

Head of Development Management

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Regeneration and Neighbourhoods

Planning and Transport

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14th February 2019

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 2011**

**CANADA WATER MASTERPLAN, ROTHERHITHE, SE16 – NON-MATERIAL
AMENDMENTS TO THE SUBMITTED PLANNING APPLICATION**

In May 2018, BL CW Holdings Ltd, a subsidiary of British Land Company Plc (the 'Applicant') hereafter referred to as 'British Land', submitted a hybrid planning application to Southwark Council (planning application reference: 18/AP/1604) (the 'Application') for the Canada Water Masterplan. The Application is made in respect of land bounded by Surrey Quays Road to the north, Lower Road (A200) to the west, Redriff Road (B205) to the south and Quebec Way to the east (the 'Site'). The Application is formed of detailed development proposals in respect of Plots A1, A2 and K1 and the Interim Petrol Filling Station (IPFS) for which no matters are reserved (the 'Detailed Proposals') and outline development proposals for the remainder of the Site, with all matters reserved (the 'Outline Proposals'). The Detailed Proposals and the Outline Proposals together are referred to as the 'Development'.

The Development comprises the redevelopment of the Surrey Quays Shopping Centre, former Harmsworth Quays Printworks and Surrey Quays Leisure Park sites, former Dock Offices Courtyard, former Rotherhithe Police Station and land at Roberts Close. The Development will provide new retail, office, leisure and community floorspace along with residential dwellings as well as significant high quality public realm, including a new Town Square, a new High Street and a public park.

In October 2018, following a period of statutory consultation, the Applicant submitted amendments to the application and further details. The October 2018 submission included detailed proposals for the



Interim Petrol Filling Station as well as design changes to the Detailed Proposals and massing changes to the Outline Proposals.

The Applicant is now submitting further minor amendments which relate to the Outline and Detailed Proposals. Accordingly, we enclose with this letter a pack of further submission information comprising amendments to the proposals for the Development for which planning permission has been applied for pursuant to the Application, which is currently under consideration.

The Environmental Statement ("ES") submitted in support of the Application has been reviewed in light of the design amendments and a Statement of Conformity is submitted confirming that the proposed amendments would not result in any changes to any of the residual likely significant environmental effects reported in the May 2018 ES and October 2018 ES Addendum, and no additional mitigation measures would be required. The conclusions of the May 2018 ES and October 2018 ES Addendum therefore remain valid.

The Statement of Conformity includes an Addendum to the Overshadowing Assessment of the Impact of the Masterplan on Russia Dock Woodland and the Stave Hill Ecology Park, Local Nature Reserve (LNR). The Addendum has been prepared to reflect updated baseline conditions to the LNR since the Assessment was undertaken and has been prepared in response to new stakeholder comments received from Friends of Stave Hill and Friends of Russia Dock Woodland in January 2019.

Description of Development

The proposed amendments do not alter the description of development as per the October 2018 submission.

Summary of the Proposed Amendments

Outline Proposals

The depth of the basement beneath Zone L has been increased by 2.5 metres to -4.6m AOD to allow sufficient depth for a potential primary substation in this location.

The parking provision for residential units for the Outline Proposals has been reduced from an average of 0.13 spaces per residential unit, including disabled parking to 0.1 spaces per residential unit, including disabled parking. This has been updated in Chapter 4 of the Development Specification. Please refer to the Transport Assessment Addendum which provides a more detailed explanation of the proposed change to residential parking.

Plot A1

A series of minor external and internal alterations are proposed as follows:

- Minor alterations to the internal arrangement of the back-of-house areas at basement and ground floor levels;
- Increase in internal residential amenity space at first floor level;



- Minor adjustments to the internal levels of the loading bay, secondary office entrance and retail units facing the Dock Office Courtyard at ground floor level;
- Minor internal changes and re-arrangement of the office cores at first to fifth level;
- Apartment layouts slightly adjusted at levels 6 to 33 to incorporate bathroom pods and improve services risers.
- Minor adjustments to the architectural detailing of the external elevations.

