

ST/P6184
05th April 2019

Ms Kiran Chauhan
Development Management - Planning
Chief Executive's Department
Southwark Council
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BY EMAIL AND POST

Dear Kiran

Malt Street Regeneration, land bounded by Bianca Road, Latona Road, Haymerle Road, Frensham Street and Malt Street, London SE1

Application ref: 17/AP/2773

Revised submission of application documentation (2019 Amended Application)

On behalf of Berkeley Homes (South East London) Ltd (Berkeley) we hereby submit amendments to planning application 17/AP/2773 submitted to the London Borough of Southwark in July 2017 and validated on 25th August 2017 (2017 Planning Application) and amended 23rd October 2018 (2018 Amended Application) for the regeneration of land bounded by Bianca Road, Latona Road, Haymerle Road, Frensham Street and Malt Street, London SE1.

Since the 2018 Application Scheme was submitted to the Council, Berkeley has continued to undertake extensive discussions with residents, the Council, Greater London Authority and other key stakeholders. This includes recent meetings with residents of Glengall Road, the Tenants and Residents Association for Northfield House and the Tenants and Residents Association for the Unwin & Friary Estate. Following constructive meetings with planning officers during December 2018 and January 2019, Berkeley and its project team has worked hard to make a series of further amendments to the 2018 Application Scheme to ensure that the proposals fully optimise the potential of the Site and deliver the objectives of the emerging policy framework for the area; Draft New London Plan, Draft Old Kent Road Area Action Plan (DOKR AAP) and Draft New Southwark Plan. These amendments, minor in comparison to the changes submitted in October 2018, demonstrate Berkeley's commitment to working with Southwark Council and local residents to deliver new exemplary homes, new jobs for local people and high quality and useable public spaces.

The amended scheme proposes 40% of all homes as affordable which is comprised of 35% affordable housing with a tenure split of 25% social and 10% intermediate plus an additional 5% intermediate housing in line with the Core Strategy, New Southwark Plan and Draft London Plan.

Additional amendments to the 2018 Amended Application include:

- Reduction to the maximum height of Block B6 within the outline component to 35 storeys (from 39);
- Amendment to Block B3 within the outline component to 24 storeys;

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- Reduction in the deviation allowed for the building footprints for the outline area
- Alterations to the unit mix in Block B4 to amend 8 three bed five person homes to 8 three bed four person homes;
- Overall reduction in car spaces within the application from 154 to 115 spaces.
- Commitment to a provision of up to 10% wheelchair units across the scheme;
- Revisions to the roof areas to relocate photo-voltaic panels from Block B9 to Block B10 and the use of the roof of Block B9 as amenity space.

The 2019 Amended Application will provide a scheme which will deliver new jobs, exceptional public realm, high quality architecture and exemplary residential accommodation. Appended to the Planning Statement is a Design Response document which demonstrates how exemplary design is delivered throughout the scheme. This exemplary design supports both the proposed density of the application scheme and the provision of taller buildings within the application scheme. Appended to this letter (Appendix 1) is an explanation of how the 2019 Amended Application will deliver exemplary design quality in a high density scheme assessing the criterion in Policy P9 of the New Southwark Plan. This should be read in conjunction with the Planning Statement and Design Response document.

A revised Design Principles document is also appended which demonstrates how exemplary design quality will be continued to be delivered in the outline component. This now includes a particular focus on the future quality of Block B6 given its scale and prominent position.

Berkeley is proud of the design quality it takes on all of its schemes across London and this design excellence is demonstrated by the numerous awards Berkeley's schemes have been given.

Further to discussions with the Council and the GLA the provision of car parking in the application scheme has been significantly reduced. The scheme includes 90 car parking spaces in the basement (32 of which are disabled spaces) and 5 disabled parking spaces within ground floor landscaping (two of which will be for non-residential spaces) and 4 car club spaces, and the outline component will include at least 4 spaces for disabled car users in the landscaping and both components will include appropriate cycle provision and refuse/recycling stores for the site, along with associated infrastructure and landscaping.

