

October 2021

Vinegar Yard Community update report

four



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Introduction

This report has been prepared for St Thomas Bermondsey Limited (“the Applicant”) and sets out the community engagement work undertaken by Four Communications on the Applicant’s behalf to facilitate the forthcoming formal statutory consultation by the Greater London Authority on the Vinegar Yard planning application (Local planning authority reference: 18/AP/4171 & GLA references 2019/4822 (Stage 1), 2020/6208 (Stage 2) and 2020/6913 (Stage 2 update)). CIT is the development manager for the Applicant and community engagement activities were undertaken in their name.

The Applicant submitted an application for planning permission for the redevelopment of Vinegar Yard in December 2018. Officers recommended the application for approval subject to conditions and a planning obligation. LB Southwark’s planning committee resolved to refuse it in June 2020. In August 2020, the Mayor of London recovered the planning application for his own determination.

The Applicant has used the time since then to make focused adjustments to the proposals that respond positively to the concerns expressed by Southwark’s Planning Committee as well as meeting the requirements of the Greater London Authority. The Applicant has also worked closely with Guy’s & St Thomas’ NHS Foundation Trust so that the building is now designed for medical research or NHS clinical uses, meeting the Trust’s standards for healthy and flexible buildings.

Four Communications was commissioned by the Applicant to undertake a community update exercise between May and July 2021. A further community update exercise will be undertaken following the submission of the revised material. The primary objective of the community update exercises are to inform and facilitate public participation in both the formal statutory consultation by the Greater London Authority on the revised materials anticipated later in 2021 and the public representation hearing anticipated in early 2022.

Engagement objectives

As set out in the introduction, the Mayor of London has recovered the Vinegar Yard planning application for his own determination. The overarching objective of CIT's community update exercises is to inform and facilitate both the formal consultation by the Greater London Authority anticipated later in 2021 and the public representation hearing anticipated in early 2022. To achieve this objective, the exercises have the following aims:

1. **To engage with those groups and individuals who have already taken an interest in the project and to promote wider awareness of the changes through a targeted advertising campaign**
2. **To provide information on the focussed revisions made to the scheme since June 2020**
3. **To give interested parties an opportunity to ask questions about the revised scheme proposals**
4. **To provide a second round of information provision to address any local community requests for additional information and/or clarifications**
5. **To respect any restrictions in place as a consequence of Covid-19 and to ensure the health and safety of all those involved in the engagement exercise; and**
6. **To prepare a report on the activities undertaken during the community engagement exercise**

Community update plan

Community Update #1

Four Communications worked with the Applicant to devise a comprehensive community update programme comprising in summary of the activity noted in Figure 1 below. The objective of the programme was to ensure all residents, businesses and other stakeholders were informed of the Applicant's updates to the Vinegar Yard scheme, had an opportunity to see the adjusted proposals, and were given the opportunity to ask questions and get clarifications from the project team.

FIG.1: Community update #1 activity timeline



Details of the engagement methods listed above and the outcomes of these activities are summarised in the next section of this report.

Community update #1 activities report

Promotional & supporting activities

The table below provides details on all the promotional and support activities activity undertaken by the Applicant for Community update #1.

ACTIVITY	DETAIL
Contact centre	<p>A dedicated Contact Centre was set up for the community update programme comprising a phone line and email address enabling the local community and other stakeholders to sign up for the public webinars, arrange one-to-one briefings or submit questions they had for the project team. Details of the contact centre are provided below:</p> <p>E: vinegaryard@fourcommunications.com.</p> <p>T: 020 3109 0492</p> <p>Six inquiries were logged through the contact centre over the course of Community Update #1.</p>
Briefing pack	<p>The changes made to the scheme were summarised in an accessible briefing pack that was made available to local stakeholders and residents upon request. A copy of this briefing pack can be found at Appendix 1.</p>
Website	<p>The website for the project (www.vinegaryardcit.com) was updated to include information on the latest updates to the proposals.</p> <p>A dedicated area of the website also hosted recordings of the two public webinars and the presentation pack delivered by the project team which is available for download.</p> <p>Throughout the project the website has been advertised on all public and stakeholder communications.</p>
Stakeholder & neighbour letters	<p>A stakeholder letter distributed to 63 individuals from the groups identified in Appendix 2 as well as 98 individuals who had previously registered their interest in the project and been asked to be kept updated. These lists included a wide range of councillors, community groups, businesses, public sector, charity and other stakeholders.</p> <p>A copy of the letter can be seen at Appendix 3 and was distributed on 17 May 2021. This informed stakeholders about the update to the proposals for the Vinegar Yard site, invited them to sign up to the webinars, and offered them a briefing session with the Applicant.</p> <p>The Applicant also contacted residents living in close proximity to the site; a copy of this letter is included at Appendix 4. This was distributed to the same list that LB Southwark used to notify residents of the original planning application and comprised c.1,087 addresses; the distribution list is included at Appendix 5.</p>
Site notice board	<p>The Applicant commissioned and installed seven A0 size posters on the hoarding of Vinegar Yard, on Snowfields and close to the junction on St Thomas Street. These posters contained information on the updates to the proposals.</p>

	Copies of notice boards are included in Appendix 6 and photography of the boards in situ is included at Appendix 7 .
Digital advertising	<p>Four Communications commissioned a digital advertising campaign that ran from 19 May to 4 June 2021. A video advert on Facebook and Instagram was targeted at people living or regularly within 1KM of the site. A copy of the advert is included at Appendix 8 and details of the campaign performance are set out below:</p> <ul style="list-style-type: none"> • 157,349 unique individuals living or regularly visiting within a 1km radius of Vinegar Yard saw the advert on average 1.3 times each (a total of 208,573 views) • 1,576 people clicked through to visit the project website (a 0.7% click through rate, which is around the benchmark for a campaign of this type) • At least 449 of these visitors actively engaged with the website (defined as spending more than 10 seconds on the site or visiting more than 2 pages) • The average engagement time with the website for all users was 21 seconds, which will be long enough for someone to take a view on whether they wished to engage further / whether the project was of interest to them.

Webinars

Two public webinars were hosted by Four Communications to support the community update. Details of the webinars are provided below:

Date & times	Two public webinars were held on: 27 May 2021 at 6-7:30pm 3 June 2021 at 6-7:30pm
Purpose	The webinars provided stakeholders and residents near to the Vinegar Yard site the opportunity view the latest updates to the scheme and put questions to the project team.
Promotion	Letters that were distributed to stakeholders and neighbours contained information on the webinars and provided details on how to sign up. Additionally, the dedicated project website was used to promote the webinars and contained a link that allowed people to register. A digital advertising campaign was commissioned to get people to sign up for the webinars by directing them to the project website.
Format	<p>Webinars were hosted on Zoom. Four Communications introduced the webinar, before handing over to CIT who provided an overview of the scheme, KPF then presented and provided details on the adjustments made to the proposals.</p> <p>At the end of the webinar there was an opportunity for attendees to put forward questions on the scheme to the project team, which also</p>

	<p>included Montagu Evans, planning consultants, who discussed the planning merits of the scheme.</p> <p>A copy of KPF’s presentation can be found at Appendix 1 and videos of the two webinars are available for download on the project website.</p>
Attendees	<p>25 people attended the webinars (13 on 27 May and 12 on 3 June). Attendees included representatives of a number of stakeholder groups, specifically:</p> <ul style="list-style-type: none"> – Old Bermondsey Neighbourhood Forum – Guy’s & St Thomas’ Foundation – LB Southwark
Issues raised	<p>During the first webinar 22 questions were submitted to the project team. At the second webinar 11 questions were submitted. A full list of questions asked at both webinars can be found at Appendix 9.</p> <p>Questions were responded to in the sessions, videos of which are posted on the Downloads section of the www.vinegaryardcit.com website. Where necessary additional information has subsequently been provided on the project website. This additional information can be found at Appendix 10.</p>

Stakeholder meetings programme

All the 63 groups listed in Appendix 1 and 98 individuals who had previously registered their interest in the project were offered a meeting. The table below sets out details on the stakeholder meetings undertaken during the Community Update #1 in response to this outreach.

Representatives of CIT, KPF & Four Communications were present at all stakeholder meetings. A copy of the presentation used to support these meetings is included at **Appendix 6**.

Specifically, Four Communications entered into correspondence with Old Bermondsey Neighbourhood Forum to ensure that they had the opportunity to have a briefing and presentation for their group. This was not taken up.

Date	Stakeholder	Issues raised
8 June 2021	Alistair Downie, Alistair Downie Architects (representing Brakspear, the owners of the Horseshoe Inn)	The line of the warehouse in relation to the Horseshoe Inn
8 June 2021	Jack Skillen & Nadia Broccardo, Team London Bridge Simon Howell, Kings College London	The height of the building alongside questions and clarification required on the intensive use of the building
14 June 2021	Aylish Whitnall & Gail Macdonald, Guy’s & ST Thomas’ Foundation	Height of the building The buildings sustainability credentials Intensive use of the building

16 June 2021	Peter Ward & Nick O'Donnell, Kings College London	No specific issue raised
18 June 2021	Cllr William Hougbo, London Borough of Southwark	Loading bay configuration Cycling routes Conservation area impact
22 June 2021	Guy's & St Thomas NHS Trust Directors	Use of the building for clinical or research activities Affordable workspace occupation by life science start-up businesses
29 June 2021	Southwark Cathedral	Height of the building
5 July 2021	Cllr Humaira Ali, London Borough of Southwark	Urban greening
6 August	Neil Coyle MP	No specific issue raised

Changes in response to feedback

The table below summarises how the scheme has changed in response to feedback since June 2020.

ADJUSTMENT	DESCRIPTION
Remove the music venue and pavilion	<p>The local community had concerns the music venue would have an adverse impact on local amenity and be a source of noise nuisance and anti-social behaviour. In response, CIT has removed the music venue and pavilion, originally planned to be at the eastern end of the site, from its plans.</p>
Pull back CIT's building to protect heritage assets around the Bermondsey Street Conservation Area	<p>Feedback was received from LB Southwark's Planning Committee that 9 Fenning Street and the Horseshoe Inn, both non-designated heritage assets that make a positive contribution to the Bermondsey Street Conservation area would be affected by the scale and massing of the building.</p> <p>In response, CIT has pulled the proposed building back out of the Conservation Area, so there is now no new massing in the area. In addition to this CIT is preserving the historic Warehouse on Fenning Street, converting it into a community use building with ground floor retail space and community event space at the first floor. The warehouse replaces the music venue with a more flexible use that works with the affordable workspace.</p>
New urban garden	<p>A request for more urban greening / green space for local use was made at LB Southwark's Planning Committee.</p> <p>In response CIT has included a new urban garden in its plans at the east end of the site, replacing the pavilion and music venue entrance. The basement has been made smaller and this means that new trees will be planted.</p>
Providing 10% of the area of the building as affordable workspace	<p>In response to feedback for more affordable workspace on site, CIT will be providing 10% of the employment floorspace in the proposed development as affordable workspace. This meets Southwark's Council's policy, providing heavily discounted space for Southwark Studios, who will bring artists and creativity to the site. The new affordable workspace is also aimed at life science related start-ups in a high quality mezzanine workspace.</p>
Design improvements to the massing, architecture and materials	<p>CIT working closely with architects KPF has made design improvements to the massing, architecture and materials so that the adjusted proposals respond more sensitively to the adjacent context, including London Bridge railway arches and the nearby Conservation Area.</p>
Designed with Guy's St Thomas' NHS Trust for NHS clinical or medical research uses	<p>CIT and architects KPF have worked closely with Guy's & St Thomas' NHS Foundation Trust to tailor the building to their needs. The adjusted building is designed for NHS clinical or medical research uses meeting the Trust's new Adaptable Estates Strategy standards for healthy and flexible buildings, including increased floor to floor heights, a more rigid structure and provision of far more systems to support the proposed health uses.</p>

A more sustainable building	CIT's latest proposals now exceed current Greater London Authority targets with a commitment to achieve net zero operational carbon.
A clear view of sky	<p>Concerns were raised at the Planning Committee that a tall building on the site would have an adverse visual impact.</p> <p>In response, CIT has adjusted its plans to ensure there will be a clear view of sky between the Vinegar Yard buildings and the proposed Edge scheme to the west.</p>
Ground floor	<p>In response to feedback received during the first community update changes have been made to the ground floor. These include:</p> <ul style="list-style-type: none"> - Relocation of the affordable workspace entrance to align with the Masterplan east-west route; - Relocation of the gas storage to increase retail frontage at east; and - Relocation of accessible parking spaces on Snowfields.

Next steps

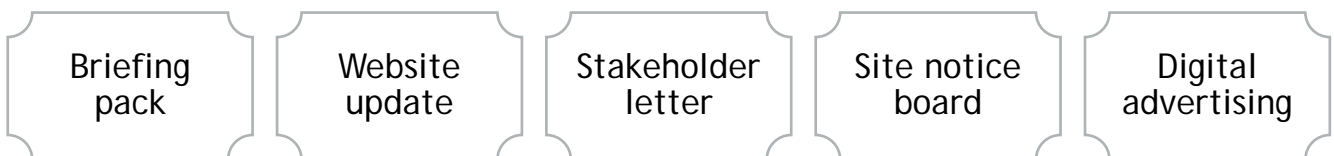
Community Update #2

Following the completion of Community Update #1 the Applicant took the decision to make further focused adjustments to the Vinegar Yard scheme in response to ongoing feedback from both LB Southwark and the GLA.

In line with the engagement objectives, the Applicant took the decision to undertake a second community update exercise to make interested parties aware of these further scheme adjustments. The activity plan for Community update #2 is set out in Figure 2 below.

This second update exercise will be undertaken following the submission of the revised scheme materials.

FIG. 2: Community update #2 activity plan



The methods listed here will be undertaken in the same way as for Community Update #1.

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Appendix 1 - Community update briefing pack

Vinegar Yard *Project Summary*





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2. Redesign Building to Accommodate Guys and St Thomas Medical Tech Brief Requirements
3. Retain Warehouse, Provide Community Use
4. Rethink The Setting of The Horseshoe Inn and The Retained Warehouse. Improve Public Realm
5. Reconsider Architectural Design
6. Provide 10% Affordable Workspace On Site
7. Provide a New Urban Garden
8. Significantly Increase Urban Greening
9. Respond to Climate Emergency
10. Adhere to the St Thomas Street Innovation District Framework



1 - Vision - Biomedical Innovation at Vinegar Yard

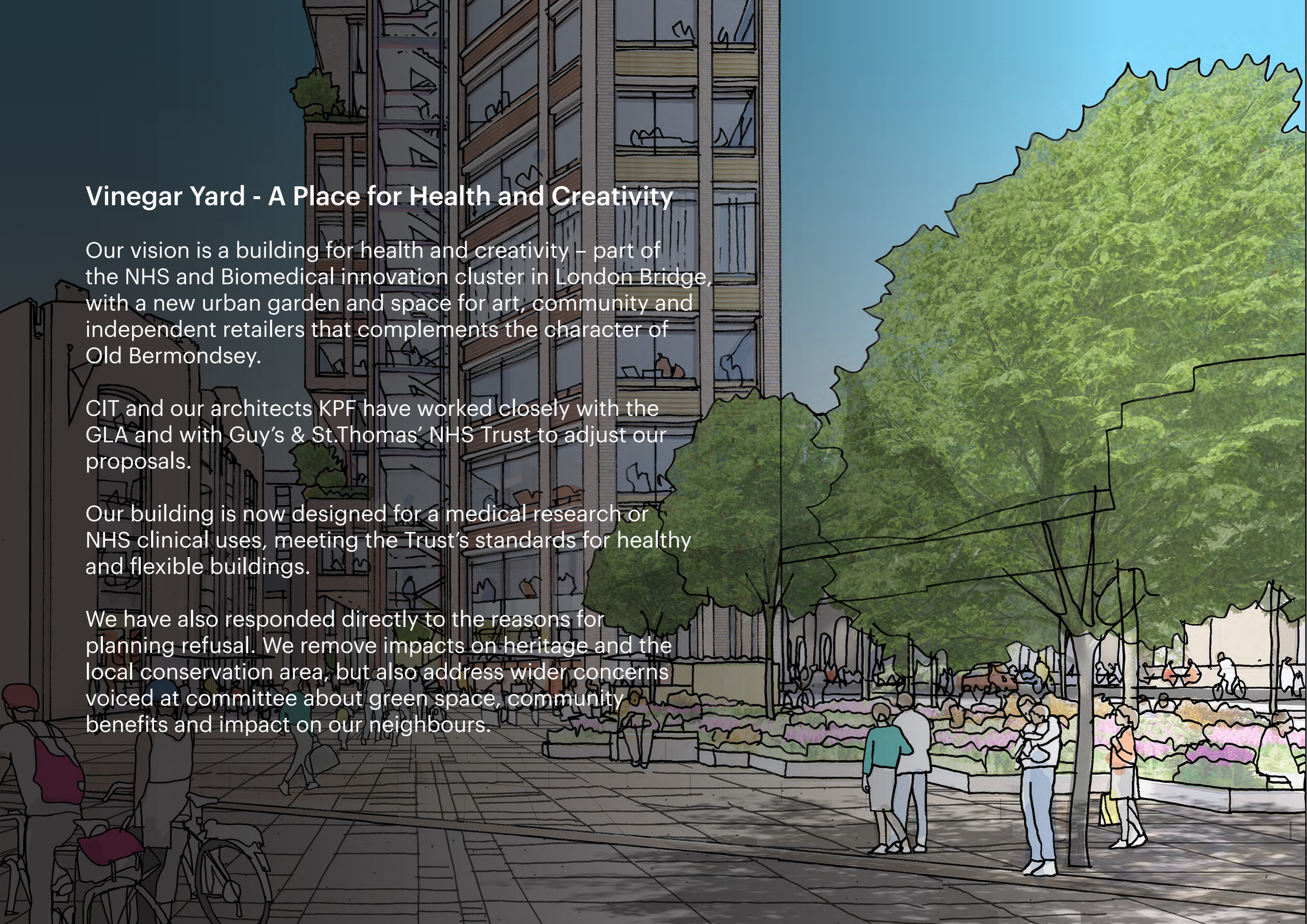
Vinegar Yard - A Place for Health and Creativity

Our vision is a building for health and creativity – part of the NHS and Biomedical innovation cluster in London Bridge, with a new urban garden and space for art, community and independent retailers that complements the character of Old Bermondsey.

CIT and our architects KPF have worked closely with the GLA and with Guy's & St.Thomas' NHS Trust to adjust our proposals.

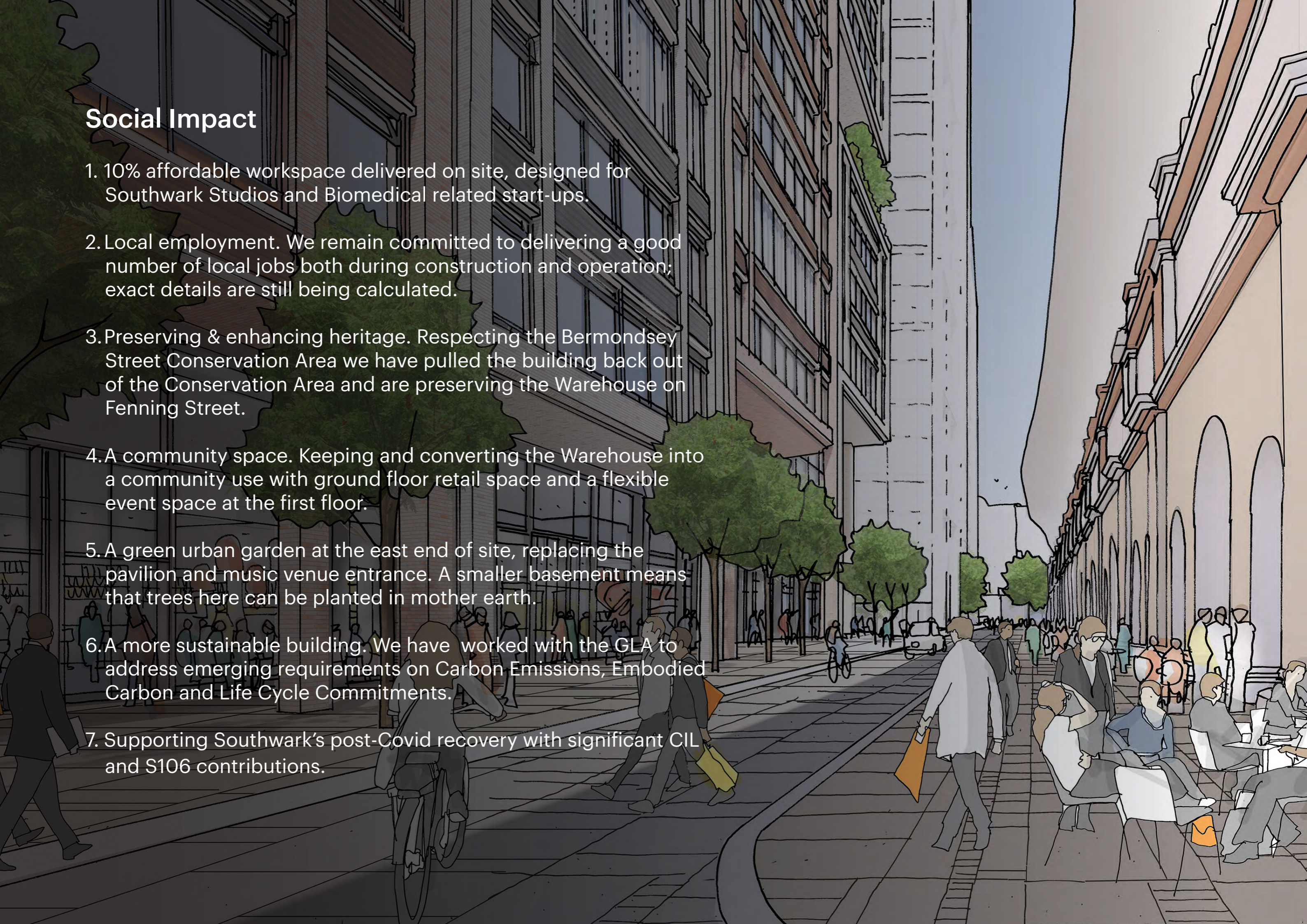
Our building is now designed for a medical research or NHS clinical uses, meeting the Trust's standards for healthy and flexible buildings.

We have also responded directly to the reasons for planning refusal. We remove impacts on heritage and the local conservation area, but also address wider concerns voiced at committee about green space, community benefits and impact on our neighbours.



Social Impact

1. 10% affordable workspace delivered on site, designed for Southwark Studios and Biomedical related start-ups.
2. Local employment. We remain committed to delivering a good number of local jobs both during construction and operation; exact details are still being calculated.
3. Preserving & enhancing heritage. Respecting the Bermondsey Street Conservation Area we have pulled the building back out of the Conservation Area and are preserving the Warehouse on Fenning Street.
4. A community space. Keeping and converting the Warehouse into a community use with ground floor retail space and a flexible event space at the first floor.
5. A green urban garden at the east end of site, replacing the pavilion and music venue entrance. A smaller basement means that trees here can be planted in mother earth.
6. A more sustainable building. We have worked with the GLA to address emerging requirements on Carbon Emissions, Embodied Carbon and Life Cycle Commitments.
7. Supporting Southwark's post-Covid recovery with significant CIL and S106 contributions.



2 - Redesign Building to Accommodate
Guys and St Thomas Biomedical Brief Requirements

Med - Tech Use Brief Impact



The Guys and St Thomas's Hospitals Trust's have developed a **vision for a Med-Tech Hub on the St Thomas' campus and a Biomedical Hub on the Guy's campus with major projects incorporating a mix of clinical, research and commercial spaces.**

This Development has been redesigned with the NHS Adaptable Estate Strategy, which sets out the key parameters that define the design approach and the performance requirements to align the development with this vision.

This results in increased structural allowance, MEP ceiling zones, and plant requirements.

This strategy accommodates a range of innovative uses, allowing for future flexibility.

The Adaptable Estate Strategy

3.5 Flexible Design Parameters : Use Typology

Use Typology

Developments located on the Guy's and St Thomas' campuses are intended to support healthcare, teaching and healthcare related uses such as research and pharmaceutical companies.

Within each use typology there are similar functions, for example offices are required to support healthcare use as well as commercial and research.

The use typology defines the characteristics of the fit-out that the shell and core needs to be designed to accommodate.

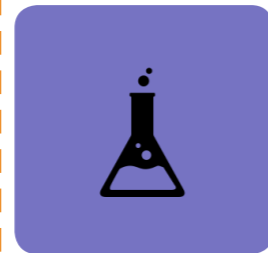
The adaptable estate strategy is to vertically zone the building to enable flexible uses within the building. Service zones have been developed to categorise different shell and core and MEP requirements for the different use typologies.

This approach is illustrated by the adjacent Key Use Requirements table.



Healthcare

- inpatient
- ambulatory
- diagnostics
- procedural platforms
- offices/workspace
- pathology labs



Research & Academic

- dry labs
- wet labs
- containment labs
- teaching spaces
- offices/workspace



Commercial

- med-tech
- bio-tech
- biomedical
- pharma
- incubators
- offices/workspace
- retail/amenity
- private healthcare

The Adaptable Estate Strategy

Key Use Requirements

Based on precedent research and future trends, this table highlights key requirements for the different use typologies, including minimum ceiling heights and the service category zoning.

Connected Sites : Clinical Use

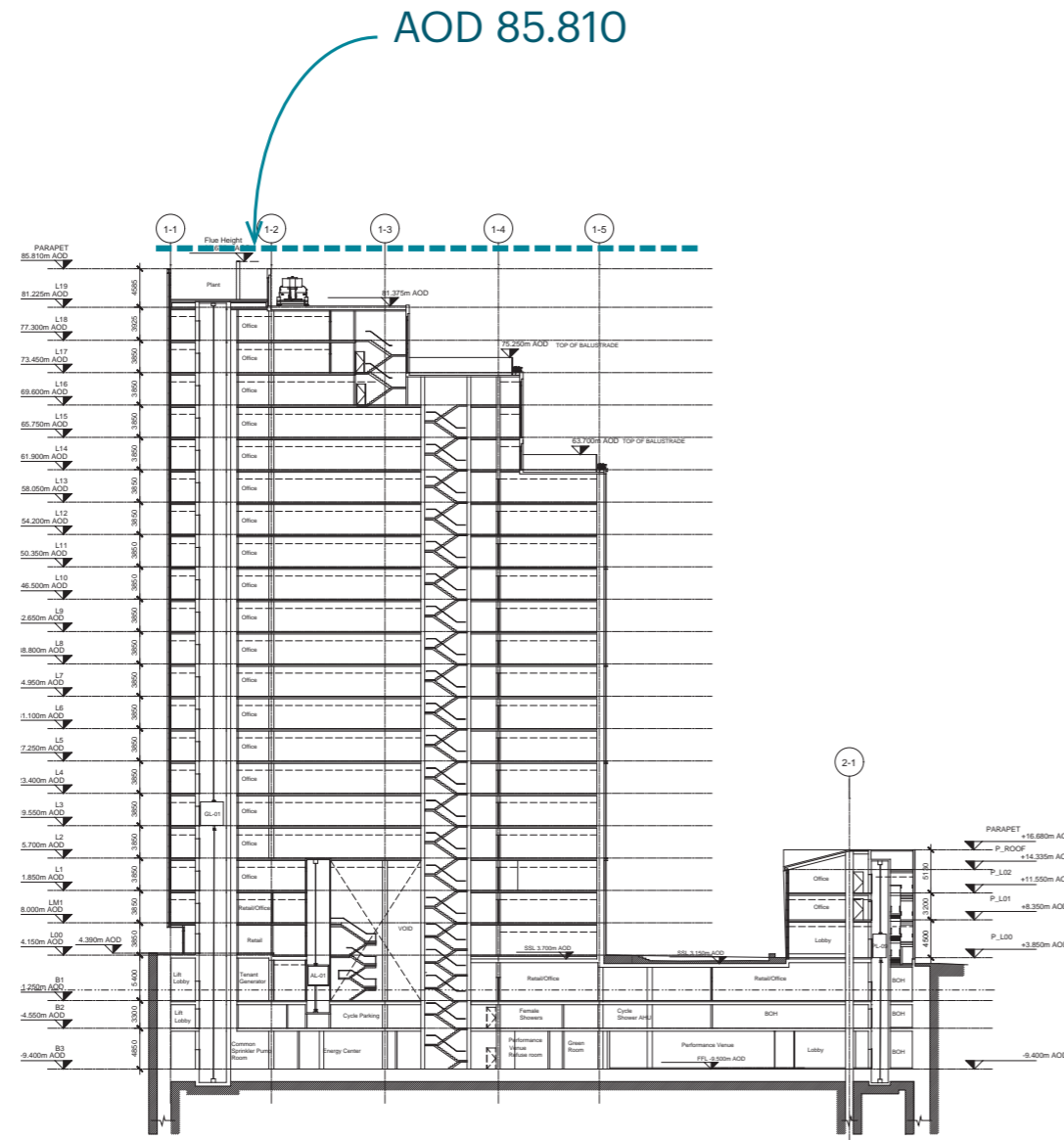
- All accommodation, including offices is to be designed to meet Medium to High Service Category Zoning

Standalone Sites : Commercial Use

- Low Service Category applies to standalone sites for commercial offices only, where research or clinical use is not appropriate.

Type	Accommodation	Ceiling Height Requirement	Typical Floor Height Zone	Typical Plan Depths	Typical Grids	Bed Lift Requirement	Service Zone Category Requirement
	Residential	2.7m+	3.6m+				LOW 800mm
	Commercial Offices	2.75m	4m	16 - 50m	9 - 16m		
	Consulting Rooms Clinical Offices	2.7m	4.2-4.5m	10m+			MEDIUM 1200mm
	Inpatient Wards Support Accommodation Cat 1 Lab	2.7m 2.7m	4.5m	16 - 28m	8.4 - 10.2m, 6.8m+	Required	
	Diagnostics Cat 2 & 3 Lab	3m 3m	4.8 - 5m 4.8 - 5m	24m+ 24m+	8.4m+ 6.8 m+	may be required	HIGH/ TECHNICAL 1500mm
	Critical Care Theatres Emergency	3m	4.8 - 5m	26-36m+	8.4m+,	Required	
	Specialist Equipment Containment Labs		bespoke				VERY HIGH

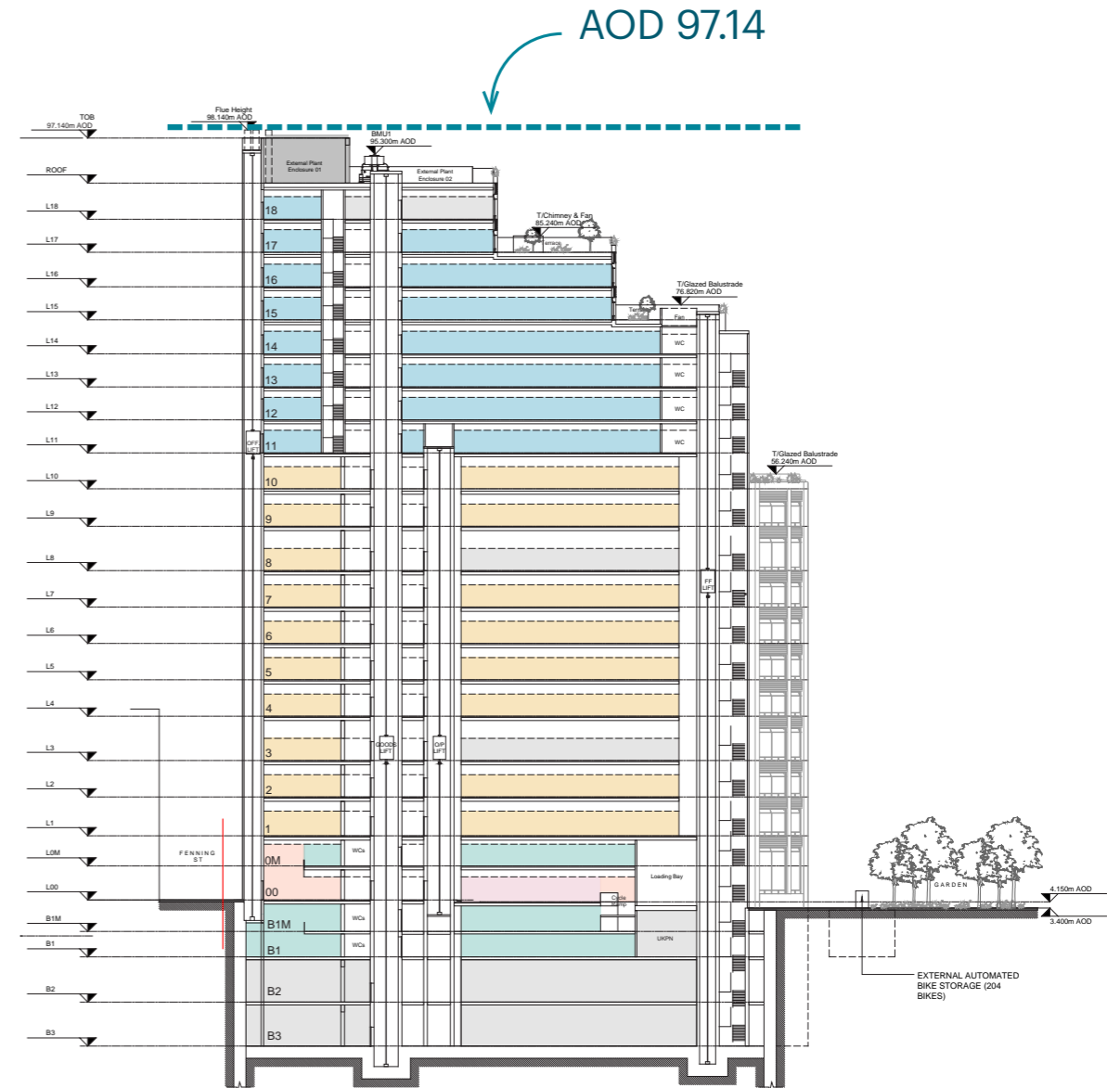
Section - Medical Use Brief



Previously Submitted Section
Level 18 + Roof Plant

Standard Office Use

- 3850 Office floor-floor



Current Section
Level 18 + Roof Plant

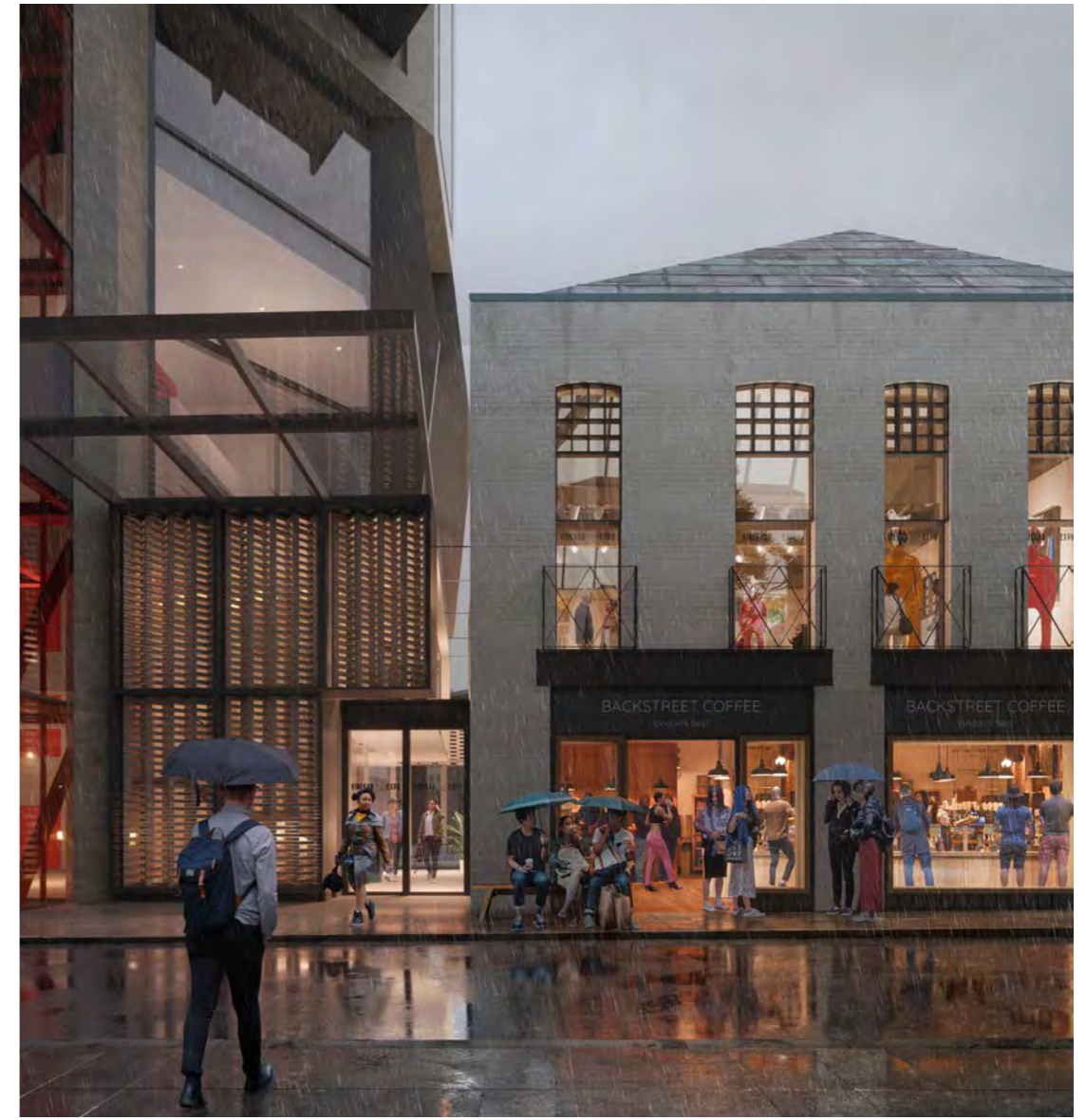
Medical Research or Medical Use to NHS Brief Standards

- 4020 office floor-floor
- 4430 outpatient floor-to-floor
- 5400 AHU level 3 & 8 floor-to-floor
- 4730 seminar level 1 floor-to-floor

