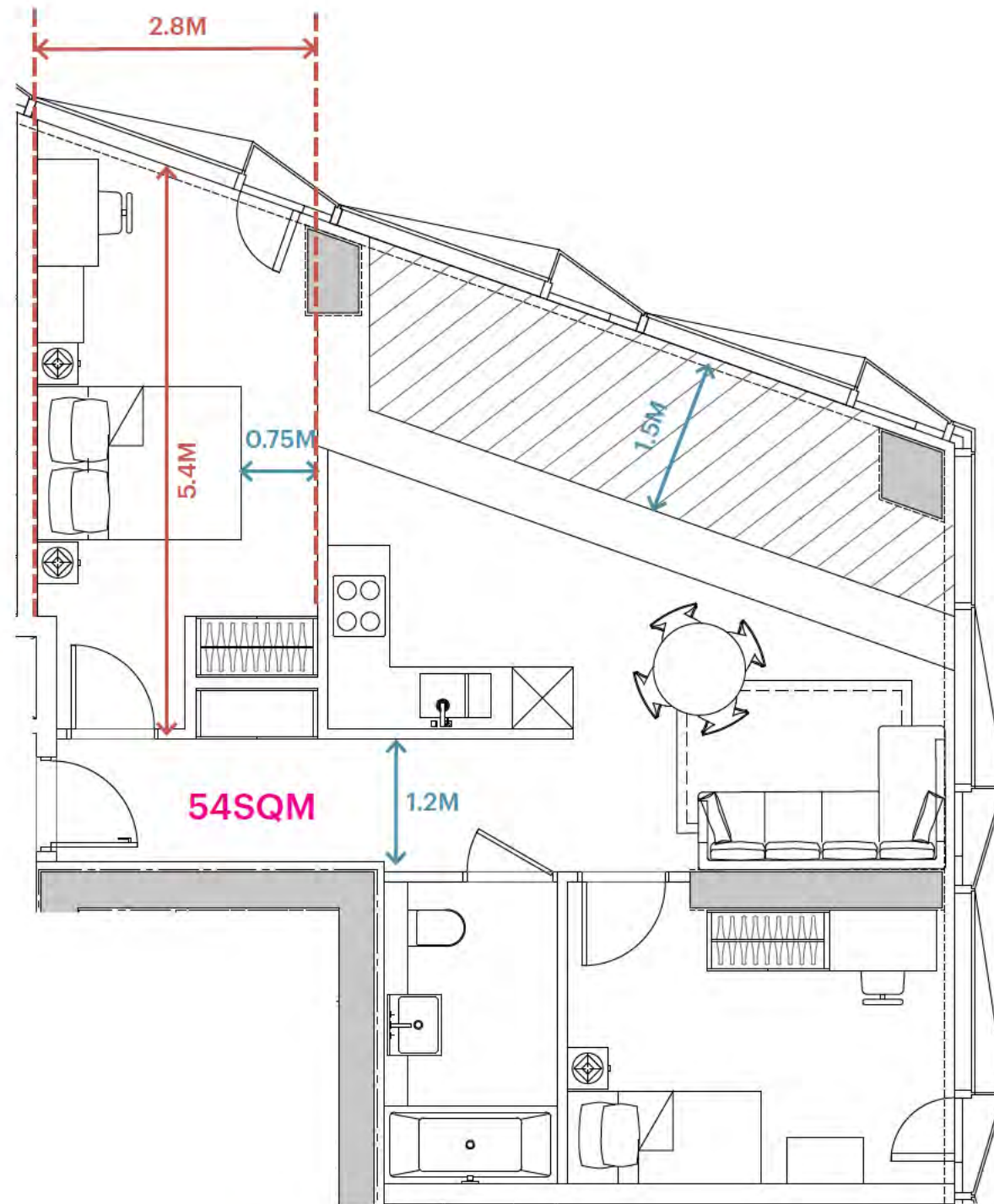
63 SQM: 54 SQM INTERNAL + 9 SQM AMENITY

- SECOND BEDROOM IS NOT COMPLIANT AT 7.2 SQM - NOT ENOUGH SPACE TO PROVIDE REQUIRED FURNITURE
- LONG ENTRY CORRIDOR LEADS TO INEFFICIENT LAYOUT AND UNDERSIZED HABITABLE SPACES:

NUMBER OF BEDROOMS (b)	NUMBER OF BED SPACES (PERSONS)	1 STOREY DWELLINGS	2 STOREY DWELLINGS	3 STOREY DWELLINGS	BUILT-IN STORAGE
2b	3p	61	70		2.0
	4p	70	79		



DETAILED PLANNING SHOWS UNIT BECOMES UNDERSIZED

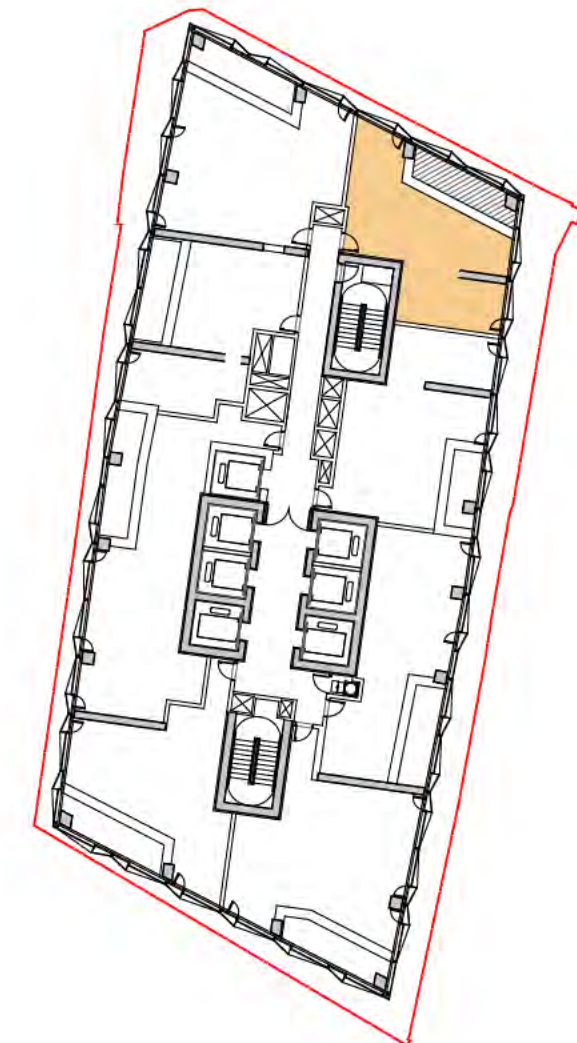


2 BEDROOM UNIT: 3 PERSON

63 SQM: 54 SQM INTERNAL + 9 SQM AMENITY

- PROPORTION OF DOUBLE BEDROOM: ROOM TOO NARROW AND DEEP
- DUE TO THE 6M STRUCTURAL & FACADE GRID THE BALCONIES ARE OVERSIZED, COMPROMISING INTERNAL LAYOUTS

