

EXTENSION AND ALTERATIONS TO 6 MORE LONDON PLACE**Planning application reference 23/AP/3309**

January 2024

1. Team London Bridge (TLB) is the Business Improvement District (BID) representing over 350 businesses in the area between London Bridge to the west, Tower Bridge to the east, and south towards Bermondsey. Team London Bridge has a strong remit from businesses since 2015 to deliver the [London Bridge Plan](#). Our vision is to make London Bridge one of the most sustainable, culturally innovative and compelling places for business and tourism in the world.
2. The proposal is part of More London which makes a significant economic and cultural contribution to the area and is prominently located in the “commercial core” of the London Bridge Plan.
3. Overall, we find the proposals respectful of their surroundings and welcome the benefits of expansion and the provision of upgraded office space. In taking the proposals forward we ask that they address the following considerations:

Design – The proposals make significant changes to the prominent elevation marking the entrance to More London from Tooley Street. This elevation is highly visible along a significant stretch of Tooley Street and marks the key transition into More London. It is characterised by the distinctive brise-soleil. The building fronts a significant area of public space which is heavily used by tourists and other visitors, including travellers using the adjacent entrance to London Bridge station. The changes include a new entrance and external terraces which it is acknowledged in the Design and Access Statement combine to give the building a “*new identity*”. The proposals will reduce the publicly accessible space which, while not an area of footfall, does host temporary public art and creates a visible sense of space. There is also loss of the striking red cladding which adds colour and vitality in an area where it is lacking. We believe the entrance should be marked by its architectural quality and make a positive contribution to the public realm. The proposed new terraces are a significant alteration which is successfully achieved behind the altered brise-soleil. It will be important that the edge planter to each terrace effectively screens their use and any associated clutter from the street view.

Greening – We welcome the benefits from terrace planting and an area of green roof – indeed the New Southwark Plan area policy indicates that “*Greenery and innovations in environmental resilience should be incorporated into buildings*”. We believe the proposals could make a more significant contribution to the London Bridge “Green Grid” by further rationalising the plant and equipment to provide a larger area of green roof.

Heritage – Part of the building is located in Tooley Street Conservation Area and it backs onto the Grade II listed Hays Galleria. The summary of the pre-application advice provided incorrectly states that the building is not in a Conservation Area. It is essential that the

impact on these heritage assets and other heritage considerations are addressed and no Heritage Statement has been provided with the planning application.

Sustainability – The ambition to target “*a high standard of sustainability enhancements*” is welcome. It would be helpful if this included specific and measurable targets and standards to be met. The Design and Access Statement references a commitment to being “*Outstanding*” but does not identify whether or not this relates to BREEAM. There is no separate report on sustainability in the supporting information. An ambition could be to achieve net improvements while still supporting an expansion in use of the building. We have identified the following measures as appropriate in relation to other schemes in the area – BREEAM Outstanding, WELL Platinum, air quality positive, EPC Rating A, wirescore (platinum) – while recognising these can relate better to new build schemes. In London Bridge we have an agreed ambition to be one of the most sustainable places for business and tourism in the world, which is set out in the [London Bridge Net Zero Routemap](#) for 2030 in line with Southwark and London policy, and each new development in the area is a significant opportunity to support this journey.

Heating and energy – We are working with major local stakeholders to develop a district heat network concept in the knowledge that large scale communal projects provide the most significant opportunity to deliver the aims of the London Bridge Net Zero Routemap. The basement and service tunnels in this building have been identified as a potential place to host piping for the wider estate. We should be happy to discuss how to include this scheme, and can supply a copy of the pre-feasibility report. We welcome the contribution that solar panels will provide, particularly if this could enable a wider conversation about solar panels on the estate.

Servicing – There is limited information on servicing and we expect any increase in office space to be met with a review of existing servicing arrangements and steps to consolidate and reduce this. We welcome that the More London service entrance is cargo-bike friendly and there is scope to work with occupiers towards sustainable freight solutions.

Travel and servicing – We welcome the plans to reduce car parking provision and increase cycle provision. The level of cycling provision is low for the scale of building compared to current standards and the plans seem to show a loss of showering and changing facilities in the basement. There is perhaps opportunity to increase the external cycle parking offer on Battle Bridge Lane where there are generous pavements in a more visible and accessible location than those provided on English Grounds. This could help ease the congestion by the station opposite where popular public cycle racks (probably used by visitors to 6 More London) are on narrow pavements and impede heavy footfall.

4. We should be pleased to discuss further how to help deliver shared ambitions for this important location.

Yours faithfully



Nadia Broccardo
Chief Executive
Team London Bridge