3 - Retain Warehouse, Provide Community Use

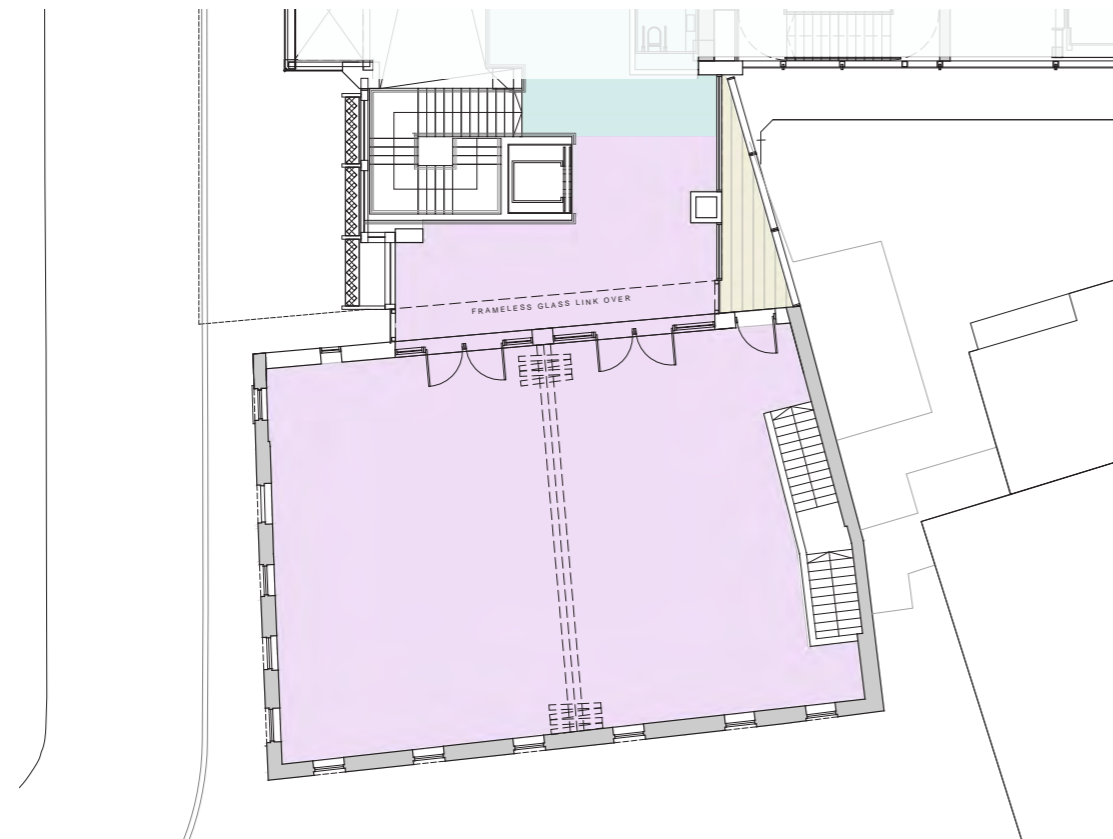
Retained Warehouse



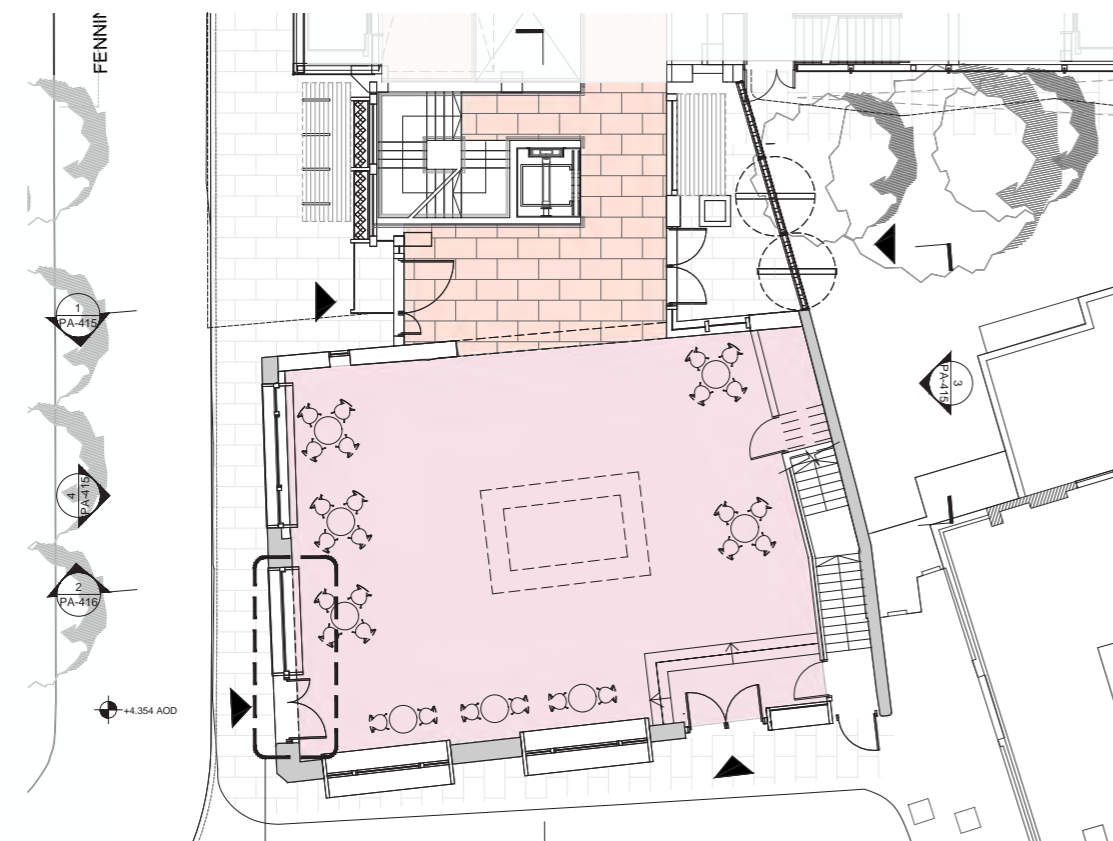


Lower Levels

Refurbished Warehouse



First Floor Plan



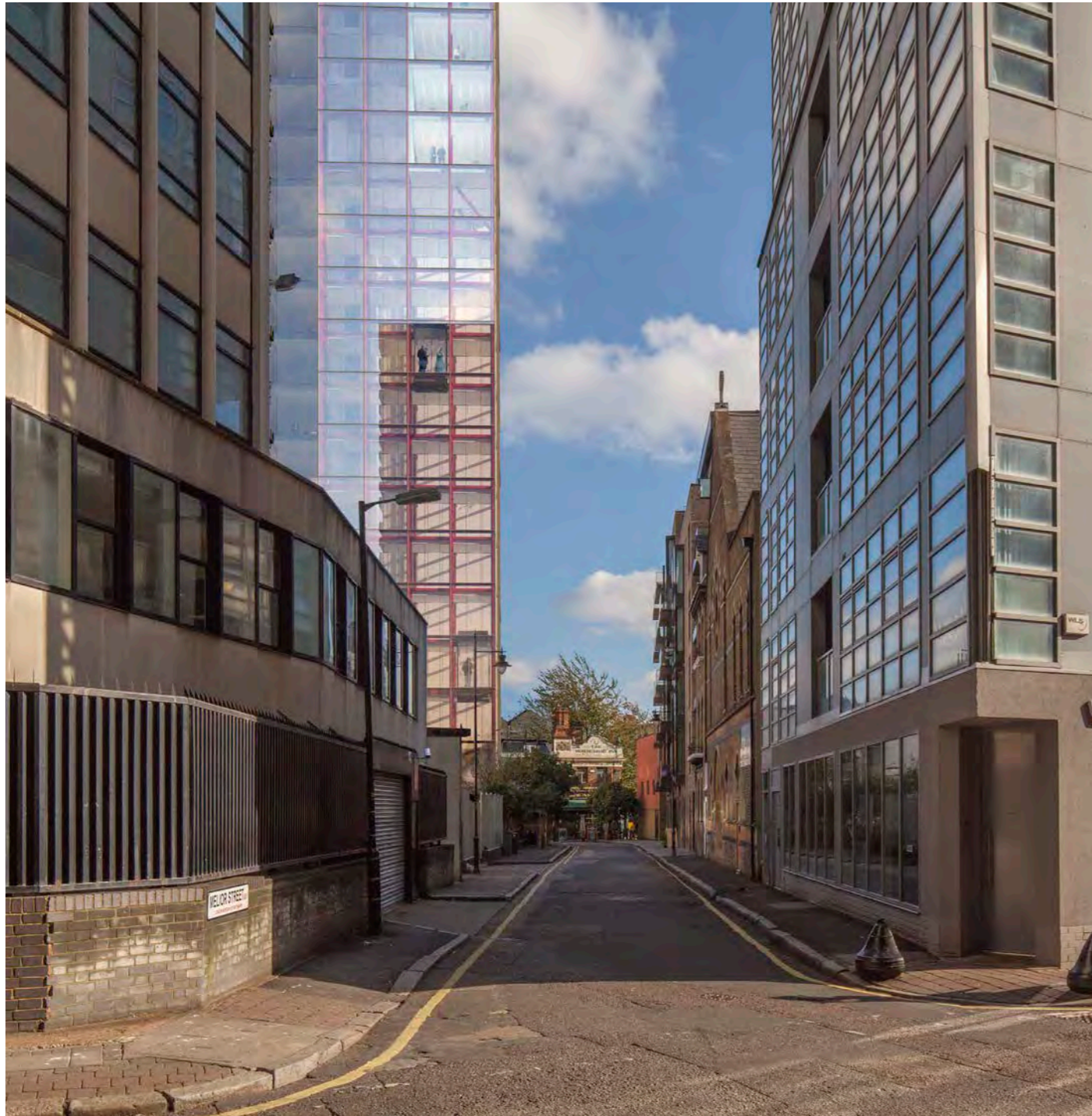
Ground Floor Plan



Shopfront Vignette

Massing Articulation

Melior Street Comparasion



Previously Submitted



Proposed

Warehouse Potential Programme



4 - Rethink The Setting of The Horseshoe Inn
and The Retained Warehouse.
Improve Public Realm



Melior Street - Looking East



Melior Street - Looking East

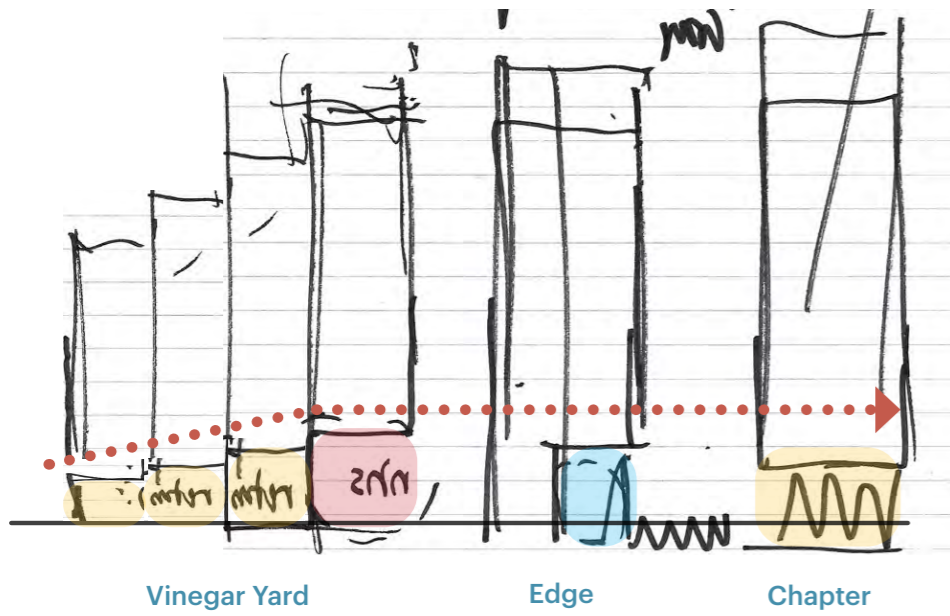


St Thomas Street - Looking South Through Retail and Lobby

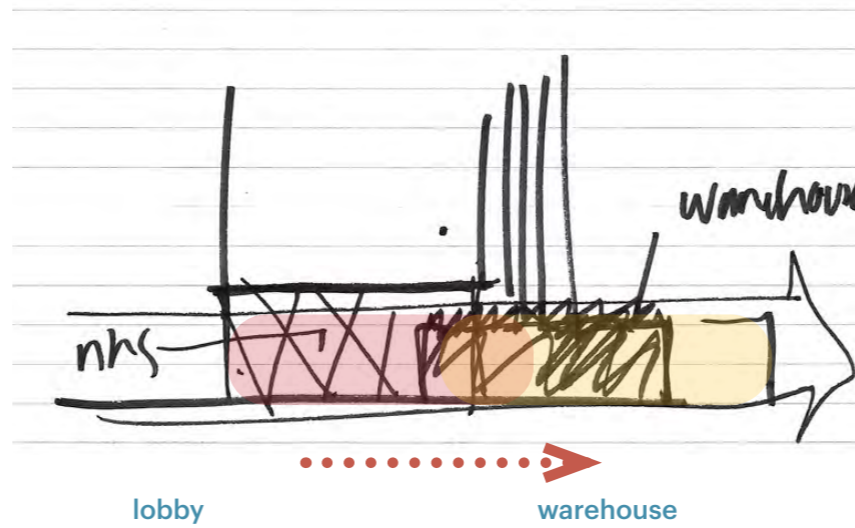


Snowsfields - Looking North Through Retail and Lobby

St Thomas Street



Concept Sketch of North Elevation Base - Building base height mediates between Bermondsey and Generous scale of STSE buildings



Concept Sketch of West Elevation Base - Retained warehouse relating to scale of lobby and base height



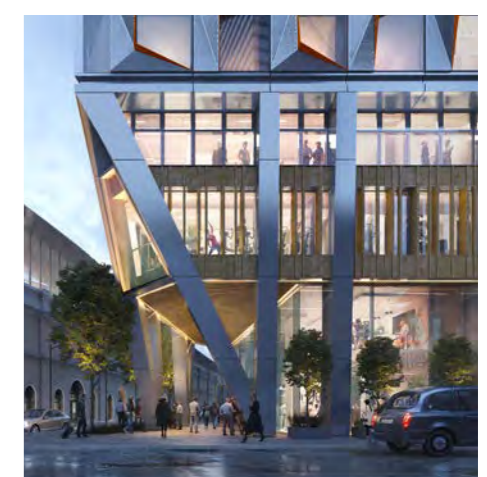
Vinegar Yard Public Garden



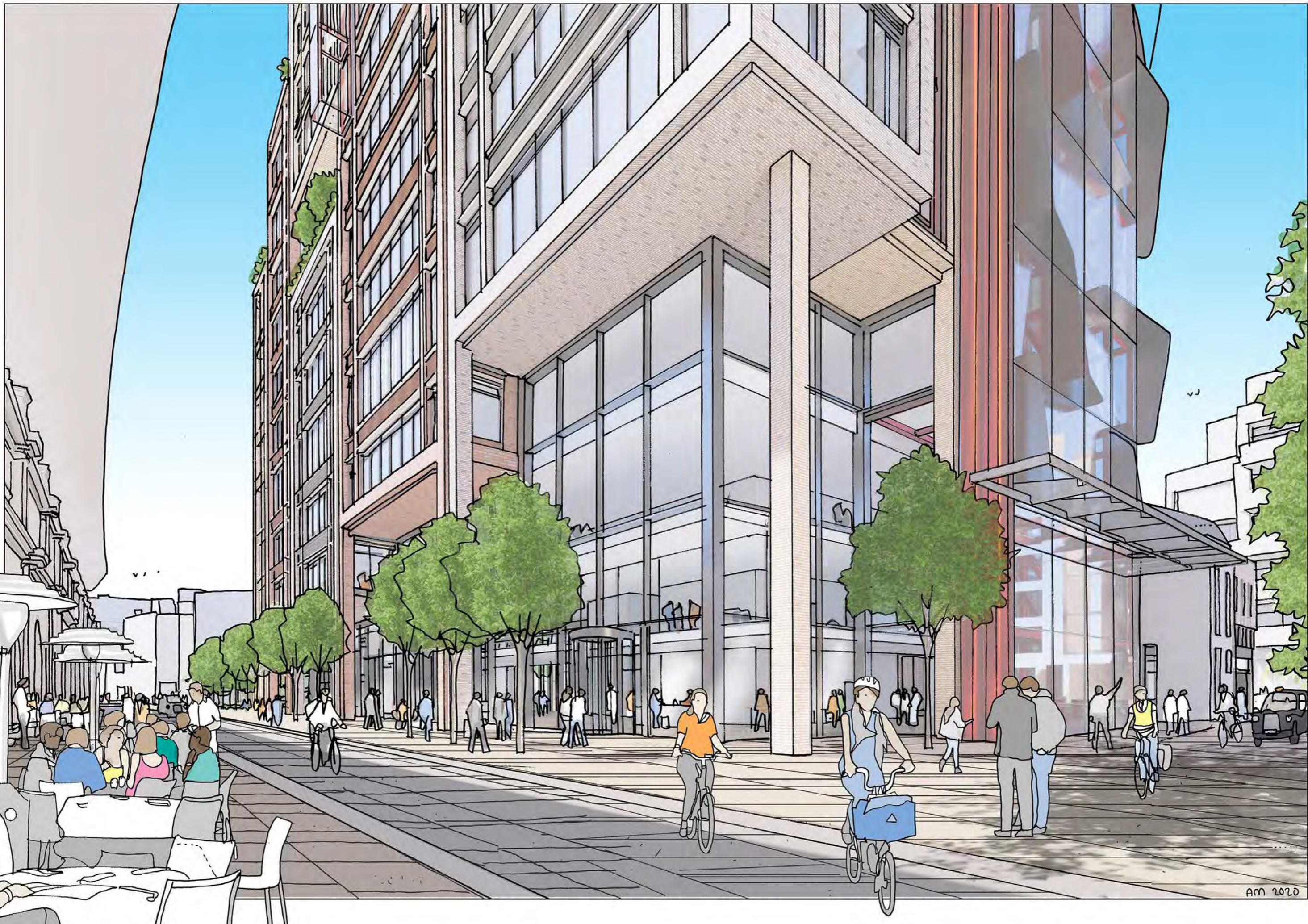
Vinegar Yard Main Entrance from St. Thomas Street



Edge Building Base

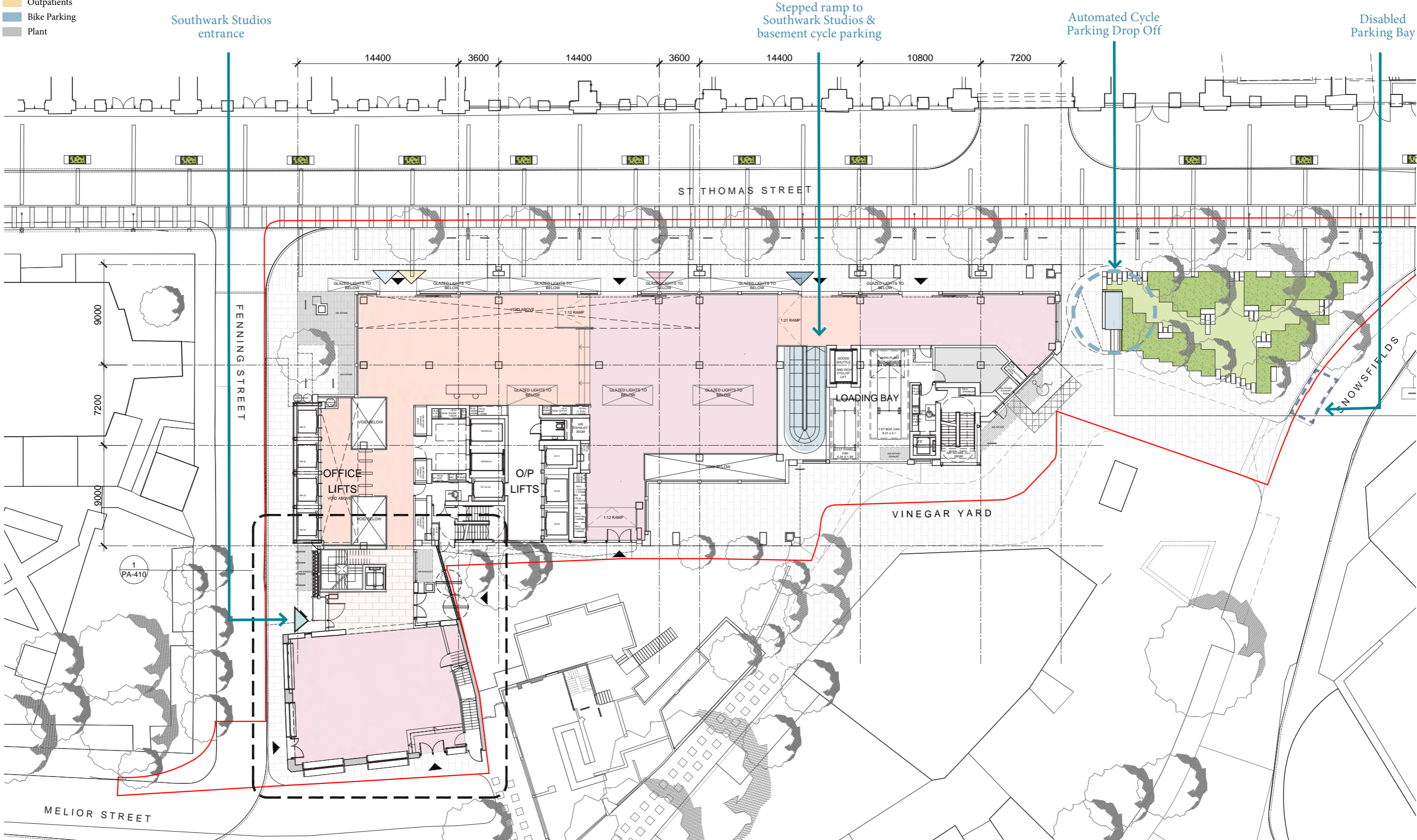


Chapter Living Building Base



Ground Floor

- Office
- Affordable Office
- Retail
- Outpatients
- Bike Parking
- Plant



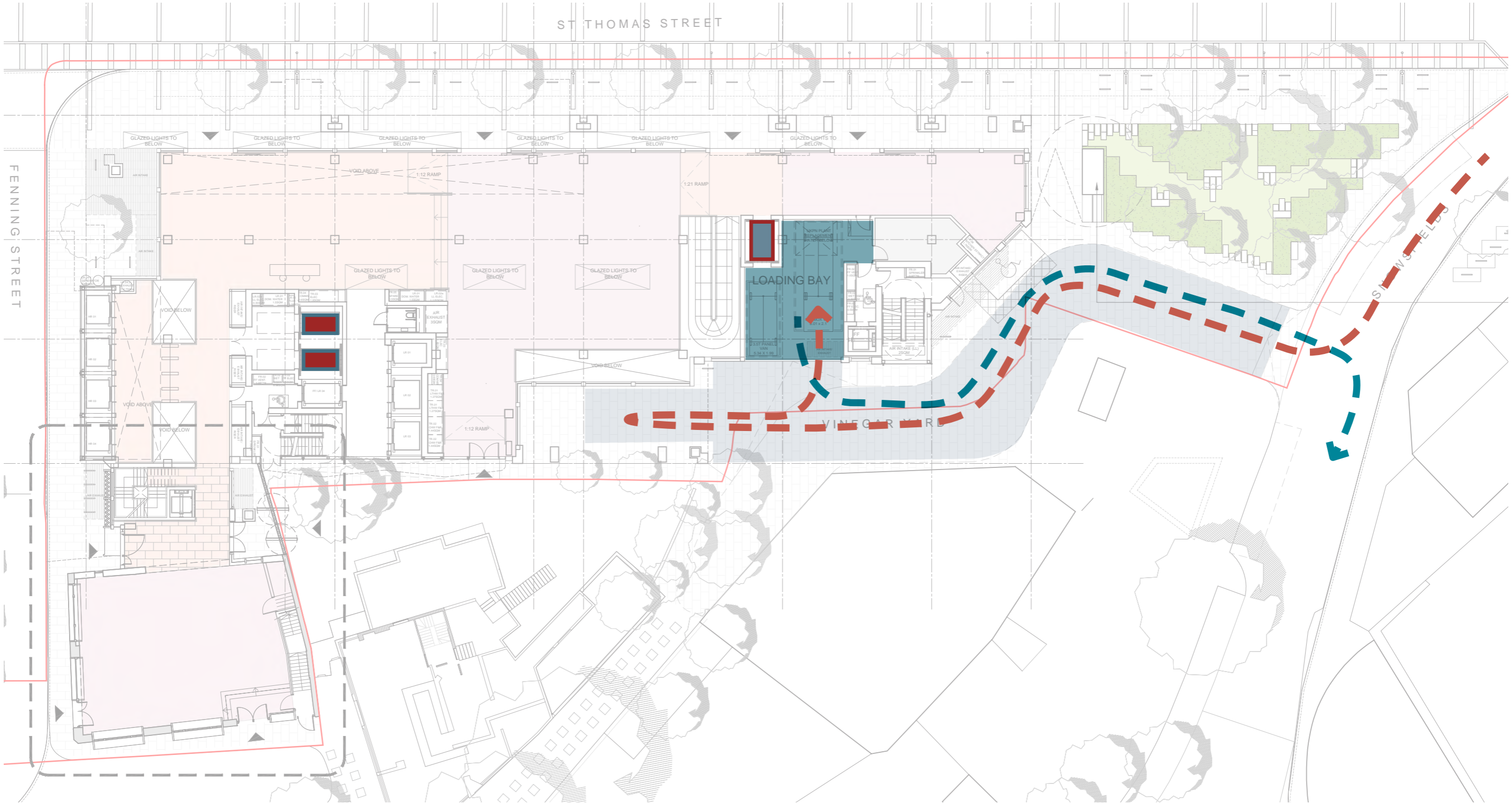
Servicing

Fleet of small electric vehicles used to deliver site.
This can be done at agreed hours outside of main public use times

Large trucks deliver goods to consolidation centre where
they are sorted and combined

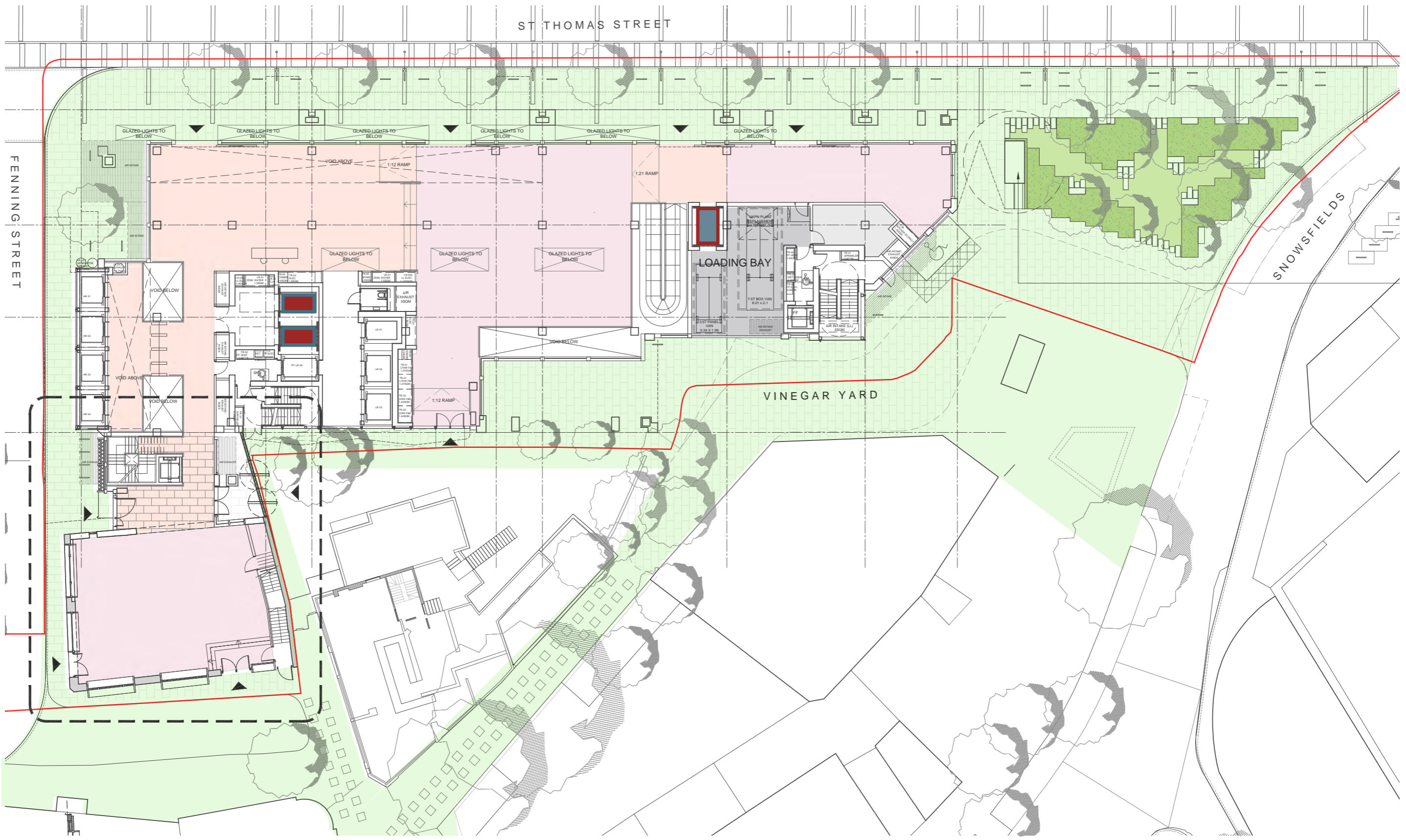


Servicing - Out of Hours Use



Servicing - Daytime

Engaged with Public Realm



Daytime Use





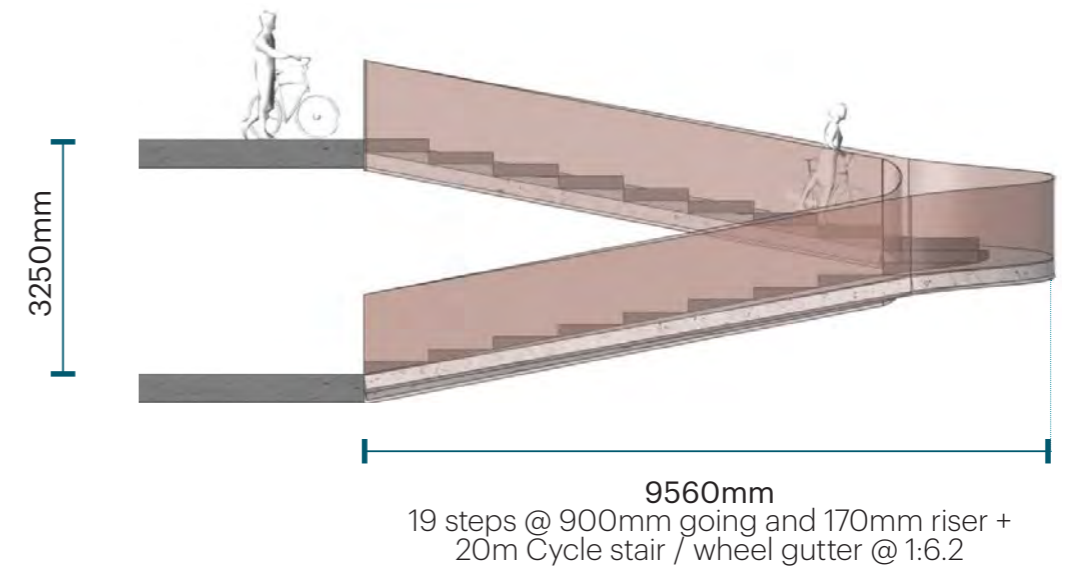


Cycle Parking, Lockers and Showers

Automated Underground Cycle Parking



Cycle Stair with Wheel Gutter

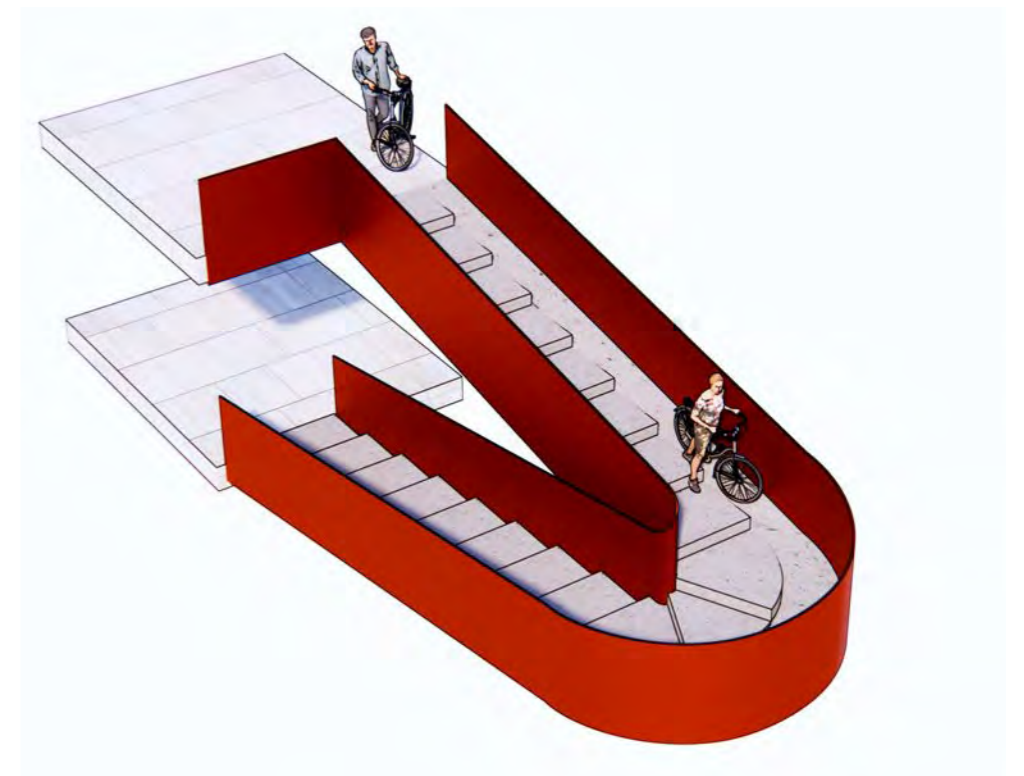
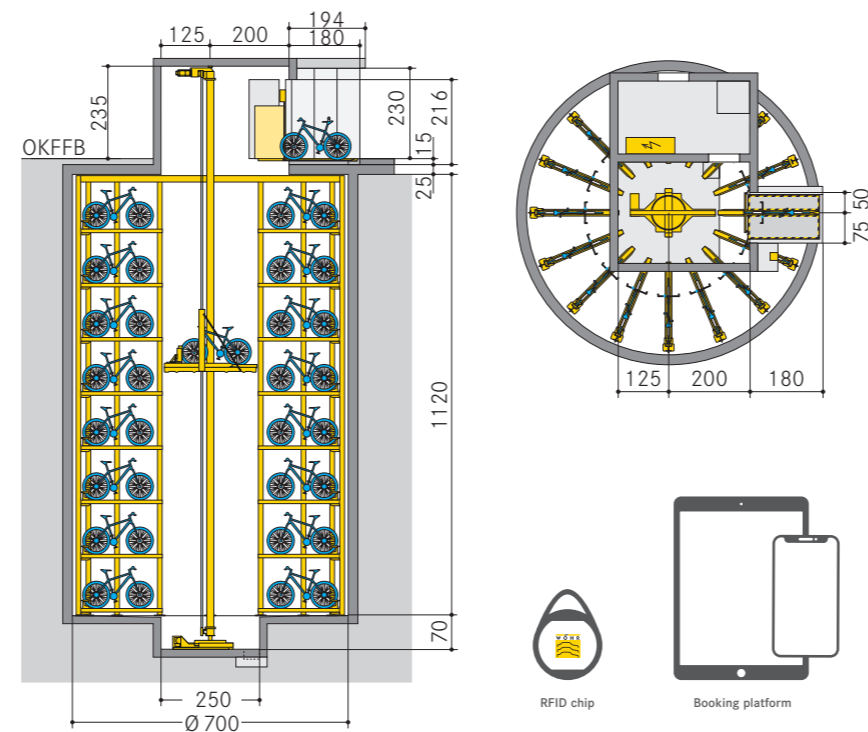


Long Stay Cycles = 359
Short Stay Cycles = 104

Total = 463 Cycle Spaces
including 4 no. accessible cycle/ mobility scooter spaces

+
237 Lockers
(@ 2:3 ratio of Long Stay Cycles)

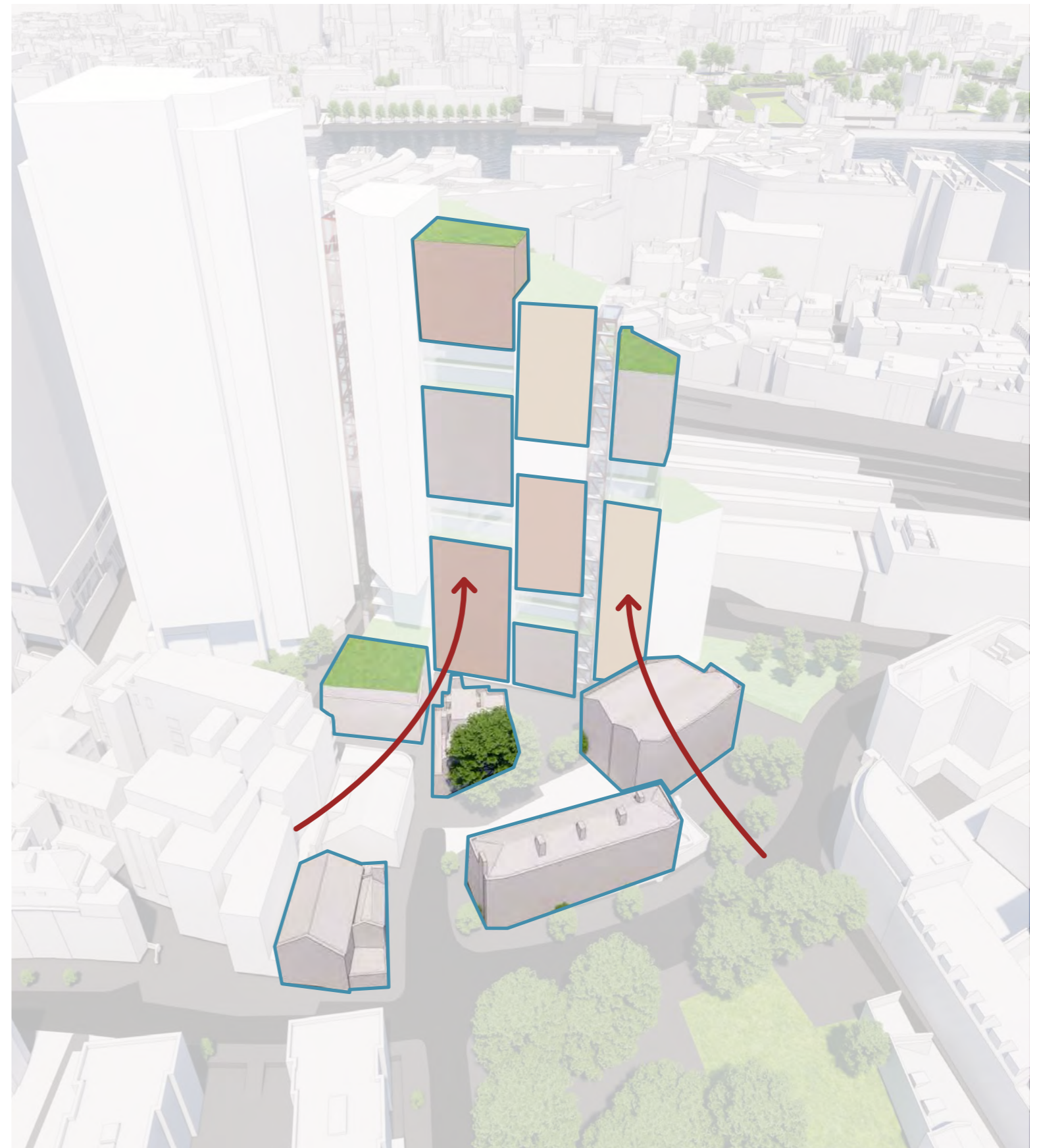
36 Showers
(@ 1 per 10 Long Stay)



5 - Rethink Architectural Design

Massing Rethinking

Respond to Immediate Context and Scale



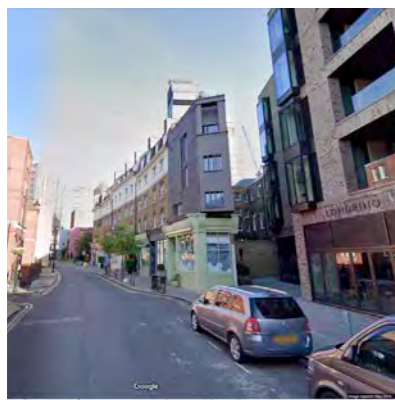
The Horseshoe Inn



Vinegar Yard



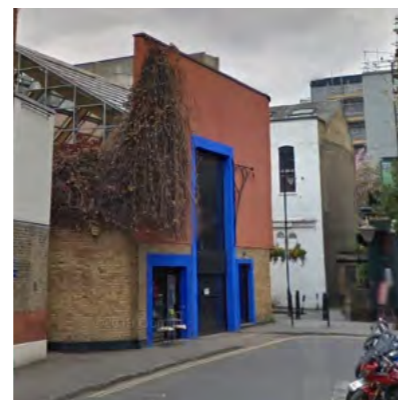
9 Fenning Street



Snowfileds



1 Melior Place



2 Melior Place

Massing Articulation

Bermondsey Warehouse Reference



Bermondsey Warehouse Example:

- > Articulated, Higher Tech approach to servicing building
- > Building function celebrated

Material and Form Diagram:

- > Core and Staircase servicing building will be celebrated and articulated with a high tech approach
- > Wintergardens will be articulated to break up verticality and generate bundles that have a scale that responds to the conservation area



North East Axonometric



North West Axonometric



South West Axonometric



South East Axonometric





Chilango



Except cycles



Except cycles

Tooley's Corner



Architectural Treatment

The brick frames and warehouse references are retained. The scale of the frames has been increased to slightly lighten the overall appearance.

