

FAO Michael Cassidy
London Borough of Lambeth
Planning, Transport and Development
PO Box 734
Winchester
SO23 5DG

Date: 30 August 2019

Our ref: 60331/01/SB/JHa/17746945v3

Your ref: 19/01304/FUL

Dear Mr Cassidy

8 Albert Embankment Planning Statement Addendum: Proposed Scheme Amendments to Full Planning Application (LBL ref: 19/01304/FUL and 19/01305/LB)

On behalf of our client, U+I (8AE) Limited and the London Fire Commissioner (LFC), please find enclosed the following updated information in relation to changes proposed to the 8 Albert Embankment planning application to address comments from the Council and other consultees.

- 1 Planning Statement Addendum prepared by Lichfields (**this letter**)
- 2 Updated CIL Additional Information Requirements Form
- 3 Amended planning application drawings and Area Schedule, prepared by Pilbrow and Partners (see Updated P&P Drawing Schedule appended to this letter)
- 4 Amended landscape drawings, prepared by Townshend Landscape Architects (see Updated Townshend Drawing Schedule appended to this letter)
- 5 Design and Access Statement Addendum, prepared by Pilbrow and Partners
- 6 Landscape and Public Realm Strategy addendum, prepared by Townshend Landscape Architects
- 7 Waste Management Strategy Update, prepared by WSP
- 8 Transport Assessment Addendum, prepared by WSP
- 9 Financial Viability Appraisal Addendum, prepared by JLL
- 10 Environmental Statement Addendum, prepared by WSP and including the following appendices:
 - Appendix A: Detailed Project Construction Phases (Proposed Diagram) Drawing No. 1528-PP-Zo-XX-DR-A-00-1009
 - Appendix B: Updated Socio-Economics Assessment
 - Appendix C: ES Appendix 8.5 (Traffic Data Used in the Assessment); and ES Appendix 8.8 (Model Results)
 - Appendix D: Internal Daylight and Sunlight - Addendum Statement
 - Appendix E: Updated Non-Technical Summary

Overview of Changes

The application amendments primarily respond to comments received during the application consultation. In summary the proposed changes are as set out below:

- Removal of market residential car parking from basement (removal of 36 parking spaces);
- Increase in the gym at basement level (increase gym area by 796 sqm GIA);
- Increase in number of units from 417 to 443 as a result of a change in mix – reduction of 3 beds, increase of 1 and 2 beds, associated change in cycle parking, play and amenity and disabled parking). There has been no change to the external envelope the changes relate to internal configurations only;
- Use of flood proof doors for 3 no. residential units and 1 no. communal entrance door within the Whitgift Street Terrace
- Small scale design changes to the building on Whitgift Street to address GLA comments
- Alteration to the phasing to include subphases: overall phasing remains as assessed
- The drop off/set down point associated with the fire station has been removed (western site)

No changes are proposed to the proposed buildings at the eastern site and/or western site and therefore there are no additional changes that require listed building consent. There are a number of drawings for the eastern site and western site that have been updated, these are to taken into account changes proposed at the central site and within public realm and to account for the removal of the loading bay.

Further details on and reasons for the above changes are provided overleaf and in the submitted revised documents. An updated area schedule is also contained in Annex 1 to this letter.

Revised Description of Development

The proposed changes result in the following amendment to the description of development:

Phased mixed use development including up to ~~417~~ 443 residential units and comprising: part redevelopment and restoration, conversion and extension of former Fire Brigade Headquarters building and demolition of the existing extension and re-provision of obelisk to provide a new fire station (Sui Generis), a new London Fire Brigade museum (Class D1), residential units (Class C3), a ten storey hotel (Class C1) with up to 200 bedrooms and a flexible retail/lobby space (Classes A1/A2/A3/A4/C1), and a rooftop restaurant with ancillary bar (Class A3); demolition and redevelopment of the central workshop building to provide buildings of up to twenty-six storeys plus basements, comprising business floorspace (Use Class B1), a gym (Class D2), retail units (Classes A1/A2/A3/A4) and residential units (Class C3); development of land to the rear to provide a eleven storey building plus basement, comprising a flexible commercial unit (Classes A1/A2/A3/A4/D1/D2/B1) and residential units (Class C3); all together with associated areas of new public realm, hard and soft landscaping, basement and surface parking, servicing, means of access and plant and equipment.”

Legislation, Policy and Guidance

There is no material change to the adopted planning policy position as the Statutory Development Plan continues to comprise:

- 1 The London Plan (2016); and
- 2 Lambeth Local Plan (2015)

Emerging Planning Policy

In accordance with Paragraph 48 of the NPPF, the decision-maker may also give weight to relevant policies in emerging plans according to the stage of preparation, number of outstanding objections and consistency with the NPPF.

The new draft London Plan (August 2018) was consulted on between 1 December 2017 and 2 March 2018. Minor suggested changes to the new draft London Plan were published in August 2018 and the Examination in Public (EiP) commenced in January 2019.

Since the 8 Albert Embankment application was submitted the GLA has published the 'Draft London Plan – Consolidated Suggested Changes Version July 2019' a consolidated version showing all of the Mayor's suggested changes in the following the Examination in Public (EiP) of the draft Plan.

The changes proposed to draft Policy GG2 in the Consolidated Suggested Changes Version do not change its focus on promoting making the best use of land, including through the creation of high density mixed use development. This draft policy continues to emphasise the importance of *'enabling the development of brownfield land, particularly in Opportunity Areas on surplus public sector land'*. As such the proposed development continues to comply with the revised wording of this draft policy and the wider good growth policies within the draft plan alongside the good principles for sustainable development. An updated Schedule of Planning Policies is provided in Annex 3.

Other Policy Considerations

In addition to the Statutory Development Plan and emerging policy, there is other guidance that is relevant and material in determining this application. This includes Planning Practice Guidance ('PPG')

In July 2019 the Planning Practice Guidance was updated to include the following advice:

“What are the wider planning considerations in assessing appropriate levels of sunlight and daylight?”

All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.

In such situations good design (such as giving careful consideration to a building's massing and layout of habitable rooms) will be necessary to help make the best use of the site and maintain acceptable living standards.” (Paragraph: 007 Reference ID: 66-007-20190722, revision date: 22 07 2019)

The above guidance is a material consideration in determining this application.

CIL

In terms of the proposed new floorspace within the CIL Form, we can confirm that the cycle and car parking for the Central Site has been apportioned between the total market housing floorspace and the total social housing floorspace. For the purposes of the commercial floorspace, the plant and waste floorspace has also been incorporated within the non-residential floorspace total.

Transport and Car Parking

It is noted that the emerging new draft London Plan (T6.1) seeks to introduce a step-change in policy by requiring developments within the CAZ, Inner London Opportunity and/or with a PTAL of 5-6 to be car-free.

The submitted scheme included 78 basement car parking spaces, comprising 42 residential disabled spaces and 36 standard residential spaces. The 36 standard spaces are required for viability purposes, but the Council, TfL and the GLA have raised concern about this provision. Given the impact on viability the applicant has reviewed the submitted scheme and in order to reduce the private car parking spaces without adverse impacts on viability it is proposed to amend the unit mix to reduce the number three bed units and replace them with one and two bed units which do not require the associated parking for sales purposes. The amendments to the proposed mix increase the overall number of residential units from 417 to 443. This is explained in more detail later in this letter.