NUMBER OF BEDROOMS (b)	NUMBER OF BED SPACES (PERSONS)	1 STOREY DWELLINGS	2 STOREY DWELLINGS	3 STOREY DWELLINGS	BUILT-IN STORAGE
2b	3p	61	70		2.0
	4p	70	79		



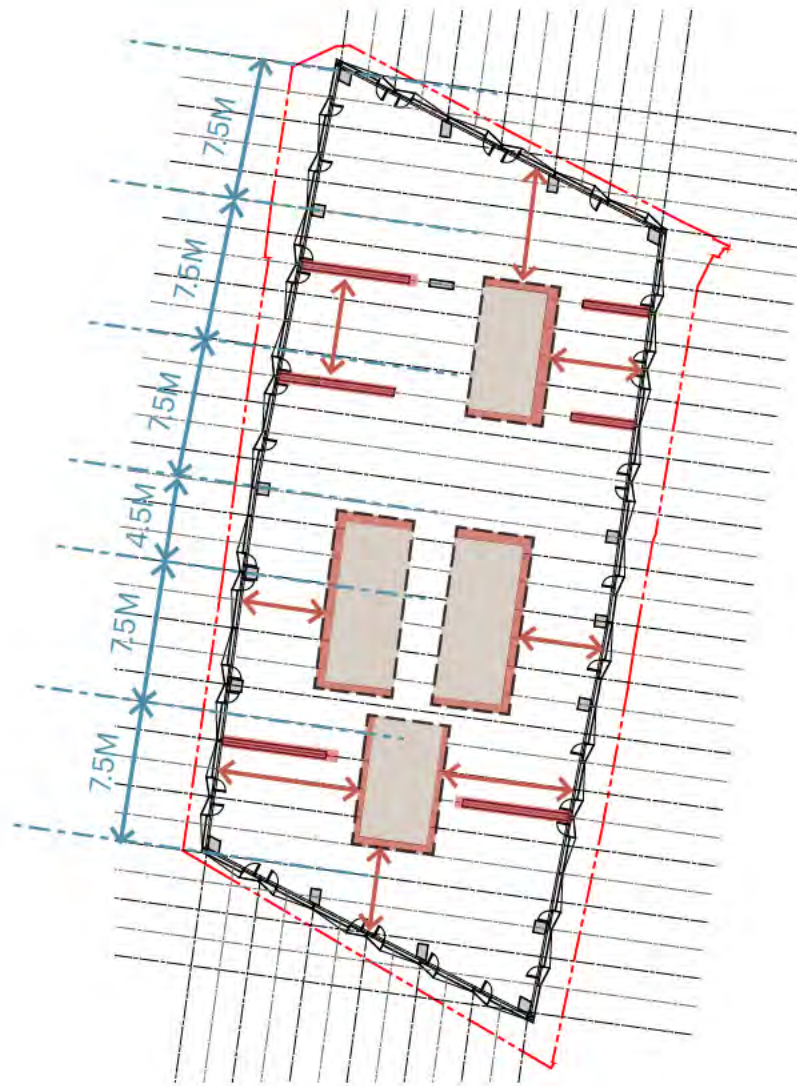
AMENITY AREA IS OVER SIZED
RESULTING IN UNDERSIZED UNIT
SPACE STANDARDS NOT MET



REFERENCE: RESIDENTIAL FLOOR PLAN WITH PROPOSED GRID

CORE SIZE: 6M GRID

- MAX 6M STRUCTURAL GRID REDUCES SLAB SPAN TO MINIMISE STRUCTURE SIZE

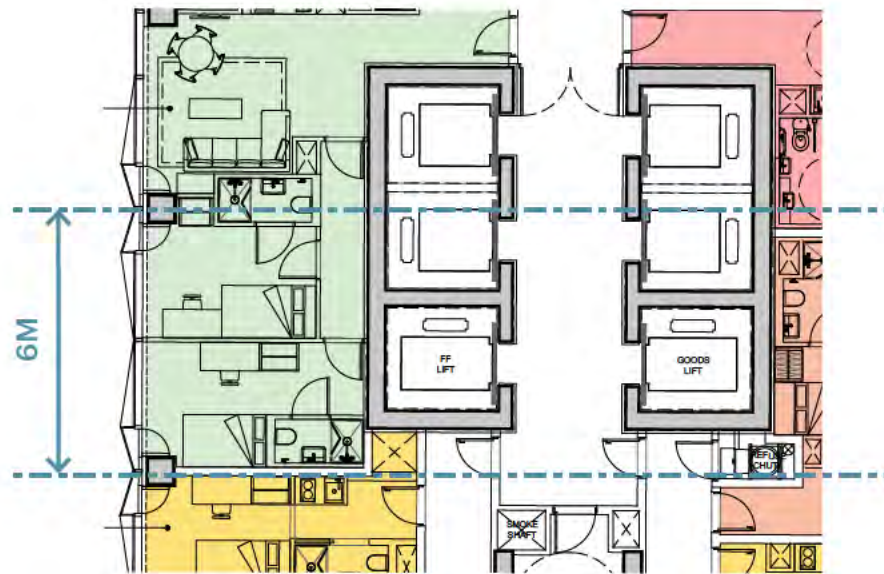


REFERENCE: RESIDENTIAL FLOOR PLAN WITH INCREASED GRID

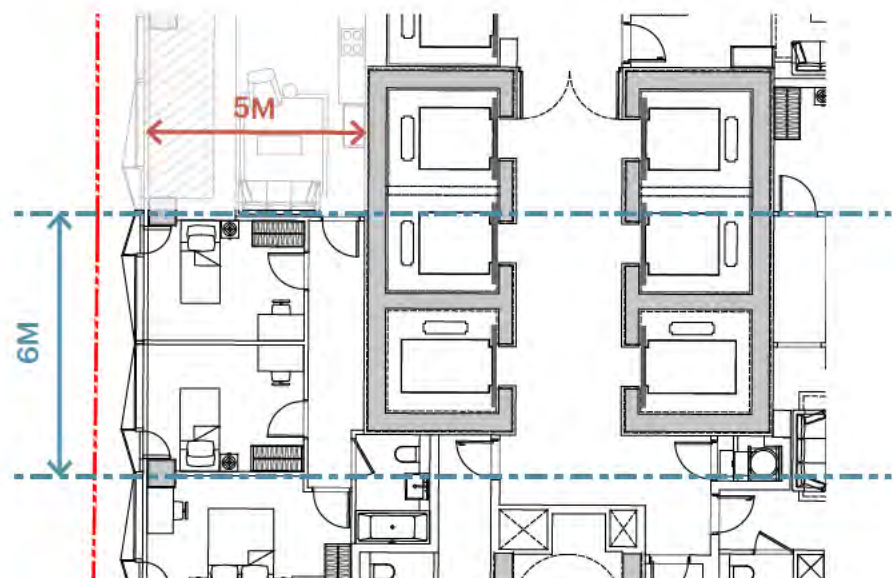
CORE SIZE: 7.5M GRID

- 7.5M STRUCTURAL GRID IMPACTS SIGNIFICANTLY ON THE SIZE OF VERTICAL STRUCTURE

- PROPOSED CORE SIZE, 6M GRID
- INCREASED CORE SIZE, 7.5M GRID
- *REDUCED UNIT DEPTH ADJACENT TO THE CORE
- *REDUCED UNIT WIDTH ADJACENT TO SHEAR WALLS



