

Chapter 3: Alternatives and Design Evolution

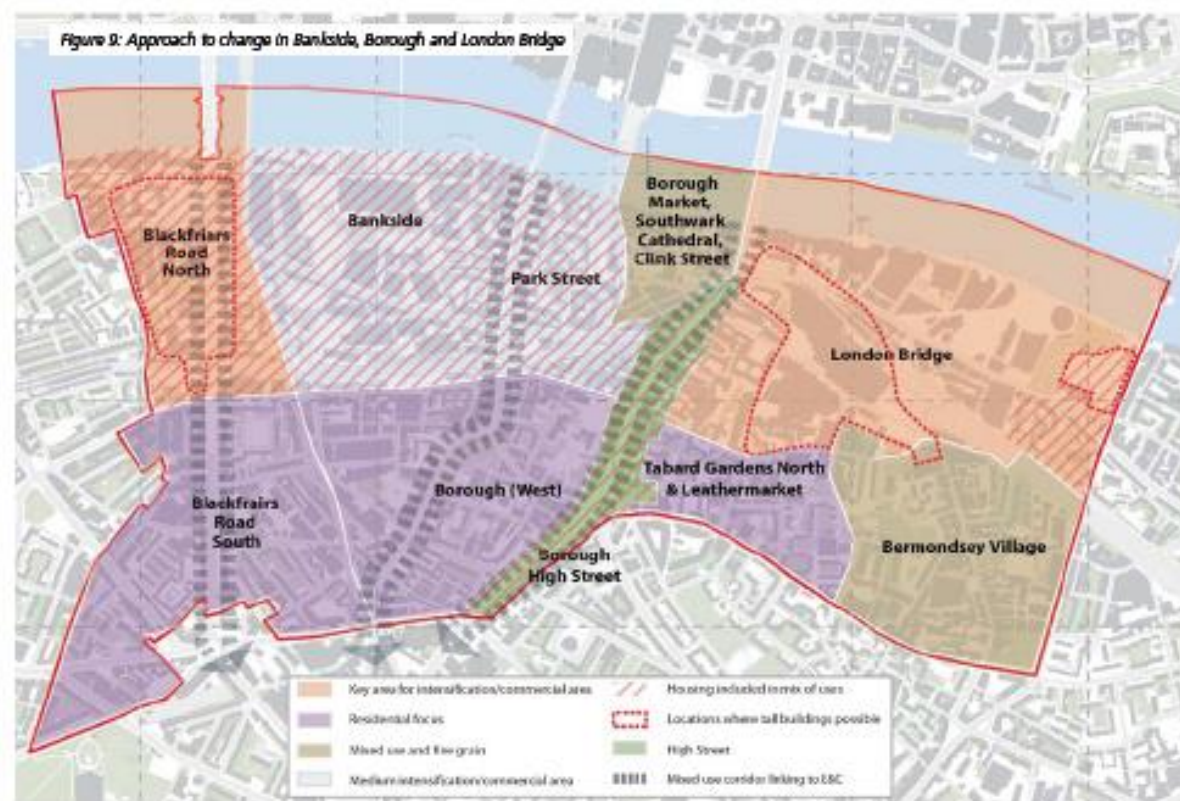
INTRODUCTION

- 3.1 In accordance with the requirements of the EIA Regulations, this chapter of the ES provides a “description of the reasonable alternatives studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.”
- 3.2 This chapter summarises the main design alternatives considered by the Applicant and provides a qualitative comparison of their relevant environmental aspects. The main environmental aspects that are compared include pedestrian connectivity, place making, open space provision, and scale and massing.
- 3.3 Following on from this, a narrative is provided on the evolution of the selected design option for the site focussing on key design modifications made during the design evolution process and the various meetings with stakeholders, LBS and the GLA. Environmental considerations which have influenced the design evolution process are discussed where relevant.

STRATEGIC CONTEXT

- 3.4 The London Plan designates ‘opportunity areas’ to places which have been identified as having significant capacity for development, such as commercial use and exiting public transport access.
- 3.5 The London Bridge, Borough and Bankside Opportunity Area is designated as one of these opportunity areas, in which the site is located (see **Figure 3.1**). The Bankside, Borough and London Bridge Opportunity Area Supplementary Guidance Document (SPD) sets out the overall plan and detailed guidance for how development in this area should occur. The key topics that the SPD sets out to achieve are:
- A vision for how opportunities should be taken;
 - What uses should be included in new development;
 - The design of the development; and
 - What heights are appropriate in different locations.

Figure 3.1 Bankside, Borough and London Bridge Opportunity Area



Approach to change in Bankside, Borough and London Bridge
Bankside, Borough and London Bridge SPD 2010

LOCAL CONTEXT

Local Plan

- 3.6 The Draft New Southwark Local Plan (NSP) (Submitted to the Secretary of State in January 2020) introduces that the London Bridge area has the potential to grow its strategic office provision, shops, leisure, culture, science and medical facilities.
- 3.7 The NSP has identified area visions within the borough with the aim of providing strategic visions for the future of Southwark’s distinct places and neighbourhood. They set out key infrastructure enhancements, opportunities for public realm and transport improvements and growth opportunities for new jobs. The site falls within the ‘London Bridge Area Vision’ (AV.11).
- 3.8 The NSP also sets a series of guiding principles for development to inform site specific proposals:
- Attract global commerce with headquarter and local offices and build on its reputation for arts and crafts, food and trade while serving local needs through its town center role;
 - Support the creation of a distinctive and inspiring world class environment through a mix of inspiring new architecture, restored and reactivated warehouses and other heritage revealed with ‘placemarks’;
 - Public art and quality public realm that provides openness, connectivity and a ‘green grid’. Greenery and innovations in environmental resilience should be incorporated into buildings;
 - Build on the fabric of local alleyways and yards to create quiet, green routes with clean air;
 - Strengthen the cultural offer of the area and diversify activities and shops;
 - Ensure the new standard of London Bridge Station is upheld and the Shard remains significantly taller and more visible than surrounding buildings as the station’s landmark;
 - Improve local accessibility and interchange at the station with enhanced walking, cycling, tube, bus and boat routes;
 - Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
 - Harness the expertise and infrastructure from Kings College London, Guy’s Hospital and other medical and science facilities to develop a strong, dynamic and specialised local economy that will attract new specialised services and research and promote health and wellbeing in the local environment;
 - Enhance the sense of place and visitor and cultural activities along the Thames riverfront, and encourage use of riverboat services, waterborne freight and the Thames Path in a safe and sustainable way; and
 - Support the development of vibrant new high streets on St Thomas Street, Crucifix Lane and Tooley Street, in line with the distinct character of nearby Bermondsey Street.

NSP 51: Site Vision

- 3.9 As well as the area visions mentioned previously, the council’s emerging NSP identifies a number of areas for development opportunities to come forward by way of discrete sites (i.e. site allocations).
- 3.10 The site falls within part of site allocation ‘NSP 51: Land between St Thomas Street, Fenning Street, Melior Place and Snowsfields’, which encompasses a wider area than the site referred to within this ES (**Figure 3.2**). The allocation provides guidance on the development potential of the various land parcels and their opportunity to contribute to the wider regeneration of St Thomas Street in the context of both London Bridge and Bermondsey. The guidance for the Vinegar Yard site (as modified pursuant to the proposed Main Modifications to the NSP which the Council consulted on between 6 August and 24 September 2021) includes:
- Re-providing at least the amount of employment floorspace (E(g) / B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater;
 - Provision of a new north-south green link from Melior Place to St Thomas Street;
 - Enhancement of St Thomas Street by providing high quality public realm, active frontages including town centre uses (retail, community or leisure uses) at ground floor; and