There will be three off street servicing areas; adjacent to Building B4, within the basement and between Buildings B10 and B11. These spaces will include servicing bays for use by the non-residential occupiers

The amended description of development that incorporates these revisions ('the 2019 Application Scheme') is now as follows:

Full details submitted for the demolition of existing buildings and structures and redevelopment of the central area (Phase 1) for the erection of 4 buildings between 7 and 44 storeys to provide 420 homes, 1,197sqm GEA of Class B1(c) floorspace and 785sqm GEA of non-residential floor space within classes A1-A4, Class B1 and Class D1 and D2 use, an energy centre (750sqm) and new public open space and public realm with 111 on street and basement car parking spaces and 697 Cycle Spaces

Outline planning permission (scale, layout, landscaping, access and appearance reserved) for the demolition of existing buildings and structures to provide up to 88,052sqm floorspace GEA, comprising up to 880 residential units, up to 3,316sqm GEA of Class B1(c) floorspace and up to 1,702sqm GEA of non-residential floor space within classes A1-A4, Class B1 and Class D1 and D2 use and 4 car parking spaces at ground level and up to 1,453 Cycle Spaces.

The 2019 Amended Application Revisions – Scope and Contents

The 2017 planning application (Council ref: 17/AP/2773) was submitted (in July 2017) partly as a detailed application and partly as an outline application. On 23 October 2018 a full suite of formal and supporting application documents was submitted which assessed the land use and environmental effects of the 2018 Amended Application. It was accompanied by an Environmental Statement (2018 ES) which fully assessed the impact of the 2018 Application Scheme on the local and wider environment.

The 2019 Application Scheme revisions are accompanied by a number of revised technical and non-technical reports to assist the Council in determining the application. The 2019 Addendum Scheme is also accompanied by an Addendum Environmental Statement prepared by Peter Brett Associates. These reports are separated into the formal documents for approval and supporting documents and studies.

The following formal documents have been amended and are re-submitted to the Council:

- Development Specification (March 2019) prepared by Rolfe Judd Planning
- Design Principles Document (March 2019) prepared by Rolfe Judd Architecture
- Parameter Plans (1:500 @ A1) prepared by Rolfe Judd Architecture (Please see Appendix 2 for full schedule of Parameter Plans)
- Detailed component planning application drawings prepared by Rolfe Judd Architecture (Please see appendix 2 for full schedule of drawings of 2018 application scheme and 2019 amendments)

The 2019 Application Scheme is accompanied by a small number of supporting documents and studies. Whilst these do not form part of the development for which approval is sought, they are submitted with the aim of assisting both the understanding and assessment of the proposals. Set out below are the supporting application documents submitted.

- Addendum Covering letter prepared by Rolfe Judd Planning;
- Addendum Design and Access Statement (March 2019) prepared by Rolfe Judd Architecture;
- Revised Planning Statement (March 2019) prepared by Rolfe Judd Planning with Addendum Design Response document prepared by RJA;
- Addendum Internal Daylight and Sunlight Note ('light within') prepared by Anstey Horne
- Addendum Energy Note prepared by Whitecode;

Environmental Assessment

As part of the 2019 Amended Application further information and evidence is being provided under Regulation 25 of the EIA Regulations. The further information and evidence relates to the assessment of any new or different likely significant effects arising in relation to design amendments to the scheme and the effect of any new committed developments/cumulative schemes close to the site. Revised assessments are provided within this ES Addendum only where there is the potential for new or different likely significant effects when compared to the 2018 ES.

The 2019 ES Addendum also considers whether any new or different likely significant effects are anticipated as a result of changes to baseline conditions, changes to policy, guidance or standards. As such this 2019 ES Addendum is intended to provide LBS and relevant stakeholders with up-to-date information on the likely significant effects of the proposed development.

The Combined 2018 Environmental Statement and 2019 ES Addendum comprises the following

volumes:

- ES Volume 1: This contains the full text of the EIA with the proposed chapter headings as follows:
 - Introduction
 - Application Site and Surrounding Area
 - The Application Scheme
 - Construction and Site Management
 - Assessment Method
 - Planning Policy Context
 - Transport and Access
 - Air Quality
 - Noise and Vibration
 - Ground Conditions
 - Hydrology and Flood Risk
 - Townscape and Visual
 - Archaeology and Cultural Heritage
 - Socio-economics
 - Daylight/Sunlight
 - Environmental Wind
 - Combined Effects
- Volume 2: Figures;
- Volume 3: Appendices;
- Non-Technical Summary.

Other planning matters

Following comments from officers on accessibility for Crane Access to the site during construction we enclose a document prepared by TTP regarding tower crane access during construction to the development site to demonstrate buildability and safety for access.

