



CAMBERWELL UNION, BURGESS BUSINESS PARK

PLANNING STATEMENT ADDENDUM

AUGUST 2018

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1.0 INTRODUCTION

1.1 This Planning Statement Addendum has been prepared to support the submission of revised drawings and supporting documents for the current planning application at Burgess Business Park (ref: 17/AP/4797) which was submitted 22nd December 2017 for:

“Demolition of the existing buildings and redevelopment of the site to provide 505 residential units, up to 3,375sqm (GIA) of Class B1 commercial floorspace, up to 117sqm (GIA) of Class D2 leisure floorspace and up to 570sqm of Class A1-A3 floorspace within 13 blocks of between 3-14 storeys, with basement, car and cycle parking and associated hard and soft landscaping.”

1.2 Following the receipt of feedback from local residents, stakeholders and LB Southwark officers, it is proposed to revise the scheme to reduce the number of units, increase the commercial floorspace and amend the height and massing of the proposed blocks.

1.3 The revised description of development will be as follows:

“Demolition of the existing buildings and redevelopment of the site to provide 499 residential units, up to 3,725sqm (GIA) of Class B1 commercial floorspace, up to 128 sqm (GIA) of Class D2 leisure floorspace and up to 551sqm of Class A1-A3 floorspace within 13 blocks of between 3-12 storeys, with car and cycle parking and associated hard and soft landscaping.”

1.4 The following documents are submitted for approval:

- Planning Application Drawings, prepared by HTA Architects;

1.5 This Planning Statement Addendum should be read in conjunction with the following documents, submitted as supporting information to the revised drawings:

- Design and Access Statement Addendum, prepared by HTA Architects;
- Revised Energy Strategy, prepared by Waterman;
- Revised Sustainability Statement, prepared by Trium Environmental Consultancy;
- Overheating Assessment Letter, prepared by Waterman;
- Internal Daylight/ Sunlight Report, prepared by Malcolm Hollis; and
- Draft Business Relocation Strategy, prepared by DP9 Ltd.

1.6 An updated Environmental Impact Assessment (‘EIA’) has also been undertaken to support the revised planning application drawings.

2.0 UPDATED SITE DETAILS

Site Description

- 2.1 Since the submission of the application in December 2017, the occupation of the buildings on site has altered, and the units at 15-19 Parkhouse Street are now vacant.
- 2.2 An updated existing accommodation schedule is provided below, which confirms that the total area of occupied floorspace (excluding temporary uses) is now 4,107.4sqm (GIA). A summary of the existing businesses on site is set out below, and full details are included within the Draft Business Relocation Strategy, which accompanies this submission.

Building	Floorspace (GIA sqm)	Occupation/Previous Occupation	Current Jobs	Details
Unit 1	1,092.6sqm	Vacant. Previously in office use as confirmed in application 15/AP/3398 for a change of use (app withdrawn) and permissions 10/AP/0193 and 04/AP/1540	0	
Unit 2	991.7sqm	Currently occupied for office use by Fruitful Office Ltd	23 (0 after 07/09/18)	Fruitful Office are relocating to an alternative site in Croydon and will vacate Unit 2 in September 2018.
Unit 3	1,173.8sqm	Vacant	0	
Unit 4	1,598sqm	Vacant. Previously in office use as confirmed in application 15/AP/3408 for a change of use (app withdrawn)	0	This unit is currently occupied on a temporary basis by Arbeit.
Unit 5	1,563.9sqm	Part occupied. 775.2sqm is in office use by Fruitful Office Ltd	57 (0 after 07/09/18)	As above
Unit 6	1,260.8sqm	Part occupied for office and self-storage use by Peachtree Services Ltd. 576sqm is in use.	1	Occupier is the Applicant for the current planning application.
Unit 7	572sqm	Currently occupied for	0	Occupier is the

		office and self-storage use by Peachtree Services Ltd.		Applicant for the current planning application.
Unit 9	677sqm	Occupied for office use by Swiss Post Solutions Ltd.	51	
10-12 Parkhouse Street	2,104sqm	Vacant office building. Office use confirmed under prior approval 13/AP/4584 granted in Feb 2014	0	
15-19 Parkhouse Street	1,010sqm	Vacant	0	Previously occupied as a garage/workshop. The Applicant is in discussion with Arbeit to occupy this space on a temporary basis.
2 Parkhouse Street	515.5sqm	Currently occupied as a car wash	5	The current lease runs from 23/02/2018 to 22/02/2019.
Total	12,559.3sqm		137 (57 after 07/09/18)	
Total occupied floorspace (excluding temporary uses)	4,107.4qm			

