

PLANNING NOTICE

**Borough Triangle Site At 18-54 Newington Causeway 69 Borough Road 82-83 Borough Road
London Southwark SE1 6DR (24/AP/1958)**

Phased mixed-use redevelopment of the site comprising:

- Demolition of all existing buildings/structures and site clearance, except 82 and (part) 83 Borough Road which are to be retained, altered and refurbished for Flexible Commercial, Business and Service, and Learning and Non-Residential Institution Uses (Class E/F1 / F2(b));
- Construction of basement structure and vehicular access;
- Construction of buildings to provide Dwellings (Class C3), Flexible Commercial, Business and Service and mixed food and drink and leisure uses (including drinking establishments with expanded food provision, hot food takeaways, live music performance venue and cinema) (Class E / Sui Generis) and public toilets; and
- Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development.

Amendments to the proposal - :

- Change in tenure, mix of units and wheelchair units - 892 dwellings, comprising 45 studios, 310 one-beds, 419 two-beds, 109 three beds and 9 four-beds (Class C3);
- Increase of affordable habitable rooms;
- Inclusion of F2(b) (community use) [which now forms part of a revised description of development];
- Minor elevational and layout changes to improve daylight levels to Building C and D and inclusion of cycle workshop;
- Set back of podium of Building C to improve relationship with Diary House (resulting in change to landscape/play, and reduction to flexible Class E / Sui Generis space below);
- Second fire fighting stair in Building C extended upwards to roof terrace (Height is now 61.7m AOD, 58.1m above ground);
- Introduction of roof terrace to Building D and increase in height to Building D lift/stair core (Height is now 75.5m AOD, 71.9m above ground);
- Other internal alterations to car parking and ramp visibility splay, cycle parking and external cycle parking provision;
- Changes to roof plant and PVs layout across the site.

For information:

- proposed Building A is 38 storeys with mezzanine level and additional rooftop plant/enclosure (142.5m AOD, 138.6m above ground),
- proposed Building B is 44 storeys with mezzanine level and additional rooftop lift overrun/enclosure (161.6m AOD, 157.9m above ground), proposed Building C is 10/14 storeys mezzanine level and additional rooftop lift overrun/enclosure (61.7m AOD, 58.1m above ground) and proposed Building D is 18 storeys with mezzanine level and additional rooftop enclosure (75.5m AOD, 71.9m above ground). Building E, as altered, is to remain at its existing maximum height (20.5m AOD, 17.2m above ground).

The development as a whole comprises:

- 892 dwellings, comprising 45 studios, 310 one-beds, 109 three beds and 9 four-beds (Class C3);
- 480 sq.m GIA of flexible commercial, business, service and learning and non-residential institution floorspace (Class E / F1/F2(b));
- 2,128 sq.m GIA of commercial, business and service floorspace (Class E);
- 3,980 sq.m GIA of flexible commercial, business, service and mixed food/drink/leisure floorspace (Class E / Sui Generis); and
- a two-storey site-wide basement (with lift underrun) containing 8,908.8 sq.m GIA of floorspace ancillary to the aforementioned uses.

The application is accompanied by an Environmental Statement (ES) in accordance with the Town and Country

Planning (Environmental Impact Assessment) Regulations 2017 (as amended). This can be viewed on Southwark Council's Public Access for Planning Register. Hard copies of the ES are available for inspection at the

John Harvard Library, 211 Borough High St, London SE1 1JA (Monday to Friday 9am to 7pm, Saturday 9am-5pm). Hard copies can also be purchased from AECOM, Sunley House, 4 Bedford Park, Croydon CR0 2AP.

Surrey; for further details contact AECOM on +44 (0)20 7061 7000.

This development is a major development and would affect the setting of nearby listed buildings.

Comments to be received within 30 days of this date.