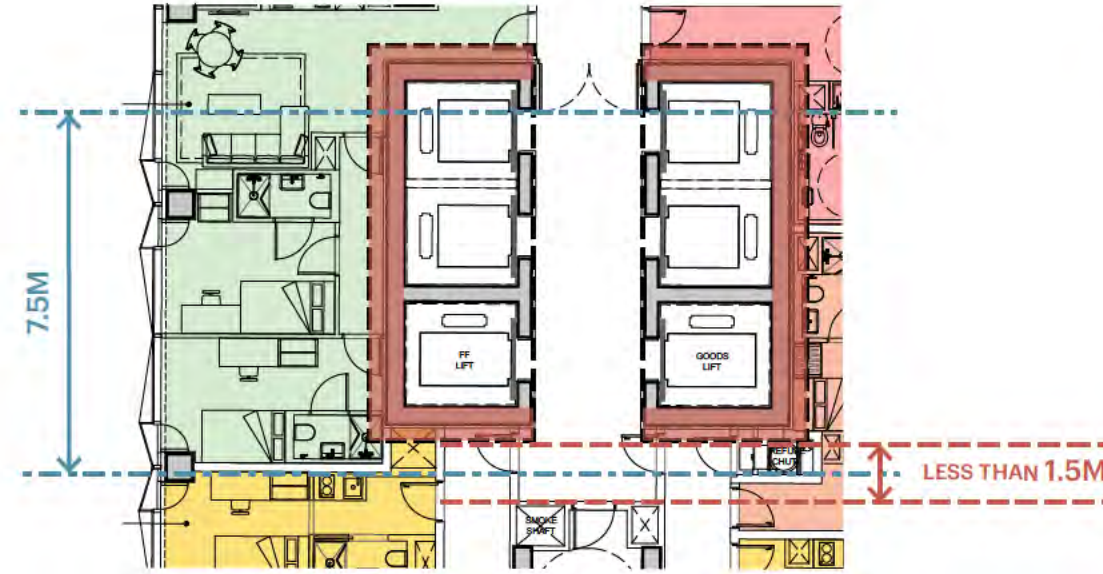
REFERENCE: LEVEL 04-13 PLAN



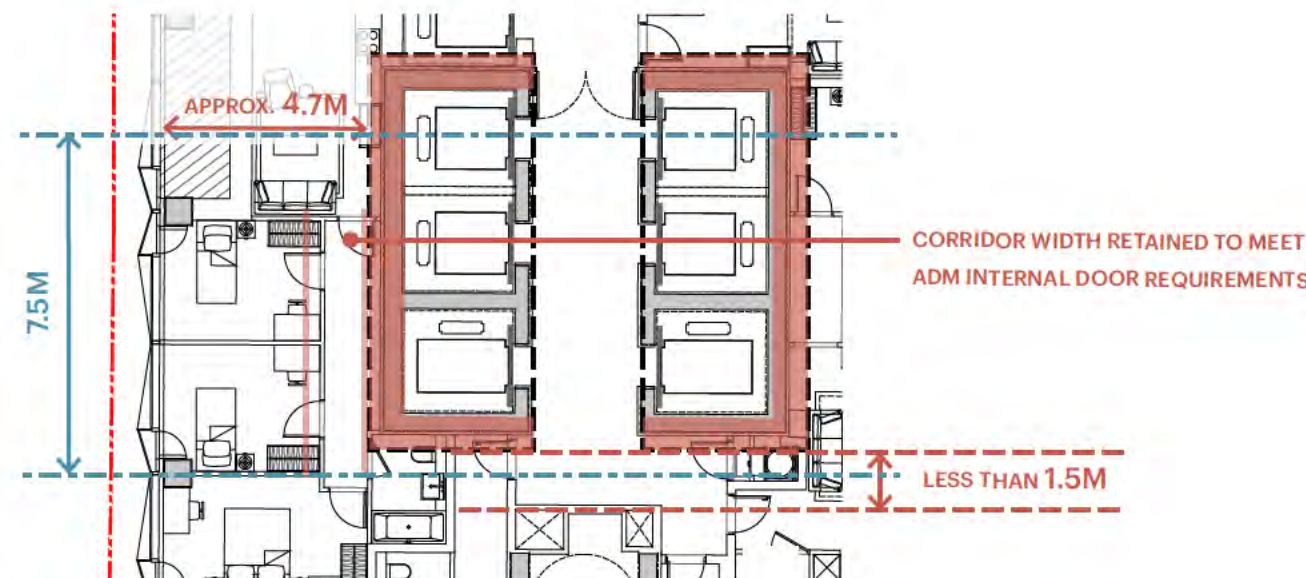
REFERENCE: RESIDENTIAL LEVEL (AFFORDABLE)

CORE SIZE: 6M GRID

- MAX 6M STRUCTURAL GRID REDUCES SLAB SPAN TO MINIMISE STRUCTURE SIZE



REFERENCE: LEVEL 04-13 PLAN



REFERENCE: RESIDENTIAL LEVEL (AFFORDABLE)

CORE SIZE: 7.5M GRID

- 7.5M STRUCTURAL GRID IMPACTS SIGNIFICANTLY ON THE SIZE OF VERTICAL STRUCTURE
- RESULTANT SLAB SPAN IS NOT DEEP ENOUGH TO ACCOMMODATE FOR BEDROOM AND ADJOINING CORRIDOR, INCREASE IN CORE SIZE REDUCES THE REQUIRED 1.5M WIDE ACCESS TO ADJACENT UNITS