Existing Businesses

Fruitful Office

- 2.3 Fruitful Office currently occupy Units 2 and 5, and operate a nationwide distribution business, delivering fresh fruit to over 2,500 workplaces across the UK.
- 2.4 Their operation requires substantial storage space and parking for numerous vehicles associated with this distribution service. Fruitful Office also require good transport links, to facilitate deliveries to their clients.
- 2.5 The Fruitful Office business has expanded rapidly, and with this expansion comes additional storage and parking requirements, which cannot be accommodated within their existing premises. They have taken the decision to relocate to an alternative site in Croydon, which can offer them more space.

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- 2.6 The existing lease for Burgess Business Park comes to an end on 30th June 2018, and Fruitful Office have extended this to 7th September 2018 to allow them to complete the move to their new premises.
- 2.7 The relocation of Fruitful Office to Croydon will allow the viable continuation of this business, and will also enable future expansion which cannot be accommodated at Burgess Business Park.

Swiss Post Solutions

- 2.8 Swiss Post Solutions occupy Unit 9 at Burgess Business Park for office use, and employ approximately 50 people. They provide electronic document management services and business processes. Swiss Post Solutions has offices throughout the world, including the USA, Australia, Asia and Europe

Continental Hand Car Wash

- 2.9 The car wash is located within the yard at no. 2 Parkhouse Street. The car wash has a yearly lease, with the current lease coming to an end 22nd February 2019.
- 2.10 The car wash has requirements for a substantial amount of space to carry out their operations, including room for parking cars which are waiting to be washed. This space requirement cannot be accommodated within the proposed Camberwell Union scheme. In addition, the nature of the car wash operation would not be compatible with the proposed mixed use development, as the noise and traffic generated may cause disturbance to residential occupiers.
- 2.11 It should be noted that LB Southwark have received numerous complaints about the car wash, objecting to the traffic queuing along the highway and causing congestion, the pollution caused by running vehicle engines and the noise generated by the car washing operations

Surrounding Area

- 2.12 The surrounding area is undergoing substantial change, and several planning applications have been granted in the immediate area since the submission of the application at Burgess Business Park in December 2017.
- 2.13 Adjacent to the north east of the site is 21-23 Parkhouse Street, which is a current planning application with buildings of 7-10 storeys in height (ref: 17/AP/1723). This application is ongoing.
- 2.14 To the north side of Parkhouse Street, an application has been approved at 66 Wells Way and 31 and 43 Parkhouse Street (ref: 17/AP/4381) for the construction of an extension to the existing building located at 66 Wells Way to be used for B2/B8 and Sui Generis (Waste Transfer) uses in connection with the existing use of the retained building. Permission was granted 9th February 2018.
- 2.15 Adjacent to the south west boundary of the site is 49-65 Southampton Way, which was granted planning permission 4th April 2018 (ref: 17/AP/4778) for the erection of a part 2, part 4-storey building plus basement comprising self-storage facility (Use Class B8) and flexible office space (Use Class B1A).

3.0 THE PROPOSED DEVELOPMENT AMENDMENTS

3.1 Full details of the proposed changes to the scheme are set out within the submitted Design and Access Statement Addendum. In summary, these are as follows:

Block A

3.2 The footprint of the proposed terrace housing to the north of Parkhouse Street has been revised to push these closer to the park and create a mews lane between the houses and the rear gardens of the existing properties on Parkhouse Street. This change will minimise any overlooking to the Parkhouse Street properties.

Block B

3.3 The originally proposed Block B has been removed and it is now proposed to refurbish and extend the existing warehouse to provide commercial floorspace at ground floor with residential above.

Massing

3.4 Amendments have been made to the massing of the scheme, with height removed from the tallest building and redistributed throughout the site. The amendments address feedback received from Officers and local residents, whilst maintaining the quantum of development required to enable the Applicant to offer 35% affordable housing.

- Block D
 - Block D has been increased by 1 storey at the north western end of the building.
- Block G
 - Block G has been reduced by 1 storey to reduce the visual impact of this building along Parkhouse Street.
- Block I
 - Block was previously proposed to be 14 storeys. This has now been reduced to 12 storeys and the design of the building at ground floor has been improved to accentuate the double height base of the building.
- Blocks J and K
 - These blocks have been increased by 2 and 1 storeys respectively. The top storeys of these buildings will be set back to minimise the visual impact at street level.

