

Chapter 4: The Proposed Development

INTRODUCTION

- 4.1 St Thomas Bermondsey Limited (the 'Applicant') submitted an application for full Planning Permission for the redevelopment of a site in the London Borough of Southwark (LBS) on 21 December 2018 under reference 18/AP/4171 (the 'December 2018 Application').
- 4.2 The December 2018 Application sought approval for the following in terms of the 'Proposed Development':
- “the demolition of the existing structures on-site, including the buildings in the south west portion of the site (known as 1-7 Fenning Street and No. 9 Fenning Street) and construction of a multi storey building, with a maximum height of ground + 19 stories (the 'Main Building', located within the west portion of the site), and a separate smaller building (the Pavilion) on the east side of the site comprising ground + 2 stories in height (referred to as 'the Proposed Development'). The Proposed Development will also provide a basement, of up to 3 levels, which extends across the majority of the site, and provides a link between the Main Building and the Pavilion. The Proposed Development will also provide public realm improvements, in the form of hard and soft landscaping around the Main Building, and public amenity space between the multi storey building and the Pavilion”.*
- 4.3 The December 2018 Application was supported by an Environmental Statement (ES) (herein referred to as the 'December 2018 ES') which was prepared in accordance with the statutory procedures set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017¹ (the EIA Regulations).
- 4.4 The Application was considered by the LBS's Planning Committee on 29 June 2020. Officers recommended the Application for approval subject to conditions and S106, but LBS resolved to refuse the Application.
- 4.5 On 24 August 2020, the Mayor of London notified the LBS and the Applicant of his intention to recover the Application for his own determination (GLA ref. GLA/6208/S2). Between September and December 2020, the Applicant worked with officers at the GLA to amend the Proposed Development, seeking, amongst other changes, to address LBS' heritage concerns that had led to the local refusal.
- 4.6 Scheme revisions were submitted to the GLA in December 2020, and Trium Environmental Consulting LLP (Trium) on behalf of the Applicant undertook an EIA of the Proposed Development as amended ('December 2020 scheme') and prepared an updated ES (December 2020 ES).
- 4.7 In consultation with the GLA, the Deputy Mayor again reviewed whether he wished to remain the Local Planning Authority for the purposes of determining the application. This was confirmed in a subsequent letter from the Deputy Mayor to Terence McLellan at Southwark Council, dated 21st December 2020 (GLA ref. GLA/6913/S2). Since the submission of the December 2020 ES, there remained a few elements of the design that the GLA wanted to further consider and discuss and, therefore, the scheme has continued to evolve between January and September 2021 in response to ongoing feedback from both LBS and the GLA.
- 4.8 The December 2020 ES has, therefore, been updated to reflect the further amendments to the Proposed Development (October 2021 scheme).
- 4.9 Accordingly, this ES has been prepared as part of a package of materials for submission to the GLA for the purposes of public consultation and consideration of the 'revised' Proposed Development by the Mayor. Under the 'revised' Proposed Development (hereinafter reference to the Proposed Development throughout this chapter unless specified otherwise refers to the 'revised' October 2021 scheme), the Applicant seeks approval for:
- “Redevelopment of the site to include the demolition of existing buildings, retention and refurbishment of the warehouse and the erection of a ground, mezzanine and 18 storey building (with plant at roof) and 3 basement levels, comprising of café and community space within the warehouse and within the new building office, flexible medical and research and development, and flexible retail and affordable workspace, alongside cycle and disabled car parking, servicing, refuse and plant areas, public garden (including soft and hard landscaping), highway improvements and all other associated works.”*
- 4.10 This chapter of the ES presents a description of the Proposed Development now before the GLA/Mayor of London for determination. It provides relevant and sufficient information on the Proposed Development to aid the identification and assessment of potential environmental and socio-economic impacts and likely environmental and socio-economic effects across the environmental topic areas addressed by the EIA and as presented in **ES Volume 1, Chapters 6 to 12** and **ES Volume 2 - Built Heritage, Townscape and Visual**

Impact Assessment. For clarity and comprehensiveness, the information presented within this ES Chapter replaces, in its entirety, the description of the Proposed Development presented in the **2018 ES Chapter 4 - The Proposed Development (Volume 1)**.

Further details on the Proposed Development can be found within the Design & Access Statement (DAS) that has been (along with this ES) prepared as part of a package of materials submitted to the GLA for the purposes of public consultation and consideration of the Proposed Development by the Mayor of London.

SUMMARY OF THE DESIGN CHANGES 2018 - 2020

- 4.11 A summary of the key design changes between December 2018 and December 2020 are presented below:
- Removal of massing (bulk) from within the conservation area and retention of the existing Warehouse at 9 Fenning Street
 - Use of the Warehouse as a community-focused use with ground floor retail and first floor community hall space. This replaces 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 in the extent of the basement so that there is no basement underneath the new public garden. No reduction in public open space is proposed
 - Provision of a policy compliant on-site affordable work space offer set at 10% of the Proposed Development
 - Development of a more articulated treatment in the evolved massing and external architectural treatment to respond more sensitively to the adjacent context
 - Adjustment of the design to allow for flexibility in the final end uses: whether research and development (B1b) or medical (D1) use to facilitate Guy's and St. Thomas' Hospital occupation of the building or, if not, offering lab-enabled research and development space. The changes are primarily 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 more systems to support the proposed uses within the criteria for healthy and flexible buildings established by the NHS, for instance.
 - Respond to the GLA's agenda that the development should address requirements with regard to Sustainability - Carbon Emissions, Embodied Carbon and Life Cycle Commitments and
 - Moving the servicing route from along Fenning Street to a loading bay served by the re-routed Vinegar Yard accessed from Snowsfields.
- 4.12 The scheme continued to evolve since the December 2020 scheme and the following further design changes were made which has resulted in the October 2021 scheme (the 'revised' Proposed Development):
- A reduction in massing to the eastern part of the Main Building resulting in the introduction of a terrace at Level 13
 - The relocation of affordable workspace entrance to align with the masterplan east – west route
 - 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
 - The relocation of gas storage to increase retail frontage at the eastern retail unit
 - The relocation of one accessible parking space to be provided off-site
 - Structural and drainage related updates to account for the amended massing and
 - Minor amendments to the landscaping and urban greening factor as a result of the addition terrace at Level 13.
- 4.13 To ensure a robust assessment has been made when considering the potential effects of the flexible nature of the end uses, two versions of the scheme have been assessed in this ES (as relevant) and set out below as follows:
- Option 1: Where levels 1 - 10 of the Main Building are provided as D1 Use Class (medical use) and

¹ Her Majesty's Stationery Office (2017); The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2019 and 2020)

- Option 2: Whereby levels 1 - 10 of the Main Building are provided as B1(b) Use Class (research and development).

4.14 In both Options the remaining levels of the Main Building and Warehouse would be provided as B1(a) Office, affordable workspace (B1 / D1), D1 (community) and A1-A4 (retail) uses.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

Quantum of Development

Floor Areas

4.15 The Proposed Development comprises either flexible medical D1 use (Option 1) or B1(b) research and development use (Option 2), as well as commercial office space (including affordable workspace), flexible retail and community space. **Table 4.1** details the floorspace schedule associated with the Proposed Development under Option 1 and **Table 4.2** details the floorspace schedule associated with the Proposed Development under Option 2.

Table 4.1 Option 1 - Floorspace Schedule by Use Class

Land Use	Land Use Class	GIA (m ²)	GEA (m ²)	NIA(m ²)
Retail	A1 - A4	588	649	566
Office	B1(a)	8,207	8,882	6,678
Medical	D1	12,634	13,560	9,832
Affordable Workspace	D1/B1(b)/B1	3,067	3,957	2,243
Community	D1	180	284	180
Mechanical	-	5,827	6,860	-
TOTAL²		30,503	34,190	19,499

Table 4.2 Option 2 – Floorspace Schedule by Use Class

Land Use	Land Use Class	GIA (m ²)	GEA (m ²)	NIA(m ²)
Retail	A1 - A4	618	681	594
Office	B1(a)	8,207	8,882	6,677
Research and Development	B1(b)	12,964	13,907	10,158
Affordable Workspace	D1/B1(b)/B1	3,067	4,039	2,243
Community	D1	180	202	180
Mechanical	-	5,467	6,479	-
TOTAL²		30,675	34,190	19,852

Layout

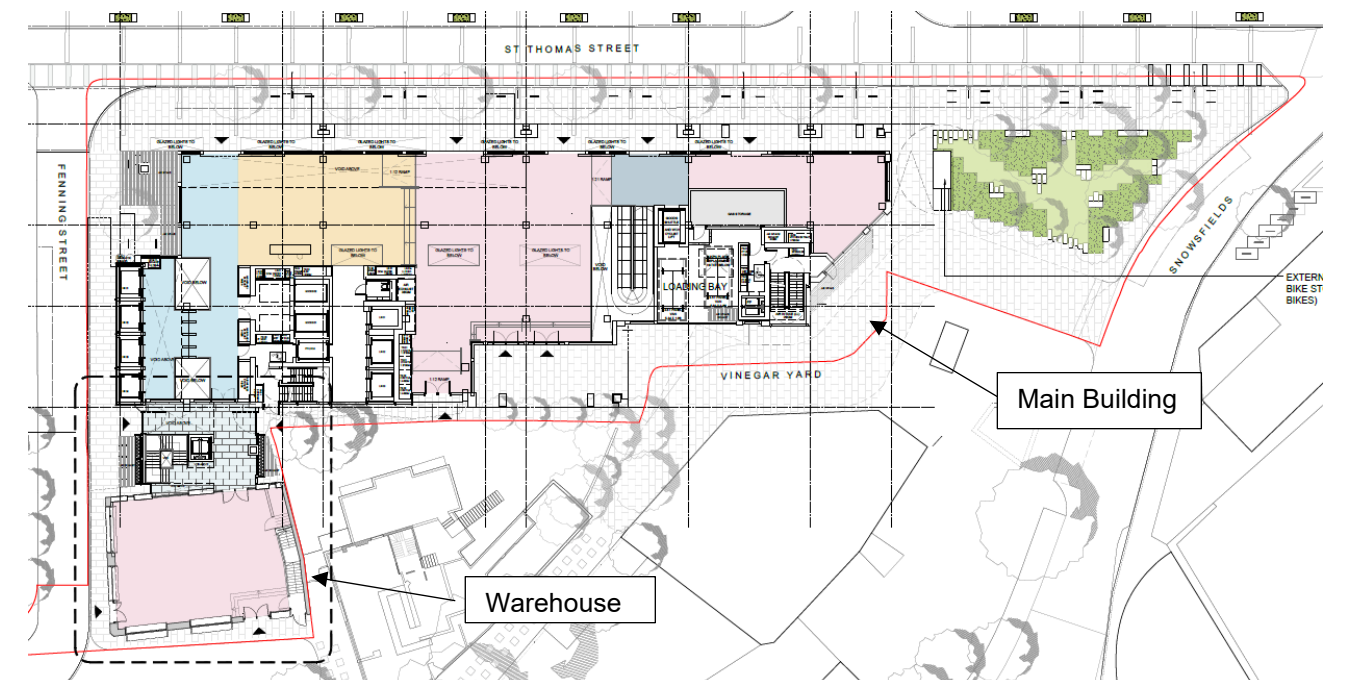
Site Layout (ground floor and mezzanine level)

- 4.16 Above ground the Proposed Development comprises one Main Building made up of two elements—a 19-storey building with either medical space or research and development space on the lower floors(L1-10) and office use on the upper floors (L11-19) with retail at its base and a 2-storey re-purposed warehouse, 9 Fenning Street, that houses retail and community space. These two elements are connected at the ground floor and mezzanine levels. The tallest part of the Proposed Development is the Main Building which is located within the west of the site and the retained and re-purposed Warehouse in the south western corner of the site (see **Figure 4.1**).
- 4.17 To suit the Adaptable Estates Strategy brief and the retention of the Warehouse, the main core is located to the southern edge of the Main Building floorplate, with a secondary core and two loading bays (at ground level) at the eastern end of the Main Building. Lifts that provide access to the upper floors of the Main Building are

proposed along the west facade of the Main Building on Fenning Street and are separate from the main lobby of the Warehouse.

- 4.18 Public space is provided on site and in the area of the site that is adjacent to the Horseshoe Inn Pub (outside of the redline planning application boundary) and the proposed retail unit in the Warehouse (within the redline planning application boundary). In addition, the public space provided between the Proposed Development and the residential properties on Melior Street, opens up views from the west of Melior Street into the site.
- 4.19 The new public space (including a new public garden) created to the east of the Main Building includes hard and soft landscaping as well as access to underground automated cycle storage. The northern part of the new public space is enlivened by the historic railway arches on St. Thomas Street, now inhabited by restaurants and cafes, and benefits from proposed adjacent retail to its west.
- 4.20 The eastern end of the Main Building has been designed to ease pedestrian movement and to provide additional space to the public realm as well as providing a visual connection from St. Thomas Street and Snowfields. The eastern part of the Main Building has been angled at 45 degrees to the rest of the Main Building to allow more room between the Proposed Development and the Leather Warehouse to the south east of the site (lying outside the redline and not part of the Proposed Development).
- 4.21 The ground level is open between the different uses (see **Figure 4.1**), allowing easy integration of the retail and medical/research and development facilities, alongside the office workers and users of the affordable workspaces at the lower levels and mezzanine level who can also benefit from the ground floor uses.
- 4.22 The building has entrances from St. Thomas Street, Vinegar Yard and the Horseshoe Inn Pub to the south, and from Fenning Street to the west.
- 4.23 The main entrances to the office and medical/research and development floors are located along St. Thomas Street, along with retail entrances and a cycle entrance. A double height space is created along the northern facade and allows for a mezzanine level above the ground floor, which is proposed to be used as affordable workspace.
- 4.24 The existing Warehouse at 9 Fenning Street will provide retail use at ground level and seminar spaces on the first floor.
- 4.25 The Main Building has a recessed base helping to widen the pavements to further improve pedestrian movement.
- 4.26 The ground floor plan in **Figure 4.1** is based on Option 1. There is little variation in the ground floor layout for Option 1 and 2, the only difference being that Option 1 requires gas bottle storage space in the eastern portion of the ground floor floorplate. This results in slightly more retail space (approximately 30m² GIA) on the ground floor in this area in Option 1.

Figure 4.1 Ground Floor Plan



² Total figures may not sum due to rounding.

Basements

4.27 There are three levels of basement (below the Main Building only) plus a basement mezzanine level between ground floor and basement level 01. See **Figure 4.2** for a cross section of the proposed basements.

4.28 Having the basement under the Main Building only allows for the proposed new public garden to be planted in terra firma without a basement underneath it.

Basement Mezzanine Level and Basement Level 01

4.29 The Basement Mezzanine Level and Basement Level 01 are designed principally for the use of Affordable Work Space (AWS) accessed via Fenning Street.

4.30 However, access is also provided to the lower levels via the stepped cycle ramp and stair (with adjacent lift for accessible access).

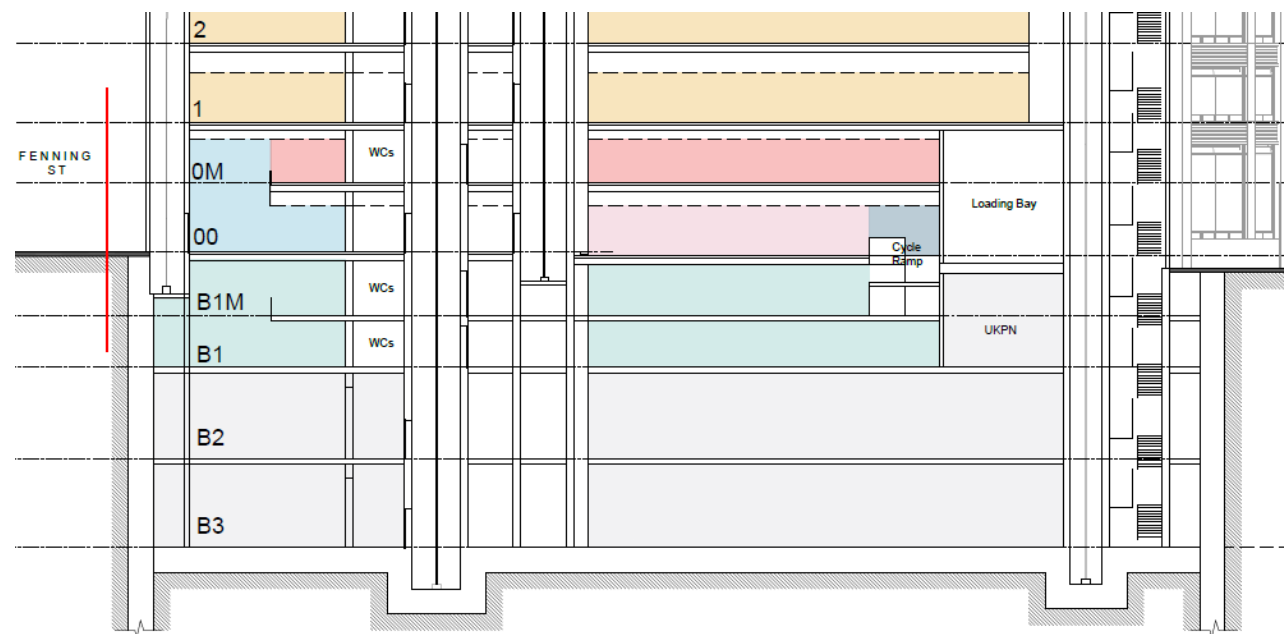
4.31 There is also an area for cycle storage at the basement mezzanine level, in the form of double stacked racks, folding bicycle lockers and ‘Sheffield’ stands for accessible cycle styles, accessed via a front of house stepped ramp and a lift from St. Thomas Street.

Basement Level 02 and 03

4.32 Basement levels 02 and 03 are used wholly for plant and back of house spaces.

4.33 These are designed to meet the requirements of the Guys and St. Thomas Adaptable Estates guidance, which has particularly stringent standards for futureproofing plant areas, hence an additional 25% capacity for key plant rooms has been allowed for.

Figure 4.2 Cross Section of the Proposed Basement Levels



Upper Levels

4.34 The upper floors of the Main Building are divided between medical (Option 1) or research and development (Option 2) use on levels 01 to 10 and office use on levels 11 to 18. The upper floors of the building are designed to allow potential clinical or medical use on floors 01-10, and office use on floors 11-18.

4.35 The medical/research and development use consists primarily of consulting rooms, clinical offices, support accommodation and laboratory space. The office floors are designed for commercial use.

4.36 Floor to ceiling heights on the medical/research and development floors are 2.7m, and the mechanical and electrical (MEP) strategy allows for mechanical ventilation, although provision for operable windows has also been made, which could be used where allowed by the particular use of each room.

4.37 Floor to ceiling heights on the office floors are 2.75m, and the MEP strategy allows for mechanical ventilation in addition to, and in tandem with, natural ventilation with both provision for operable windows on all facade

panels, and passive cooling. It is anticipated this increased air quality will be in line with requirements of many prospective tenants in the post-covid market for workspaces.

Massing

Main Building

4.38 The Main Building is composed of rectangular volumes (a form composed of parts), which allowed the height and roofscape to be adjusted through subtle variations between the components in response to townscape views (see discussion within **ES Chapter 3 - Alternatives and Design Evolution (Volume 1)**).

4.39 As a result, creation of different height ‘bundles’ to make up the Main Building, ensures the building appears as multiple different parts rather than a single bulk of the same height and width (see **Figure 4.3**). The Main Building will also be seen as five vertical rectangular volumes from St Thomas Street.

4.40 The volumes at the top of the building are attenuated by using 45 degree chamfers to reduce the impact of the building in a key local view from Crucifix Lane.

4.41 The massing steps up and away from the conservation area to the east and presents a narrow face to the west and the east, allowing the warehouse to be retained and integrated as part of the Proposed Development.

4.42 The vertical elements incorporate recessed double height spaces to create external terraces (see below), increase the urban greening provision and reduce the visual impact.

Terraces

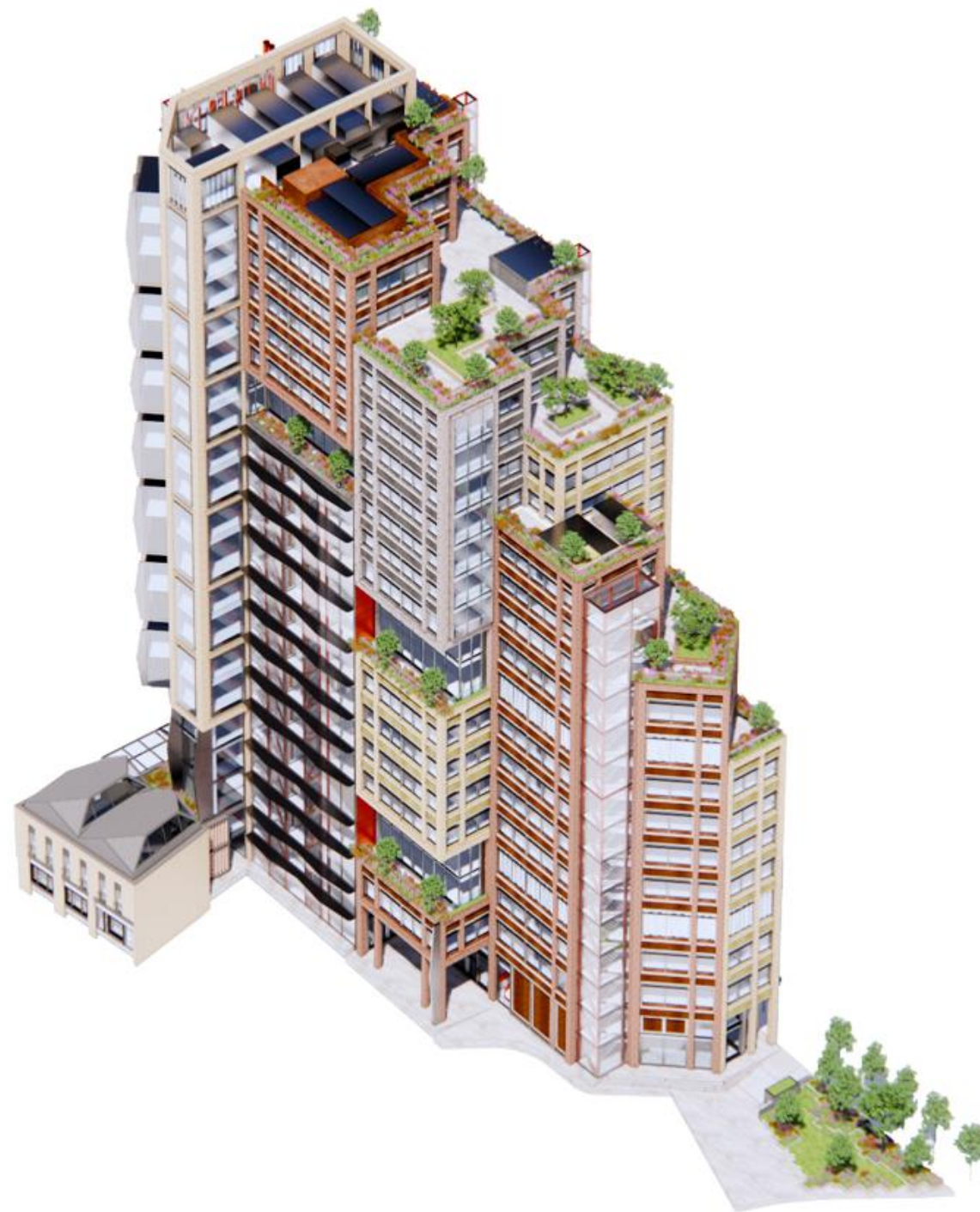
4.43 Where the massing is set back at the upper levels, this creates multiple rooftops (terraces) which are proposed as external landscaped amenity for the office users of the building (**Figure 4.3**). The terraces are located on levels 10, 13, 15 and 17 (shown in **Figure 4.3**).

4.44 The terraces have balustrades that are set back from the building edge. All the terraces will receive direct sunlight and offer panoramic views. External amenity spaces are common for office users and contribute to the wellbeing of the occupiers. The lower terrace is provided for the use of the workers on the medical/research and development floors, with the possibility of patient use. Terraces at the three upper levels are for office workers use.

4.45 The refinement of the facade design to break up the vertical scale of the elements has given rise to the addition of seven smaller terraces distributed around the building.

4.46 The inset terraces are double height cut outs from the mass of the building which are sheltered on three sides. An 1800mm high balustrade, set behind attractive planters, shields users from wind, allowing for outdoor meetings.

Figure 4.3 The Proposed Development



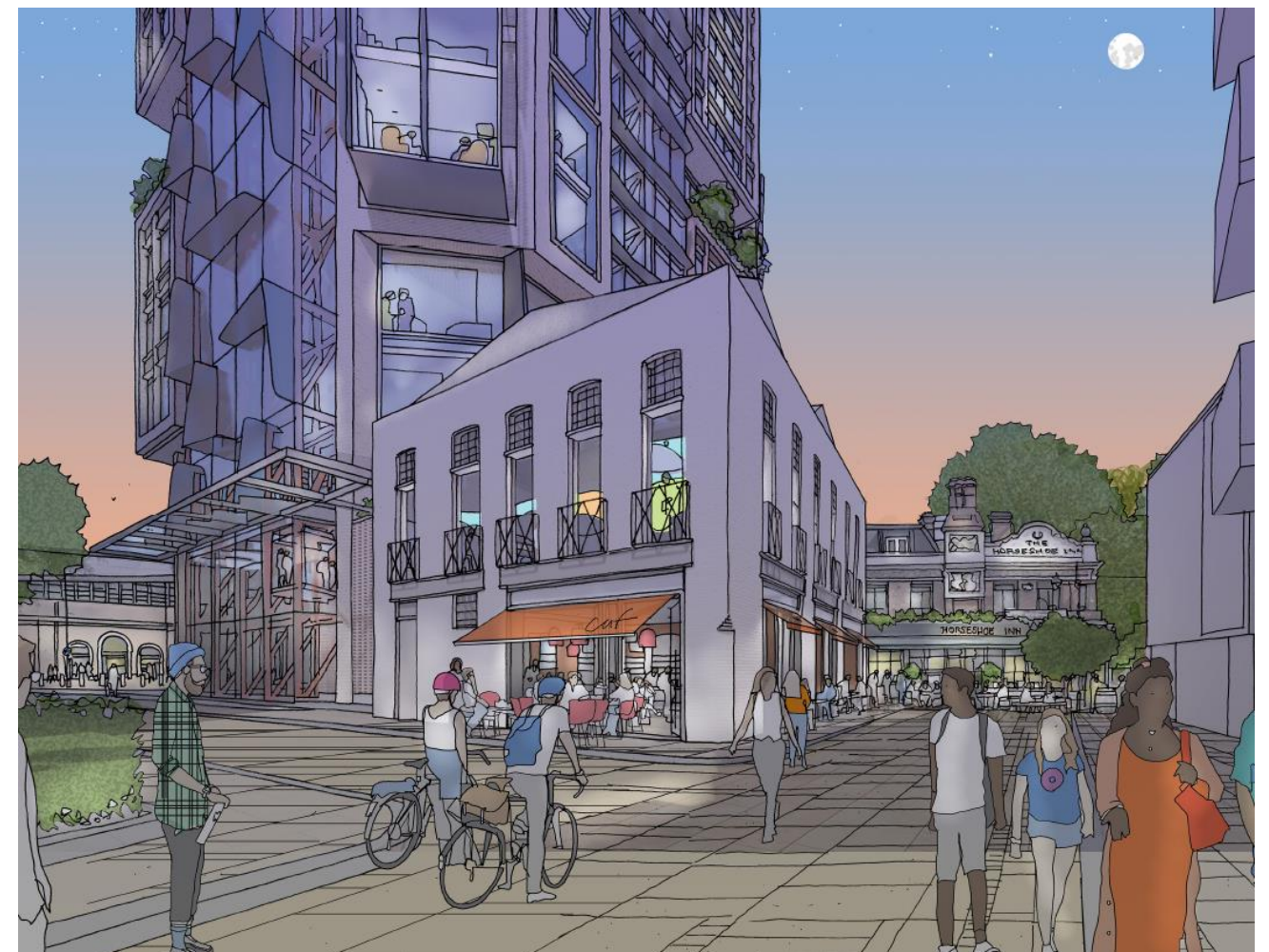
Warehouse

- 4.47 The retained and re purposed two storey Warehouse will provide a flexible and community focussed use.
- 4.48 The existing Warehouse extension is proposed to be demolished to make way for a new connecting element that contains the circulation between levels and entrance to the affordable workspaces. This two-storey connecting element is set back on both the east and west sides and has an open brick screen in front of glass walls.
- 4.49 The Warehouse itself will be renovated with enhanced glazed openings at ground floor level with glazed inserts,

new first floor windows, sympathetic decorative metalwork and a new roof, which will be visible from below within the community space and give it additional internal height.

