

Dear Neighbours

We write as members of an Action Group formed by the Courage Yard Residents and Leaseholders Association.

Our purpose is to encourage objection to aspects of the proposed redevelopment of 224-226 Tower Bridge Road, a building known as Tower Bridge Court, situated on the east side of Tower Bridge Road, immediately south of Tower Bridge.

Our primary concerns relate to the overpowering height and mass of the proposed structure and the detrimental impact on neighbouring residential properties.

The developer is the Fore Partnership, a real estate investment firm supported by wealthy private investors, in conjunction with the development company Landid.

The redevelopment plans have been validated by Southwark Planning and placed on their website around 11th July for public comment under reference 19/AP/1975 here:

<https://planning.southwark.gov.uk/online-applications/>

The imminent expiry date of 3rd August is being extended by one month due to the failure of adequate notice being provided.

Our objections arise under the the following headings:

### **Loss of Amenity - daylight, noise and privacy**

The proposal is to add two additional floors together with ninth floor machinery housing, increasing height from 30.7m to 41.8m and increasing lettable internal area by up to 40%.

We believe this will result in the building overshadowing neighbouring properties in Horselydown Lane and adjacent buildings, looming over Courage Yard, blocking the westerly outlook and sunsets for many and severely reducing the light in Horselydown Lane and Admirals Court in particular. It will create a canyon like effect on the South approach to Tower Bridge that is overpowering and detracts from the majesty of the bridge itself.

### **Loss of Character Prejudicial to Heritage Assets**

The property is situated within the Tower Bridge Conservation Area and the Local Setting Boundary of the Tower of London World Heritage Site. Heritage protection policy requires that close regard is paid to historic building lines, scale, height and massing.

Views to the southern range of listed buildings (South Abutment Arch, Accumulator Tower and Boilerhouse Chimney) associated with the Grade 1 listed Tower Bridge from both the Queen's Walk alongside Potter's Field Park and also from the Tower Wharf of the World Heritage Site north of the river will be harmed by encroachment under FORE's proposals.

We believe the grim, heavy and brooding design fails in its attempt to respect the Tower Bridge and the neighbouring properties in the Conservation Area to the east.

### **Inappropriate Intended Usage**

The basement, ground and part of the first floor are intended for "flexible usage", likely to comprise more food, restaurants and bars (A1, A2, A3, D1,D2). Three new entrances along Horselydown Lane will service this "flexible use" provision.

We believe the area is saturated with this type of establishment following the development of the nearby One Tower Bridge facilities, and evidenced by multiple vacant units in Shad Thames and Courage Yard.

We oppose the introduction of flexible usage which will exacerbate noise and Anti Social Behaviour from patrons, and require an increased frequency of deliveries and waste collection servicing the proposed units, causing grave impact to residents of Horselydown Lane and nearby.

## **Design**

The proposed unrelieved dark brickwork to the ground and first floors along Horselydown Lane will inhibit the reflection of light to nearby residential properties.

We also believe the design fails to achieve the green targets indicated in earlier documentation. Suggestions of natural ventilation have been scrapped. An air source heat pump is deployed rather than ground source, and this together with a standby diesel generator requires 9th floor rooftop housing. Solar panels pay lip-service to green credentials. This appalling lack of green infrastructure is a "greenwash" not dissimilar to the Southwark Strata building with its static turbines.

The proposals also fail to provide disabled access to the Ground Floor reception from Tower Bridge Road, and rear access from Horselydown Lane would present an inferior experience.

## **Construction Phase**

The redevelopment is extensive and is intended to strip out the two existing cores of the building, the roof elements, atrium and the fifth floor, then rebuild the central section with two new cores, and slabs for the fifth and three further floors plus the roof. The building will be reclad.

We are concerned that an intensive two year construction programme, requiring restricted access south from Shad Thames via Horselydown Lane and lorries being stacked along Gainsford Street (66 movements per day at peak), loss of access to parking together with associated noise and dust, will prove unbearable for residents.

A more modest and restricted height redevelopment that would impact local stakeholders less severely would surely be more appropriate.

## **Call to Action**

**The response to the developer's "drop-in" sessions and consultations with Historic England have not dissuaded them in their plans.**

***We urge residents to inspect FORE's proposals on the Southwark Planning website and to formulate objections in their own words to these outrageous proposals, which seek to increase massively lettable space under the disguise of meeting a pressing community need.***

It would be useful to focus on the headings above:

- Loss of amenity - daylight, noise and privacy
- Loss of character prejudicial to heritage assets
- Inappropriate intended usage
- Design
- The construction phase

**The QR code on the flyer will guide you direct to the Public Comments location on the Southwark Planning website.**

Thank you for your assistance,

**Courage Yard Residents and Leaseholders Association - TBC Action Group**