Unit Mix

3.5 The unit mix has been amended to increase the number of larger dwellings. The scheme now provides 60% of all homes as 2 and 3 bed dwellings and 62% of all affordable homes as 2 and 3 bed units.

3.6 The revised unit mix is as follows:

Unit Type	Private (units)	Affordable Housing (units)		Total (revised scheme)	Total (previous scheme)
		Affordable Rent	Intermediate		
Studio	23	1	0	23	31
1 bed	113	41	24	178	197
2 bed	121	44	30	195	171
3 bed	69	34	0	103	106
Total	326	119	54	499	505

Unit Layout

- 3.7 The layout of the units has been updated to improve the quality of the accommodation and to increase the daylight received within the units. The amendments include adding windows to increase the number of dual aspect apartments, increasing the size of previously proposed windows, amending balconies to reduce overshadowing and switching recessed balconies to projecting balconies to increase internal layout levels.

Commercial floorspace

- 3.8 The revised scheme provides an increase in commercial floorspace, with the provision of additional accommodation within Block B.
- 3.9 The commercial floorspace will be for uses falling within Classes B1a – B1c, and it is envisaged that this commercial floorspace will attract co-working and creative office occupiers, and light industrial users will occupy both small and large ‘maker spaces’ and workshops. The scheme will also provide leisure floorspace (Use Class D2) and retail and restaurant floorspace (Use Classes A1 – A3).
- 3.10 A summary of the proposed land uses is set out in the table below:

Use Class	Detail	Proposed Area (GIA sqm)	Proposed jobs
Class B1a-B1c	Making spaces, workshops, creative offices and microbrewery	3,725sqm	215
Class A1-A3	Retail and cafe	551sqm	30

Class D2	Gym	128sqm	10
Total		4,404sqm	255

Relocation of energy centre

The previously proposed basement has been removed and the energy centre relocated at ground floor between Blocks H and I. The relocation of the energy centre will allow improved access to the plant and equipment, notably substation access for UKPN.

Transport and servicing

- 3.11 The layout of the scheme remains as previously designed in order to facilitate a predominantly pedestrian and car-free environment, with the exception of Blocks A and B.
- 3.12 The removal of the basement and relocation of the energy strategy will result in the loss of the small car park between Blocks H and I. Overall the scheme will provide 15 disabled spaces (3 less than previously proposed).
- 3.13 The proposed quantum of cycle parking has been amended in line with the revised residential unit numbers and commercial floorspace provision. The scheme will provide 862 long stay cycle parking spaces and 34 short stay spaces. This is in excess of the adopted London Plan standards which require a total of 846 long stay and 33 short stay spaces.
- 3.14 Further detail is provided within the Transport Assessment that accompanies the application.

Public Realm

- 3.15 The proposed public realm remains as per the previous scheme, with the exception of the site to the north of Parkhouse Street where the previously proposed access to the park has been removed to address comments from the LB Southwark Parks dept and local stakeholders.
- 3.16 A new roof terrace of 50sqm has been introduced on Block B to provide amenity for residents within this block.

Sustainability

- 3.17 A Revised Sustainability Statement is submitted to support this submission which sets out full details of the measures incorporated into the scheme. The key sustainable targets achieved by the development include:
 - The Proposed Development will achieve approximately circa 35.38% improvement over Building Regulations Part L 2013, thereby exceeding the 35% CO2 reduction target by 0.38%;
 - Energy efficient measures are incorporated, including: 100% energy efficient lighting will be used throughout the residential units, with 90% energy efficient lighting used in all non-residential areas, aside from for the plantroom (which will seek to achieve 80% energy efficiency) and the display lighting (which will seek to achieve 70%);
 - Energy Saving Recommended appliances will be used, where feasible; and buildings will be appropriately insulated to provide energy inefficiencies from heat loss.