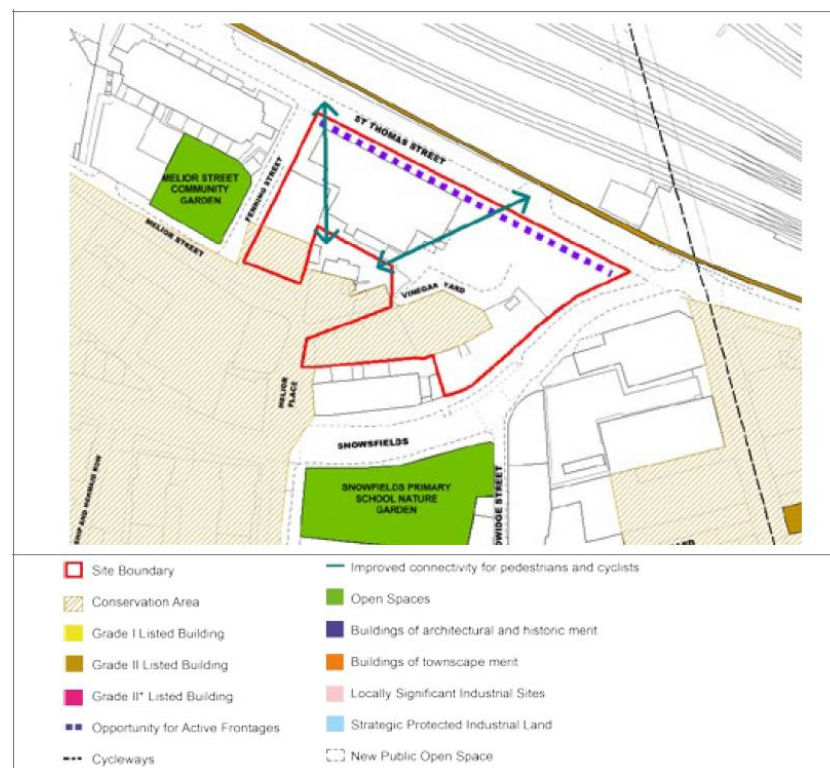
- Provision of new public open space (at least 15% of the site's area).

NSP 51: Site Allocation Design and Accessibility Guidance

3.11 Below includes the additional guidance with regard to design and accessibility:

- The redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should be located towards the west side of the site with building heights stepping down in height from west to east. Taller buildings should not detract from the primacy of The Shard;
- The site is designated as part of London's Central Activity Zone (CAZ). The guidance states that sites within the CAZ will be required to contribute to the growth of offices and workspaces by providing an increase in the amount of employment workspace;
- Open space will be secured because;
 - London Bridge is deficient in parks and other greenspace;
 - It will mitigate the pressure from development on existing open space;
 - The site is large enough to accommodate a meaningful open space at an achievable level;
 - It will enhance the new high street on St Thomas Street; and
 - It will enhance the setting of the Leather Warehouse and Horseshoe Pub.
- The site falls within both the Parliament Hill Summit to St Paul's Cathedral and the Kenwood Viewing Gazebo to St Paul's Cathedral background viewing corridor. Any redevelopment should contribute towards an active, new high street between Borough High Street and Bermondsey Street. Any redevelopment should provide new public open space; and
- The proposal should seek to retain and enhance where possible the townscape setting provided by key heritage assets including the Grade II listed Railway Arches, the unlisted leather warehouse on the eastern edge of the site and the Horseshoe Inn immediately to the south of the site. The urban grain and street layout of the surrounding area should be retained.

Figure 3.2 Site Vision Diagram for Southwark's site allocation NSP 51



¹ <https://stthomasstreeteast.co.uk/> [Accessed online: 30.09.21]

3.12 The site lies within the 'Borough, Bermondsey and Rivers' Archaeology Priority Area. Very significant archaeological remains are known within the immediate area.

3.13 The site is also affected by other local planning designations including the Strategic Cultural Area, part of the wider Area of Archaeological Priority and Flood Zone 3.

St Thomas Street East Framework

3.14 The site is within the St Thomas Street East framework area, a Landowners group, chaired by St Thomas Bermondsey Limited, which aims to develop a shared, holistic vision and framework for St Thomas Street East.

3.15 The group includes Greystar, Edge joint with Simten (formerly Columbia Threadneedle), CIT Group and Sellar, the four major landowners along the street. It builds on the work done by the local community, Southwark Council, Team London Bridge and others to improve and celebrate the area.

3.16 The group has focused on the ground floor to ensure the development of a vibrant St Thomas Street East that works well for all users (Figure 3.3).

3.17 The group is also developing a joint plan for social and economic regeneration. This sets out the joint commitments to create a place for culture, jobs and opportunity, bring people together and local health and wellbeing.

3.18 Between January and May 2019, the landowners held a series of six consultation events, each based on one theme underpinning their commitments to the local community. The aim was to share ideas and get feedback, particularly on the ground floor uses of each development. Consequently, in May 2019, a third version of the design framework which responded to the feedback from the consultation events was published online on the St Thomas Street East Framework website¹. The framework continues to evolve as a background document.

3.19 The site's environmental context is described in *ES Chapter 1 - Introduction (Volume 1)*. The site's environmental context has been taken into consideration, when developing the strategic objectives of the site's redevelopment and so the 'Key Drivers' and the alternatives and design evolution of the Proposed Development (reference to the Proposed Development throughout this chapter unless specified otherwise refers to the 'revised scheme').

Figure 3.3 St Thomas Street East Framework (Ground Floor Plan)



ALTERNATIVES

3.20 The following sections review the reasonable alternatives to the Proposed Development that have been considered by the Applicant, including:

- The Do-Nothing / No Development Alternative;
- Alternative Sites; and
- Alternative Designs.

Do Nothing / No Development Alternative

3.21 The Do-Nothing / No Development Alternative refers to the option of leaving the site in its current state.

3.22 The option of Do-Nothing / No Development whatsoever on the site has not been considered as the site represents an opportunity to redevelop a brownfield area in the heart of London in a sustainable manner, providing high quality flexible medical/research and development, office, flexible retail, community space and public realm. Regeneration of this nature will lead to improved office, medical/research and development, community and retail provision within Southwark, the activation of St Thomas Street to the north of the site, unlocking pedestrian connections from St Thomas Street through to Melior Place to the south of the site, and other direct and indirect socio-economic benefits associated with regeneration (placemaking, employment opportunities etc (refer to **ES Chapter 6 - Socio-Economics (Volume 1)** for further details) that would otherwise not be realised should the site be left in its current status.

Alternatives Sites

3.23 No alternative sites or locations have been considered for the Proposed Development. The site is an area of brownfield land which is temporarily being used by food and drink stalls, retail units, a bar and events space along with art installations and art artist studios (refer to **ES Chapter 1 - Introduction (Volume 1)** for more detail). In addition, as previously stated, the site is within a strategic area as per the NSP:51 Site Allocation within Southwark. Therefore, it is considered entirely appropriate to regard this site as a viable redevelopment opportunity.

Alternative Designs

3.24 A number of alternative design iterations for the site were developed by the Applicant and the design team, led by Kohn Pederson Fox Associates (KPF) architects and which were evaluated according to the following key points:

- London View Management Framework (LVMF) viewing corridors;
- Scale and relationship to existing buildings; and
- Enhancement of St Thomas Street and surrounding streets.

Key Drivers

3.25 The Vinegar Yard site has been used as an open parking lot and to house temporary offices and storage related to the London Bridge Station construction work site. It is currently used as food and drink stalls, retail units, and event space along with art installations and studios on a temporary basis. As such, the site has been under-utilised over a substantial duration. The Proposed Development therefore seeks to:

- Sensitively re-integrate the site into the urban fabric and townscape;
- Complement the architecture of the surrounding area;
- Create new public realm;
- Contribute to LBS's vision for improved connectivity and green routes;
- Create a new east-west pedestrian route;
- Enhance the local cultural offer and diversify activities;
- Provide a mix of uses;
- Be an integral part of a wider vision for the St Thomas Street area, in conjunction with neighbouring landowners;

- Create a secure inclusive building and environment; and
- Create a sustainable, high quality development with in-built flexibility which can respond to evolving work practices.

Consultation

3.26 The design team has actively engaged with both the Greater London Authority and on a regular basis with London Borough of Southwark through a series of meetings. These meetings informed an iterative and interactive design process.

3.27 Further consultations took place with statutory and non-statutory consultees and stakeholders, including Southwark's Design Review Panel (DRP).

3.28 As part of the St Thomas Street East framework, regular meetings with adjoining landowners further informed a broader vision of the area.

3.29 Public exhibitions were held on 29th September and 1st October and again on the 10th and 12th November in 2018. In addition, the St Thomas Street East landowners presented to the Old Bermondsey Neighbourhood Forum on the 14th November 2018.

3.30 Where possible, refinements to the design principles and approach have been made in response to comments received.

3.31 Following submission of the planning application in December 2018, the following consultation has since been undertaken:

- 5000+ newsletters and letters were distributed in the local area;
- 15+ meetings were held with local stakeholders such as Team London Bridge, Arbeit Studios and Southwark Councillors);
- A further public exhibition was held on the St Thomas Street East Design Framework on 18th February 2019;
- Four topic sessions hosted by the Applicant and St Thomas Street East landowners were held;
- One public meeting was held hosted by Old Bermondsey Neighbourhood Forum on the 14th March 2019; and
- A permanent Vinegar Yard exhibition within the temporary use currently on the site.