- 4.50 The ground floor is proposed as retail, with the vision that this use could draw in custom not only from workers in the Main Building, but from local residents to the south, the outpatient waiting room (if Option 1 comes forward), and patrons of the affordable workspace, currently proposed to be let to Southwark Studios and a medical / R&D incubator space operator.
- 4.51 The south facade of the proposed retail space will open up to the new landscaped area in front of the existing Horseshoe Inn Pub with active frontage and its associated benefits to the neighbourhood (Figure 4.4).
- 4.52 The Warehouse could be used for community group meetings and smaller community clubs and is flexible enough to host lectures or meetings for larger groups of people.
- 4.53 Solar panels will also be incorporated into the roof tiles.
- 4.54 The general arrangement (GA) plans have been used to assess the Proposed Development as set out within the technical ES Chapters. The general arrangement plans for Option 1 and Option 2 are generally the same except for the ground floor (as a result of the gas bottle storage requirement for Option 1), and levels 03 and 08. Levels 03 and 08 differ due to Option 1 requiring an additional air handling unit (AHU) which also results in more glass louvres on levels 03 and 08. The plans reflecting Option 1 as well as the ground floor plan, level 03 and level 08 for Option 2 are appended to this chapter in Annex A.

Figure 4.4 Sketch of the Proposed Development – Warehouse and Main Building



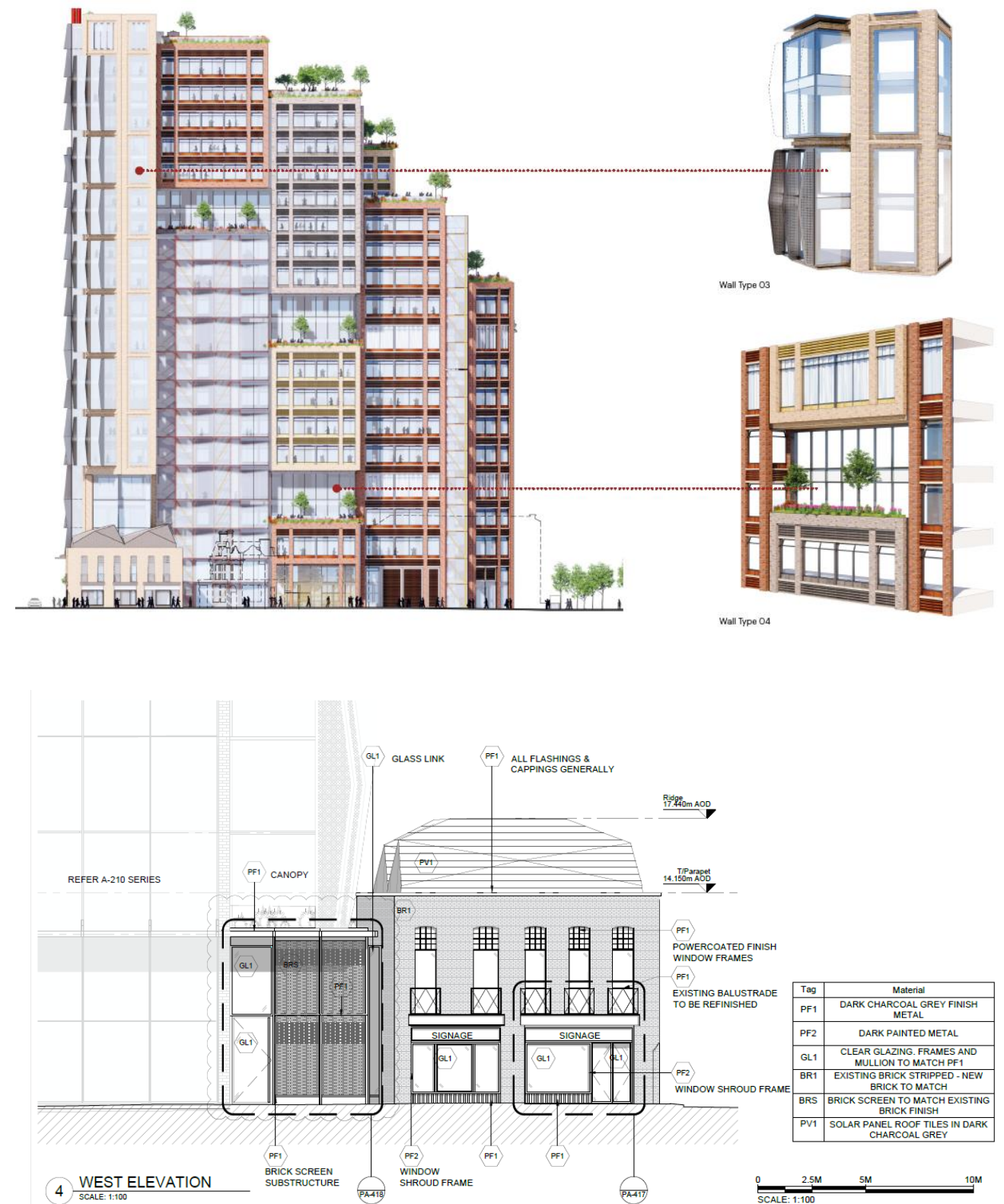
Façades

Main Building

- 4.55 The structure of the Main Building is the same across the entire building, but each facade is different. The Main Building is broken down into a number of volumes and each volume is defined by brick frames with a predominantly vertical emphasis.

- 4.56 The volumes are separated vertically by double-storey recesses with glazed façades that create recessed gardens that are dispersed up the Main Building. Horizontally, the volumes are separated by articulated brick. A secondary, vertical articulation of brick adds to the verticality of each volume and provides continuity between the volumes.
- 4.57 The arrangement of the recessed gardens on the north and south elevations help to break down the scale of the façades (see **Figure 4.5**). A similar approach is used above the ground level entrance and retail area. This signals the main entrance to the Main Building at the north-western corner of the site, the scale of which relates to the heights of adjacent developments and the railway viaduct opposite.
- 4.58 The south façade of the Main Building is articulated by a different wall system for the primary core and lift shafts. This consists of a floor to ceiling glazed wall system with fins for solar glare and wind mitigation. The volumes located at both ends of the Main Building are chamfered to contribute to wind mitigation as well as softening the appearance of the massing. The western chamfered volume provides a frame out of which glazed bays protrude.
- 4.59 Further differentiation between volumes is achieved by using a palette of three principal brick colours, including red / orange, buff and grey (see **Figure 4.5**). Adjacent volumes differ in colour.
- 4.60 The variation in the façade treatment helps to further break up the scale of the façade (see **Figure 4.5**).
- 4.61 Within each volume the horizontal forms are expressed in extruded coloured and textured, terracotta, each in a darker shade to the adjacent brick colour. The depth of the façade and horizontally design creates a more solid looking building when viewed obliquely, particularly from locations within the conservation area.
- 4.62 The tones and textures used for the Main Building are based on those used in the wider historical Bermondsey area such as the local areas characteristics of traditional warehouse architecture.
- 4.63 Where the façades are more simply glazed, for example on the southern core and western lift shaft, internal structural steel elements are picked out in a strong colour, adding depth to the building.
- 4.64 Generally, the fenestration of the Main Building is arranged to have proportions reminiscent of traditional warehouses in the area and this extends to the way that each window bay is subdivided with slim metal profiles, a slender top and bottom that is divided, all divided in two vertically. The window openings are set back behind the main vertical brick elements to allow shadows to fall over the windows and to emphasise the verticality of the main brick frames. The terracotta is also set back, approximately in line with the glazed elements. The scale of the stack of volumes is derived from the building sites within the conservation area when viewed from Bermondsey, the volumes relating to the immediate scale in the area.
- 4.65 The ground floor space has been created so that it has a clearly articulated façade and is visually engaged along its length with St. Thomas Street and the new public square at the eastern end of the site.
- 4.66 The west façade is arranged as three distinct vertical elements. Four glazed lift shafts form the central part of the western façade with the chamfered bays to the right and three brick volumes wrapping around the corner of St Thomas Street and Fenning Street to the left.

Figure 4.5 Example Façades on the Main Building (Top) and the Warehouse (Bottom)

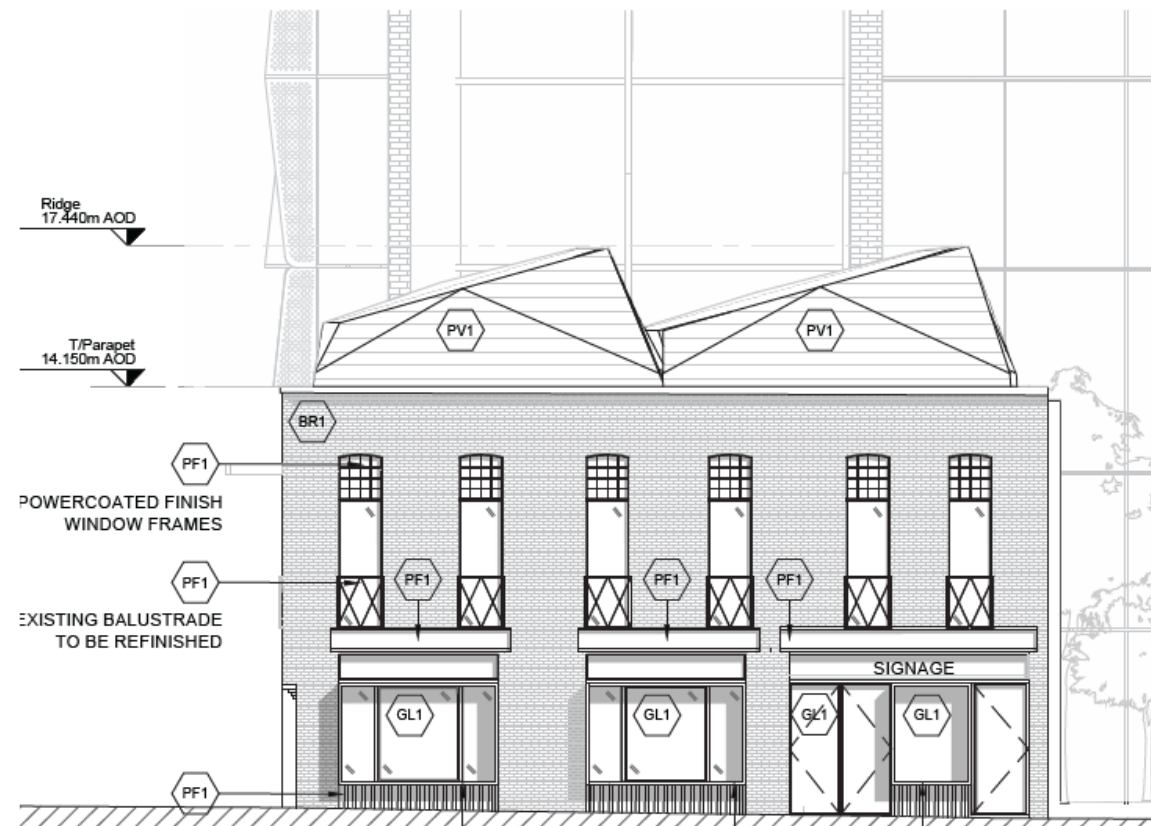


Warehouse

- 4.67 The Warehouse refurbishment façade works along Fenning Street include the enlargement of one window, the widening of the existing garage door opening for the addition of a new shopfront, the addition of a window above the new shop front, the extension of two existing windows above new shop front and the refurbishment and reuse of the existing Juliet balcony ironwork.

- 4.68 The south façade will receive three shop fronts, two of which are new and one converted from a blocked up existing garage door, as well as the enlargement of existing window openings (Figure 4.6).
- 4.69 The north façade will be adapted to provide access to the new linking element and will have new openings at first floor level.
- 4.70 The roof will also be fully replaced with a geometric roof that will incorporate photovoltaics and skylights. In all areas where the current façades are painted brickwork, the paint is to be stripped off and the brickwork repaired.

Figure 4.6 Refurbishment of the Warehouse



Landscaping and Public Realm

Ground Floor

- 4.71 The landscape proposals have been developed in line with principles established in the St Thomas Street East framework document. Key objectives of the framework are to create effective public spaces, promote urban greening and to enable the north-south route.
- 4.72 The landscaping design includes mitigation measures (i.e. planting of trees) arising from the wind assessment (see ES Chapter 10 - Wind Microclimate (Volume 1)).
- 4.73 On St Thomas Street, the pavement has been widened with a colonnade, allowing for comfortable pedestrian flow and street trees will add additional benefit in form of urban greening. The current Vinegar Yard route is retained, with the central and western end of the route as a pedestrian route only.
- 4.74 Within the eastern portion of the site, a new public garden is proposed (Figure 4.7). The public garden will be planted with a range of native and wildlife friendly plants, along with herbaceous plants and a species rich lawn and the garden is surrounded by public realm area.
- 4.75 In terms of hard landscaping, the ground floor will primarily comprise of York Stone and Granite. There will also be stepping stones within the public garden, as well as structural glass, metal grilles and timber benches (Figure 4.8).
- 4.76 Tree and plant species will be selected for their suitability to microclimate, their aesthetic qualities, their potential to support wildlife and their ability to alleviate pollution.

Roof Terraces

- 4.77 All terraces are bordered with a perimeter planter (Figure 4.9), which will provide a green edge visible from the ground. The larger interior planters are arranged to provide a variety of intimate dwelling space, and more open spaces which have the potential to allow for events to take place.
- 4.78 Steel planters will be used to maximise the soil volume available to the plants. Freestanding seating elements will allow for flexibility in the furniture arrangement.
- 4.79 Tree and plant species will be selected for their suitability to microclimate, their aesthetic qualities, their potential to support wildlife and their ability to alleviate pollution.

Figure 4.7 Illustrative Ground Floor Landscaping and Public Realm General Arrangement Plan

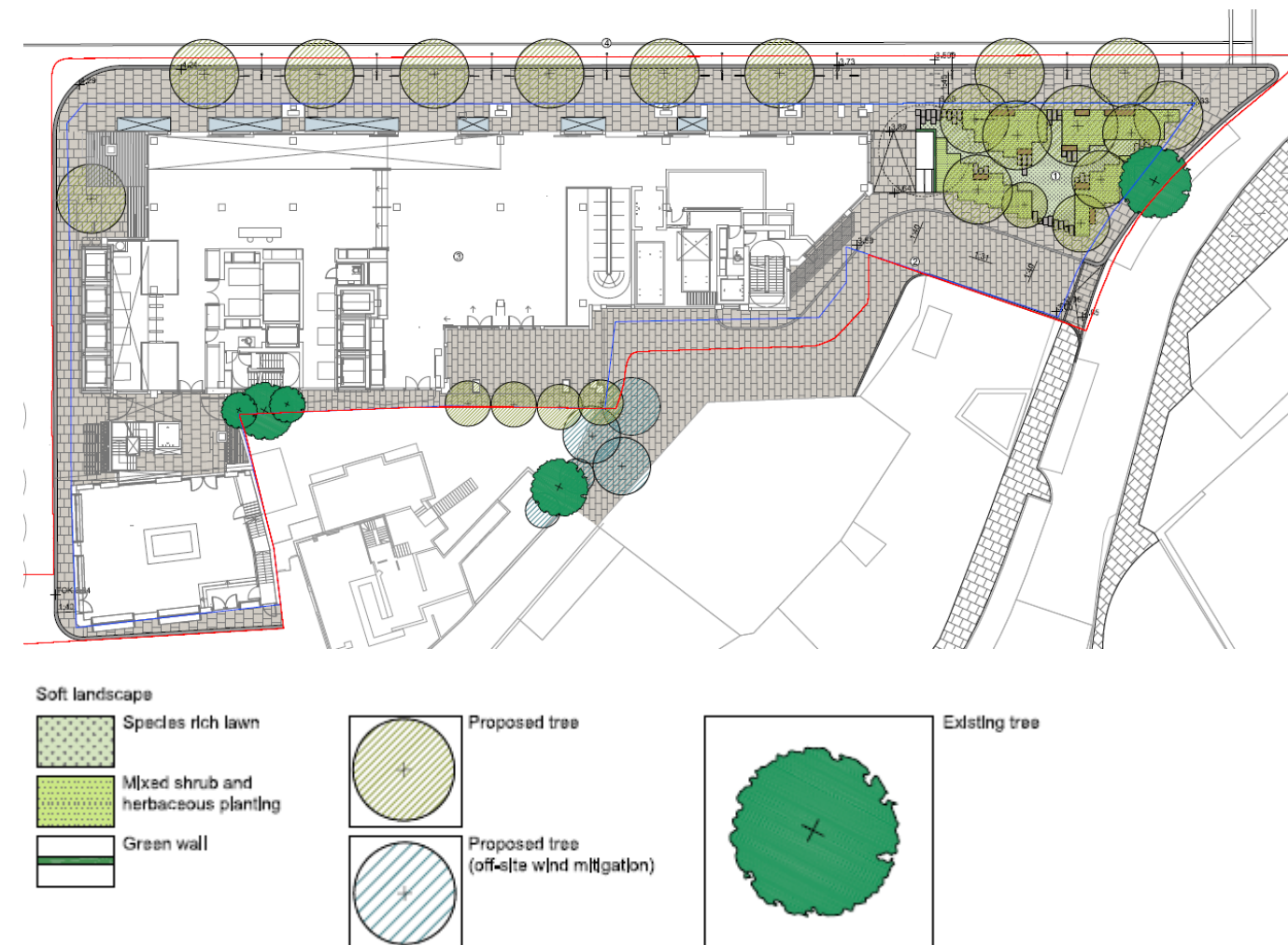
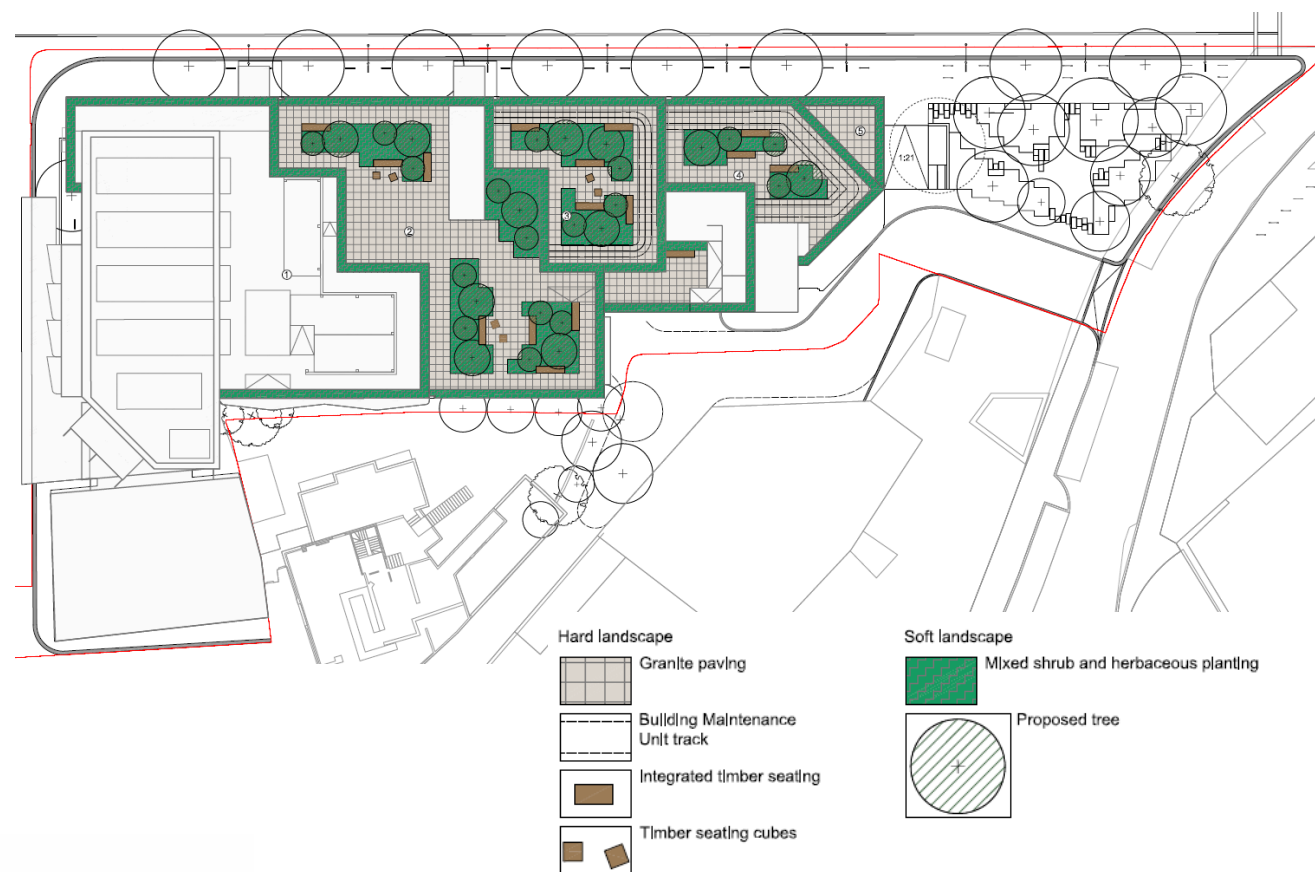


Figure 4.8 Ground Floor Hard Landscaping Strategy



Figure 4.9 Illustrative Roof Terrace Landscaping General Arrangement Plan



Servicing and Cycling

Servicing

- 4.80 Servicing is via two loading bays served by the re-routed Vinegar Yard accessed from Snowfields (Figure 4.10).
- 4.81 Servicing will be organised so that arrival times and loading are managed. Consolidation outside of central London shall be explored to reduce the number of deliveries to the site.
- 4.82 There is space for two 3.5T panel vans to load/ unload at the same time within the loading area. Deliveries would arrive to the loading bay at an appointed time, be received by building management staff, and be taken in the shuttle lift down to basement level 02 or basement level 03, the goods would be transferred to the main goods lifts and transported to the prescribed upper levels.
- 4.83 Should goods receiving or post sorting rooms be required, there are 'spare' spaces marked for future use within the basement areas, which may be employed thus.

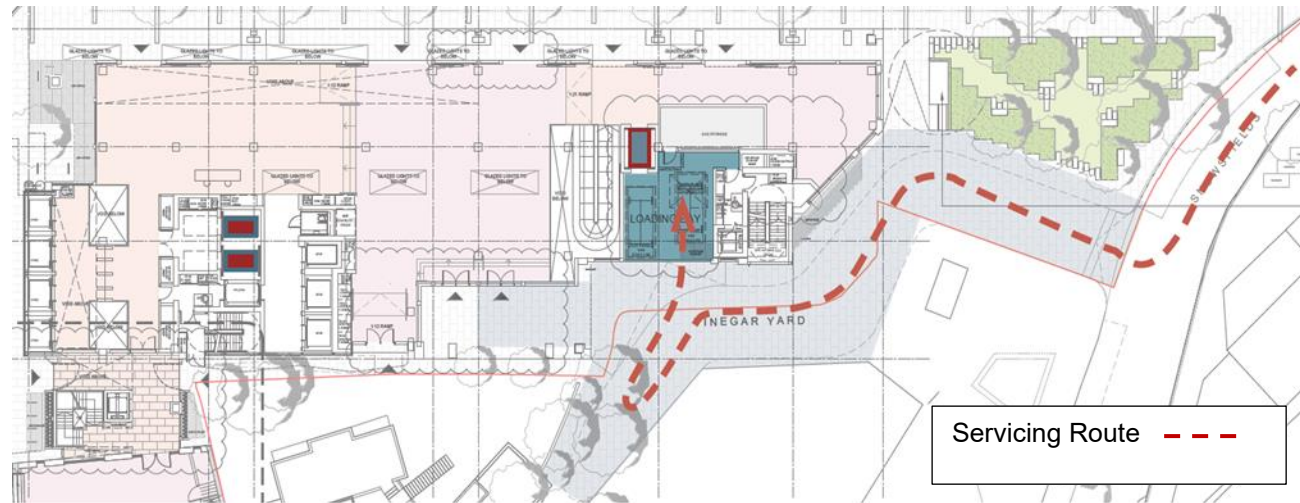
Cycling

- 4.84 The Proposed Development under both Option 1 and Option 2 will provide for 292 long stay cycle parking and 173 short stay parking (a total of 465 cycle parking spaces).
- 4.85 The Proposed Development provides automated parking for approximately 204 bicycles in an underground facility at the east of the site adjacent to the new public garden. In addition to the automated parking, there are 64 sheffield stand spaces around the site at ground floor, including 48 spaces on the St. Thomas Street footway, in conjunction with new trees.
- 4.86 12 spaces along St. Thomas Street can be used by accessible style bicycles, which in addition to the eight spaces elsewhere around the site, and three at basement level 01 (which will be provided with power to accommodate scooters), provides for 50 accessible/ cargo cycle parking.
- 4.87 The remainder of the parking spaces, in the form of double stacked racks and folding bicycle lockers are housed in a store at the basement mezzanine level, accessed via a front of house stair with a ramped wheel gutter and a lift from St. Thomas Street.
- 4.88 On the level below this, are accessible bicycle parking for three bikes, and changing facilities and lockers to the numbers suggested by the British Council of Offices, accessed by stair and lift large enough to accommodate accessibility scooters.
- 4.89 A Framework Travel Plan for the Proposed Development to be secured by suitably worded planning condition/planning obligation encourages the use of these sustainable modes of transport.

Waste Management

- 4.90 For the Main Building, waste will be collected from the upper floors and stored at basement level 02 until collection from the ground level loading bay, which will be managed by facilities management (FM) staff. FM staff will take bins up and down to ground floor using the shuttle lift. Management of this process and collection times with other deliveries will be a key responsibility of the FM staff.
- 4.91 General waste from office, medical/research and development floors and ground floor retail will be combined and compacted in a dedicated refuse room at basement level 02. Under Option 1, specialist medical waste will be separated at source into different bins on the medical floors, and stored in a separate room, also at basement level 02.
- 4.92 The Warehouse retail unit has a small dedicated refuse store, from which rubbish shall be collected from Fenning Street.

Figure 4.10 Servicing Plan



ENVIRONMENTAL CONSIDERATIONS

Energy Strategy

- 4.93 The strategy for reducing the energy consumption and carbon dioxide (CO₂) emissions associated with the Proposed Development is guided by the Mayor's Energy Hierarchy:
- Passive design and energy efficiency (i.e. 'Be Lean');
 - Energy efficient supply of services (i.e. 'Be Clean'); and
 - On-site renewable energy technologies (i.e. 'Be Green').
- 4.94 The potential for connection to nearby existing low carbon heat distribution networks has been investigated but is not viable because there is currently no district heating network which the Proposed Development could connect to immediately. The LBS have aspirations for developing a district heating system in the area, and the aspiration would be for the Proposed Development to be connected to this in the future, however the timescales are unknown.
- 4.95 Detailed thermal modelling analysis has been undertaken to optimise solar heat gains through glazing with daylighting and thus ensure good levels of natural daylight penetration whilst limiting unwanted solar gain and heat loss. Each elevation has a specific glazing area aiming to balance energy loads and views out. Additionally, the facade design provides extra depth for further shading. A tangible reduction in primary energy consumption can be attributed to the optimised facade.
- 4.96 The heating and cooling strategy for the Proposed Development will primarily be achieved through reversible air sourced heat pumps (ASHP) located on the roof of the Main Building. In addition, in order to maximise the on-site energy generation facade mounted PVs have been proposed for the project on the horizontal shading fins on the core element of the southern facade and on the roof of the Warehouse, as part of the commitment and sustainability focused design of the building.
- 4.97 The combination of the optimised passive design measures, energy efficient plant selection and the low temperature heat pump design with PVs result in regulated carbon dioxide savings of 57% under Option 1 and 55% under Option 2 relative to the current 2013 Part L2A target emission rate (TER) for the building, using SAP10 carbon numbers.

Sustainability

- 4.98 The high sustainability ambitions of the Proposed Development extend to the aspiration of achieving a net zero carbon development for operational energy and construction embodied carbon by undertaking the following measures:
- Only purchasing electricity from green energy providers with recognised supply coming from renewable sources from day 1

- Committing to a 15-year renewable energy power purchase agreement (PPA)
- Encouraging tenants to adopt 'Green Fit-out' and monitor and review landlord performance
- Significantly reducing embodied carbon and mapping performance against a whole life carbon approach and
- Voluntarily offsetting embodied carbon emissions from construction using recognised standards.