Summary

Berkeley Homes is strongly committed to the regeneration of the Old Kent Road Opportunity Area and has been working with the Council over a number of years to achieve the delivery of a major mixed use scheme on this underutilised brownfield site.

The Application Site is within Site Allocation OKR10 in the DOKR AAP and the 2018 Application Scheme fully accords with the wider regeneration objectives in the DOKR AAP; providing a high quality designed mixed used development that incorporates up to 1,300 dwellings and up to 7,000sqm of non-residential floorspace, including the reprovision of more than the existing industrial capacity on site through the delivery of 4,513sqm of dedicated B1(c) light industrial space within an attractive, sustainable and inclusive environment. The Application Scheme as submitted in October 2018 and as revised through this submission will be in the first phase of the major schemes to be determined across the Old Kent Road and as such will be an exemplar development for future application schemes across the area.

The delivery of new homes is a key objective of national, strategic and local plan policy. The 2018 Application Scheme will assist the Council in meeting the ambitious housing delivery targets of the New Southwark Plan of achieving 27,362 homes by 2025 and the emerging OKR AAP which seeks 20,000 new homes in the Opportunity Area by 2036. The revised scheme provides up to 1,300 new homes (an uplift of 250 homes) which represents nearly 31% of the target of 4,200 homes within OKR10. The 2019 Application Scheme will deliver 40% of the habitable accommodation as

affordable housing which is comprised of 35% affordable housing with a tenure split of 25% social and 10% intermediate plus an additional 5% intermediate housing.

The 2019 Application Scheme will deliver a range of innovative employment opportunities. Greater emphasis has been made to the quantum, type, usability and location of employment space. The application proposals would provide up to 7,000sq.m of commercial floorspace, of which 4,513sq.m would be dedicated Class B1c light industrial space. The proposals ensure more than the existing industrial floorspace is reprovided. The B1(c) floorspace is arranged in two buildings (B10 and B11) around a dedicated servicing yard. The GLA supported this approach within their Stage 1 Response identifying that the managed approach to the release of industrial land and the proposed re-provision of industrial floorspace was acceptable in the context of draft London Plan policies E5 and E7.

This approach increases the number of permanent jobs in this location from approximately 60 to 396 new jobs and will deliver a range of types of job opportunities to support the entrepreneurial and creative business community that exists in this area.

In accordance with draft London Plan Policy E3, we are also proposing that 10% of the workspace will be affordable. This approach was strongly supported by the Stage 1 Response from the GLA which outlined a desire to secure the affordable workspace through the associated S.106 Agreement.

In addition to homes and jobs the 2019 Application Scheme will provide a significant provision of publicly accessible space comprising over 50% of the Application Site. This new public space includes a new Linear Park and Central Square which will provide attractive routes for pedestrians and cyclists.

The revised 2019 Application Scheme has been developed through extensive meetings with residents, the Council, the GLA, TFL and other local stakeholders to ensure that it is appropriate to meet the objectives of the emerging Old Kent Road Opportunity Area / Action Area. The Berkeley Group is proud of the design excellence it brings to projects and the examples within Southwark of One Blackfriars, Tabard Square and One Tower Bridge (all award winning projects) highlights the approach Berkeley takes to ensuring exemplary design is built into its schemes.

We trust that the proposed revisions and amended documentation demonstrates a willingness to work and engage with local people and the Council and that the quality of the scheme will be exemplary. We trust this submission will ensure the Council fully support the planning application and that this application can be presented to the Planning Committee with a positive recommendation on 24th April 2019.

Should you have any queries pertaining to the application please do not hesitate to contact the undersigned.

Yours sincerely

Sean Tickle

Sean Tickle

For and on behalf of
Rolfe Judd Planning Limited

Cc	Colin Wilson	London Borough of Southwark
	Oliver Yeats	Berkeley Homes (SEL) Ltd

Appendix 1 – Exemplary Design Quality

The responses below should be read in conjunction with the Design Response document prepared by Rolfe Judd Architecture and appended to the Planning Statement. The exemplary design supports both the proposed density of the application scheme and the provision of taller buildings within the application scheme. Set out below is an explanation of how the Application Scheme will deliver exemplary design quality in a high density scheme assessing the criterion in Policy P9 of the New Southwark Plan.