PART A – May 2018 – December 2018

3.32 The following sections of this chapter set out the design evolution process undertaken by the Applicant and the design team between May 2018 and December 2018, culminating in submission of planning application (Ref: 18/AP/4171) to the LBS in December 2018.

Design Evolution Progression

Proposal 1 (Initial Design Concept)

3.33 The initial scheme design was presented in May 2018 (see **Figure 3.4**).

3.34 The initial design concept included:

- A commercial mixed use scheme, including an office tower of +140mAOD, retail podium and a separate smaller building providing for a 2,000 person capacity performance venue.
- A public square; and
- Publicly accessible roof terraces.

3.35 The proposed massing was tested within the London View Framework Management (LVMF), Tower of London and local views, however the scheme was deemed too tall as a result, due to the restrictions from these views.

Figure 3.4 Scheme and Massing Evolution - Proposal 1

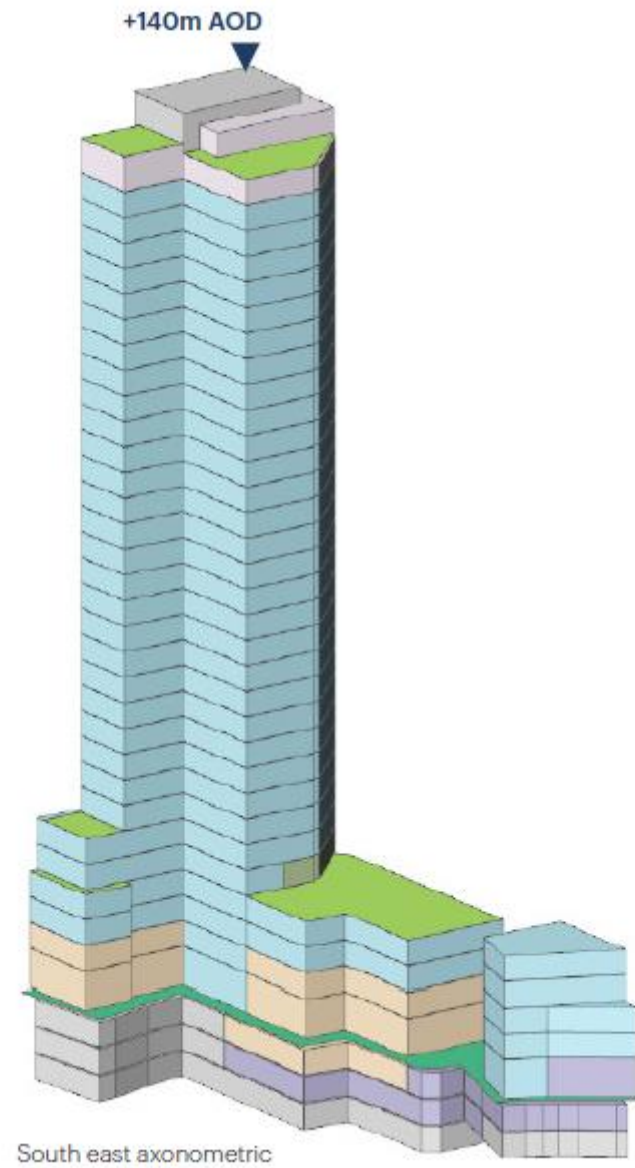
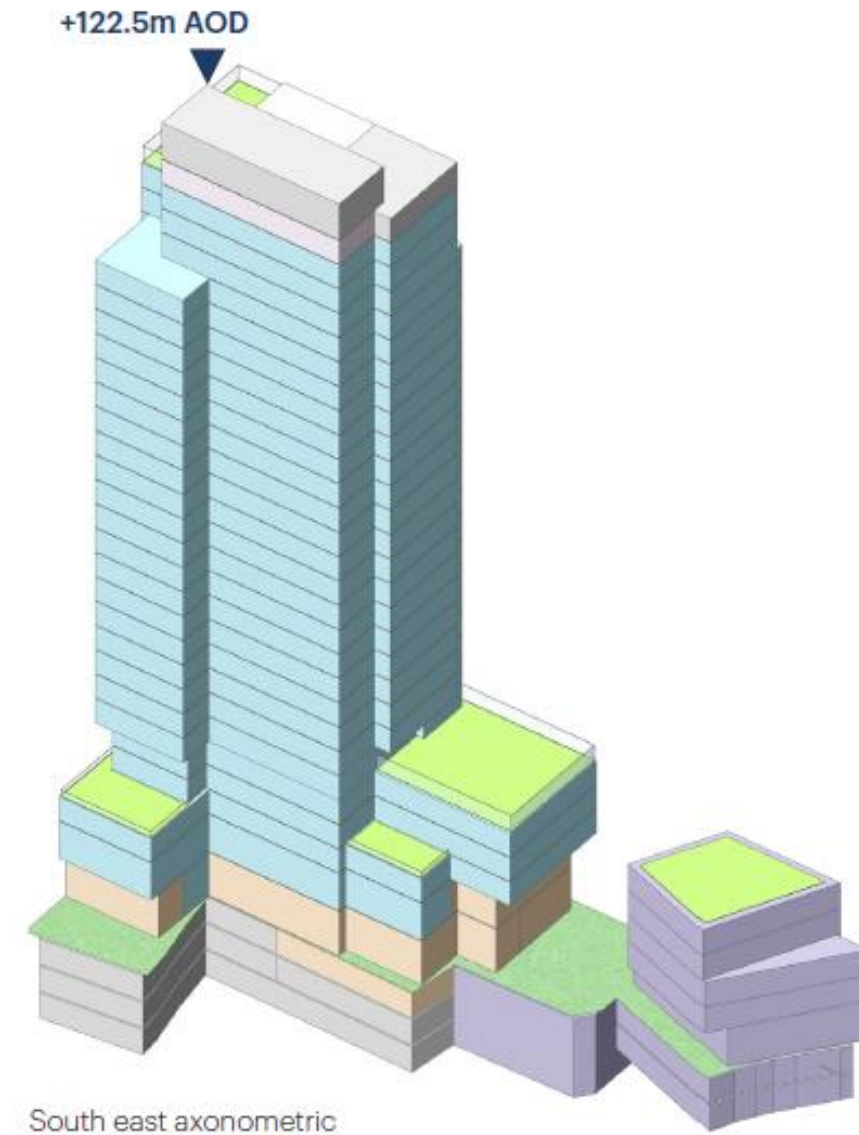


Figure 3.5 Scheme and Massing Evolution - Proposal 2



Proposal 2

3.36 A second proposal of the scheme was presented to Southwark Cabinet member for Growth, Development and Planning, Councillor Johnston Situ on 6th August 2018 (see **Figure 3.5**). The following changes had been made from Proposal 1 – Initial Design Concept:

- The office tower was reduced to +122.5m AOD, but the retail podium and performance venue was retained;
- Proposed retail hall over 3 floors allowing for small independent retail, artisan/makers at ground, mezzanine and basement level 1;
- Provision of affordable workspace; and
- A raised core and office access proposed to provide north-south access through the building's retail hall at ground floor.

3.37 This revised proposal was still considered to be too tall by LBS and requested a reduction in height.

Proposal 3

3.38 Based on feedback from the LBS Regeneration meeting in August, a revised proposal was put forward on 12th September at the second LBS Growth, Development and Planning meeting (see **Figure 3.6**).