KPF believe the process of critique and adjustment has significantly improved the scheme.



Architectural Treatment

North Elevation



North elevation



Wall Type 01



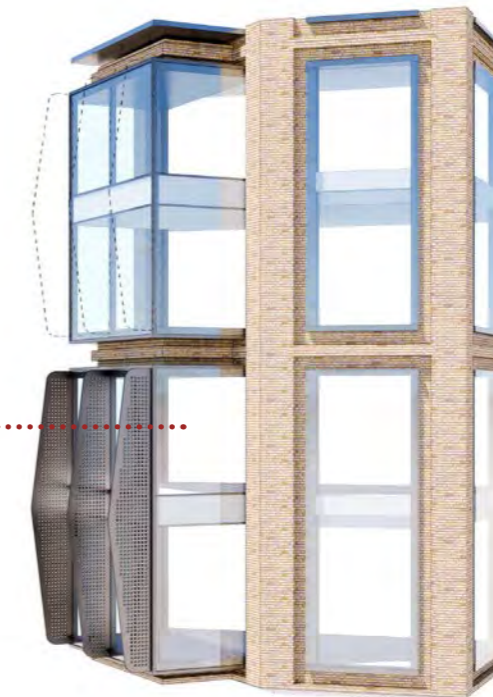
Wall Type 06

Architectural Treatment

South Elevation



South elevation



Wall Type 03

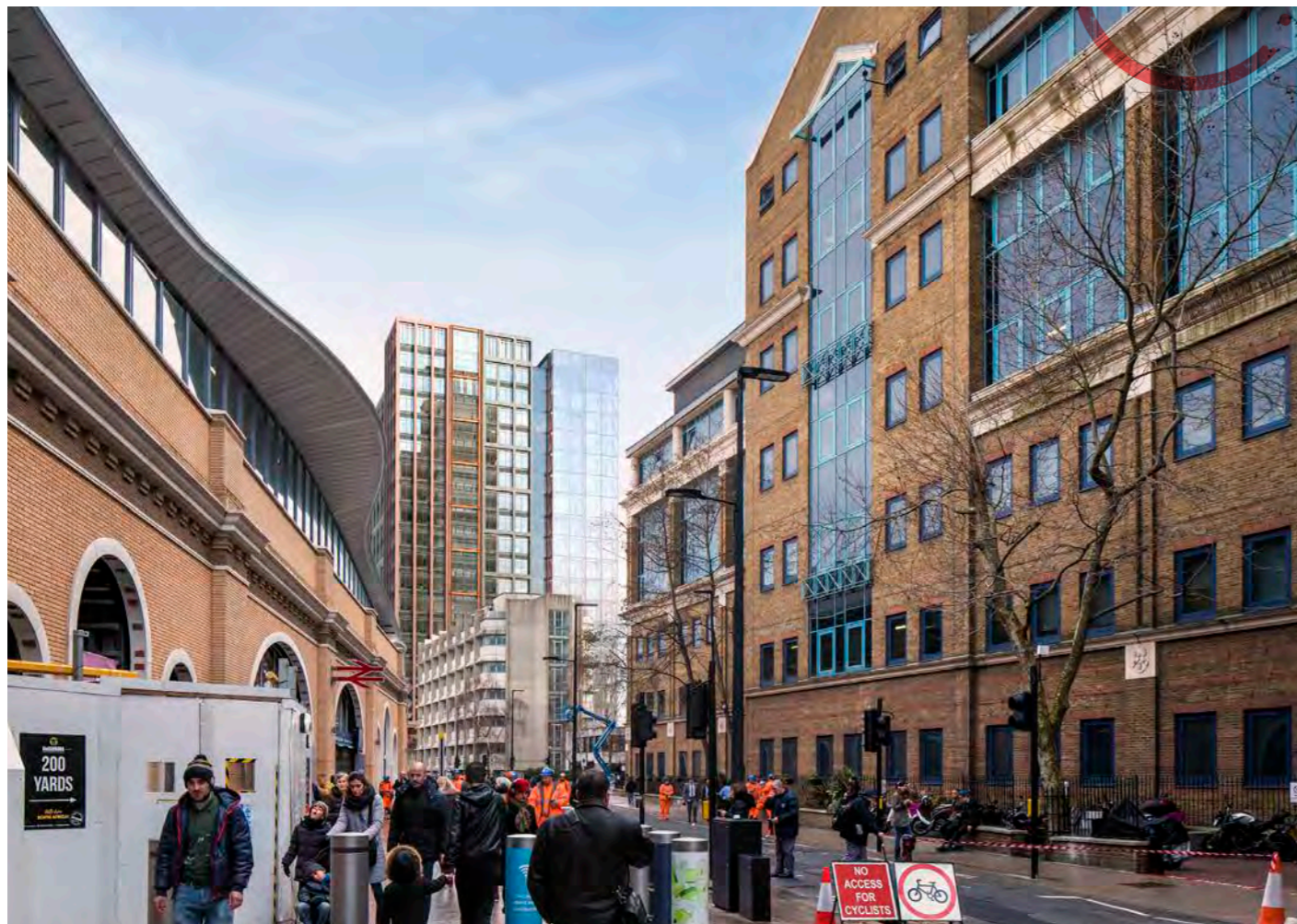


Wall Type 04

Architectural Treatment

St Thomas Street

Previously Submitted



Proposed



Architectural Treatment

Bermondsey and Tanner Street



6 - Provide 10% Affordable Workspace On Site

Affordable Workspace



Total Affordable Workspace GIA = 3031sqm/ 32,630 sqft
NIA @ 80% = 2425sqm / 26,104 sqft

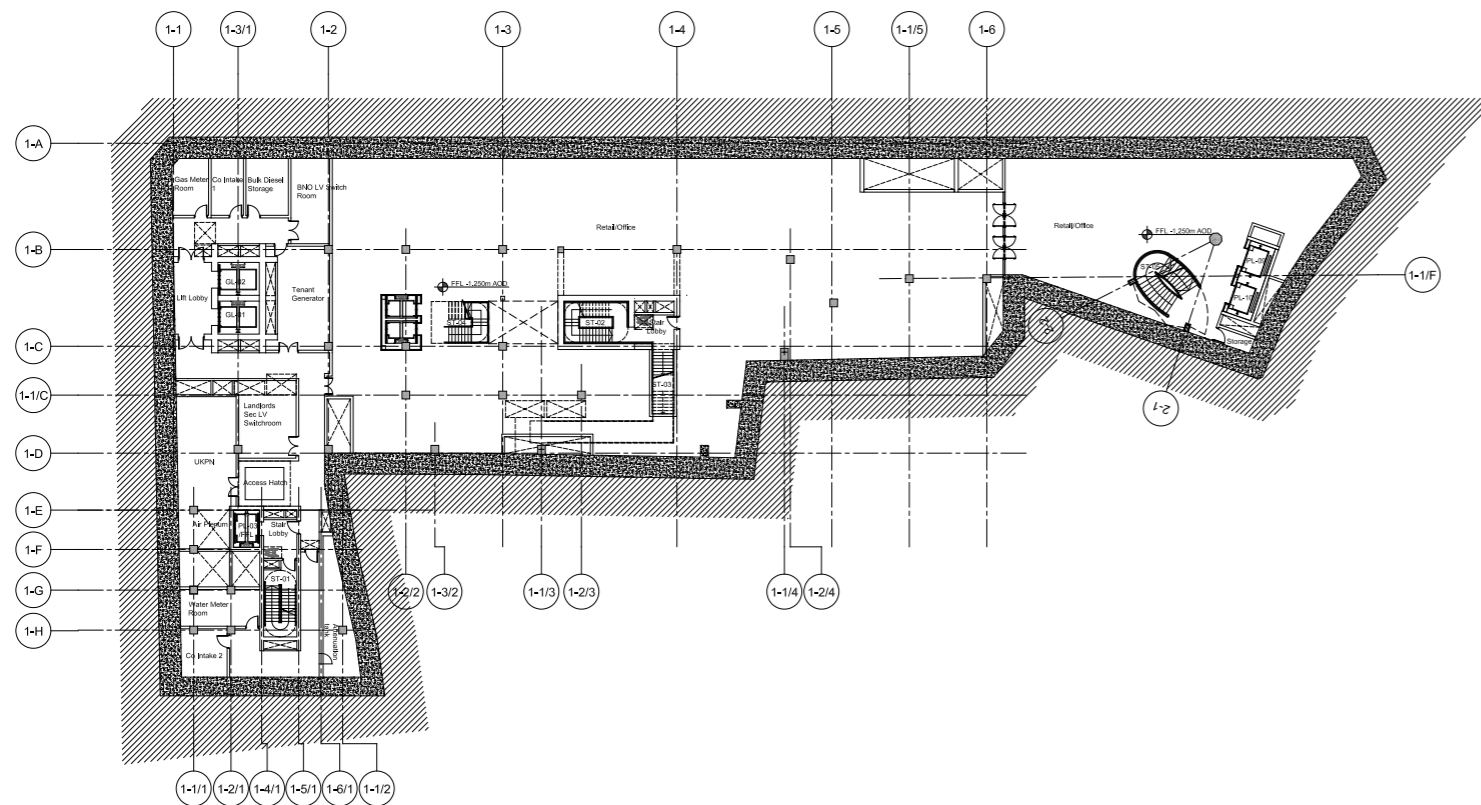
7 - Provide a New Urban Garden



Basement

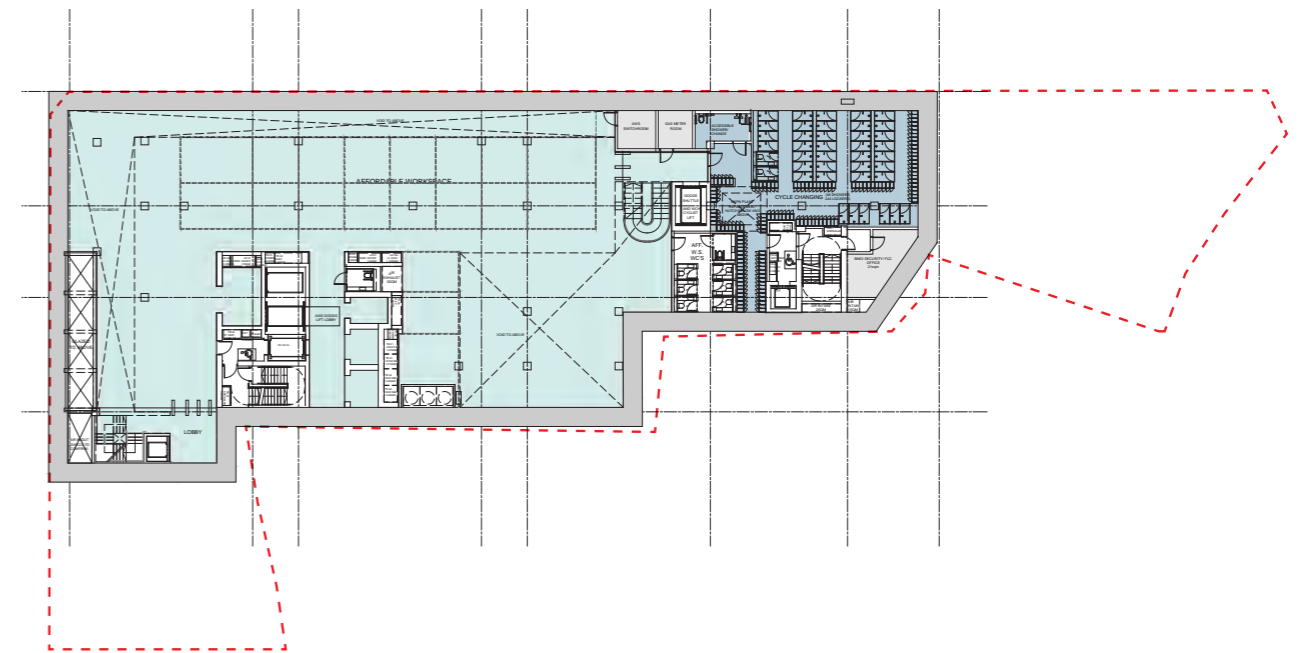
The basement is reduced in footprint with less extent to the east where there is now a new urban garden in “terra firma”, and less to the south where the warehouse is retained.

There is no longer a music venue at the eastern end of the basement addressing concerns from some locals that this would be a negative for local amenity via noise nuisance or anti-social behaviour, and allowing trees / garden to be planted in deep / undisturbed ground.



Previously Submitted Plan

Basement Level 1



Current Plan

Level 4

Landscaping

Ground Floor



8 - Significantly Increase Urban Greening

Urban Greening

The Urban Greening Factor (UGF) is a planning tool designed to evaluate how green a building is. The aims of the UGF include to:

- Accelerate greening of the built environment – making sure London is greener as it grows.
- Ensure better planned, better quality greening interventions that contribute to a functioning GI network.
- Improve biodiversity.
- Reduce rainwater run-off.
- Improve carbon sequestration.
- Reduce air and noise pollution.
- Regulate urban temperature.

The required Urban Greening Factor for a development for this type is 0.3

The previous submission proposed 0.123

The proposed development exceeds the required Urban Greening Factor achieving 0.301

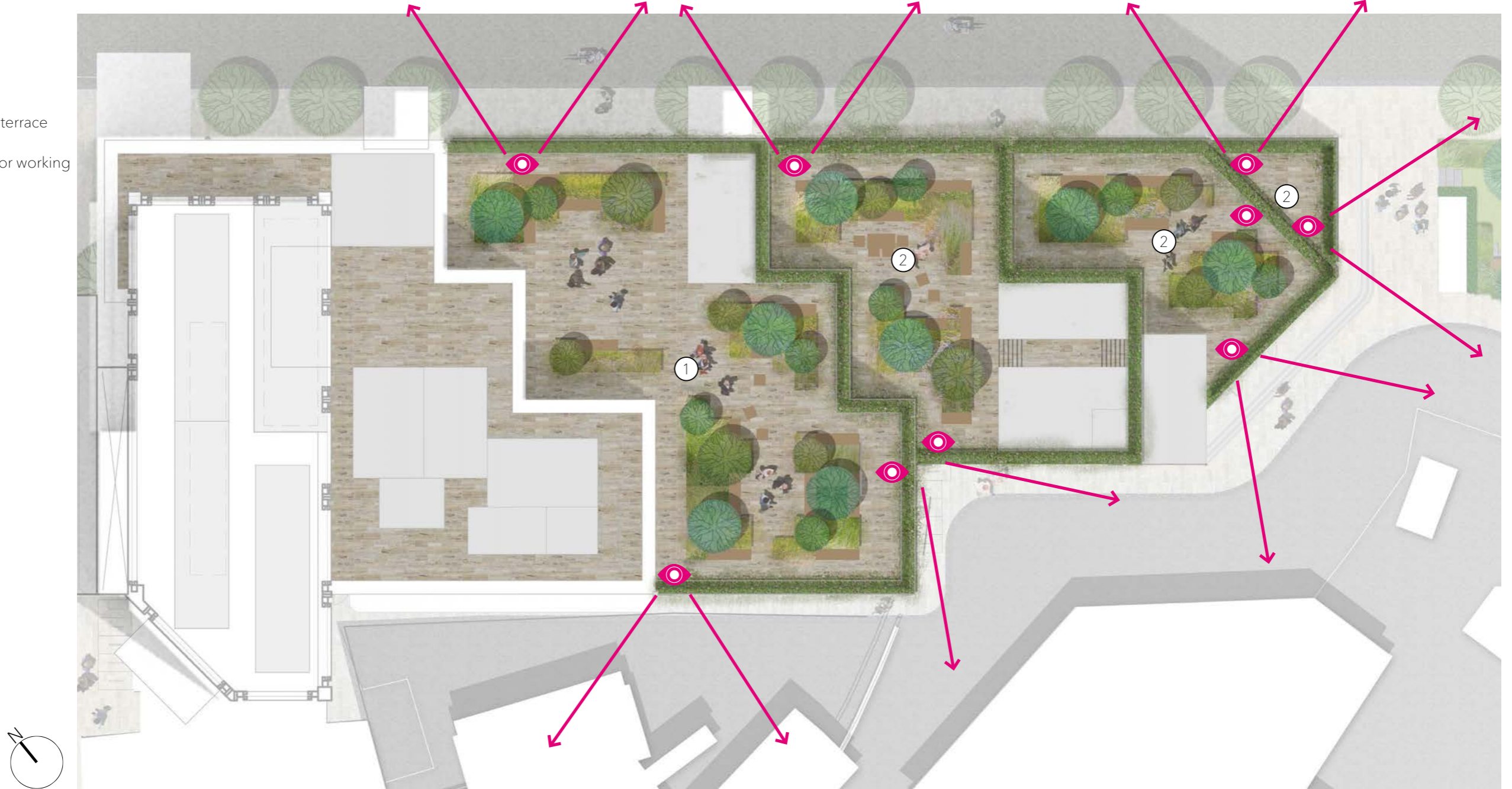


North West Axonometric

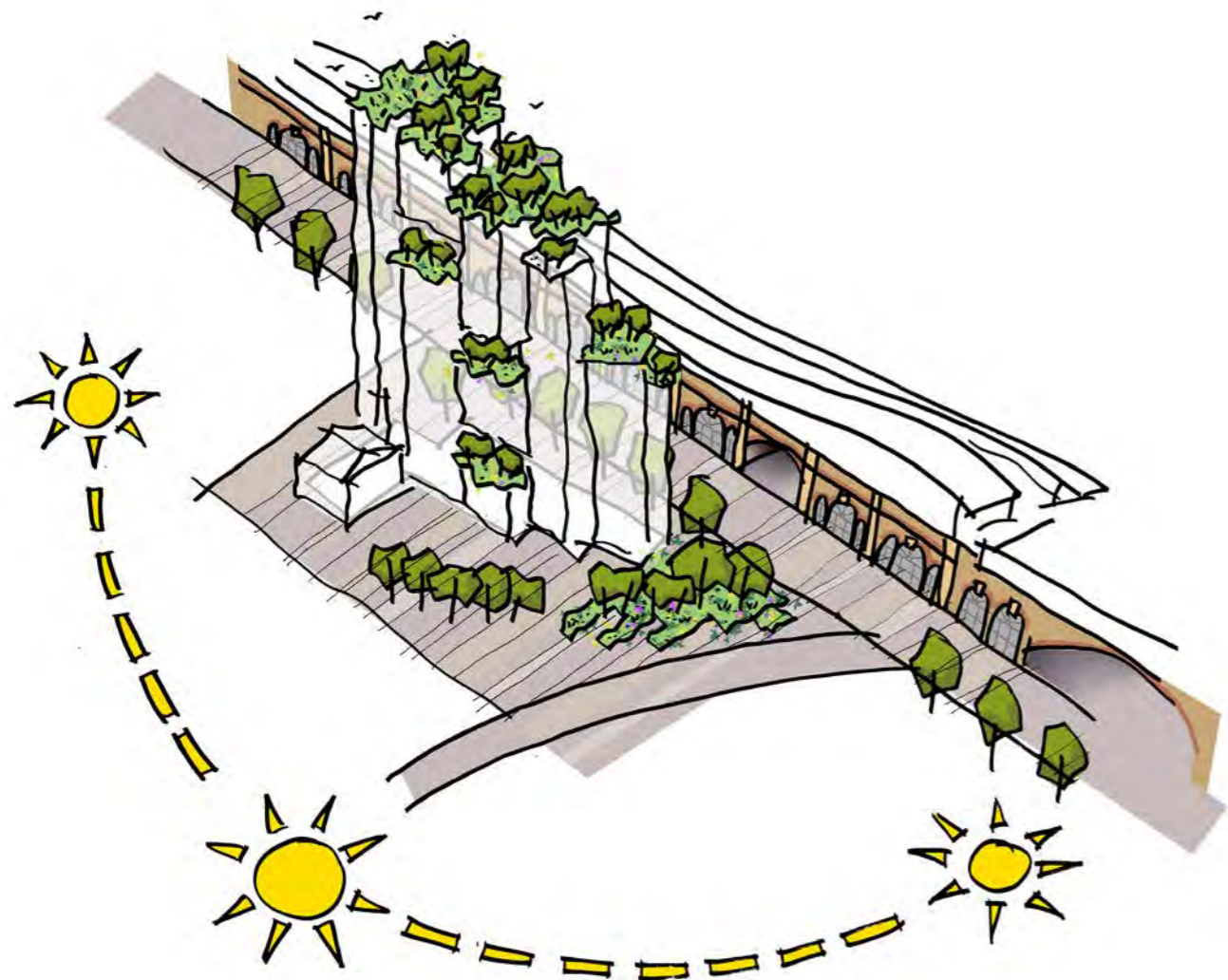
Landscaping

Terraces

- Views
- ① Events terrace
- ② Outdoor working terrace



9 - Respond to Climate Emergency



In response to the Climate Emergency:

The proposed development exceeds current GLA targets for Be Lean, Be Clean and Be Green with regard to Operational Carbon usage. **A commitment is proposed to achieve net zero operational carbon.**

The building system design has been changed from using gas fired heat generating plant to being served by all-electric heat pumps that have further improved the **CO₂ emissions to now more than 46% below a Part L notional building.**

The current proposals incorporate a number of improvements and carbon reductions compared to a typical building and will be looking to deliver a building with Embodied Carbon that is below **800 kg.CO₂e/m²**

A 27% target reduction in Embodied Carbon has been set against the GLA-provided baseline;

An improved Urban Greening Factor of 0.301 is proposed (previously 0.123) by creating a new urban garden at east end of site and intensifying the planting on the upper terrace floors.

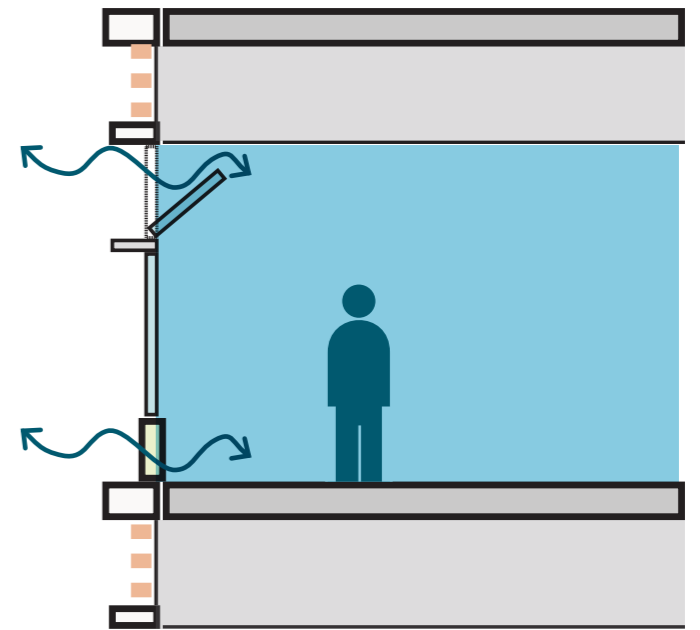
Provision of additional systems to support the proposed uses **within the criteria for healthy and flexible buildings, as established by the NHS.**

Wellness

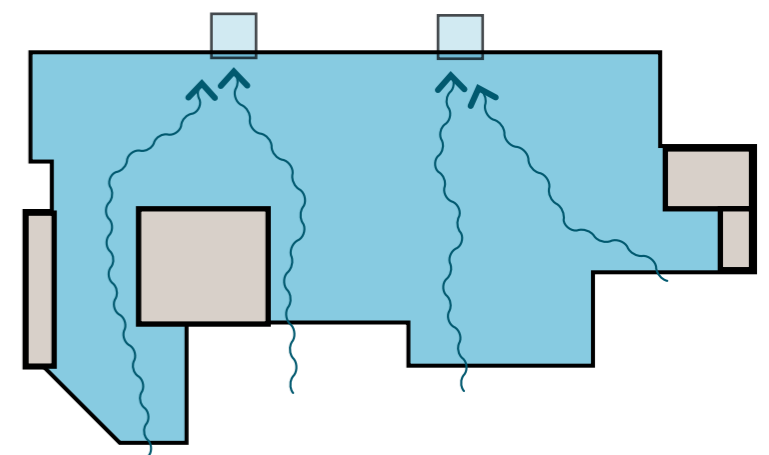


Openable windows allow natural ventilation and mixed mode, with passive vent chimneys added to the north façade.

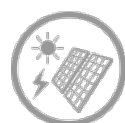
Air is drawn in from the south façade where the noise levels are lower and air quality is better, and drawn across the floor plate by chimneys along the north façade.



Section



Plan



Onsite Energy Production

- Roof Mounts PVs
- Building Integrated (façade PVs)
- Battery Storage



Low Energy Cooling

- Mixed Mode Natural Ventilation
- Low energy cooling
- Energy Monitoring
- Low GWP Refrigerants



Sources of Heating, Cooling and Power

- Air sourced heat pumps
- Energy Sharing
- All electric strategy
- No fossil fuel burning on site
- 'Green' Energy PPA
- Connection to future DEN



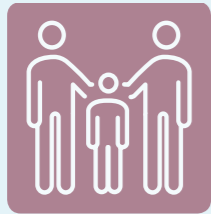
Water Recycling

- Rainwater Harvesting
- No potable water for irrigation
- Greywater recycling
- Attenuation in park
- SUDs

10 - Adhere to the St Thomas Street
Innovation District Framework

St Thomas Street Framework

Retail and Workspace Principles



1. New buildings and uses should be a good neighbour to the local community.

Activity in public areas will be selected according to their ability to tie existing communities together and contribute to local culture. Strict management criteria (dealing with noise, pedestrian and vehicle movements, etc) will be enforced.



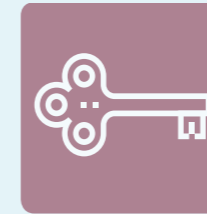
2. Open and inclusive criteria will be applied for occupants of the affordable workspace.

We want new activity here to make a local contribution that fits with existing character. The affordable workspace occupiers will need to play a part in this; they must be enthusiastic about this vision; and they show they can look after their spaces reliably, with respect for the local area.



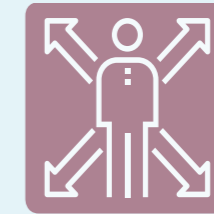
3. Spaces should be flexible, so that over time they can accommodate different users and uses.

The business climate can change, so units in the retail and workspaces will be designed with the future in mind. Floor to ceiling heights should work for a variety of uses and potential occupants.



4. Uses should complement existing organisations in Old Bermondsey.

Throughout the design of the Framework, we have been clear that we want to enhance the existing culture of Bermondsey Street and its surrounding area. This will be on the criteria taken into account when uses for the retail and workspaces are considered.



5. Grow-on space for successful organisations should be included, keeping them in the area.

We want St Thomas Street East to be a place for local businesses to set up – ideally as one of their first sites – be successful, and grow. There will be a range of different-sized retail and workspaces to accommodate expansion.



6. Community outreach and maximising local employment opportunities should be built into the Framework.

Landowners are committed to partnering with existing local businesses and institutions where possible, and bringing them into the retail and workspaces. This will help us create a place that is accessible and approachable for residents living nearby.



7. There should be a mix of rents, including affordable space for creatives, local businesses and start-ups.

Creating an accessible place also means providing spaces that give new businesses and ventures space and time to set up and develop. We will work with LB Southwark and other partners to give these ventures the best possible start.



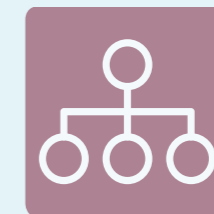
8. Spaces will be managed and curated by specialist third parties.

We recognise that success here will require use the wide range of experience that our partners can bring. Landowners will work closely with specialist providers of affordable workspace and retail, so that these spaces are delivered with expertise, knowledge and links to the right local users.



9. Mentoring and support services should be provided to catalyse growth.

We want the ventures we bring to the Framework to grow and be a success. They in turn will make St Thomas Street great place to live and work. They will each require the right conditions to be successful; this involves working with them to ensure they are managed correctly and fulfil their potential.

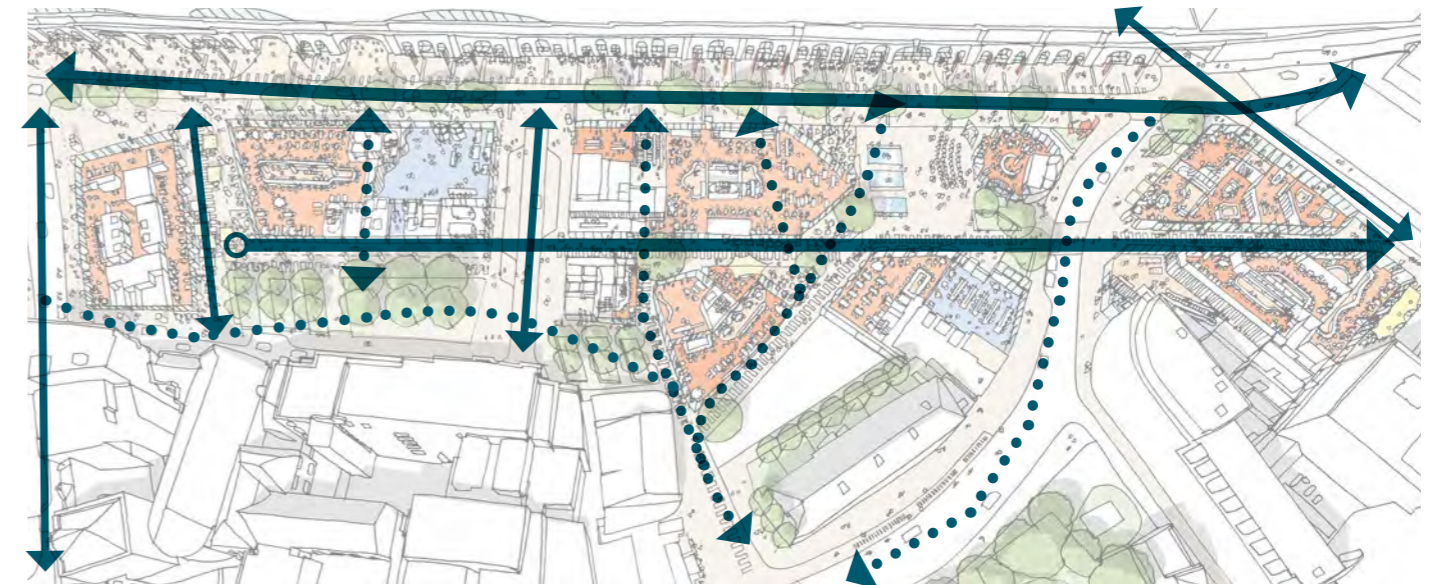
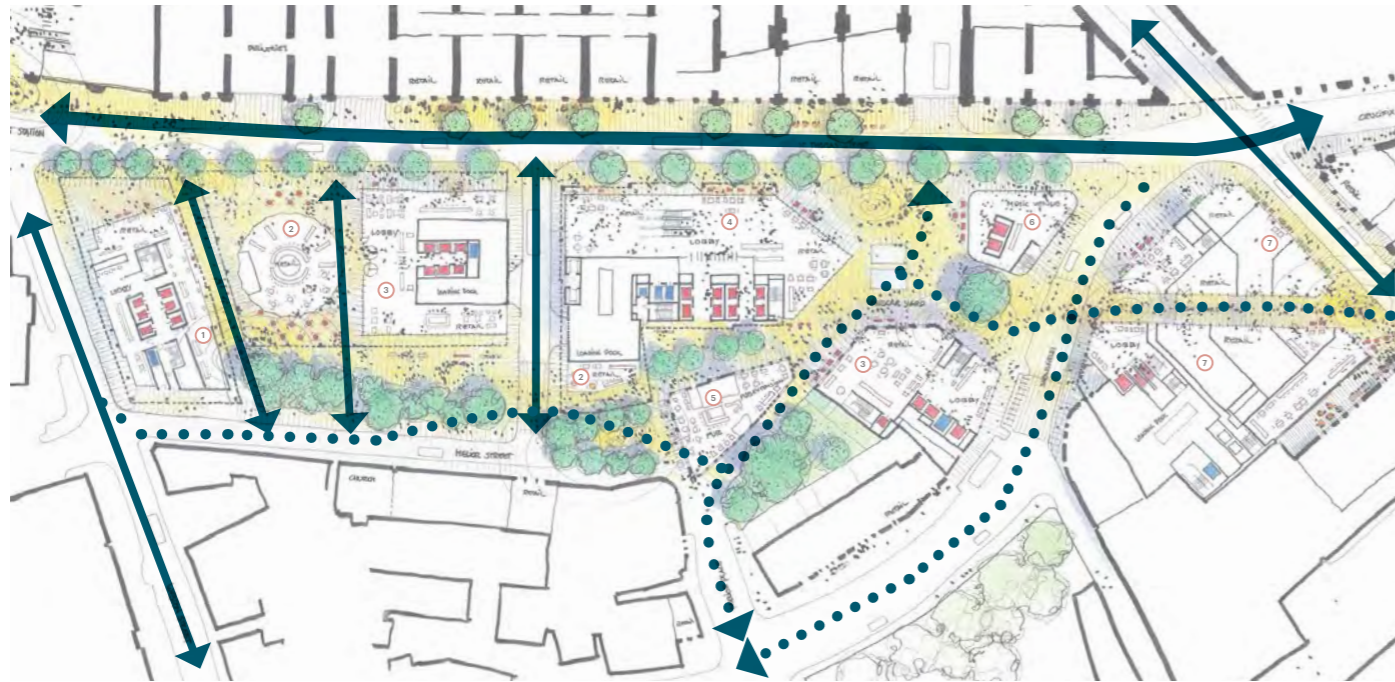


10. Uses must take an active contribution to the Low Line.

We want St Thomas Street East to play a significant role in the delivery of the Low Line project. A criteria for the uses we bring forward here will therefore be the contribution it can make to the development of the Low Line's unique character.