INCREASED CORE SIZE, 7.5M GRID

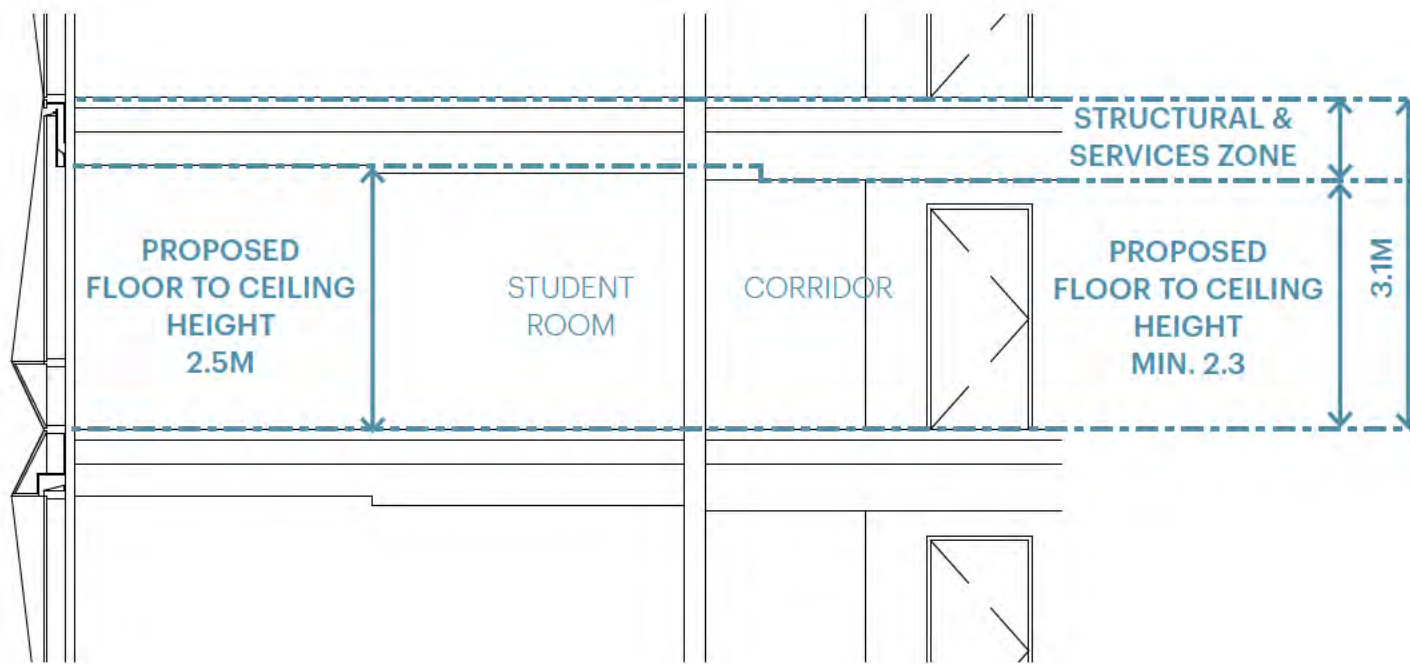
***REDUCED UNIT DEPTH ADJACENT TO THE CORE**



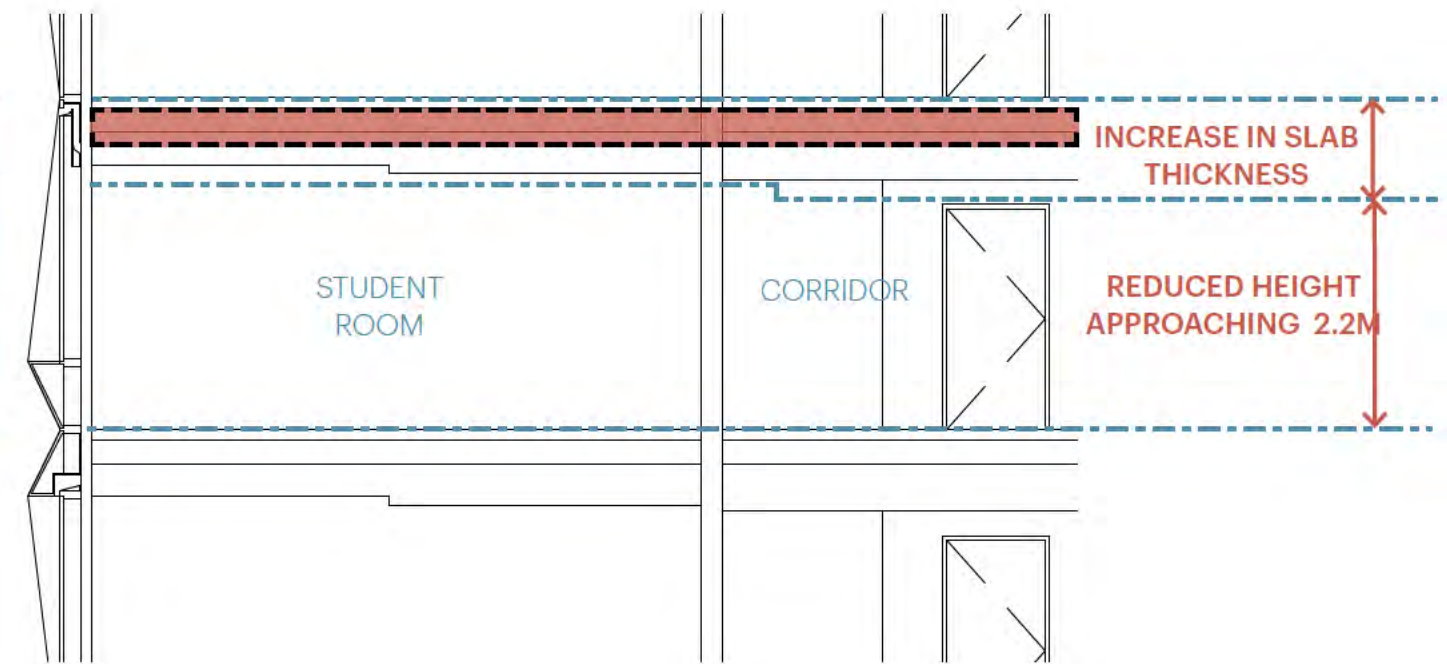
SINGLE BEDROOM AREA IS TOO SMALL*

**Nationally Described Space Standards*

**APPROVED DOCUMENT M
CIRCULATION SPACE NOT MET**



PART SECTION: RESIDENTIAL LEVEL



PART SECTION: RESIDENTIAL LEVEL

CORE SIZE: 6M GRID

- MAX. 6M STRUCTURAL GRID PROVIDES 225MM FLOOR SLAB DEPTH FOR THE EXISTING 3.1M FLOOR OT FLOOR HEIGHT
- RESULTANT FLOOR TO CEILING HEIGHT WITHIN A RANGE OF 2.3 - 2.5M

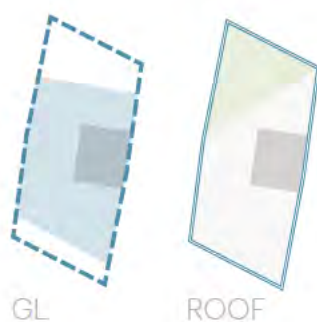
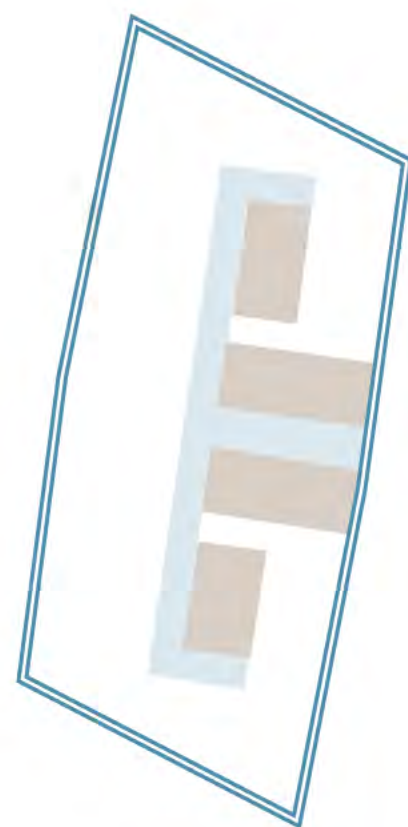
CORE SIZE: 7.5M GRID