With respect to parking the amended scheme now comprises a reduced basement car park in the Central Site, comprising only 44 wheelchair accessible spaces (in line with the maximum permitted for compliance with draft London Plan policy T6) and no other residential car parking spaces (parking ratio of 0.10 spaces per unit). 5 surface level car parking spaces continue to be proposed within the Central site for non-residential Blue Badge spaces, and 1 surface level Blue Badge space/car club space continues to be proposed (on-street / off-site on Whitgift Street by the Central Square Building). The proposed parking for Fire Brigade use remains as previously proposed (i.e. 10 car parking spaces in the Fire station drill yard). The total proposed parking has therefore reduced from 94 to 60 car parking space. Taking account of existing marked parking provision (89 spaces) and the previous car park use of the East Site (22 spaces), the proposed revised car parking provision represents an overall net reduction in parking spaces from 111 to 60 car parking spaces (reduction of 46%).

Cycle parking provision has been amended to reflect the changes in residential and commercial provision and in order to meet the minimum draft London Plan requirements. A total of 1,072 cycle parking spaces are now proposed for the site, comprising 933 long-stay spaces and 139 short stay spaces (see TA Addendum).

The Transport Assessment Addendum demonstrates that the proposed development will not adversely affect the highway and considers that the revised proposed parking provision is acceptable, being in accordance with the London Plan, emerging draft London Plan and local planning policy. The revised proposed car parking complies with the current London Plan, (Policy 6.13), emerging draft London Plan (T6.1), Lambeth Local Plan (Policy T7) and the Vauxhall SPG (Section 6: Ensuring Sustainable Development). The proposed residential car parking provision (ratio of 0.10) is significantly below the residential car parking provision of similar, recently approved applications in LB Lambeth.

The Transport Assessment Addendum (TAA) includes a Road Safety Audit (RSA1, Appendix C of TAA), which has led to small changes being made to the proposed scheme, as detailed at Appendix D of the TA Addendum. The TAA also includes additional information regarding Pedestrian Access (Section 4 and Appendix E), Cycle Access (Section 5 and Appendices G and H) and Vehicle Access (Section 6 and Appendix I).

Increase in size of the Gym

Given the reduction in the area of the basement required for parking it is proposed to increase the area of the proposed gym from 2,053 to 2,849 sqm (GIA). This will enable an improved health and fitness facility to be provided, promoting healthy lifestyles and communities in accordance with Local Plan Policy S2 and London Plan Policy 4.6. The expanded gym will also provide 13 additional direct jobs (increase from 38 to 51, see Addendum to Chapter 6: Socio-Economics of the ES).

Revised Residential Provision

As noted above, in order to facilitate the removal of off-street residential parking it has been necessary to amend the proposed residential mix. The reason for the amended mix is that without the private car parking provision for the 3 bedroom units there would be an adverse impact on revenue and speed of sales which would have a direct impact on viability and reduce affordable housing provision. In order to maintain affordable housing provision it has been necessary to reduce the number of larger market homes within the scheme.

The revised scheme proposes a reduction in the number of 3 bed market homes from 47 to 11, alongside an increase in the number of 2 bed market homes from 81 to 90 and an increase in the number of 1 bed market homes from 117 to 168. There has also been a small increase in the number of shared ownership homes from 146 to 148. The number and mix of affordable/ social rent homes has not changed.

The scheme now delivers 443 homes to meet local needs, of which 295 are market homes and 148 are affordable homes. The revised proposals provide an increase of 26 dwellings in comparison to the original submission. This represents a 0.3% increase in the existing housing stock of the London Borough of Lambeth (LBL). In addition, the revised Proposed Development would deliver enough homes to deliver 28.4% of LBL's annual London Plan housing delivery target, which is an increase of 1.7% over the previously Proposed Development.

Calculating the density for the revised proposal in line with the methodology set out in the Housing SPG gives a density of 710 u/ha and 1,653 hr/ha. This compares with 666 u/ha and 1,662 hr/ha in the previously proposed development. In line with the emerging new approach to residential density outlined in the draft London Plan (Policy D6 Part D), the number of proposed bedrooms per hectare is 1,010 br/ha and the number of proposed bedspaces per hectare is 1,866 bs/ha. Whilst the above represent higher density development above the typical ranges identified in the London Plan, the site falls within an Opportunity Area and is thus a location where residential output and densities should be maximised (London Plan Policy 2.13).

Revised Housing Mix and Affordable Housing

The revised unit mix is shown in the table overleaf in comparison with the previous version of the scheme (figures crossed out). In accordance with the London Plan, LB Lambeth policy and Affordable Housing and Viability SPG, the development will provide the maximum amount of affordable housing when taking into account the adjusted scheme viability and will provide London Affordable Rent and London Living Rent homes.

The revised development proposes 148 affordable units (equal to 33% affordable by unit and 35% affordable by habitable rooms), with a tenure split of 58 shared ownership (equal to 39% by unit and 29% by habitable room), 90 affordable/social rented (equal to 61% by unit and 71% by habitable room). The affordable housing mix has been developed in collaboration with Notting Hill Genesis (NHG). NHG has specifically highlighted the demand for 1- and 2-bedroom units within LBL, resulting in the proposed affordable housing split limiting the number of larger units.

Size of Dwelling	Market Housing	Affordable Housing			Total (units)	%
		Total Affordable	Shared Ownership	Affordable / Social Rent		
Studio	26	21	21	0	47	11% 11%
1 bed	117 168	56 60	26 30	30	173 228	41% 51%
2 bed	81 90	61 59	9 7	52	142 149	34%
3 bed	47 11	8	0	8	55 19	13% 4%
Total	271 295	146 148	56 58	90	417 443	100%
Percentage by unit	65% 67%	35% 33%	(13%) 13%	(22%) 20%		
Percentage by hab room	65%	35%	10%	25%		
Percentage of Affordable Housing (by unit)			38% 39%	62% 61%		
Percentage of Affordable Housing (by hab room)			29%	71%		

Revised Population and Child Yield

The revised proposed development is estimated to generate a population of 802 residents, five fewer residents than the previously submitted version of the scheme. This change in demand is not considered to be of the scale that would lead to a change in the magnitude of the impact on community facilities, open / amenity space or sport and recreational facilities.

The revised proposed development is estimated to yield 90 children, 10 fewer compared to the previously submitted version of the scheme using the GLA Playspace Calculator 2012 (or 95 children, 14 fewer than the previous scheme, using the London Borough of Lambeth (LBL) Planning Obligations Calculator).

Considering the scale of the decrease in the child yield of the revised Proposed Development compared to the ES (March 2019), it is assessed the revised Proposed Development will have same effects as in the previous iteration of the scheme on early years, primary and secondary education.

The play space requirement for the revised Proposed Development calculated using the GLA Play Space Calculator (2012) is estimated to a total of 900 sqm. This is 100 sqm less than the estimated required play space for the previously submitted version of the scheme. The proposals aim to maximise the amount of on-site play and amenity space provision whilst providing a high-quality public realm which both activates the site and provides an appropriate quality of public realm for commercial occupiers. As noted in the original submission it has not been possible to provide play space for all ages of children on the site. However, the proposed play space strategy maximises provision for children aged under 5 through the creation of a range of younger child play spaces, rather than for older children. The revised Proposed Development includes 552 sqm of play space for under 5s, meeting the estimated requirement for the age group.

It is proposed that a s106 contribution is provided to provide play for the older age groups. This is consistent with the proposed approach for the submitted scheme.

Further details are provided within the Updated Socio-Economics assessment (appended to the ES Addendum), the Transport Assessment Addendum and in the DAS addendum.

Revised Employment Numbers

The proposed uplift in employment-generating floorspace, associated with the replacement of car parking with an expanded gym facility, is expected to generate an additional 13 jobs. As a result, the revised total of direct employment once the development is in operation is 1,264 jobs (or 1,138 FTE jobs).

In addition, the updated construction cost and build period for the revised scheme is expected to generate 2,523 person-years of construction employment, which equates to an increase of 211 person-years. With the revised build period, the Proposed Development is now estimated to generate 631 temporary construction jobs per annum, due to the increased time period.