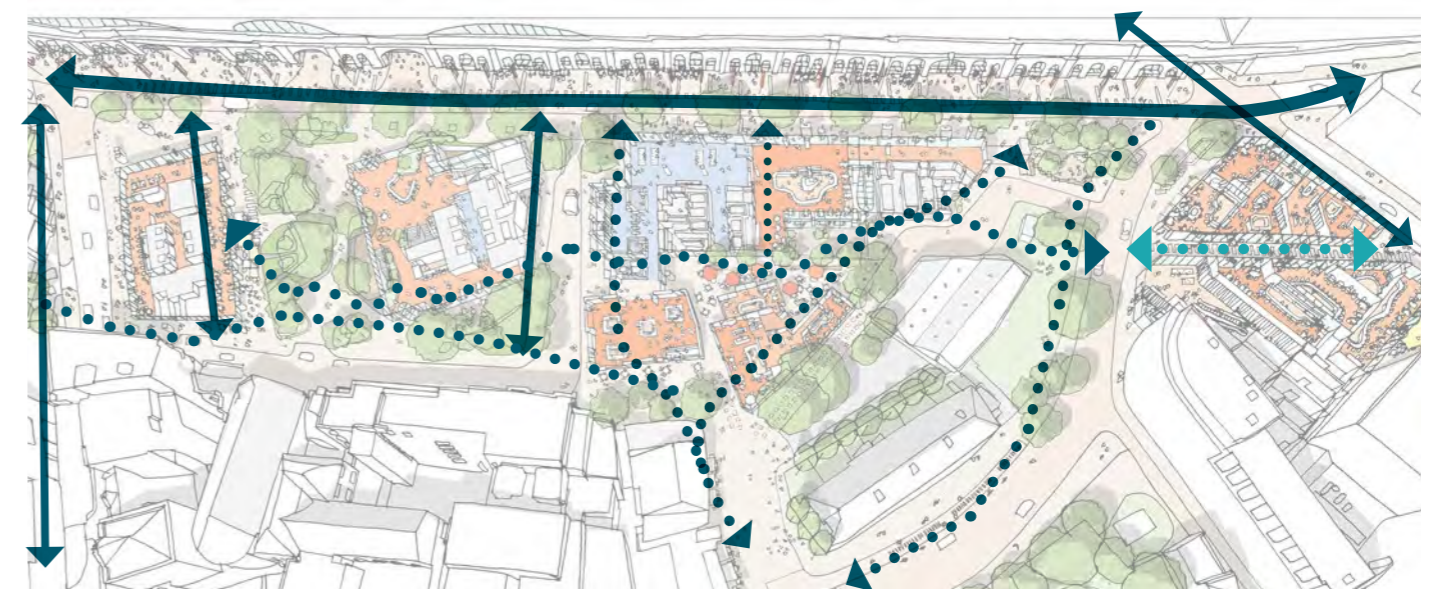
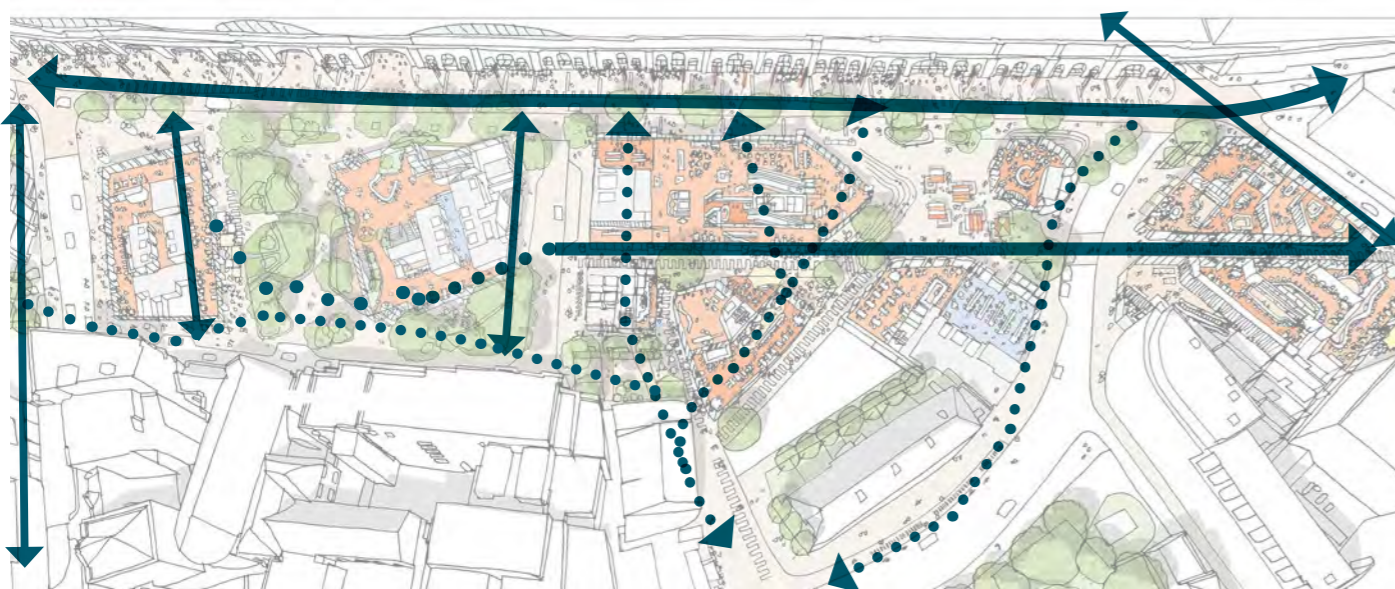
St Thomas Street Framework

Design Evolution



FRAMEWORK 1.0
North/south Connections with meandering east west secondary routes

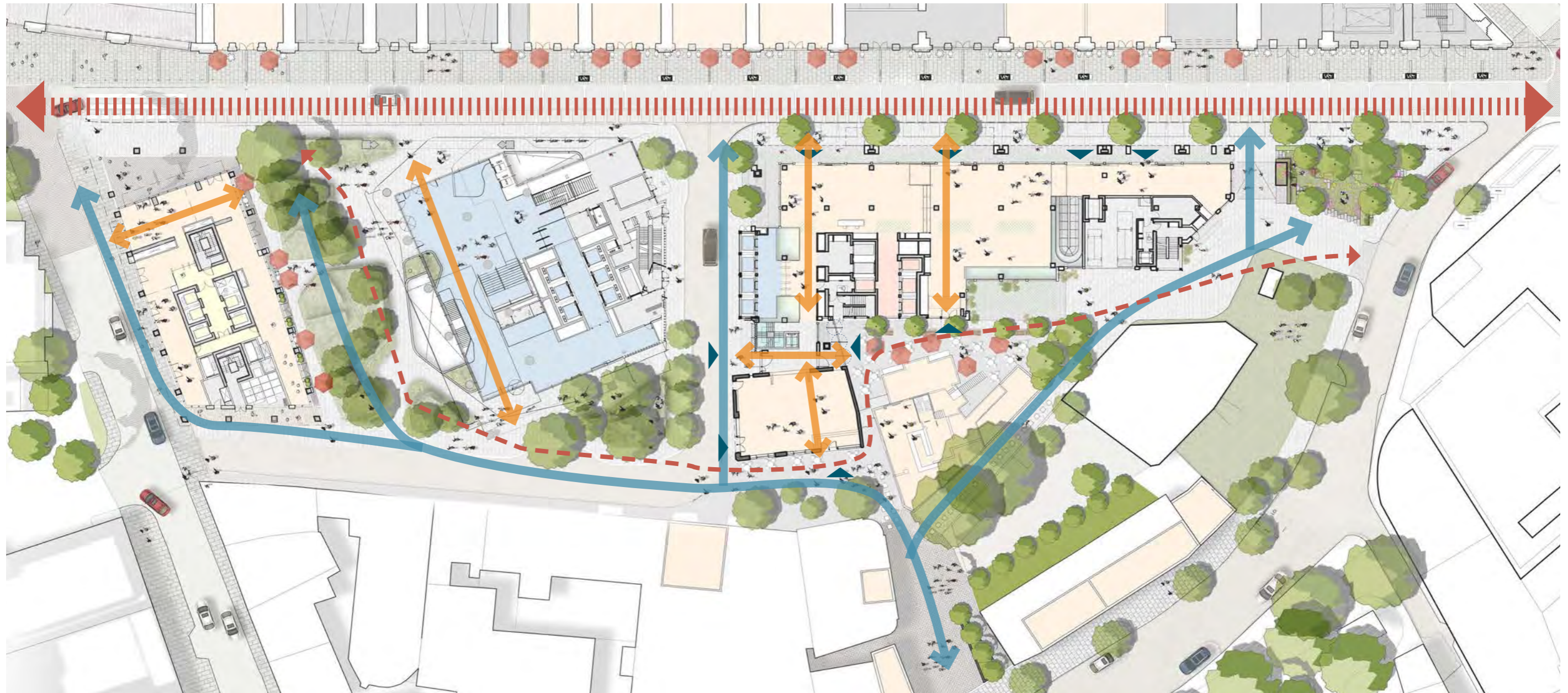
FRAMEWORK 2.0/ 3.0
Introduction of strong secondary east west route through sites



FRAMEWORK 3.0 + new edge scheme
Strong Secondary east/west route undermined

FRAMEWORK 3.0 + new edge scheme + new vinegar yard scheme
East west routes return to meandering nature as initially proposed

St Thomas Street Framework



St Thomas Street Framework



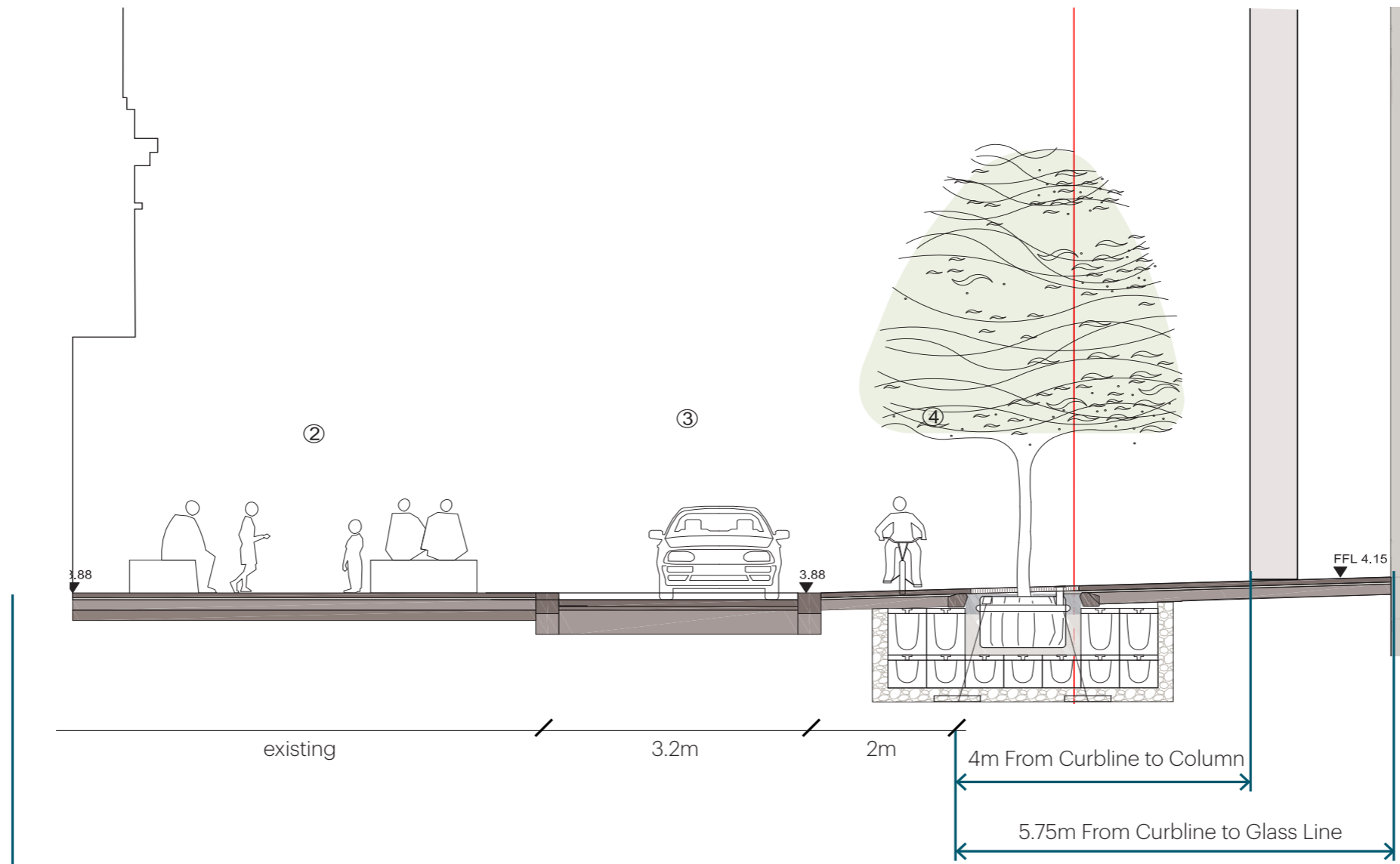
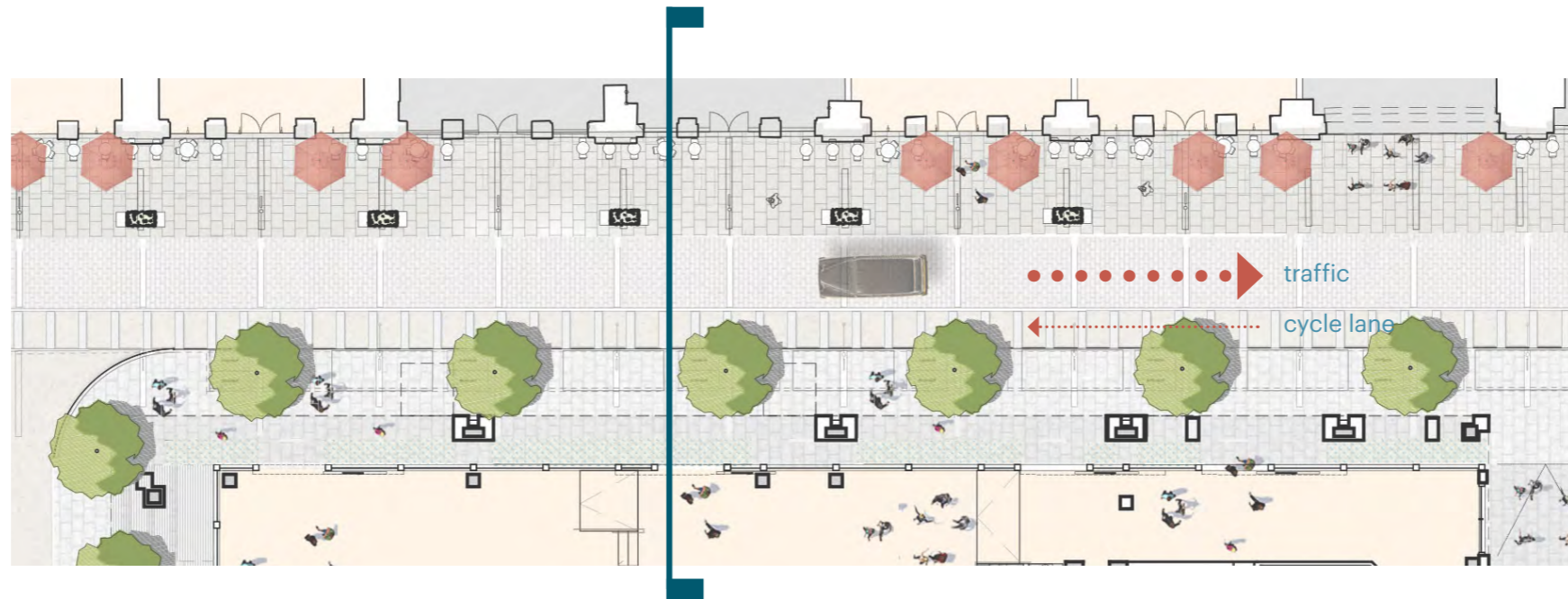
Ground Floor Cutaway Plan - Looking North



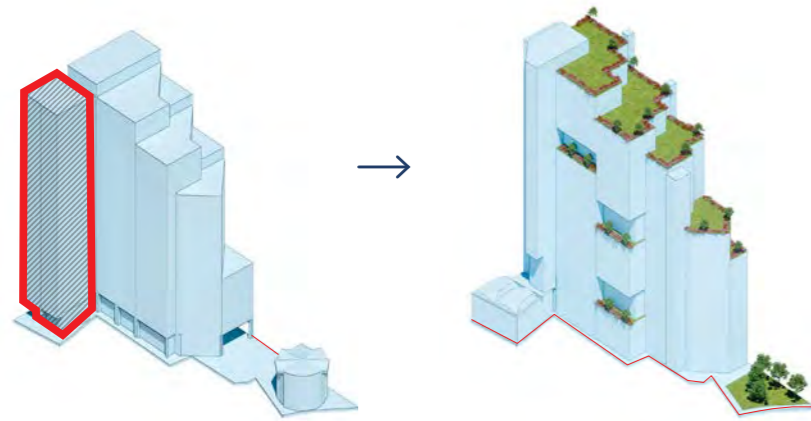
Lower Levels Elevation - Looking South

St Thomas Street Framework

St Thomas Street Cross Section



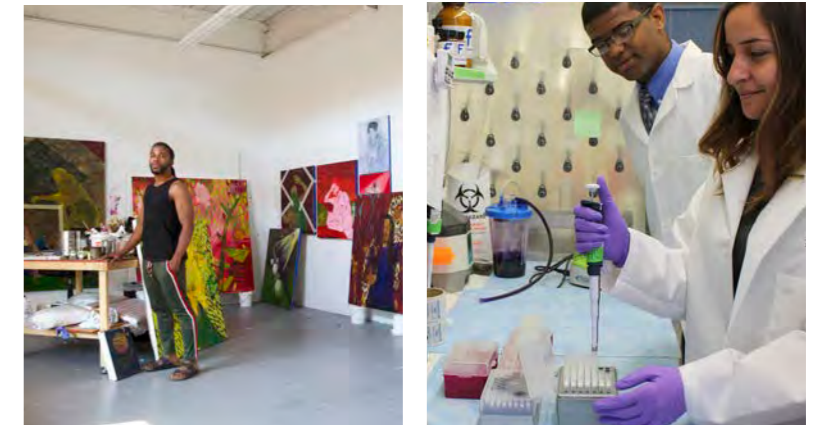
Enhanced Benefits of Updated Scheme



Massing removed from conservation area and warehouse retained



Urban Greening Factor improved from 0.123 to **0.301**



3,031sqm / 32,630 sqft of Affordable Workspace



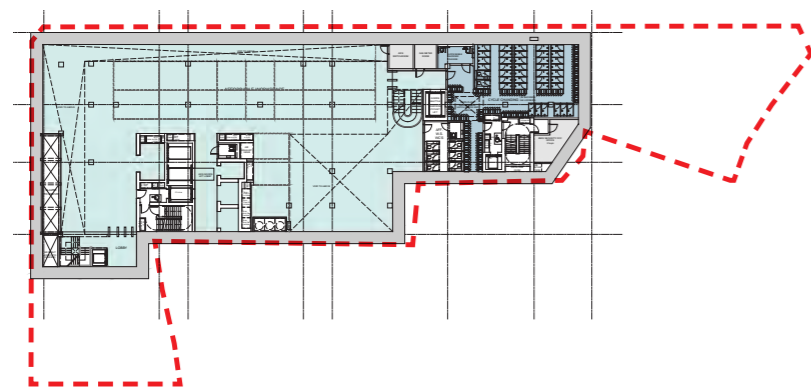
Relevant community facilities



A 27% target reduction in Embodied Carbon has been set against the GLA-provided baseline;
 The proposed development exceeds current GLA targets for Be Lean, Be Clean and Be Green - a 49.5% improvement on Part L figures;
 A commitment is proposed to achieve net zero operational carbon.



Supporting Innovation Quarter by meeting medical use brief requirements



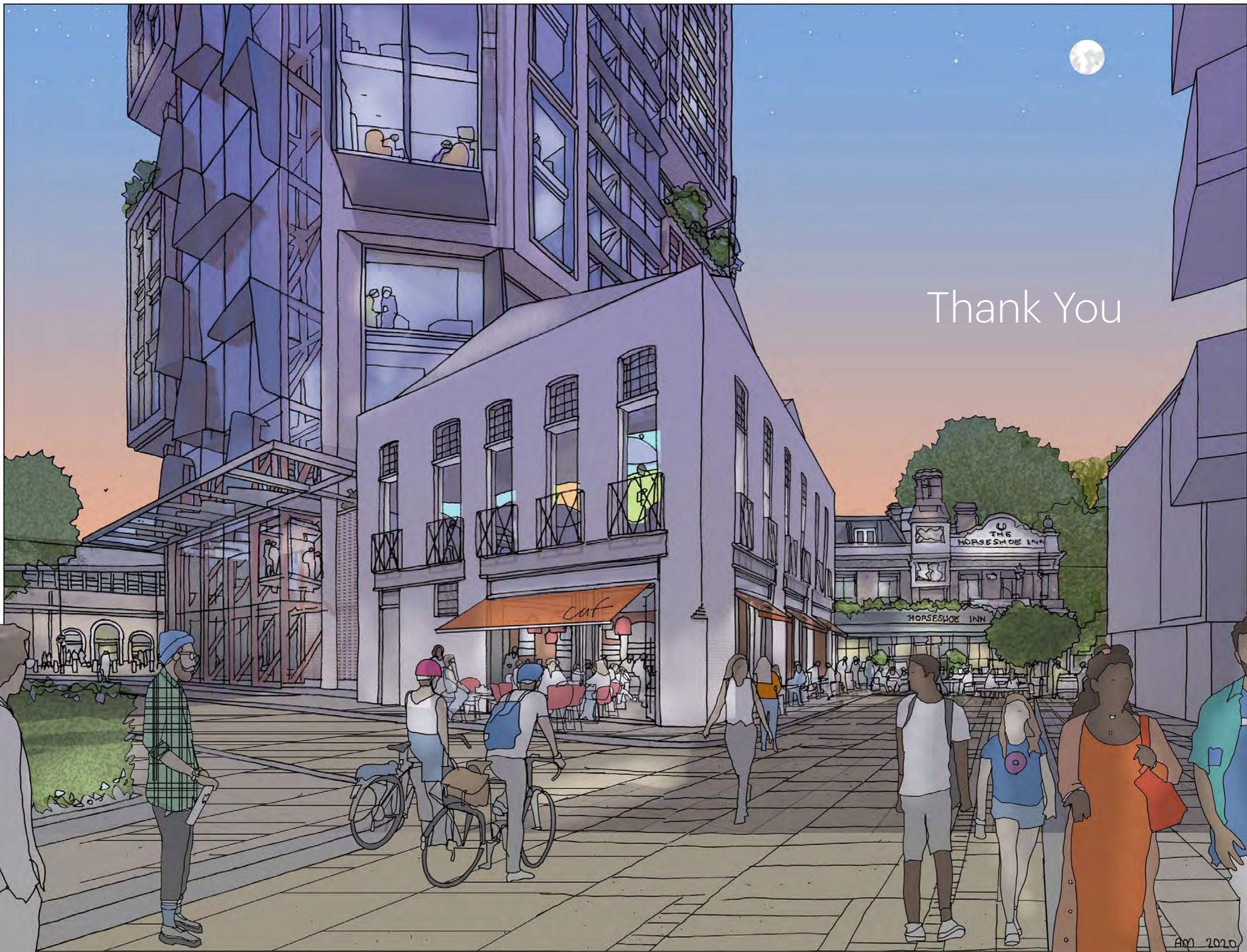
Basement area decreased allowing for natural attenuation and greenfield planting



1,533sqm of public realm provided, including an urban garden



Townscape impact improved. Facade broken down further to respond to conservation area.




Thank You

Appendix 2 – Stakeholder list

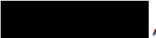
The table below provides a list of relevant organisations and businesses or who have taken an interest in the Vinegar Yard scheme. These groups were approached and offered a one-to-one or small group briefing on the project.

- | | |
|--|---|
| 1. Assembly Member for Lambeth and Southwark | 22. London Underground |
| 2. Bankside Open Spaces Trust | 23. Manna Society |
| 3. Bermondsey Street TRA | 24. Member of Parliament for Bermondsey and Old Southwark |
| 4. Bermondsey Village Action Group | 25. More London Development Limited |
| 5. Bermondsey Village Hall | 26. Network Rail |
| 6. Borough Market | 27. News International |
| 7. Broadgate Estates Limited | 28. Old Bermondsey Neighbourhood Forum |
| 8. EDGE | 29. Our Lady of Salette & Saint Joseph Catholic Church |
| 9. Essentia | 30. REM - Real Estate Management |
| 10. Great Portland Estates | 31. Restoration Fabrication Construction Ltd |
| 11. Greenwood Theatre | 32. Sellar |
| 12. Greystar | 33. Shangri La Hotel |
| 13. Guy's & St Thomas' Foundation | 34. Shiva Ltd |
| 14. Guy's & St Thomas' NHS Foundation Trust | 35. Snowfields Primary School |
| 15. King's College London | 36. Southwark Cathedral |
| 16. Kipling Street TRA | 37. Southwark Chamber of Commerce |
| 17. LB Southwark Cabinet | 38. Southwark Cyclists |
| 18. Leathermarket JMB | 39. St Martins Property |
| 19. Living Bankside | 40. Team London Bridge |
| 20. London Bridge & West Bermondsey ward councillors | 41. The Horseshoe Inn |
| 21. London Cycling Campaign | 42. Transport for London |
| | 43. Victorian Society |
| | 44. WSET London School |

Appendix 3 - Stakeholder letter



17 May 2021

Dear ,

Vinegar Yard update and offer of a briefing (Local planning authority reference: 18/AP/4171 & GLA references 2019/4822 (Stage 1), 2020/6208 (Stage 2) and 2020/6913 (Stage 2 update))

On behalf of CIT, I am writing to offer you an update and briefing on proposals for the Vinegar Yard site in London Bridge (the land bounded by St Thomas Street, Fenning Street, Vinegar Yard and Snowfields).

CIT is the Development Manager for St Thomas Bermondsey Limited. Our vision is a building that promotes health and creativity and supports the emerging NHS and med-tech innovation cluster in London Bridge. It includes a new urban garden and space for art, community and independent retailers that complements the character and appearance of Old Bermondsey.

CIT has been working on proposals for the site since 2017. A planning application was submitted in December 2018 and this was recommended for approval by Southwark Council's planning officers.

On 29 June 2020 Southwark Planning Committee resolved to refuse planning permission and in August 2020 the Mayor of London recovered the application for his own determination. This means that the Mayor is now the local planning authority for the application and will decide whether planning permission should be granted.

CIT has used the time since then to make focused adjustments to the proposals, which respond positively to the concerns expressed by Southwark's Planning Committee as well as meeting the requirements of the Greater London Authority.

We have also worked closely with Guy's & St Thomas' NHS Foundation Trust so that the building is now designed to accommodate NHS clinical or medical research uses, meeting the Trust's standards for healthy and flexible buildings.

The overall result is, we believe, a much improved set of proposals and enhanced package of social and community benefits.

We are now updating the community about these updated proposals to inform and facilitate both the formal consultation by the Greater London Authority and the public representation hearing to be held later this year.

Over the next four weeks we are notifying our neighbours, offering briefings and holding two webinars to update the community on our proposals. If there are any questions or clarifications arising as a result of our update sessions we will be happy to follow up and provide further information or meetings within this time frame as required.

You can find further details on our updated proposals and sign up for our webinars on our project website: www.vinegaryardcit.com. To arrange a meeting or for any questions please get in touch with Four Communications on 020 3109 0492 or by email at vinegaryard@fourcommunications.com.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'E Puffett', written in a cursive style.

Ewen Puffett
Development director

Appendix 4 - Neighbour letter

17 May 2021

Dear Neighbour,

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Yours sincerely,

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Ewen Puffett
Development director

Appendix 5 - Neighbour letter distribution list (extract from LB Southwark Planning Committee report, 29 June 2020)

Consultation undertaken

Site notice date:
Press notice date: 17/10/2019
Case officer site visit date: n/a
Neighbour consultation letters sent: 03/12/2019

Internal services consulted

[REDACTED]

Statutory and non-statutory organisations

[REDACTED]

54 Guinness Court Snowsfields London
57 Guinness Court Snowsfields London
6 Guinness Court Snowsfields London
16 Tyers Estate Bermondsey Street London
28 Tyers Estate Bermondsey Street London
29 Tyers Estate Bermondsey Street London
26 Tyers Estate Bermondsey Street London
27 Tyers Estate Bermondsey Street London
30 Tyers Estate Bermondsey Street London
33 Tyers Estate Bermondsey Street London
144 Guinness Court Snowsfields London
147 Guinness Court Snowsfields London
1 Black Swan Yard London SE1 3XW
4 Crucifix Lane London SE1 3JW
First Floor To Third Floor Part Fourth And
Part Fifth Floor 39-45 Bermondsey Street
London
Third Floor 40 Bermondsey Street London
132 Guinness Court Snowsfields London
129 Guinness Court Snowsfields London
Flat 11 Artbrand House 7 Leathermarket
Street
14 Ship And Mermaid Row London SE1
3QN
3A Bridgwalk Heights 80 Weston Street
London
Sixth Floor And Seventh Floor Capital
House 42 Weston Street
Unit 1 72 Weston Street London
Flat 2 99 Bermondsey Street London
Flat 2 7 Tyers Gate London
Flat 1 99 Bermondsey Street London
Basement And Ground Floor 130-132
Tooley Street London
First Floor And Second Floor 130-132
Tooley Street London
Basement To Third Floor 37-37A
Snowsfields London
West Wing Nurses Home Guys Hospital
Great Maze Pond
Third Floor And Fourth Floor 130-132
Tooley Street London
Flat 4 8 Tyers Gate London
Second To Fifth Floors Capital House 42
Weston Street
Flat 3 7 Tyers Gate London
Flat 3 8 Tyers Gate London
Flat 12 22E Leathermarket Street London
Flat 13 22E Leathermarket Street London
22D Leathermarket Street London SE1 3HP
22B Leathermarket Street London SE1 3HP
Flat 14 22E Leathermarket Street London
Fourth Floor 7 Holyrood Street London
Ground Floor Raquel Court 147
Snowsfields

Ground Floor Rooms 2 And 3 77 Weston
Street London
15 Hardwidge Street London SE1 3SY
The Wine And Spirit Trade Association Ltd
39-45 Bermondsey Street London
Part Ground Floor 17 Hardwidge Street
London
17 Hardwidge Street London SE1 3SY
4 Carmarthen Place London SE1 3TS
2 Carmarthen Place London SE1 3TS
62-64 Weston Street London SE1 3QJ
56 Bermondsey Street London SE1 3UD
43 Snowsfields London SE1 3SU
1 Tyers Gate London SE1 3HX
10 Whites Grounds Estate Whites Grounds
London
Flat 2 40 Snowsfields London
Flat 2 42 Snowsfields London
Flat 1 40 Snowsfields London
Flat 1 42 Snowsfields London
1 Guinness Court Snowsfields London
20 Guinness Court Snowsfields London
21 Guinness Court Snowsfields London
19 Guinness Court Snowsfields London
2 Guinness Court Snowsfields London
22 Guinness Court Snowsfields London
25 Guinness Court Snowsfields London
26 Guinness Court Snowsfields London
24 Guinness Court Snowsfields London
12 Guinness Court Snowsfields London
13 Guinness Court Snowsfields London
10 Guinness Court Snowsfields London
11 Guinness Court Snowsfields London
14 Guinness Court Snowsfields London
17 Guinness Court Snowsfields London
18 Guinness Court Snowsfields London
15 Guinness Court Snowsfields London
16 Guinness Court Snowsfields London
41 Snowsfields London SE1 3SU
Flat 1 62 Weston Street London
Flat 1 64 Weston Street London
Flat 10 64 Weston Street London
Flat 11 64 Weston Street London
Flat 2 62 Weston Street London
81 Weston Street London SE1 3RS
Munro Clinic Snowsfields London
Flat 14 22 Leathermarket Street London
Third Floor 4-8 Whites Grounds London
Flat 12 22 Leathermarket Street London
Flat 13 22 Leathermarket Street London
First Floor Flat 72 Bermondsey Street
London
Third Floor Bramah House 65-71
Bermondsey Street

Fourth Floor Bramah House 65-71
Bermondsey Street
Ground Floor To Second Floor 22 Shand
Street London
Ground Floor Bramah House 65-71
Bermondsey Street
Flat 3 22 Leathermarket Street London
Flat 4 22 Leathermarket Street London
Flat 1 22 Leathermarket Street London
Flat 2 22 Leathermarket Street London
Flat 6 22 Leathermarket Street London
Flat 10 22 Leathermarket Street London
Flat 11 22 Leathermarket Street London
Flat 7 22 Leathermarket Street London
Flat 8 22 Leathermarket Street London
Ground Floor 48-50 Weston Street London
Flat 3 16 Melior Street London
Flat 4 16 Melior Street London
Flat 1 16 Melior Street London
Flat 2 16 Melior Street London
Flat 5 16 Melior Street London
Second Floor Bramah House 65-71
Bermondsey Street
Ground Floor 72 Bermondsey Street
London
Arthurs Mission Hall Snowsfields London
Atrium 2 Guys Hospital St Thomas Street
Rooms 2 To 6 Second Floor 3-5 Hardwidge
Street London
Flat 9 22 Leathermarket Street London
Second Floor East 136-148 Tooley Street
London
Flat 5 22 Leathermarket Street London
Maisonette Second Floor And Third Floor
109 Bermondsey Street London
Flat 6 16 Melior Street London
Second Floor And Third Floor Flat 72
Bermondsey Street London
Flat C Second Floor 2 Whites Grounds
London
Flat D Third Floor And Fourth Floor 2
Whites Grounds London
Second Floor And Third Floor Flat 96
Bermondsey Street London
Flat B First Floor 2 Whites Grounds London
Unit 12 52 Bermondsey Street London
Flat 3 64 Weston Street London
Flat 4 62 Weston Street London
Flat 2 64 Weston Street London
Flat 3 62 Weston Street London
3 Tyers Estate Bermondsey Street London
4 Tyers Estate Bermondsey Street London
12 Tyers Estate Bermondsey Street London
2 Tyers Estate Bermondsey Street London
5 Tyers Estate Bermondsey Street London

8 Tyers Estate Bermondsey Street London
9 Tyers Estate Bermondsey Street London
6 Tyers Estate Bermondsey Street London
7 Tyers Estate Bermondsey Street London
Flat 4 64 Weston Street London
16 Snowsfields London SE1 3SU
17 Snowsfields London SE1 3SU
14 Snowsfields London SE1 3SU
15 Snowsfields London SE1 3SU
18 Snowsfields London SE1 3SU
38 Snowsfields London SE1 3SU
39 Snowsfields London SE1 3SU
20 Snowsfields London SE1 3SU
Flat 7 64 Weston Street London
Flat 8 64 Weston Street London
Flat 5 64 Weston Street London
Flat 6 64 Weston Street London
Flat 9 64 Weston Street London
Flat Above 10-11 Snowsfields London
12 Snowsfields London SE1 3SU
10-11 Snowsfields London SE1 3SU
27 Guinness Court Snowsfields London
109 Guinness Court Snowsfields London
110 Guinness Court Snowsfields London
107 Guinness Court Snowsfields London
108 Guinness Court Snowsfields London
111 Guinness Court Snowsfields London
Flat 36, Rochfort House Grove Street
London
115 Guinness Court Snowsfields London
112 Guinness Court Snowsfields London
113 Guinness Court Snowsfields London
100 Guinness Court Snowsfields London
101 Guinness Court Snowsfields London
8 Guinness Court Snowsfields London
9 Guinness Court Snowsfields London
Flat 3 Lion Court 12 Shand Street
Flat 35 Lion Court 12 Shand Street
Flat 32 Lion Court 12 Shand Street
Flat 33 Lion Court 12 Shand Street
Flat 36 Lion Court 12 Shand Street
Flat 10 Lion Court 28 Magdalen Street
Flat 11 Lion Court 28 Magdalen Street
Flat 1 Lion Court 28 Magdalen Street
Flat 2 Lion Court 28 Magdalen Street
Flat 23 Lion Court 12 Shand Street
Flat 25 Lion Court 12 Shand Street
Flat 21 Lion Court 12 Shand Street
Flat 22 Lion Court 12 Shand Street
Flat 26 Lion Court 12 Shand Street
Flat 30 Lion Court 12 Shand Street
Flat 31 Lion Court 12 Shand Street
Flat 27 Lion Court 12 Shand Street
Flat 29 Lion Court 12 Shand Street
Flat 19 Lion Court 28 Magdalen Street

Flat 5 St Lukes Court 124-126 Tooley Street
Flat 6 St Lukes Court 124-126 Tooley Street
Flat 3 St Lukes Court 124-126 Tooley Street
Flat 4 St Lukes Court 124-126 Tooley Street
Flat 7 St Lukes Court 124-126 Tooley Street
Flat 10 St Lukes Court 124-126 Tooley Street
Flat 11 St Lukes Court 124-126 Tooley Street
Flat 8 St Lukes Court 124-126 Tooley Street
Flat 9 St Lukes Court 124-126 Tooley Street
Flat 28 Lion Court 28 Magdalen Street
154 Tooley Street London SE1 2TZ
Flat 20 Lion Court 28 Magdalen Street
Lion Court 28 Magdalen Street London
First To Third Floors And Attic 128 Tooley Street London
Flat 1 St Lukes Court 124-126 Tooley Street
Flat 2 St Lukes Court 124-126 Tooley Street
Third Floor Shand House 14-20 Shand Street
Flat 18 Lion Court 12 Shand Street
6 Carmarthen Place London SE1 3TS
14 Bermondsey Street London SE1 2EG
Unit 2 7-13 Melior Street London
12 Melior Street London SE1 3QP
102 Guinness Court Snowsfields London
105 Guinness Court Snowsfields London
106 Guinness Court Snowsfields London
103 Guinness Court Snowsfields London
104 Guinness Court Snowsfields London
116 Guinness Court Snowsfields London
69 Guinness Court Snowsfields London
70 Guinness Court Snowsfields London
67 Guinness Court Snowsfields London
68 Guinness Court Snowsfields London
71 Guinness Court Snowsfields London
74 Guinness Court Snowsfields London
75 Guinness Court Snowsfields London
72 Guinness Court Snowsfields London
73 Guinness Court Snowsfields London
119 Guinness Court Snowsfields London
61 Guinness Court Snowsfields London
Unit 6B 7 Tyers Gate London
Railway Arch 6 Crucifix Lane London
60A Weston Street London SE1 3QJ
5A Tyers Gate London SE1 3HX
Flat 1 80 Bermondsey Street London
56-58 Weston Street London SE1 3QJ
76A Bermondsey Street London SE1 3UD
128 Tooley Street London SE1 2TU
Flat 8 Lion Court 12 Shand Street
Flat 9 Lion Court 12 Shand Street
Flat 6 Lion Court 12 Shand Street
Flat 7 Lion Court 12 Shand Street
Flat 12 Lion Court 12 Shand Street
Flat 16 Lion Court 12 Shand Street
Flat 17 Lion Court 12 Shand Street
Flat 13 Lion Court 12 Shand Street
Flat 15 Lion Court 12 Shand Street
29 Shand Street London SE1 2ES
1 Magdalen Street London SE1 2EN
Flat 5 Lion Court 12 Shand Street
43 Barnham Street London SE1 2UU
Flat 12 St Lukes Court 124-126 Tooley Street
47 Tyers Estate Bermondsey Street London
48 Tyers Estate Bermondsey Street London
45 Tyers Estate Bermondsey Street London
51 Tyers Estate Bermondsey Street London
38 Tyers Estate Bermondsey Street London
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54 Tyers Estate Bermondsey Street London
66 Tyers Estate Bermondsey Street London
67 Tyers Estate Bermondsey Street London
117 Guinness Court Snowsfields London
118 Guinness Court Snowsfields London
62 Guinness Court Snowsfields London
65 Guinness Court Snowsfields London
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63 Guinness Court Snowsfields London
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3 Guinness Court Snowsfields London
30 Guinness Court Snowsfields London
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29 Guinness Court Snowsfields London
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56 Guinness Court Snowsfields London
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48 Guinness Court Snowsfields London
45 Guinness Court Snowsfields London
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49 Guinness Court Snowsfields London
51 Guinness Court Snowsfields London
52 Guinness Court Snowsfields London
64 Tyers Estate Bermondsey Street London
65 Tyers Estate Bermondsey Street London
68 Tyers Estate Bermondsey Street London
1 Tyers Estate Bermondsey Street London
10 Tyers Estate Bermondsey Street London
69 Tyers Estate Bermondsey Street London
70 Tyers Estate Bermondsey Street London
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58 Tyers Estate Bermondsey Street London
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62 Tyers Estate Bermondsey Street London
63 Tyers Estate Bermondsey Street London
60 Tyers Estate Bermondsey Street London
61 Tyers Estate Bermondsey Street London
35 Tyers Estate Bermondsey Street London
68 Bermondsey Street London SE1 3UD
88 Bermondsey Street London SE1 3UB
Woolpack 98 Bermondsey Street London
80 Bermondsey Street London SE1 3UD
14 Tyers Estate Bermondsey Street London
15 Tyers Estate Bermondsey Street London
99-101 Bermondsey Street London SE1
3XB
13 Tyers Estate Bermondsey Street London
1 Melior Place London SE1 3SZ
Flat 13 St Lukes Court 124-126 Tooley
Street
Flat 14 St Lukes Court 124-126 Tooley
Street
47 Bermondsey Street London SE1 3XT
66 Weston Street London SE1 3QJ
79 Weston Street London SE1 3RS
Navigator House 4A Tyers Gate London
6 Crucifix Lane London SE1 3JW
34 Tyers Estate Bermondsey Street London
31 Tyers Estate Bermondsey Street London
32 Tyers Estate Bermondsey Street London
5 Guinness Court Snowsfields London
50 Guinness Court Snowsfields London
64 Whites Grounds Estate Whites Grounds
London
65 Whites Grounds Estate Whites Grounds
London
62 Whites Grounds Estate Whites Grounds
London
63 Whites Grounds Estate Whites Grounds
London
66 Whites Grounds Estate Whites Grounds
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69 Whites Grounds Estate Whites Grounds
London
70 Whites Grounds Estate Whites Grounds
London
67 Whites Grounds Estate Whites Grounds
London
68 Whites Grounds Estate Whites Grounds
London
5 Tyers Gate London SE1 3HX
60 Whites Grounds Estate Whites Grounds
London
61 Whites Grounds Estate Whites Grounds
London
71 Whites Grounds Estate Whites Grounds
London
83 Whites Grounds Estate Whites Grounds
London
84 Whites Grounds Estate Whites Grounds
London
81 Whites Grounds Estate Whites Grounds
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82 Whites Grounds Estate Whites Grounds
London
85 Whites Grounds Estate Whites Grounds
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88 Whites Grounds Estate Whites Grounds
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89 Whites Grounds Estate Whites Grounds
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86 Whites Grounds Estate Whites Grounds
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87 Whites Grounds Estate Whites Grounds
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74 Whites Grounds Estate Whites Grounds
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75 Whites Grounds Estate Whites Grounds
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72 Whites Grounds Estate Whites Grounds
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73 Whites Grounds Estate Whites Grounds
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76 Whites Grounds Estate Whites Grounds
London
79 Whites Grounds Estate Whites Grounds
London
80 Whites Grounds Estate Whites Grounds
London