- 7.5 M STRUCTURAL GRID WOULD REQUIRE SIGNIFICANT INCREASE IN FLOOR SLAB THICKNESS
- RESULTANT FLOOR TO CEILING HEIGHT WOULD BE COMPROMISED



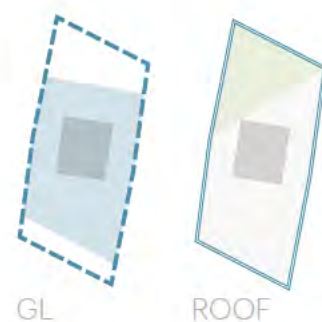
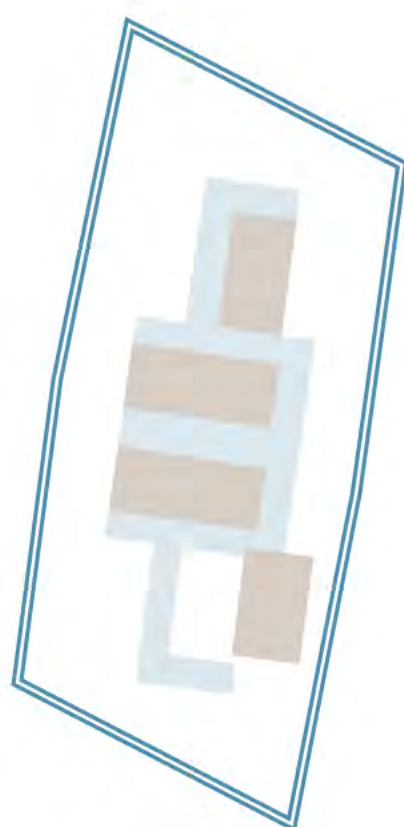
FLOOR TO CEILING HEIGHT BECOMES LESS THAN 2.5m*
**Nationally Described Space Standards*

CURRENT PLAN



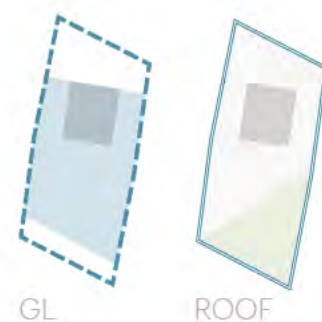
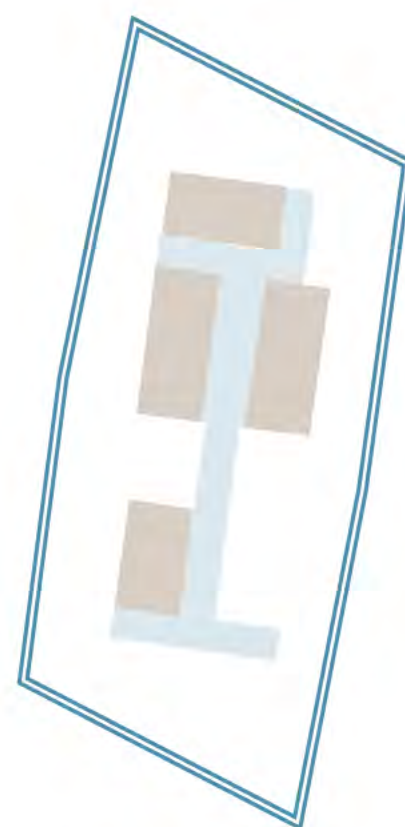
CORE ARRANGEMENT A

- LOSS OF UNITS ALONG THE EAST DUE TO SIDE CORE
- SIDE CORE SIGNIFICANTLY IMPACTS ON THE FACADE TREATMENT / DESIGN
- COMPROMISED AMENITY



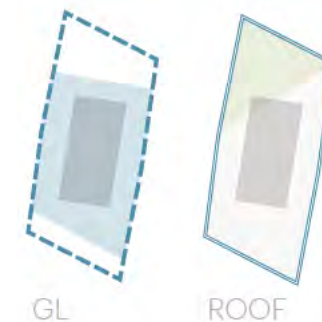
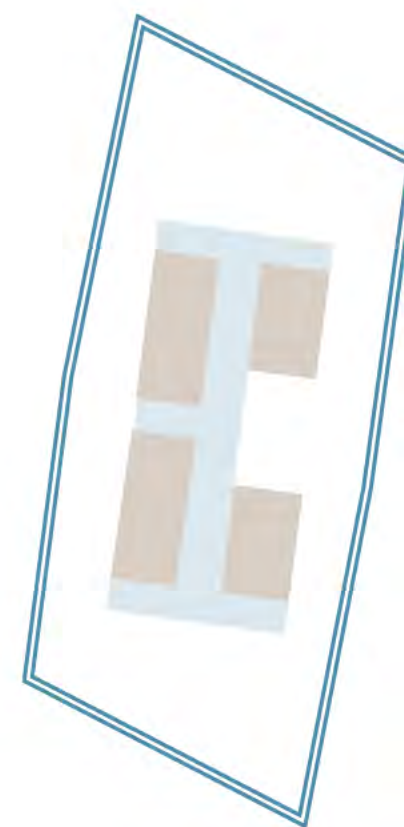
CORE ARRANGEMENT B

- INEFFICIENT CIRCULATION
- POOR NET TO GROSS RATIO



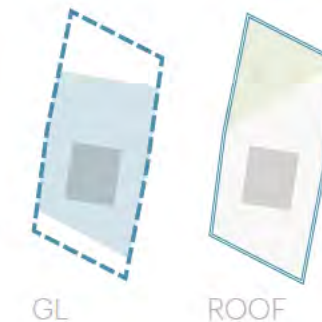
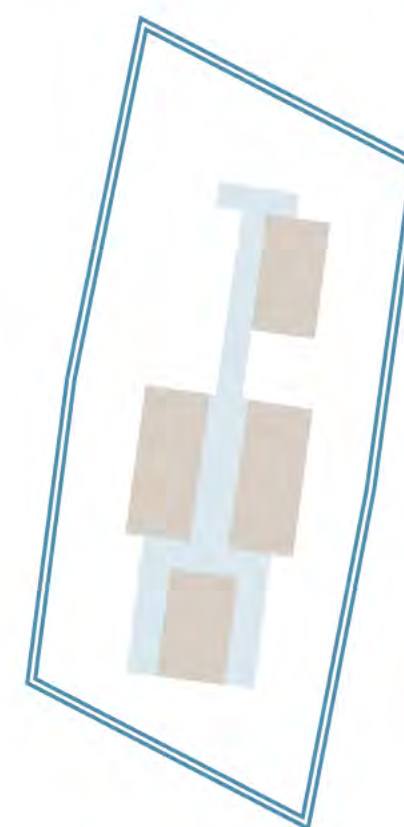
CORE ARRANGEMENT C

- LOSS OF ACTIVE FRONTAGE AT GROUND FLOOR
- SKYLINE MASSING HAS INCREASED IMPACT ON T.O.L. HISTORIC SETTING
- INEFFICIENT CIRCULATION