The ES (March 2019) estimated the previous version of the scheme would generate 1,000 net direct FTE jobs. Assuming that the same number of jobs (129 FTE jobs) as in the ES (March 2019) are either retained or relocated from the application site, it is estimated the updated Proposed Development would generate 1,009 net direct FTE jobs, an increase of 9 FTE jobs over the previous iteration of the Proposed Development.

Further details are provided within Updated Socio-Economics Assessment (appended to the ES Addendum).

Other Changes

Small scale design changes have also been made to address GLA design comments. This includes alterations to the bay windows of the Whitgift Street Terrace, to create one larger bay rather than two small bays. This alteration affects the bays on the northern elevation (1st storey, see drawing BO-XX-DR-A-11-2203 Rev P1) and on the southern elevation (1st and 2nd storey, see drawing BO-XX-DR-A-11- 2205 Rev P1) and creates a slight increase in the overall building area. Internal alterations have also been made to one ground floor wheelchair unit to provide an amended kitchen layout.

In response to comments from the Environment Agency, flood proof doors have been introduced to 3 residential units and 1 no. communal entrance door within the Whitgift Street Terrace. It is also confirmed that power sockets and key electrical kit, Vents, window openings and Non-return valves on pipework within the Whitgift Street Building will be located above the flood level.

Finally, please note that further information has been provided on the proposed phasing of development within the ES Addendum. The overall phasing remains unchanged, however additional sub-phasing stages have been incorporated within phases 1 and 2.

ES Addendum and Updates

The ES Addendum clarifies that the likely significant environmental effects in relation to the proposed amendments are consistent with the environmental effects defined and assessed within the March 2019 ES and that the proposed changes do not make any material difference to the conclusions of the March 2019 ES. Table 8 in the ES Addendum provides a summary of the topics which have been scoped out from further assessment. Table 9 provides a summary of the topics which have been reassessed, which comprise Socio-Economics, Transportation and Access, Air Quality and Daylight, Sunlight and Overshadowing.

The March 2019 ES Non-Technical Summary has been updated and is appended to the ES Addendum. An Updated Socio-Economics Assessment is also appended to the ES Addendum (as referred to above).

A Transport Assessment Addendum has been submitted separately and is referred to in the ES Addendum (and within this letter). Updates have also been made to the Waste Management Strategy to reflect the revised residential mix and layout and the revisions to the commercial layout within the Site.

Concluding Remarks

The amendments will necessitate a 30-day re-consultation period as an Environmental Statement (ES) Addendum is provided, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Part 5, 25. (7).

The scheme amendments and additional information provided positively respond to discussion and representations made to the application and we look forward to progressing the application to determination with the Council. Please do not hesitate to contact me Neil Goldsmith or James Harris should you have any queries.

Yours sincerely



Hannah Whitney
Planning Director

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Annex 1: Revised Area Schedule

Please note that minor revisions have been made to the proposed areas of development. See below for details of the amended area schedule.

Use	Original Application Issue 29.03.2019 (sqm GIA)		Amended scheme (August 2019) sqm GIA
Residential	<i>Market</i>	<i>25,352</i>	<i>Market 25,193</i>
	<i>Affordable</i>	<i>12,177</i>	<i>Affordable 12,358</i>
	Total	37,528	Total 37,550
Fire Station	2,203		2,203
LFB Museum	1,434		1,434
Restaurant	865		865
Hotel (inc. flexible lobby / retail unit)	6,270		6,270
Corporate Office (B1a)	9,123		9,123
Medium Workspace (B1(a) / B1(b) / B1(c))	1,348		1,348
Small Workspace (B1(a) / B1(b) / B1(c))	186		186
Micro Workspace (B1(a) / B1(b) / B1(c))	142		142
Gallery	-		-
Retail (inc. flexible retail (A1-A4)/D1/D2/ B1(a) / B1(b) / B1(c) unit within the East Site)	628		628
Gym	2,053		2,849 (+796)
Parking/Plant/Refuse	8,645		8,094 (-551)
Total	70,425		70,692 (+267)



Annex 2: Revised Schedule of Drawings

Z0 = Masterplan
A0 = West Site
A1 = Fire Station
A2 = Listed Building
A3 = Hotel-The new building
B0 = Central Site
B1 = The Central Square Tower
B2 = The Workshop
B3 = The eastern garden Tower
B4 = Whitgift Street Terrace
C0 = East Site

