

The Hive
1 Melior Place
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6 November 2019

Team London Bridge response to amended plans for development of Leather Warehouse and Bermondsey Yard: Planning application reference 19/AP/0404

1. Team London Bridge (TLB) is the Business Improvement District (BID) representing approximately 400 businesses in the area between London Bridge to the west, Tower Bridge to the east, and south towards Bermondsey.
2. These representations supplement those submitted in April 2019 and respond to the reconsultation notice issued by Southwark Council in October 2019. They also address the consequences for the development that flow from the declaration of a climate emergency by both the UK Parliament and Southwark Council.
3. We make the following additional comments on the amended plans:
 - Columns above the Warehouse – We welcome the plans to revise the relationship between the top of the Warehouse and the new office building above it by halving the number of columns. This will reduce the impact on the distinct character of the Warehouse and lighten the impact of the scheme.
 - Change in Bermondsey building height and new terrace – We note the plans to reduce the height and massing and provide a cut back at Level 9 with the effect of reducing the scheme's impact on a key view along Bermondsey Street.
 - Change to materiality – We note the intention to replace much of the cast glass with a mineral material, such as ceramic. This provides an opportunity not only to address the impact on the character of Bermondsey Street but also to reduce the scheme's embodied carbon through selection of low carbon building materials.
 - Amendments to area around Bermondsey loading dock – We welcome the changed layout to ensure large vehicles do not cross the kerb and endanger pedestrians and to enable vehicles to park within the loading bay. These changes do not, however, address the fundamental issues relating to servicing and the lack of detail on the consolidated servicing strategy that is essential to the acceptability of the scheme.
 - Sustainability – We note the scheme's existing sustainability commitments and these are necessary to secure planning consent. They do not address the opportunity of this significant new development to respond to the circumstances now demanded by the declared climate emergency. The future tenants of the development will expect higher standards and the scheme should be based on more ambitious targets. Team London Bridge is working with developers across the St Thomas Street East Framework Area supported by Useful Projects to deliver this more ambitious approach which will inform decisions all the way through to completion of the scheme, including the choice of materials and the approach to landscaping and

planting to deliver net biodiversity gain and reduce the impact of the urban heat island effect.

4. We welcome the continuing opportunity to inform this significant development in London Bridge. The revised proposals contain some welcome elements but do not yet address some of the strategic issues raised in our April representations or respond appropriately to the declared climate emergency.

Yours faithfully

A handwritten signature in black ink, appearing to read 'N Broccardo', with a stylized flourish above the name.

Nadia Broccardo
Chief Executive
Team London Bridge