CORE ARRANGEMENT D

- SIGNIFICANT LOSS OF GROUND FLOOR USES DUE TO THE CORE SIZE

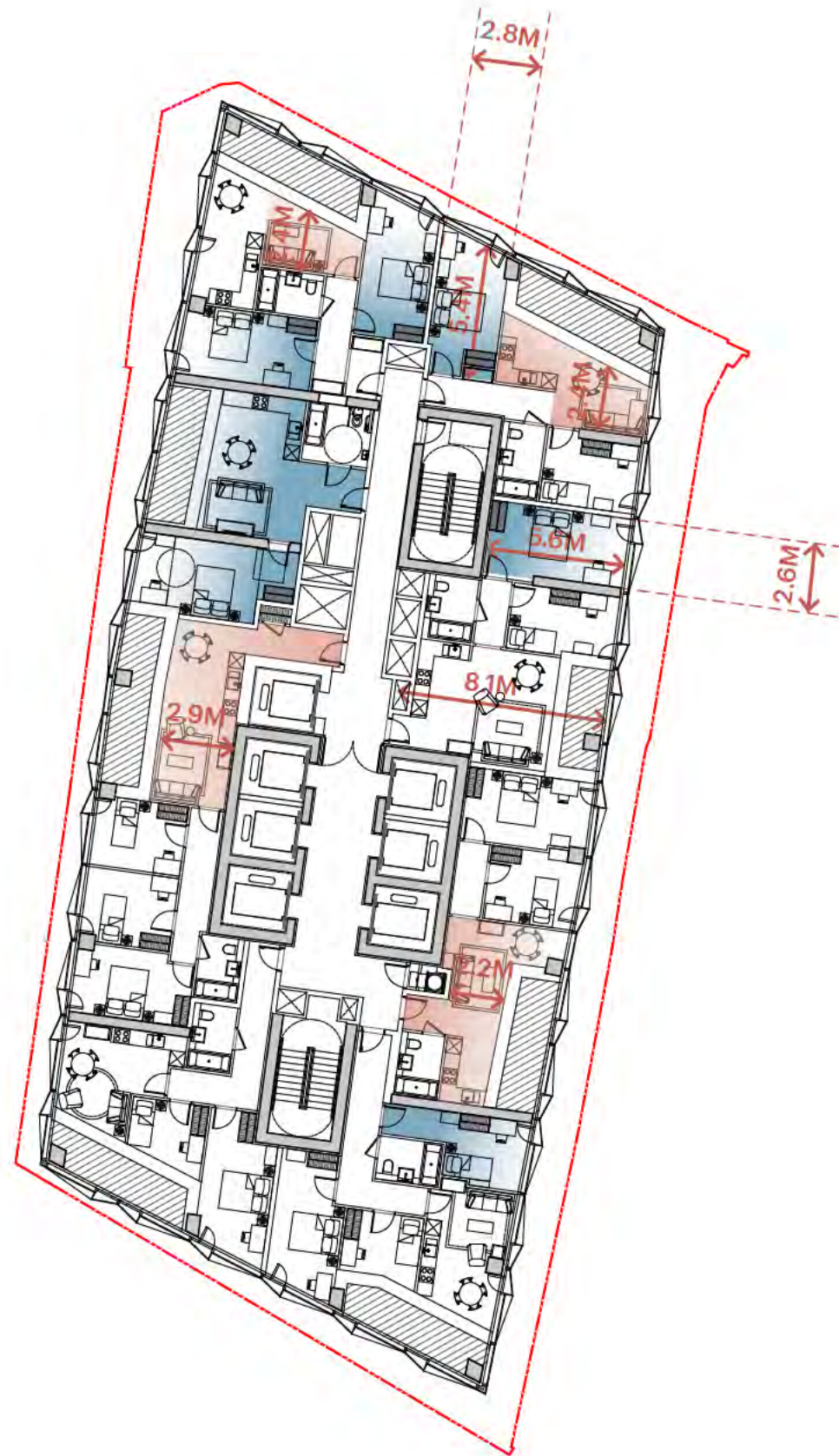


CORE ARRANGEMENT E

- EFFICIENCY
- FACADE DESIGN
- MAXIMISES SPACE FOR MUSEUM ENTRANCE AND RETAIL AT GROUND FLOOR
- GROUND FLOOR ACTIVE FRONTAGE

Affordable Housing

Daylight



AREAS OF CONCERN:

- PROPORTION OF BEDROOMS RESULT IN NARROW AND DEEP ROOMS
- 1.5M BALCONIES IMPACT DAYLIGHT QUALITY
- INADEQUATE OF LIVING/DINING ROOMS
- BALCONIES SIGNIFICANTLY IMPACTS THE PROPORTION OF LIVING / DINING SPACE
> ROOMS BECOME TOO SHALLOW

- **COORDINATING WITH 6M GRID RESULTS IN PART M AND SPACE STANDARD NON COMPLIANCE**
- **INCREASING GRID TO 7.5M RESULTS IN LARGER STRUCTURE - PART M AND SPACE STANDARD NON COMPLIANCE**
- **DEPTH OF UNITS PRESENTS CHALLENGING DAYLIGHT PERFORMANCES**
- **MUSEUM SPACE WOULD BE COMPROMISED AT GROUND FLOOR LEVEL INCLUDING:**
 - LOSS OF OPPORTUNITY FOR MUSEUM RETAIL
 - LOSS OF ACTIVE FRONTAGE ALONG ST THOMAS STREET
 - LOSS OF FUTURE POTENTIAL CONNECTION WITH ADJOINING PUBLIC REALM AT BECKET HOUSE
 - UNDERSIZED MUSEUM PROVISION: LESS THAN CURRENT MUSEUM BRIEF.

FILE NOTE



COMMERCIALLY SENSITIVE AND STRICTLY CONFIDENTIAL

CAPITAL HOUSE AFFORDABLE HOUSING PAPER

This note has been written on behalf of our client Greystar Europe Holdings Ltd ('Greystar') and relates to the affordable housing proposal associated with the redevelopment of Capital House.

A pre-application meeting was undertaken with the Greater London Authority (GLA) on 18th January 2018 followed by a further meeting with the GLA and London Borough of Southwark (LBS) on 20th February 2018. The remainder of this note will build on those discussions and the implications for the project.

Greystar is fully committed to the delivery of affordable housing as part of the proposals for the redevelopment of Capital House and has an aspiration to provide up to 35% of habitable rooms as affordable housing.

Previous Consents

There are two previous consents for redevelopment of the Capital House building. The first of these was granted in 2011 and was for a student based scheme which has been implemented. This scheme was granted on the basis of no affordable housing either onsite, offsite or cash in lieu.

The second scheme granted in 2015 was for a scheme that was aesthetically very similar but contained residential rather than student accommodation. This scheme provided 28% affordable housing off site in terms of affordable housing based on a number of factors. The provision of on-site affordable was not considered appropriate by LBS officers on the basis that:

- A further entrance and lift core would compromise the design; and
- The intermediate would be unaffordable due to the high residential values in the area and would have limited the number of units that could be provided; and
- The loss of area to affordable on site would also be detrimental the level of affordable that could be provided.