77 Whites Grounds Estate Whites Grounds London
78 Whites Grounds Estate Whites Grounds London
Basement To First Floor 150-152 Tooley Street London
Second Floor 150-152 Tooley Street London
145 Guinness Court Snowsfields London
146 Guinness Court Snowsfields London
143 Guinness Court Snowsfields London
Basement 60 Weston Street London
Part Ground Floor And First Floor Capital House 42 Weston Street
Part Ground Floor And Eighth Floor Capital House 42 Weston Street
First Floor 134 Tooley Street London
Second Floor 134 Tooley Street London
2 Crucifix Lane London SE1 3JW
Snowsfields Primary School Kirby Grove London
136 Guinness Court Snowsfields London
137 Guinness Court Snowsfields London
134 Guinness Court Snowsfields London
135 Guinness Court Snowsfields London
138 Guinness Court Snowsfields London
141 Guinness Court Snowsfields London
142 Guinness Court Snowsfields London
139 Guinness Court Snowsfields London
140 Guinness Court Snowsfields London
6 Melior Street London SE1 3QP
94 Bermondsey Street London SE1 3UB
Flat B 90 Bermondsey Street London
81 Bermondsey Street London SE1 3XF
96 Bermondsey Street London SE1 3UB
9 Fenning Street London SE1 3QR
Flat 3 94 Bermondsey Street London
Flat A 90 Bermondsey Street London
Flat 1 94 Bermondsey Street London
Flat 2 94 Bermondsey Street London
80A Bermondsey Street London SE1 3UD
1 Tanner Street London SE1 3LE
Unit 1 7 Tyers Gate London
Horseshoe 26 Melior Street London
8 Crucifix Lane London SE1 3JW
133 Guinness Court Snowsfields London
87 Guinness Court Snowsfields London
88 Guinness Court Snowsfields London
85 Guinness Court Snowsfields London
86 Guinness Court Snowsfields London
89 Guinness Court Snowsfields London
92 Guinness Court Snowsfields London
93 Guinness Court Snowsfields London
90 Guinness Court Snowsfields London
91 Guinness Court Snowsfields London

78 Guinness Court Snowsfields London
Montessori 7-13 Melior Street London
Third Floor Shiva The Tannery Bermondsey Street
Ganesh The Tanneries 55 Bermondsey Street
Manasa The Tanneries 55 Bermondsey Street
Fourth Floor Shiva The Tannery Bermondsey Street
Sati The Tanneries 55 Bermondsey Street
Unit 31 56 Bermondsey Street London
Medical School Borough Wing And Tabard Wing Guys Hospital Great Maze Pond
Unit 15 52 Bermondsey Street London
Unit 21 52 Bermondsey Street London
Ground Floor 103 Bermondsey Street London
First Floor 40 Bermondsey Street London
Second Floor 40 Bermondsey Street London
103 Bermondsey Street London SE1 3XB
Basement And Ground Floor 63 Bermondsey Street London
Second Floor 59-63 Bermondsey Street London
Second And Third Floor 61 Bermondsey Street London
Meeting Room 1 Fourth Floor 39-45 Bermondsey Street London
Ground Floor Room 4 77 Weston Street London
First Floor 16 Crucifix Lane London
Ground Floor Room 1 77 Weston Street London
Second Floor 16 Crucifix Lane London
First Floor 122 Tooley Street London
Ground Floor 40 Bermondsey Street London
Ground Floor 16 Crucifix Lane London
73B Maltings Place London SE1 3LJ
Flat 1 Artbrand House 7 Leathermarket Street
Room 301 West Wing Nurses Home Guys Hospital Great Maze Pond
Room 318 Guys Hospital Great Maze Pond
Flat 4 West Wing Nurses Home Guys Hospital Great Maze Pond
Room 306 West Wing Nurses Home Guys Hospital Great Maze Pond
Room 206 West Wing Nurses Home Guys Hospital Great Maze Pond
Second Floor 2 Leathermarket Street London

Flat 3 Counting House Guys Hospital Great
Maze Pond
Ground Floor 2 Leathermarket Street
London
First Floor 2 Leathermarket Street London
52 Weston Street London SE1 3QJ
Arch 873 41 Barnham Street London
79 Guinness Court Snowsfields London
76 Guinness Court Snowsfields London
77 Guinness Court Snowsfields London
80 Guinness Court Snowsfields London
83 Guinness Court Snowsfields London
84 Guinness Court Snowsfields London
81 Guinness Court Snowsfields London
82 Guinness Court Snowsfields London
94 Guinness Court Snowsfields London
126 Guinness Court Snowsfields London
127 Guinness Court Snowsfields London
124 Guinness Court Snowsfields London
125 Guinness Court Snowsfields London
128 Guinness Court Snowsfields London
131 Guinness Court Snowsfields London
45 Whites Grounds Estate Whites Grounds
London
42 Whites Grounds Estate Whites Grounds
London
130 Guinness Court Snowsfields London
97 Guinness Court Snowsfields London
98 Guinness Court Snowsfields London
95 Guinness Court Snowsfields London
96 Guinness Court Snowsfields London
99 Guinness Court Snowsfields London
122 Guinness Court Snowsfields London
123 Guinness Court Snowsfields London
120 Guinness Court Snowsfields London
121 Guinness Court Snowsfields London
12 Bridgewalk Heights 80 Weston Street
London
12A Bridgewalk Heights 80 Weston Street
London
10 Bridgewalk Heights 80 Weston Street
London
11 Bridgewalk Heights 80 Weston Street
London
13A Bridgewalk Heights 80 Weston Street
London
17 Bridgewalk Heights 80 Weston Street
London
18 Bridgewalk Heights 80 Weston Street
London
Arch 874 And Arch 875 41 Barnham Street
London
Flat 1 54 Weston Street London
Flat 4 54 Weston Street London

Ground Floor 47 Bermondsey Street
London
Flat 2 54 Weston Street London
Flat 3 54 Weston Street London
Flat 1 More Copper House 14-16 Magdalen
Street
Flat 13 More Copper House 14-16
Magdalen Street
Flat 14 More Copper House 14-16
Magdalen Street
Flat 11 More Copper House 14-16
Magdalen Street
Flat 12 More Copper House 14-16
Magdalen Street
Student Accommodation Wolfson House 49
Weston Street
Unit 11 52 Bermondsey Street London
Swimming Pool Wolfson House 49 Weston
Street
Medical School Southwark Wing Guys
Hospital Great Maze Pond
Flat 4 More Copper House 14-16 Magdalen
Street
Flat 5 More Copper House 14-16 Magdalen
Street
Flat 2 More Copper House 14-16 Magdalen
Street
Flat 3 More Copper House 14-16 Magdalen
Street
Flat 6 More Copper House 14-16 Magdalen
Street
Flat 9 More Copper House 14-16 Magdalen
Street
Flat 10 More Copper House 14-16
Magdalen Street
Flat 7 More Copper House 14-16 Magdalen
Street
Flat 8 More Copper House 14-16 Magdalen
Street
Flat 13 Artbrand House 7 Leathermarket
Street
Flat 14 Artbrand House 7 Leathermarket
Street
Apartment 28 36 Snowsfields London
Apartment 25 36 Snowsfields London
Flat 12 Artbrand House 7 Leathermarket
Street
Unit A Artbrand House 7 Leathermarket
Street
Railway Arches 895 And 896 Holyrood
Street London
Kamen House 22 Magdalen Street London
Unit B Artbrand House 7 Leathermarket
Street
Unit 1 8 Tyers Gate London

Flat 4 Artbrand House 7 Leathermarket Street
Flat 5 Artbrand House 7 Leathermarket Street
Flat 2 Artbrand House 7 Leathermarket Street
Flat 3 Artbrand House 7 Leathermarket Street
Flat 6 Artbrand House 7 Leathermarket Street
Flat 9 Artbrand House 7 Leathermarket Street
Flat 10 Artbrand House 7 Leathermarket Street
Flat 7 Artbrand House 7 Leathermarket Street
Flat 8 Artbrand House 7 Leathermarket Street
15 Bridgewalk Heights 80 Weston Street London
16 Bridgewalk Heights 80 Weston Street London
1 Bridgewalk Heights 80 Weston Street London
2 Bridgewalk Heights 80 Weston Street London
Flat 7 2 Tyers Gate London
3 Bridgewalk Heights 80 Weston Street London
8 Bridgewalk Heights 80 Weston Street London
9 Bridgewalk Heights 80 Weston Street London
5 Bridgewalk Heights 80 Weston Street London
7 Bridgewalk Heights 80 Weston Street London
19 Bridgewalk Heights 80 Weston Street London
31 Bridgewalk Heights 80 Weston Street London
32 Bridgewalk Heights 80 Weston Street London
29 Bridgewalk Heights 80 Weston Street London
30 Bridgewalk Heights 80 Weston Street London
33 Bridgewalk Heights 80 Weston Street London
106 Weston Street London SE1 3QB
33A Bridgewalk Heights 80 Weston Street London
35 Bridgewalk Heights 80 Weston Street London

22 Bridgewalk Heights 80 Weston Street London
23 Bridgewalk Heights 80 Weston Street London
20 Bridgewalk Heights 80 Weston Street London
21 Bridgewalk Heights 80 Weston Street London
23A Bridgewalk Heights 80 Weston Street London
27 Bridgewalk Heights 80 Weston Street London
28 Bridgewalk Heights 80 Weston Street London
25 Bridgewalk Heights 80 Weston Street London
26 Bridgewalk Heights 80 Weston Street London
Flat 6 2 Tyers Gate London
Flat 3 79 Bermondsey Street London
4 Leathermarket Street London SE1 3HN
8-9 Snowsfields London SE1 3SU
2-2A Morocco Street London SE1 3HB
1 Leathermarket Court London SE1 3HS
2 Leathermarket Court London SE1 3HS
Kamen House 23 Magdalen Street London
Flat 3B 16 Crucifix Lane London
Flat 4A 16 Crucifix Lane London
Flat 3A 16 Crucifix Lane London
Flat 4B 16 Crucifix Lane London
73C Maltings Place London SE1 3LJ
Ground Floor 122 Tooley Street London
Flat 2 1 Shand Street London
Flat 3 1 Shand Street London
Flat 1 1 Shand Street London
Flat 4 1 Shand Street London
33 Bermondsey Street London SE1 2EG
58 Bermondsey Street London SE1 3UD
Flat 5 1 Shand Street London
160 Tooley Street London SE1 2QH
3 Raquel Court 147 Snowsfields London
4 Raquel Court 147 Snowsfields London
1 Raquel Court 147 Snowsfields London
2 Raquel Court 147 Snowsfields London
6 Raquel Court 147 Snowsfields London
9 Raquel Court 147 Snowsfields London
10 Raquel Court 147 Snowsfields London
7 Raquel Court 147 Snowsfields London
8 Raquel Court 147 Snowsfields London
Flat 5 7 Tyers Gate London
Flat 6 7 Tyers Gate London
12 Whites Grounds Estate Whites Grounds London
22 Whites Grounds Estate Whites Grounds London

2 Whites Grounds Estate Whites Grounds
London
11 Raquel Court 147 Snowsfields London
76 Bermondsey Street London SE1 3UD
First Floor 4-8 Whites Grounds London
Second Floor 4-8 Whites Grounds London
Ground Floor Right 3-5 Hardwidge Street
London
Ground Floor Left 3-5 Hardwidge Street
London
5 Raquel Court 147 Snowsfields London
Fashion And Textile Museum 83
Bermondsey Street London
Fourth Floor 9 Holyrood Street London
Ground Floor 4-8 Whites Grounds London
Flat 4 7 Tyers Gate London
First Floor 9 Holyrood Street London
Ground Floor 9 Holyrood Street London
Second Floor 7 Holyrood Street SE1 2EL
Basement 9 Holyrood Street London
Beckett House 60-68 St Thomas Street
London
62-66 Bermondsey Street London SE1 3UD
Vintage Yard 59-63 Bermondsey Street
London
104 Bermondsey Street London SE1 3UB
74 Bermondsey Street London SE1 3UD
Margret House 111 Snowsfields London
61 St Thomas Street London SE1 3QX
1-7 Snowsfields London SE1 3SU
3 Leathermarket Court London SE1 3HS
Neighbourhood Housing Office 26
Leathermarket Street London
75-79 St Thomas Street London SE1 3QX
3 Tyers Gate London SE1 3HX
Flat 1 2 Tyers Gate London
Flat 4 2 Tyers Gate London
Flat 5 2 Tyers Gate London
Flat 2 2 Tyers Gate London
Flat 3 2 Tyers Gate London
6 Leathermarket Court London SE1 3HS
7 Leathermarket Court London SE1 3HS
4 Leathermarket Court London SE1 3HS
5 Leathermarket Court London SE1 3HS
8 Leathermarket Court London SE1 3HS
11 Leathermarket Court London SE1 3HS
4 Black Swan Yard London SE1 3XW
9 Leathermarket Court London SE1 3HS
10 Leathermarket Court London SE1 3HS
Flat 4 40 Snowsfields London
Flat 4 42 Snowsfields London
Flat 3 40 Snowsfields London
Flat 3 42 Snowsfields London
Flat 5 40 Snowsfields London
Flat 7 40 Snowsfields London

Flat 8 40 Snowsfields London
Flat 5 42 Snowsfields London
Flat 6 40 Snowsfields London
Second Floor 9 Holyrood Street London
Third Floor 22 Shand Street London
Third Floor 9 Holyrood Street London
Bermondsey Village Hall Kirby Grove
London
Flat 2 Globe House 2A Crucifix Lane
Part Basement And Part Ground Floor 46-
50 Bermondsey Street London
Ground Floor 82-86 Bermondsey Street
London
First Floor 1-7 Fenning Street London
Basement 7 Holyrood Street London
Ground Floor 7 Holyrood Street SE1 2EL
Ground Floor 1-7 Fenning Street London
Unit 7 Railway Arches 881 882 882W
Holyrood Street
Flat 19 70 Weston Street London
14 Melior Street London SE1 3QP
90 Bermondsey Street London SE1 3UB
14 Whites Grounds Estate Whites Grounds
London
13 Snowsfields London SE1 3SU
19 Snowsfields London SE1 3SU
Flat 9 1 Leathermarket Street London
Flat 6 38 Snowsfields London
Flat 7 38 Snowsfields London
Flat 4 38 Snowsfields London
Flat 5 38 Snowsfields London
Flat 8 38 Snowsfields London
14A The Grain Store 70 Weston Street
London
Railway Arch 22 Bermondsey Street
London
Third Floor Flat 75 Weston Street London
6 Bridgeway Heights 80 Weston Street
London
First Floor Flat 109 Bermondsey Street
London
First Floor Flat 96 Bermondsey Street
London
First Floor Flat The Glasshouse 3 Melior
Place
Flat 1 Globe House 2A Crucifix Lane
Flat 1 38 Snowsfields London
Flat 2 38 Snowsfields London
Flat 3 38 Snowsfields London
Flat 12 64 Weston Street London
Flat 2 8 Tyers Gate London
11 Tyers Estate Bermondsey Street London
Flat 7 Kamen House 17-21 Magdalen Street
Flat 8 Kamen House 17-21 Magdalen Street
Flat 5 Kamen House 17-21 Magdalen Street

Flat 6 Kamen House 17-21 Magdalen Street
Flat 9 Kamen House 17-21 Magdalen Street
Flat 12 Kamen House 17-21 Magdalen Street
Flat 13 Kamen House 17-21 Magdalen Street
Flat 10 Kamen House 17-21 Magdalen Street
Flat 11 Kamen House 17-21 Magdalen Street
Basement And Ground Floor 59
Bermondsey Street London
Flat 3 Kamen House 17-21 Magdalen Street
Flat 4 Kamen House 17-21 Magdalen Street
Flat 1 Kamen House 17-21 Magdalen Street
Flat 2 Kamen House 17-21 Magdalen Street
Flat 14 Kamen House 17-21 Magdalen Street
Flat 26 Kamen House 17-21 Magdalen Street
Flat 27 Kamen House 17-21 Magdalen Street
Flat 24 Kamen House 17-21 Magdalen Street
Flat 25 Kamen House 17-21 Magdalen Street
Flat 28 Kamen House 17-21 Magdalen Street
Flat 29 Kamen House 17-21 Magdalen Street
Flat 30 Kamen House 17-21 Magdalen Street
Flat 17 Kamen House 17-21 Magdalen Street
Flat 18 Kamen House 17-21 Magdalen Street
Flat 15 Kamen House 17-21 Magdalen Street
Flat 16 Kamen House 17-21 Magdalen Street
Flat 19 Kamen House 17-21 Magdalen Street
Flat 22 Kamen House 17-21 Magdalen Street
Flat 23 Kamen House 17-21 Magdalen Street
Flat 20 Kamen House 17-21 Magdalen Street
Flat 21 Kamen House 17-21 Magdalen Street
First Floor 59-63 Bermondsey Street
London
Laxmi The Tanneries 55 Bermondsey Street
Shakti The Tanneries 55 Bermondsey Street
Ground Floor Natraj The Tannery
Bermondsey Street
Part Fifth Floor 39-45 Bermondsey Street
London
The Hide Bar 39-45 Bermondsey Street
London
Fifth Floor Part 39-45 Bermondsey Street
London
Fourth Floor Part 39-45 Bermondsey Street
London
Basement And Ground Floor Shiva The
Tannery Bermondsey Street
First Floor And Second Floor Shiva The
Tannery Bermondsey Street
10 Crucifix Lane London
6 Sister Mabels Way London SE15 6UL
79 Bermondsey Street London SE1 3XF
81A Lytham Street London SE17 2NN
5 Glengall Terrace London SE15 6NW
405 Arum House 46 Rodney Road London
St Saviours Wharf 25 Mill Street London
103 Leathermarket Court London SE13HT
93 Iliffe St London SE17 3LL
Flat 78 St Saviours Wharf 8 Shad Thames
London
18 Trinity Street Flat 1 London
18 Gervase Street London SE15 2RS
Flat 8 36 Snowsfields London
Flat 4 The Morocco Store Leathermarket
Street London
47 Burwash House Weston Street London
28 Sutherland Square London SE17 3EQ
210 Merrow Street London SE17 2NX
10 Chapter Road London SE17 3ET
8 Exon Street London SE17 2JW
97 Coleman Road London SE5 7TF
8 Poole Road Egremont Wallasey
20 Scrutton Close London SW12 0AW
7 St Anthonys Close London E1W1LT
Flat 30 Florin Court 70 Tanner Street
London
Magdalen House 148 Tooley Street London
3 The Tabard Centre Prioress St London
Unit 52.11, Woolyard 52 Bermondsey Street
London
Flat 602, Block A 27 Green Walk London
First Floor 145 Bermondsey Street London
49 Rye Lane London SE155ET
Flat 13 1A St Rule Street London
12 Pope St London SE1 3PR
44 - 48 Old Brompton Road, LONDON SW7
3DY London SW7 3DY
Flat 4, 37 Tanner Street London SE1 3LF

4 Staunton House Tatum Street London
59 Pages Walk London SE1 4HD
Basement And Ground Floor Rear 134
Tooley Street London
Part Ground Floor Front 134 Tooley Street
London
Third Floor Rear 134 Tooley Street London
Part Third Floor West 136-148 Tooley
Street London
Part Fourth Floor And Fifth Floor 136-148
Tooley Street London
Basement 136-148 Tooley Street London
Part Third Floor East 136-148 Tooley Street
London
Ground Floor 60 Weston Street London
1 Leathermarket Street London SE1 3HN
The Glasshouse 3 Melior Place London
Unit 1 The Grain Stores 70 Weston Street
Unit 2 The Grain Stores 70 Weston Street
First Floor 60 Weston Street London
Second Floor 60 Weston Street London
Units 3 And 4 The Grain Stores 70 Weston
Street
The Greenwood Theatre 55 Weston Street
London
Ground Floor 2 Whites Grounds London
Basement 77 Weston Street London
Second Floor 77 Weston Street London
90 Whites Grounds Estate Whites Grounds
London
34 Whites Grounds Estate Whites Grounds
London
35 Whites Grounds Estate Whites Grounds
London
32 Whites Grounds Estate Whites Grounds
London
33 Whites Grounds Estate Whites Grounds
London
36 Whites Grounds Estate Whites Grounds
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39 Whites Grounds Estate Whites Grounds
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40 Whites Grounds Estate Whites Grounds
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37 Whites Grounds Estate Whites Grounds
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38 Whites Grounds Estate Whites Grounds
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25 Whites Grounds Estate Whites Grounds
London
26 Whites Grounds Estate Whites Grounds
London
23 Whites Grounds Estate Whites Grounds
London

24 Whites Grounds Estate Whites Grounds
London
27 Whites Grounds Estate Whites Grounds
London
Unit 11 56 Bermondsey Street London
Unit 11 54 Bermondsey Street London
Unit 21 54 Bermondsey Street London
Unit 21 56 Bermondsey Street London
Medical School Tower Wing Guys Hospital
Great Maze Pond
Rooms 1 Second Floor 3-5 Hardwidge
Street London
Unit 13 52 Bermondsey Street London
Unit 14 52 Bermondsey Street London
Unit 23 52 Bermondsey Street London
Unit 33 52 Bermondsey Street London
Unit 1 54 Bermondsey Street London
Unit 24 52 Bermondsey Street London
Unit 25 52 Bermondsey Street London
Second Floor Natraj The Tannery
Bermondsey Street
Counting House Guys Hospital Great Maze
Pond
First Floor Natraj The Tannery Bermondsey
Street
Flat 3 Globe House 2A Crucifix Lane
Part Ground And First Floor 75 Weston
Street London
Room 309 West Wing Nurses Home Guys
Hospital Great Maze Pond
Friends Of Guys Hospital Shop Guys
Hospital Courtyard St Thomas Street
Room 205 West Wing Nurses Home Guys
Hospital Great Maze Pond
29 Weston Street London SE1 3RR
Living Accommodation Horseshoe 26 Melior
Street
Flat 2 Counting House Guys Hospital Great
Maze Pond
First Floor Bramah House 65-71
Bermondsey Street
Living Accommodation 98 Bermondsey
Street London
Flat 1 123 Snowsfields London
Apartment 17 36 Snowsfields London
Apartment 18 36 Snowsfields London
Apartment 15 36 Snowsfields London
Apartment 16 36 Snowsfields London
Apartment 19 36 Snowsfields London
30 Whites Grounds Estate Whites Grounds
London
31 Whites Grounds Estate Whites Grounds
London
28 Whites Grounds Estate Whites Grounds
London

29 Whites Grounds Estate Whites Grounds London
41 Whites Grounds Estate Whites Grounds London
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51 Whites Grounds Estate Whites Grounds London
52 Whites Grounds Estate Whites Grounds London
55 Whites Grounds Estate Whites Grounds London
58 Whites Grounds Estate Whites Grounds London
59 Whites Grounds Estate Whites Grounds London
56 Whites Grounds Estate Whites Grounds London
57 Whites Grounds Estate Whites Grounds London
44 Whites Grounds Estate Whites Grounds London
43 Whites Grounds Estate Whites Grounds London
46 Whites Grounds Estate Whites Grounds London
49 Whites Grounds Estate Whites Grounds London
50 Whites Grounds Estate Whites Grounds London
47 Whites Grounds Estate Whites Grounds London
48 Whites Grounds Estate Whites Grounds London
9 Whites Grounds Estate Whites Grounds London
110 Whites Grounds Estate Whites Grounds London
111 Whites Grounds Estate Whites Grounds London
108 Whites Grounds Estate Whites Grounds London
109 Whites Grounds Estate Whites Grounds London
112 Whites Grounds Estate Whites Grounds London
115 Whites Grounds Estate Whites Grounds London
92 Whites Grounds Estate Whites Grounds London
113 Whites Grounds Estate Whites Grounds London
114 Whites Grounds Estate Whites Grounds London
101 Whites Grounds Estate Whites Grounds London
102 Whites Grounds Estate Whites Grounds London
91 Whites Grounds Estate Whites Grounds London
100 Whites Grounds Estate Whites Grounds London
Apartment 22 36 Snowsfields London
Apartment 23 36 Snowsfields London
Apartment 20 36 Snowsfields London
Apartment 21 36 Snowsfields London
Apartment 8 36 Snowsfields London
Apartment 9 36 Snowsfields London
Apartment 6 36 Snowsfields London
Apartment 7 36 Snowsfields London
Apartment 10 36 Snowsfields London
Apartment 13 36 Snowsfields London
Apartment 14 36 Snowsfields London
Apartment 11 36 Snowsfields London
Apartment 12 36 Snowsfields London
Apartment 24 36 Snowsfields London
Apartment 4 8 Melior Street London
Apartment 5 8 Melior Street London
Apartment 2 8 Melior Street London
Apartment 3 8 Melior Street London
Apartment 6 8 Melior Street London
Apartment 9 8 Melior Street London
Apartment 10 8 Melior Street London
Apartment 7 8 Melior Street London
Apartment 8 8 Melior Street London
Apartment 27 36 Snowsfields London
Apartment 26 36 Snowsfields London
Apartment 29 36 Snowsfields London
Unit 1 8 Melior Street London
Apartment 30 36 Snowsfields London
Apartment 31 36 Snowsfields London
Apartment 5 36 Snowsfields London
Flat 4 83 Weston Street London
Flat 5 83 Weston Street London
Flat 2 83 Weston Street London
Flat 3 83 Weston Street London
Flat 3 85 Weston Street London
87 Weston Street London SE1 3RS
Flat 1 85 Weston Street London
Flat 2 85 Weston Street London
Flat 4 123 Snowsfields London
Flat 5 123 Snowsfields London
Flat 2 123 Snowsfields London
Flat 3 123 Snowsfields London
Snowsfield Yard 6-16 Melior Street London
103 Whites Grounds Estate Whites Grounds London

106 Whites Grounds Estate Whites Grounds London
107 Whites Grounds Estate Whites Grounds London
104 Whites Grounds Estate Whites Grounds London
105 Whites Grounds Estate Whites Grounds London
93 Whites Grounds Estate Whites Grounds London
19 Whites Grounds Estate Whites Grounds London
21 Whites Grounds Estate Whites Grounds London
15 Whites Grounds Estate Whites Grounds London
17 Whites Grounds Estate Whites Grounds London
3 Whites Grounds Estate Whites Grounds London
7 Whites Grounds Estate Whites Grounds London
8 Whites Grounds Estate Whites Grounds London
5 Whites Grounds Estate Whites Grounds London
6 Whites Grounds Estate Whites Grounds London
96 Whites Grounds Estate Whites Grounds London
97 Whites Grounds Estate Whites Grounds London
94 Whites Grounds Estate Whites Grounds London
95 Whites Grounds Estate Whites Grounds London
98 Whites Grounds Estate Whites Grounds London
11 Whites Grounds Estate Whites Grounds London
13 Whites Grounds Estate Whites Grounds London
99 Whites Grounds Estate Whites Grounds London
1 Whites Grounds Estate Whites Grounds London
Flat 2 79 Bermondsey Street London
60B Bermondsey Street London SE1 3UD
Flat 1 79 Bermondsey Street London
Flat 4 79 Bermondsey Street London
Flat 7 79 Bermondsey Street London
Flat 8 79 Bermondsey Street London
Flat 5 79 Bermondsey Street London
Flat 6 79 Bermondsey Street London
Flat 5 Lantern House 2C Morocco Street

Flat 6 Lantern House 2C Morocco Street
Flat 3 Lantern House 2C Morocco Street
Flat 4 Lantern House 2C Morocco Street
Flat 7 Lantern House 2C Morocco Street
60 Bermondsey Street London SE1 3UD
60A Bermondsey Street London SE1 3UD
2B Morocco Street London SE1 3HB
Globe House 37 Bermondsey Street London
Flat 1 83 Weston Street London
London Farmers Market Guys Hospital St Thomas Street
Picks Organic Farm Guys Hospital St Thomas Street
Arch 4 Crucifix Lane London
Part First And Second Floors 7-13 Melior Street London
Ground Floor 58 Bermondsey Street London
Part 7-13 Melior Street London
Part Ground Floor 7-13 Melior Street London
36 Snowsfields London SE1 3SU
Unit 3 36 Snowsfields London
Apartment 4 36 Snowsfields London
Unit 1 36 Snowsfields London
Unit 2 36 Snowsfields London
Second Floor West 136-148 Tooley Street London
First Floor East 136-148 Tooley Street London
Arch 5 Crucifix Lane London
78 Bermondsey Street London SE1 3UD
First Floor West 136-148 Tooley Street London
Ground Floor 136-148 Tooley Street London
First Floor 61 Bermondsey Street London
Ground Floor 61 Bermondsey Street London
Road London SE1 2RN
Lantern House 102 Bermondsey Street London
Flat 9 79 Bermondsey Street London
Flat 9 70 Weston Street London
Flat 10 70 Weston Street London
Flat 7 70 Weston Street London
Flat 8 70 Weston Street London
Flat 11 70 Weston Street London
Flat 15 70 Weston Street London
Flat 16 70 Weston Street London
Flat 12 70 Weston Street London
Flat 14 70 Weston Street London
Flat 2 72 Weston Street London
10 Crucifix Lane London SE1 3JW

16 Hardwidge Street London SE1 3SY
75 Bermondsey Street London SE1 3XF
14 Crucifix Lane London SE1 3JW
Flat 5 70 Weston Street London
Flat 6 70 Weston Street London
7 Morocco Street London SE1 3HB
73A Weston Street London SE1 3RS
Flat 2 Lantern House 2C Morocco Street
Flat 2 4B Tyers Gate London
Flat 3 4B Tyers Gate London
Flat 1 4B Tyers Gate London
Flat 4 4B Tyers Gate London
Flat 1 1 Leathermarket Street London
Flat 2 1 Leathermarket Street London
Flat 5 4B Tyers Gate London
Flat 6 4B Tyers Gate London
92 Bermondsey Street London SE1 3UB
42-44 Bermondsey Street London SE1 3UD
51-57 St Thomas Street London SE1 3QX
107 Bermondsey Street London SE1 3XB
The York Clinic 47 Weston Street London
Flat 3 1 Leathermarket Street London
Flat 4 72 Weston Street London
Flat 5 72 Weston Street London
First Floor 77 Weston Street London
Flat 3 72 Weston Street London
Flat 6 72 Weston Street London
106A Weston Street London SE1 3QB
Flat 1 Lantern House 2C Morocco Street
Flat 7 72 Weston Street London
Flat 8 72 Weston Street London
105 Bermondsey Street London SE1 3XB
Flat 4 1 Leathermarket Street London
Flat 5 1 Leathermarket Street London
4 Whites Grounds Estate Whites Grounds
London
30 Snowsfields London SE1 3SU
6 Tyers Gate London SE1 3HX
Fourth Floor 18-20 Crucifix Lane London
Flat 17 70 Weston Street London
Sixth Floor 18-20 Crucifix Lane London
First Floor 3-5 Hardwidge Street London
Third Floor 18-20 Crucifix Lane London
Fifth Floor 18-20 Crucifix Lane London
Second Floor 3-5 Hardwidge Street London
First Floor 8 Holyrood Street London
Second Floor 8 Holyrood Street London
5 Holyrood Street London SE1 2EL
Basement And Ground Floor 8 Holyrood
Street London
Railway Arches 6 To 11 Crucifix Lane
London
7 Crucifix Lane London SE1 3JW
Basement And Ground Floor 109
Bermondsey Street London

2-3 Black Swan Yard London SE1 3XW
11 Crucifix Lane London SE1 3JW
First Floor 18-20 Crucifix Lane London
Second Floor 18-20 Crucifix Lane London
13 Crucifix Lane London SE1 3JW
Ground Floor 18-20 Crucifix Lane London
Third Floor 8 Holyrood Street London
Second Floor Shand House 14-20 Shand
Street
40-40A Snowsfields London SE1 3SU
Ground Floor Shand House 14-20 Shand
Street
First Floor Shand House 14-20 Shand
Street
42-42A Snowsfields London SE1 3SU
80-82 St Thomas Street London SE1 3QU
Hodgkin Building Guys Hospital St Thomas
Street
Block K 106 Guinness Buildings
Snowsfields
Unit 4A Railway Arches 887 Holyrood
Street
Unit 3 Railway Arches 889 And 890
Holyrood Street
Unit 6 Railway Arches 883 And 884
Holyrood Street
Unit 5 Railway Arches 885 And 886
Holyrood Street
Texas Joe's 8-9 Snowsfields London
Apt 50 Taper Building 175 Long Lane
London
Apartment 50 175 Long Lane London
8 Holyrood Street London
Unit 1 Railway Arches 893 And 894
Holyrood Street
Basement Shand House 14-20 Shand
Street
Railway Arches 897 And 898 Holyrood
Street London
Railway Arch 899 Holyrood Street London
20 Whites Grounds Estate Whites Grounds
London
70 Bermondsey Street London SE1 3UD
16 Whites Grounds Estate Whites Grounds
London
18 Whites Grounds Estate Whites Grounds
London
Flat 10 1 Leathermarket Street London
Flat 7 1 Leathermarket Street London
Flat 8 1 Leathermarket Street London
Flat 11 1 Leathermarket Street London
Flat 12 1 Leathermarket Street London
Flat 20 70 Weston Street London
Guys Hospital St Thomas Street London
Flat 18 70 Weston Street London

Part Fourth Floor 136-148 Tooley Street
London
Part Ground Floor 148 Tooley Street
London
19 Tyers Estate Bermondsey Street London
20 Tyers Estate Bermondsey Street London
17 Tyers Estate Bermondsey Street London
18 Tyers Estate Bermondsey Street London
21 Tyers Estate Bermondsey Street London
24 Tyers Estate Bermondsey Street London
25 Tyers Estate Bermondsey Street London
22 Tyers Estate Bermondsey Street London
23 Tyers Estate Bermondsey Street London
Room 307 Guys Hospital Great Maze Pond
First To Third And Part Fourth And Fifth
Floors And Meeting Room One On Fourth F
39-45 Bermondsey Street London
Flat 2 Crucifix Lane London
Second Floor New City Court Guys Hospital
St Thomas Street
Unit 4B Arch 887 Railway Arches 888
Holyrood Street
Flat 9A 79 Bermondsey Street London
Ground Floor Flat 52 Weston Street London
Bloomfield Clinic Guys Hospital St Thomas
Street
Part Fourth Floor 39-45 Bermondsey Street
London
Part Ground And First Floor 73 Weston
Street London

Flat A 17A Magdalen Street London
Railway Arch 892 Holyrood Street London
The Skyroom 136-148 Tooley Street
London
Flat B 17A Magdalen Street London
Railway Arch 891 Holyrood Street London
Flat 9B 79 Bermondsey Street London
Flat 7 28 Leathermarket Street London
Flat 8 28 Leathermarket Street London
Flat 5 28 Leathermarket Street London
Flat 6 28 Leathermarket Street London
Flat 9 28 Leathermarket Street London
Flat 5 54 Weston Street London
123 Snowfields London SE1 3ST
Sainsbury Outpatient Pharmacy Solomon
Centre Guys Hospital St Thomas Street
82 St Thomas Street London SE1 3QU
Office A First Floor 7 Holyrood Street
London
Office B First Floor 7 Holyrood Street
London
Flat 3 28 Leathermarket Street London
Flat 4 28 Leathermarket Street London
Flat 1 28 Leathermarket Street London
Flat 2 28 Leathermarket Street London
Part First Floor 75 Weston Street London
Unit 31 54 Bermondsey Street London
Part Ground Floor And Ninth Floor Capital
House 42 Weston Street

Re-consultation:

Appendix 6 - Site notice boards

C I T

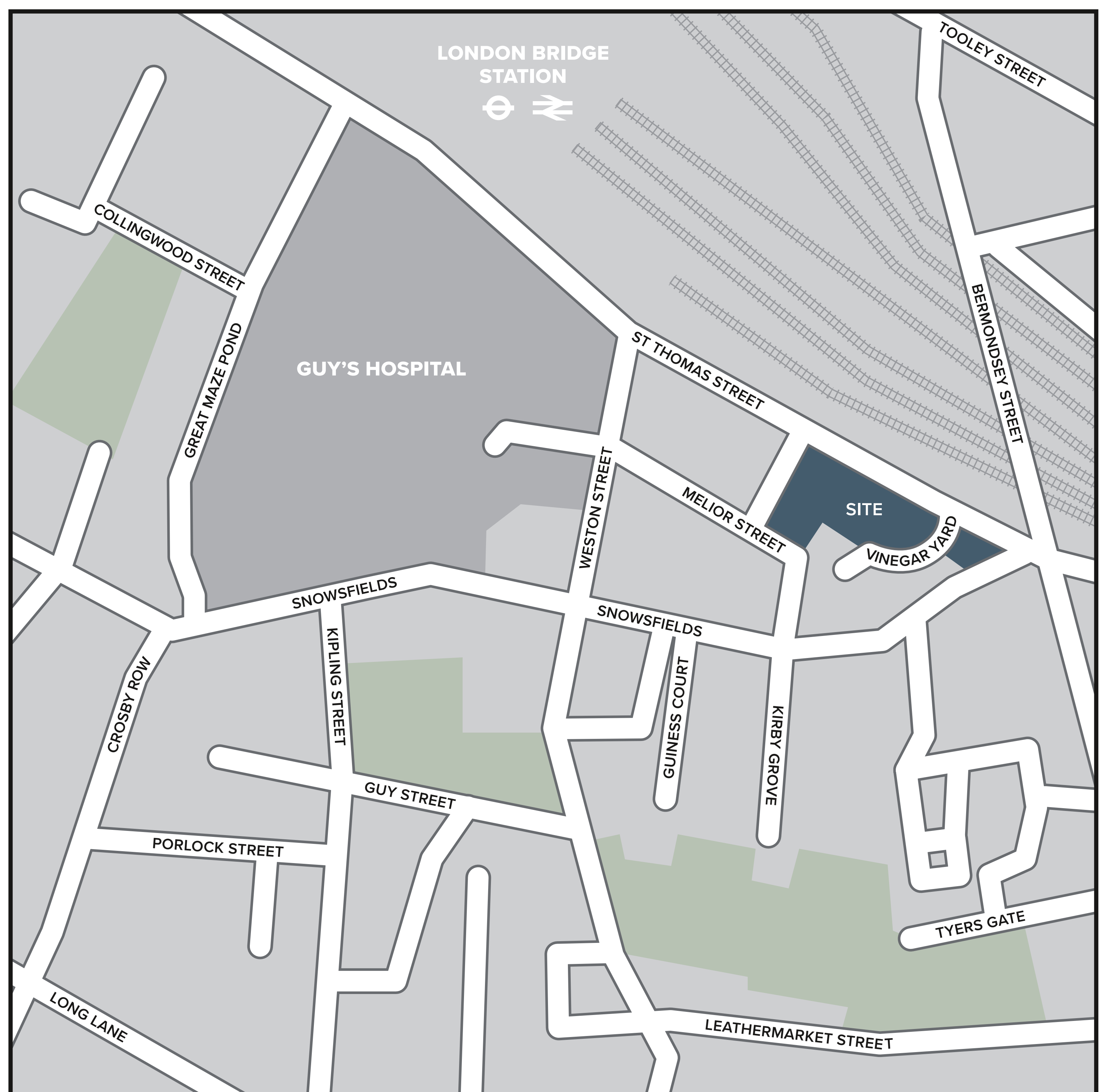
VINEGAR YARD COMMUNITY UPDATE

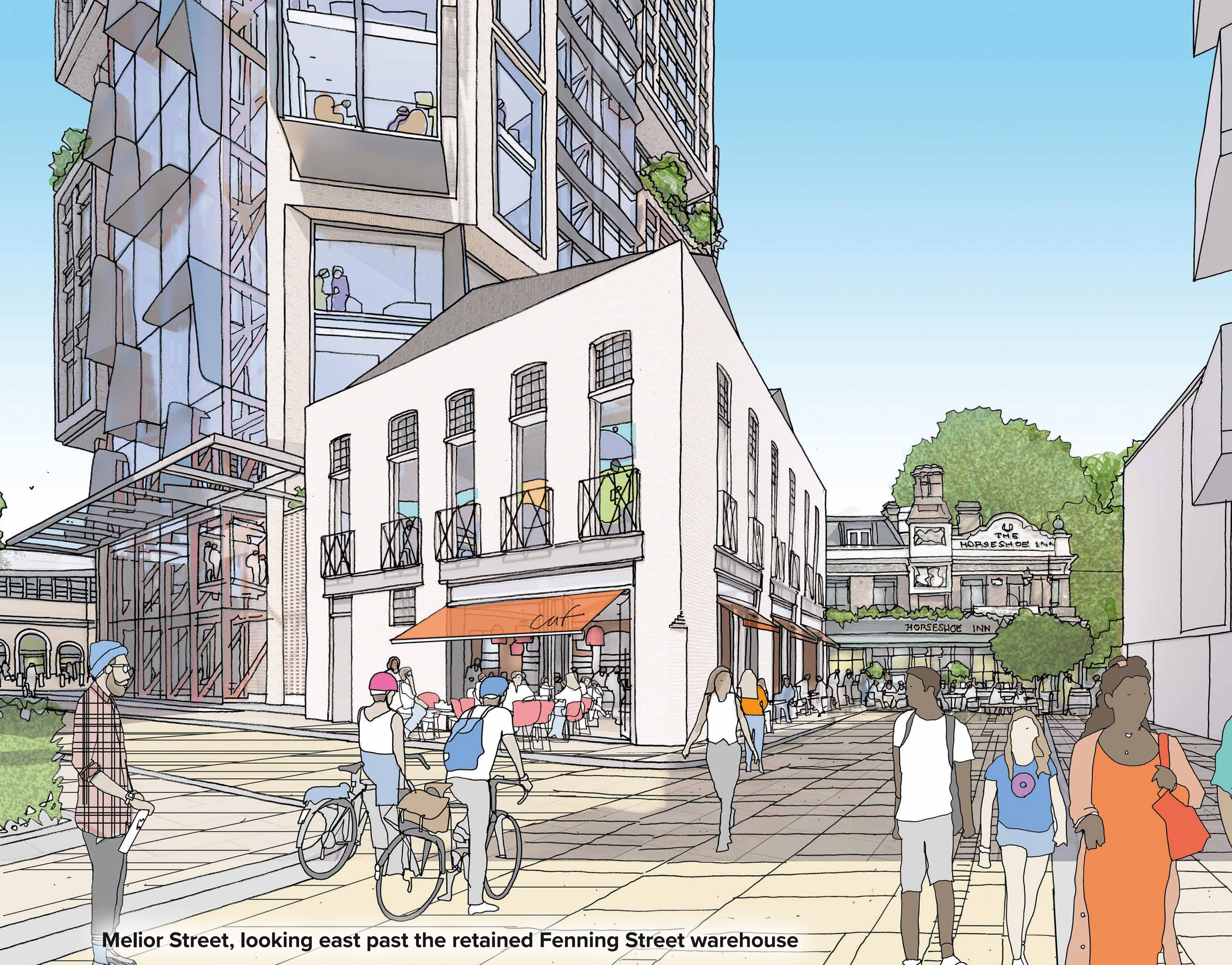
CIT is the Development Manager for St Thomas Bermondsey Limited who is proposing to develop the Vinegar Yard site here in London Bridge.