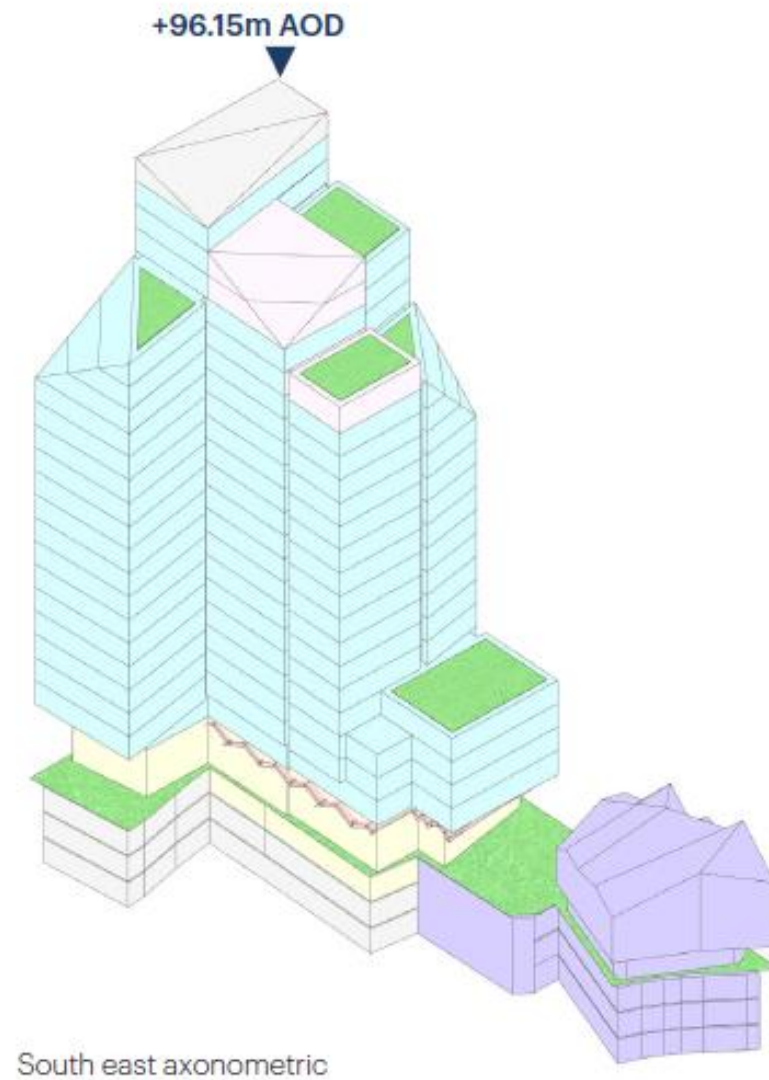
3.39 The revised scheme included the following changes:

- The height of the tower was reduced to +96.15m AOD;
- Roof terraces proposed for the use of occupiers rather than public amenity;
- The design of the pavilion progressed with the aim of the structure to act as a marker at the eastern tip of the site where St Thomas Street, Snowfields, Bermondsey Street and Crucifix Lane meet;
- The ground floor level of the Pavilion was treated, and made transparent and permeable, to allow access to the venue. This in turn created a floating effect, while the upper levels were treated as an abstracted warehouse shape; and

- A folded structural soffit was proposed on the main building to help transfer structural forces between the differing tower columns of the retail hall and those on the upper levels.

3.40 This proposal was deemed too tall by LBS when seen from the Bermondsey – Tanner Street view. As a result, LBS requested a further reduction in height of, and refinement of form for, the main building.

Figure 3.6 Scheme and Massing Evolution - Proposal 3



Proposal 4

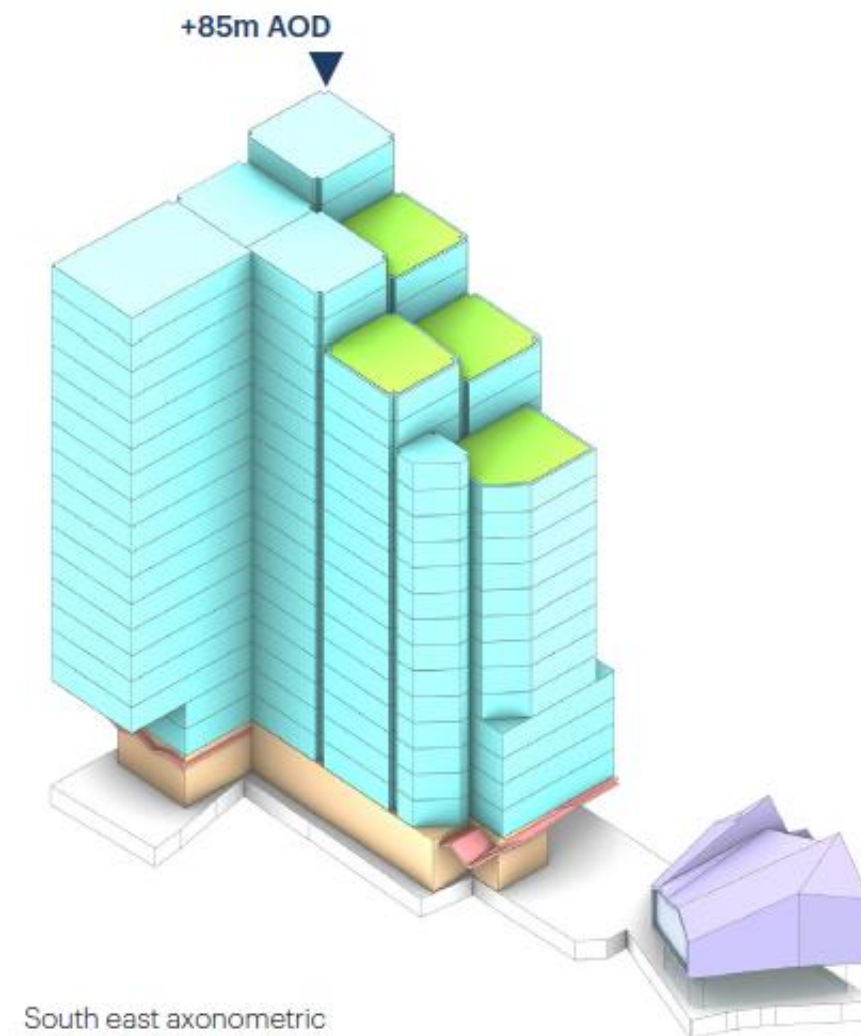
- 3.41 A fourth version of the scheme was proposed on 20th September at a Pre-application meeting (Figure 3.7).
- 3.42 The height of the office building was reduced to +85m AOD, and the capacity of the performance venue was reduced to 200 people. The retail podium remained.
- 3.43 The retail hall remained over three floors (ground, mezzanine and basement level 1) and affordable work space was provided. The roof terraces for the building occupiers also remained within the proposal.
- 3.44 The size of the pavilion was reduced in response to the Framework, in order to respect the historic location of Vinegar Yard.
- 3.45 Height of the building in relation to Bermondsey Street views acceptable. Composition of the building needed to be adjusted for the view from Bermondsey and Tanner Street.
- 3.46 The relationship between the scheme and the Horseshoe pub needed to be considered.

3.47 The proposed Fenning Street servicing strategy was accepted subject to comments from the Local Highways Agency.

3.48 A framework landscape design was recommended to ensure a coordinated approach for the area.

3.49 The overarching general principles of the design were considered to be in place, subject to further development.

Figure 3.7 Scheme and Massing Evolution - Proposal 4



Proposal 5

3.50 Refinement and further development of the previous massing was proposed at a meeting with the GLA on 27th September 2018. The adjustments to the massing increased the distance between the main building and the properties to the south of the site.

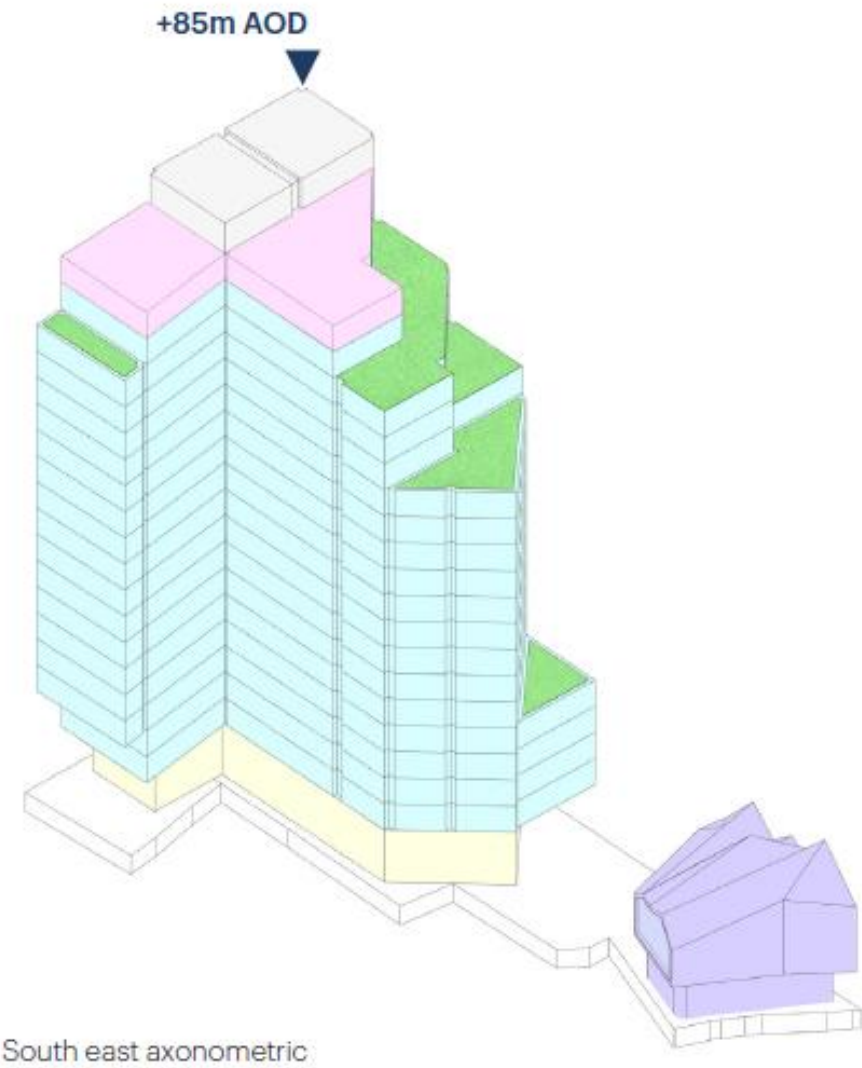
3.51 The following presents the GLA's response to the key design principles of the scheme (Figure 3.8):