4.99 In addition, the Proposed Development will aim to achieve a BREEAM rating of 'Excellent'.

Water Resources, Flooding and Drainage

Tidal and Fluvial Flooding Risk

- 4.100 Details and supporting information can be found within the Flood Risk Assessment and Drainage Assessment presented within **ES Volume 3 – Appendix: Flood Risk and Drainage**.
- 4.101 Based on Environment Agency maps, the site is located within Flood one 3a, an area assessed as having a 1 in 100 or greater annual probability of river flooding (1%) or a 1 in 200 or greater annual probability of flooding from the sea (0.5%). The site however, benefits from the presence of flood defences along the River Thames.
- 4.102 The site is located within a Flood Warning/ Flood Alert area which would alert occupiers to potential flooding. The Proposed Development includes appropriate finished floor levels (FFL), safe access and escape routes to the ground level via internal staircases and appropriate emergency plans will be implemented. The more vulnerable areas (basement levels) are protected from flooding by providing raised FFLs to protect the building entrances to ensure that all finished floor levels and access points to lower levels are set above breach level. Please refer to **ES Volume 3 – Appendix: Flood Risk and Drainage** for more detail.
- 4.103 The Environment Agency has confirmed that the flood defences in the area are regularly inspected and maintained and the Southwark Strategic Flood Risk Assessment (SFRA) also confirms the flood defences are maintained in good condition and are unlikely to fail.

Drainage Flooding

- 4.104 There are a number of combined public sewers in the vicinity of the site, including a combined water sewer crossing the site. It is intended, with the permission of Thames Water Utilities, to divert the section of sewer. All the drainage infrastructure in the area is combined, the consequences of sewer flooding may be high due to the limited inflow capacity of road drains in the event of an extreme storm which could be worsened by blocked drains or gullies.
- 4.105 The SFRA however, indicates the borough's drainage infrastructure is regularly cleaned and maintained. Thames Water have also confirmed that there is no recorded history of sewer flooding at the site.
- 4.106 The site is considered to have a low probability of flooding from sewers and the local drainage network.

Groundwater Flooding

- 4.107 The Southwark SFRA confirms that the site is not located within an area with potential for groundwater flooding at surface or below ground level.
- 4.108 Perched groundwater is likely to be encountered during the basement construction. During the construction of the basements, suitable protection shall be provided via an appropriate waterproofing strategy as a precaution. For further detail please see the Basement Impact Assessment report.

Surface Water Drainage Strategy

- 4.109 The intention is to accommodate the majority of the required attenuation volume for the Main Building on the roof terraces utilising blue roof systems. Any volume that cannot be accommodated at roof will be catered for in a geo-cellular storage tank located below the ground level in the landscaped area to the east of the site in order to allow a gravity discharge into the public sewer. The intention is also to accommodate a small geocellular tank with a volume of 15m³ below the ground finished floor level of the existing Warehouse to allow gravity discharge into the public sewer running into Melior Street. The discharge rate has been agreed with Thames Water. Thames Water confirmed in response to a November 2020 enquiry that a restricted discharge rate of 2.65litres/sec into the public sewer is acceptable.

4.110 It may also be possible to install a rainwater harvesting system where roof water could be collected for re-use to flush toilets or irrigate planted areas. This should be investigated further at the next design stages to determine its suitability. For further details, see **ES Volume 3 – Appendix: Flood Risk and Drainage**.

Water Demand

4.111 The estimated annual water demand for the Proposed Development is estimated to be around 27,000m³/year, subject to usage of medical area. TWUL may need to carry out flow and pressure tests for daily demand estimations. This will assess the available capacity in the local supply network and determine whether any additional mains laying is necessary to support the Proposed Development and provide an indication of any cost of upgrades to the network. This would be undertaken as part of the detailed design stage if required.

Ecology and Biodiversity

4.112 A Preliminary Ecological Appraisal (PEA) has been prepared (refer to the **ES Volume 3 – Appendix: Ecology**). The site is dominated by areas of bare ground with a marquee (for the temporary use) installed on the area of hardstanding. Vegetation was also found to be absent.

4.113 The site has no designated sites, specific habitats, protected species or species of principle importance identified on site or nearby. No sensitive ecological receptors were identified and so no further surveys or mitigation measures are required.

4.114 A Biodiversity Net Gain Report has been prepared (refer to the **ES Volume 3 – Appendix: Ecology**) and concludes that the Proposed Development would result in a net gain of +0.33 habitat units and a 4,552 net gain with the inclusion of the following measures:

- Provision of new street trees and a new garden area at ground level containing a mixture of native, European and exotic trees, herbaceous planting, including a green wall
- Roof level planting of mostly ornamental species, many of which have known wildlife value and
- The inclusion of solitary bee boxes near planting, and house sparrow boxes either integrated into the facade or attached to the facade near planting.

4.115 Tree and plant species will be selected for their suitability to microclimate, their aesthetic qualities, their potential to support wildlife and their ability to alleviate pollution.

Urban Greening Factor

4.116 The landscaping for the Proposed Development will achieve a UGF score of 0.309³ and will contribute to urban greening includes:

- Intensive green roof or vegetation over structure.
- Standard Trees
- Flower-rich perennial planting
- Hedges and
- Amenity Grassland.

Wind Microclimate

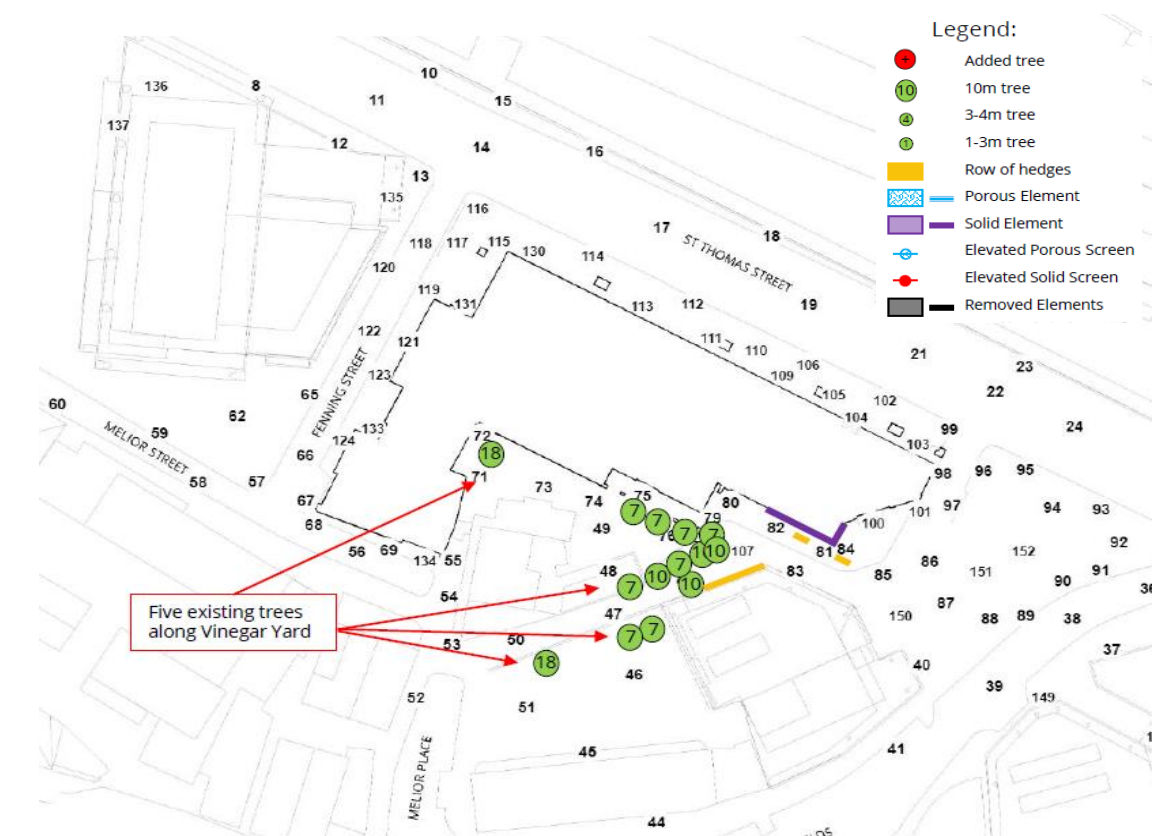
4.117 A number of wind mitigation measures have been incorporated into the design of the Proposed Development and landscaping strategy to ensure the wind conditions in and around the site are suitable. This includes the following measures:

- Proposed landscaping scheme
- Consented landscaping scheme around Capital House, and proposed landscaping scheme around the Edge, and the Sellar schemes

- 2.5m wide solid canopy at the south-east corner of the Main Building at the top of the colonnade extended around the south-eastern corner
- 1.5m high dense shrubs approximately 2m long added underneath the solid canopy along the southern side of the Main Building
- 1.5m high dense shrubs approximately 2m long added underneath the solid canopy
- One 10m high deciduous tree added between the Proposed Development and the Sellar Scheme
- 1.5m high line of dense shrubs added along the north-western side of the Sellar Scheme extended from the tree to the building's corner;
- Three 10m high deciduous trees and five 7m high deciduous trees added to the south of the Proposed Development and
- Five existing trees added along Vinegar Yard.

4.118 For more information refer to **Figure 4.11** and **ES Chapter 10 – Wind Microclimate (Volume 1)**.

Figure 4.11 Wind Mitigation Measures



CLIMATE CHANGE

Greenhouse Gas Emissions

4.119 The IEMA Principles on Climate Change and EIA⁴ identify climate change as one of the defining environmental policy drivers of the future, and that action to address GHG emissions is essential.

4.120 The IEMA principles are based on the following considerations:

³ The London Plan recommends a target score of 0.3 for predominantly commercial developments

⁴Institute of Environmental Management and Assessment, (2020) Environmental Impact Assessment Guide to: Climate Change Resilience and Adaptation.

- All projects create greenhouse gas emissions that contribute to climate change
- Climate change will lead to significant environmental effects
- There is a carbon budget that defines a level of dangerous climate changes whereby any greenhouse gas emissions within that budget can be considered as significant.

4.121 A GHG Assessment was therefore carried out (*ES Volume 3 - Appendix: GHG Emissions*), the purpose of which was to quantify the anticipated GHG emissions and contextualise the project's contribution to an existing carbon budget. Based on the assessment undertaken, the contribution of emissions in the context of the budget are deemed to be low. The arising GHG emissions represent a small proportion of national GHG emissions. With the adoption of mitigation measures, as well as continuing decarbonisation of the energy network, it is anticipated that emissions will be reduced over time.

4.122 The total estimate of GHG emissions for the Proposed Development over the 60-year reference study period is 44,050 tCO₂e (metric tonnes of Carbon Dioxide Equivalent) under both Option 1 and Option 2. Overall, the Proposed Development contributes a small amount to greenhouse gas emissions representing below 1% of each of the UK carbon budgets (under both Option 1 and Option 2). The GHG emissions assessment associated with operational energy is the largest contributor to GHG emissions throughout the lifecycle of the Proposed Development. To reduce these emissions, over the course of the ongoing detailed design, opportunities to utilise higher efficiency equipment and comprehensive energy management will be considered. Mitigation measures are detailed further within *ES Chapter 15 – Mitigation and Monitoring (Volume 1)*.

Climate Change Resilience

4.123 From worldwide observations on climate change, conclusions can be drawn that long-lasting droughts, torrential rain, heavy thunderstorms, heatwaves, gales and hail stones as well as pressure from pests and diseases are on the increase. Climate change could reduce the amount of water available and increase demand in summer, with impacts upon the growing season of a 30% reduction in rainfall.

Planting

4.124 To ensure that planting is resilient to climate change, a number of factors will be taken into consideration when selecting trees and plants which focus upon being fit for purpose and include: size, shape, seasonal variation, appropriateness to level of altitude, wind and sun exposure, hardiness, resilience to pests and disease, leaf and seed litter, and plants at risk registers.

4.125 Also, for selecting herbaceous plants a very cautious approach is used, where resilience, drought tolerance and hardiness have highest priority. Only species that have been previously tested and have performed well are included in the scheme. Priority is given to drought-tolerant species that don't require much irrigation after the establishment period.

Overheating and Cooling

4.126 The heating and cooling strategy for the Proposed Development will primarily be achieved through reversible air sourced heat pumps (ASHP) located on the roof of the Main Building.

4.127 During simultaneous heating and cooling operation, heat will be taken from spaces which require cooling and conveyed via a water loop to the ASHP. At the heat pumps, this heat will be upgraded and conveyed via a low temperature hot water loop to the spaces which require heating.

4.128 The ventilation strategy for the spaces will primarily be achieved through floor by floor (floor void) mounted mechanical ventilation with heat recovery (MVHR) units distributed across the floor spaces. These units will interface with louvres in the external façade to convey air from outside into the building's internal occupied spaces while simultaneously exhausting a similar amount of indoor air.

4.129 Heat exchangers within these units will transfer a large portion of the heat contained within the indoor air to the outdoor air being supplied which will mitigate excessive heat loss within the winter.

Flood Risk

4.130 The drainage strategy proposes to reduce the surface water runoff rates as much as possible in agreement with the local lead flood authority. The strategy proposes the use of SuDS techniques to reduce the surface

water runoff from the various surfaces on the site, with the overall effect of reducing the required surface water attenuation requirement.

4.131 The drainage strategy and corresponding measures implemented will be designed to take account of climate change, with calculations accounting for all storm events up to and including a 100-year event with an increase in rainfall intensity of +40% to account for potential future changes in climate conditions.

Pandemics / Infection Control

4.132 To comply with the WELL requirements⁵, the following key themes will be considered to address this.

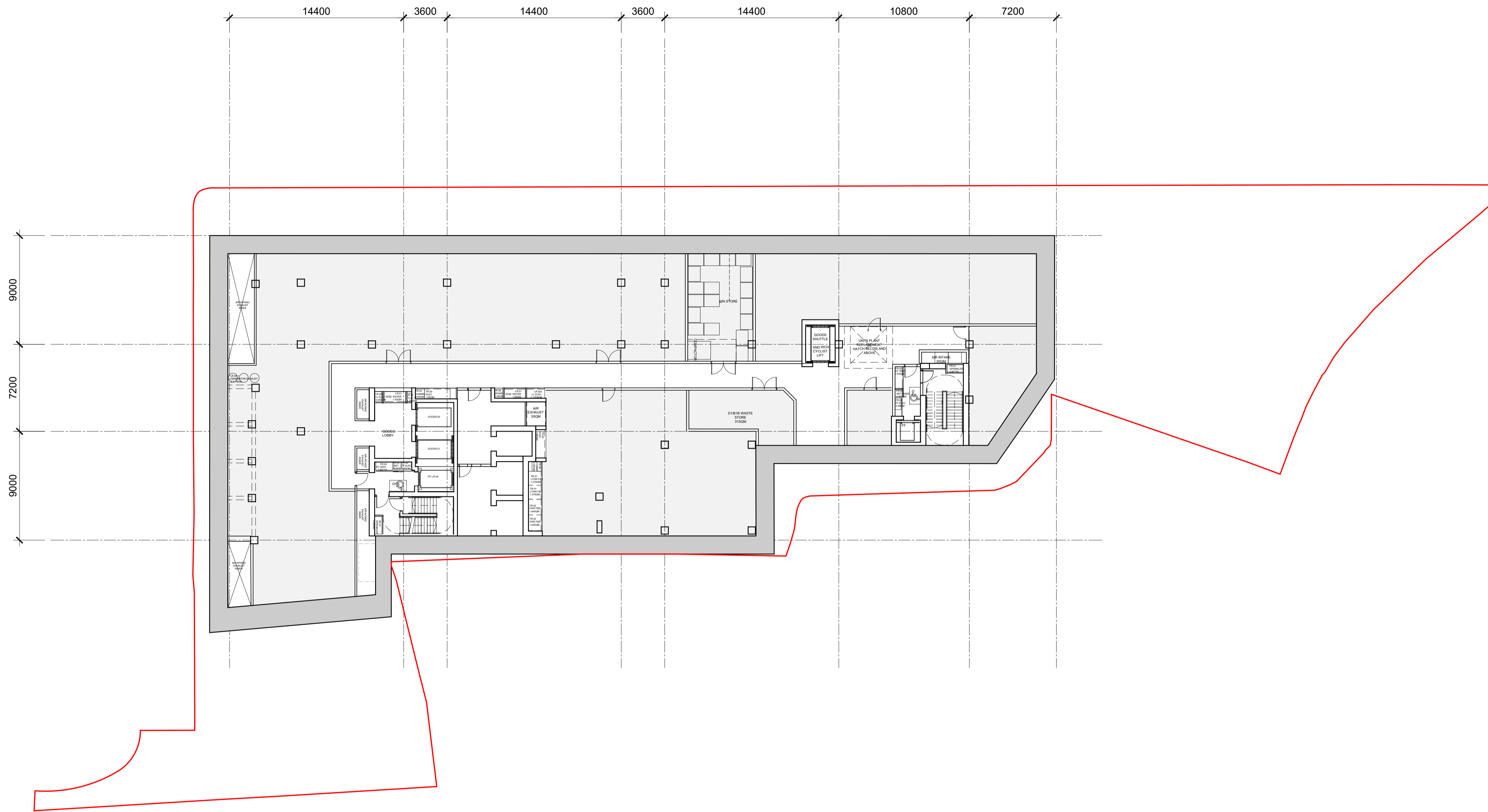
- Promote Clean contact:
 - Through encouraging handwashing and use of cleaning products and protocols
- Improving air quality:
 - Through ventilation effectiveness
 - Enhanced ventilation
 - Operable windows
 - Air filtration
 - Microbe and Mold Control.
- Manage humidity and control sources of indoor moisture
- Maintain Water Quality
- Manage Risk and create organisational resilience
- Support movement and comfort including work from home
- Strengthen immune systems
- Foster mental resilience
- Champion community resilience and recovery.

⁵ <https://resources.wellcertified.com/tools/strategies-from-the-well-building-standard-to-support-in-the-fight-against-covid-19/>

ANNEX A

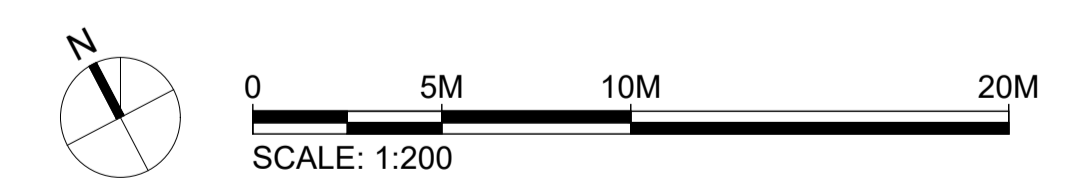
General Arrangement Plans

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- Basement Level 01
- Basement Level 01 Mezzanine
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- Ground Floor (Level 00) Option 2
- Mezzanine Level (Level 00 Mezzanine)
- Level 01
- Level 02
- Level 03 (Option 1)
- Level 03 (Option 2)
- Level 04 & Level 05
- Level 06
- Level 07
- Level 08 (Option 1)
- Level 08 (Option 2)
- Level 09
- Level 10
- Level 11
- Level 12
- Level 13
- Level 14
- Level 15
- Level 16
- Level 17
- Level 18
- Level 19
- Roof Level