Our vision is a building that promotes health and creativity and supports the emerging NHS and health innovation cluster in London Bridge. It includes a new urban garden and space for art, community and independent retailers that complements the character and appearance of Old Bermondsey.

We have been working with the community and local partners on our proposals for the site since 2017. Thanks to the feedback received our proposals have evolved considerably over time.

These boards provide and update for the community about these updated proposals.





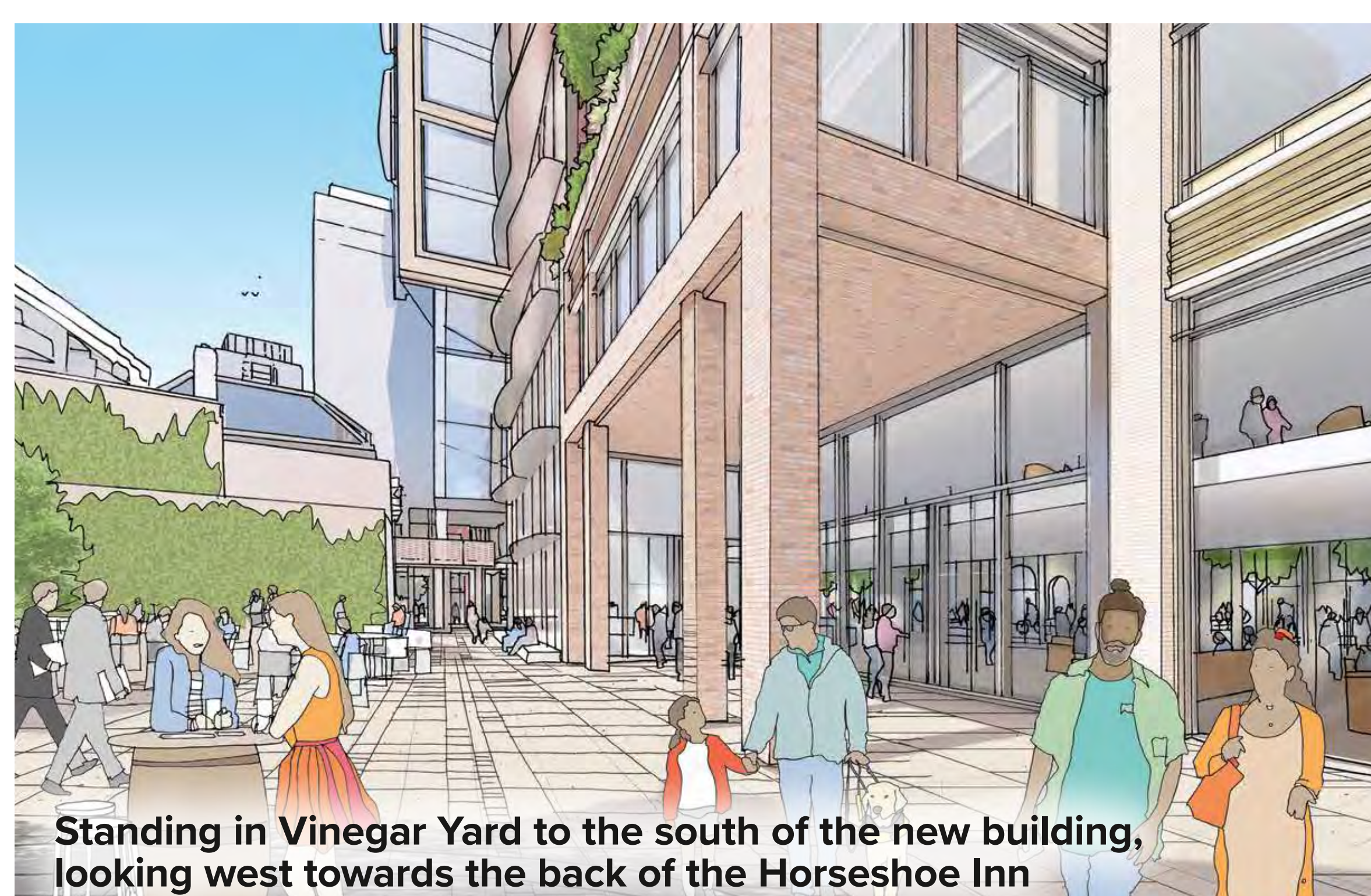
Melior Street, looking east past the retained Fenning Street warehouse



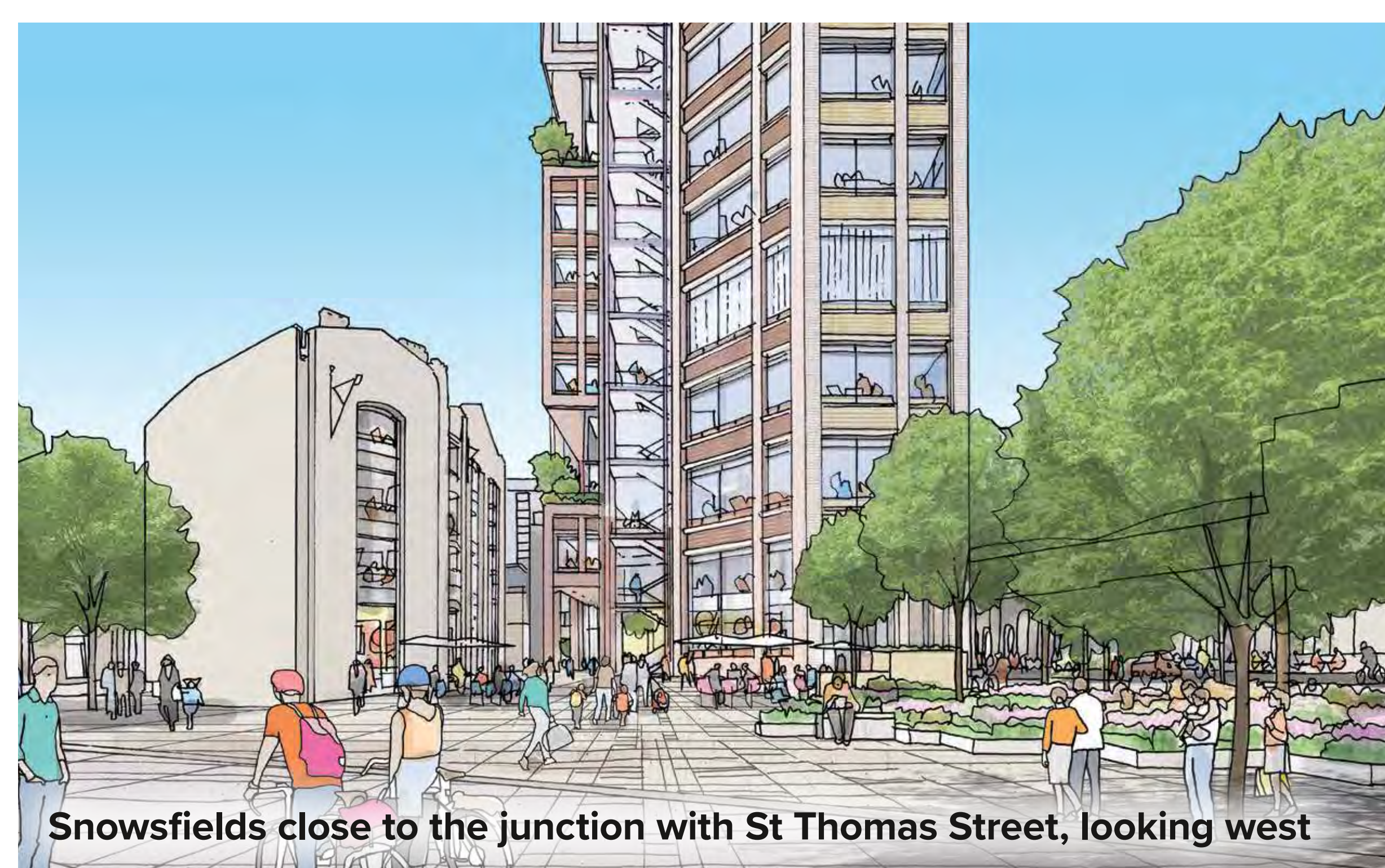
Melior Street, looking east towards the Horseshoe Inn



Snowsfields, looking north through retail and lobby



Standing in Vinegar Yard to the south of the new building, looking west towards the back of the Horseshoe Inn



Snowsfields close to the junction with St Thomas Street, looking west

OUR UPDATED PROPOSALS

CIT's proposals for the site have been designed by our architects KPF to reference the character and materials of the Bermondsey area and warehouse.

We have worked with Guy's & St Thomas' NHS Foundation Trust to achieve our vision of a building that promotes health and creativity and supports the emerging NHS and med-tech innovation cluster. Our proposals comprise:

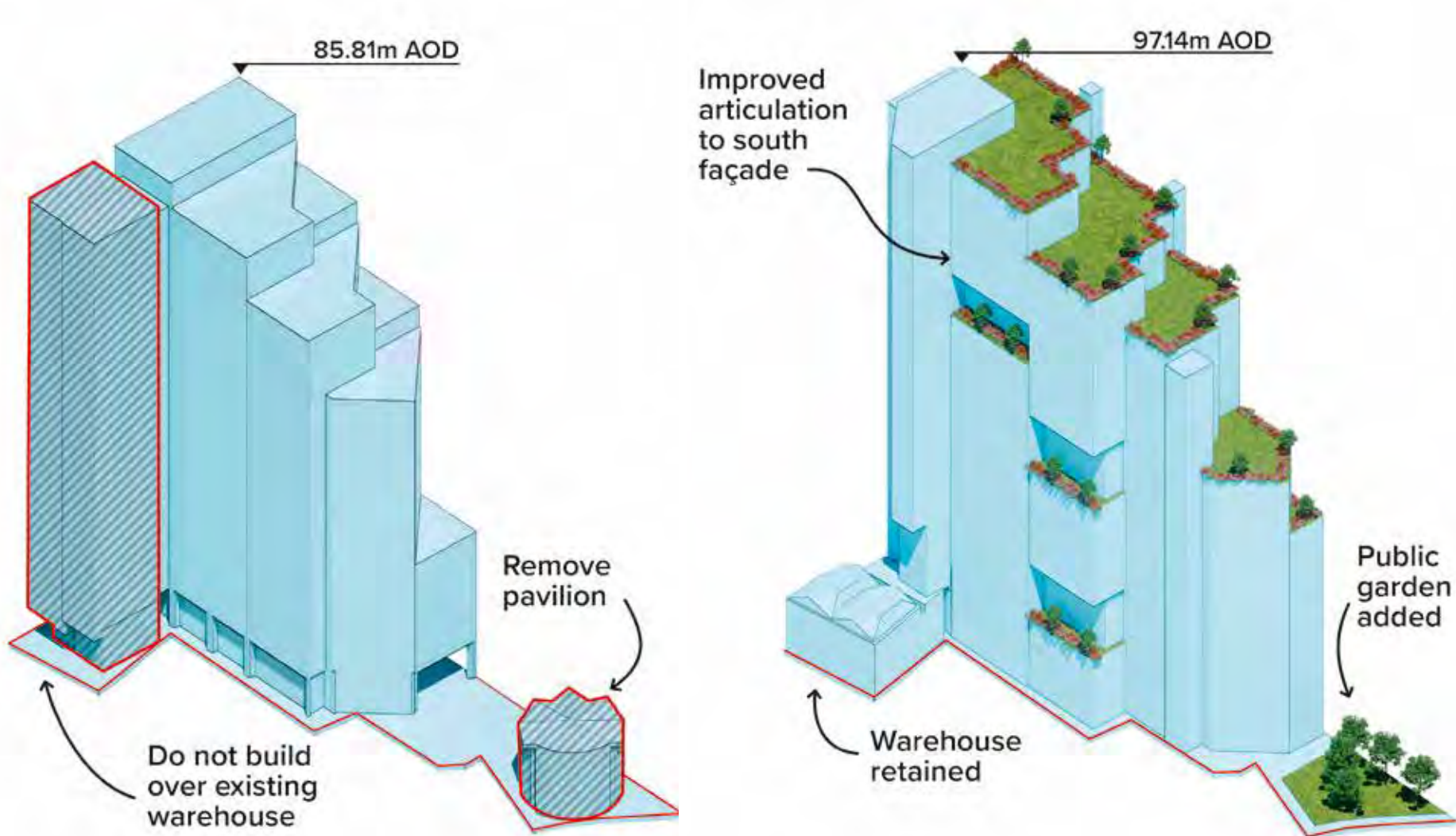
- ▶ **A development of 19 storeys (97.14m) high** that is carefully designed to accommodate NHS clinical or medical research uses, and meets the Trust's design standards for healthy and flexible buildings.
- ▶ **Over 320,000 sqft of commercial space** made up of office, retail and community space.
- ▶ **A big and open ground floor**, curated by Vinegar Yard Limited (who run the current successful meanwhile use) with a mix of independent shops, and food and drink businesses.
- ▶ **At lower ground Southwark Studios will manage artists' studios** at a genuinely affordable rents. The rest of our affordable workspace will be located on the building's mezzanine and is aimed at MedTech or related health sector start-ups.
- ▶ **Keeping the Fenning Street Warehouse** and converting this into a new community focused use, with ground floor retail and first floor flexible meeting / event / exhibition space to work with the affordable office space we are also providing.
- ▶ **A new urban garden at the east end of the site**, with new trees and planting in deep and undisturbed earth, significantly increasing the amount of green space to 2,012 sqft.
- ▶ We help complete The Low Line with a **new tree-lined boulevard along St Thomas Street**.
- ▶ **Low carbon build and net zero carbon operation**. We will meet BREEAM 'Excellent' and WELL Building 'Ready Gold' standards.
- ▶ **An accessible site** that will be car-free, with the exception of two disabled parking bays. There are 643 cycle parking bays.
- ▶ **Supporting Southwark's post-Covid recovery** with a significant CIL payment and new business rates each year from the finished scheme.
- ▶ **Construction management coordinated with other major landowners** and a delivery consolidation scheme to reduce vehicle movements.



Fenning Street, looking east at the retained warehouse



St Thomas Street, looking west past the urban garden



Submitted for Planning
(December 2018)

Updated proposals
(May 2021)



St Thomas Street, looking south across
the new urban garden



St Thomas Street, looking east

LISTENING TO YOU

CIT has listened to all the feedback that we have received from the local community as well as from Southwark Council and the Greater London Authority.

We have worked with our architects KPF to make focused adjustments to the proposals while maintaining the positive aspects of the scheme that you may have seen in the past.

We have also worked closely with Guy's & St Thomas' NHS Foundation Trust to tailor the building to their needs. As a result, our building is now designed to accommodate NHS clinical or medical research uses, meeting the Trust's design standards for healthy and flexible buildings.

Specific changes we have made include:

- 1 Respecting the Bermondsey Street Conservation Area.** We have pulled our proposed buildings out of the Bermondsey Street Conservation Area.
- 2 Keeping and converting the historic Warehouse into a community use** with ground floor retail space and a flexible community event space at the first floor.
- 3 Create a new urban garden at the east end of site.** We have made the basement smaller and this means that new trees will be planted in mother earth.
- 4 Remove the music venue and pavilion at the eastern end of the site,** addressing concerns from local people about potential noise nuisance and anti-social behaviour.
- 5 Provide 10% of the area of the building as affordable workspace.** Southwark Studios will bring artists and creativity to the site, with additional space for aimed at MedTech related start-ups.
- 6 Design improvements to the massing, architecture and materials** so that the adjusted building responds more sensitively to the adjacent context, including the London Bridge railway arches and the nearby Conservation Area buildings.
- 7 A more sustainable building.** The adjusted proposals now exceed current Greater London Authority targets with a commitment to achieve net zero operational carbon.
- 8 Designed with Guy's & St Thomas' NHS Foundation Trust for NHS clinical or medical research uses** – meeting the Trust's new standards for healthy and flexible buildings, including increased floor to floor heights, a more rigid structure and provision of far more systems to support the proposed health uses.
- 9 A clear view of sky** between the Vinegar Yard buildings and the proposed Edge scheme to the west.



Junction of Snowfields and St Thomas Street, looking west at the new urban garden



St Thomas Street at the corner of Fenning Street, looking east

COMMUNITY BENEFITS

We have refined and enhanced the local public benefits we are providing in response to the Greater London Authority and the local feedback we have received.

These now comprise:

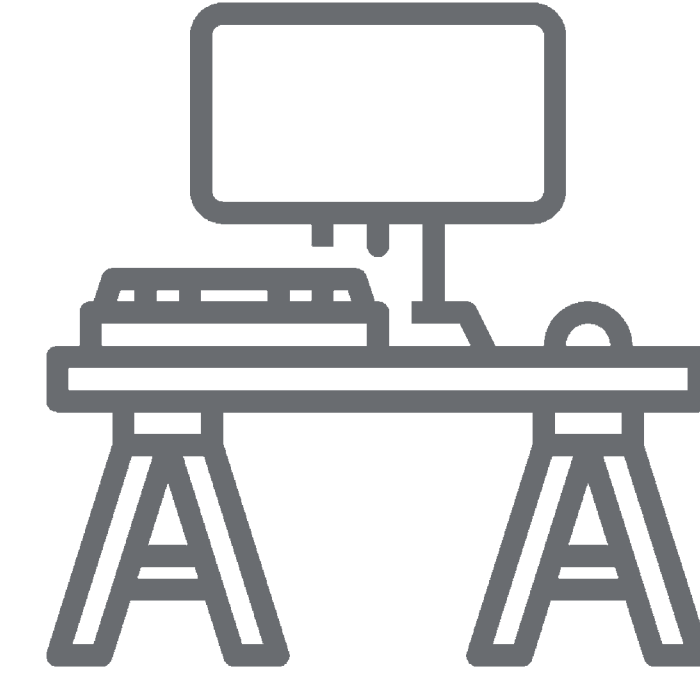
1



Designed for NHS clinical or medical research uses

Commercial space is designed to meet specifications for healthy and flexible buildings set out by Guy's & St Thomas' NHS Foundation Trust.

2



10% affordable workspace delivered on site

that meets GLA and Southwark Council policies and is designed for Southwark Studios and biomedicine related start-ups.

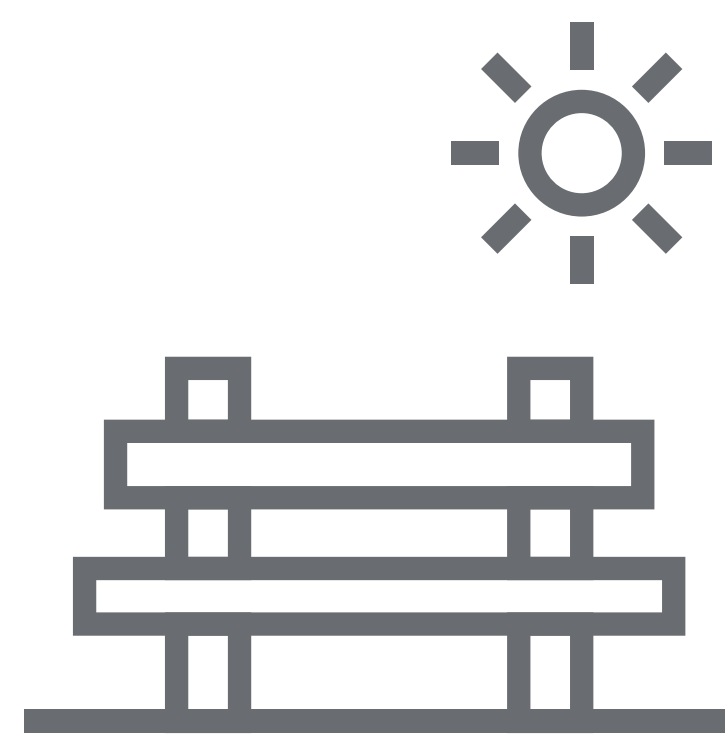
3



New local jobs

An employment scheme run by GoodPeople creating jobs in both construction and the finished building.

4



A new urban garden at the east end of site

and 2,012 sqft of new green space.

5



A new community space

in the converted warehouse with a ground floor retail space and a flexible event space at the first floor.

6



Preserving and enhancing the historic environment

Retaining the historic warehouse on Fenning Street and pulling the proposed building out of the Bermondsey Street Conservation Area.

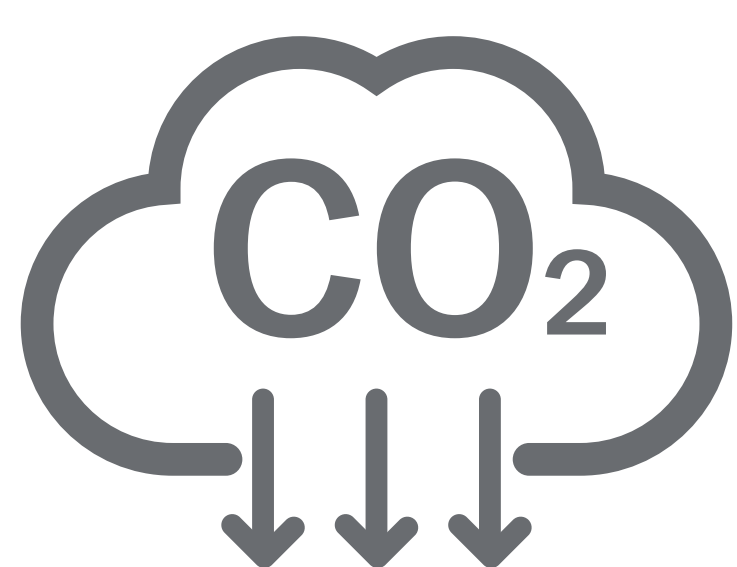
7



New trees and greenery planted in mother earth

A tree-lined boulevard along St Thomas Street and new trees in the urban garden.

8



Low carbon build and net zero carbon operation

We will meet BREEAM 'Excellent' and WELL Building 'Ready Gold' standards.

9



Supporting Southwark's post-Covid recovery

with significant Community Infrastructure Levy contributions.

10



Responding to the community

The scheme has been updated to directly and positively address the feedback received at the Southwark Planning Committee hearing.

**FIND OUT
MORE AT**

vinegaryardcit.com

C I T

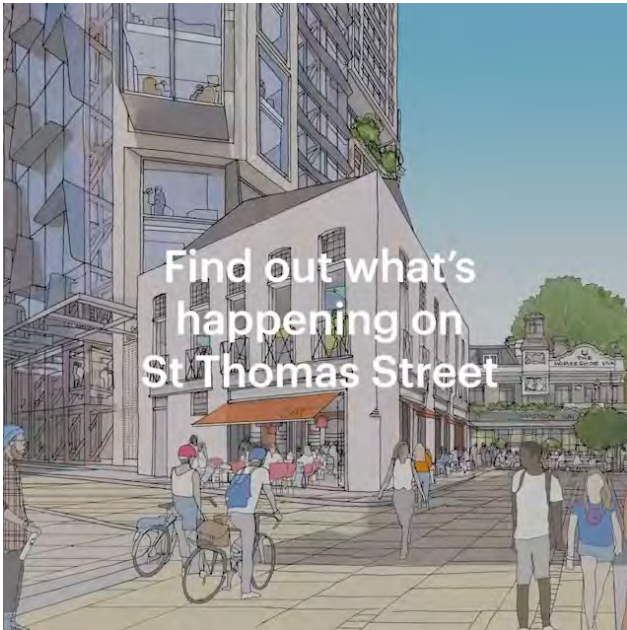
Appendix 7 - Photography of site notice boards



Appendix 8 - Digital advert

The digital advert to promote Community Update #1 was a 15 second video comprising four sketches of the scheme and overlaid copy. Stills from the video are provided below in frame running order.

FRAME 1



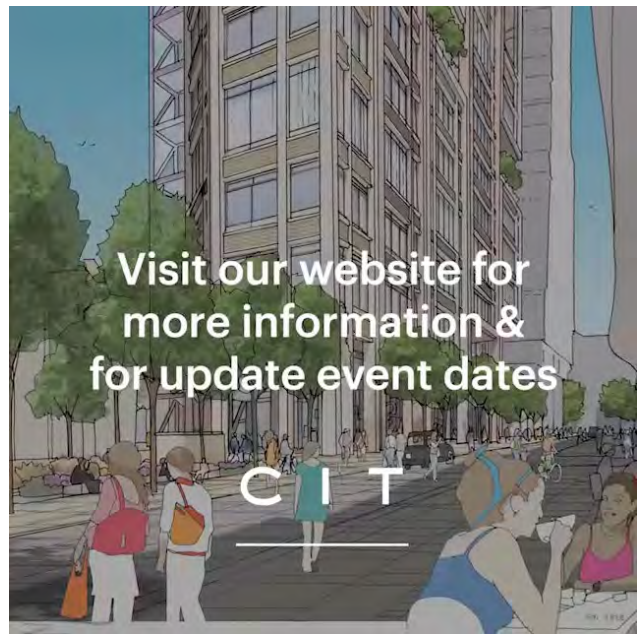
FRAME 2



FRAME 3



FRAME 4



Appendix 9 – Webinar questions

Webinar #1 questions

1. Will there be an opportunity to ask questions in voice/video or only through text?
2. Question for [Montagu Evans]: What is the height of the amendments and what is the policy support in the NSP 51 Site Allocation for this?
3. How big will the community use space in the warehouse be?
4. How will the proposals respond to the Site Allocation Policy NSP51 when it is revised now following the conclusion of the NSP Examination in Public where the inspector suggested changes were necessary for clarity on the approach to tall buildings across NSP 50 & 51?
5. On the ground floor plan shown earlier has the East-West link running through the centre of the site (to the south of the primary volume) been improved (this was a key part of the 'Framework')?
6. How will the Net Zero commitment be enforced? Will it be a S106 condition that runs with the property?
7. In line with Southwark's Consultation Charter what 'fact based audit' has been undertaken?
8. What feedback has been given to people on how they have shaped development in terms of environmental and visual impacts caused by the excessive height and density of the scheme (monitoring report)?"
9. When was this update to the Framework undertaken and what consultation has taken place on it?
10. Please clarify servicing details?
11. Will trees on St Thomas Street now be in the ground or over basement as before; if so what depth?
12. The planning committee turned down the scheme for the harm it caused on the conservation area. The demolition of the warehouse was simply one of the reasons, the main reason being the mass and height of the proposal. Both the mass and height has now in fact increased since, therefore the building would be more visible from Bermondsey Street and Tanner Street Park not to mention the persistent harm to Horsshoe Pub. The revised scheme also seems to take over the Vinegar Yard Alleyway, a public road.
13. The Framework failed to deliver (amongst other things) step-free access on the [East-West] route. Is the [East-West] route now step-free? Has the edge condition with Sellar's land changed?
14. The Edge application comes to Southwark Planning Committee on 9th June. Will your application be affected if The Edge application is refused?

15. Please show us the plan to explain the servicing? Having seen the access, it looks like the elevations are blank around the loading bay?
16. To clarify (because the height was a core part of the reason for refusal: What are the perceived policy justifications for the height (other than NSP51 as discussed)?
17. What is the intended function and character of the area proposed for the loading bay access? While removal of servicing from Fenning Street is positive, it would appear that the heart of the public realm will be dominated by meeting servicing requirements? It looks like there won't be any active edges overlooking and animating this new area? [It] feels like this will compromise the potential of this to be beneficial public realm? Also, [there would be] no natural surveillance overlooking it for public safety?
18. Just to confirm: has the height increased? Will it be possible to discuss height at a workshop using a physical model?
19. What is the area of the primary public space provided by the scheme? And consequently what is the area of primary public space that will be delivered across the whole of NSP51?
20. How does the scheme respond to the historical grain of warehouses that were either side of Vinegar Yard?
21. Please can [KPF] bring up a plan that shows the [East-West] route? It looks like it takes in the Horseshoe Inn garden?
22. Thanks for the clarity on height. How does that increase in height respond to the reasons for refusal? Please confirm if you agree that the changes to the Framework should be consulted upon and that the Edge application should be paused to accommodate this.

Webinar #2 questions

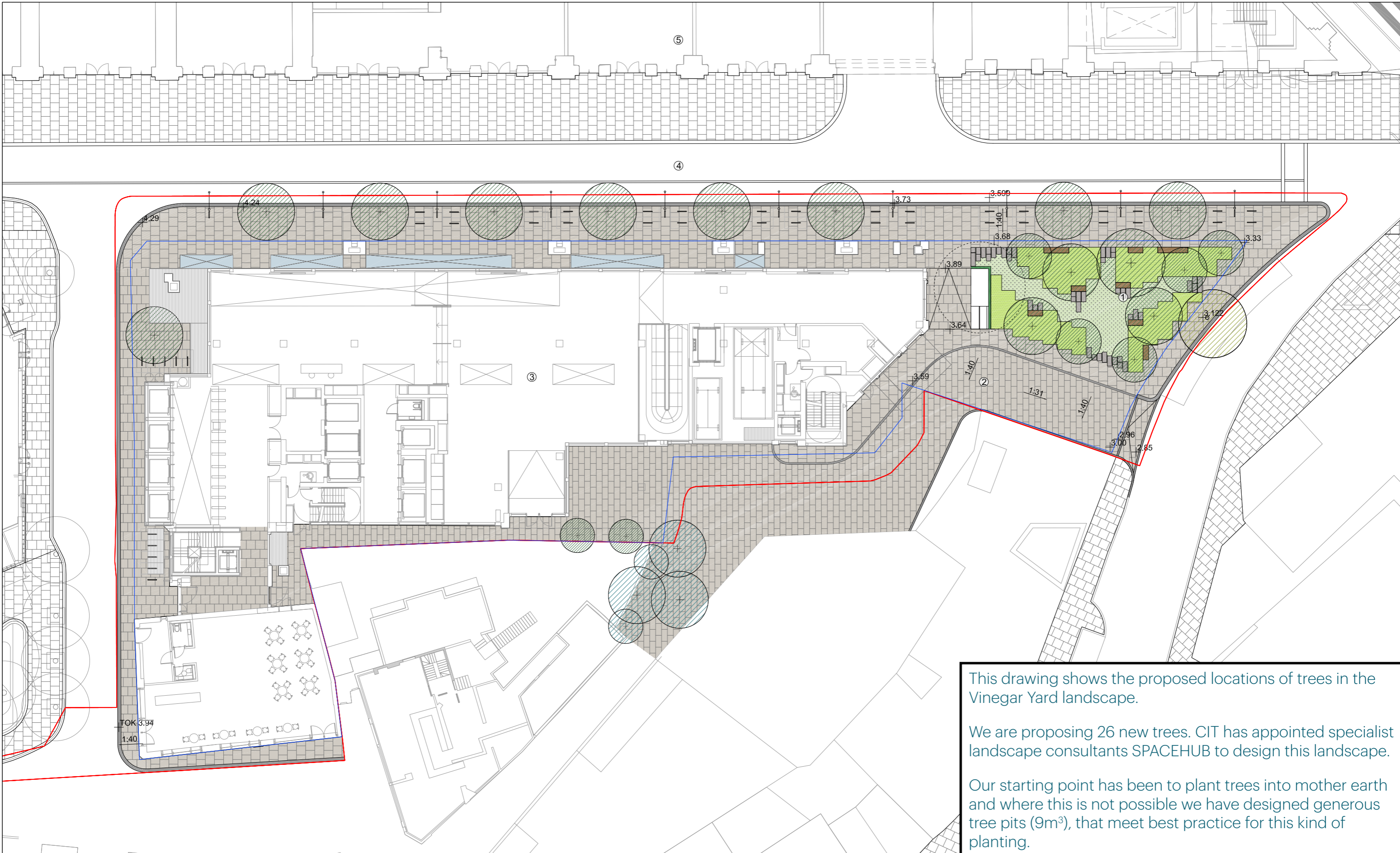
1. Could you give a view of your development from Leathermarket Street? How much will [your scheme] overshadow the school and the park?
2. How much are your affordable studios and where will they be situated in your building?
3. What is your proposed timeframe for taking the scheme back to planning?
4. How have the GLA / LB Southwark responded to your approach to façades?
5. There appears to be a lot of glazing considering your sustainability aims, particularly on the western facades. Why is this the case / has this been considered further?
6. What is the planning programme - when is submission?
7. Were there any questions asked at the previous session which related to topics which have not been touched on tonight.
8. About the [East-West] walking route, will the adjacent ground floors be activated including round the servicing area? And how wide will the footway round the back of the Horseshoe be? It looks tight as the proposed building is very close to the rear of the pub.

9. Can you confirm what users of the building will have access to the elevated gardens located on the south elevation at approx. 10th and 20th levels? Also, for what use will these garden be for? [Is it] simply amenity space?
10. What is the depth of the gardens that lie in the breaks in the massing? (Not the roof gardens.)
11. One subject that came up over and over again during discussions about this development and was part of the reason it was rejected by the planning committee was the excessive height - why is it that you have not listened to that?

Appendix 10 - Additional information packs

Vinegar Yard *Trees and Landscaping*





This drawing shows the proposed locations of trees in the Vinegar Yard landscape.

We are proposing 26 new trees. CIT has appointed specialist landscape consultants SPACEHUB to design this landscape.

Our starting point has been to plant trees into mother earth and where this is not possible we have designed generous tree pits (9m³), that meet best practice for this kind of planting.