1. Density

We have undertaken a density calculation in line with the methodology set out in Policy P9 of the New Southwark Plan for the current Malt Street Scheme (Fact Box). This methodology states that residential density is based on the proportion of developable site area given over to residential use. The residential density is calculated by apportioning the developable area between residential and non-residential use and then reducing the site area proportionally.

We have set out in the Design Response document the density calculations based on our application red line area (2.31ha) and also site areas removing any adopted roads and removing the landscaped area owned by the Council to the north of the Unwin and Friary Estate (see plan in document). We have also included assessment of additional habitable room where apartment and room sizes are oversized. All densities are based on habitable rooms per hectare (hr/ha).

For Malt Street the analysis demonstrates we have residential densities of

- 1489hrh (Application Red Line)
- 1592hrh (Red Line excluding roads)
- 1810hrh (Red Line excluding roads and landscaped area under Council ownership)

We have reviewed recent committee decisions on Old Kent Road schemes and this demonstrates that our scheme is broadly comparable with a range of other schemes including Nye's Wharf at 1755hrh. In comparison Ruby Triangle has a density of 2982hrh and Cantium has a density of 2,353hrh which are significantly higher.

As identified in the Planning Statement Policy D6 of the Draft New London Plan seeks to ensure that density is optimised on sites in relation to the planned infrastructure, surrounding context and need for development within the area. The policy specifically states that development must make the most efficient use of land and be designed at the optimum density. This method is supported by the definition of a design-led approach which accounts for the site context, including surrounding built form, uses and character as well as the site's connectivity and accessibility by walking, and cycling, and existing and planned public transport to jobs and services.

Policy P9 of the NSP notes that development may exceed the density range where it has been designed to an 'exemplary standard'. The already submitted suite of planning documents and this supporting document together demonstrate how the scheme delivers exemplary design quality.

2. Amenity space

Public Open Space

A principal consideration for the Ruby Triangle and Cantium application schemes was the consideration of the provision of public realm and the provision of private amenity. Within the Design Response document we have analysed the position with regard to both of these considerations.

For public realm Fabrik Landscape Consultants and RJA have provided the figures for the linear park and the civic square. This totals 7080sqm. This analysis only considers the land within the linear park and public square and does not include any public roads or the landscaped area under Council ownership.

Policy AAP10 of the OKR AAP requires 5sqm of public open space per unit. The Malt Street application scheme has up to 1300 homes so has to provide a maximum of 6500sqm of public space. Thus the application scheme is providing a surplus of 508sqm. It should be noted that this is based on the maximum figure of 1300 homes and any surplus of public space is likely to be higher.

The open space provision at Malt Street performs significantly better in comparison to both Ruby Triangle and Cantium which LB Southwark recently resolved to grant. Ruby Triangle delivers 4,301sqm of public open space which results in a shortfall of 1,459sqm. In addition Cantium also under provides public open space delivering a shortfall of 965sqm.

In contrast Malt Street delivers a minimum surplus of 508sqm of high quality and usable open space and facilitates an additional function of connecting Burgess Park to the Former Surrey Canal Route.

Children's Play

Playspace is a key design feature of the scheme and is set out in detail in the Design Access Statement and Design Principles documents. The public realm will provide playable space for the children of all ages that will live in the Malt Street Regeneration scheme. This play space will also be open to all and so will benefit neighbours and visitors to the area. In accordance with the Mayor of London's Housing Supplementary Guidance 2016, 10sqm of play space is to be provided for each child. Based on the Mayor's child yield calculator and the current unit mix there would be 389 children in the scheme and the play space required for Malt Street Regeneration would be 3,890sqm. The 2018 Application Scheme provides a range of formal and informal areas of play to meet this requirement as detailed below:

- 460sqm of Doorstep Playable Space (DPS) for under 5s: To be located in public spaces within short walking distances of the buildings. Doorstep Playable Spaces will include lawns for external play, small scale fixed equipment for spinning and play features built into the topography.
- 470sqm of Local Playable Space for 5-12 years of age: Located within larger public spaces which will allow children to be physically active. The spaces will be retained within the development however will be at greater distances from the buildings. Play features will include open lawns, some play equipment and areas for natural play including climbing.
- 320sqm of Youth Space for young persons over 12 years of age: A social space for young people aged 12 + to congregate together, socialise and participate in informal recreation or physical activity.
- 4,150sqm of additional playable landscape is also provided including interactive water features, lawn areas, and playable furniture.