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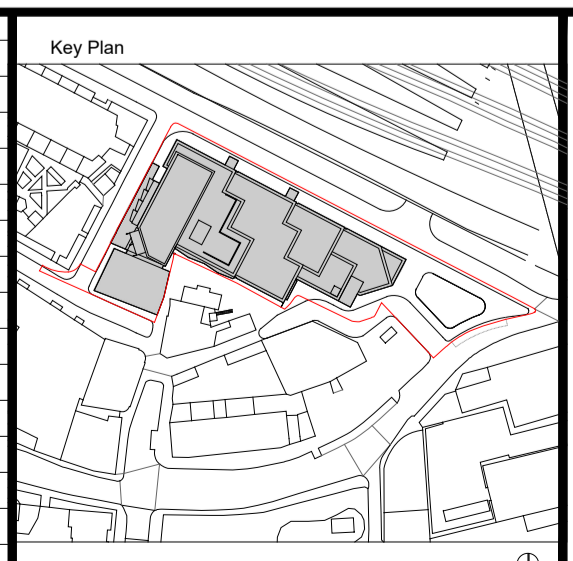
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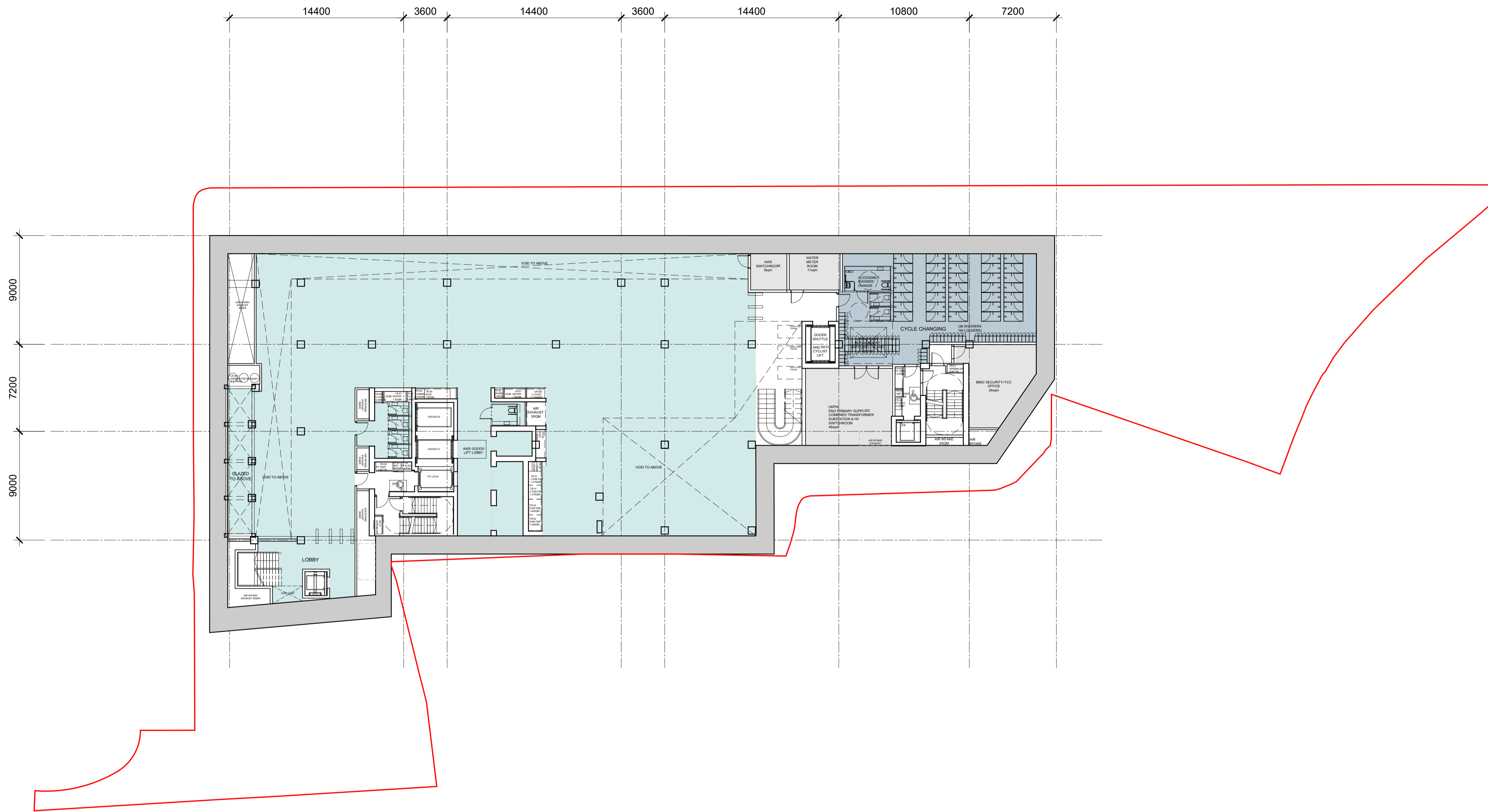
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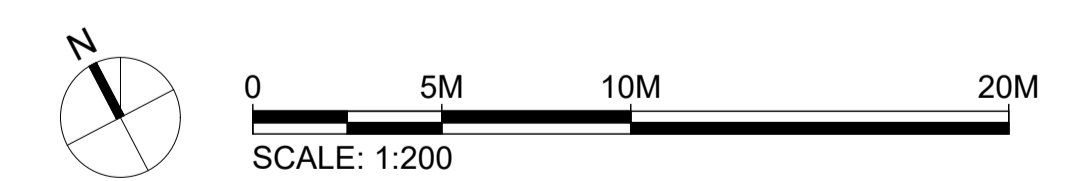
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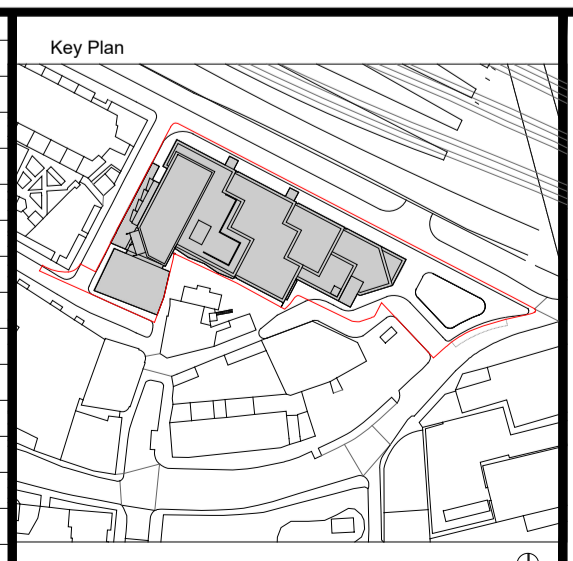
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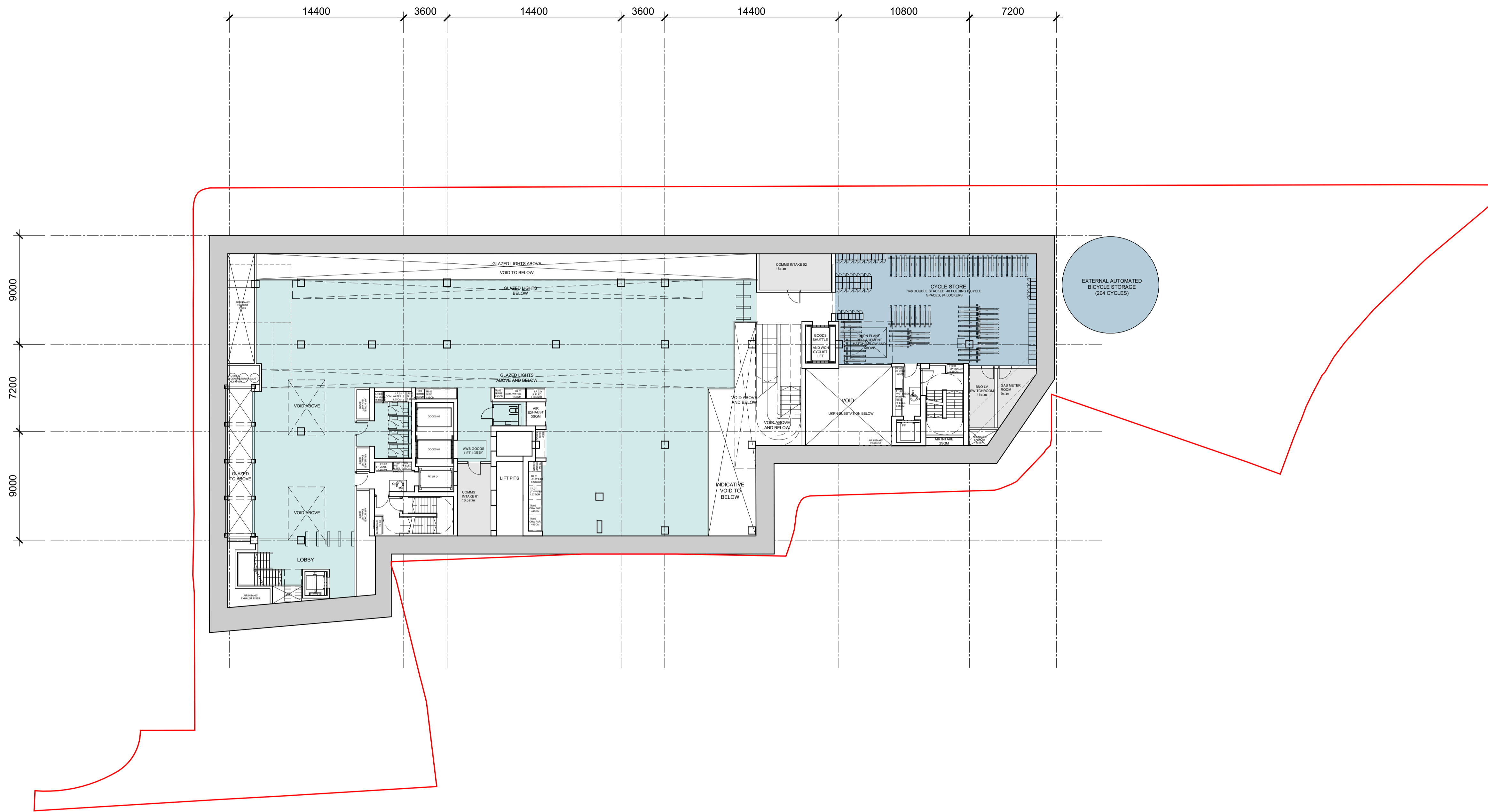
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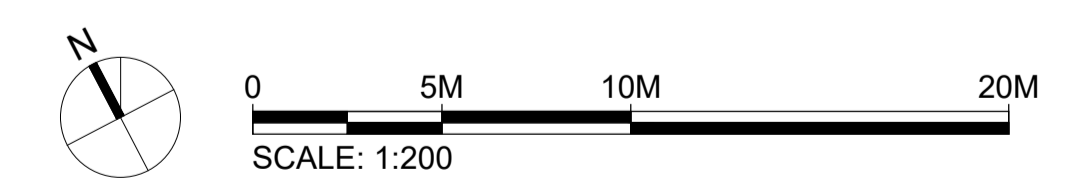
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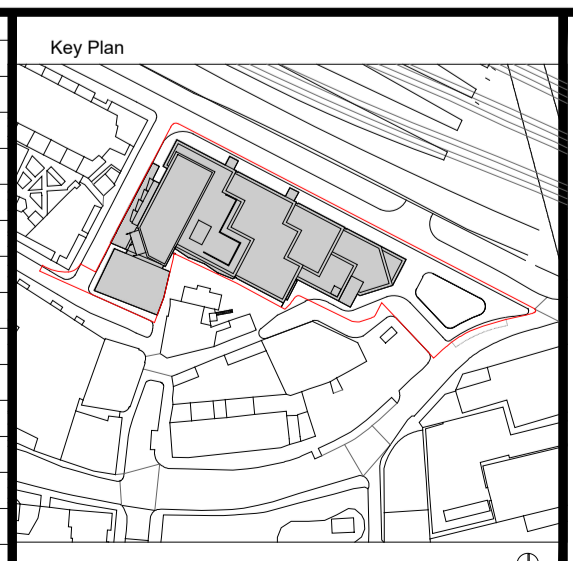
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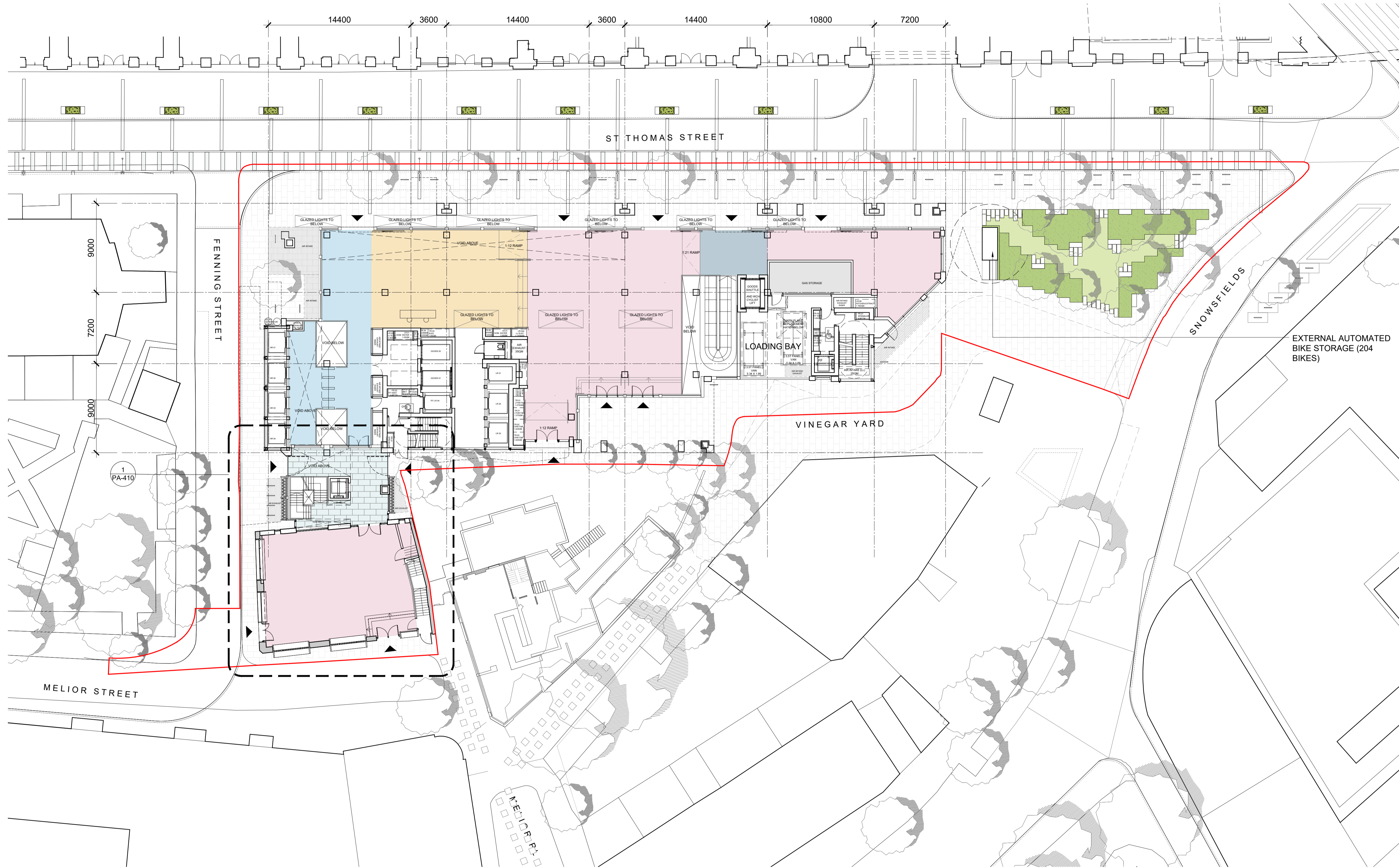
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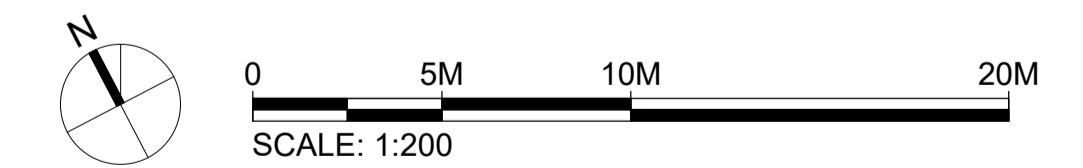
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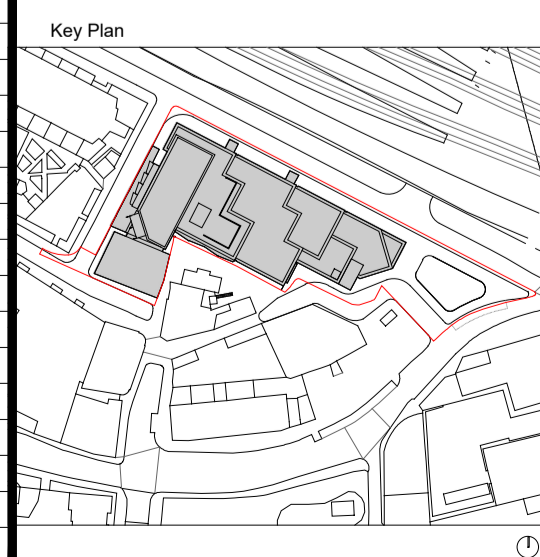
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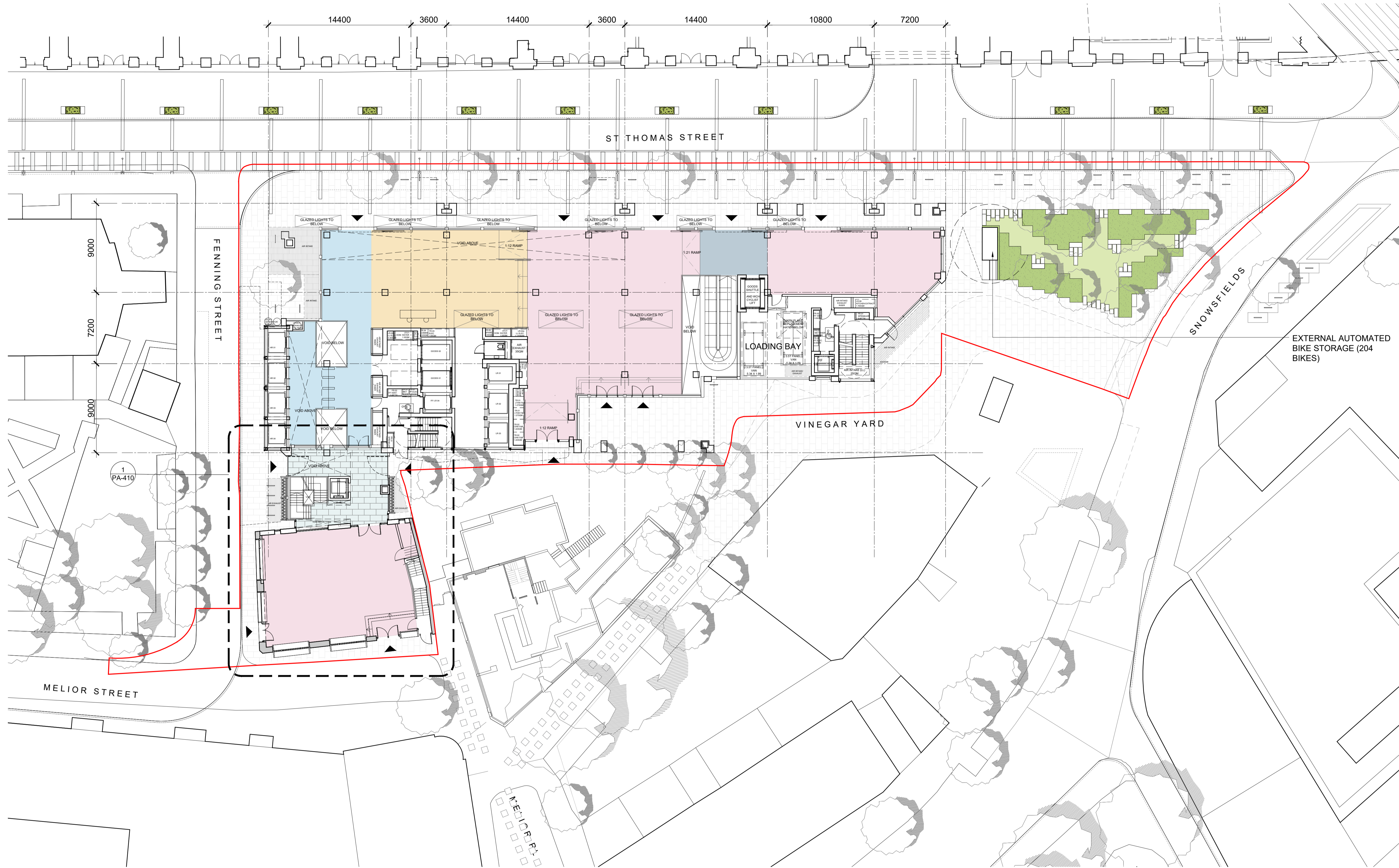
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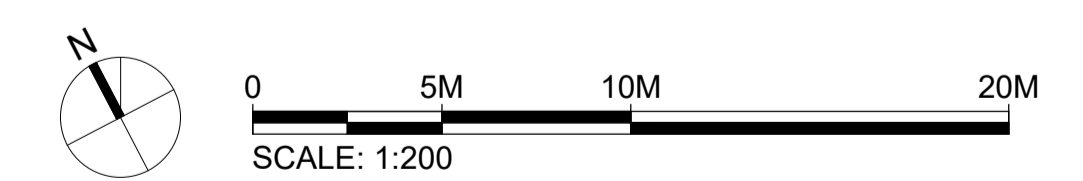
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LEVEL 00 - D1 MEDICAL
OPTION 01**

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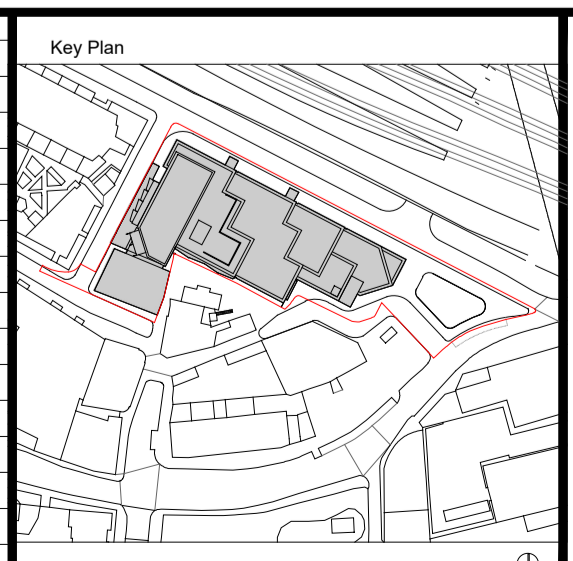
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Arcadis House, 34 York Way
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Tel: 0 20 7812 2099

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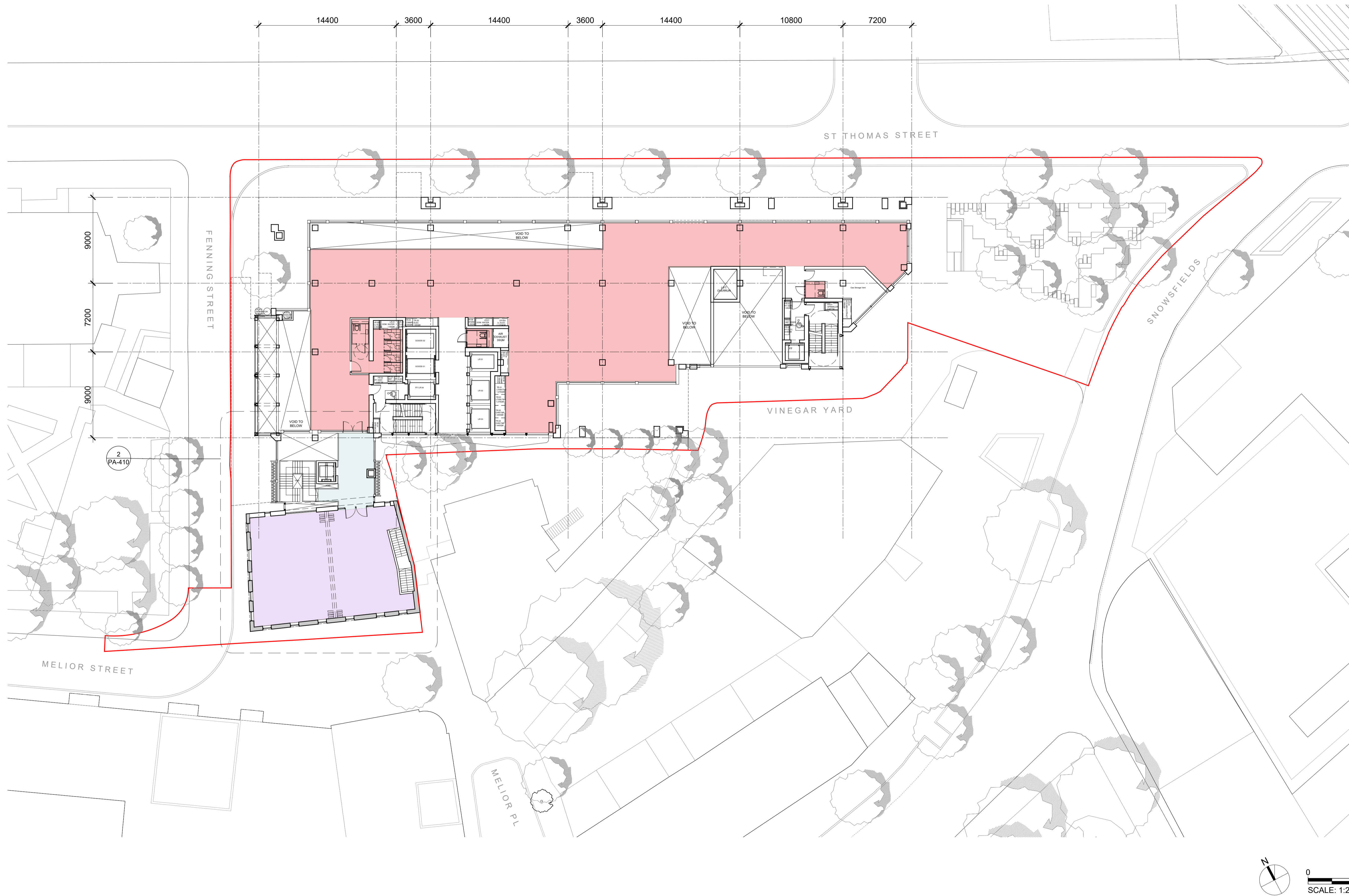


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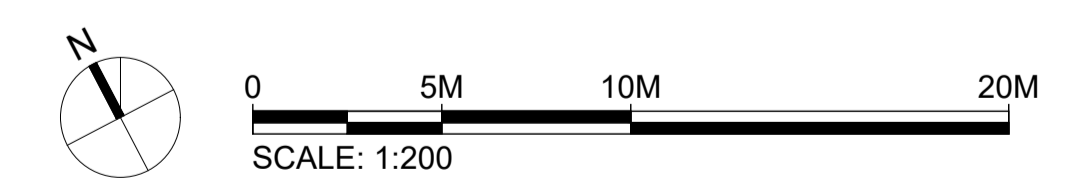
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Drawing Title and No. **GENERAL ARRANGEMENT PLAN
LEVEL 00 - B1(B) R&D
OPTION 02**
No. **PA-100A** Rev. **00**

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- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



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SE1 3QR**

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Tel: 020 7667 7766

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Townscape Consultant
Montagu Evans
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Tel: 020 7493 4002

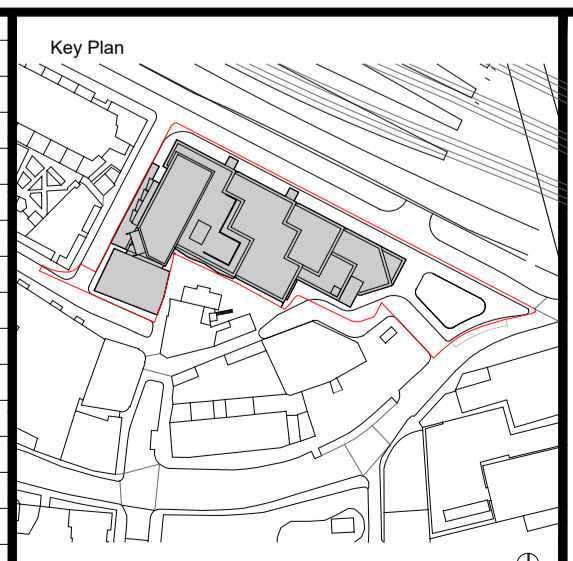
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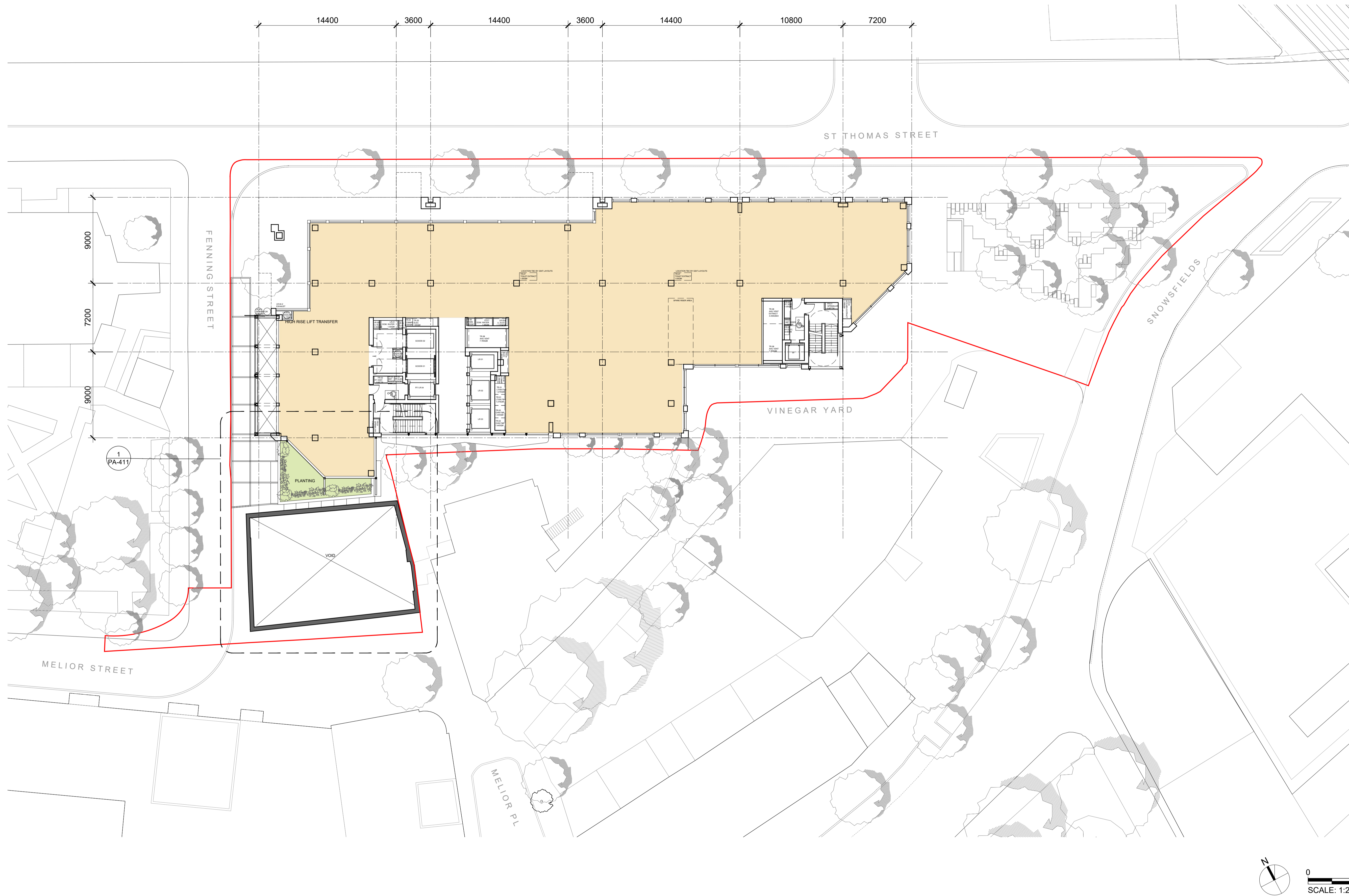
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Drawing Title and No. **GENERAL ARRANGEMENT PLAN
LEVEL 00 MEZZANINE**

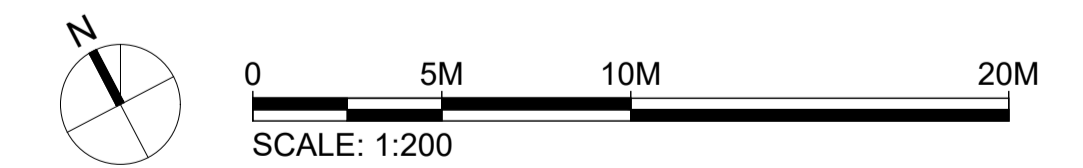
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- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
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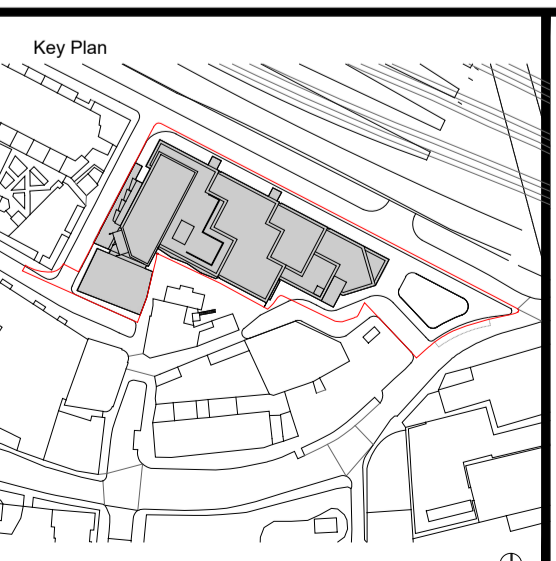
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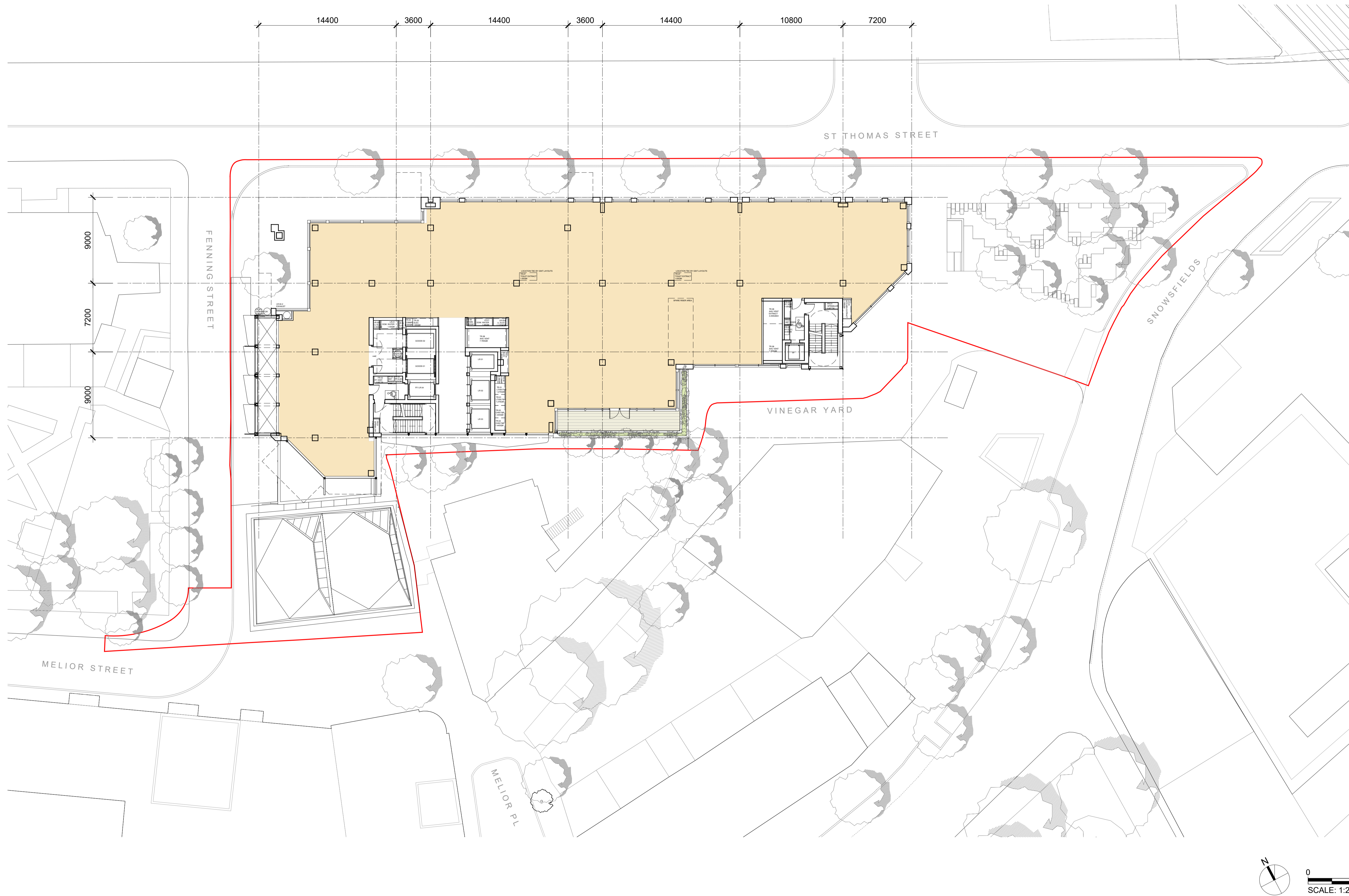