The total GEA has increased by 58 sq m since the October 2018 submission as a result of the increase in internal residential amenity space at first floor level.

Plot A2

A series of minor external and internal alterations are proposed as follows:

- Internal layout changes to the office entrance hall at ground floor level;
- Reduction in the depth of planters at first-fifth floor levels and roof level;
- The creation of an accessible enclosed roof terrace for office users at fifth floor level;
- Minor changes to the east and north facades at ground floor level in relation to the entrance hall and retail frontages;
- Minor alteration to the design of the leisure centre entrance canopy on the north elevation;
- Slight increase in rooftop plant enclosure;
- Change in materiality of the rear wing of the building from timber to terracotta to ensure compliance with Fire Regulations.

The accessible roof terrace at fifth floor level will be 221 sq m in size. The terrace is enclosed by pitched roofs and has been positioned and designed in such a way that it will not create overlooking or privacy issues with neighbouring residential properties.

The depth of the planters has been reduced to allow for easier maintenance access. Although the depth of the planters on the inaccessible stepped terraces at the rear of the building has been slightly reduced, the amount of screening to be provided through green planting is not reduced. As previously, access to these stepped terraces will be for maintenance only and will not be accessible to users of the building. Details of the proposed planting will be secured in the form of a Landscaping Management Plan.

The materiality of the rear wing of the building has been revised from timber as previously proposed, to terracotta. Terracotta has been chosen as a more durable material that is less susceptible to weathering and because it has a better fire performance. The terracotta cladding will be light and warm in tone, similar to the previous timber proposal.

The total GEA excluding parking and plant has decreased by 402 sq m and this is due to the apportionment of plant, with plant areas that were previously apportioned to retail, office or leisure use now separately designated as plant. There is therefore no reduction in actual, useable space for the office/retail/leisure uses, it is simply that plant is now accounted for separately. The total GEA including parking and plant has increased by 320 sq m GEA and this is due to a discrepancy in how the areas were previously measured. The building envelope remains unchanged and the increase in



area is simply due to a change in the method of measurement. Please refer to Table 2 in the Development Specification for a detailed breakdown of the areas.

Please also refer to the Design and Access Statement Addendum, prepared by Allies and Morrison, for further details of the proposed amendments.

Plot K1

Further detailed design work has been undertaken to ensure that the proposed 8 no. wheelchair units meet the relevant South-East London Housing Partnership Wheelchair Housing Design Guide standards as prescribed in Southwark’s Residential Design Standards SPD (as updated in 2015). As a result of this exercise, some very minor internal layout alterations to the wheelchair units are required.

In addition, the door-swing to kitchens in all 3-bed 4-person units and the 2-bed 3-person units at fifth floor level has been altered and the WC layouts in the corner 3-bed 5-person units have been adjusted.

Interim Petrol Filling Station

The location of the underground fuel tanks beneath the forecourt has shifted slightly. The structural columns which support the canopy have been slightly increased in height and diameter. The height of the canopy itself has not changed from the October resubmission.

The table below summarises the key design changes to the Outline and Detailed Proposals and the main documents which provide a more detailed explanation of each of the changes.

Change/Amendment	Key Documents for reference
Outline Proposals	
Increase in depth of basement beneath Zone L	Parameter Plan ref. CWM-AAM-MP-ZZ-DR-A-07005
Detailed Proposals - Plot A1	
Internal and external minor alterations	Plot A1 Proposed Drawings
Detailed Proposals - Plot A2	
Internal and external minor alterations	Plot A2 Proposed Drawings Plot A2 Design and Access Statement Addendum
Detailed Proposals – Plot K1	
Internal layout alterations to the wheelchair units	Plot K1 Proposed Drawings
Detailed Proposals - IPFS	
Repositioning of underground fuel tanks	IPFS Proposed Drawings IPFS Design and Access Statement
Increase in size of columns	IPFS Proposed Drawings IPFS Design and Access Statement

Please refer to the drawing schedule within each of the plot drawing packs for a list of the updated drawings in relation to the detailed plots.