In addition the area surrounding the site has a variety of play spaces which can complement the new spaces that will be provided as part of the scheme. There are a number of existing public open spaces within 800m walking distance which are well used and maintained with a good allowance of play amenities for all ages. These include Leyton Square with a range of play facilities, Surrey Square Park, the majority of Burgess Park, Central Venture Park and Southwark Park

The levels of playspace provision and private amenity space within the detailed and outline components substantially exceed the minimum requirements set out within the Mayor of London's Housing Supplementary Guidance 2016 and are a testament to the quantum and quality of the open space on site.

Private Amenity Space

The Spreadsheet within the Design Response document confirms the amount of private amenity space within the detailed component. At this stage it is not possible to assess the outline component as this would require a detailed mix and balcony design to be agreed and this will be dealt with at submission of Reserved Matters. Berkeley Homes is committed to ensuring that the appropriate levels of private amenity space is provided within the outline component and will ensure that the future blocks are designed to the highest quality to meet this target.

The Council's Residential Design Standards SPD 2015 requires 10sqm per three bed unit and up to 10sqm for one and two bed units. Using the approach agreed by the Council with the Ruby Triangle submission, we have assessed the size of each balcony, the size of each unit based on the National Technical Standards and the availability of communal space for residents within each of the four blocks.

We have assessed all 420 units in the detailed component which are contained within Blocks B4, B9, B10 and B12 (apartments). The townhouses in Block B12 are within the outline component.

Using the adopted Cantium approach there are surpluses of amenity within the detailed phase. The total surplus provision across the detailed phase equates to c. 30sqm. The provision is also broadly in line with the Cantium proposals which achieved the standard and provided c. 370sqm additional private / communal space.

As discussed above the scheme delivers a high quality public realm which has been oversized compared to the requirements of the site. In addition the scheme provides policy compliant levels of playspace for all residents within the site as well as internal amenity areas and communal roof terraces. On this basis we consider that the minor shortfall against the Council's Residential Design Standards SPD is acceptable within the context of the wider public and communal open space provision within the site

It should also be noted that the amenity shortfall only applies to the market units within the scheme and that all affordable accommodation within the detailed area complies with the standards.

3. Wheelchair units

The Scheme will provide a maximum of 10% wheelchair units across the scheme with these units being provided across a variety of tenures and unit sizes.

4. Privacy and overlooking

Section 2.8 of the Council's Residential Design Standards SPD 2015 notes that to prevent unnecessary problems of overlooking and loss of privacy development should achieve the following distances:

- A minimum distance of 12 metres at the front of the building and any elevation that fronts a highway
- A minimum distance of 21 metres at the rear of the building.

Within the Design Response document drawing 5763 Z4 (SK) 069 rev 02 demonstrates the distances between the blocks including within detailed and outline components. The entire ground floor plane within the Malt Street scheme is public open space or publicly accessible space and all blocks face each other across publicly accessible areas. On this basis the distance of 12 metres for privacy applies to the majority of relationships between blocks both in the detailed and outline components.

There are two conditions where the relationships could be described as rear locations. Firstly the

area between the upper floors of Blocks B2 and B3 where the distance between blocks is 19.3m which is only a marginal discrepancy to the Council's Guidelines. Secondly the gap between Nye's Wharf and the northern extremity of Block B7. However in both circumstances Blocks B2, B3 and B7 fall within the outline component and it is expected that further detailed design at Reserved Matters stage would ensure that mitigation through design would reduce or remove any overlooking.

Through the management of the relationships identified above at Reserved Matters Stage it is considered that the scheme can retain an appropriate and high quality relationship with its neighbours while continuing to deliver the wider aspirations of the OKR10 Site Allocation. The minor deviation from the privacy standard provides increased flexibility which allows the scheme to provide more extensive open spaces resulting in a high quality linear park. The proposed block layout ensures an over provision of the existing industrial capacity while providing substantial new homes (including affordable homes) within a series of exceptionally designed buildings.

5. Residential design standards

As discussed with Officers in the recent meetings there is a commitment to achieving exemplary residential design standards in the outline component. The Development Specification document has been updated to specifically reference our commitment to the residential design standards.

Officers have also requested that some supplementary indicative imagery and actual built models to demonstrate the future quality of design that will be achieved. The physical models will be available for the Planning Committee whilst the additional images are provided in the enclosed Design Response document.