Project No	Drawing Series
1528	Site Issue Sheet

Project

8 Albert Embankment

Package No.	Zone	Drawing Title	Drawing Description	Doc.No								Scale	Size	Mar-19	Jul-19	Aug-19
				Project	Originator	Zone	Level	Doc Type	Architect	Package	Identifier					
00 SITE LOCATION & OWNERSHIP																
	Z0	Proposed Plan in Urban Context	The site in the context of the South Bank Regeneration and World Heritage Site	1528	-PP	Z0-	XX	-DR	-A-	00-	1000	1:5000	A1			
	Z0	Urban Location Plan - Existing	The Existing Site in the context of consented developments and neighbouring proposals	1528	-PP	Z0-	XX	-DR	-A-	00-	1001	1:2500	A1			
	Z0	Urban Location Plan - Existing	The Existing Site in the context of conservation Area	1528	-PP	Z0-	XX	-DR	-A-	00-	1002	1:2500	A1			
	Z0	Urban Location Plan - Proposed	The Proposal in the context of consented developments and neighbouring proposals	1528	-PP	Z0-	XX	-DR	-A-	00-	1003	1:2500	A1			
	Z0	Existing Block Plan	Existing Scheme in Context	1528	-PP	Z0-	XX	-DR	-A-	00-	1004	1:1000	A1			
	Z0	Proposed Block Plan	Proposed Scheme in Context	1528	-PP	Z0-	XX	-DR	-A-	00-	1005	1:500	A1			P1
	Z0	Location Plan		1528	-PP	Z0-	XX	-DR	-A-	00-	1006	1:250	A1			
	Z0	Project Construction Phases	Proposed Diagram	1528	-PP	Z0-	XX	-DR	-A-	00-	1007	1:500	A1			
	Z0	Project S278 Construction Phases	Proposed Diagram	1528	-PP	Z0-	XX	-DR	-A-	00-	1008	1:500	A1			P1
	Z0	Detailed Project Construction Phases	Proposed Diagram	1528	-PP	Z0-	XX	-DR	-A-	00-	1009	1:500	A1			PO
01 EXISTING BUILDINGS																
Existing Buildings - Masterplan																
	Z0	Masterplan - Basement Plan	Existing Masterplan	1528	-PP	Z0-	99	-DR	-A-	01-	0099	1:500	A1			PO
	Z0	Masterplan - Ground Floor	Existing Masterplan	1528	-PP	Z0-	00	-DR	-A-	01-	0100	1:500	A1			PO
	Z0	Masterplan - First Floor	Existing Masterplan	1528	-PP	Z0-	01	-DR	-A-	01-	0101	1:500	A1			PO
	Z0	Masterplan - Second Floor	Existing Masterplan	1528	-PP	Z0-	02	-DR	-A-	01-	0102	1:500	A1			PO
	Z0	Masterplan - Third Floor	Existing Masterplan	1528	-PP	Z0-	03	-DR	-A-	01-	0103	1:500	A1			PO
	Z0	Masterplan - Fourth Floor	Existing Masterplan	1528	-PP	Z0-	04	-DR	-A-	01-	0104	1:500	A1			PO
	Z0	Masterplan - Fifth to Eighth Floor	Existing Masterplan	1528	-PP	Z0-	05	-DR	-A-	01-	0105	1:500	A1			PO
	Z0	Masterplan - Floor 09-10 (Lower Roof & Roof)	Existing Masterplan	1528	-PP	Z0-	09	-DR	-A-	01-	0106	1:500	A1			PO
Existing Buildings - Site Elevations																
	Z0	West and South Elevation	Existing Site Elevations	1528	-PP	Z0-	XX	-DR	-A-	01-	2000	1:500	A1			PO
	Z0	North and East Elevation	Existing Site Elevations	1528	-PP	Z0-	XX	-DR	-A-	01-	2001	1:500	A1			PO
Existing Buildings - Site Sections																
	Z0	East-West and North-South sections	Existing Site Sections	1528	-PP	Z0-	XX	-DR	-A-	01-	3000	1:500	A1			PO
Existing Buildings - West Site - Plans																
	A2	Basement Plan	Existing Plan	1528	-PP	A2-	99	-DR	-A-	01-	4000	1:200	A1			PO
	A2	Ground Floor Plan	Existing Plan	1528	-PP	A2-	00	-DR	-A-	01-	4001	1:200	A1			PO
	A2	First & Second Floor Plans	Existing Plan	1528	-PP	A2-	01	-DR	-A-	01-	4002	1:200	A1			PO
	A2	Third & Fourth Floor Plans	Existing Plan	1528	-PP	A2-	03	-DR	-A-	01-	4003	1:200	A1			PO
	A2	Fifth & Sixth Floor Plans	Existing Plan	1528	-PP	A2-	05	-DR	-A-	01-	4004	1:200	A1			PO
	A2	Seventh & Eighth Floor Plans	Existing Plan	1528	-PP	A2-	07	-DR	-A-	01-	4005	1:200	A1			PO
	A2	Ninth & Tenth (Roof) Floor Plans	Existing Plan	1528	-PP	A2-	09	-DR	-A-	01-	4006	1:200	A1			PO
Existing Buildings - West Site - Elevations																
	A2	West Elevation	Existing Elevation	1528	-PP	A2-	XX	-DR	-A-	01-	5000	1:200	A1			PO
	A2	East Elevation	Existing Elevation	1528	-PP	A2-	XX	-DR	-A-	01-	5001	1:200	A1			PO
	A2	North Elevation	Existing Elevation	1528	-PP	A2-	XX	-DR	-A-	01-	5002	1:200	A1			PO
	A2	South Elevation	Existing Elevation	1528	-PP	A2-	XX	-DR	-A-	01-	5003	1:200	A1			PO
Existing Buildings - Central Site - Plans																
	B0	West Site - Basement Plan	Existing Plan	1528	-PP	B0-	99	-DR	-A-	01-	6000	1:200	A1			PO
	B0	West Site - Ground Floor	Existing Plan	1528	-PP	B0-	00	-DR	-A-	01-	6001	1:200	A1			PO
	B0	West Site - First & Second Floor	Existing Plan	1528	-PP	B0-	01	-DR	-A-	01-	6002	1:200	A1			PO
	B0	West Site - Third & Fourth Floor	Existing Plan	1528	-PP	B0-	02	-DR	-A-	01-	6003	1:200	A1			PO
Existing Buildings - Central Site - Elevations																
	B0	West Elevation	Existing Elevation	1528	-PP	B0-	XX	-DR	-A-	01-	7000	1:200	A1			PO
	B0	East Elevation	Existing Elevation	1528	-PP	B0-	XX	-DR	-A-	01-	7001	1:200	A1			PO
	B0	North & South Elevation	Existing Elevation	1528	-PP	B0-	XX	-DR	-A-	01-	7002	1:200	A1			PO
02 DEMOLITION																
Proposed Demolition - Masterplans																
	Z0	Masterplan - Basement Plan	Existing Masterplan with Demolition	1528	-PP	Z0-	99	-DR	-A-	02-	0099	1:500	A1			PO
	Z0	Masterplan - Ground Floor	Existing Masterplan with Demolition	1528	-PP	Z0-	00	-DR	-A-	02-	0100	1:500	A1			PO
	Z0	Masterplan - First Floor	Existing Masterplan with Demolition	1528	-PP	Z0-	01	-DR	-A-	02-	0101	1:500	A1			PO
	Z0	Masterplan - Second Floor	Existing Masterplan with Demolition	1528	-PP	Z0-	02	-DR	-A-	02-	0102	1:500	A1			PO
	Z0	Masterplan - Third Floor	Existing Masterplan with Demolition	1528	-PP	Z0-	03	-DR	-A-	02-	0103	1:500	A1			PO
	Z0	Masterplan - Fourth Floor	Existing Masterplan with Demolition	1528	-PP	Z0-	04	-DR	-A-	02-	0104	1:500	A1			PO
	Z0	Masterplan - Fifth to Eighth Floor	Existing Masterplan with Demolition	1528	-PP	Z0-	05	-DR	-A-	02-	0105	1:500	A1			PO
	Z0	Masterplan - Ninth Floor	Existing Masterplan with Demolition	1528	-PP	Z0-	09	-DR	-A-	02-	0106	1:500	A1			PO
	Z0	Existing Site - Roof Plan	Existing Masterplan with Demolition	1528	-PP	Z0-	10	-DR	-A-	02-	0107	1:500	A1			PO
Proposed Demolition - Site Elevations																
	Z0	West and South Elevation	Existing Site Elevations with Demolition	1528	-PP	Z0-	XX	-DR	-A-	02-	2000	1:500	A1			PO
	Z0	North and East Elevation	Existing Site Elevations with Demolition	1528	-PP	Z0-	XX	-DR	-A-	02-	2001	1:500	A1			PO
Proposed Demolition - Site Sections																
	Z0	East-West and North-South sections	Existing Site Sections with Demolition	1528	-PP	Z0-	XX	-DR	-A-	02-	3000	1:500	A1			PO
Proposed Demolition Strategy - West Site - Plans																
	A0	West Site - Basement Plan	Demolition Strategy	1528	-PP	A2-	99	-DR	-A-	02-	4000	1:200	A1			PO
	A0	West Site - Ground Floor	Demolition Strategy	1528	-PP	A2-	00	-DR	-A-	02-	4001	1:200	A1			PO
	A0	West Site - First & Second Floor	Demolition Strategy	1528	-PP	A2-	01	-DR	-A-	02-	4002	1:200	A1			PO
	A0	West Site - Third & Fourth Floor	Demolition Strategy	1528	-PP	A2-	03	-DR	-A-	02-	4003	1:200	A1			PO
	A0	West Site - Fifth & Sixth Floor	Demolition Strategy	1528	-PP	A2-	05	-DR	-A-	02-	4004	1:200	A1			PO
	A0	West Site - Seventh & Eighth Floor	Demolition Strategy	1528	-PP	A2-	07	-DR	-A-	02-	4005	1:200	A1			PO
	A0	West Site - Ninth & Tenth Floor	Demolition Strategy	1528	-PP	A2-	09	-DR	-A-	02-	4006	1:200	A1			PO

Z0 = Masterplan
A0 = West Site
A1 = Fire Station
A2 = Listed Building
A3 = Hotel-The new building
B0 = Central Site
B1 = The Central Square Tower
B2 = The Workshop
B3 = The eastern garden Tower
B4 = Whitgift Street Terrace
C0 = East Site