- The proposed uses were accepted;
- In support of the ground floor layout which clearly provided areas for public spaces and active frontages with natural surveillance;
- Servicing on Fenning Street needed to be incorporated into the public realm strategy;
- The height, bulk and mass of the proposed scheme was supported as well as the architecture and proposed material palette; and

- Inclusive access would need to be secured.

3.52 The same proposal was also presented at the LBS DRP on 12th October 2018. The scheme was reviewed in conjunction with proposals for the adjacent sites to the east, together forming the eastern end of St Thomas Street East Framework.

Figure 3.8 Scheme and Massing Evolution - Proposal 5



DRP Response to the Scheme

3.53 The responses from Southwark Council are shown below:

- The height of the office building was appropriate;
- All buildings should be set on the ground floor rather than being raised off the ground;
- Further improvement was needed in relation to the context of the south west component of the main building and the Horseshoe Inn pub;
- The design of the Pavilion was not supported; and
- The east-west route suggested by the St Thomas Street East Framework should be integrated into the design.

Changes in response to DRP comments

3.54 The following changes were made after the DRP with Southwark on 12th October 2018:

- The redesign of the Pavilion to a 3 storey circular building (Figure 3.10);
- Providing an east-west route along the southern edge of the site (Figure 3.9);
- Omission of the folded structural soffit above the retail hall and continuing the columns to ground level;
- The core was moved to the south east corner of the site to allow north-south access through the retail hall (Figure 3.9); and
- The south west volume of the office building was reduced in size in response to the Horseshoe Inn context. This also helped to address concerns of overlooking from local residences to the south of the Proposed Development.

Figure 3.9 Changes in response to the DRP comments (12th October)

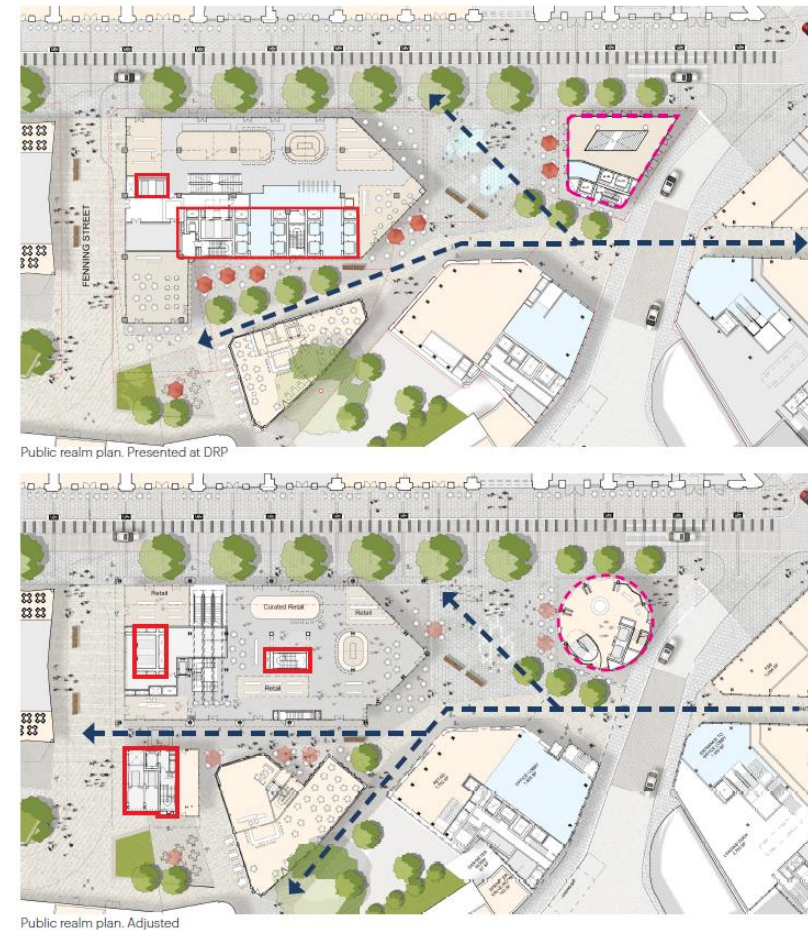


Figure 3.10 Changes to the pavilion in response to the DRP comments (12th October)



PART A - KEY ENVIRONMENTAL CONSIDERATIONS AND DESIGN INFLUENCE

3.55 Assessment of the massing in local views from the conservation areas and the architectural history of the surrounding area have been the key drivers in determining the height and form of the Main Building. These have been as follows:

- Pedestrian level wind microclimate (safety and comfort) have been key environmental considerations; and
- View restrictions and townscape requirements.

Wind Microclimate

Desk Based Assessments

3.56 An initial desk-based wind microclimate assessment was carried out during the early stages of design in order to better understand the wind conditions that would be experienced at the site and around/within the Proposed Development.

3.57 The initial desk-based wind microclimate assessment identified the potentially calm and potentially windy areas across the site and the Proposed Development.

3.58 Potentially windier conditions were around the north west and south east building corners of the site.

Wind Tunnel Testing

3.59 The results from preliminary testing identified wind conditions on and off site that would be windier than suitable for the intended pedestrian use. A number of locations were also identified where instances of strong winds would occur.

3.60 After further design development and adjustments, wind tunnel testing and a mitigation workshop was undertaken in November 2018.

3.61 The workshop allowed the effectiveness of the proposed landscaping and the building design amendments applied to the Proposed Development to be tested, and where necessary, further wind mitigation measures were developed through an iterative process.

3.62 The following measures were identified during the iterative testing to reduce the areas at which either windier than acceptable or strong winds were identified:

- Solid canopies;
- Screens 1.5m in width;
- Single 5m deciduous tree; and
- Porous sculptures or 6m tall trees.

3.63 KPF and RWDI have worked together to build in measures into the scheme that seek to reduce the potential for undesirable wind speeds, including strong winds, at building entrances, within public thoroughfares, at and balcony levels and at off site locations. Integrating these measures has resulted in bringing down the conditions to acceptable levels for their intended use.

3.64 In addition, the form of the building shields most of the terraces from the prevailing south-westerly winds. They are provided with 1.8m tall glass balustrades for safety and wind comfort.

View Restrictions and Townscape Requirements

3.65 A key driver in determining the height and geometry of the building was the local views of the Proposed Development from the conservation areas and the building's relationship to its immediate surroundings.

Height

3.66 A key local view is from the entry to Tanner Street Park, at the corner of Bermondsey and Tanner Street. The height of the building has been set relative to this location. This is the location from which the Proposed Development will be most visible on Bermondsey Street. This ensures that the building is hidden from view along most of Bermondsey Street.

3.67 Throughout the design process, multiple height reductions have been made to the scheme in response to local townscape considerations.

Geometry

3.68 The building is conceived as a collection of rectangular volumes, making it possible to design the height of the building and roofscape according to this view. The volumes at the top of the building are further attenuated to reduce the impact of the building in this view.

3.69 The south east corner of the building is 'cut' at a 45 degree angle to the main volume of the building in order to allow more room between the Proposed Development and the Leather Warehouse adjacent to the site. The eastern part of the building is at a 45 degree angle to the rest of the building. This presents a corner when viewed from Crucifix Lane, a view unlikely to be blocked by other developments in the future.