- The scheme will be car free, with the exception of 18 disabled parking spaces.
- Cycle parking spaces will be provided, which will encourage cycling, and the open layout of the proposed development, and its close proximity to Burgess Park, will promote walking and other outdoor activities;
- A comprehensive landscaping strategy, providing a variety of flora, fauna and landscaped areas will be implemented;
- The proposed development aims to promote and encourage sustainability through its design, via maximising the energy efficiency of buildings, with sustainability being a core design consideration. The BREEAM pre-assessment review indicates a target BREEAM score for the retail units of 70.8% and for the office units of 70.2%, which are above the minimum required BREEAM score to achieve the BREEAM 'Excellent' rating;
- Where possible, the proposed development will aim to divert at least 70% by volume or 80% by weight of non-hazardous construction waste from landfill for non-demolition waste;
- Construction materials will be sourced responsibly, and there will be an aim to reuse soil and concrete obtained from demolition and enabling works;
- New residential dwellings and non-residential tenancies will be provided with water metering; the intention is to facilitate achievement of a potable water use target of 105L per person per day; and
- The proposed development has been designed being mindful of projected future climatic conditions.

4.0 COMMERCIAL FLOORSPACE

4.1 The revised proposal includes 4,404sq.m of commercial floorspace across the ground and mezzanine levels of the buildings within the centre of the scheme and within Block B. The commercial floorspace includes buildings for use in the following use classes: B1a, B1b and B1c. The commercial floorspace is intended to be flexible to provide a varied range of commercial spaces, suitable for a variety of occupiers. Other retail and leisure uses which will also generate employment opportunities include A1, A2, A3 and D2 uses (retail, restaurant and gym use).

4.2 Since the submission of the application in December 2017, the Applicant has further developed and refined the proposed commercial offering on the site, based upon input from CF Commercial and LB Southwark officers. These details are set out below:

Making Spaces

4.3 A variety of large and small creative maker studios are provided, which can be subdivided according to demand. The advice from CF Commercial confirms that they anticipate that interest will come from artisanal, cultural, maker/producer style tenants as well as media and tech industries.

4.4 The spaces will be fitted out provide power supply with capped services (including data), finished flooring, central heading system, lighting and WCs.

4.5 It is anticipated that interest will come from operators such as:

- Fashion Sector – Multemyr, Dalston Coathanger, My Tribe, White Trash London
- Architects – Urbanist Architecture Limited
- PR – AIPR, Push PR, Sane, Rich London
- Digital Marketing – Dezeen Ltd, ICrossing
- Media Agency – Family Ltd, Sound Diplomacy, Film London, Rockwell House
- Design/Maker Use – Solid Lab, FormFormForm Ltd, Prototype 21

Creative Office/Co-Working Spaces

4.6 The creative office floorspace will offer a accommodation in a range of sizes for creative industries while the co-working spaces will be designed to be flexible to allow for occupation by a range of occupiers.

4.7 The floorspace will be provided with the following included:

- Private office spaces
- Floor finishes
- Internal air conditioning
- Meeting and conference rooms
- Reception areas
- Specialist lighting and facilities
- Audio and visual equipment
- IT comms rooms
- Café, tea points, kitchen areas

- Furniture
- Branding and finishing touches

4.8 It is anticipated that interest will come from operators such as:

- The Brew
- The Office Group
- Fora
- The Boutique Workplace Company
- D-Labs
- ACME
- Space
- The Ethical Property Company

4.9 With regard to the management of the office accommodation, the Applicant is considering two options, in-house management by a commercial agent, or letting the floorspace to an existing co-working operator. Both of these options will be considered in more detail as the development comes forward.

Microbrewery

4.10 The microbrewery is located within the centre of the site and has been designed to accommodate a small brewery occupier. The space has been designed to provide the required floor to ceiling heights and will include a small tap room to allow the visitors to purchase and consume produce, which will active the frontage at ground floor.

4.11 With regard to potential occupiers, it is considered that these would be small microbreweries who are looking to relocate from industrial estates or out of town locations. It is anticipated that the microbrewery will act as a destination, attracting visitors to the Camberwell Union.