Project No	Drawing Series
1528	Site Issue Sheet

Project

8 Albert Embankment

Package No.	Zone	Drawing Title	Drawing Description	Doc.No								Scale	Size	Mar-19	Jul-19	Aug-19
				Project	Originator	Zone	Level	Doc Type	Architect	Package	Identifier					
Proposed Demolition Strategy - West Site - Elevations																
A0		West Elevation	Demolition Strategy	1528- PP-	A2-	XX	-DR	-A-	02-	5000	1:200	A1	PO			
A0		East Elevation	Demolition Strategy	1528- PP-	A2-	XX	-DR	-A-	02-	5001	1:200	A1	PO			
A0		North Elevation	Demolition Strategy	1528- PP-	A2-	XX	-DR	-A-	02-	5002	1:200	A1	PO			
A0		South Elevation	Demolition Strategy	1528- PP-	A2-	XX	-DR	-A-	02-	5003	1:200	A1	PO			
Proposed Demolition Strategy - Central Site - Plans																
B0		West Site - Basement Plan	Demolition Strategy	1528- PP-	B0-	99	-DR	-A-	02-	6000	1:200	A1	PO			
B0		West Site - Ground Floor	Demolition Strategy	1528- PP-	B0-	00	-DR	-A-	02-	6001	1:200	A1	PO			
B0		West Site - First & Second Floor	Demolition Strategy	1528- PP-	B0-	01	-DR	-A-	02-	6002	1:200	A1	PO			
B0		West Site - Third Floor & Roof	Demolition Strategy	1528- PP-	B0-	02	-DR	-A-	02-	6003	1:200	A1	PO			
Proposed Demolition Strategy - Central Site - Elevations																
B0		West Elevation	Demolition Strategy	1528- PP-	B0-	XX	-DR	-A-	02-	7000	1:200	A1	PO			
B0		East Elevation	Demolition Strategy	1528- PP-	B0-	XX	-DR	-A-	02-	7001	1:200	A1	PO			
B0		North Elevation	Demolition Strategy	1528- PP-	B0-	XX	-DR	-A-	02-	7002	1:200	A1	PO			
B0		South Elevation	Demolition Strategy	1528- PP-	B0-	XX	-DR	-A-	02-	7003	1:200	A1	PO			
03 GA MASTERPLAN_PROPOSED																
Z0		Proposed Basement 2 Masterplan	GA Masterplan	1528- PP-	Z0-	B2	-DR	-A-	03-	0097	1:500	A1	PO		P1	
Z0		Proposed Basement 1 Masterplan	GA Masterplan	1528- PP-	Z0-	B1	-DR	-A-	03-	0098	1:500	A1	PO		P1	
Z0		Proposed Lower Ground Floor Masterplan	GA Masterplan	1528- PP-	Z0-	LG	-DR	-A-	03-	0099	1:500	A1	PO		P1	
Z0		Proposed Ground Floor Masterplan	GA Masterplan	1528- PP-	Z0-	00	-DR	-A-	03-	0100	1:500	A1	PO		P1	
Z0		Proposed First Floor Masterplan	GA Masterplan	1528- PP-	Z0-	01	-DR	-A-	03-	0101	1:500	A1	PO		P1	
Z0		Proposed Second Floor Masterplan	GA Masterplan	1528- PP-	Z0-	02	-DR	-A-	03-	0102	1:500	A1	PO		P1	
Z0		Proposed Third Floor Masterplan	GA Masterplan	1528- PP-	Z0-	03	-DR	-A-	03-	0103	1:500	A1	PO		P1	
Z0		Proposed Fourth Floor Masterplan	GA Masterplan	1528- PP-	Z0-	04	-DR	-A-	03-	0104	1:500	A1	PO		P1	
Z0		Proposed Fifth Floor Masterplan	GA Masterplan	1528- PP-	Z0-	05	-DR	-A-	03-	0105	1:500	A1	PO		P1	
Z0		Proposed Sixth Floor Masterplan	GA Masterplan	1528- PP-	Z0-	06	-DR	-A-	03-	0106	1:500	A1	PO		P1	
Z0		Proposed Seventh Floor Masterplan	GA Masterplan	1528- PP-	Z0-	07	-DR	-A-	03-	0107	1:500	A1	PO		P1	
Z0		Proposed Eighth Floor Masterplan	GA Masterplan	1528- PP-	Z0-	08	-DR	-A-	03-	0108	1:500	A1	PO		P1	
Z0		Proposed Ninth Floor Masterplan	GA Masterplan	1528- PP-	Z0-	09	-DR	-A-	03-	0109	1:500	A1	PO		P1	
Z0		Proposed Tenth Floor Masterplan	GA Masterplan	1528- PP-	Z0-	10	-DR	-A-	03-	0110	1:500	A1	PO		P1	
Z0		Proposed Eleventh to Thirteenth Floor Masterplan	GA Masterplan	1528- PP-	Z0-	11	-DR	-A-	03-	0111	1:500	A1	PO		P1	
Z0		Proposed Fourteenth to Nineteenth Floor Masterplan	GA Masterplan	1528- PP-	Z0-	14	-DR	-A-	03-	0114	1:500	A1	PO		P1	
Z0		Proposed Twentieth Floor Masterplan	GA Masterplan	1528- PP-	Z0-	20	-DR	-A-	03-	0120	1:500	A1	PO		P1	
Z0		Proposed Twenty First Floor Masterplan	GA Masterplan	1528- PP-	Z0-	21	-DR	-A-	03-	0121	1:500	A1	PO		P1	
Z0		Proposed Twenty Second Floor Masterplan	GA Masterplan	1528- PP-	Z0-	22	-DR	-A-	03-	0122	1:500	A1	PO		P1	
Z0		Proposed Twenty Third Floor Masterplan	GA Masterplan	1528- PP-	Z0-	23	-DR	-A-	03-	0123	1:500	A1	PO		P1	
Z0		Proposed Twenty Fourth Floor Masterplan	GA Masterplan	1528- PP-	Z0-	24	-DR	-A-	03-	0124	1:500	A1	PO		P1	
Z0		Proposed Twenty Fifth Floor Masterplan	GA Masterplan	1528- PP-	Z0-	25	-DR	-A-	03-	0125	1:500	A1	PO		P1	
Z0		Proposed Twenty Sixth Floor Roof Masterplan	GA Masterplan	1528- PP-	Z0-	26	-DR	-A-	03-	0126	1:500	A1	PO		P1	
10 PROPOSED GENERAL ARRANGEMENT PLANS																
West Site																
A0		West Site - Proposed Basement Plan	A0 - Proposed West Site Plans	1528- PP-	A0-	B1	-DR	-A-	10-	0098	1:200	A1	PO			
A0		West Site - Proposed Basement Mezzanine Plan	A0 - Proposed West Site Plans	1528- PP-	A0-	LG	-DR	-A-	10-	0099	1:200	A1	PO			
A0		West Site - Proposed Ground Floor Plan	A0 - Proposed West Site Plans	1528- PP-	A0-	00	-DR	-A-	10-	0100	1:200	A1	PO		P1	