6. Dual Aspect

As demonstrated in recent meetings with officers the Application Scheme will deliver 69% of units as dual aspect in the detailed component. At the request of officers we have provided in the Design Response document a plan showing the location of dual aspect units across both detailed and outline components using the indicative scheme.

This confirms the scheme complies with the relevant standards. The design at Malt Street is informed by the requirement to minimise single aspect where possible and achieves a substantial betterment above Ruby Triangle. Malt Street provides 69% of the detailed area as dual aspect whereas Cantium provides 64% of all units and Ruby Triangle provides 50% of all units. In addition the detailed area of the Malt Street application does not provide any single aspect north facing units compared to 10% within the Ruby Triangle scheme.

7. Internal storage

Discussions with officers highlighted the sizes of internal storage and bulk storage in the homes. The Council's Residential Design Standards SPD 2015 includes provision for internal storage in the space standards for homes and the Exemplary Design Standards include a requirement for bulk storage.

Please see enclosed in the Design Response Document a series of plans which sets out how a selection of the unit types meets the relevant design criteria on this matter.

Appendix 2 – Detailed Component Drawing List

This table provides a comprehensive list of the application drawings for the detailed and outline components for the 2018 Application scheme as amended by the 2019 Application Revisions.

Please note that drawings highlighted Orange have been amended as part of the 2019 Addendum.

Drawing Number	Title	Scale	Size	Revision
Site Wide Drawings				
Existing				
T10P00	Site Location Plan	1:500	A1	P4
T10S01	Existing, Site Sections, Sections S01 and S02	1:500	A1	P3
T10S02	Existing, Site Sections, Sections S03 and S04	1:500	A1	P3
Parameter Plans				
T190P100	Parameter Plans - Proposed Development Zones and Access Points	1:500	A1	P4
T190P101	Parameter Plans - Proposed Ground Floor Levels (AOD)	1:500	A1	P4
T190P103	Parameter Plans - Public Realm and Landscape Plan	1:500	A1	P4
T190P104	Parameter Plans - Proposed Land Use Ground Floor Plan	1:500	A1	P4
T190P105	Parameter Plans - Proposed Land Use First Floor Plan	1:500	A1	P4
T190P106	Parameter Plans - Proposed Land Use Upper Floor Plan	1:500	A1	P4
T190P107	Parameter Plans – Development Maximum Heights	1:500	A1	P5
T190P109	Parameter Plans – Phasing Plan	1:500	A1	P6
T190P111	Parameter Plans – Demolition Plan	1:500	A1	P4
T190P112	Parameter Plans – Development Block, Ground Floor, Minimum / Maximum Alignments	1:500	A1	P4
T190P113	Parameter Plans – Development Block, Upper Floor, Minimum / Maximum Alignments	1:500	A1	P2
Site Wide Plans & Section / Elevations				
T220S01	Proposed Site Sections, Section S01	1:500	A1	P5
T220S02	Proposed Site Sections, Section S02	1:500	A1	P5
T220S03	Proposed Site Sections, Section S03	1:500	A1	P4
T220S04	Proposed Site Sections, Section S04	1:500	A1	P5
T220S05	Proposed Site Sections, Section S05	1:500	A1	P5
T220S06	Proposed Site Sections, Section S06	1:500	A1	P4