4.12 There are a number of potential occupiers for the microbrewery who could be approached in due course, including:

- Beavertown – Have agreed to open a microbrewery in the new Tottenham stadium and are looking for other sites.
- Beer Lab – Started in 2013, based in a railway arch in Brixton and looking to expand
- Anspach and Hopsday – based in arches on Bermondsey beer mile – the popularity of the beer mile shows there is demand in London for Craft Beer
- Brick Brewery in Peckham – been trading since 2013 and are currently located within the arches next to Peckham Rye station
- St John at Hackney Brewery– Have recently opened at Bohemia Place in Hackney
- Five Points – Started in 2013 and have recently relocated to Hackney Downs from Mare Street and will require a South London presence as part of their expansion plans going forwards.
- Toast – Started in 2015 based on Mare Street in Hackney
- CRATE – Based in Hackney Wick and looking to expand to a second site

Affordable workspace

- 4.13 It is acknowledged that officers have requested that the scheme provides a quantum of affordable workspace. It is anticipated that by its very nature the commercial floorspace will be affordable, both due to the types of uses proposed and as a result of the requirement to set the rent levels at an appropriate level to attract potential occupiers to this new commercial location, which is untested and is not easily accessible (with a PTAL of 2).
- 4.14 Notwithstanding this, the Applicant is willing to offer a maximum of 10% of the commercial floorspace as designated 'affordable workspace'. In the absence of a policy requirement within current LB Southwark policy, this provision is commensurate with the requirements of other boroughs. As set out above, the rent levels will be set at an appropriate level.
- 4.15 It is proposed that the affordable workspace is operated by a Council approved Affordable Workspace Provider or the Applicant. The floorspace will be leased to occupiers on a cascade scale, with rent levels of 50% of local commercial rent in the first year, rising to full local market rent by year 5. The cascade then moves back to 50% should a new occupier lease the floorspace. Full details of this provision will be secured in the Section 106, and this provision is offered for a period of 10 years.
- 4.16 As set out within the Business Relocation Strategy, the Applicant has been in contact with several workspace providers, many of whom would be interested in operating this floorspace.

Marketing

- 4.17 The marketing of the commercial floorspace will be key to ensuring the occupation of the site. The proposed marketing strategy for the site would commence prior to practical completion and would include:
- Signage – signage at entrance and exit to the site, on hoarding and also within the glazing so that the availability of the units is visible to passersby.
 - Brochure – detailing the units which are available
 - Online – a website will be created which would allow companies to register interest. The site would also be marketed via on-line channels including Agentville, West End & City Agent, EACH, and Focus.
 - Social Media – including websites such as Facebook and LinkedIn
 - Mailing and telemarketing – to property agents

5.0 PLANNING ASSESSMENT

5.1 This Section assesses the proposed development against the relevant planning policy tests, objectives and guidance set out at the national, regional and local level.

The Development Plan

5.2 The Development Plan for the site comprises the following:

- The London Plan (as amended 2016)
- LB Southwark Core Strategy (2011); and
- Saved policies of the Southwark Plan (2007)

5.3 Since the submission of the application in December 2017, consultation on the Draft New London Plan took place until 2nd March 2018.

5.4 The New Southwark Plan Proposed Submission Version consultation concluded on 27th February 2018 and it is anticipated that submission will take place in early 2019.

Proposed Amendments

5.5 The proposed amendments do not alter the principle of the development, which still comprises the redevelopment of the site to provide a mixed-use scheme with both residential accommodation (including affordable housing) and a genuine employment offer which has been designed to accommodate a range of occupiers, including maker spaces, co-working office accommodation, workshops and a micro-brewery, with supporting retail and café uses. The significant planning benefits of the scheme have been further enhanced, with additional commercial floorspace providing further jobs on site, and the revisions to Blocks A and B and revised massing addressing feedback from local residents.

5.6 In summary, the key benefits of the scheme are as follows:

- provision of a range of high quality employment floorspace suitable for a variety of occupiers (from co-working and creative office through to standard office accommodation) which has been designed to respond to officers' recommendations regarding servicing and specification.
- provision of 10% of commercial floorspace as affordable workspace for a period of 10 years
- creation of employment opportunities, with approximately 255 jobs when operational
- employment opportunities during the construction period, with an estimated 435 jobs
- residential accommodation with the delivery of 499 units
- on-site affordable housing (provision of 35% on site)
- significant placemaking and regeneration benefits which will enhance both the site and the wider area

- an innovative and high quality public realm; and,
- retention and refurbishment of the existing heritage chimney

5.7 Discussions with the GLA, LB Southwark and stakeholders have indicated that the principle of the redevelopment of the site is acceptable, and the focus has been upon the height and massing of the buildings, quantum of commercial floorspace, quality of the residential units and the affordable housing offer.