A0		West Site - Proposed First Floor Plan	A0 - Proposed West Site Plans	1528- PP-	A0-	01	-DR	-A-	10-	0101	1:200	A1	PO		P1	
A0		West Site - Proposed Second Floor Plan	A0 - Proposed West Site Plans	1528- PP-	A0-	02	-DR	-A-	10-	0102	1:200	A1	PO		P1	
A0		West Site - Proposed Third Floor Plan	A0 - Proposed West Site Plans	1528- PP-	A0-	03	-DR	-A-	10-	0103	1:200	A1	PO		P1	
A0		West Site - Proposed Fourth Floor Plan	A0 - Proposed West Site Plans	1528- PP-	A0-	04	-DR	-A-	10-	0104	1:200	A1	PO		P1	
A0		West Site - Proposed Fifth Floor Plan	A0 - Proposed West Site Plans	1528- PP-	A0-	05	-DR	-A-	10-	0105	1:200	A1	PO		P1	
A0		West Site - Proposed Sixth Floor Plan	A0 - Proposed West Site Plans	1528- PP-	A0-	06	-DR	-A-	10-	0106	1:200	A1	PO		P1	
A0		West Site - Proposed Seventh Floor Plan	A0 - Proposed West Site Plans	1528- PP-	A0-	07	-DR	-A-	10-	0107	1:200	A1	PO		P1	
A0		West Site - Proposed Eighth Floor Plan	A0 - Proposed West Site Plans	1528- PP-	A0-	08	-DR	-A-	10-	0108	1:200	A1	PO		P1	
A0		West Site - Proposed Ninth Floor Plan	A0 - Proposed West Site Plans	1528- PP-	A0-	09	-DR	-A-	10-	0109	1:200	A1	PO		P1	
A0		West Site - Proposed Tenth Floor Plan	A0 - Proposed West Site Plans	1528- PP-	A0-	10	-DR	-A-	10-	0110	1:200	A1	PO		P1	
A0		West Site - Proposed Roof Plan	A0 - Proposed West Site Plans	1528- PP-	A0-	11	-DR	-A-	10-	0111	1:200	A1	PO		P1	
Central Site																
B0		Central Site -Proposed Basement 2 Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	B2	-DR	-A-	10-	0097	1:200	A1	PO	P1	P1	
B0		Central Site -Proposed Basement 1 Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	B1	-DR	-A-	10-	0098	1:200	A1	PO	P1	P1	
B0		Central Site -Proposed Lower Ground Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	LG	-DR	-A-	10-	0099	1:200	A1	PO	P1	P1	
B0		Central Site -Proposed Ground Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	00	-DR	-A-	10-	0100	1:200	A1	PO		P1	
B0		Central Site -Proposed First Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	01	-DR	-A-	10-	0101	1:200	A1	PO		P1	
B0		Central Site -Proposed Second Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	02	-DR	-A-	10-	0102	1:200	A1	PO		P1	
B0		Central Site -Proposed Third Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	03	-DR	-A-	10-	0103	1:200	A1	PO		P1	
B0		Central Site -Proposed Fourth Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	04	-DR	-A-	10-	0104	1:200	A1	PO		P1	
B0		Central Site -Proposed Fifth Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	05	-DR	-A-	10-	0105	1:200	A1	PO		P1	
B0		Central Site -Proposed Sixth Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	06	-DR	-A-	10-	0106	1:200	A1	PO		P1	
B0		Central Site -Proposed Seventh Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	07	-DR	-A-	10-	0107	1:200	A1	PO		P1	
B0		Central Site -Proposed Eighth Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	08	-DR	-A-	10-	0108	1:200	A1	PO		P1	
B0		Central Site -Proposed Ninth to Twelfth Floor Plan (Previously Ninth to Thirteenth Floor)	B0 - Proposed Central Site Plans	1528- PP-	B0-	09	-DR	-A-	10-	0109	1:200	A1	PO		P1	
B0		Central Site -Proposed Thirteenth Floor Plan (Previously Fourteenth to Fifteenth Floor)	B0 - Proposed Central Site Plans	1528- PP-	B0-	13	-DR	-A-	10-	0113	1:200	A1	PO		P1	
B0		Central Site -Proposed Fourteenth to Nineteenth Floor Plan (Previously Sixteenth to Nineteenth Floor)	B0 - Proposed Central Site Plans	1528- PP-	B0-	14	-DR	-A-	10-	0114	1:200	A1	PO		P1	
B0		Central Site -Proposed Twentieth Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	20	-DR	-A-	10-	0120	1:200	A1	PO		P1	
B0		Central Site -Proposed Twenty First Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	21	-DR	-A-	10-	0121	1:200	A1	PO		P1	
B0		Central Site -Proposed Twenty Second Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	22	-DR	-A-	10-	0122	1:200	A1	PO		P1	
B0		Central Site -Proposed Twenty Third Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	23	-DR	-A-	10-	0123	1:200	A1	PO		P1	
B0		Central Site -Proposed Twenty Fourth Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	24	-DR	-A-	10-	0124	1:200	A1	PO		P1	
B0		Central Site -Proposed Twenty Fifth Floor Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	25	-DR	-A-	10-	0125	1:200	A1	PO		P1	
B0		Central Site -Proposed Roof Plan	B0 - Proposed Central Site Plans	1528- PP-	B0-	26	-DR	-A-	10-	0126	1:200	A1	PO		P1	
East Site																
C0		East Site - Proposed Lower Ground Floor Plan	C0 - Newport Street Plan	1528- PP-	C0-	B1	-DR	-A-	10-	0099	1:200	A3	PO			

