

5649/08-0803PO01

12 March 2008



Ms Sri Hall  
London Borough of Lambeth  
Phoenix House  
10 Wandsworth Road  
London  
SW8 2LL

Dear Ms Hall

**PLANNING APPLICATION REF: 07/02628/FUL  
ELIZABETH HOUSE, YORK ROAD, WATERLOO**

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Following the consideration of the above application at Committee on 16 January 2008 and further consultation with Local Residents groups, please find enclosed the following submission as a formal amendment to the application.

Included in this pack are 15 hard copies of the following documents and 30 CDs containing this information:

- Amended Drawings (see schedule below)
- Design and Access Statement Addendum March 2008
- Environmental Impact Assessment Volume 2: Townscape, Visual and Built Heritage Assessment Revised March 2008

In addition, at the request of Transport for London, we have prepared additional supporting information relating to the impact of development on London Bus, London Underground transport infrastructure as well as pedestrian movements within the local area.

We have also provided clarification in relation to a number of transport specific items associated with the development including parking, cycle provision, servicing, construction management plan, taxis and highway works associated with the development. In addition the proposed highway measures have been refined to address specific comments received from Transport for London and clarification that these works (summarised below) will form part of a Section 278 agreement:

- Relocation of zebra crossing on Mephram Street;
- Removal of central reserve along York Road;
- Improvement to bus lane provision along York Road;
- Introduction of pedestrian crossing on York Road to replace over bridge;



- Relocation of service & tourist bus stops (York Road south) to benefit from enhanced footway width;
- Chicheley Street traffic signal improvements (including controlled pedestrian crossings);
- Street lighting improvements. and
- Leake Street widened and improved to facilitate cycle and service access.

This information is contained in the form of a Supplementary Report (March 2008) to the Transport Assessment submitted with the application. This Supplementary Information has been prepared by Jacobs and while it does not comprise a formal amendment to the application it does respond to comments raised by TfL and reported to Committee in January 2008. 15 copies of this Supplementary Report are also attached.

### Amended Drawings

The following updated drawings should be considered as amendments to the application scheme and replace earlier revisions as submitted with the application in July 2007:

Drawing Ref	Title	Revision Number
449_07_001	Location Plan	P1
449_07_002	Location Plan	P1
449_07_010	Basement Lvl Plan, exist'g & demol'n	P1
449_07_011	Ground Floor Lvl Plan, exist'g & demol'n	P2
449_07_012	Roof Lvl Plan, exist'g & demol'n	P2
449_07_013	Site Elev'n to York Road, exist'g & dem	P1
449_07_014	Site Elev'n to West Rd, exist'g & demol'n	P1
449_07_015	Site Elev'n to North/South, exist'g & demol'n	P1
449_07_020	Wider Context Plan, proposed	P3
449_07_021	Basement Lvl 2 FI Plan, proposed	P1
449_07_022	Basemen Lvl 1 FI Plan, proposed	P2
449_07_023	Ground Level FI Plan, proposed	P6
449_07_024	First Floor Level FI Plan, proposed	P3
449_07_025	Lwr Lvl's FI Plans, proposed	P3
449_07_026	Mid Lvl FI Plans 1/2, proposed	P3
449_07_027	Mid Lvl FI Plans 2/2, proposed	P3
449_07_028	Upper Lvl FI Plans, proposed	P3
449_07_029	Roof Lvl Plans, proposed	P3

449_07_030	Site Elev'n to Mepham St, proposed	P2
449_07_031	Site Elev'n to Chicheley St	P2
449_07_032	Site Elevation West on York Rd, proposed	P3
449_07_033	Site Elevation East on West Rd , proposed	P3
449_07_034	Building A Elevations N & S, proposed	P3
449_07_035	Building B Elevations N & S, proposed	P3
449_07_036	Building C Elevations N & SW, proposed	P3
449_07_040	Long Section Facing East, proposed	P2
449_07_041	Building A Cross Section, proposed	P2
449_07_042	Building B Cross Section, proposed	P2
449_07_050	Building A - Bay Study, N/S Elev'n Rf	P2
449_07_051	Building A - Bay Study, N/S Elev'n Gr	P2
449_07_052	Building B - Bay Study, N/S Elev'n Rf	P2
449_07_053	Building B - Bay Study, N/S Elev'n Gr	P2
449_07_054	Building A/B - Bay Study, E/W Elev'n Rf	P2
449_07_055	Building A/B - Bay Study, E/W Elev'n Gr	P2
449_07_056	Building C - High Lvl Bay Study	P1
449_07_057	Building C - Mid / Low Lvl Bay Study	P2

A full schedule, outlining previous revisions is attached to this letter.