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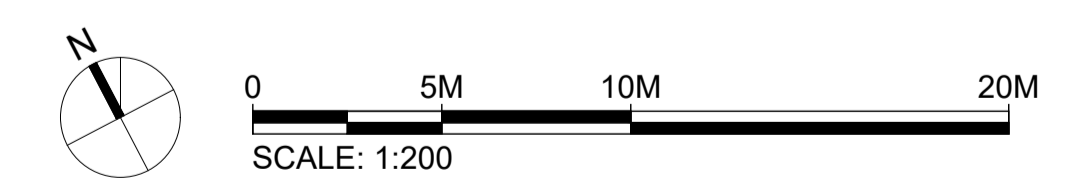
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Scale **1:200 @ A1** Drawn by **SD** Checked by **AF**
Drawing Title and No. **GENERAL ARRANGEMENT PLAN
LEVEL 01**
No. **PA-101** Rev. **00**

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- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
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- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



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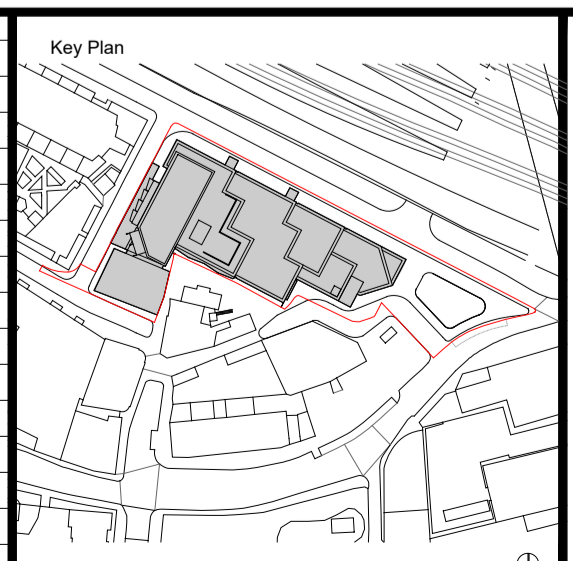
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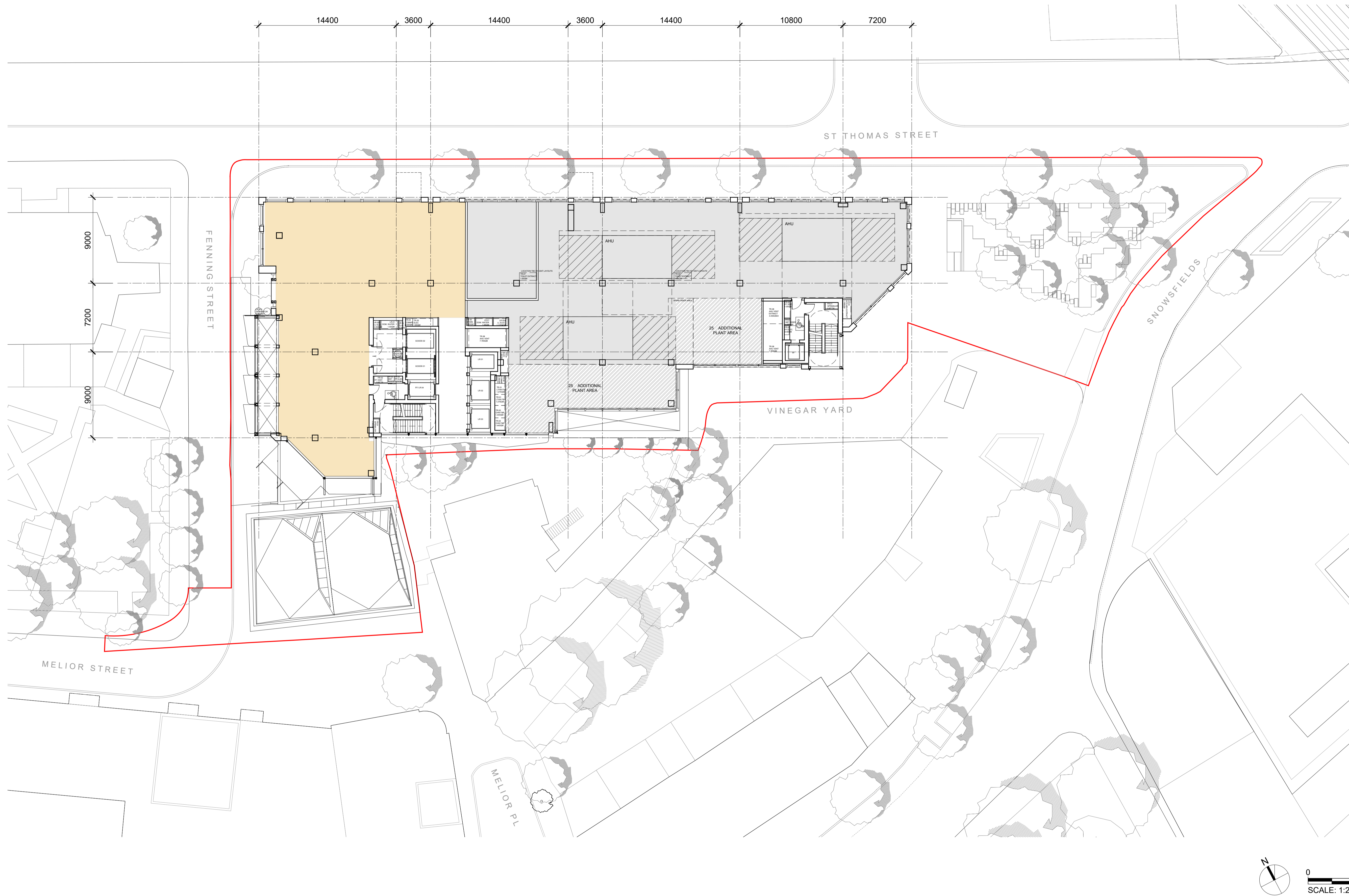


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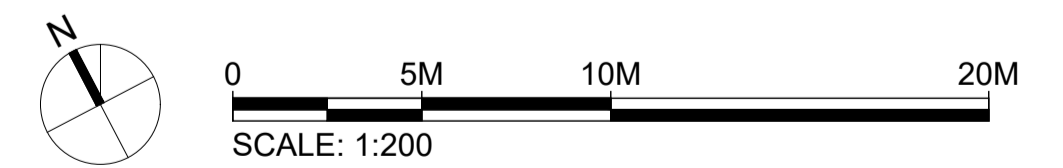
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No. **PA-102** Rev. **00**

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- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



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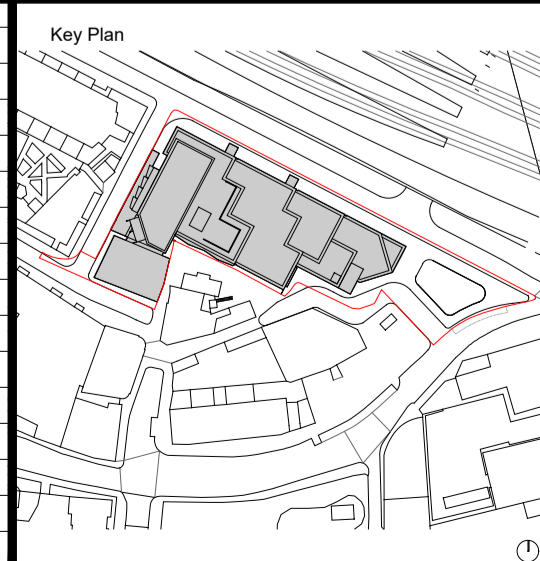
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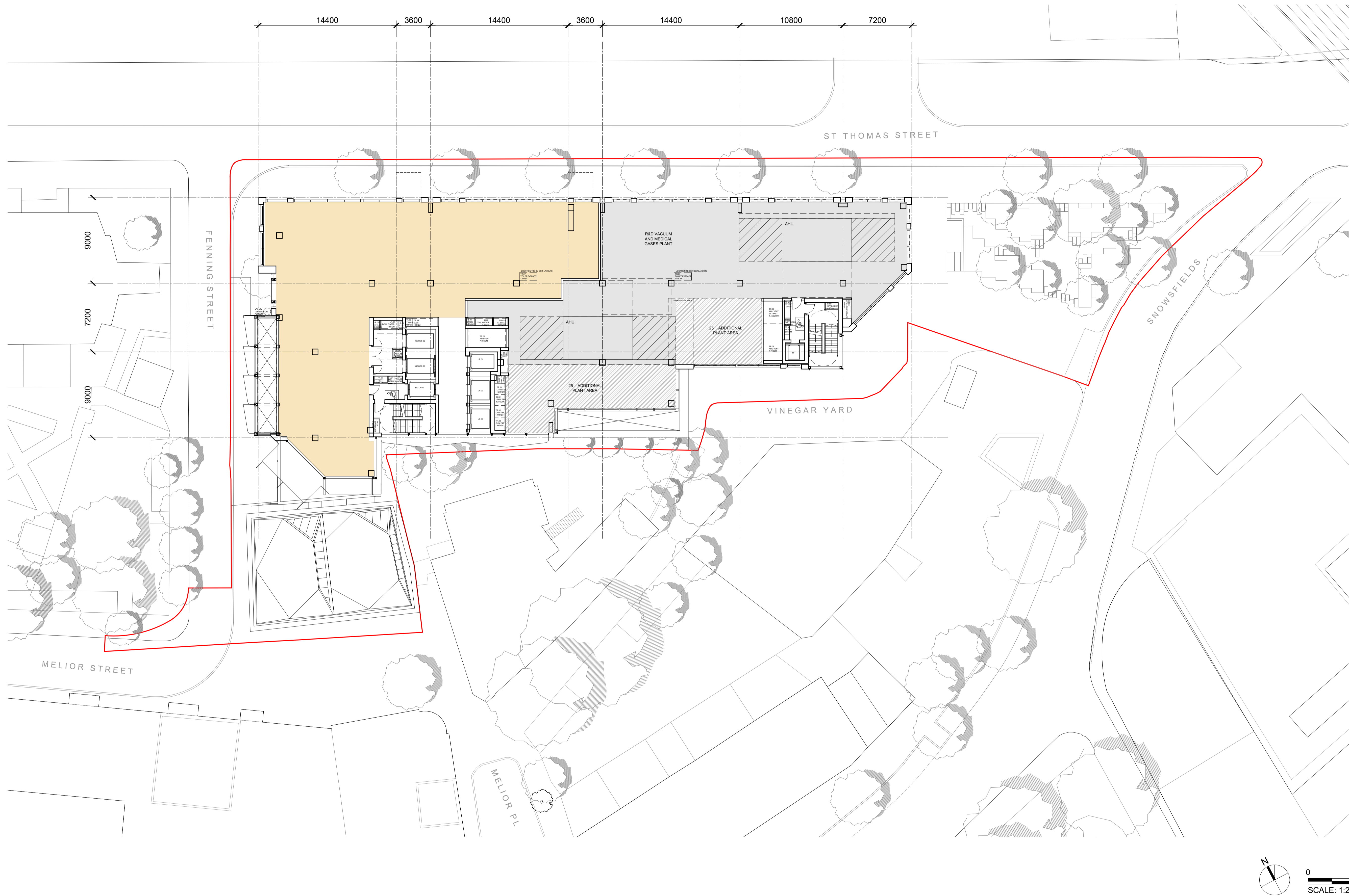
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Scale **1:200 @ A1** Drawn by **SD** Checked by **AF**

Drawing Title and No.
**GENERAL ARRANGEMENT PLAN
LEVEL 03 - D1 MEDICAL
OPTION 01**

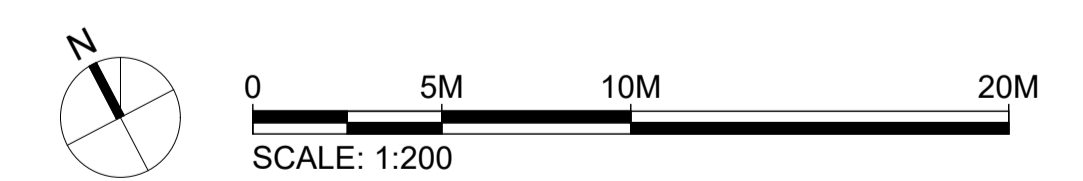
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- B1 AFFORDABLE WORKSPACE
- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



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St. Thomas St
SE1 3QR**

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68 - 85 Tabernacle Street
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Tel: 020 3887 7118

Building Services Consultant
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1 Bath Road
Maidenhead, SL6 4AQ
Tel: 016 2862 3423

Townscape Consultant
Montagu Evans
5 Bolton St
London, W1J 8BA
Tel: 020 7493 4002

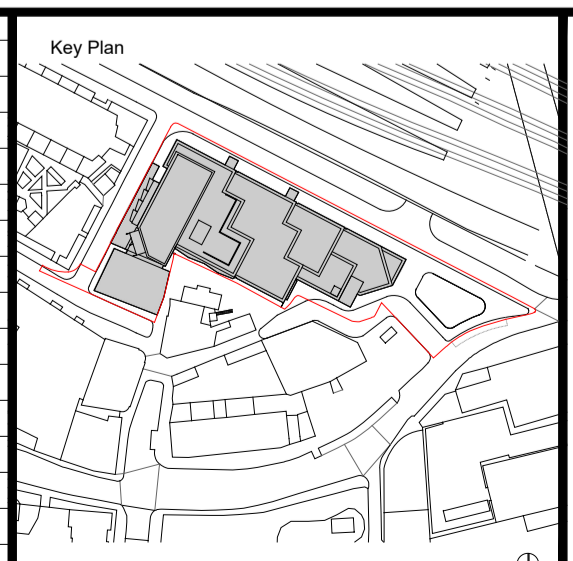
Planning Consultant
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Tel: 020 7493 4002

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Tel: 020 3617 8200

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Arcadis House, 34 York Way
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Tel: 0 20 7812 2099

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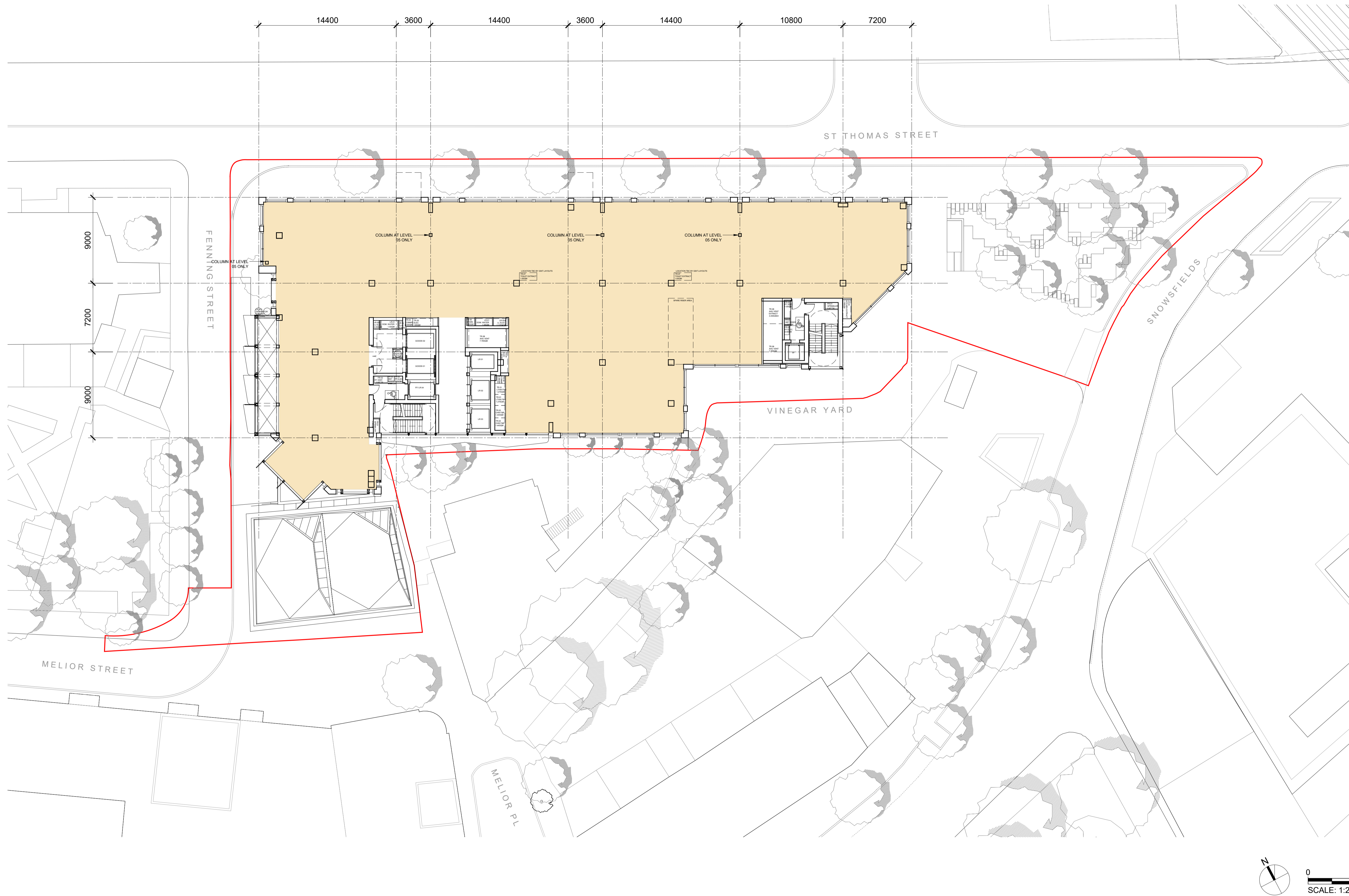


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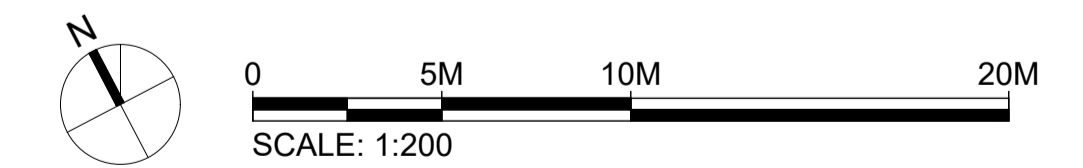
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Scale **1:200 @ A1** Drawn by **SD** Checked by **AF**
Drawing Title and No. **GENERAL ARRANGEMENT PLAN
LEVEL 03 - B1(B) R&D
OPTION 02**
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- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



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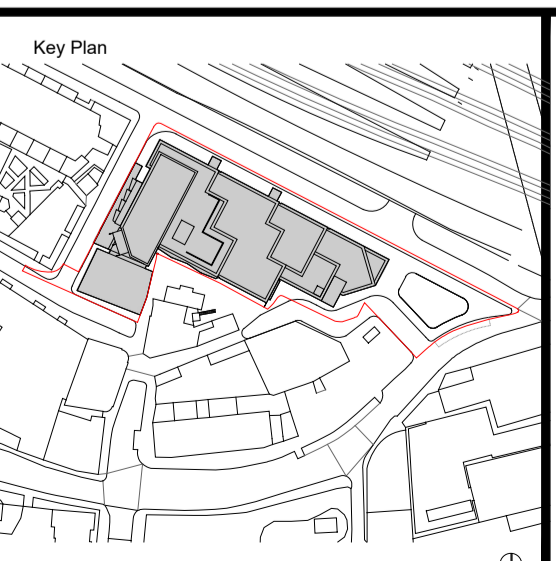
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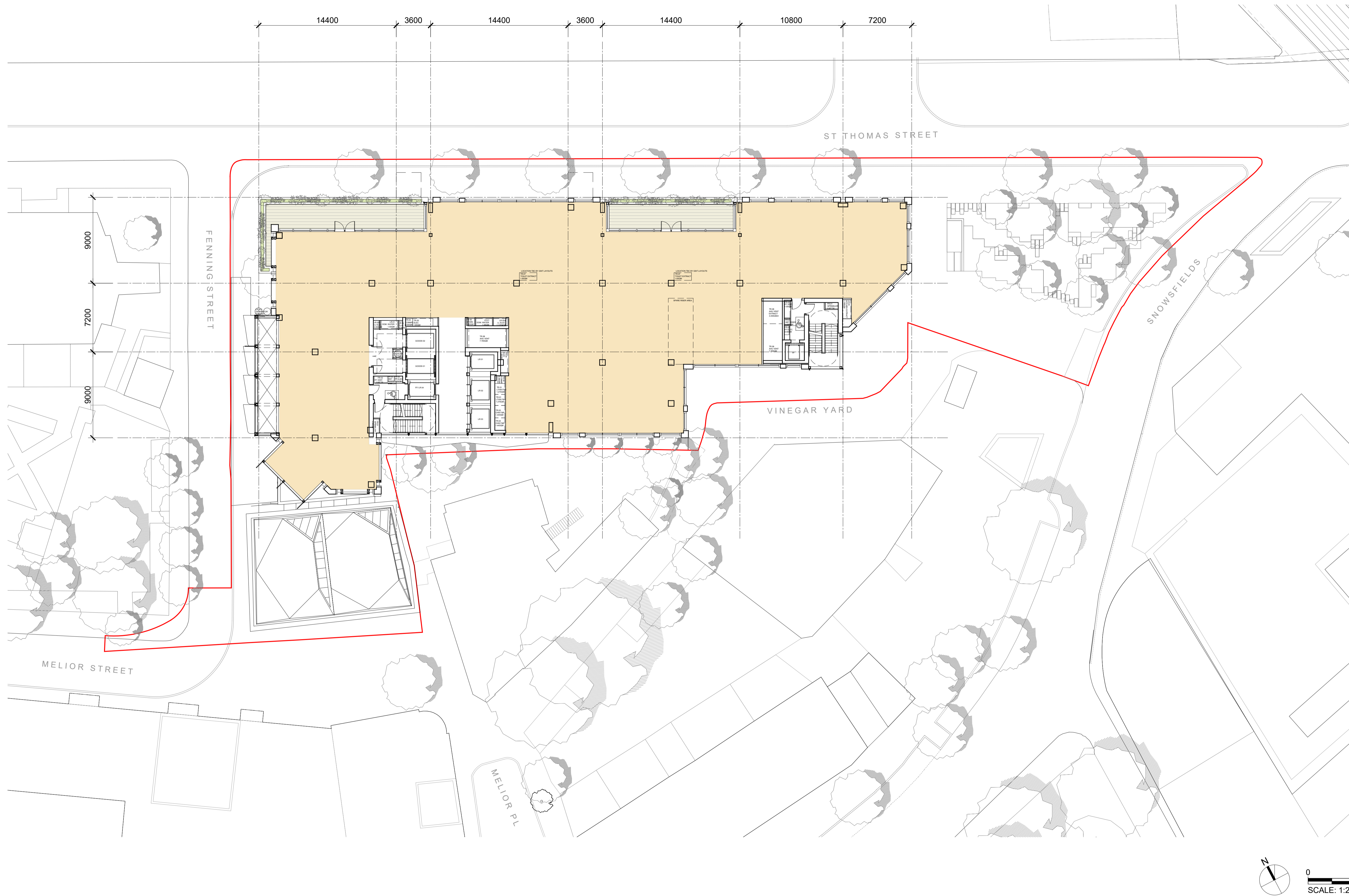


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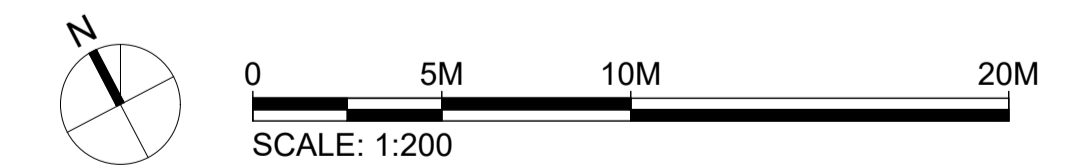
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Scale **1:200 @ A1** Drawn by **SD** Checked by **AF**
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LEVEL 04 & 05**
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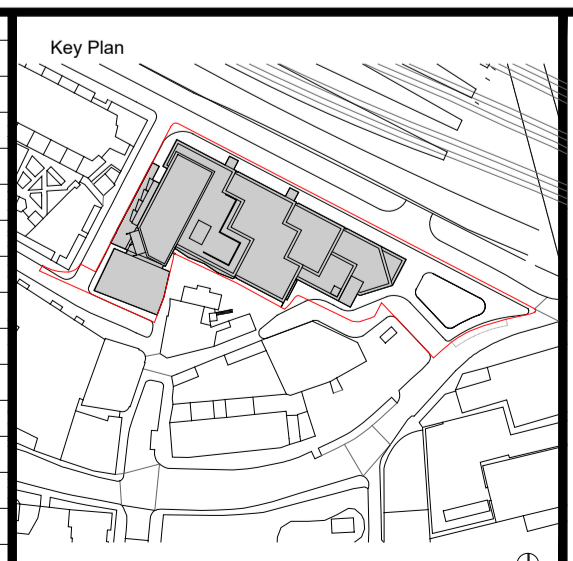
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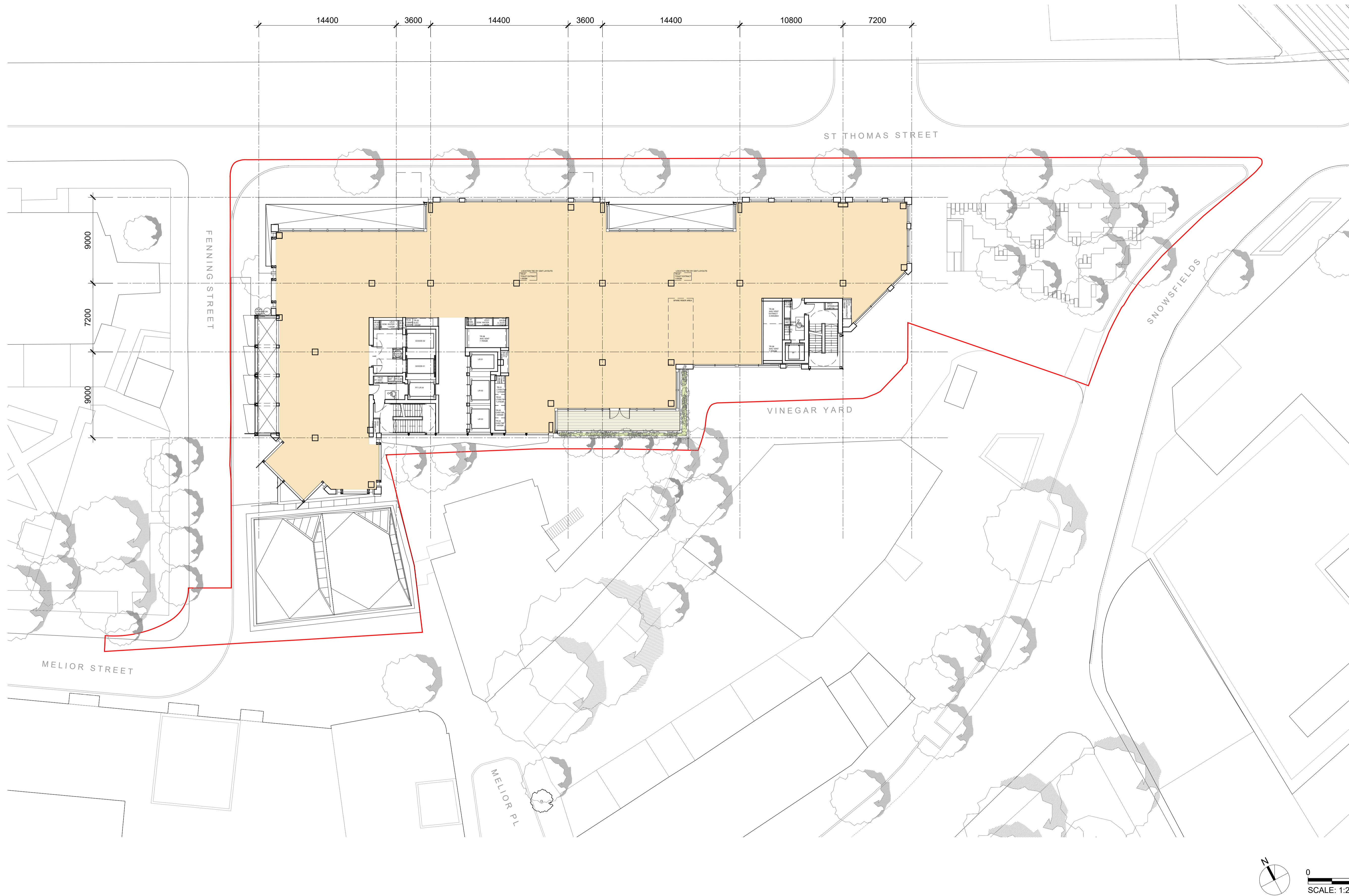