Project	1528	Site Issue Sheet
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8 Albert Embankment

Package No.	Zone	Drawing Title	Drawing Description	Doc.No								Scale	Size	Mar-19	Jul-19	Aug-19
				Project	Originator	Zone	Level	Doc Type	Architect	Package	Identifier					
	C1	Newport Street Building- Proposed Levels 01-10 & Roof Plans	Newport Street Detailed Plan	1528- PP- C1-	00	-DR	-A-	15-	0101		1:100	A1				
21		FAÇADE														
		West Site														
		The Fire Station Building														
	A1	The Fire Station Building - Proposed Façade Detail Study Typical Floor Bay	Bay Assembly Detail	1528- PP- A1-	XX	-DR	-A-	21-	0011		1:10	A1	PO			
	A1	The Fire Station Building - Proposed Façade Study Typical Bay	Façade Assembly Drawing	1528- PP- A1-	XX	-DR	-A-	21-	0021		1:25	A1	PO			
	A1	The Fire Station Building - Proposed Façade Study Front Entrance	Façade Assembly Drawing	1528- PP- A1-	XX	-DR	-A-	21-	0022		1:25	A1	PO			
	A1	The Fire Station Building - Proposed Façade Study North Boundary Wall	Façade Assembly Drawing	1528- PP- A1-	XX	-DR	-A-	21-	0023		1:25	A1	PO			
	A1	Proposed Firestation Façade Study East Glazed Connection	Façade Assembly Drawing	1528- PP- A1-	XX	-DR	-A-	21-	0024		1:25	A1	PO			
		The Hotel Building														
	A3	The Hotel Building - Proposed Façade Study Typical Bay	Façade Assembly Drawing	1528- PP- A3-	XX	-DR	-A-	21-	0051		1:50	A1	PO			
	A3	The Hotel Building - Proposed Façade Detail Study Typical Floor Bay	Bay Assembly Detail	1528- PP- A3-	XX	-DR	-A-	21-	0011		1:10	A1	PO			
		Restaurant														
	A4	Proposed Restaurant Façade Study Typical Bay	Bay Assembly Detail	1528- PP- A4-	XX	-DR	-A-	21-	0021		1:25	A1	PO			
	A4	Proposed Restaurant Façade Study Bridge Connection	Bay Assembly Detail	1528- PP- A4-	XX	-DR	-A-	21-	0022		1:25	A1	PO			
		Central Site														
		Central Square & Eastern Garden Buildings														
	B1	Central Square and Eastern Garden Buildings - Proposed Wintergarden Bay Assembly	Bay Assembly Detail	1528- PP- B1-	XX	-DR	-A-	21-	0021		1:20	A1	PO			
	B1	Central Square and Eastern Garden Buildings - Proposed Central Wintergarden Façade Assembly	Façade Assembly Drawing	1528- PP- B1-	XX	-DR	-A-	21-	0051		1:50	A1	PO			
	B3	Central Square and Eastern Garden Buildings - Prow Wintergarden Bay Assembly	Bay Assembly Detail	1528- PP- B3-	XX	-DR	-A-	21-	0021		1:20	A1	PO			
	B3	Central Square and Eastern Garden Buildings - Facade Bay Assembly	Bay Assembly Detail	1528- PP- B3-	XX	-DR	-A-	21-	0022		1:20	A1	PO			
	B3	Eastern Garden Building - Bustle Façade Bay Assembly	Bay Assembly Detail	1528- PP- B3-	XX	-DR	-A-	21-	0023		1:20	A1	PO			
	B3	Central Square and Eastern Garden Buildings - Prow Wintergarden Façade Assembly	Façade Assembly Drawing	1528- PP- B3-	XX	-DR	-A-	21-	0051		1:50	A1	PO			
	B3	Eastern Garden Building - Bustle Façade Assembly	Façade Assembly Drawing	1528- PP- B3-	XX	-DR	-A-	21-	0052		1:50	A1	PO	P1		
		The Office														
	B2	The Office - Proposed West Façade Bay Assembly	Bay Assembly Detail	1528- PP- B2-	XX	-DR	-A-	21-	0021		1:20	A1	PO			
	B2	The Office - Proposed North Façade Bay Assembly	Bay Assembly Detail	1528- PP- B2-	XX	-DR	-A-	21-	0022		1:20	A1	PO			
	B2	The Office - Proposed West Façade Assembly	Façade Assembly Drawing	1528- PP- B2-	XX	-DR	-A-	21-	0051		1:50	A1	PO			
	B2	The Office - Proposed North Façade Assembly	Façade Assembly Drawing	1528- PP- B2-	XX	-DR	-A-	21-	0053		1:50	A1	PO			
	B2	The Office - Proposed South Core Façade Assembly	Façade Assembly Drawing	1528- PP- B2-	XX	-DR	-A-	21-	0055		1:50	A1	PO			
		Whitgift Street Building														
	B4	Whitgift Street Building - Proposed Façade Bay Window	Façade Assembly Drawing	1528- PP- B4-	XX	-DR	-A-	21-	0022		1:50	A1	PO	P1		
	B4	Whitgift Street Building - Proposed Core Façade Assembly	Façade Assembly Drawing	1528- PP- B4-	XX	-DR	-A-	21-	0051		1:50	A1	PO			
	B4	Whitgift Street Building - Proposed Façade Assembly	Façade Assembly Drawing	1528- PP- B4-	XX	-DR	-A-	21-	0052		1:50	A1	PO	P1		
		Rear Site														
		Newport Street Building														
	C1	Newport Street Proposed South Façade Lower Bay Assembly	Bay Assembly Detail	1528- PP- C1-	XX	-DR	-A-	21-	0021		1:20	A1	PO			
	C1	Newport Street Proposed West Façade Bay Assembly	Bay Assembly Detail	1528- PP- C1-	XX	-DR	-A-	21-	0023		1:20	A1	PO			
	C1	Newport Street Proposed South Façade Assembly	Façade Assembly Drawing	1528- PP- C1-	XX	-DR	-A-	21-	0051		1:50	A1	PO			
	C1	Newport Street Proposed West Façade Assembly	Façade Assembly Drawing	1528- PP- C1-	XX	-DR	-A-	21-	0052		1:50	A1	PO			
22		FABRIC ALTERATION - LISTED BUILDING DRILL TOWER														
		1000- Drill Yard														
	A1	Firestation Drill Tower	Existing Plans	1528- PP- A1-	XX	-DR	-A-	22-	1020		1:100	A1	PO			
	A1	Firestation Drill Tower	Proposed Fabric Alteration	1528- PP- A1-	XX	-DR	-A-	22-	1021		1:100	A1	PO			
	A1	Firestation Drill Tower	Proposed Plans	1528- PP- A1-	XX	-DR	-A-	22-	1022		1:100	A1	PO			
	A1	Firestation Drill Tower	Existing Elevations	1528- PP- A1-	XX	-DR	-A-	22-	1200		1:100	A1	PO			
	A1	Firestation Drill Tower	Proposed Fabric Alteration	1528- PP- A1-	XX	-DR	-A-	22-	1201		1:100	A1	PO			
	A1	Firestation Drill Tower	Proposed Elevations	1528- PP- A1-	XX	-DR	-A-	22-	1202		1:100	A1	PO			
	A1	Firestation Drill Yard Comparison Sections	Looking East	1528- PP- A1-	XX	-DR	-A-	22-	1300		1:100	A1	PO			
	A1	Firestation Drill Yard Comparison Sections	Looking South	1528- PP- A1-	XX	-DR	-A-	22-	1301		1:100	A1	PO			
	A1	Firestation Drill Yard	Proposed Boudary Gates	1528- PP- A1-	XX	-DR	-A-	22-	1350		1:100	A1	PO			
	A1	Drill Yard - Obelisk	Existing Plan & Elevations	1528- PP- A1-	XX	-DR	-A-	22-	1500		1:50	A1	PO			
	A1	Drill Yard - Obelisk	Proposed Fabric Alteration	1528- PP- A1-	XX	-DR	-A-	22-	1501		1:50	A1	PO			
	A1	Existing External Stair Details	Existing Details	1528- PP- A1-	XX	-DR	-A-	22-	1550		1:50/ 1:25	A1	PO			
	A1	External Stair	Proposed Fabric Alteration	1528- PP- A1-	XX	-DR	-A-	22-	1551		1:50/ 1:25	A1	PO			
		FABRIC ALTERATION - LISTED BUILDING - LFBHQ														
		2100 - Heritage Significance Plans														
	A2	Ground Floor Plan	Heritage Significance Plan	1528- PP- A2-	00	-DR	-A-	22-	2100		1:200	A1	PO			
	A2	First & Second Floor Plans	Heritage Significance Plan	1528- PP- A2-	01	-DR	-A-	22-	2101		1:200	A1	PO			
	A2	Third & Fourth Floor Plans	Heritage Significance Plan	1528- PP- A2-	03	-DR	-A-	22-	2102		1:200	A1	PO			
	A2	Fifth & Sixth Floor Plans	Heritage Significance Plan	1528- PP- A2-	05	-DR	-A-	22-	2103		1:200	A1	PO			
	A2	Seventh & Eighth Floor Plans	Heritage Significance Plan	1528- PP- A2-	07	-DR	-A-	22-	2104		1:200	A1	PO			
	A2	Ninth & Tenth (Roof) Floor Plans	Heritage Significance Plan	1528- PP- A2-	09	-DR	-A-	22-	2105		1:200	A1	PO			
		3150 - Demolition Comparative Plans														
	A2	Basement Plan	Existing, Demolition & Proposed GA plans	1528- PP- A2-	B1	-DR	-A-	22-	3150		1:250	A1	PO			

Z0 = Masterplan
A0 = West Site
A1 = Fire Station
A2 = Listed Building
A3 = Hotel-The new building
B0 = Central Site
B1 = The Central Square Tower
B2 = The Workshop
B3 = The eastern garden Tower
B4 = Whitgift Street Terrace
C0 = East Site

Project	Project No	Drawing Series
	1528	Site Issue Sheet

8 Albert Embankment

Package No.	Zone	Drawing Title	Drawing Description	Doc.No								Scale	Size				Mar-19	Jul-19	Aug-19	
				Project	Originator	Zone	Level	Doc Type	Architect	Package	Identifier									
		Project Manager - Second London Wall																		
		Core 5																X	X	
		Point 2 Surveyors																		
		Montague Evans - Townscape																		X
		Town Legal LLP																		X
		Pilbrow & Partners Drawing Archive																		
		Pilbrow & Partners Project Files																		
		Purpose of Issue																		
		Comment																		
		Approval																		
		Draft															X			
		Planning																X	X	
		Information																		
		Tender																		
		Construction																		
		Format and Method of Issue																		
		Hard Copy Full Size																		
		Hard Copy Reduction																		
		PDF															X			X
		PLT (HPGL2)																		
		DWG															X			
		DGN																		
		DXF																		
		Newforma															X			X
		Extranet																		
		FTP																		
		Email																		
		CD																		