## Summary of Amendments

### *Public Realm*

Following discussions with LB Lambeth and key stakeholders, the following alteration have been proposed to the public realm and ground floor of the application scheme;

The north west corner of building A and the western corner of building C have been amended at ground floor level to set back the facade of the building and increase pavement widths commensurately. These amendments will alleviate the possibility of the creation of pedestrian 'pinch points' in these locations. The pavement in these locations will now be approximately 5m wide.

Amendments have been made to remove taxi bays from the east side of York Road, relocate bus stops and to introduce a raised 'table' at the junction of Leake Street and York Road to facilitate pedestrian movement and priority.

A kiosk has been added at the southern end of West Road in response to a request from the Waterloo Community Development Group. This kiosk will act as a draw to pedestrians along West Road and when



combined with improved signage, will denote the pedestrian link to Lower Marsh that Leake Street provides.

### *Design Changes*

Amendments to the scheme have been proposed to address issues raised at Committee regarding the apparent bulk of the buildings.

Revisions have been made to the facade treatment of buildings A and B as it was the general consensus of Committee that the design of the residential building is acceptable. Full details of the proposed changes to the design and facade treatment are outlined in the Addendum to the Design and Access Statement enclosed with this submission. This document should be considered Supplemental Information to the detail provided in the Design and Access statement submitted with the application in July 2007.

As discussed, the applicants would welcome the opportunity to present these amendments to Committee members in detail and we would request that you advise us when it would be appropriate to meet with members to run through these changes with the benefit of models of the scheme and the facade treatment and supporting visual material.

In accordance with discussions at our meeting with Sri Hall and Jim Smith on 20 February 2008, we have also updated the Townscape and Visual Assessment contained in Volume 2 of the Environmental Statement(ES) submitted with the scheme. This assessment includes modelling of the scheme in 60 verified views agreed with LB Lambeth and English Heritage in January 2007. The outline of the scheme has been amended in each of these verified views to reflect the changes to the design referred to above and in detail in the Design and Access Statement Addendum. Where views of the scheme had been rendered in the previous iteration of this volume of the ES, they have been rendered again with the revised scheme in each image. In addition, two views which were previously presented as a 'wireline' outline, have now been rendered at the request of LB Lambeth. The views in question are

- View M6: Theed Street
- View M27: Victoria Embankment between Hungerford and Westminster Bridges (LVMF view 17A.1)

Commentary on the visual impact of the proposals has been updated by Francis Golding to reflect the revised scheme.

### *Affordable Housing*

The scheme as submitted in July 2007 was drawn with the capacity to include 41% affordable housing by habitable room. The inclusion of this level of affordable housing was subjected to testing of the scheme's viability in accordance with the provisions of Lambeth UDP Policy 16 and London Plan policy 3A.8. Following the finalisation of costs and the agreement of S.106 contributions with LB Lambeth, the viability assessment, undertaken by Savills, was submitted in September 2007. This appraisal of the scheme was the subject of an independent review by Atis Real appointed by LB Lambeth, who confirmed that the scheme could not viably accommodate any affordable housing. Following further consultation with LB Lambeth and the GLA, the quantum of affordable housing to be provided is the subject of a further independent review commissioned by the GLA which is being undertaken by the Valuation Office.

This assessment will confirm the background level of viability against which the level of affordable housing to be provided will be determined.

The scheme has however been designed from inception, and in this revision, to be able to accommodate the requirements of RSLs for the provision of both social rented and intermediate housing. The scheme as revised retains capacity for the inclusion of affordable housing on floors 1-4. The level of affordable housing contained within the scheme will be agreed with LB Lambeth and the GLA and contained in the S.106 agreement for the scheme when permission is granted.

### *Mix of Units*

The July 2007 application submission has been reviewed by LB Lambeth Housing Department. Comments received suggested that the mix of units proposed within the scheme is amended and studio units omitted from floors 1-4. This has necessitated alterations to the internal layout of the residential block (Block C) and a rebalancing of the mix of units on floors 5-9. The gross residential floorspace within the scheme will however, remain the same as submitted in July 2007.

A revised schedule for Building C is included with this submission and the comparison of the mix now proposed compared to the application submission is set out in the Addendum to the Design and Access Statement.



The total number of units within the scheme will reduce from 280 as originally submitted to 274 as amended. The number of habitable rooms in the scheme has also reduced from 674 to 655.

The scheme has been designed with the capacity to accommodate affordable housing.

We look forward to further consultation with officers of the Borough Council and GLA as this scheme progresses.

If you require any additional information, please do not hesitate to contact me.

Yours sincerely  
Metropolis Planning and Design LLP

PAUL O'NEILL  
Associate Partner

Encl

cc. David Hudson – P&O Estates