Further Submission Pack

The further submission pack comprises the following amended/additional documents as set out below.



All documents for approval which are affected by the Proposed Amendments and any other documents where a replacement is necessary have been directly substituted and are referred to as a “Replacement Document”. Where further information or clarification is provided, an “Additional Document” is submitted. The Additional Document should be read in conjunction with the original document as submitted in May 2018 and October 2018 (as applicable). Only documents which are additional or replaced are listed here – for a full list of the submitted documents please refer to Appendix 1 of the Development Specification.

The documents submitted for approval in respect of the Outline Proposals:

- Development Specification, prepared by DP9 Ltd and dated February 2019 [\[Replacement Document\]](#);
- Parameter Plans, prepared by Allies and Morrison and dated February 2019 [\[Replacement Document\]](#).

The documents submitted for approval in respect of the Detailed Proposals:

- Plot A1 Proposed Drawings, prepared by Allies and Morrison and dated February 2019 [\[Replacement Document\]](#);
- Plot A2 Proposed Drawings, prepared by Allies and Morrison and dated February 2019 [\[Replacement Document\]](#);
- Plot K1 Proposed Drawings, prepared by Morris and Company and dated February 2019 [\[Replacement Document\]](#);
- IPFS Proposed Drawings, prepared by Merlango and dated February 2019 [\[Replacement Document\]](#);

The documents submitted in support of the Development:

- Application Form, prepared by DP9 Ltd [\[Replacement Document\]](#);
- CIL Additional Information Requirement Form, prepared by DP9 Ltd [\[Replacement Document\]](#);
- Addendum to the Arboricultural Survey and Impact Assessment, prepared by Waterman and dated February 2019 [\[Additional Document\]](#);
- Environmental Statement – Statement of Conformity, prepared by Waterman and dated February 2019 [\[Additional Document\]](#);
- Addendum to the Transport Assessment, prepared by Arup and dated February 2019 [\[Additional Document\]](#).

The documents submitted in support of the Detailed Proposals:

- Plot A1 Area and Accommodation Schedule, prepared by Allies and Morrison Architects and dated February 2019 [\[Replacement Document\]](#);
- Plot A2 Area Schedule, prepared by Allies and Morrison Architects and dated February 2019 [\[Replacement Document\]](#);
- Plot A2 Design and Access Statement Addendum, prepared by Allies and Morrison and dated



- February 2019 [\[Additional Document\]](#);
- Plot K1 Area and Accommodation Schedule, prepared by Morris and Company and dated February 2019 [\[Replacement Document\]](#);
- IPFS Design and Access Statement, prepared by Merlango and dated February 2019 [\[Replacement Document\]](#);
- IPFS Area Schedule, prepared by AECOM and dated February 2019 [\[Replacement Document\]](#).

A Transport Assessment Addendum is included as part of this resubmission to explain the proposed changes to the residential car parking provision and provide updated information on local highway modelling.

The Application Form and CIL Form have been updated to reflect the changes to the detailed plot areas.

An Addendum to the Arboricultural Survey and Impact Assessment has been submitted to reflect updates to the tree planting strategy and an update to the 2017 baseline canopy area, with certain tree groups located outside of the planning application boundary removed for the purpose of the canopy area calculations.

Summary

Given the nature of the amendments within the context of the wider masterplan proposals, the above changes are considered non-material and do not therefore require any further consultation.

We welcome your feedback on the enclosed addendum pack and look forward to hearing from you in due course. Should you have any queries or require any further information, please contact Hugh Sowerby or Alice Lilly of this office.

Yours sincerely,

DP9 Limited