5.8 Viability discussions have concluded between the Applicant's advisor and the independent assessor instructed by LB Southwark. These discussions have demonstrated that any reduction in residential floorspace or increase in commercial floorspace on site would have a detrimental impact upon the viability of the scheme. While the Applicant has sought to improve the scheme with the provision of additional commercial floorspace within Block B and the redistribution of massing throughout the scheme, it is not viable for any further amendments to be made, and the Applicant's offer of 35% affordable housing provision is made on this basis.

5.9 An assessment of the proposed amendments in the context of planning policy is set out below:

Increase in commercial floorspace

5.10 The provision of additional commercial floorspace on the site accords with the overall aspiration at all levels of planning policy for the creation of jobs. The proposed scheme fully complies with this aim with the provision of 4,397sqm of employment floorspace which is estimated to provide 255 jobs (118 above the existing number of 137). This is an increase of 335sqm commercial floorspace above the submitted scheme.

5.11 The majority of the proposed employment uses are in Class B, in accordance with Policy 1.2, and the nature of the units means that many of them will be suitable for light industrial and research and development uses, in accordance with Core Strategy Policy 10. While the quantum of floorspace is reduced when compared with the existing, the type of accommodation proposed and the nature of the commercial floorspace accords with the policy aspirations for the Parkhouse Street location, and the provision of additional commercial floorspace within Block B further enhances the employment opportunities offered by the scheme.

Blocks A and B

The proposed revisions to Blocks A and B will set back these proposed blocks from the existing properties on Parkhouse Street, reducing the potential for overlooking and ensuring that the buildings are not perceived as overbearing for the existing residential occupiers.

5.12 This change accords with Policy 3.2 of the Southwark Plan, which states that planning permission will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site.

Massing

5.13 The redistribution of the massing throughout the site and the reduction of the height of Block I means that this building will now sit below the tree line in key views from Burgess Park. The amendments to the massing to Block H also reduce the impact of the scheme in views along Parkhouse Street.

- 5.14 This amendment responds to feedback from officers and accords with Strategic Policy 12 which requires new development to manage the height of development to respond appropriately to the existing local context and Policy 3.20 of the Local Plan which states that any building over 30m tall should ensure that it makes a positive contribution to the landscape, is located at a point of landmark significance, is of the highest architectural standard, relates well to its surroundings particularly at street level and contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.

Unit Mix

- 5.15 The unit mix has been adjusted to increase the number of larger units, in accordance with LB Southwark Plan policy 4.3 which requires the majority of units within a scheme to have 2 or more bedrooms. The scheme now provides 60% of units as 2+ bedroom dwellings.
- 5.16 The number of studio units has been revised to 23 units, which is 4.6% of the overall scheme, according with the requirements of Policy 4.3, which confirms that no more than 5% of units should be studios.

Residential quality

- 5.17 The residential quality of the units has been improved with the reconfiguration of the layouts in several blocks, and other measures including increasing window sizes and removal of balconies to increase the internal daylight levels within the dwellings. Those dwellings which no longer have balconies have been enlarged to provide additional internal floorspace in excess of the floor areas set out in the Residential Design Standards SPD.

Car and Cycle Parking

- 5.18 The proposed cycle parking provision has been updated in line with current adopted policy (London Plan) and the scheme now provides 846 spaces.
- 5.19 The level of car parking has been reduced to provide 15 spaces. This is in line with Saved Policy 5.6, which states that all developments should minimise the number of spaces provided, and guidance from TfL, which promotes car free development.

Relocation of Energy Centre

- 5.20 The energy centre is to be relocated to ground floor, and the energy strategy for the site has been updated. The energy efficiency measures incorporated within the strategy include:
- Construction of highly insulated fabric and low air tightness.
 - Heat recovery on MVHR in residential apartments and air handling unit plant.
 - Multi pressure sensors on pumps and fans
 - Provision of lamps/luminaires with high efficacy and efficient lighting controls.
 - Provision of communal plantroom
 - Provision of efficient air source heat pumps (ASHP) systems for cooling in non-residential areas
 - Provision of PV panels on sedum roof.
- 5.21 A new assessment of the potential energy usage and carbon emissions resulting from the proposed development has been undertaken, in accordance with the requirements set out

within policy 5.4 of the London Plan, Minimising carbon dioxide emissions, Strategic Policy 13 of the Core Strategy and policy 3.4 of the saved Southwark Plan (2007).