3.70 The facades of the building is also a response to views from south of the site, such as those from Leathermarket Gardens, ensuring that appearance of the wider elevations are differentiated rather than appearing as a single form (see **Figure 3.11**).

Figure 3.11 South Façade of the Main Building (2018 Submitted Scheme)



PART B

POST 2018 PLANNING SUBMISSION

3.71 The following sections of this chapter set out the design evolution process undertaken by the Applicant and the design team following submission of the planning application (Ref: 18/AP/4171) in 2018 in response to further consultation with the LBS and the GLA throughout 2019, 2020 and 2021.

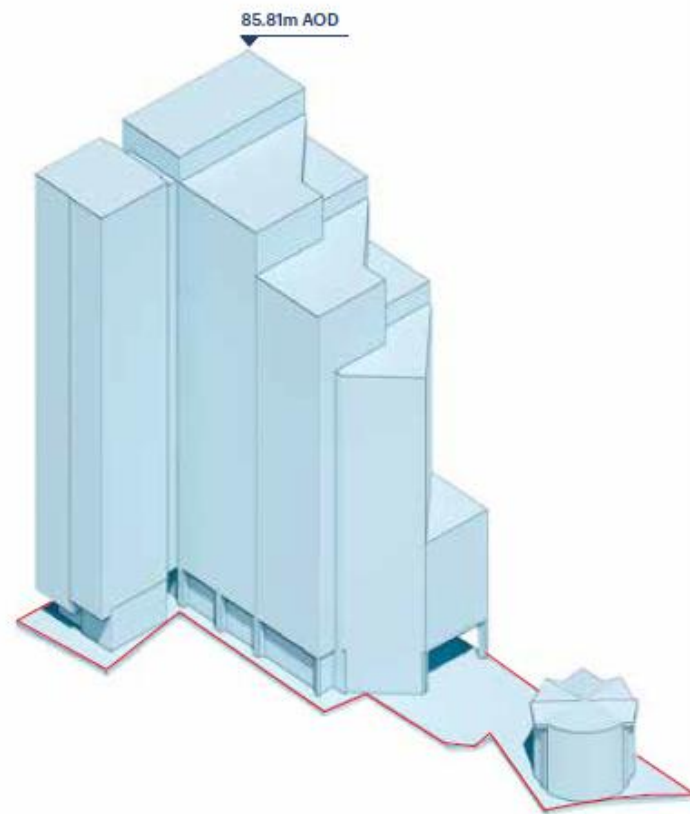
Proposal 6 (2018 submitted scheme)

3.72 The changes made to the scheme (Proposal 5) following the DRP in October 2018 led to the scheme that was submitted to the LBS for planning determination in December 2018 (Ref: 18/AP/4171) (**Figure 3.12**). Southwark Council Planning Committee resolved to refuse the proposals in June 2020 for the following key reasons:

- The nature of a tall structure within a Conservation Area was felt to be an inadequate setting for the adjacent Horseshoe Inn Pub; and
- Request was made for more urban greening, comment on the expression of the facades, reservations expressed about the music venue and the requirement for new office space in the context of the Covid pandemic.

3.73 The scheme did however have an officer recommendation for approval and the principle of a large building was supported and seen to align with Southwark's draft site allocation.

Figure 3.12 Proposal 6 (2018 Proposed Development)



3.74 The application was recovered by the GLA in September 2020 and the team proposed focussed adjustments to the scheme to align with the comments made at the Planning Committee including additional requirements from the GLA.

3.75 This also involved adjusting the key drivers set out earlier within this ES Chapter to include:

- Recognising the local importance of the Horseshoe Inn and the warehouse at 9 Fenning Street;
- Support Guys' and St Thomas NHS Trust in adding appropriate accommodation to their existing estate or facilitating the occupation of bio-medical research and development uses in support the SC1 Life Science and Innovation District (resulting in removing the 200 person performance venue previously proposed); and
- Creation of a north-south route as well as the east-west route.

Medical Use Brief Requirements

3.76 The team has been guided by the design standards set out by the Adaptable Estates Strategy produced by NBBJ Architects for Guys and St Thomas hospital, and the spaces could be fitted out for less intensive needs should these be required.

Proposal 7

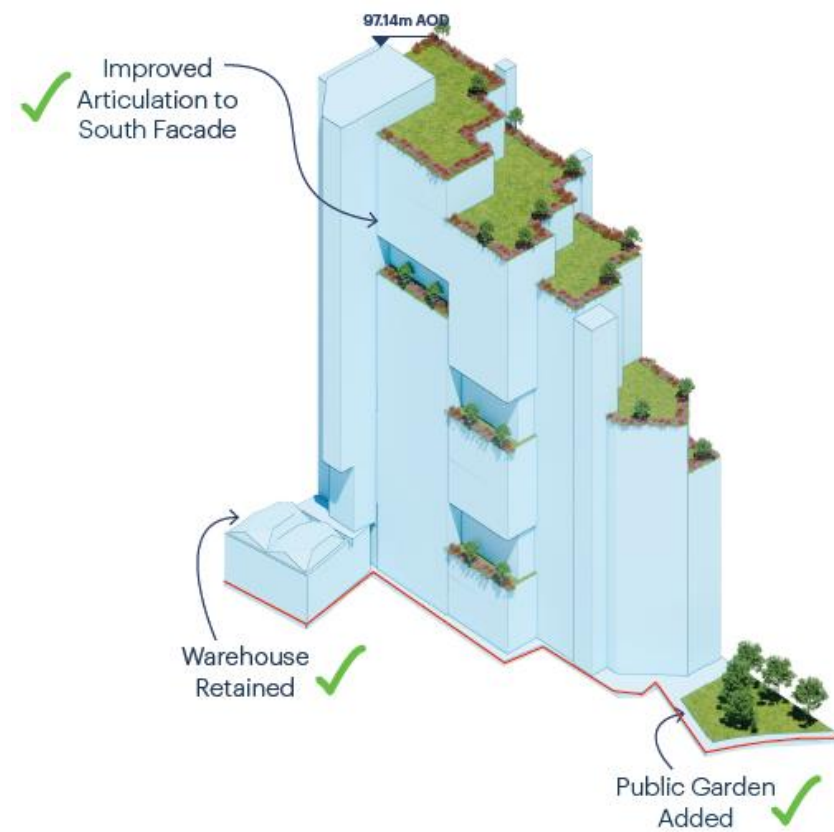
3.77 The following changes were presented to the GLA throughout September, October and November 2020:

- Removal of the bulk massing from within the Bermondsey conservation area resulting in stepping the main mass of the building back from the Horseshoe Inn pub and retaining the existing warehouse at 9 Fenning Street (Figure 3.13);
- Propose the warehouse as a community-focused use with ground floor retail and first floor flexible meeting/event/ exhibition space. This proposal looked to replace the music venue with a more flexible and diverse offer that can work in conjunction with the affordable work space;
- Creation of a new public garden at the east end of the site, replacing the music venue entrance pavilion and reduction of the extent of the basement so that there would be no basement underneath the park area, allowing trees / garden to be planted in deep / undisturbed ground;
- Removal of the pavilion to also address the concerns from some local residents that this use would be seen as negative in terms of local amenity due to the noise nuisance or anti -social behaviour it may generate;
- The brick frames and warehouse references were retained, but the scale of the frames have been increased to slightly lighten the overall appearance;
- Provision of policy compliant on-site affordable work space with the intention to retain Southwark Studios to bring creative activity to the site, with the additional affordable workspace being provided as life science 'start-up / incubator' space associated with the same uses elsewhere in the building;
- Development of a more articulated treatment in the evolved massing and external architectural treatment to respond more sensitively to the adjacent context, including the addition of interstitial gardens dispersed up the building;
- Adjustment of the design to allow medical use whether medical lab / research or clinical use to benefit from the proximity to Guy's and St. Thomas' Hospital. The changes primarily propose an increase in floor-to-floor heights, a more rigid structure (to control vibration, which is an important criterion for medical equipment) and spatial provision for many more systems to support the proposed uses within the criteria for healthy and flexible buildings established by the NHS; and
- Addressing emerging requirements with regard to sustainability, specifically carbon emissions, embodied carbon and life cycle commitments in line with the GLA's agenda.

3.78 Furthermore, the GLA requested that the previously submitted number of floors were adhered to in the updated Proposed development.