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DRAWING ISSUE SHEET

PROJECT NO: 634
TOWN634(9E)2001
STAGE 02

	DATE OF ISSUE	15.10.18	26.03.19	23.08.2019				
DRAWING TITLE	DWG. NO							
Landscape surface finishes plan Ground Floor	TOWN634(08)3000	R03	R04	R04				
Landscape surface finishes plan Ground Floor	TOWN634(08)3001	R01	R02	R02				
Landscape surface finishes plan Ground Floor	TOWN634(08)3002	R01	R02	R02				
Landscape surface finishes plan Ground Floor	TOWN634(08)3003	R01	R02	R02				
Landscape surface finishes plan Ground Floor	TOWN634(08)3004	R01	R02	R02				
Landscape surface finishes plan Ground Floor	TOWN634(08)3005	R01	R02	R02				
Levels plan ground floor	TOWN634(08)3011	R01	R01	R01				
Levels plan ground floor	TOWN634(08)3012	R01	R01	R01				
Levels plan ground floor	TOWN634(08)3013	R01	R01	R01				
Levels plan ground floor	TOWN634(08)3014	R01	R01	R01				
Levels plan ground floor	TOWN634(08)3015	R01	R01	R01				
Landscape surface finishes plan Roof Terraces	TOWN634(08)3100	R00	R01	R01				
B2 Roof terrace LEVEL 08	TOWN634(08)3101	R01	R02	R02				
A2/A3 Roof terrace LEVEL 01, 04,09	TOWN634(08)3120	R01	R02	R02				
C1 Roof terrace	TOWN634(08)3130	R00	R02	R02				
B4 Roof terrace LEVEL 03,04,05	TOWN634(08)3140	R00	R01	R01				
B3 Roof terrace LEVEL 03,04	TOWN634(08)3150	R00	R01	R01				
A2/A3 Roof terrace LEVEL 02	TOWN634(08)3160	R01	R02	R02				
Indicative S278 boundary line plan	TOWN634(08)3030		R00	R00				
Public realm strategy report	TOWN634(08)2001	R04	R05	R06				
SIGN OFF	DATE SIGNED OFF							
ISSUE PREPARED BY		SB	SB	GM				
CHECKED BY		ND	ND	ND				
ASSOCIATED SIGN OFF		MA	MA	MA				
DIRECTOR SIGN OFF (where required)								
DISTRIBUTION								
P&P		1	1					
U+i		1	1	1				
Litchfields								

*Hard copy

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Annex 3: Schedule of Planning Policies

Key Consideration	NPPF (February 2019)	The London Plan (2016)	Lambeth Local Plan (2015)	New Draft London Plan (2019)	Other Material Considerations
Principle / Mix of Uses	Chapter 6: Building a strong, competitive economy	1.1 2.9-2.13 4.3	D2, ED3, ED6, ED7, PN2 (Site 10)	E8: Sector growth opportunities and clusters	OAPF (2012) Vauxhall SPG (2013) Land for Industry SPG (2012) CAZ SPG
Employment	Chapter 6: Building a strong, competitive economy	2.10-2.12 4.2-4.4 4.9	ED1, ED3, ED7, ED11, ED12, ED13, ED14, PN2 (Site 10)	E1: Offices E3: Affordable Workspace SD4: The Central Activities Zone (CAZ)	Land for Industry SPG (2012) Vauxhall SPG (2013)
Housing and Affordable Housing	Chapter 5: Delivering a sufficient supply of homes	3.3-3.12	H1, H2, H4, H5, H8, PN2 (Site 10)	H1: Increasing housing supply H5: Delivering affordable housing H12: Housing size mix D1B: Optimising site capacity through the design-led approach	Housing Supplementary Planning Guidance (2016) OAPF (2012) Vauxhall SPG (2013)
Townscape (including Tall Buildings)	Chapter 12: Achieving well-designed places	7.7	Q5, Q25, Q26, PN2 (Site 10)	D8: Tall Buildings	OAPF (2012) Vauxhall SPG (2013) Building Alterations & Extensions SPD (2015)
London View Management Framework	N/A	7.11-7.12	Q25	HC4: London View Management Framework	LVMF
Tourism	Chapter 6: Building a strong, competitive economy	4.1, 4.5-4.9	ED1, ED7, ED10, ED11, ED12, ED14	E10: Visitor Infrastructure	
Design	Chapter 12: Achieving well-designed places PPG ID: 26	3.5 7.1-7.8	Q1, Q3, Q5, Q6, Q7, Q8, Q11, Q22, Q25, Q26, PN2 (Site 10)	D2: Delivering good design D3: Inclusive Design D4: Housing Quality and Standards D5: Accessible Housing	Housing Supplementary Planning Guidance (2016) Sustainable Design and Construction Supplementary Planning Guidance (2014)

Key Consideration	NPPF (February 2019)	The London Plan (2016)	Lambeth Local Plan (2015)	New Draft London Plan (2019)	Other Material Considerations
					Accessible London – Achieving an Inclusive Environment (2014) Vauxhall Nine Elms Battersea Opportunity Area Planning Framework Vauxhall SPD (2013)
Landscaping, Public Realm and Ecology	Chapter 15: Conserving and Enhancing the Natural Environment PPG ID: 8	7.5, 7.19, 7.29	EN1, Q4, Q6, Q9, Q10	G1: Green Infrastructure G4: Open space G5: Urban Greening	Vauxhall SPG (2013)
Heritage	Chapter 16: Conserving and Enhancing the Historic Environment	7.4, 7.8	Q5, Q18, Q19, Q20, Q22, Q23, Q24, PN2 (Site 10)	HC1: Heritage Conservation and Growth GG5: Growing a good economy	LB Lambeth Conservation Area Appraisal Building Alterations & Extensions SPD (2015) Albert Embankment Conservation Area Character Appraisal (May 2017) Historic England Advice Notes 1, 2, 3, 4 HE Archaeological and Historic Pottery Production Sites: Guidelines for best practice
Parking and Transport	Chapter 9: Promoting Sustainable Transport PPG ID: 42-013-20140306	6.3 6.4 6.7 6.9, 6.10 6.13	T1, T2, T3, T4, T6, T7, Q13	T6: Car Parking T6.2: Office parking T3: Transport capacity, connectivity and safeguarding	
Waste and Servicing	N/A	5.16	T8, EN7, Q12		Refuse and Recycling Storage Design Guide (2013)
Energy and Sustainability	Chapter 15: Conserving and Enhancing the	5.1-5.16	EN3, EN4, EN6, EN7, D2	SI3: Energy Infrastructure	

Key Consideration	NPPF (February 2019)	The London Plan (2016)	Lambeth Local Plan (2015)	New Draft London Plan (2019)	Other Material Considerations
	Natural Environment PPG ID: 30			GG6: Increasing efficiency and resilience	
Amenity including Daylight and Sunlight, Noise	N/A	3.6 7.2-7.3 7.14, 7.15, 7.18	EN1, Q2	Policy SI4: Managing heat risk	Shaping Neighbourhoods: Play and Informal Recreation (2012)
Air Quality	Chapter 15: Conserving and Enhancing the Natural Environment	T1	-	SI1: Improving Air Quality	Lambeth Transport Plan (2011) Lambeth Air Quality Planning Guidance Notes (2015) Draft Lambeth Air Quality Action Plan 2017 to 2022 (2016)
Flood Risk	Chapter 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change PPG ID: 7	5.12	EN5, EN6, Q24	SI12: Flood Risk Management	Lambeth Strategic Flood Risk Assessment (2013) Lambeth Local Flood Risk Management Strategy (2014)
Planning Obligations (including Affordable Housing)	N/A	3.10-3.12, 8.2-8.3	D4, H2	T9: Funding transport infrastructure through planning DF1: Delivery of the plan and planning obligations	Approved Lambeth CIL Charging Schedule (2014) Lambeth Regulation 123 List (2014) Draft Revised S106 Planning Obligations (2013) Approved Mayoral CIL Charging Schedule (2012)