Rev	Date	Description	By	Chk
00	11/12/20	Landscape General Arrangement	SB	GC

- Key**
- 1 Pocket park - soft landscape
 - 2 Access route - hard landscape
 - 3 Vinegar Yard building
 - 4 St Thomas Street
 - 5 London Bridge Station



Project
Vinegar Yard

Client
CIT Group Partners LLP

Drawing title
Landscape General Arrangement
Level 00

Drawing status
For planning

Date
11/12/20

Drawing number
8350-PL-GA-101-P

Drawn by
SB

Checked
GC

Rev
00

Scale
1:150 @ A1

SPACEHUB

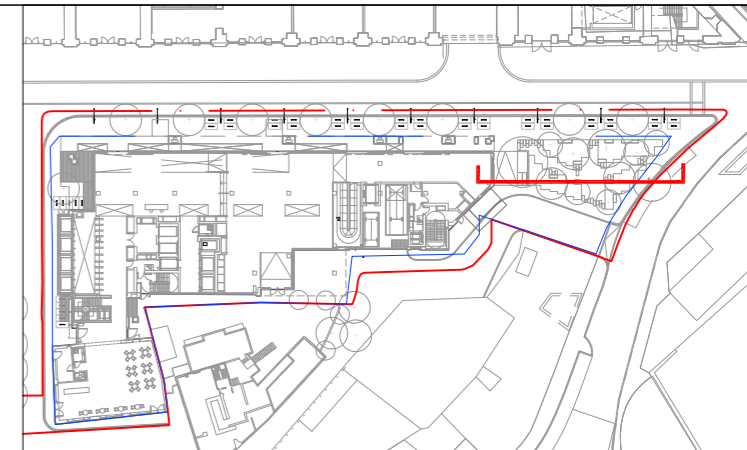
7 Gibraltar Walk, London, E2 7LH
+44 (0)20 7739 6699
www.spacehubdesign.com

Do not scale from this drawing, copyright reserved

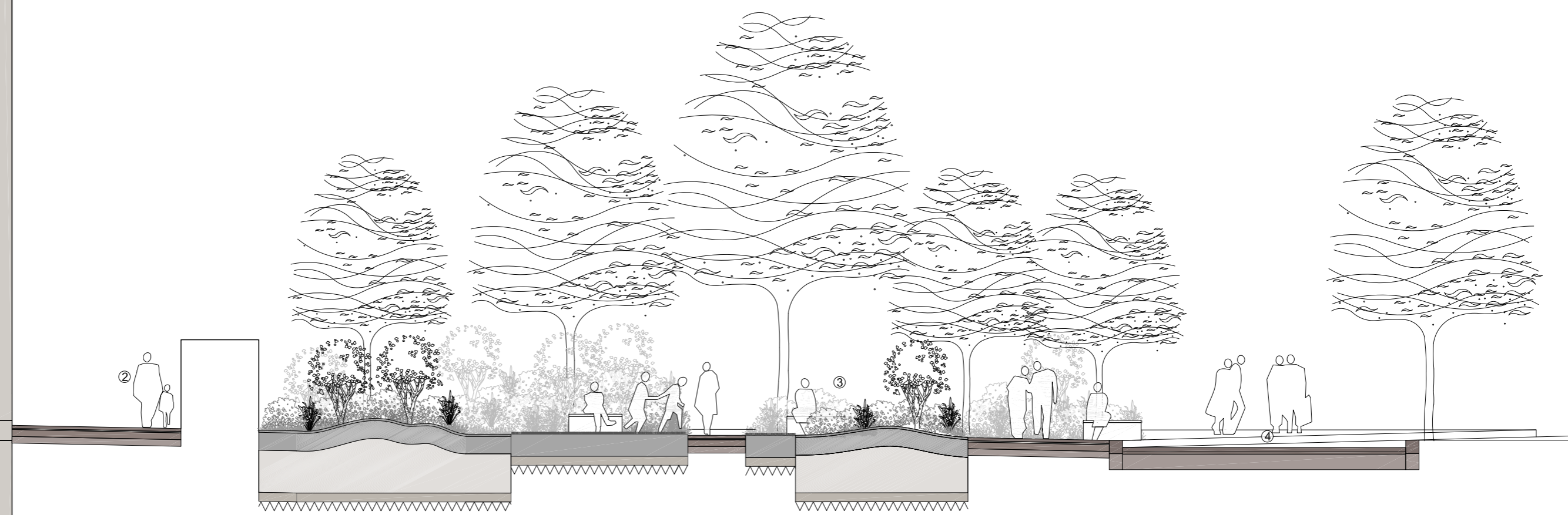
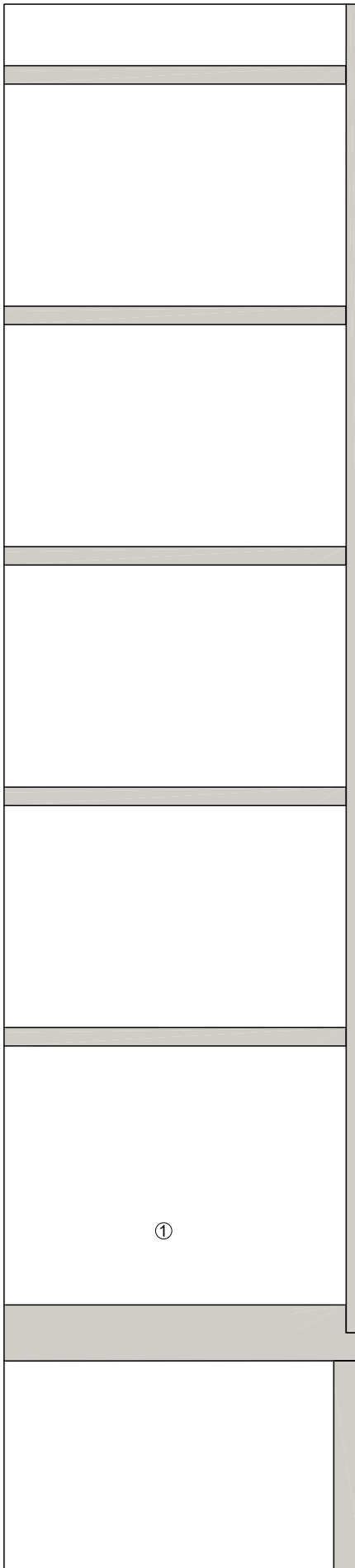
This drawing shows a cross section through the new urban garden from east to west.

On the left hand side is the end of the new building and at the right of the image you would be on Snowfields near the junction with Bermondsey Street.

This whole area has deep undisturbed soil as a result of CIT's decision to reduce the size of the basement. The elements you can see under the ground are specially located soil and drainage pits.



Section Location



Rev	Date	Description	By	Chk
00	23/10/20	Landscape Section	HW	SP

- Key**
- 1 Vinegar Yard building
 - 2 Pedestrian access to building
 - 3 Densely vegetated park
 - 4 Access road



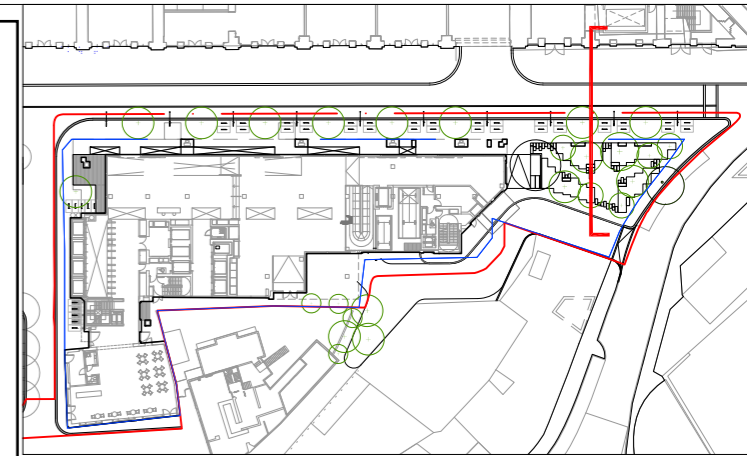
Project: Vinegar Yard
 Client: CIT Group Partners LLP
 Drawing title: Landscape Section
 Garden 1 of 2

Drawing status: For Planning
 Date: 23/10/20
 Drawing number: 8350-SE-GA-201-P
 Drawn by: HW
 Checked: SP
 Rev: 00
 Scale: 1:50 @ A1

This diagram shows another cross section through the new urban garden, this time from north to south.

The buildings you can see on the left hand side of the image are the railway arches of London Bridge Station. This shows again the trees in the urban garden are planted in deep undisturbed soil.

Next to the road you can also see a tree in a tree pit. This is a big tree pit which provides the tree 9m³ to grow in, giving lots of space for the tree to grow and thrive.



Section Location



Rev	Date	Description	By	CHK
00	11/12/20	Landscape Section	AM	GC

- Key**
- 1 London Bridge Station
 - 2 North-east pavement
 - 3 Carriageway and contraflow cycle lane
 - 4 South-west pavement
 - 5 Densely vegetated park

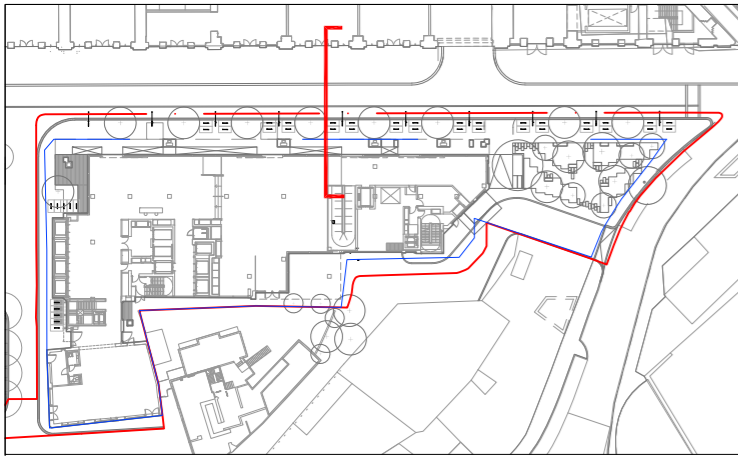


Project	Vinegar Yard
Client	CJT Group Partners LLP
Drawing title	Landscape Section Garden 2 of 2

Drawing status	For Planning	Drawn by	AM
Date	11/12/20	Checked	GC
Drawing number	8350-SE-GA-202-P	Rev	00
		Scale	1:50 @ A1

SPACEHUB

7 Gibraltar Walk, London, E2 7LH
 +44 (0)20 7739 6699
 www.spacehubdesign.com
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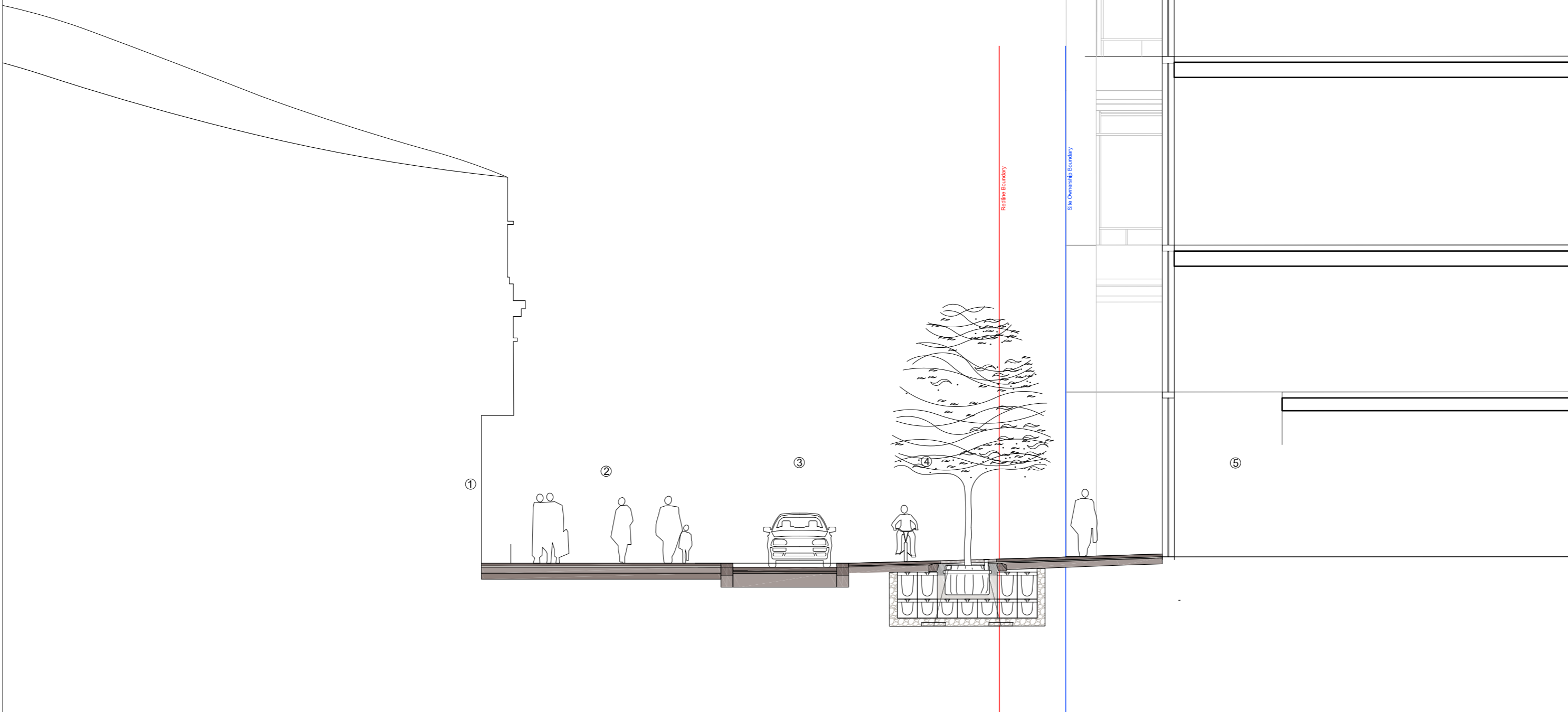


In this cross sectional drawing you can see a typical piece of St Thomas Street.

A really important part of our plans is to create a tree lined boulevard along the Street, as part of The Low Line. To make this work we need big trees that will thrive.

Again, you can see a big tree pit, like the one we showed on the last diagram, with lots of space for the roots to grow.

Section Location



Rev	Date	Description	By	Chk	Rev	Date	Description	By	Chk
00	11/12/20	Landscape Section	HW	SP					

- Key**
- 1 London Bridge Station
 - 2 Pavement
 - 3 St Thomas Street
 - 4 Cycle path
 - 5 Vinegar Yard building



Project: Vinegar Yard
 Client: CIT Group Partners LLP
 Drawing title: Landscape Section St Thomas Street

Drawing status: For Planning
 Date: 11/12/20
 Drawing number: 8350-SE-GA-203-P
 Drawn by: AM
 Checked: GC
 Rev: 00
 Scale: 1:50 @ A1



Thank You

A night-time photograph of the London skyline. The Shard skyscraper is the central focus, illuminated with blue and white lights. It stands tall against a dark blue twilight sky. To its right, a large, modern office building with a grid of windows is brightly lit. In the foreground, a multi-story building with a concrete facade and large glass windows is visible, with some interior lights on. The River Thames is partially visible at the bottom right. The overall scene is a mix of modern architecture and historical elements, with the city lights creating a vibrant contrast against the dark sky.

Vinegar Yard
Response to Historical Grain

3. St. Thomas Street East Framework

Key Routes and Typologies

The St Thomas Street East (STSE) Design Framework was an ambitious shared vision of four major landowners - Greystar, Columbia Threadneedle, CIT Group and Sellar (the 'Landowner Board') - for the physical, social and economic transformation of four high profile sites, located close to London Bridge station. Since the application for Vinegar Yard was originally submitted however, the Becket House site to the west, previously Columbia Threadneedle, is now being developed as a different scheme by Edge. In addition, it is believed forthcoming proposals on the site to the east by Sellar Properties are being reconsidered.

The Design Framework is a non-statutory and informal document. It is a tool to bring the landowners together to work collaboratively to address the main issues of the redevelopment of these sites. It has been commissioned by the contributing landowners and produced by KPF Architects. The Design Framework ensures that development across the four sites will create a place that brings people together, encourages health and wellbeing, creates jobs and opportunities, and offers cultural opportunities, with a design that respects and enhances the area's existing heritage.

The key objectives of the Framework are:

- To establish St. Thomas Street as a boulevard of prime importance
- To create effective public spaces at either end of this stretch of St. Thomas Street
- To promote urban greening
- To understand the historic pattern of alleys and courtyards in the area
- To enable north-south links

The Framework has been adapted and improved across three iterations as a result of an extensive public consultation process with local residents, community groups and other stakeholders, including a series of events, meetings and public exhibitions.

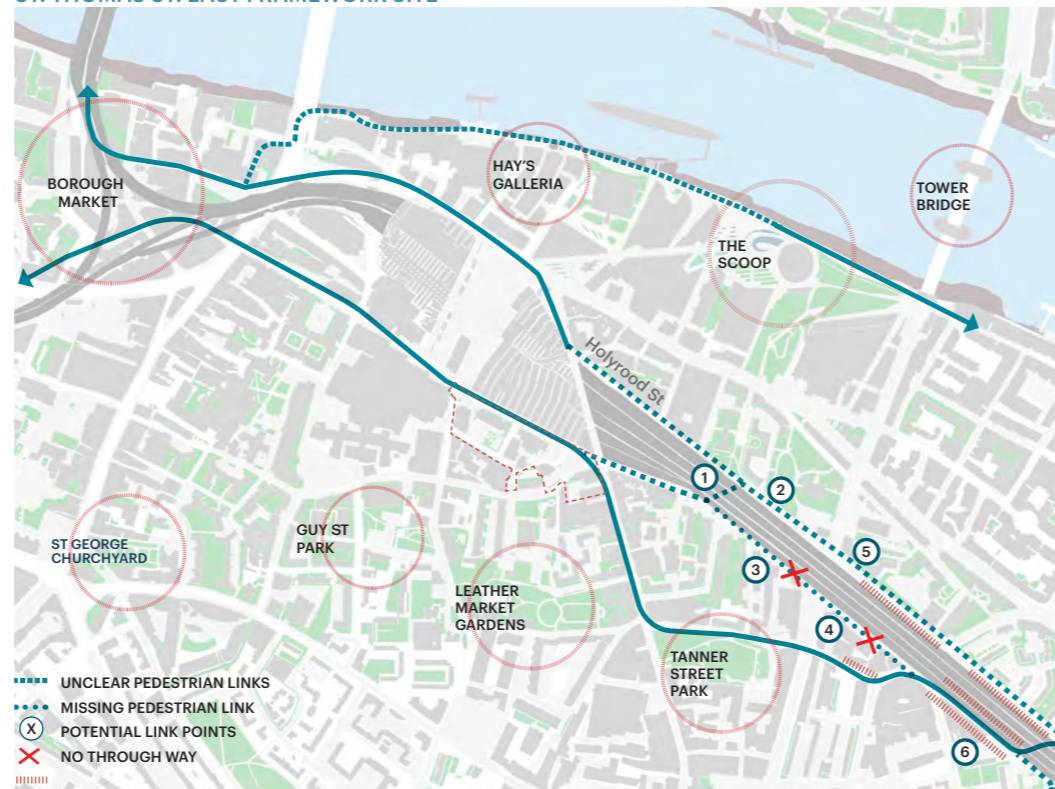
Version 1.0 of the Framework was developed in the context of our understanding of political and community aspirations, planning policy, history and heritage, as well as the physical constraints of the area. It set out a series of priorities, including an emphasis on north-south connections to the south of St. Thomas Street.

Version 2.0 of the Framework, (February 2019), set out changes made as a result of a first phase of public consultation. summarised below.

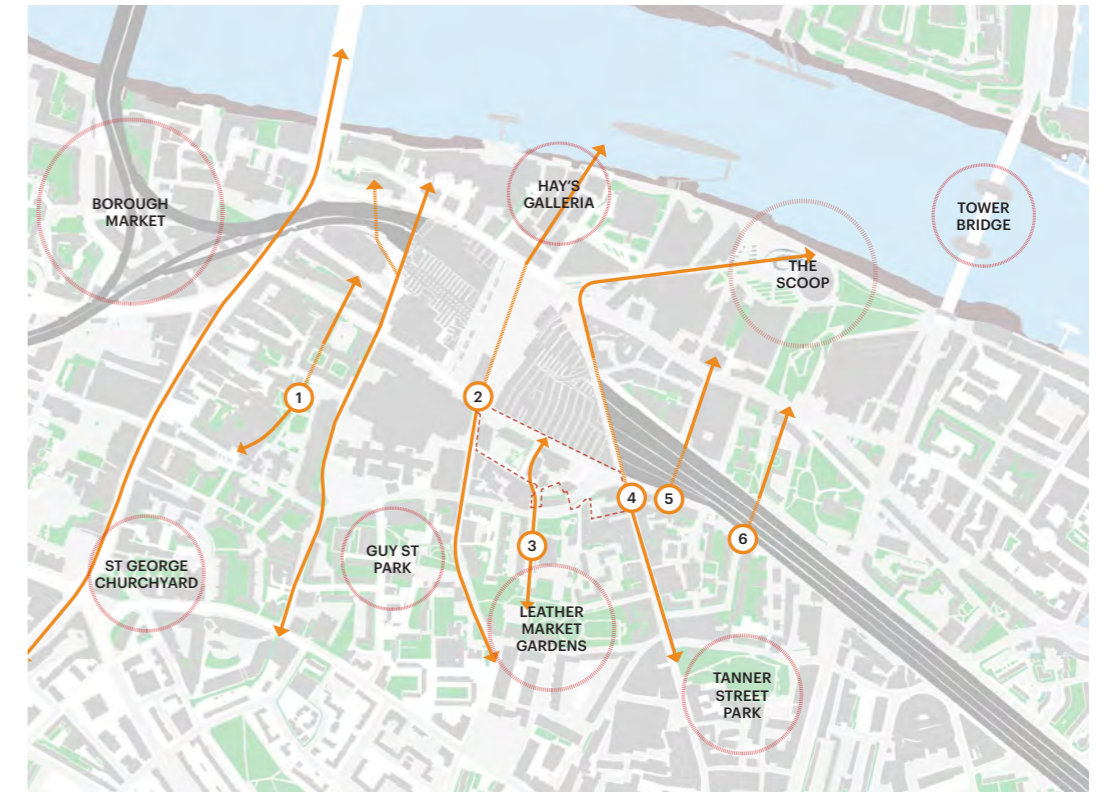
- Changed the east-west route to make it more direct and further enhance the setting of the Horseshoe Inn ;
- Strengthened the north-south walking route to improve access



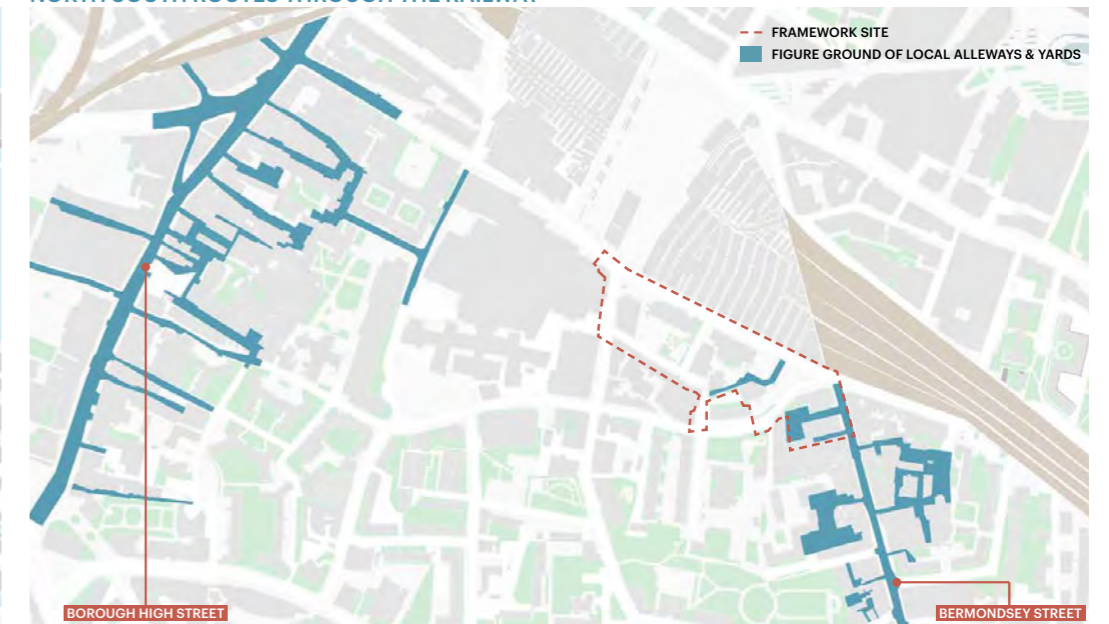
ST. THOMAS ST. EAST FRAMEWORK SITE



CONNECTING EAST AND WEST



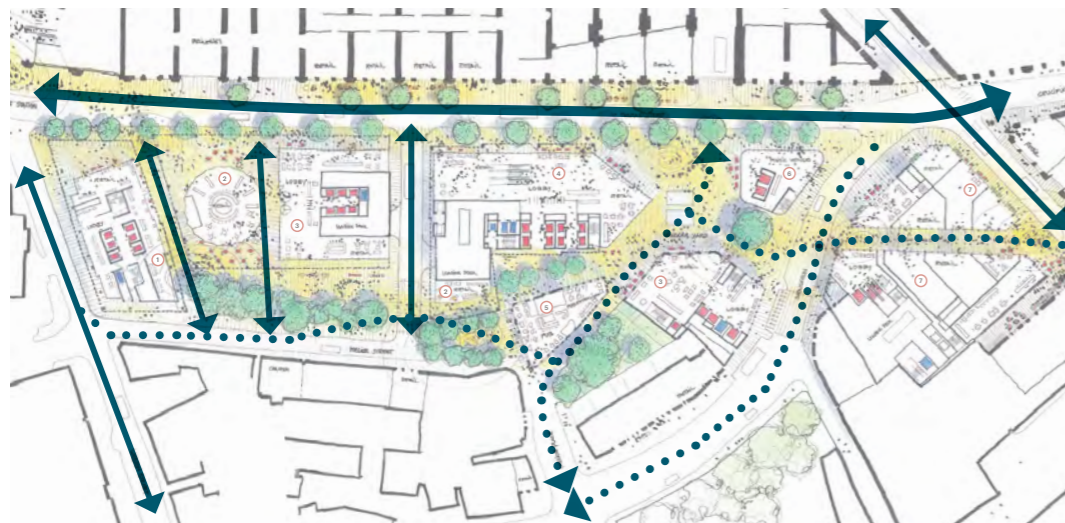
NORTH SOUTH ROUTES THROUGH THE RAILWAY



INNS AND YARDS OF BOROUGH AND BERMONDSEY

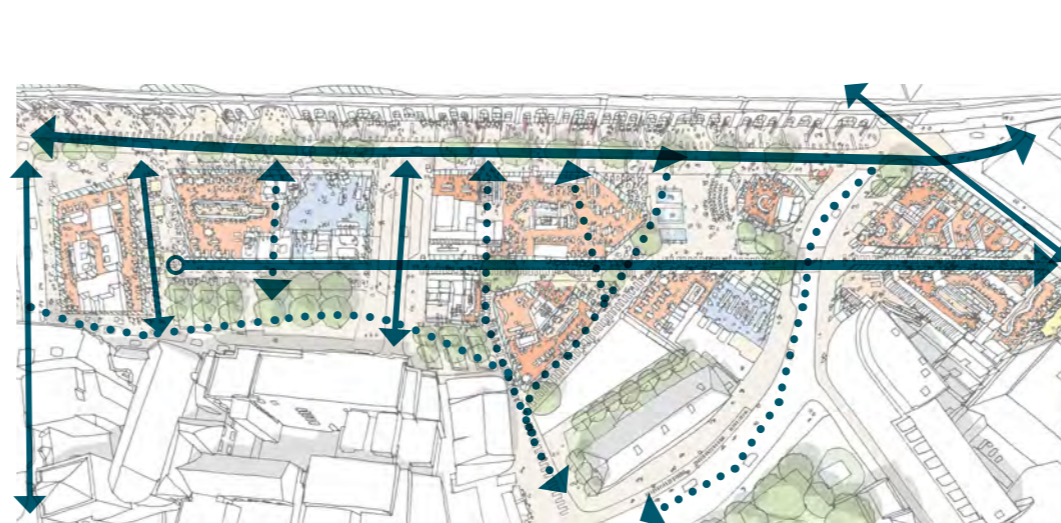
3. St. Thomas Street East Framework

Evolving Ground Floor Plan



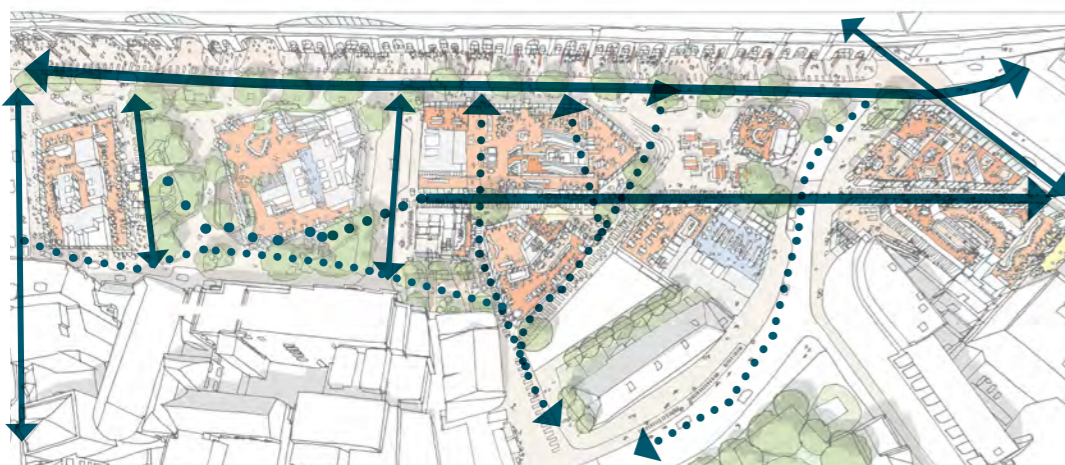
FRAMEWORK 1.0

North/south Connections with meandering east west secondary routes



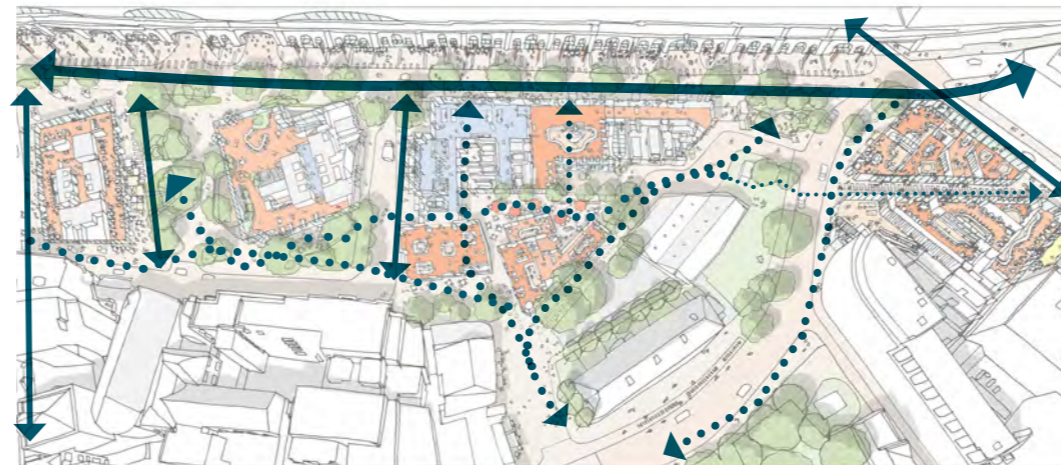
FRAMEWORK 2.0/ 3.0

Introduction of strong secondary east west route through sites



FRAMEWORK 2.0/ 3.0 + new edge scheme

Strong Secondary east/west route undermined



FRAMEWORK 2.0/ 3.0 + new edge scheme + new vinegar yard scheme

East west routes return to meandering nature as initially proposed

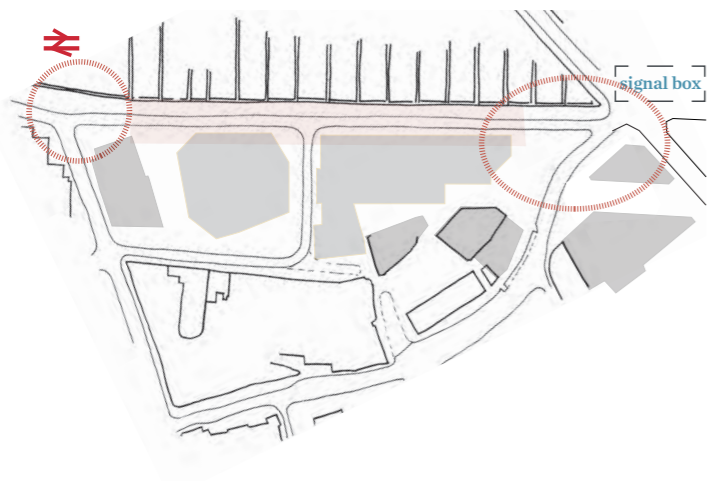
- from London Bridge station to Old Bermondsey;
- Created better views of The Horseshoe Inn from all angles by pulling back development;
- Increased the size of the new Vinegar Yard public space;
- Created clearly defined arrival points at each end of St. Thomas Street East to define this part of The Low Line;
- Enlarged area of Melior Gardens
- Brought active ground floor uses at this key arrival space;
- Enhanced the entrance to the east-west route from Bermondsey Street;
- Commissioned a Landscape Strategy for the Framework to ensure a consistent approach across all four sites; and
- Commissioned a Retail & Workspace Strategy for the Framework to maximise the cultural and employment benefits to the area and support local creative communities.

Framework 3.0 (May 2019) changes were made in response to feedback received across the various consultation events held, as follows:

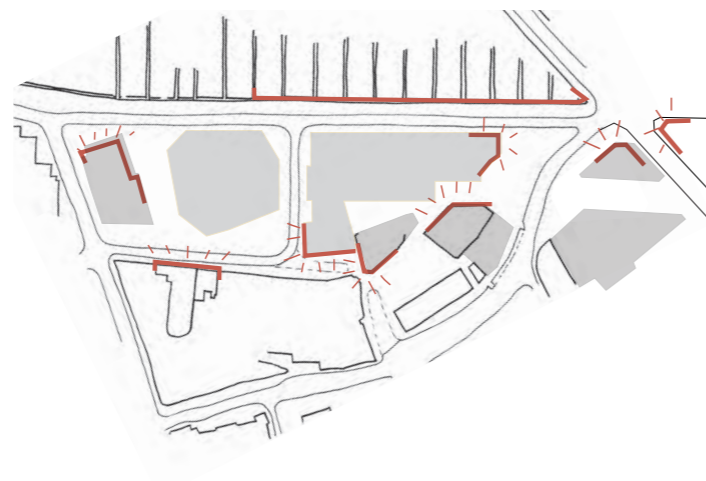
- Incorporated a Transport Strategy to ensure that getting to and from the four sites during construction and afterwards is managed in a coordinated manner;
- Further studied public realm materiality across the four sites, ranging from Yorkstone paving along Bermondsey Street, to reflect that area's heritage to granite pavers across the rest of the Framework to evoke the yards and alleyways of the local area;
- Defined cycle lanes along St Thomas Street;
- Proposed wider pavements along St. Thomas Street and at the junction of Melior Place and Snowfields to improve the pedestrian experience;
- Considered and enabled active frontages and spill-out spaces. Wider pavements along St. Thomas Street and at 'bookend' locations allow for more external seating and spill-out space, reflecting what is happening in uses inside the railway arches;
- Consolidated pedestrian priority on Fenning Street through paving on service bays that matches those of pavement across the site;
- Introduced informal play space throughout the Framework in public spaces, including set piece installations and water jets;
- Melior Gardens and Melior Street Rain Gardens proposed to integrate the work of local groups such as BOST and TLB's Rain Garden proposals;
- Proposed the integration of trees in the landscape to improve pedestrian comfort conditions at street level; and
- Proposed integration of active frontage along the south elevation of Becket House.

3. St. Thomas Street East Framework

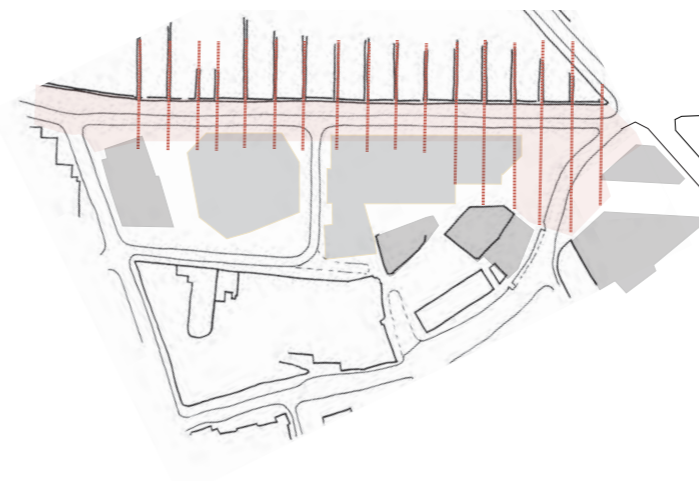
Design Principles



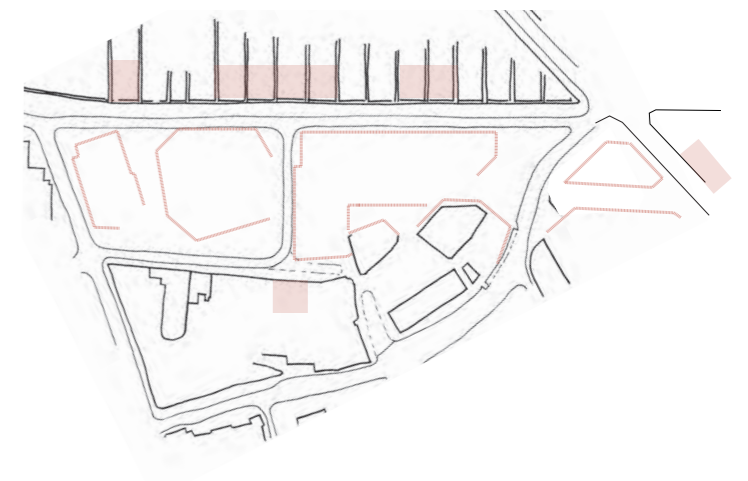
Anchor Destinations along St Thomas Street: London Bridge Station and 5 Way Crossing



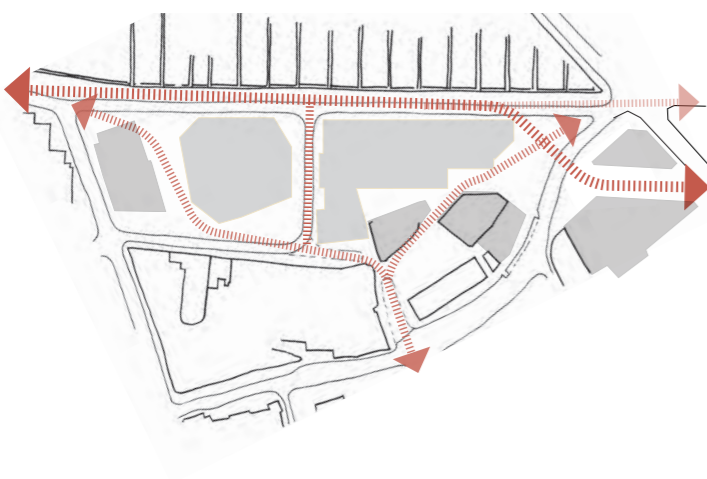
Anchor Buildings and Active Frontages



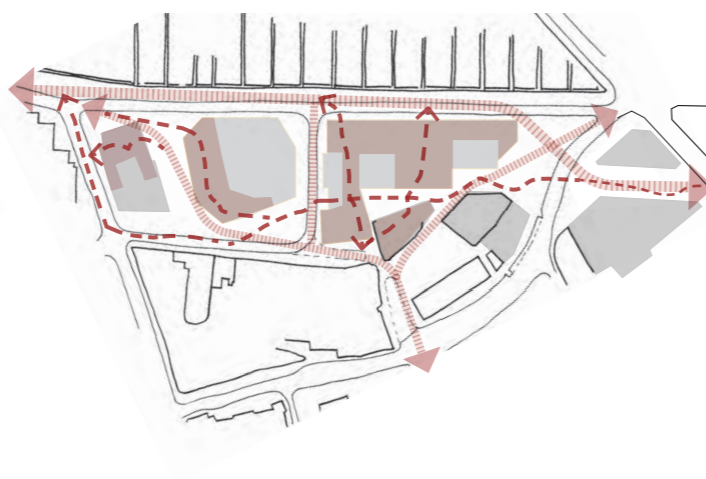
Railway Arches Define an Organisational Grid onto the Public Realm



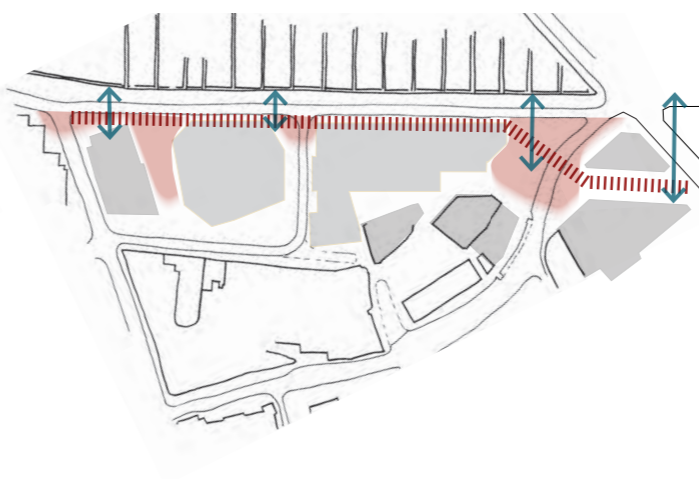
Streets and Open Spaces Face Active Frontages