3.79 This December 2020 scheme seen in Figure 3.13, was subsequently refined and further changes led to the October 2021 scheme which is presented in more detail within **ES Chapter 4 – The Proposed Development (Volume 1)**.

Figure 3.13 Proposal 7 (December 2020 scheme)



Community Engagement

- 3.80 A community update exercise has been undertaken between May and July 2021 and involved the following:
- Raising awareness through promotional activities such as producing a briefing pack and stakeholder letter, updating the project website and digital advertising;
 - Two public webinars have taken place in May 2021; and
 - A programme of stakeholder meetings was agreed and carried out over June 2021 and early July.
- 3.81 A second community update is planned following the submission of the revised material to the GLA.

Proposal 8 (October 2021 scheme)

- 3.82 Since the December 2020 scheme was submitted to the GLA, the scheme design has continued to evolve in response to feedback from the GLA and the Council resulting in further revisions being made which now comprises the October 2021 scheme. The revisions are summarised below:
- Relocation of the affordable workspace entrance to align with the masterplan East – West route (see **Figure 3.14** and **Figure 3.16**);
 - An additional entrance along the northern elevation on ground level to the retail hall and two additional entrances along the southern elevation on ground level to the retail hall (see **Figure 3.15** and **Figure 3.16**);
 - Minor internal adjustments to the configuration on ground level including the small increase in retail space within the eastern portion of the ground level (see **Figure 5.16**): and
 - Reduction in massing at the eastern end of the building with an additional terrace on L13 (see **Figure 3.17**).

Figure 3.14 Changes to Affordable Workspace Entrance (shown bubbled)

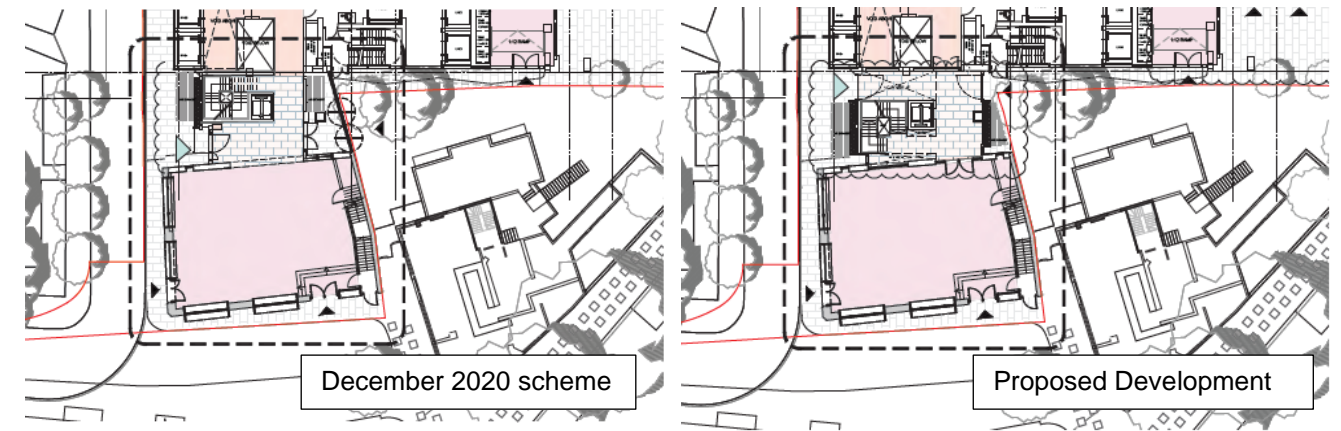


Figure 3.15 Additional Entrances to The Retail Hall On Ground Level (shown bubbled)

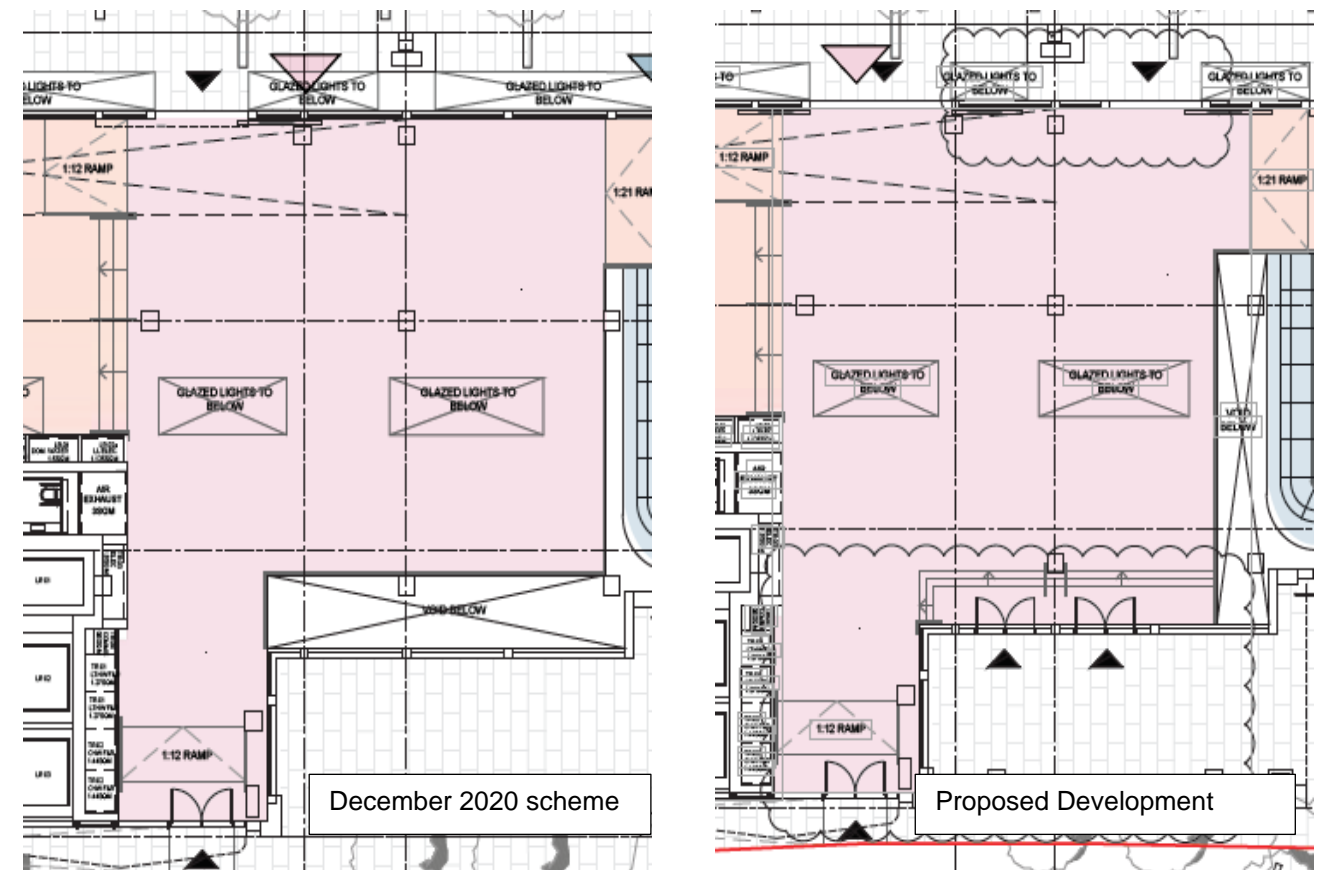


Figure 3.16 Ground Floor Amendments (shown bubbled)