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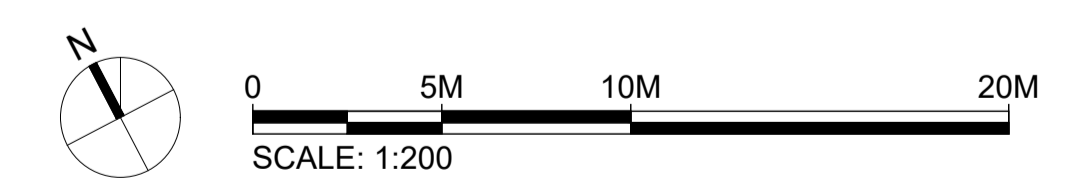
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Scale **1:200 @ A1** Drawn by **SD** Checked by **AF**
Drawing Title and No. **GENERAL ARRANGEMENT PLAN
LEVEL 06**
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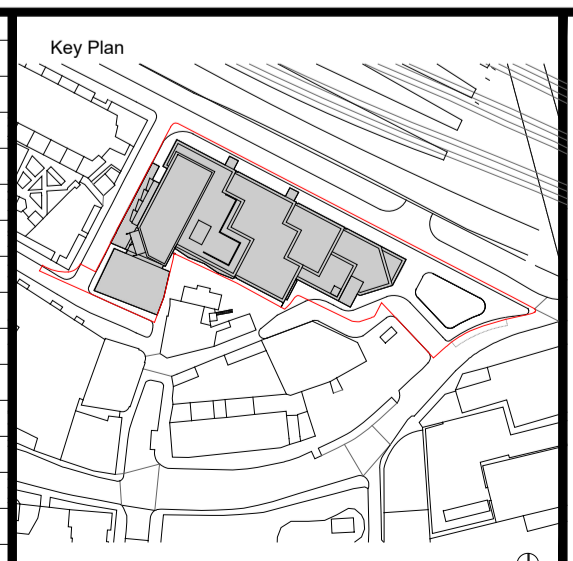
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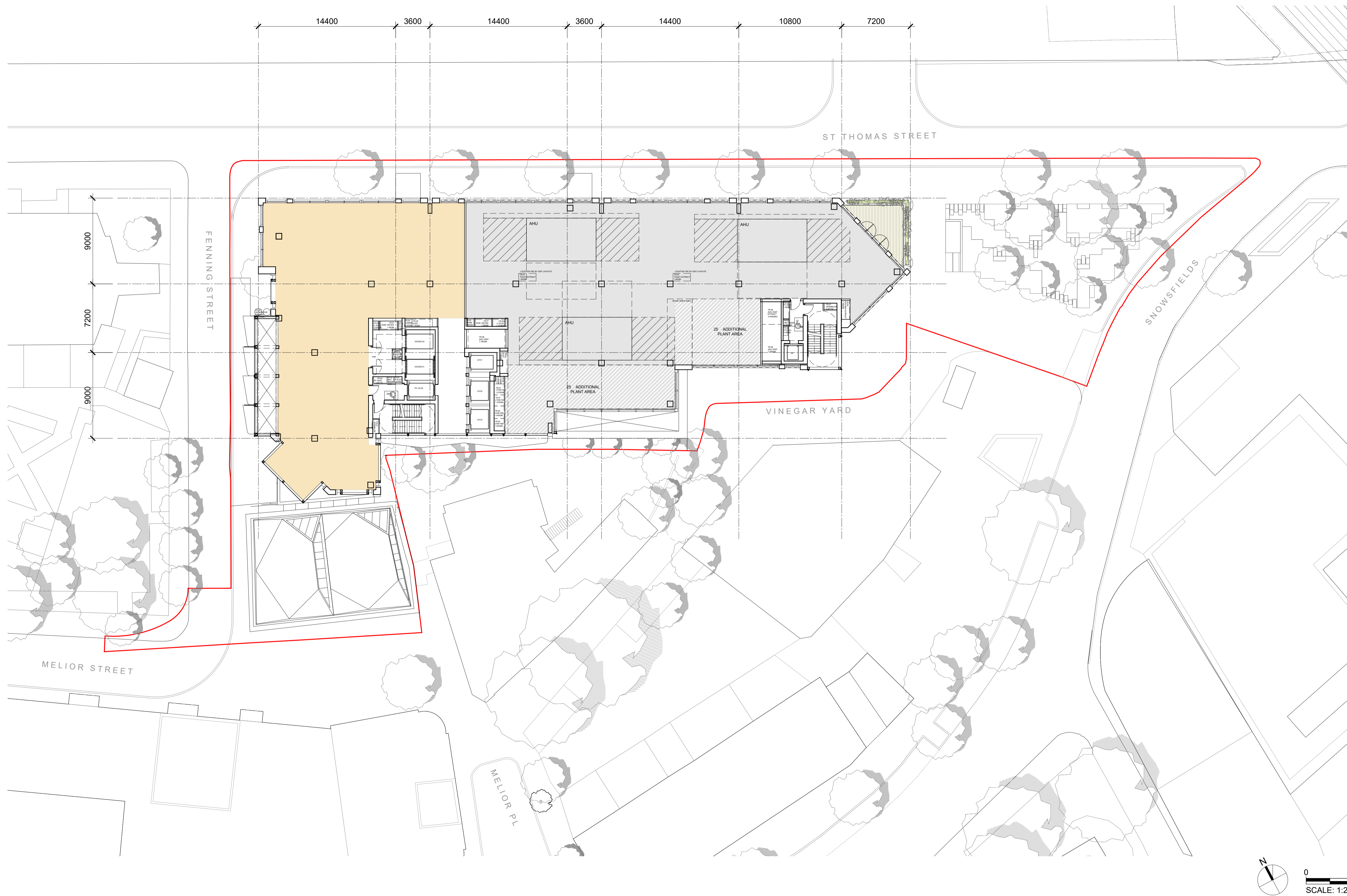
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Scale **1:200 @ A1** Drawn by **SD** Checked by **AF**

Drawing Title and No. **GENERAL ARRANGEMENT PLAN LEVEL 07**

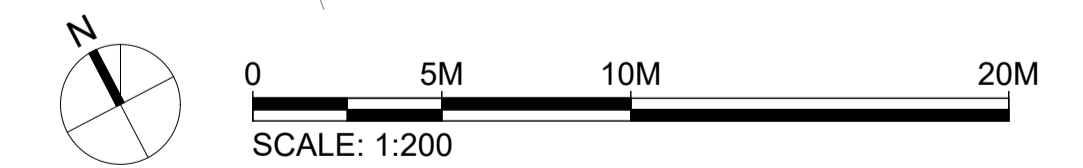
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KEY:

- APPLICATION BOUNDARY
- B1(a) OFFICE
- B1 AFFORDABLE WORKSPACE
- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



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**Vinegar Yard
St. Thomas St
SE1 3QR**

Client
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3rd Floor, 50 Jermyn Street,
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Tel: 020 7667 7766

Environmental Consultant
Trium Environmental Consulting
68 - 85 Tabernacle Street
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Tel: 020 3887 7118

Building Services Consultant
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1 Bath Road
Maidenhead, SL6 4AQ
Tel: 016 2862 3423

Townscape Consultant
Montagu Evans
5 Bolton St
London, W1J 8BA
Tel: 020 7493 4002

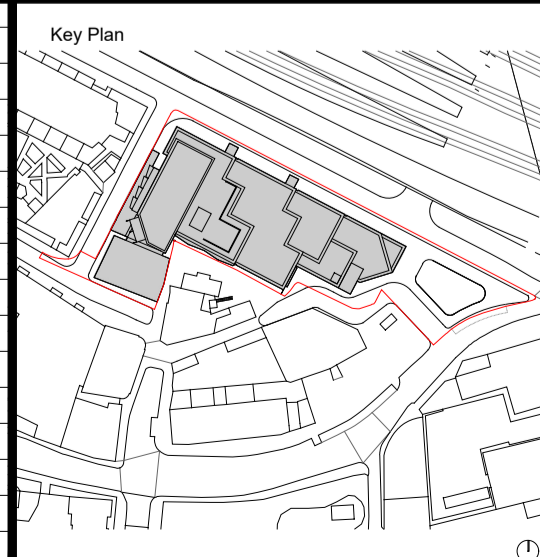
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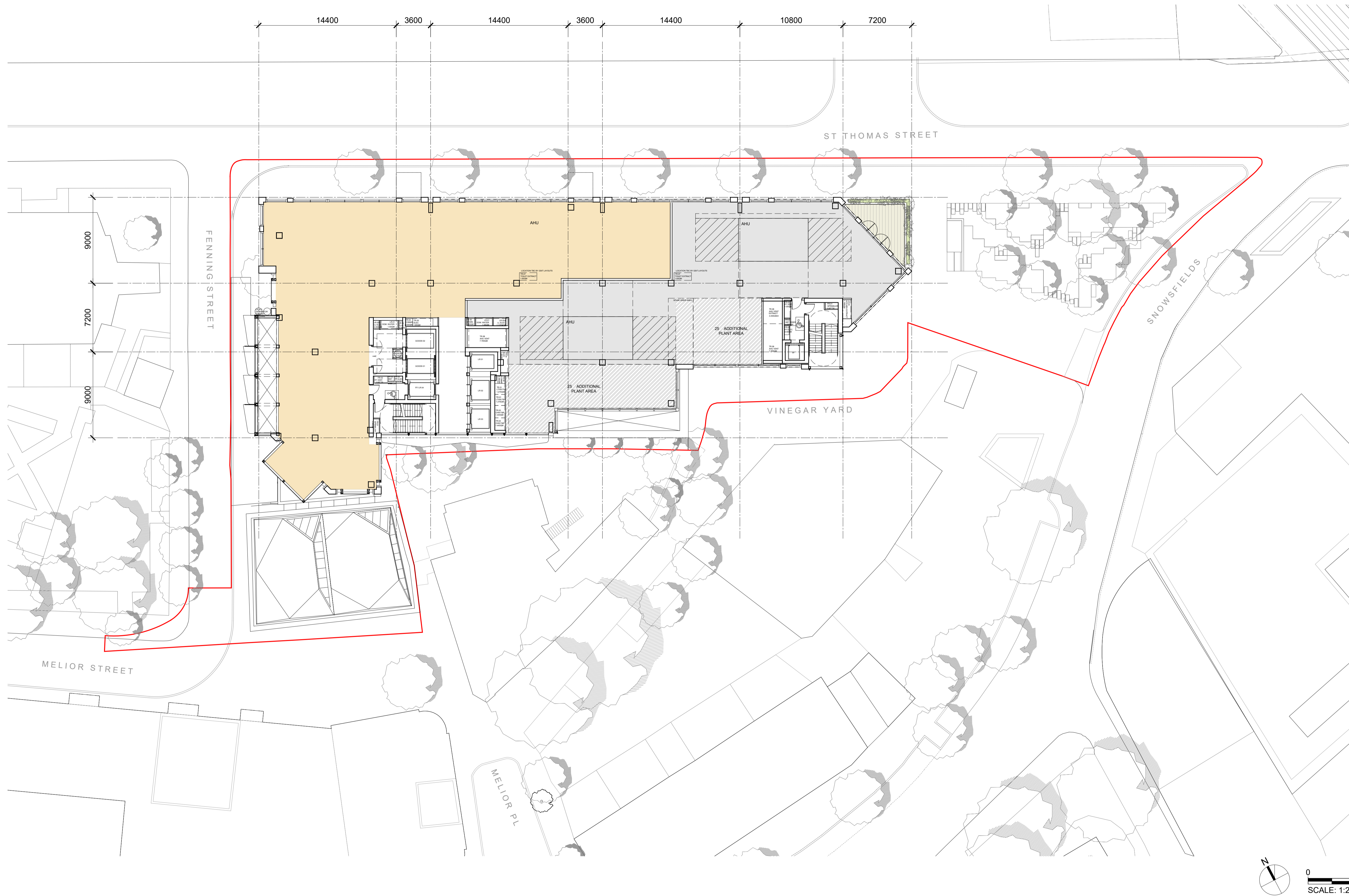
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Scale **1:200 @ A1** Drawn by **SD** Checked by **AF**

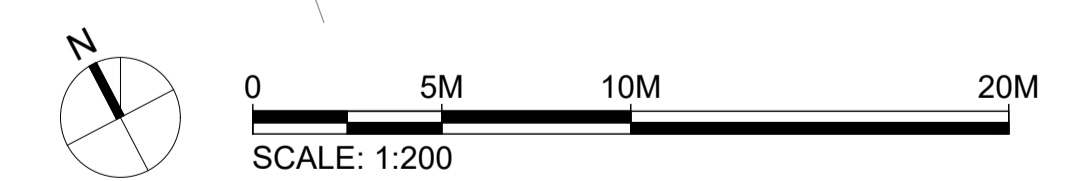
Drawing Title and No.
**GENERAL ARRANGEMENT PLAN
LEVEL 08 - D1 MEDICAL
OPTION 01**

No. **PA-108** Rev. **00**



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KEY:

- APPLICATION BOUNDARY
- B1(a) OFFICE
- B1 AFFORDABLE WORKSPACE
- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



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Tel: 016 2862 3423

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Tel: 020 7493 4002

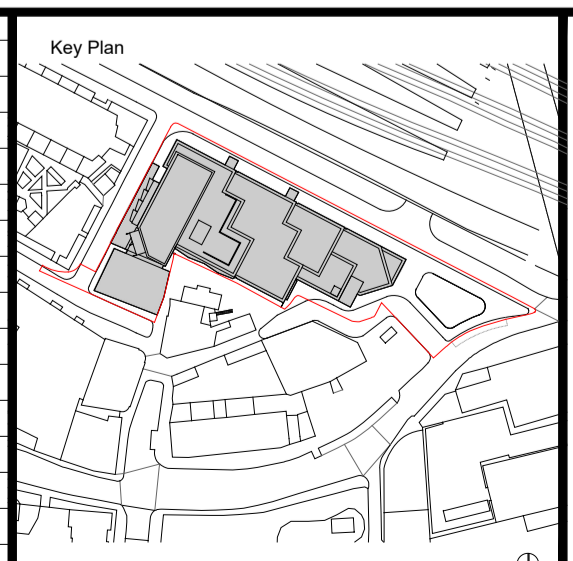
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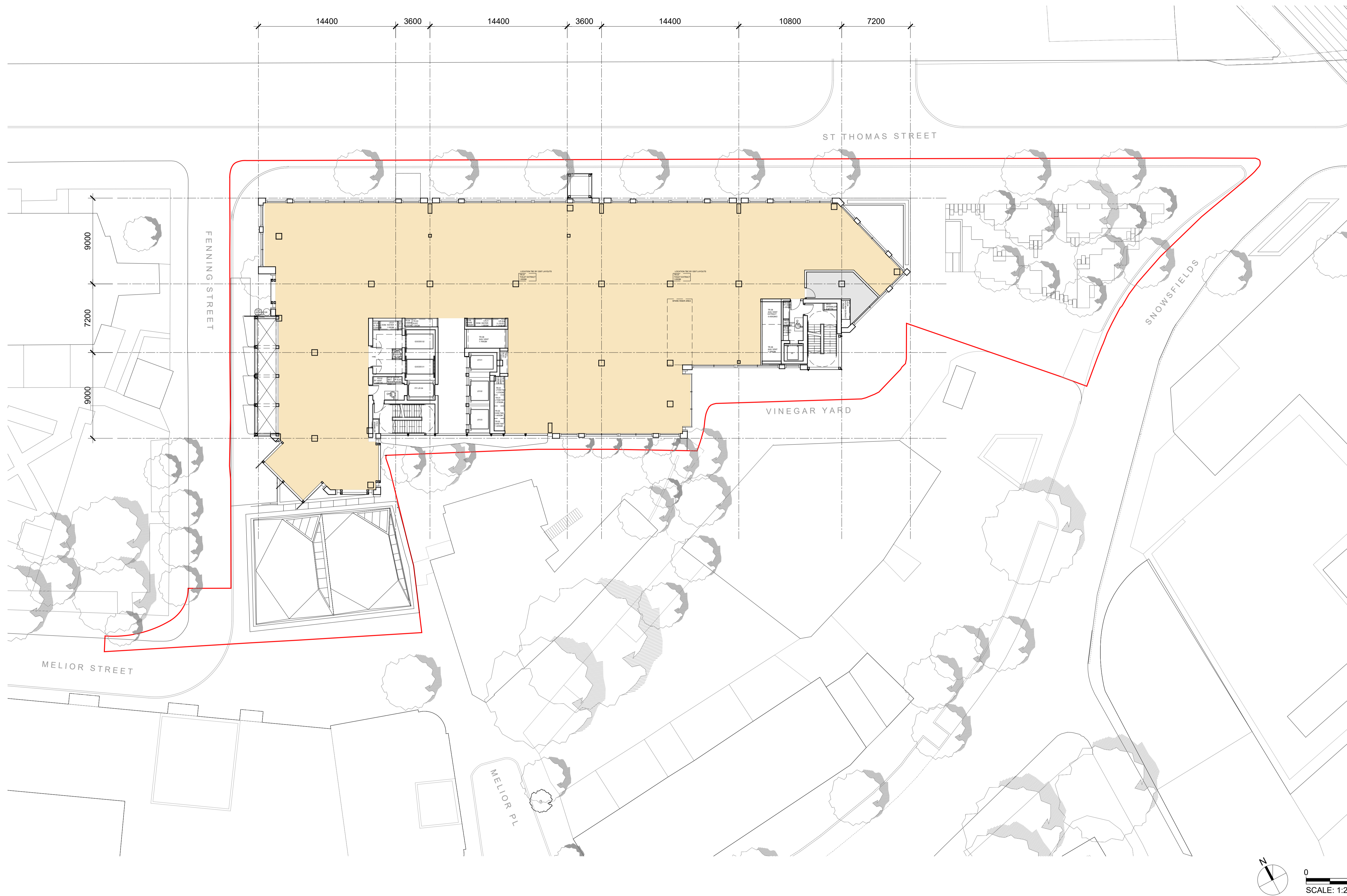


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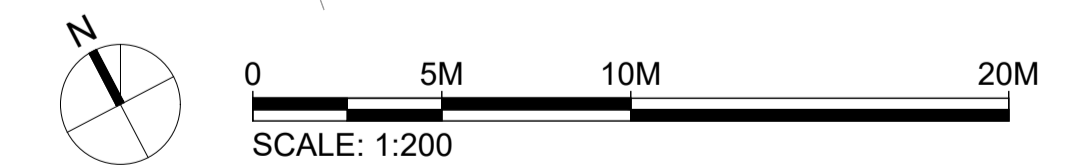
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Scale **1:200 @ A1** Drawn by **SD** Checked by **AF**
Drawing Title and No. **GENERAL ARRANGEMENT PLAN
LEVEL 08 - B1(B) R&D
OPTION 02**
No. **PA-108A** Rev. **00**

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- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



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5 Bolton St
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Tel: 020 7493 4002

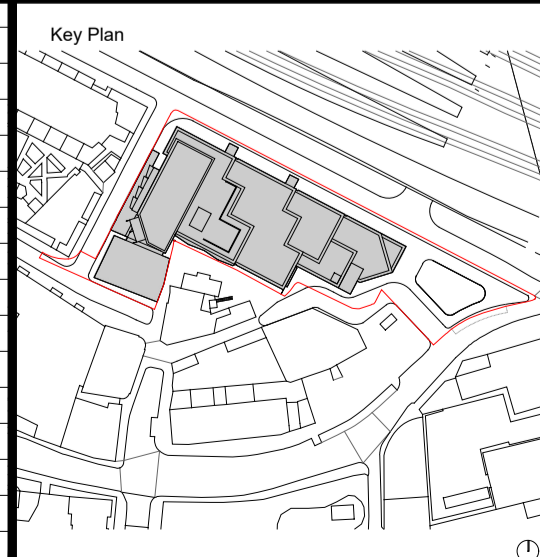
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Tel: 0 20 7812 2099

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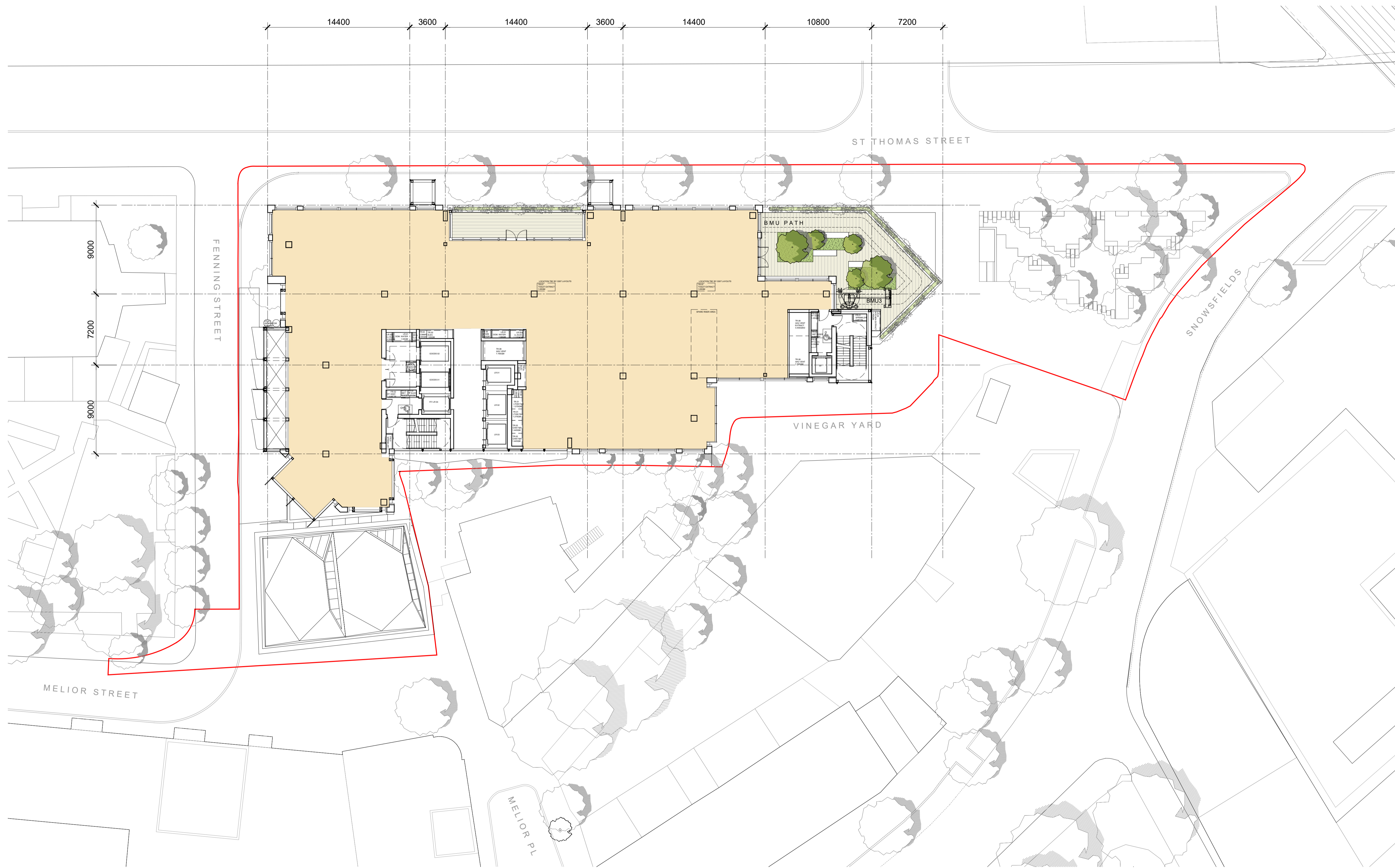
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Scale **1:200 @ A1** Drawn by **SD** Checked by **AF**

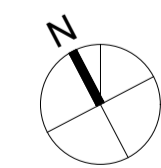
Drawing Title and No.
**GENERAL ARRANGEMENT PLAN
LEVEL 09**

No. **PA-109** Rev. **00**



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KEY:

- APPLICATION BOUNDARY
- B1(a) OFFICE
- B1 AFFORDABLE WORKSPACE
- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



0 5M 10M 20M
SCALE: 1:200

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Tel: 016 2862 3423

Townscape Consultant
Montagu Evans
5 Bolton St
London, W1J 8BA
Tel: 020 7493 4002

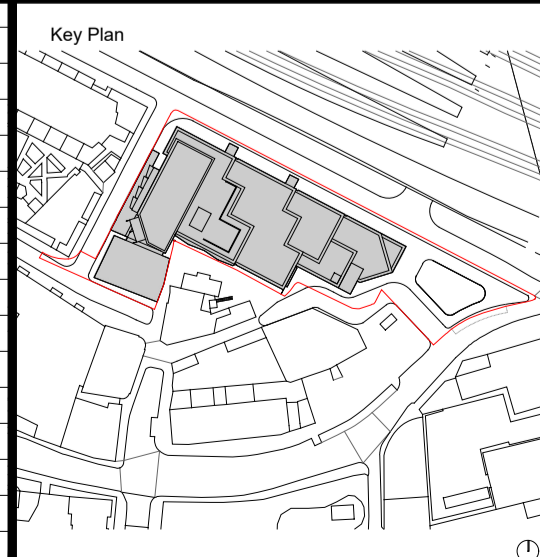
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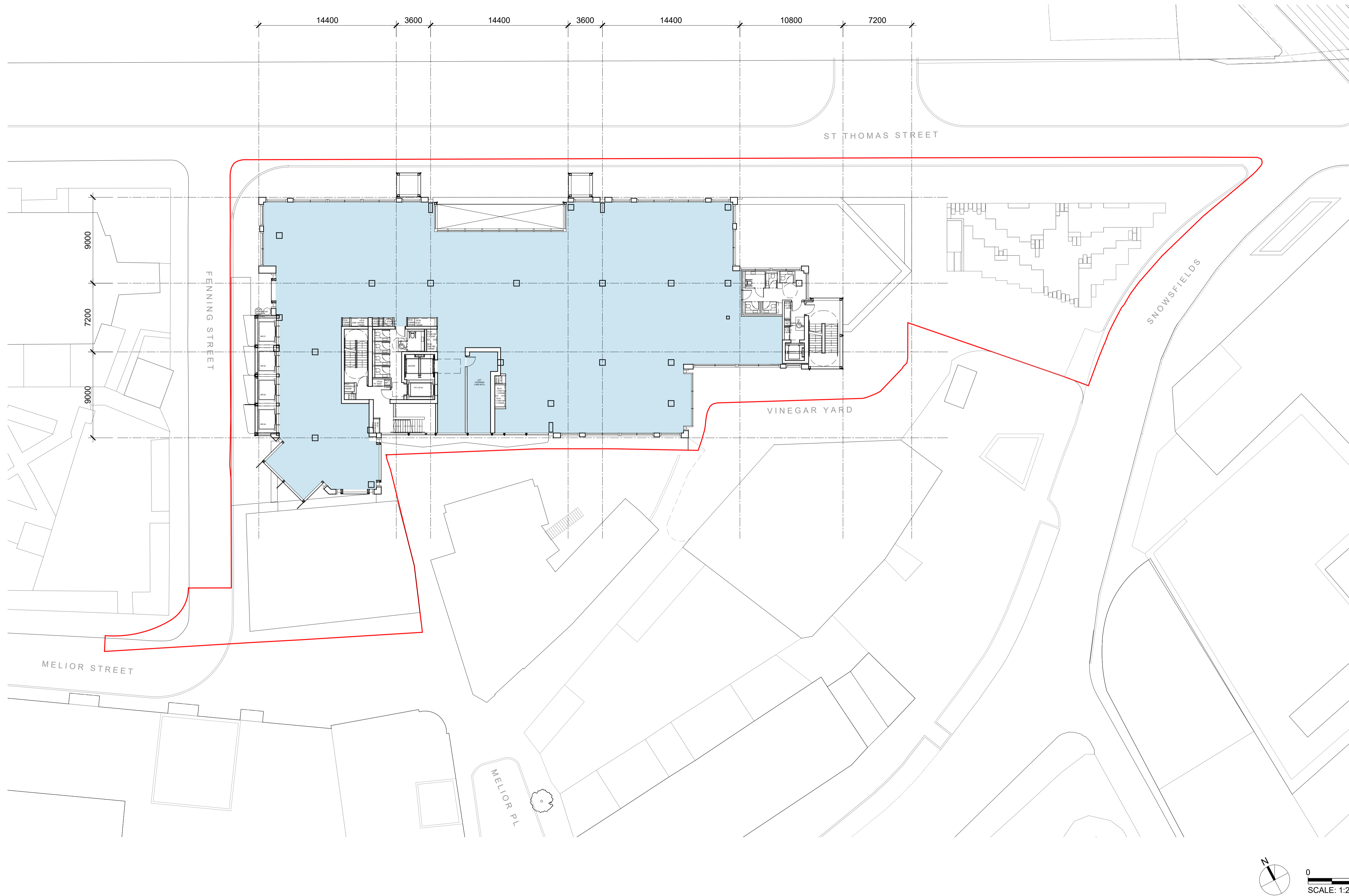
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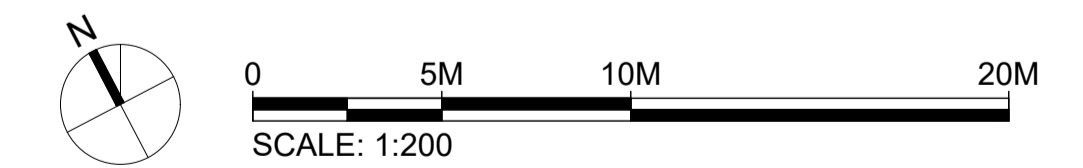
Drawing Title and No.
**GENERAL ARRANGEMENT PLAN
LEVEL 10**