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T220S07	Proposed Site Sections, Section S07	1:500	A1	P5
T220S08	Proposed Site Sections, Section S08	1:500	A1	P5
T220P-1	General Arrangement, Proposed Basement Plan	1:500	A1	P5
T220P00	General Arrangement, Proposed Ground Floor Plan	1:500	A1	P5
T220P01	General Arrangement, Proposed 1 st Floor Plan	1:500	A1	P6
T220P02	General Arrangement, Proposed 2 nd Floor Plan	1:500	A1	P6
T220P08	General Arrangement, Proposed 8 th Floor Plan	1:500	A1	P6
T220P15	General Arrangement, Proposed 15 th Floor Plan	1:500	A1	P3
T220P32	General Arrangement, Proposed 32 nd Floor Plan	1:500	A1	P3
T220P44	General Arrangement, Proposed Roof Plan	1:500	A1	P3
Detailed Application Drawings				
T2B420P00	Block B4, Proposed Ground Floor Plan	1:100	A1	P5
T2B420P01	Block B4, Proposed 1 st Floor Plan	1:100	A1	P5
T2B420P02	Block B4, Proposed 2 nd Floor Plan	1:100	A1	P2
T2B420P03	Block B4, Proposed 3 rd to 17 th & 19 th to 22 nd Floor Plan	1:100	A1	P2
T2B420P18	Block B4, Proposed 18 th Floor Plan	1:100	A1	P2
T2B420P23	Block B4, Proposed 23 rd Floor Plan	1:100	A1	P3
T2B420P31	Block B4, Proposed 31 st Floor Plan	1:100	A1	P2
T2B420P32	Block B4, Proposed 32 nd Floor Plan	1:100	A1	P2
T2B420P33	Block B4, Proposed 33 rd to 40 th Floor Plan	1:100	A1	P2
T2B420P41	Block B4, Proposed 41 st Floor Plan	1:100	A1	P4
T2B420P42	Block B4, Proposed 42 nd Floor Plan	1:100	A1	P2
T2B420P43	Block B4, Proposed 43 rd Floor Plan	1:100	A1	P2
T2B420P44	Block B4, Proposed Roof Plan	1:100	A1	P2
T2B420E01	Block B4, Proposed South Elevation	1:250	A1	P5
T2B420E02	Block B4, Proposed East Elevation	1:250	A1	P5
T2B420E03	Block B4, Proposed North Elevation	1:250	A1	P5
T2B420E04	Block B4, Proposed West Elevation	1:250	A1	P5
T2B420D01	Block B4, Detail Bay Study 01	1:50	A1	P4
T2B420D02	Block B4, Detail Bay Study 02	1:50	A1	P4
T2B420D03	Block B4, Detail Bay Study 03	1:50	A1	P2
T2B920P00	Block B9, Proposed Ground Floor Plan	1:100	A1	P5
T2B920P01	Block B9, Proposed 1 st Floor Plan	1:100	A1	P5
T2B920P07	Block B9, Proposed 7 th Floor Plan	1:100	A1	P3
T2B920P08	Block B9, Proposed Roof Plan	1:100	A1	P1
T2B920E01	Block B9, Proposed North Elevation	1:100	A1	P6

T2B920E02	Block B9, Proposed West Elevation	1:100	A1	P6
T2B920E03	Block B9, Proposed South Elevation	1:100	A1	P6
T2B920E04	Block B9, Proposed East Elevation	1:100	A1	P6
T2B920D01	Block B9, Detail Bay Study 01	1:50	A1	P4
T2B1020P00	Block B10 , Proposed Ground Floor Plan	1:100	A1	P5
T2B1020P00M	Block B10 , Proposed Mezzanine Floor Plan	1:100	A1	P4
T2B1020P01	Block B10 , Proposed 1 st Floor Plan	1:100	A1	P4
T2B1020P02	Block B10 , Proposed 2 nd Floor Plan	1:100	A1	P4
T2B1020P03	Block B10 , Proposed 3 rd to 7 th Floor Plan	1:100	A1	P4
T2B1020P08	Block B10 , Proposed 8 th Floor Plan	1:100	A1	P5
T2B1020P09	Block B10 , Proposed 9 th Floor Plan	1:100	A1	P5
T2B1020P10	Block B10, Proposed 10 th to 14 th Floor Plan	1:100	A1	P2
T2B1020P15	Block B10 , Proposed Roof Plan	1:100	A1	P4
T2B1020E01	Block B10, Proposed East Elevation	1:100	A1	P4
T2B1020E02	Block B10, Proposed North Elevation	1:100	A1	P4
T2B1020E03	Block B10, Proposed West Elevation	1:100	A1	P4
T2B1020E04	Block B10, Proposed South Elevation	1:100	A1	P4
T2B1020E05	Block B10, Proposed South Elevation & Section	1:100	A1	P3
T2B1020D01	Block B10, Detail Bay Study 01	1:50	A1	P3
T2B1020D02	Block B10, Detail Bay Study 02	1:50	A1	P3
T2B1220P-1	Block B12, Proposed Lower Ground Floor Plan & Ground Floor Plan	1:100	A1	P2
T2B1220P01	Block B12, Proposed 1 st to 5 th Floor Plans & Proposed Roof Plan	1:100	A1	P2
T2B1220E01	Block B12, Proposed North & West Elevations	1:100	A1	P2
T2B1220E02	Block B12, Proposed South & East Elevations	1:100	A1	P2
T2B1220D01	Block B12, Detail Bay Study 01	1:50	A1	P2