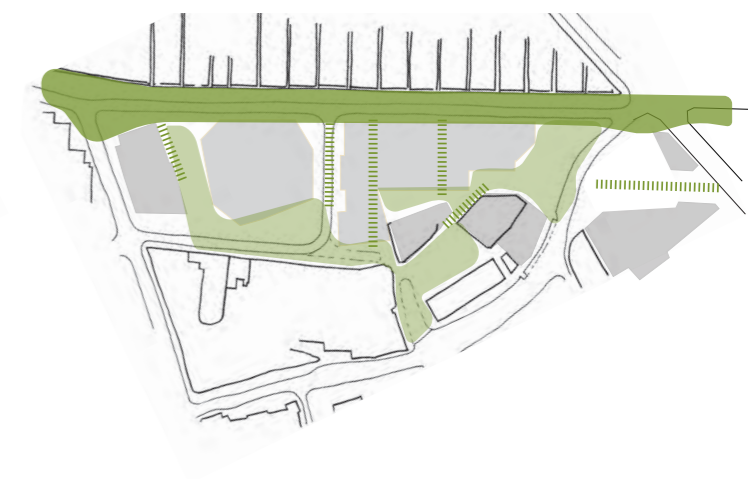
Main Pedestrian Connections



Secondary Connections Through Inns and Yards



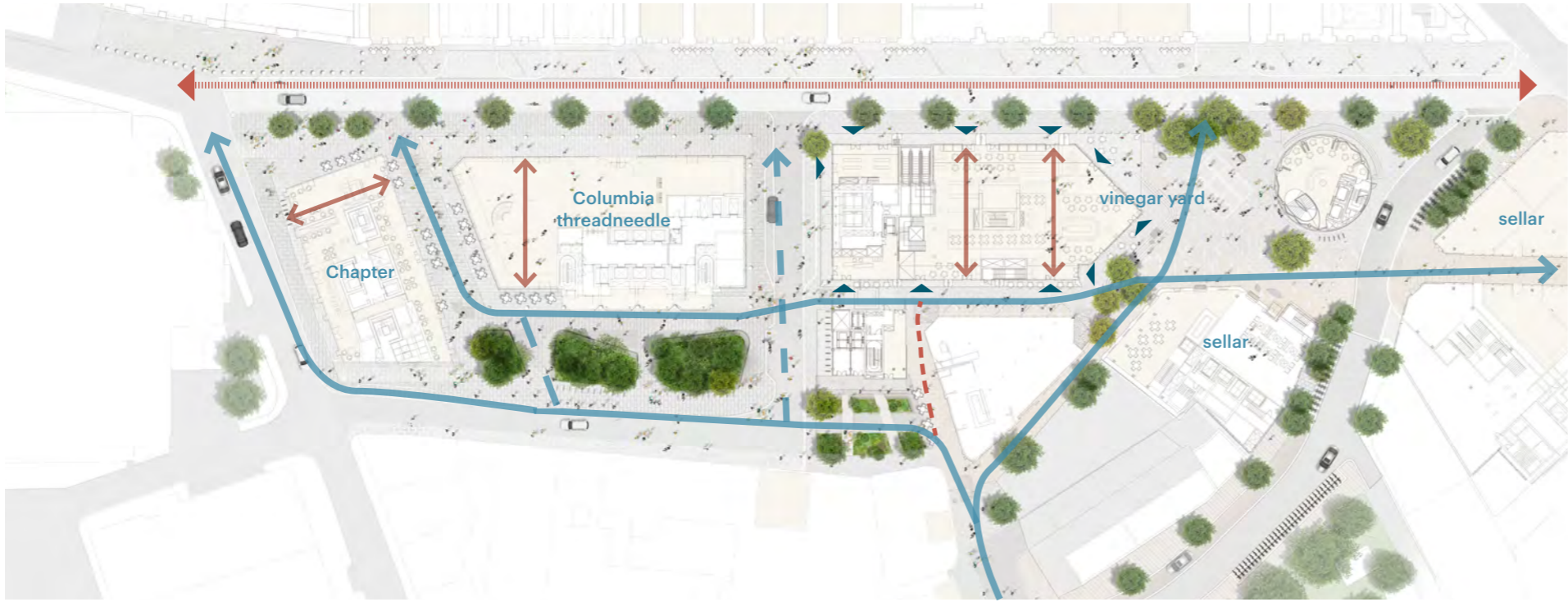
Maximising St Thomas Street Width with a Covered Walkway and a New Yard



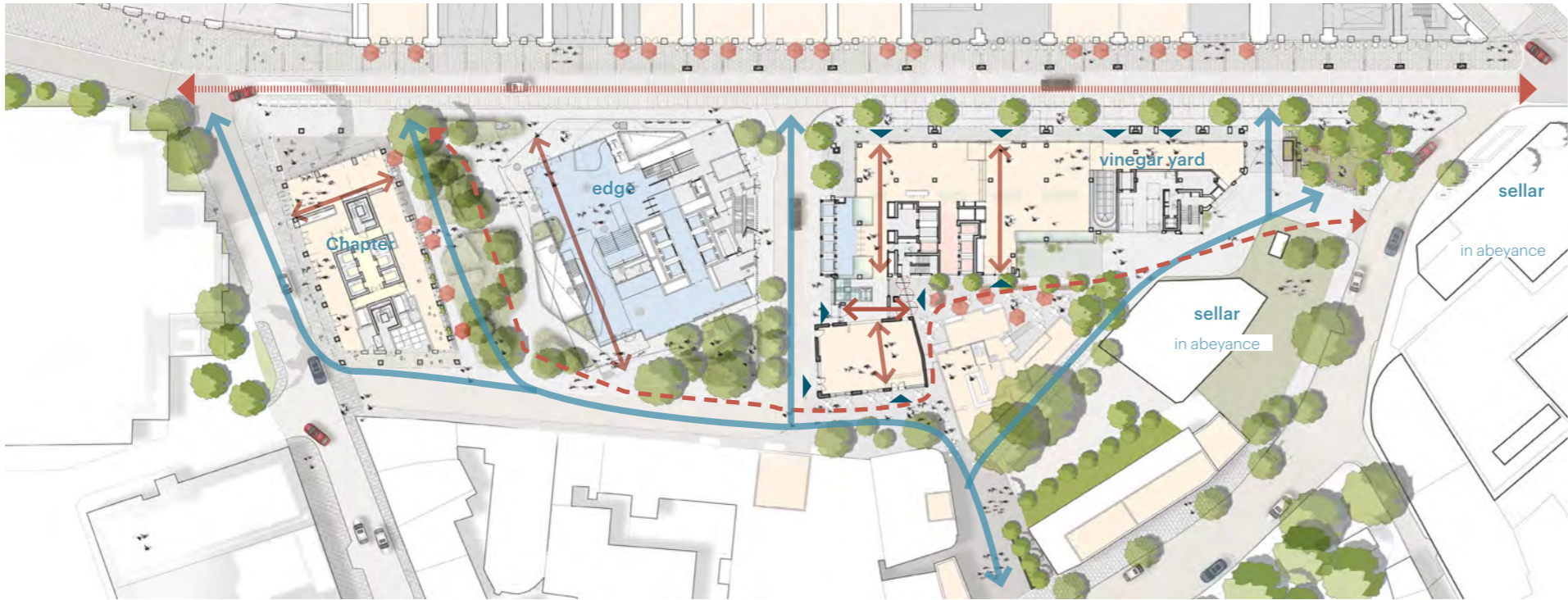
3 Types of Spaces: St Thomas Street, Alleys and Yards

3. St. Thomas Street East Framework

Masterplan Changes



framework 3.0 plan



proposed plan

Since Framework 3.0, there have been a number of changes that suggest some adjustment to priorities with regard to the nature of the east-west route and the possibility of creating an urban enclosure similar in form to those traditionally found in the area.

The Edge scheme has a very different footprint to the Threadneedle scheme and, as such, does not facilitate an axial east-west route. Instead, any such route would be of a less formal nature and would need to occur south of its originally intended location. In addition, the Sellar proposal is unknown at this stage. Should it remain unchanged, there is potential for the creation of an excellent urban space between it and Vinegar Yard from which a more meandering westward route would emerge, south of the now retained Vinegar Yard warehouse and the Edge scheme.

In this vision, additional clarity is given to the emerging north-south routes that are so important in stitching this area together. Vinegar Yard embraces this approach, which is consistent with the original idea. Greystar is lifted up with a communal amenity space at its base running north south. Edge proposed a north-south garden and space.

In light of this, we have reconsidered the arrangement of entrances and lobbies to include a northern entrance on St. Thomas Street and a southern entrance adjacent to retained warehouse. The base of the building is conceived as a permeable space that blurs the distinction between internal zones and incorporates the retained warehouse to the south, which contains a new linking element to the main building, through which east-west permeability is also allowed, helping to stitch together the various internal and external spaces being envisioned by the four adjacent developments.

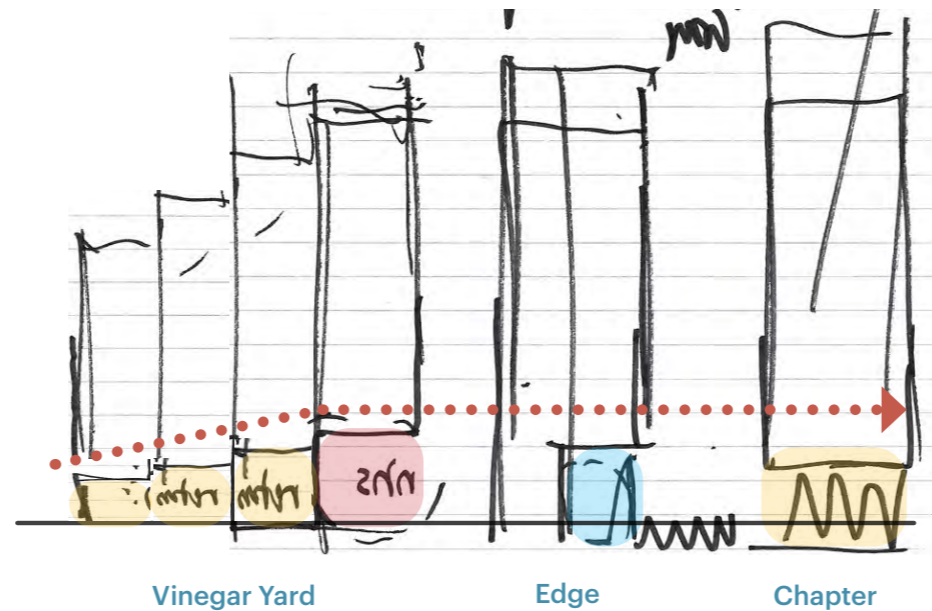
The retained warehouse and linking element are key elements of the new proposals for Vinegar Yard and facilitate a number of critical townscape enhancements over the previous proposal, while supplanting the formal, axial east-west route in favour of an informal and meandering permeability that captures all elements of activity, including the legible integration of the affordable workspace across the ground, mezzanine and basement mezzanine levels and the gallery and seminar spaces in the retained warehouse itself. This arrangement has suggested a better placement of the service bay in the yard, which further enhances the pedestrian experience on Fenning Street and its relationship to the revitalised Melior Street Community Garden. The setting of the Horseshoe Pub is retained and enhanced, becoming part of a busy community hub.

3. St. Thomas Street East Framework

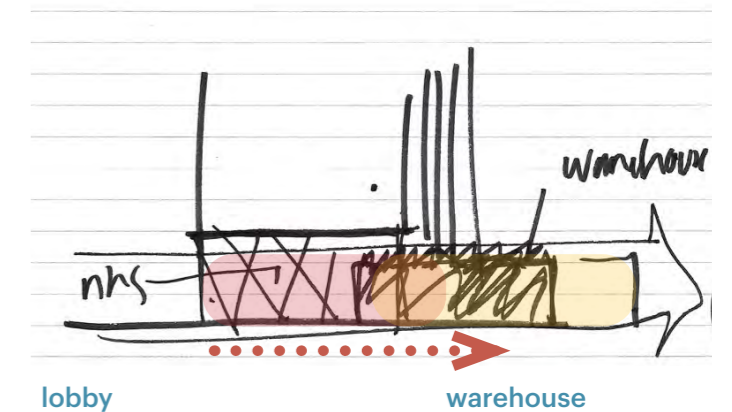
Building Base

A primary principle of the original framework was that open and accessible building bases would drive a successful place. The proposed Vinegar Yard base merges the welcoming and opening lobbies for the upper floors and the myriad affordable workspaces with open informal retail. The scale of the base elevation steps from west to east, mediating between the larger scale of the Edge and Chapter bases, and the more local scale of Bermondsey High Street. The scale of the retained warehouse is matched by the base of its larger new neighbour, which is intended to draw these elements, their users and their localities together.

The loading bay is now proposed to be in Vinegar Yard, which means that Fenning Street has been further enhanced and forms a key component in reinforcing pedestrian north-south routes and the setting of the Melior Street Public Garden. It is intended that the building base therefore makes a positive contribution to the public realm on all sides.



Concept Sketch of North Elevation Base - Building base height mediates between Bermondsey and Generous scale of STSE buildings



Concept Sketch of West Elevation Base - Retained warehouse relating to scale of lobby and base height



Vinegar Yard Public Garden



Vinegar Yard Main Entrance from St. Thomas Street



Edge Building Base



Chapter Living Building Base

Ground Floor

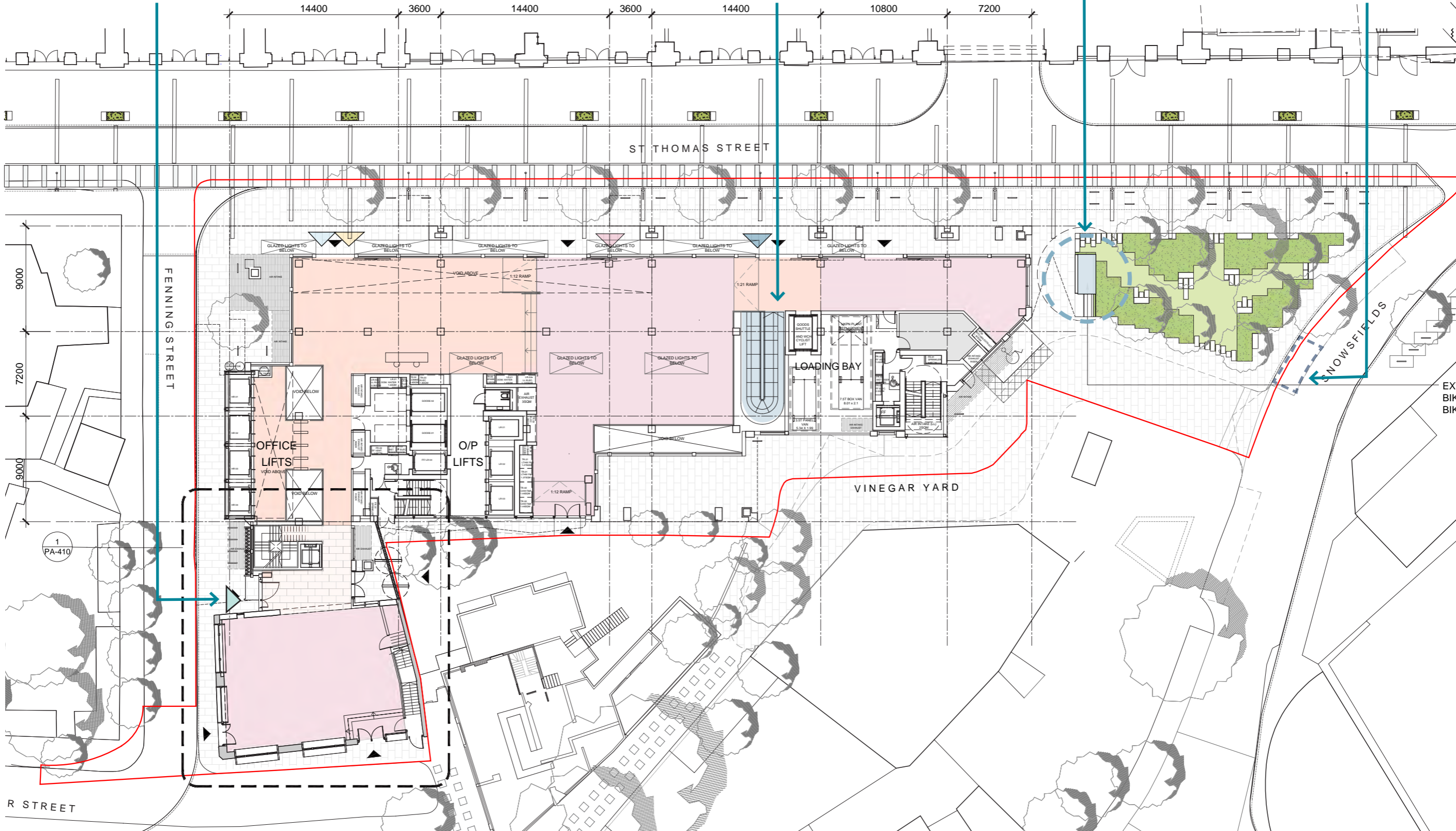
- Office
- Affordable Office
- Retail
- Outpatients
- Bike Parking
- Plant

Southwark Studios entrance

Stepped ramp to Southwark Studios & basement cycle parking

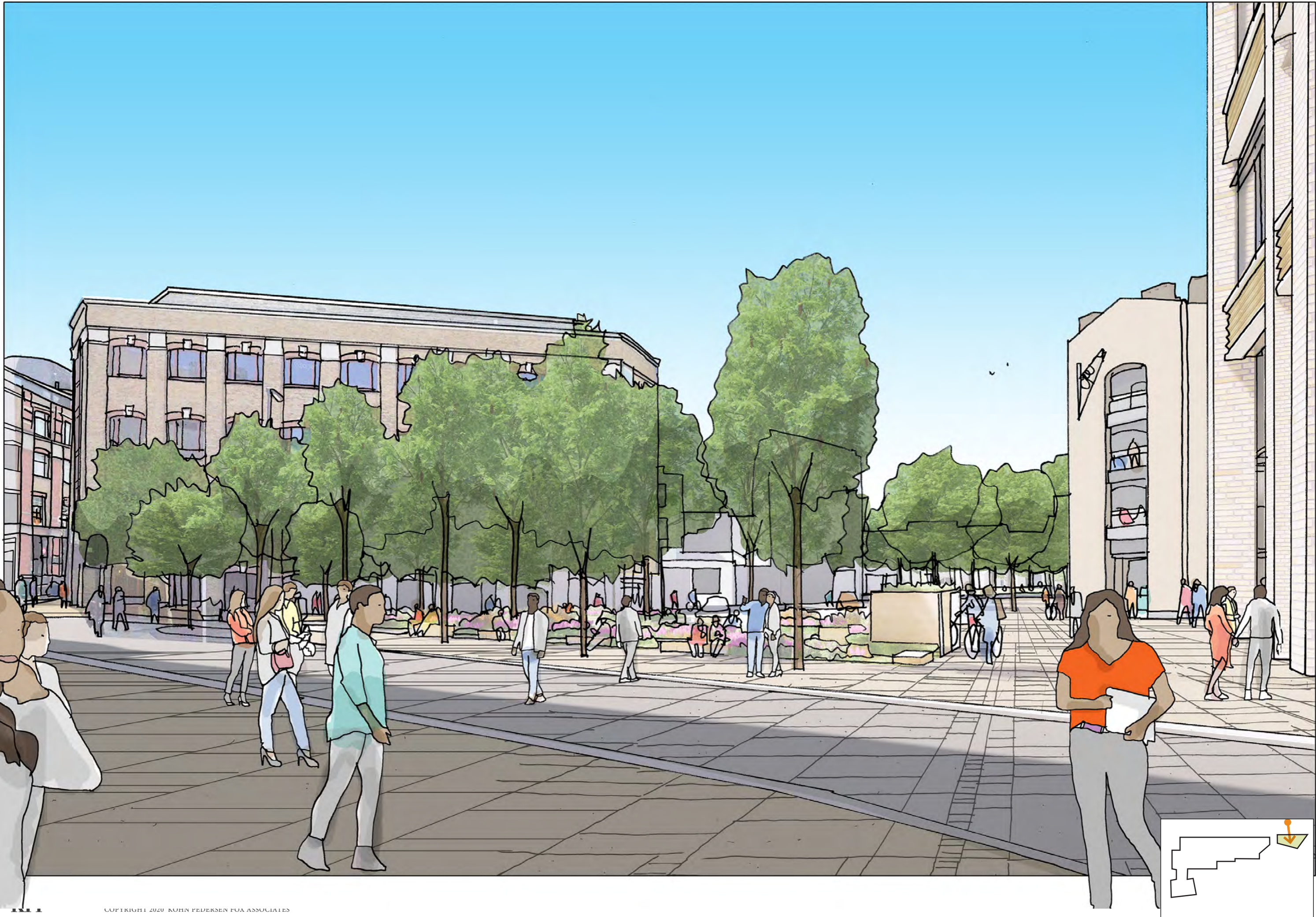
Automated Cycle Parking Drop Off

Disabled Parking Bay

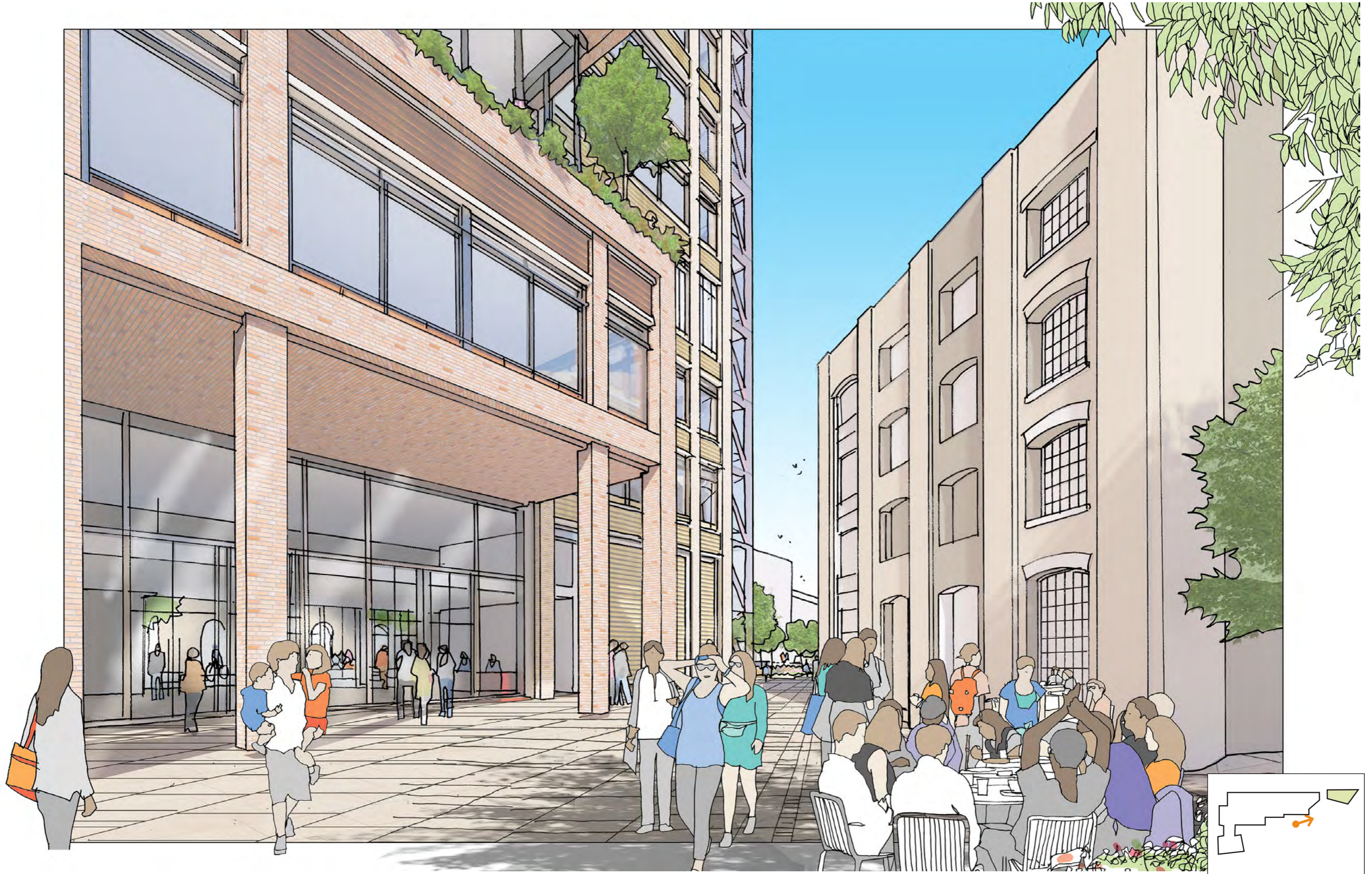




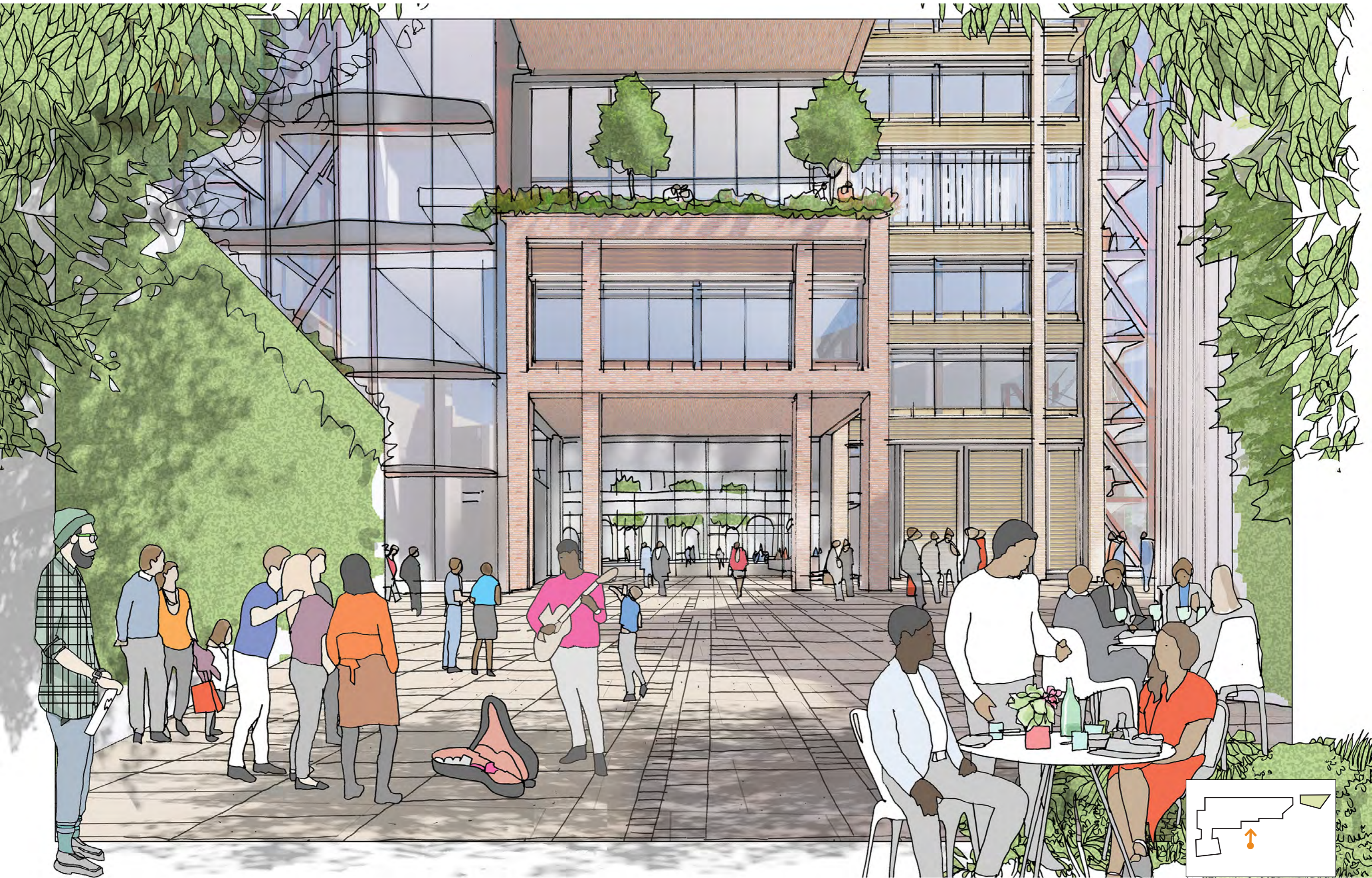




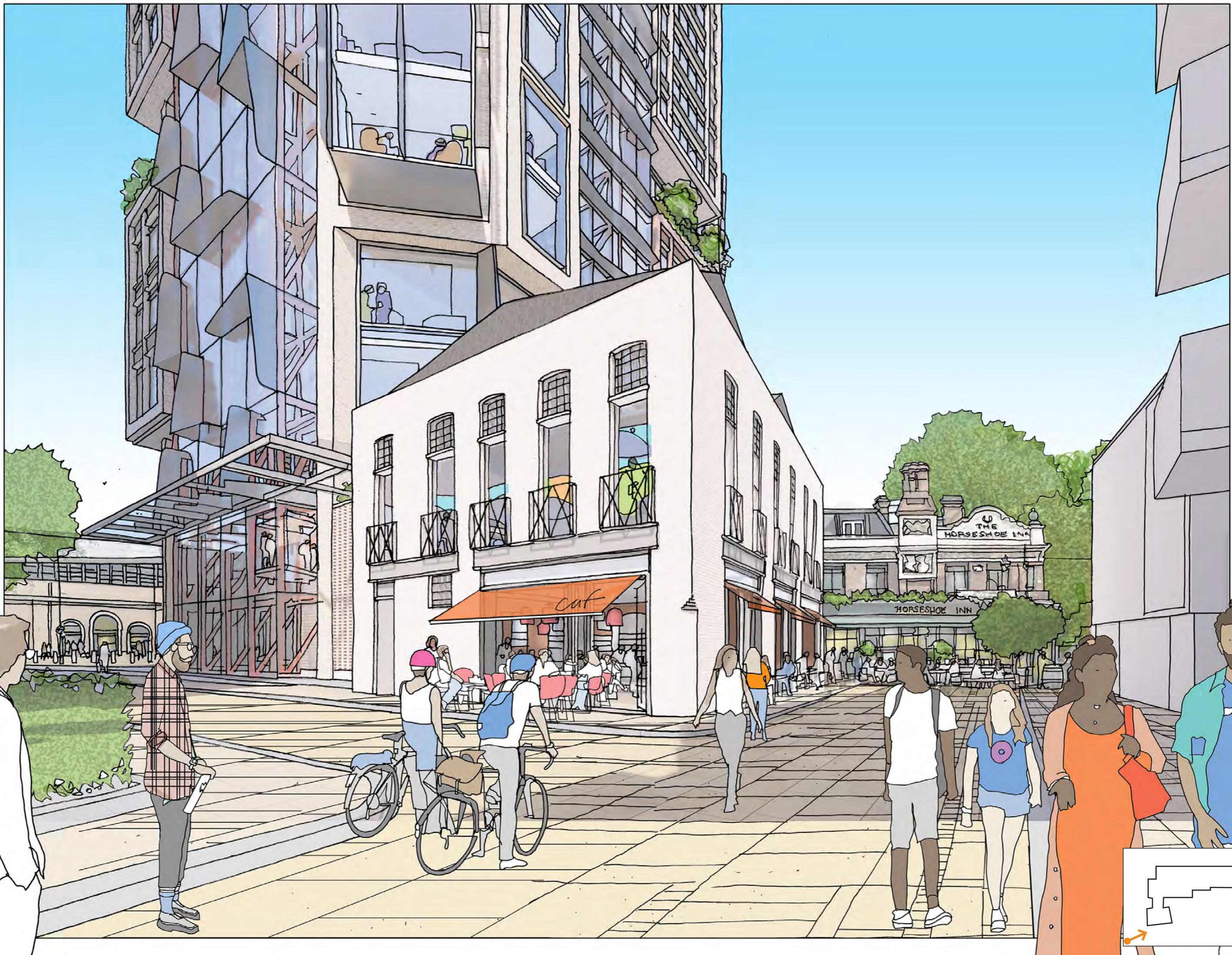


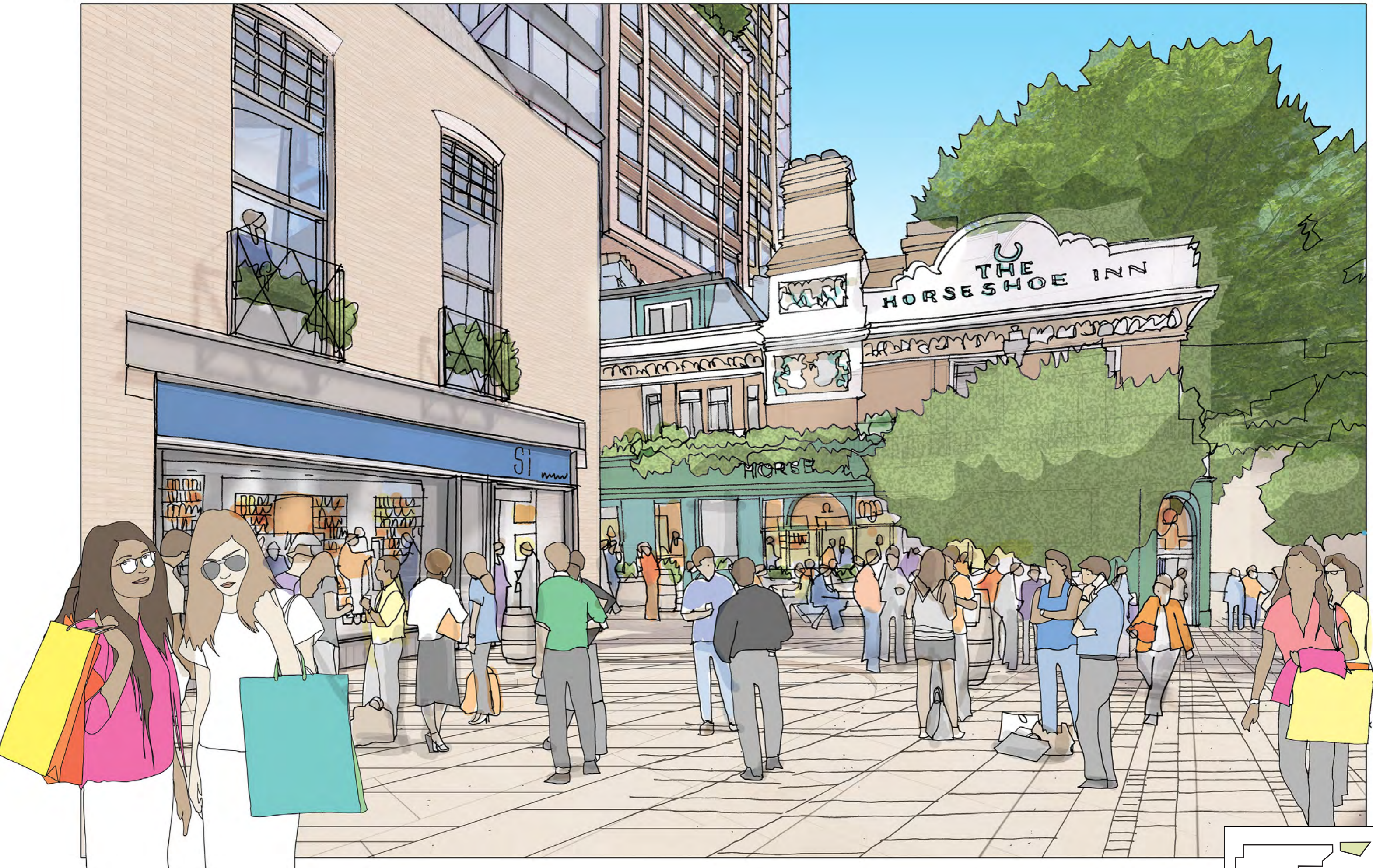


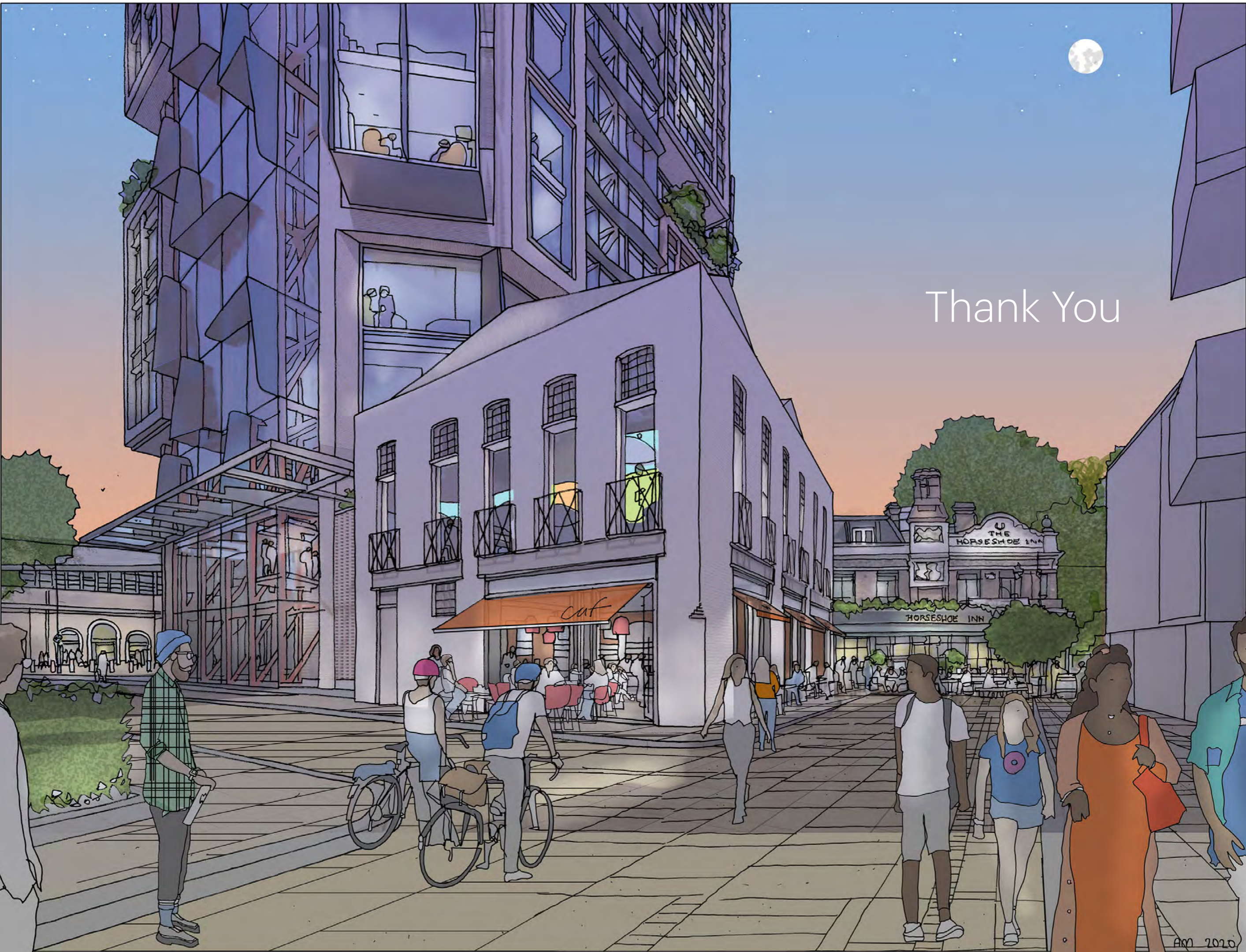












Thank You