No. **PA-110** Rev. **00**



DRAWINGS TO BE PRINTED IN COLOUR
KEY:

- APPLICATION BOUNDARY
- B1(a) OFFICE
- B1 AFFORDABLE WORKSPACE
- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



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1 Bath Road
Maidenhead, SL6 4AQ
Tel: 016 2862 3423

Townscape Consultant
Montagu Evans
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Tel: 020 7493 4002

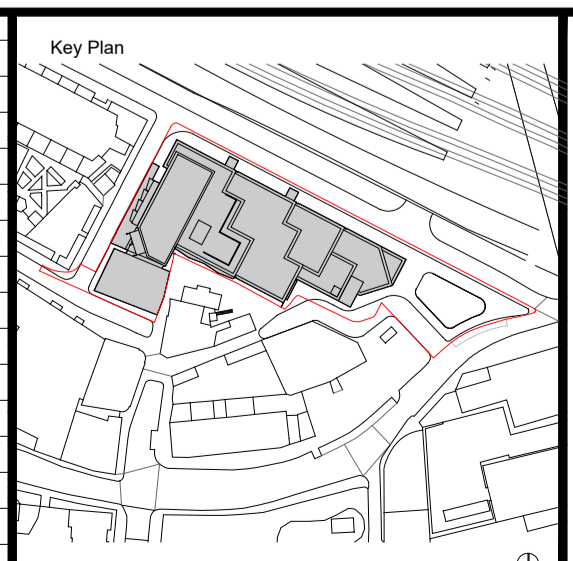
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Cost Consultant
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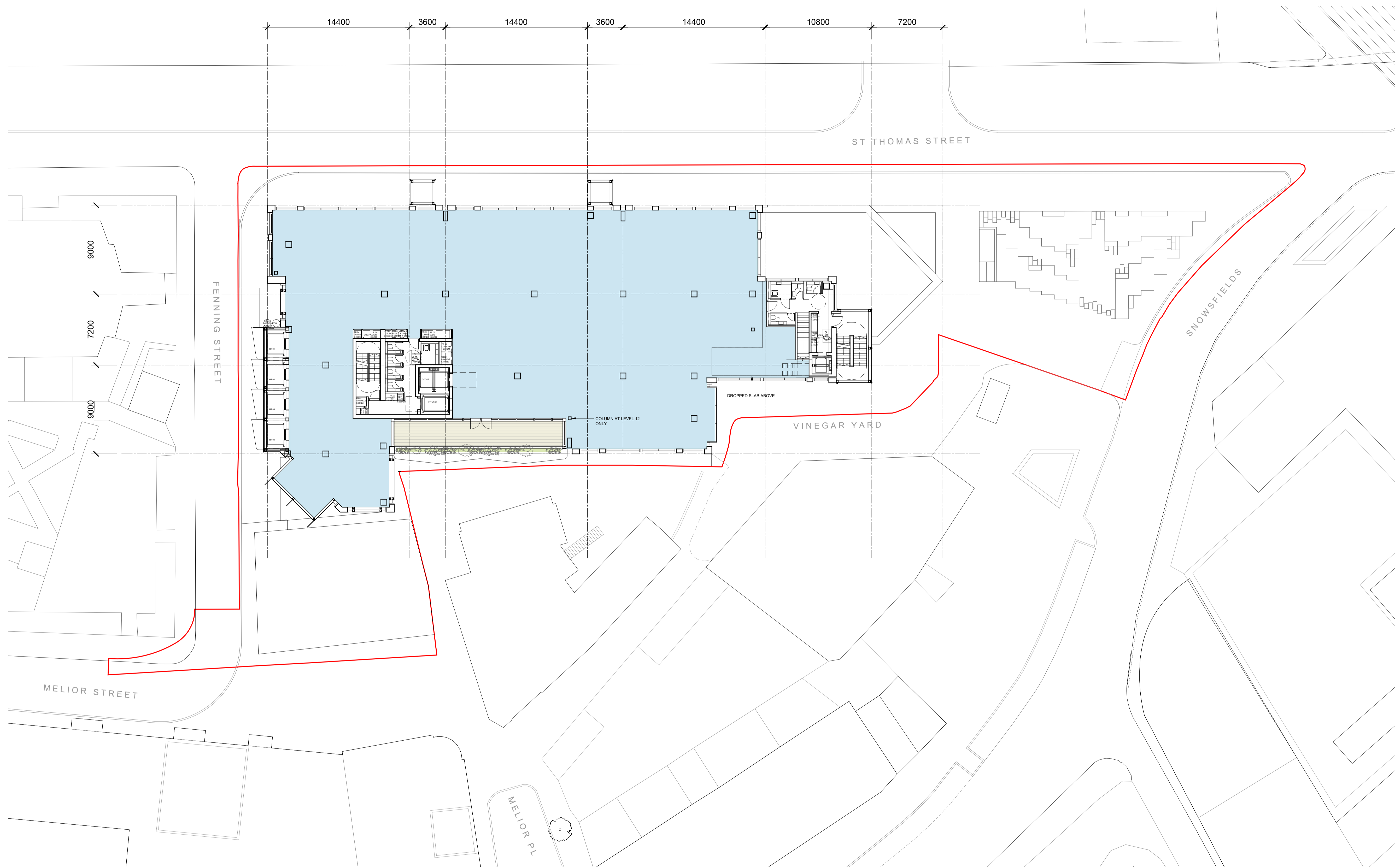
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Drawing Title and No. **GENERAL ARRANGEMENT PLAN LEVEL 11**

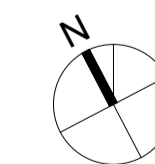
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KEY:

- APPLICATION BOUNDARY
- B1(a) OFFICE
- B1 AFFORDABLE WORKSPACE
- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



0 5M 10M 20M
SCALE: 1:200

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**Vinegar Yard
St. Thomas St
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St. Thomas Bermondsey Ltd.
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Tel: 016 2862 3423

Townscape Consultant
Montagu Evans
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London, W1J 8BA
Tel: 020 7493 4002

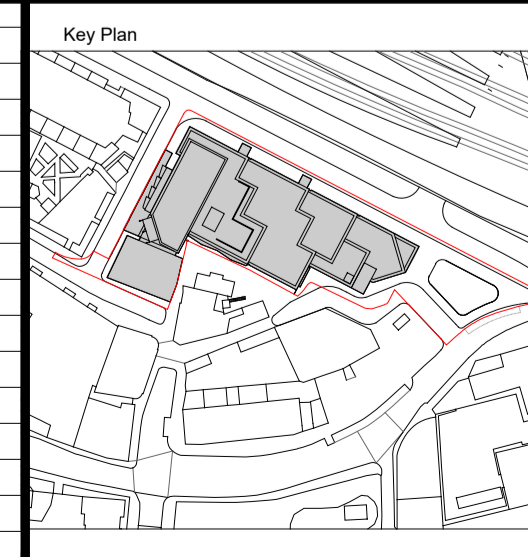
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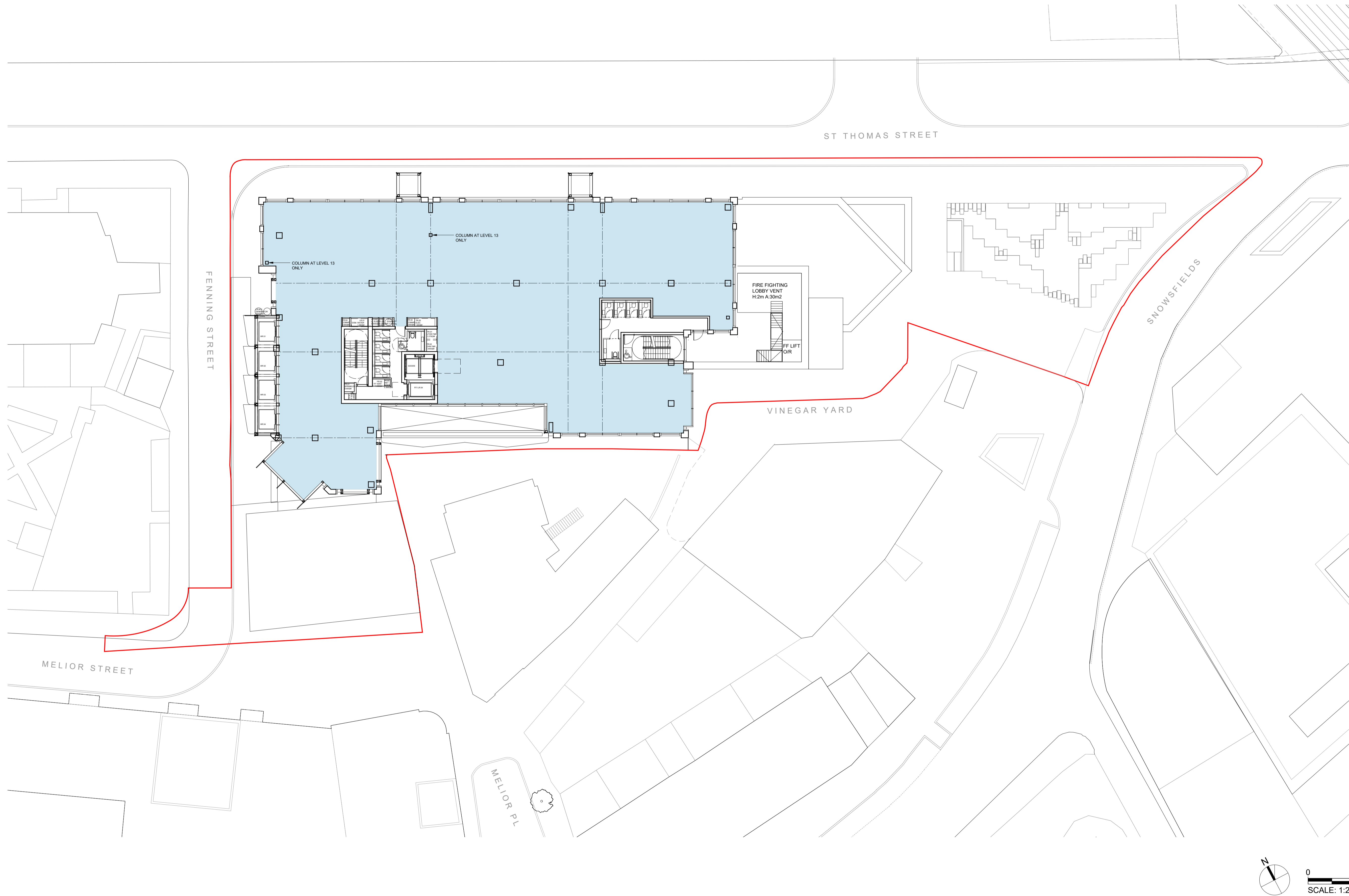
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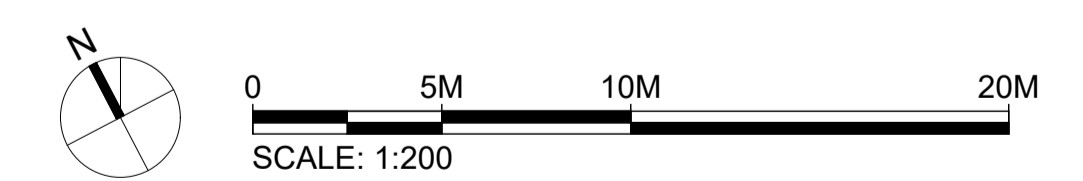
Drawing Title and No.
**GENERAL ARRANGEMENT PLAN
LEVEL 12**

No. **PA-112** Rev. **00**



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KEY:

- APPLICATION BOUNDARY
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- B1 AFFORDABLE WORKSPACE
- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
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- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



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Tel: 020 7493 4002

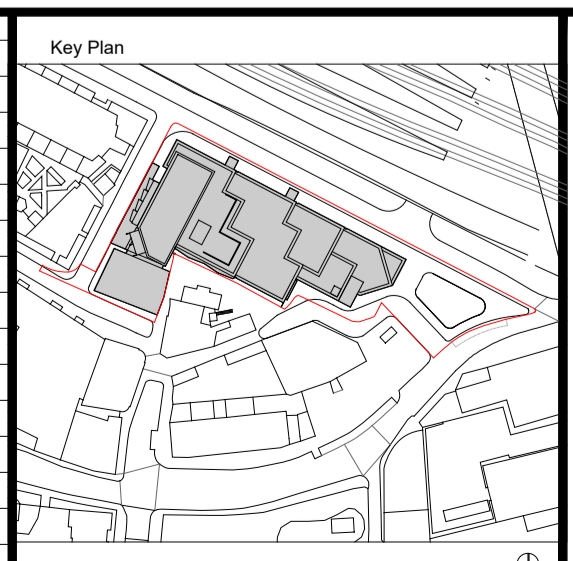
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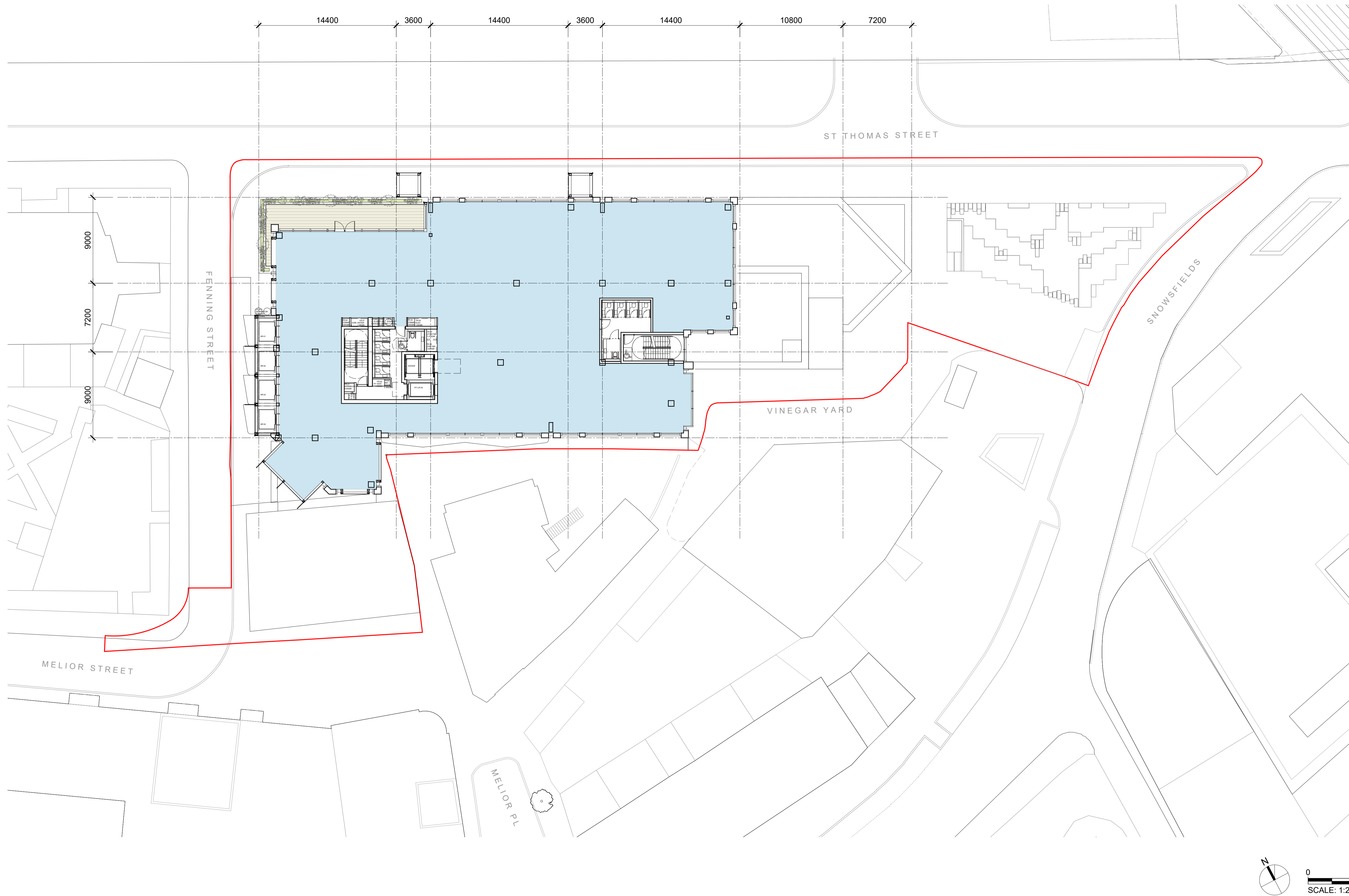
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Scale **1:200 @ A1** Drawn by **SD** Checked by **AF**

Drawing Title and No. **GENERAL ARRANGEMENT PLAN
LEVEL 13**

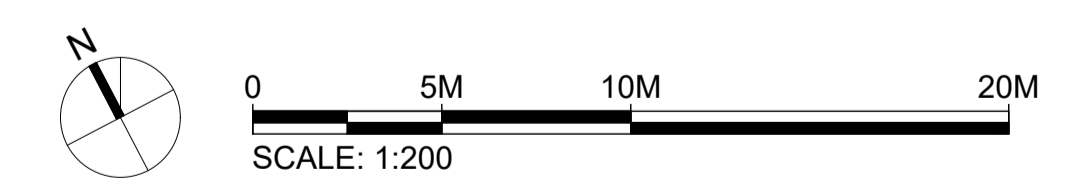
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- PLANT
- TERRACE



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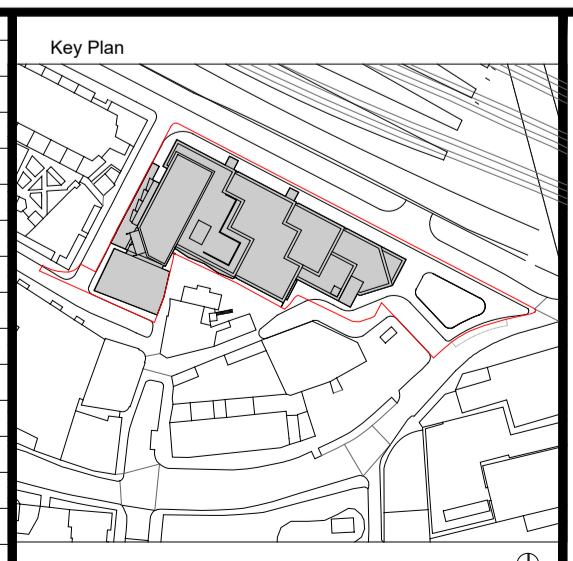
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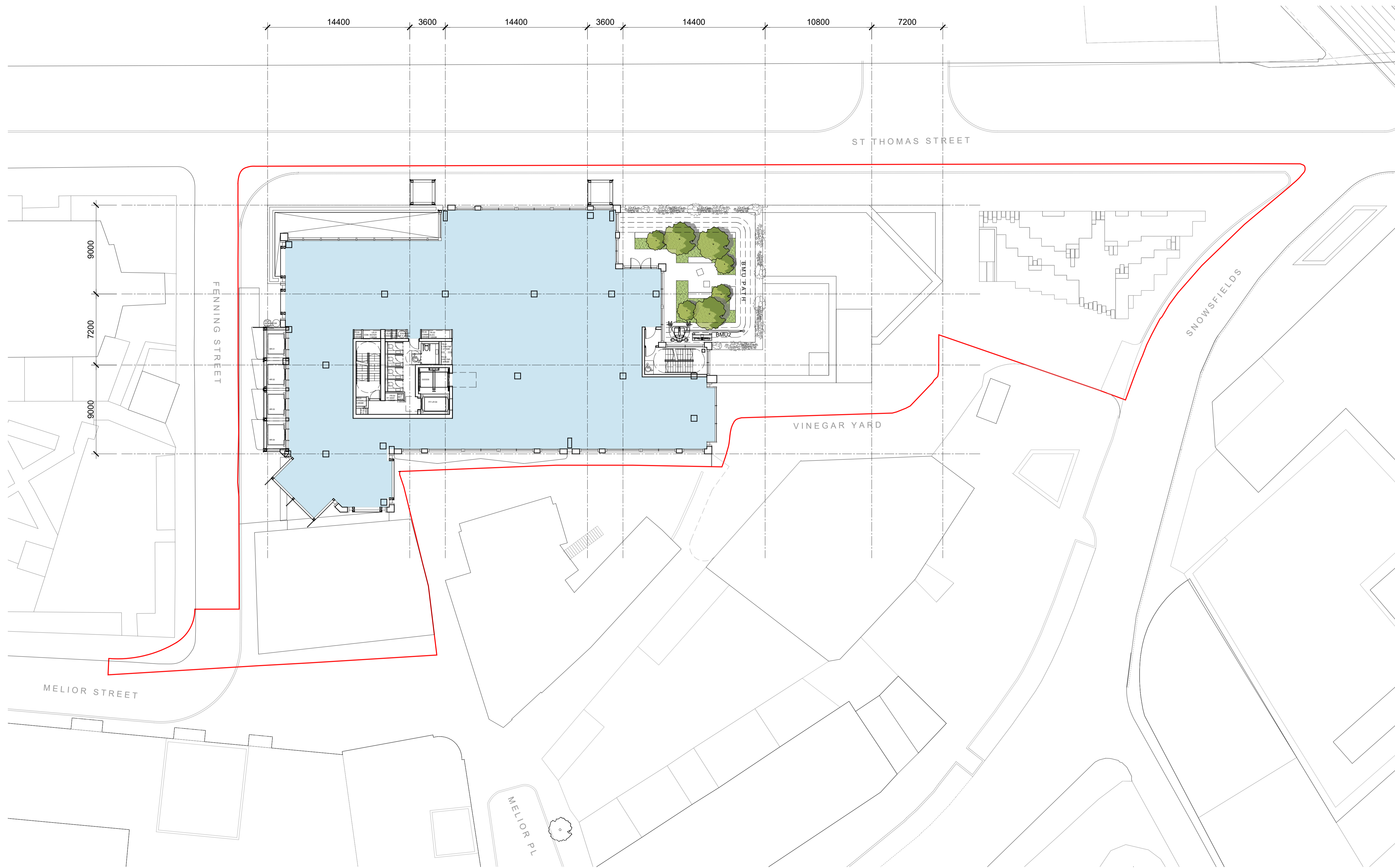
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Scale **1:200 @ A1** Drawn by **SD** Checked by **AF**

Drawing Title and No. **GENERAL ARRANGEMENT PLAN
LEVEL 14**

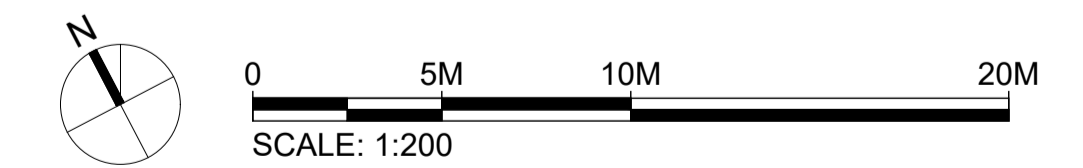
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London, W1J 8BA
Tel: 020 7493 4002

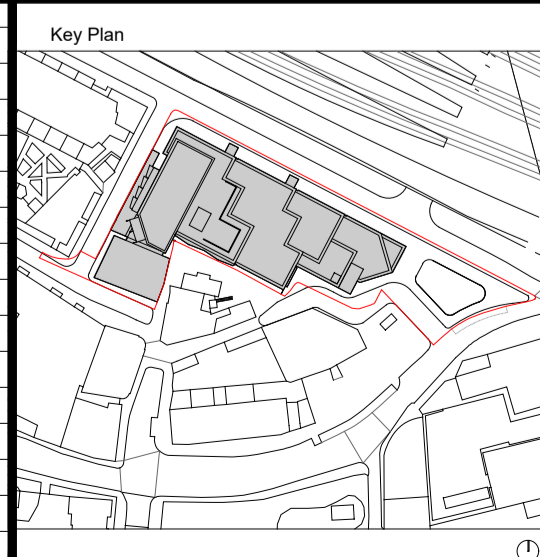
Planning Consultant
Montagu Evans
5 Bolton St
London, W1J 8BA
Tel: 020 7493 4002

Transport Consultant
Caneparo Associates
21 Little Portland Street
London, W1W 8BT
Tel: 020 3617 8200

Structural Consultant
AKT II
White Collar Factory
1 Old Street Yard
London, EC1Y 8AF
Tel: 020 7250 7777

Cost Consultant
Arcadis
Arcadis House, 34 York Way
London, N1 9AB
Tel: 0 20 7812 2099

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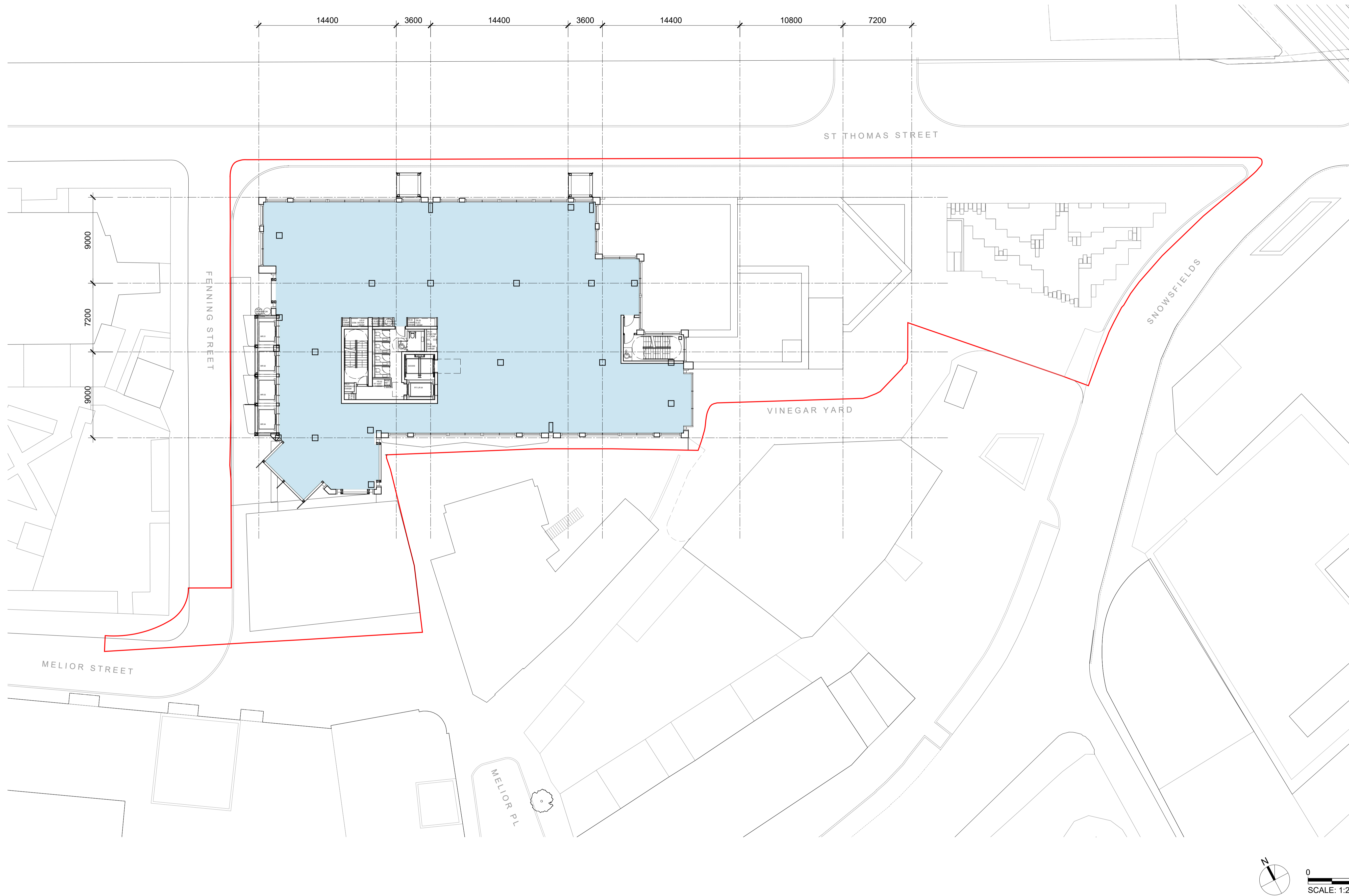
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Scale **1:200 @ A1** Drawn by **SD** Checked by **AF**