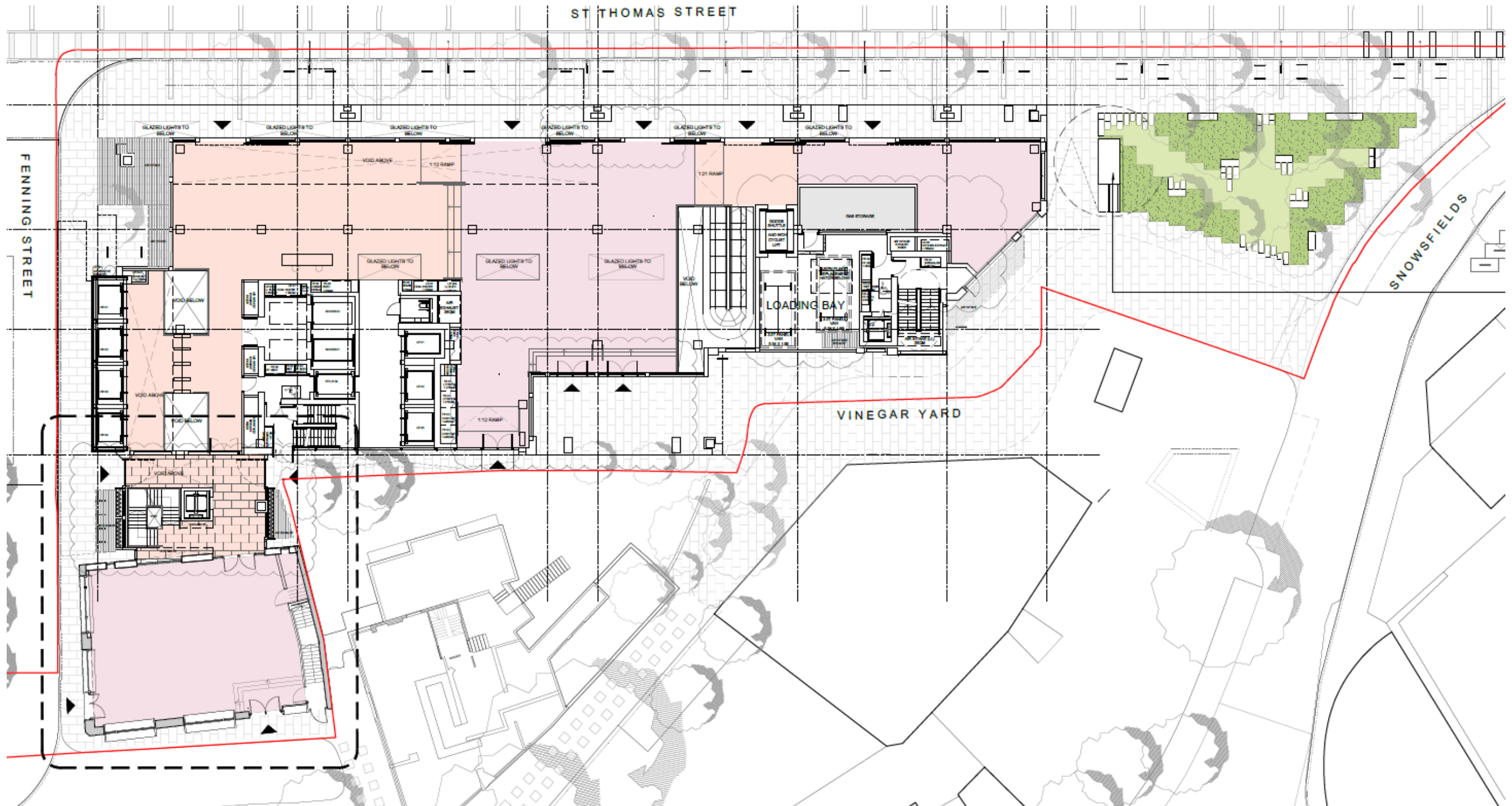
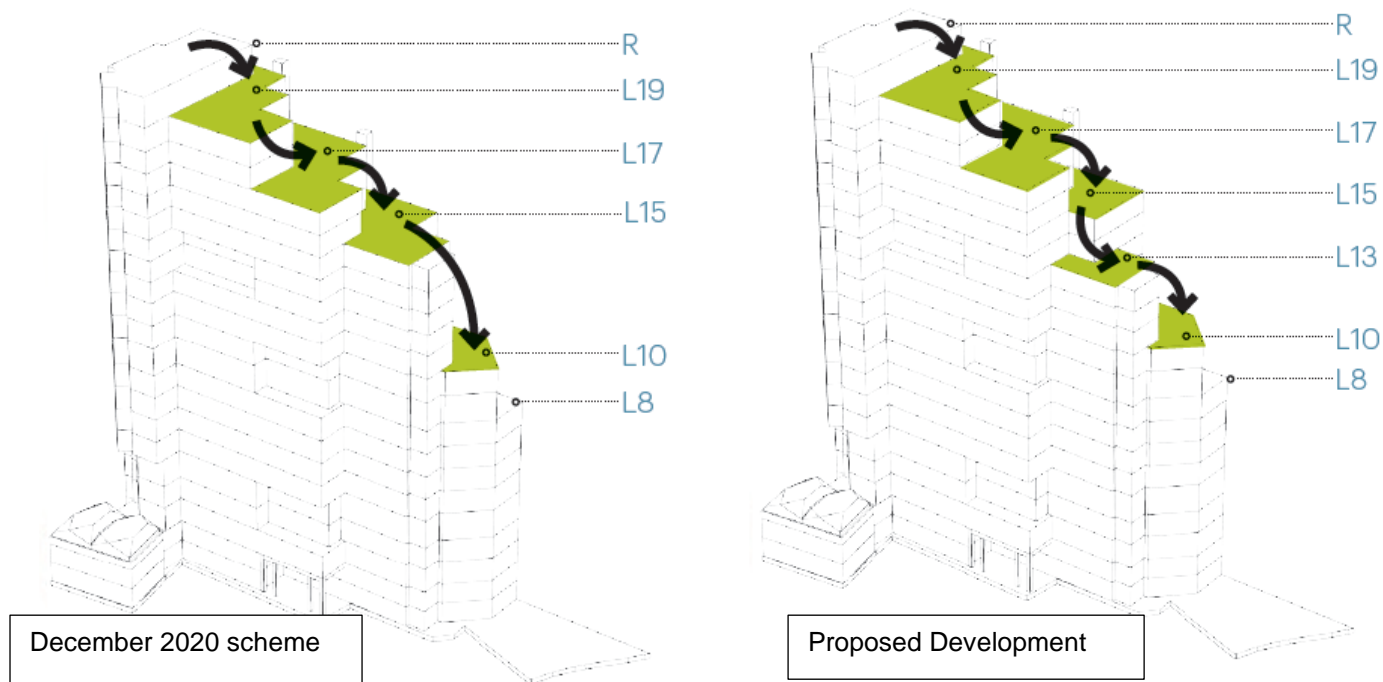


Figure 3.17 Reduction in Massing and Addition of Terrace at L13



Updates to the St Thomas Street East Framework

3.83 Since the most recent Framework proposed (previously discussed within this chapter) there have been a number of changes made specifically with regards to the prioritisation of the east-west route and the creation of an urban enclosure. The emerging Edge scheme to the west does not facilitate an axial east-west route and assuming the submitted Sellar scheme (to the south east) proposals remain unchanged, there is potential for the creation of a high quality urban space between it and the Proposed Development from which a westward route could emerge south of the now retained warehouse that forms the Proposed Development. In the proposed ground floor plan (Figure 3.14) additional emphasis is given to the emerging north-south routes. The Greystar/Capital House scheme is lifted up with a communal amenity space at its base running north south. The Edge scheme proposes a north-south garden and space. In light of this, the entrances and lobbies have been reconsidered and the base of the building has become more permeable.

Figure 3.18 St Thomas Street East Framework (Proposed New Ground Floor Plan)



PART B - FURTHER ENVIRONMENTAL CONSIDERATIONS

3.84 The following environmental considerations helped inform the evolution of the scheme after the application was submitted in 2018:

- Built Heritage and Conservation;
 - To provide an adequate setting for the adjacent locally important Horseshoe Inn Pub and to appropriately consider the Bermondsey Conservation Area, the bulk of the massing that formed the southern portion of the Main Building was removed and part of the existing warehouse will be retained;
- Ecology and Biodiversity:
 - Following the council's request for more urban greening, a public garden has been included in the east portion of the site (in place of the pavilion) and a number of external terraces have been included which will incorporate greening as well as interstitial gardens up the building;
- Wind Microclimate
 - Further wind tunnel testing was undertaken in December 2020 to assess the December 2020 scheme and identify wind conditions on and off site that would be windier than suitable for the intended pedestrian use. A number of locations were also identified where instances of strong winds would occur.
 - Following this, a mitigation workshop was held to iteratively test a number of different mitigation measures including landscaping and a canopy. This resulted in a number of mitigation measures being identified to remove all strong wind exceedances and reduced any areas that showed windier than acceptable conditions (refer to *ES Chapter 4 – The Proposed Development (Volume 1)* for further details).

- 3.85 Furthermore, the detail of the stepped massing has been simplified to make a clearer composition and a clear view of the sky between the scheme and the proposed Edge scheme to the west as well as providing a clearer view of the sky along Melior Street looking east.
- 3.86 The Proposed Development is presented in detail within *ES Chapter 4 – The Proposed Development (Volume 1)*.