

Gentet, Matthias

From: McLellan, Terence <Terence.McLellan@southwark.gov.uk>
Sent: 21 March 2018 10:16
To: 'lucy.owen@pla.co.uk'; 'eplanning@c20society.org.uk';
'devcon.team@thameswater.co.uk'; 'kslplanning@environment-agency.gov.uk';
'planningadmin@london.gov.uk'; Flood Risk Management; Wallis, Ruth; 'fsr-adminsupport@london-fire.gov.uk'; 'DOCOMailbox.SE@met.police.uk';
'annecrane@tfl.gov.uk'; 'consultations@naturalengland.org.uk';
designconservation; Crew, Sally; 'lambethplanning@lambeth.gov.uk';
'npcu@gowm.gsi.gov.uk'; 'info@georgiangroup.org.uk';
'tracy.simmons@hrp.org.uk'; 'planning@lewisham.gov.uk'; Planning;
'planninginformation@westminster.gov.uk'; 'planning@towerhamlets.gov.uk';
environmental protection; Wolff, Nick; Best, Jon; Smuts, Iaan; Duncan, Maurice;
'miriam.swan@historicengland.org.uk'; 'natssafeguarding@nats.co.uk';
'hg@royalparks.org.uk'; 'infoservices@caa.co.uk'; 'plans@cityoflondon.gov.uk';
'planning@islington.gov.uk'; 'enquiries@arqiva.com';
'planningapps@royalgreenwich.gov.uk'
Cc: Lewis, Yvonne; 'Luke Emmerton'
Subject: 2018/1691/NEW - URGENT: Scoping Opinion Consultation response required.
18/AP/0436: SAMPSON HOUSE 64 HOPTON STREET SE1 9JH & LUDGATE HOUSE
245 BLACKFRIARS ROAD SE1 & RAILWAY ARCHES. (BANKSIDE YARDS EAST)
Importance: High

I write in connection with the recent consultation request for a Scoping Opinion, reference 18/AP/0436 for the site at: SAMPSON HOUSE 64 HOPTON STREET SE1 9JH & LUDGATE HOUSE 245 BLACKFRIARS ROAD SE1 & RAILWAY ARCHES. (BANKSIDE YARDS EAST). The description of the proposed development is as follows:

The construction of five buildings varying in height, from approximately 29m AOD (G+5 storeys) up to a maximum height of approximately 124m AOD (G+32 storeys). The scheme will provide a total floorspace of approximately 70,000m² gross internal area (GIA).

The scheme proposals will provide for a mixed-use development providing:

- Hotel space (use class C1) (approximately 130 hotel rooms), including:
 - Gym/spa floorspace;
 - Function space;
 - Restaurant/Bar and Retail space; and
 - Plant, ancillary and back of house space.
- Residential space (use class C3) (approximately 310 units);
- Commercial space (use class B1) (approximately 8,000m² GIA);
- Retail space (approximately 2,100m² GIA);
- Cultural space (approximately 700m² GIA); and
- Landscaping, including a Cultural Square, urban public realm and green spaces, and playspace.

The Proposed Development also proposes to construct a double level basement across most of the site footprint, which will provide approximately 110 car parking spaces, 570 cycle parking spaces, plant, waste storage space, back of house space, and UKPN substations. Access to the below ground car park will be ramp access from Southwark Street and car lift access from Hopton street.

A consultation request was sent on 21 February 2018 and your comments are now urgently required. For ease of reference please find a link to the Scoping Report below:

<http://planbuild.southwark.gov.uk/documents/?casereference=18/AP/0436&system=DC>

Please provide your comments by reply on or before the 4th April 2018.

Kind regards

Terence McLellan | Team Leader - Strategic Applications

Development Management | Planning | Chief Executive's Department
The London Borough of Southwark | PO Box 64529 | London SE1P 2QH
T: 0207 525 5365 | E: terence.mclellan@southwark.gov.uk

www.southwark.gov.uk

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