- 5.22 Policy requires that within major developments, residential elements should achieve at least 35% reduction in regulated carbon emissions beyond Part L of the Building Regulations 2013, and from October 2016, residential buildings should be zero carbon. The results of the energy assessment demonstrate that the development will achieve a reduction of approximately 35.38% above the Building Regulations Part L 2013. This is almost identical to the submitted scheme, which achieved 35.64%.
- 5.23 In accordance with Part E of the Mayor's policy, where it is clearly demonstrated that the targets cannot be fully achieved on site, through renewable measures, any shortfall may be provided off-site through a cash in lieu contribution to the relevant borough, to be ring fenced to secure delivery of carbon dioxide savings elsewhere.

Sustainability

- 5.24 Policy 3.3 of the Southwark Local Plan states that planning permission for major development will not be granted unless it is demonstrated that the economic, environmental and social impacts of the proposal have been addressed through a Sustainability Assessment. This submission is supported by an updated Sustainability Statement.
- 5.25 The proposed development incorporates key sustainability design features achieved in accordance with London Plan Policy 5.3, The London Plan Sustainable Design and Construction SPG (2014), the GLA Energy Guidance Note, and the Mayor's Energy Hierarchy (Use Less Energy - 'Be Lean', Supply Energy Efficiently - 'Be Clean' and Use. These measures relate to energy efficient improvements in the building design, water savings features, ecology, enhanced building fabric, building materials, waste reduction, site drainage, renewable and low emission energy systems, pollution and transport efficiencies.
- 5.26 Policy S13 of the Southwark Core Strategy requires commercial premises within major development proposals to target the BREEAM 'Excellent' rating. BREEAM Pre-Assessments are submitted in respect of the proposed office and retail commercial premises. In relation to the proposed Class B1 floorspace, the submitted pre-assessment demonstrates that the premises will be capable of achieving a BREEAM 'Excellent' rating with a total score of 70.2%. In relation to the proposed retail floorspace, the submitted pre-assessment demonstrates that the premises will be capable of achieving a BREEAM 'Excellent' rating with a total score of 70.8%. Full details of the sustainability measures incorporated in the scheme are set out in the Sustainability Statement submitted to support this application.

Planning obligations and Community Infrastructure Levy (CIL)

- 5.27 The Applicant is committed to providing planning contributions in the form of S.106 obligations, in line with London Plan (Policies 6.5, 8.2 and 8.3) and the Southwark Section 106 Planning Obligations / CIL (2015 and addendum 2017).

6.0 CONCLUSIONS

6.1 This Planning Statement Addendum has been prepared to support the submission of revised drawings for the current planning application at Burgess Business Park. The revisions to the scheme result in the following changes:

- reduction of residential units from 505 to 499
- increase in commercial floorspace by 335sqm
- reduction in the height of the tallest block (Block I)
- redistribution of massing throughout the site
- amendment to the footprint of Block A to move the proposed houses further towards the park, increasing the distance from the rear of the properties on Parkhouse Street
- replacement of Block B with the refurbishment and extension of the existing warehouse building
- updated internal layouts to improve the quality of the residential units
- relocation of the energy centre to ground floor

6.2 The vision for the site remains as per the submitted application, which comprises the creation of a new employment quarter for creative industries with flexible commercial accommodation which is suitable for a range of occupiers from the creative industries, which mutually coexist with private and affordable residential accommodation within a high quality mixed-use development.

6.3 The proposed masterplan provides significant benefits, as follows:

- provision of a range of high quality employment floorspace suitable for a variety of occupiers (from co-working and creative office through to standard office accommodation) which has been designed to respond to officers' recommendations regarding servicing and specification
- provision of 10% affordable workspace for a period of 10 years
- creation of employment opportunities, with approximately 255 jobs when operational
- employment opportunities during the construction period, with an estimated 435 jobs
- residential accommodation with the delivery of 499 units
- on-site affordable housing (provision of 35%)
- significant placemaking and regeneration benefits which will enhance both the site and the wider area
- an innovative and high quality public realm; and,
- retention and refurbishment of the existing heritage chimney

- 6.4 The proposed scheme accords with the Council's aspirations for both increasing jobs within the Borough and enhancing housing supply in order to meet the Council's housing target of 27,362 new homes by 2025. The regeneration benefits of the scheme are significant and have the ability to offer a wider catalyst to regeneration in the area.
- 6.5 This Planning Statement Addendum has assessed the revised proposals against current planning policy. It is considered that the proposed development accords with the aims of the development plan, represents sustainable development and should therefore be granted planning permission