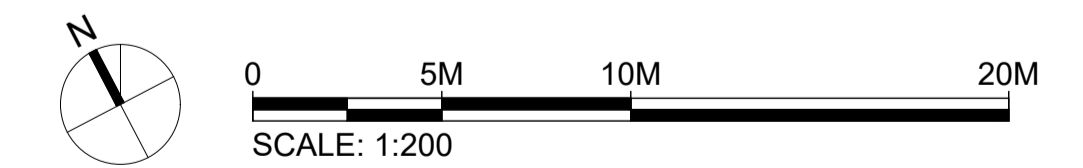
Drawing Title and No.
**GENERAL ARRANGEMENT PLAN
LEVEL 15**

No. **PA-115** Rev. **00**



DRAWINGS TO BE PRINTED IN COLOUR
KEY:

- APPLICATION BOUNDARY
- B1(a) OFFICE
- B1 AFFORDABLE WORKSPACE
- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



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**Vinegar Yard
St. Thomas St
SE1 3QR**

Client
St. Thomas Bermondsey Ltd.
3rd Floor, 50 Jermyn Street,
London, SW1Y 6LX
Tel: 020 7667 7766

Environmental Consultant
Trium Environmental Consulting
68 - 85 Tabernacle Street
London, EC2A 4BD
Tel: 020 3887 7118

Building Services Consultant
Sweco
1 Bath Road
Maidenhead, SL6 4AQ
Tel: 016 2862 3423

Townscape Consultant
Montagu Evans
5 Bolton St
London, W1J 8BA
Tel: 020 7493 4002

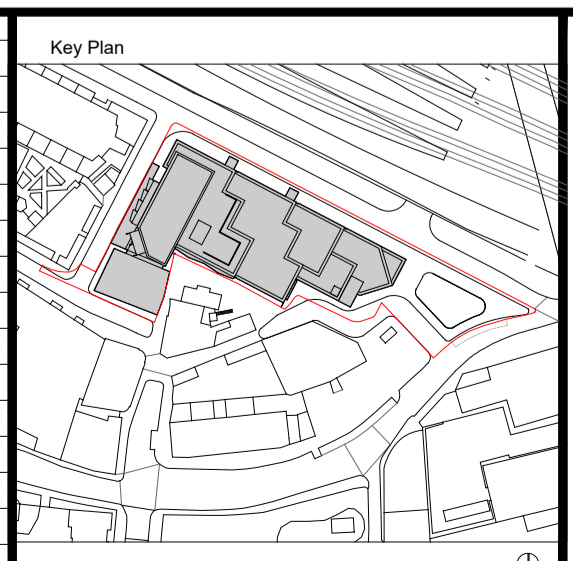
Planning Consultant
Montagu Evans
5 Bolton St
London, W1J 8BA
Tel: 020 7493 4002

Transport Consultant
Caneparo Associates
21 Little Portland Street
London, W1W 8BT
Tel: 020 3617 8200

Structural Consultant
AKT II
White Collar Factory
1 Old Street Yard
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Tel: 020 7250 7777

Cost Consultant
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Tel: 0 20 7812 2099

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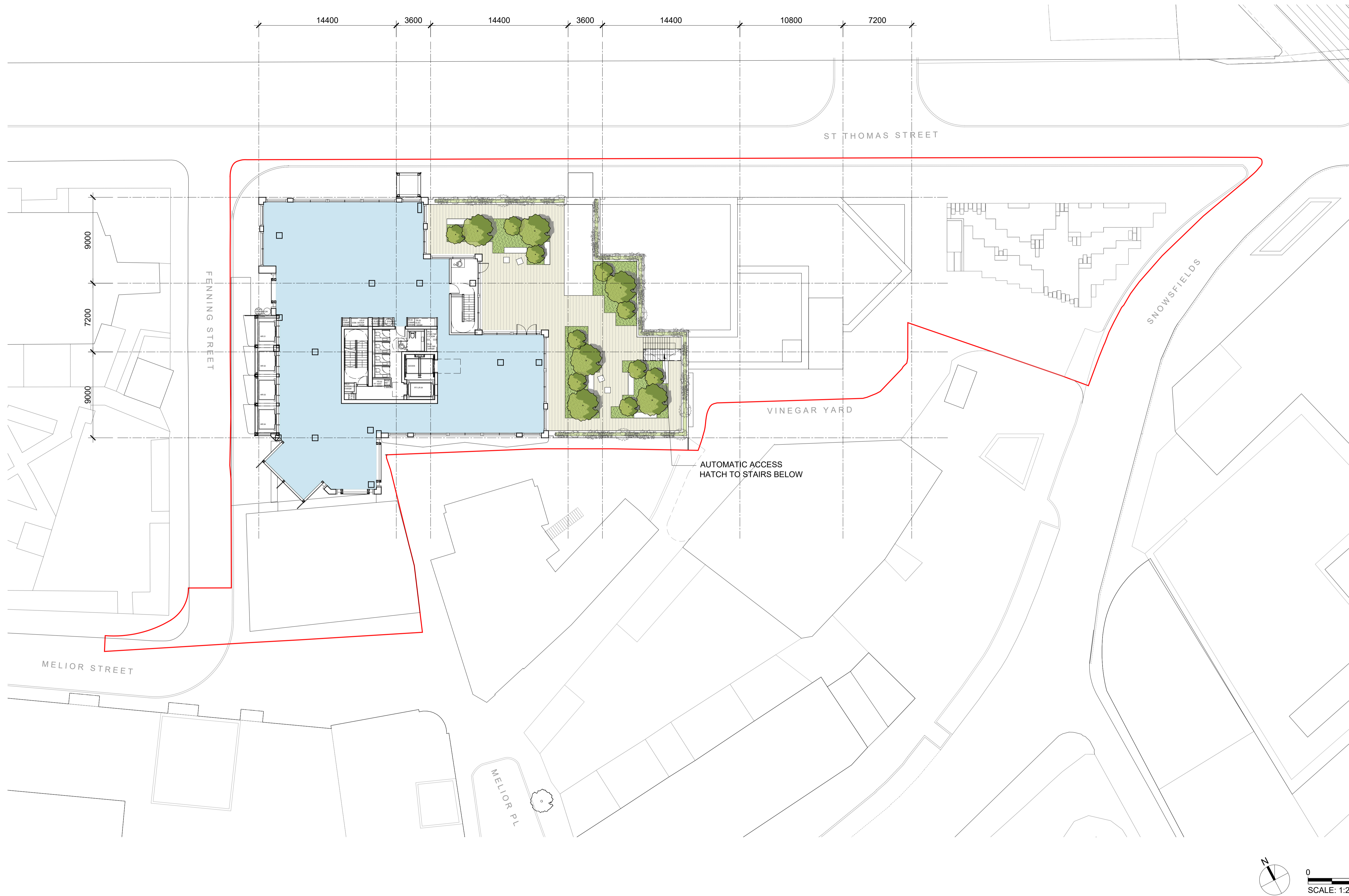
Proj. No. **2472** Project **Vinegar Yard**

Scale **1:200 @ A1** Drawn by **SD** Checked by **AF**

Drawing Title and No. **GENERAL ARRANGEMENT PLAN
LEVEL 16**

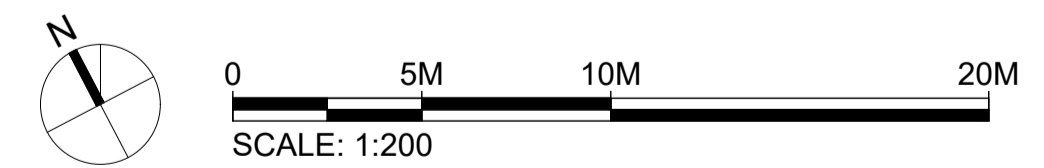
No. **PA-116** Rev. **00**

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KEY:

- APPLICATION BOUNDARY
- B1(a) OFFICE
- B1 AFFORDABLE WORKSPACE
- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



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Trium Environmental Consulting
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1 Bath Road
Maidenhead, SL6 4AQ
Tel: 016 2862 3423

Townscape Consultant
Montagu Evans
5 Bolton St
London, W1J 8BA
Tel: 020 7493 4002

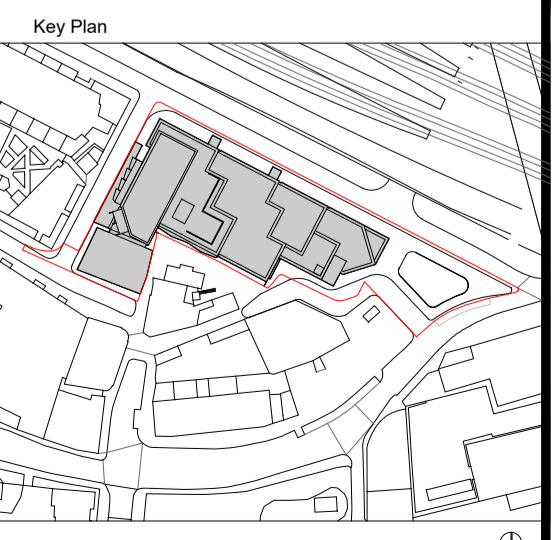
Planning Consultant
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Tel: 020 7493 4002

Transport Consultant
Caneparo Associates
21 Little Portland Street
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Tel: 020 3617 8200

Structural Consultant
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White Collar Factory
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Tel: 020 7250 7777

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Arcadis
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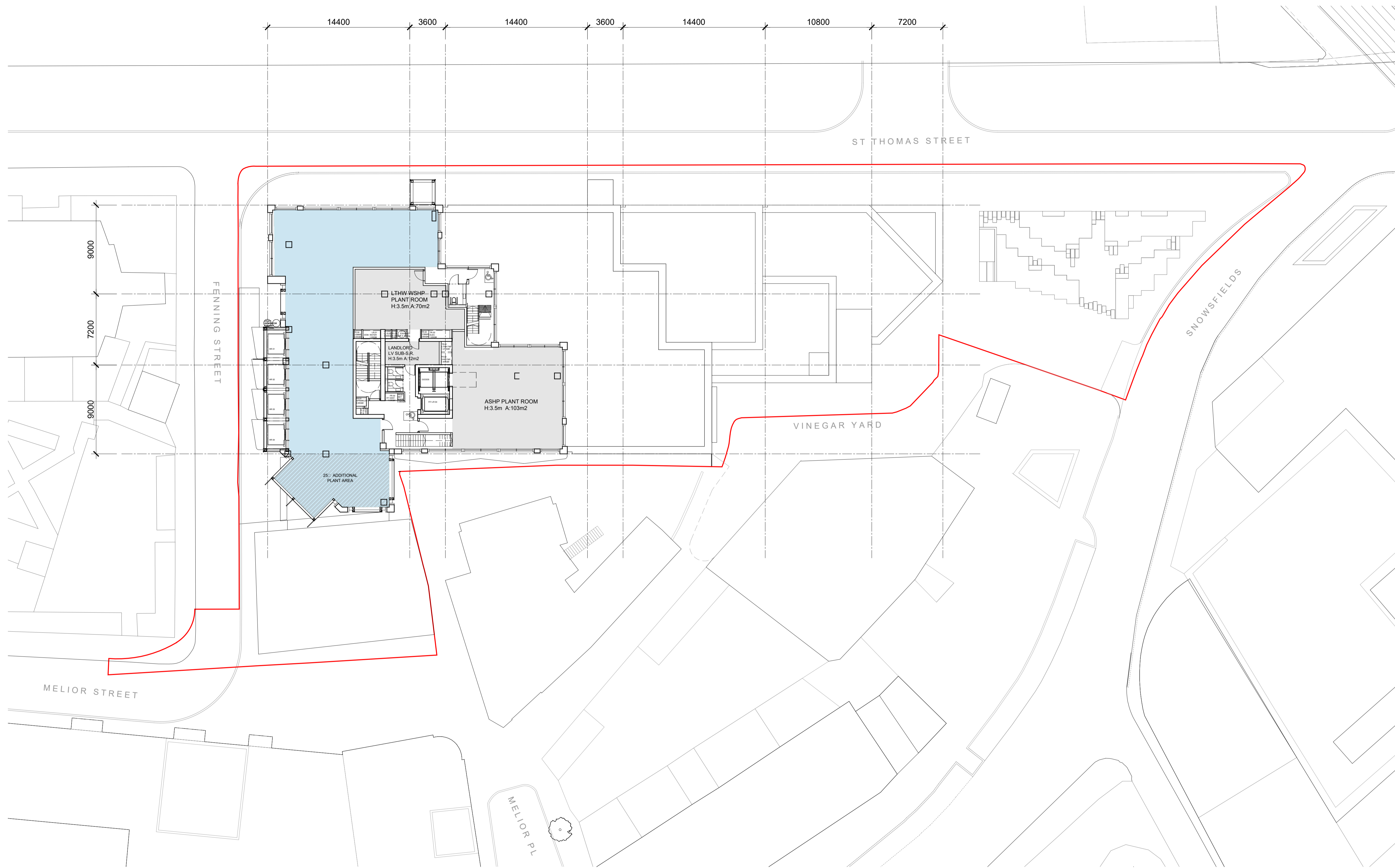


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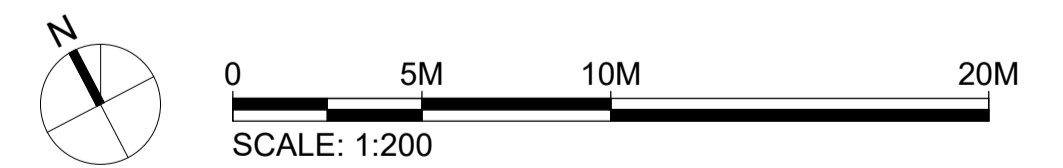
Proj. No. **2472** Project **Vinegar Yard**
Scale **1:200 @ A1** Drawn by **SD** Checked by **AF**
Drawing Title and No. **GENERAL ARRANGEMENT PLAN
LEVEL 17**
No. **PA-117** Rev. **00**

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KEY:

- APPLICATION BOUNDARY
- B1(a) OFFICE
- B1 AFFORDABLE WORKSPACE
- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
- BICYCLE FACILITIES
- PLANT
- TERRACE



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SE1 3QR**

Client
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Environmental Consultant
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Tel: 020 3887 7118

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1 Bath Road
Maidenhead, SL6 4AQ
Tel: 016 2862 3423

Townscape Consultant
Montagu Evans
5 Bolton St
London, W1J 8BA
Tel: 020 7493 4002

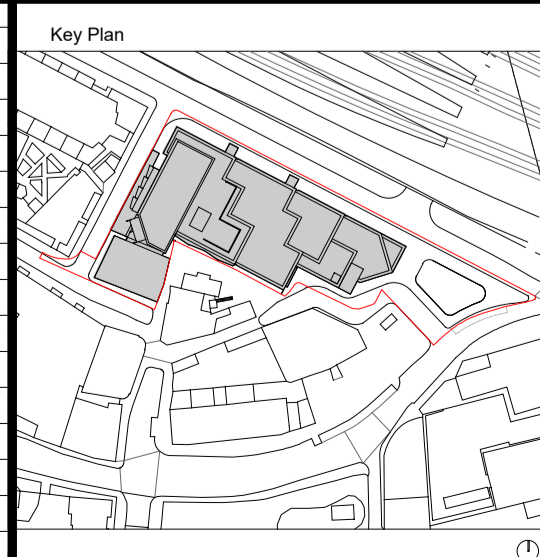
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Tel: 020 7493 4002

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Caneparo Associates
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Tel: 020 3617 8200

Structural Consultant
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London, N1 9AB
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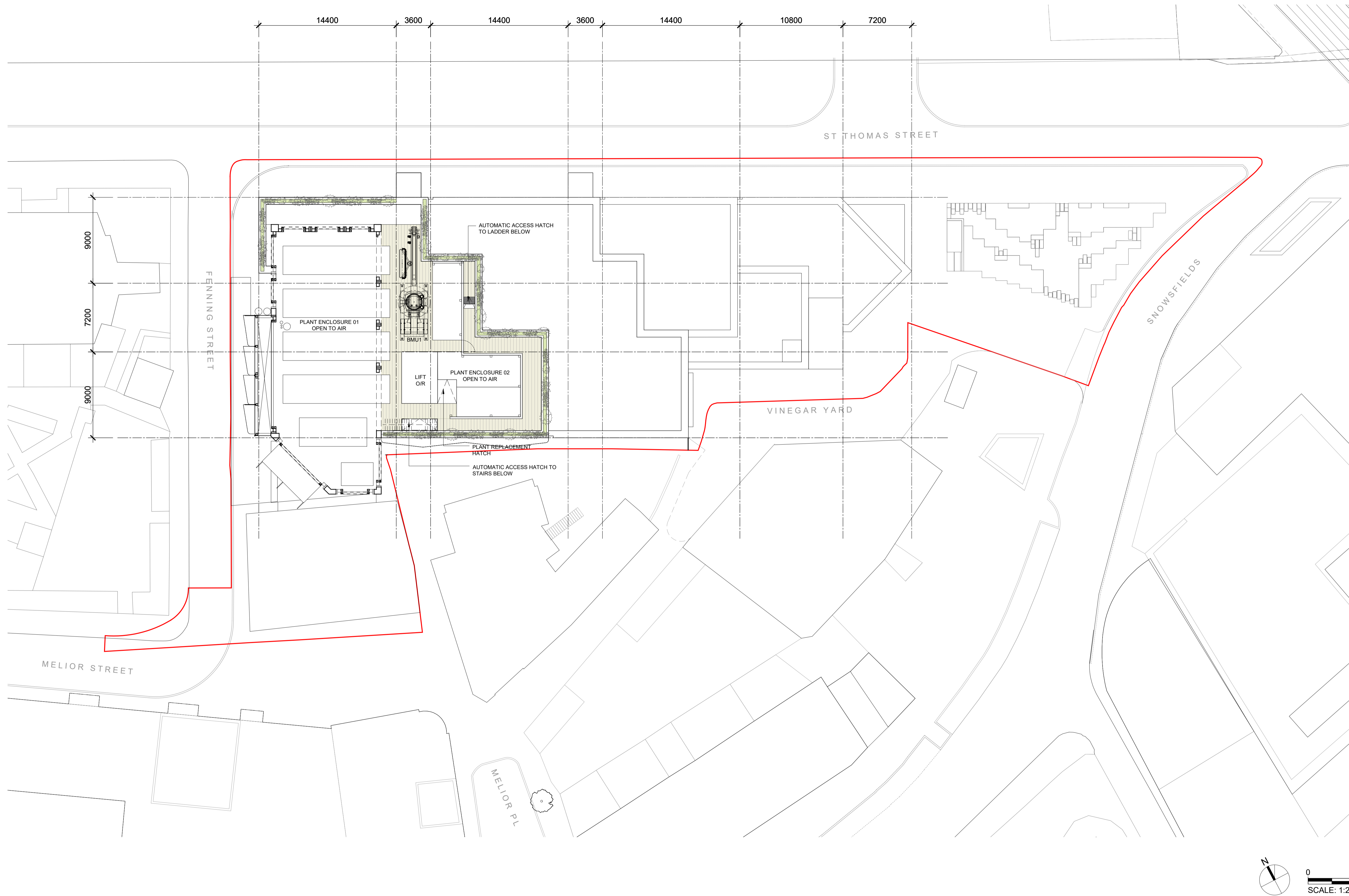
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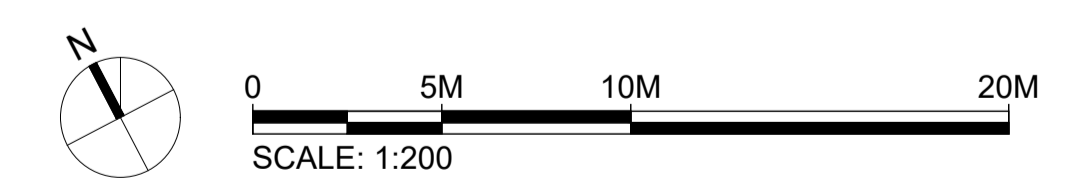
Drawing Title and No.
**GENERAL ARRANGEMENT PLAN
LEVEL 18**

No. **PA-118** Rev. **00**



DRAWINGS TO BE PRINTED IN COLOUR
KEY:

- APPLICATION BOUNDARY
- B1(a) OFFICE
- B1 AFFORDABLE WORKSPACE
- D1/ B1(b) AFFORDABLE WORKSPACE
- D1 COMMUNITY HALL
- SHARED AFFORDABLE WORKSPACE/ COMMUNITY HALL LOBBY
- A1 - A4 RETAIL
- D1 MEDICAL/ B1(b) RESEARCH AND DEVELOPMENT
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- PLANT
- TERRACE



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1 Bath Road
Maidenhead, SL6 4AQ
Tel: 016 2862 3423

Townscape Consultant
Montagu Evans
5 Bolton St
London, W1J 8BA
Tel: 020 7493 4002

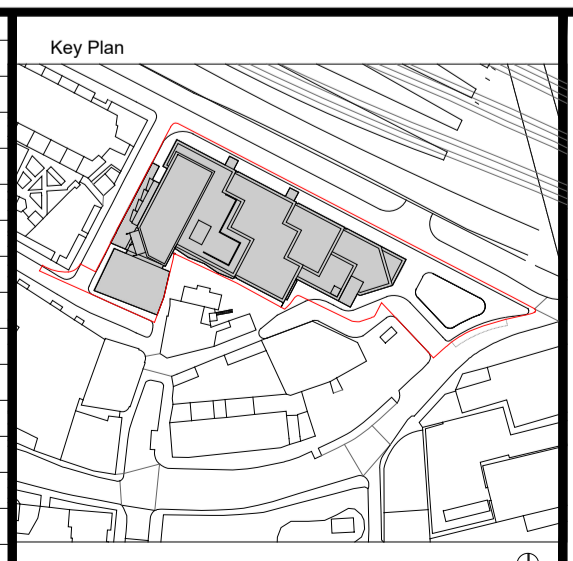
Planning Consultant
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Cost Consultant
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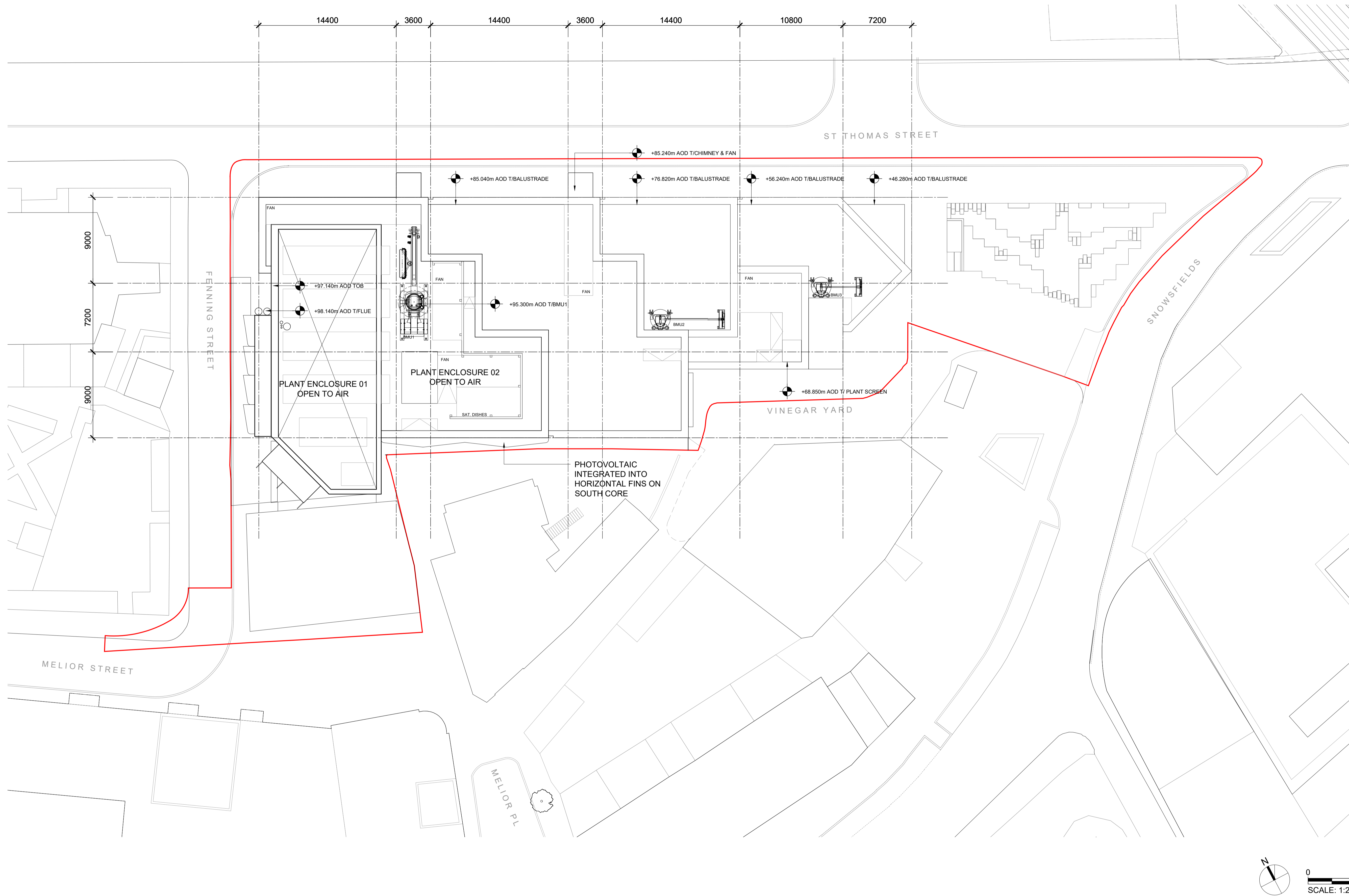
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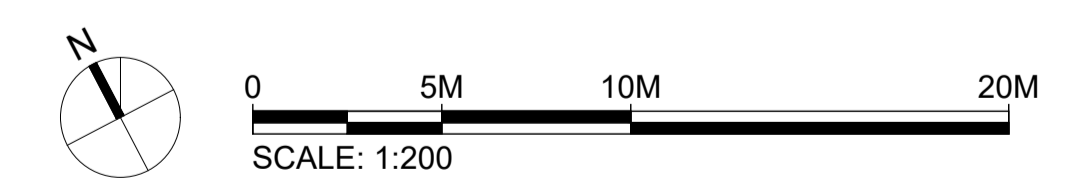
Drawing Title and No. **GENERAL ARRANGEMENT PLAN
LEVEL 19**

No. **PA-119** Rev. **00**

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 KEY:
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 Tel: 020 3887 7118

Building Services Consultant
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 1 Bath Road
 Maidenhead, SL6 4AQ
 Tel: 016 2862 3423

Townscape Consultant
 Montagu Evans
 5 Bolton St
 London, W1J 8BA
 Tel: 020 7493 4002

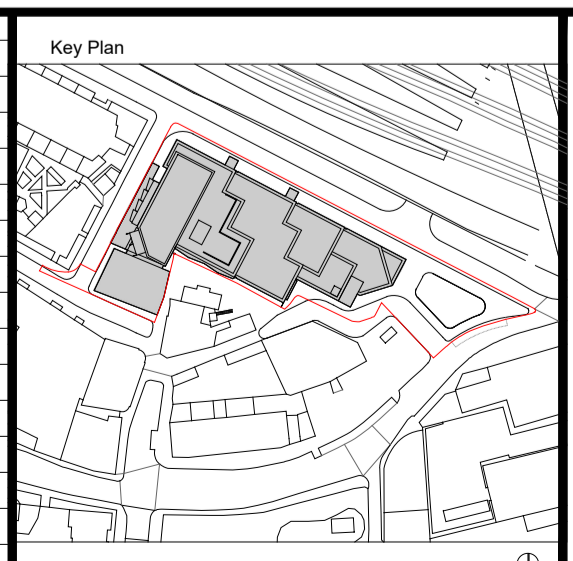
Planning Consultant
 Montagu Evans
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 London, W1J 8BA
 Tel: 020 7493 4002

Transport Consultant
 Caneparo Associates
 21 Little Portland Street
 London, W1W 8BT
 Tel: 020 3617 8200

Structural Consultant
 AKT II
 White Collar Factory
 1 Old Street Yard
 London, EC1Y 8AF
 Tel: 020 7250 7777

Cost Consultant
 Arcadis
 Arcadis House, 34 York Way
 London, N1 9AB
 Tel: 0 20 7812 2099

No.	Issue	Check	Date
00	Planning Issue	AF	Oct 2021



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 Drawing Title and No. **GENERAL ARRANGEMENT PLAN ROOF**
 No. **PA-120** Rev. **00**

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