The GLA and LBS both agreed that onsite provision for the 2015 scheme was not suitable and that a greater quantum could be achieved offsite.

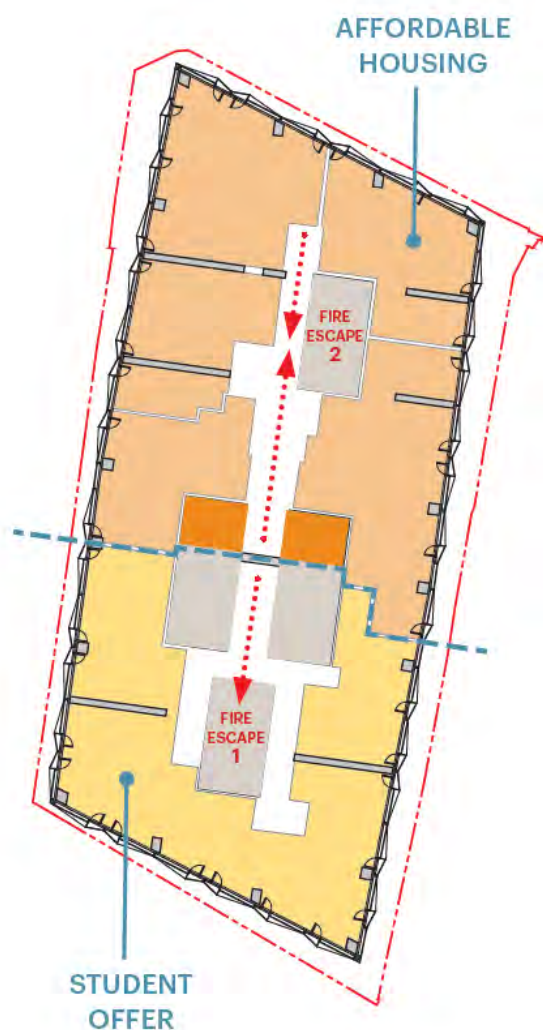
The offsite solution was identified as Amelia Street. This scheme was a part private part affordable scheme by Family Mosaic (now Peabody). The applicant agreed to fund the alteration of the private housing to an affordable product equating to 54 habitable rooms. The applicant also undertook to seek a further 46 habitable rooms from elsewhere making a total of 100 habitable rooms, some 24.5 habitable rooms short of the policy target of 35%. This equated to a total of 28% affordable housing and was accepted as being above the level that the supporting FVA suggested was possible.

Current Proposals and the Inclusion of Affordable Housing Onsite

This section should be read in association with the KPF Report entitled Affordable Housing Study and appended to this note. This report sets out in greater detail the architectural discussion around on site affordable housing.

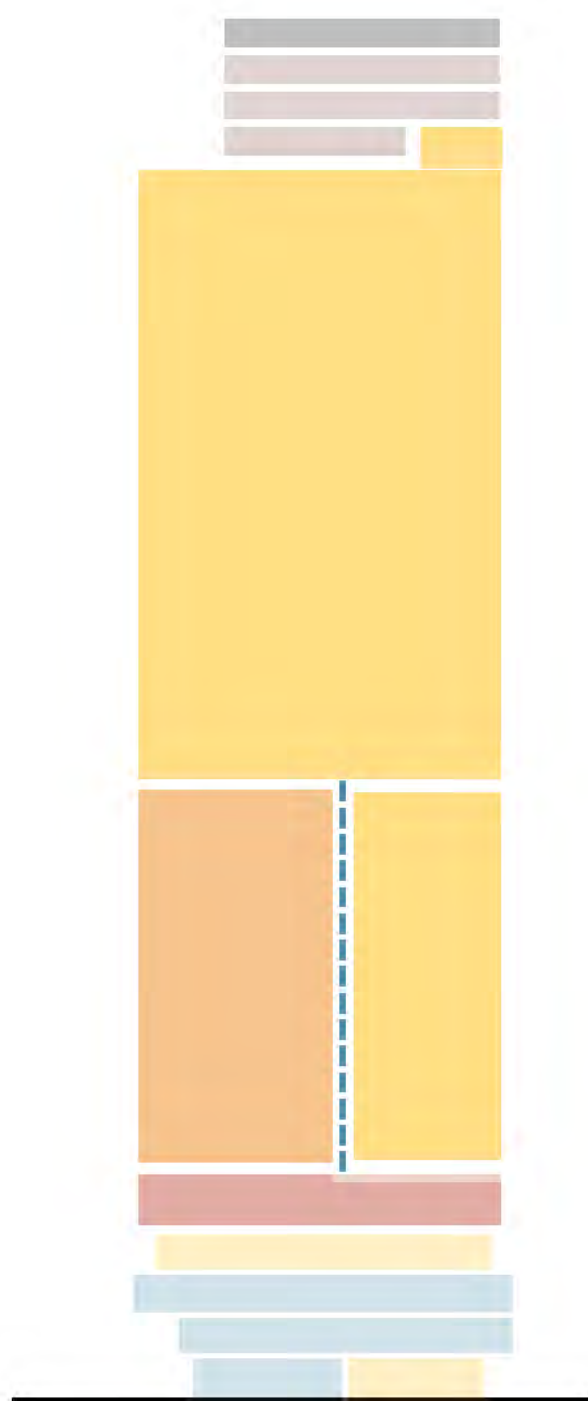
Policy 4.4 of the Local Plan and Policy 3.12 of the London Plan outline a preference for affordable housing to be provided on site. In this case, as with the previous residential consent, it is not considered to be appropriate to provide affordable housing on site for a number of reasons which will be discussed in turn below.

A number of scenarios have been tested for providing affordable housing on site. These include options for both horizontal delineation of units and vertical delineation of units. The vertical split was discarded immediately as there needs to be a security division between the residential and student uses on any given floor. The result of this would be access to only a single fire escape stair for each use which is not considered acceptable (see image below). On this basis, the vertical split has not been taken forward.



VERTICAL SPLIT PLAN: AFFORDABLE & STUDENTS

- SECURITY SPLIT BETWEEN TENURES RESULTS IN SINGLE STAIR FIRE ESCAPE STRATEGY FOR STUDENT AND RESIDENTIAL USE.



The horizontal split was taken forward for further consideration. In order to minimise the impacts on the viability of the scheme, the affordable units were located at the lowest part of the building. The image below shows the horizontal split option.



HORIZONTAL PLAN: AFFORDABLE

- **CONTINUOUS CENTRAL CORRIDOR
ALLOWS FOR TWO FIRE ESCAPE STAIR
STRATEGY**



The option has explored unit sizes, bed numbers, layouts and orientations. At present there are 1,057 habitable student accommodation rooms of which the policy would require 370 to be affordable housing (35%). Broadly speaking the scheme can accommodate 8 residential units per floor (of varying sizes in accordance with design standards) which equates to 25 habitable rooms per floor. To meet the affordable requirement 14 floors would need to be given over to affordable housing. Given the less efficient habitable room count for residential, the overall quantum of habitable rooms in the building drops to 986 of which 350 would be affordable (35%). Given the paucity of child play space in the immediate vicinity it has also been necessary to include 2.5 storey's of internalized playspace to accommodate the 126 children expected from the development (1,260 sqm of playspace). This further reduces the overall habitable room count to 919 of which 325 (35%) would be affordable. This is the base case for potentially including affordable residential uses on the site.

