



DP1384/PEH/JS/FT

21 April 2011

London Borough of Southwark  
 Planning & Transport  
 Southwark Council  
 160 Tooley Street  
 London  
 SE1 2TZ

F.A.O Helen Goulden

Dear Helen

**THE STRATA PAVILION, 4 WALWORTH ROAD, LONDON SE1 6SP  
 TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

On behalf of our client, Brookfield Development Ltd, please find enclosed a full planning application for the 'Use of the ground floor retail unit of the Pavilion building for A1/ A2/ A3 and A5 uses'.

Accordingly, the application comprises four copies of the following documents:

- i. Completed application forms and Certificates;
- ii. Plan 1: The Site;
- iii. Plan 2: Pavilion Building, Ground Level;
- iv. Pavilion Building Plans and Section Design Development (Drawing no: aSK070518-001);
- v. Pavilion Building East Elevation (Drawing no: 82-400);
- vi. Pavilion Building North Elevation (Drawing no: 82-401);
- vii. Pavilion Building West Elevation (Drawing no: 82-402);
- viii. Pavilion Building South Elevation (Drawing no: 82-403);
- ix. Design and Access Statement; and
- x. Correct fee of £335.

**The Site**

The Site is located in the Elephant & Castle (E&C) area of the London Borough of Southwark (LBS). It is situated on the Walworth Road, a key transport route connecting E&C with the remainder of Southwark to the south. It is well located for public transport, being located within walking distance of mainline rail and London Underground services at E&C, as well as a major bus interchange at E&C with numerous routes running past the Site on Walworth Road.

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London Borough of Southwark  
 Received on:  
 21 APR 2011  
 Development Manager

CHECK No. 000008  
 THE STRATA PAVILION, 4 WALWORTH ROAD SE1  
 CHEQUE NUMBER 119066 020 7004 1790  
 PAID BY BROOKFIELD DEVELOPMENTS (UK)  
 L11156

1	PLANNING FEE	£335.00	T2
1	ACCOUNT 20925	£335.00	
	ZERO RATED	£0.00	
	TL	£335.00	
	CHEQUE	£335.00	

London Borough of Southwark  
 Received on:  
 21 APR 2011  
 11 AP 13 4 3  
 Planning Case File

SCANNED ON  
 16 MAY 2011  
 PLANNING (JR)



## **Relevant Planning History**

The existing buildings on the site known as Strata, were completed in June 2010 pursuant to planning permission reference 05/AP/2502, for the erection of a 43 storey (147 metres) building with retail, restaurant and takeaway use (Use Class A1/A3/A5) on the ground and first floor and 399 residential units above, and a four storey (17 metres) pavilion building with retail, restaurant or takeaway use (Use Class A1/A3/A5) on the ground floor and 9 residential units above, associated landscaping and public open space, with parking and servicing facilities to the rear and at basement level.

On the 20<sup>th</sup> of July 2010, temporary permission for 18 months was granted for the use of the ground floor retail unit in the pavilion building as a marketing suite (sui generis) (ref. 10-AP-1242). This use expires on the 19<sup>th</sup> January 2012.

## **The Proposal**

This application seeks permission for the *'Use of the ground floor retail unit of the Pavilion building for A1/ A2/ A3 and A5 uses'*.

The proposal relates to the ground floor retail unit in the pavilion, not the retail in the main Strata building. The pavilion retail unit is 132 sqm. Our client, Brookfield, proposes to use the whole of this ground floor unit for A2 Letting Agent use. Our client has already found an interested occupier, Douglas and Gordon Ltd. There will be a maximum of 10 people operating out of the office, firstly in connection with the development and later on with all properties in the local area. The staff will include sales agents and letting agents. The Estate Agent will be open to the public, 9am to 6pm weekdays and 9am to 4pm on Saturdays. The unit will be manned out of hours by security. This Letting Agent use is deemed as critical to the future success and occupation of this key strategic development in the Borough which like many recent developments has been affected by the economic downturn.

The remaining 3 units in the Strata building will all be in A1, A3 or A5 use, meaning that an entirely active frontage will be achieved. The units are currently being marketed. There has been interest from a number of retailers such as Costa Coffee and Crushh for the larger retail units.

## **Planning Policy Framework**

### ***The use of the retail unit for A2 purposes***

The retail unit in the Pavilion Building is currently classified as A1/A3 and A5 use. The site does not fall within a protected shopping frontage, however; it does fall into a defined Major Centre, albeit the site is on the periphery. Therefore, Policy 1.7 will apply from the saved UDP. This policy states that the Council will permit developments providing a range of uses as long as certain criteria are met. We believe that the criteria will be met as the scale and nature of the proposal is appropriate to the character and function of the centre and the catchment area it seeks to serve. The proposal will not harm the vitality and viability of the centre as it is still proposed for the unit frontage to be active, and would form one component of a mixed use retail offer, in combination with the main building.

Within the Southwark Retail Study, February 2009, it states the following in relation to the retail in the areas around the Castle House site:



*'The retail offer along Walworth Road is far more diverse and accessible than at Elephant & Castle, with 127 comparison shopping units and 121 service units. The range of goods and services means that the area operates as a traditional District Centre with a good retail offer, meeting the needs of a wide local catchment'.*

This statement reveals that the Walworth Road currently provides a mix of uses and therefore the use of the unit for A2 purposes will not have a negative affect on retail use in the area.

There is also a variety of retail units along Wollaston Close and within the Elephant and Castle shopping centre and along the Walworth Road. There are not many other A2 Estate Agents in this locality and therefore the proposed use would provide a necessary service to this area.

The A2 use would not have a greater impact on traffic issues than the already consented retail use and the employees will be encouraged to use the public transport facilities. No allocated parking spaces will be provided for employees. Therefore the travel plan that was submitted for the main scheme would still cover this proposed A2 use. Also, to our knowledge there have been no traffic implications from the current temporary use of the Pavilion North retail unit as A2 use.

### **Conclusion**

The proposed use of the Pavilion building for A2 purposes will not result in an over-dominance of one particular use which means there will be no negative impact on the vitality and viability of the centre. It would form part of a mixed ground floor offer, providing shopping and service uses to the new and existing residents of Elephant and Castle.

We trust you will find the enclosed information to be in order. If you have any queries please contact Jonathan Smith or Faye Tavernor of DP9.

Kind Regards

**DP9**

Encs.