With this position, there are a number of significant constraints as follows:

- The depth of the units would be considered inappropriate.
- Daylight and sunlight performance would be compromised for residential use due to this depth of unit.
- Over half of all units on each floor would be single aspect. This would equate to 52 single aspect units including all the 4bed 5 person and 3bed 4 person units. This is not considered favourable for family housing.
- The units would not meet the requirements of Part M in relation to internal space planning.
- An alternative grid structure has been considered to allow better spaced units but this then compromises the student layouts, the museum layout and the residential units as well. The larger grid requires a more substantial core to support the structure. This directly results in the erosion of floorspace on every level of the building making for a less efficient building.
- The increased structural grid also results in increased slabs thickness which reduces the floor to ceilings heights.
- The floor to ceiling heights of the student accommodation is different to the affordable accommodation and the building would increase in height to accommodate the associated residential standards.
- The noise environment and air quality of the area are potentially less suitable for families with small children. The student occupants will be adults and transient in nature whereas young families would be more sensitive to the location of the site in terms of noise and air quality.
- Every option for residential within the building compromises the ground floor plan. This point is discussed in more detail below.

The Ground Floor

The impacts on the ground floor of including affordable housing have been separated out from the other points above due to the complexity of the issues involved. The initial proposals for this building included three different land-uses :- student accommodation, retail and a museum. Significant amount of time and effort was spent looking to accommodate three different competing uses in the base of the building alongside the servicing requirements which must be there for any and all uses.

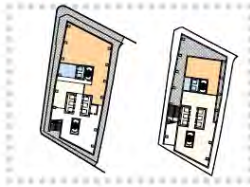
The diagram overleaf illustrates the number of different design iterations that were explored before the current proposals were settled upon. During this time the following design changes were made:

Removal of the signature staircase in the west of the building (leading to the student entrance);
Removal of the retail component entirely to free up more space for the other two uses; and
Removal of floorspace principally to the north but also to the east, south and west to reduce the footprint of the building and increase the public realm.

The result of these three changes, in consultation with LBS officers, was to simplify the layout in order to allow as much space as possible for the two uses (student accommodation and museum) whilst allowing for a generous public realm and servicing space.

Plan: 27.09.17

PUBLIC REALM TERRACE
AT GND & L01 AROUND A
RETAIL UNIT



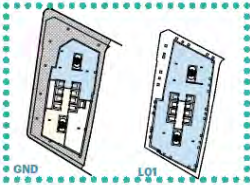
Plan: 27.09.17

STUDY 3 USES AT GROUND
AND LARGE PUBLIC REALM



Plan: 11.12.17

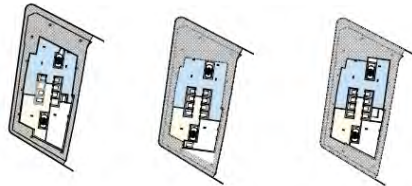
OMIT RETAIL TO
MAXIMISE PUBLIC
REALM AND MUSEUM



OMIT RETAIL USE

Plan: 15.01.18

STUDY MUSEUM AT
NORTH AND SOUTH END
OF PLAN
+ POSSIBLE RELATIONSHIP
WITH PUBLIC REALM



MUSEUM TO NORTH

MUSEUM TO SOUTH



CURRENT PLAN

OMIT GRAND STAIR

In order to include a residential component in the scheme a number of these design decisions would be compromised. At the most simplistic level a residential component would require the introduction of a third use (noting the removal of the retail component earlier) and the complex set of requirements associated with residential floorspace. The result of including a residential component on the ground floor would be to:

- Increase the requirement for cycle parking, waste storage and delivery areas. In the worst case (i.e. these provided at ground floor) the requirement removes any space for the museum to have a ground floor presence whilst still not providing enough space. This would also create significant areas of blank façade. This situation is clearly unacceptable;
- Where the cycle parking is located elsewhere (above or below), the lifting requirement increases and therefore a further lift must be provided. This option allows for museum space at the ground floor but a very compromised quantum (and significantly below their brief). The new lift also compromises each museum floor above to the residential levels;
- In all options, the museum floorspace is reduced by in excess of 10%. This results in a very poor entrance sequence and visibility at ground whilst compromising the exhibition spaces and circulation at the upper floors;
- In all options, the activity and vibrancy of the ground floor, and in particular the museum, is curtailed in what is a very sensitive location in terms of the public realm; and
- There would be many hundreds of people passing immediately in front of the residential entrance every day. As such, it is highly questionable how private and domestic a residential entrance in or around such a busy transport interchange could be.

Summary of Onsite Affordable Housing

In summary, we do not feel the building or the location is appropriate for affordable housing. The previous consents for the site did not incorporate affordable housing on site with good reason and this was agreed with LBS officers. In practical terms the ability to provide affordable housing on site has become more challenging given the Migration Museum at the lower levels and the further detailed work on the quality of the residential units that could be created.

Offsite Site Search Options

On the basis of the work that has taken place and summarised above, Greystar is seeking to pursue an offsite affordable housing solution.

In terms of offsite search options Greystar has engaged CBRE as agents to undertake a review of potential development sites along with researching other off market options with Southwark. The brief for CBRE for the parameters of the search criteria were as follows:

- Enable the delivery of affordable housing;
- Offer scope to provide more meaningful affordable housing (tenure, type and affordability);
- Provide certainty of delivery;
- Offer the potential to deliver more units and thus an enhanced affordable offer;
- The ability to deliver the donor site and main consent site simultaneously;
- Review planning challenges of given sites;
- Sites of c.100 units as a minimum requirement (either on single site or a combination of sites);
- Within Southwark Council and relatively close proximity to the main site;
- Minimum NIA of c.75,000 sq ft NIA (either on single site or a combination of sites);
- Sites with residential planning consent that have not been implemented;
- Sites that have been refused residential planning consent;
- Sites that have not yet been considered for planning; and
- Commercial office buildings with forthcoming lease expires within the next 3 years.

This site search activity resulted in a very long list of options including some 80 sites. However, as some of these sites came to market it became apparent that the delivery of affordable housing via an open market route was not going to provide the best and most efficient affordable housing delivery. Much of the available funding for affordable housing would be taken by the purchase of a site on the open market with little remaining to actually build out the affordable units needed by Southwark. In light of this, no further action has been taken on the long list of sites in favour of maximising the affordable housing offer through other means.

The alternative offsite search option that is being explored is the opportunity for gap funding schemes that have either stalled or require funding to complete. Within this group of sites there is also the opportunity to amend applications to further maximise the delivery of affordable housing. Below is a list of schemes under consideration.

It should be noted this list is commercially sensitive and not to be shared beyond the immediate project team.

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]

[REDACTED]

The next steps, [REDACTED], is to continue to undertake detailed discussions with Southwark about how these schemes will be taken forwards. [REDACTED]